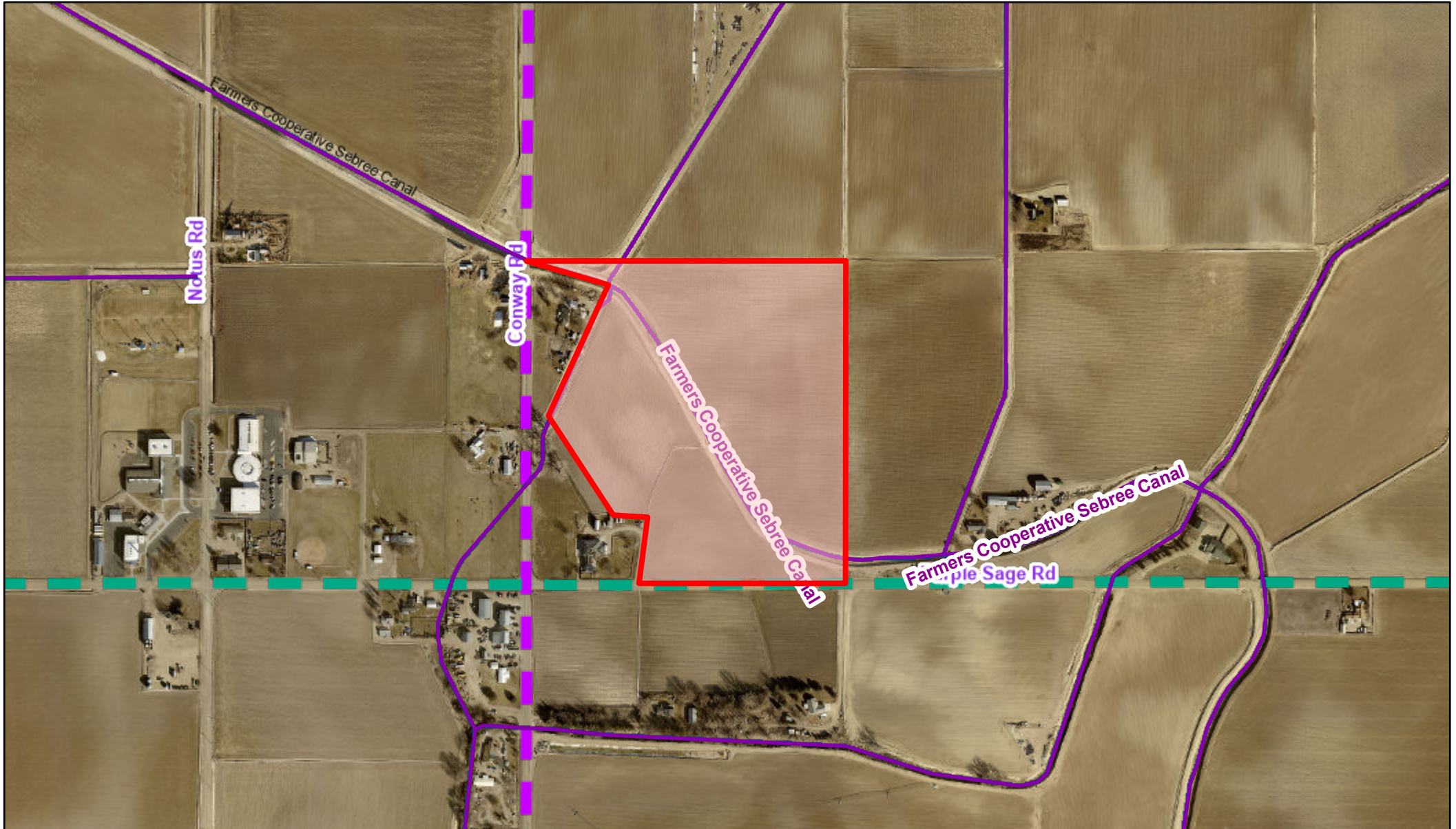


Canyon County, ID Web Map



9/6/2024, 10:15:13 AM



Multiple Parcel Search _Query result



Hydro_NHDFlowline



Hydro_NHDFlowline

ITDFunctionalClassification Imagery_2022

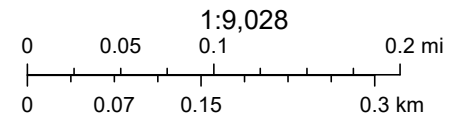
Major Collector

Minor Arterial

Red: Band_1

Green: Band_2

Blue: Band_3



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | Nampa GIS | City of Nampa |

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: JK RUPP JOLENE RUPP
	MAILING ADDRESS: 352 CARIBEL RD. KAMIAH, ID 83534
	PHONE: [REDACTED] MAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: JK Rupp and Jolene Rupp Date: 3-4-2022	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: CARL ANDERSON
	COMPANY NAME: SNAKE RIVER WCE REAL ESTATE, LLC
	MAILING ADDRESS: 505 S 7 th AVE, CALDWELL, IDAHO 83605
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 0 PURPLE SAGE RD
	PARCEL #: R3846300000 LOT SIZE/AREA: 31.7 Acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SW 1/4 SECTION: 26 TOWNSHIP: 5N RANGE: 4W
	ZONING DISTRICT: FLOODZONE (YES/NO):

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE <input checked="" type="checkbox"/> COMP PLAN AMENDMENT <input checked="" type="checkbox"/> CONDITIONAL REZONE
	<input checked="" type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION <input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER

CASE NUMBER: CR2022-0006	DATE RECEIVED: 3/22/2022
RECEIVED BY: SH	APPLICATION FEE: \$1,235 (CK) MO CC CASH

CR2022-0006 4/28/22: 2,500 CK 1061

SCANNED
initial: [Signature] Date: [Signature]

Revised 1/3/21

**J D Custom Homes, LLC**

JD Custom Homes, LLC
P.O. Box 190731 Boise, ID 83719
(208) 230-0755
Jdcustomhomes97@gmail.com
<https://jdcustomhomes97.wixsite.com/home>

Canyon County Development Services
111 N. 11th Ave # 310
Caldwell, ID 83605

RE: Letter of Intent for Land Division and Conditional Rezone

Dear Mr. Lister,

On behalf of J. Kent Rupp and Jolene Rupp, we are submitting this letter of intent for a conditional rezone of parcel R38463, a 31.7-acre parcel located at the northeast corner of Conway Road and Purple Sage Road in Notus, ID.

We respectfully request your consideration for a land division and rezone of this parcel. The desire to develop a portion of the Rupp's property came about with the long-time challenges of farming. The Farmers Cooperative Sebree Canal runs diagonally through the middle of the property from the southeast to the northwest corner and then split once more by a small irrigation ditch. These two elements add to the limitations of farming. The other challenge the property faces is the triangular shapes created by the above-mentioned canal and ditch along with the two residential properties to the west of the property line.

Our vision is to subdivide parcel R38463, preserving the northeast corner as agricultural land and the southwest portion we purpose it to be rezoned into County Rural Residential with a land split of nine 1-acre (+/-) lots, with a road extending from Purple Sage and running centrally towards the northwest, ending in a large cul-de-sac (please see Exhibit A for an example).



J D Custom Homes, LLC

At the original time of this application the Canyon County Zoning map (See Exhibit B) showed that the greater portion of the southwest half of parcel R38463 would be zoned residential in the future. The road entering the properties from Purple Sage Rd will be paved and we ask at this time for waivers on the sidewalks, curb, gutter, and streetlights as this would still be considered a rural subdivision. All paved roads and utilities will be according to Canyon County regulations. There will also be protective CC&Rs for these developments to ensure that the new subdivision and surrounding property values do not decrease. The covenants will include, but not limited to; out buildings to be in like material and color as the current home. The front yard will be completed within twelve months of occupying the home. No cars allowed to be parked on the street for prolonged periods of time, animal allowance will be conducive to county ordinances.

We appreciate your time and consideration of our request. Please feel free to contact us if you need any further information or clarification. Thank you for your consideration and time.

Sincerely,

Jonathan Jorgensen

JD Custom Homes, LLC
(208) 230-0755

PARCEL NO. R38463

LEGAL DESCRIPTION:

Township: 5N

Range: 4W

Section: 26

Subdivision: TBD

Lot:

Block:

Quarter: SW

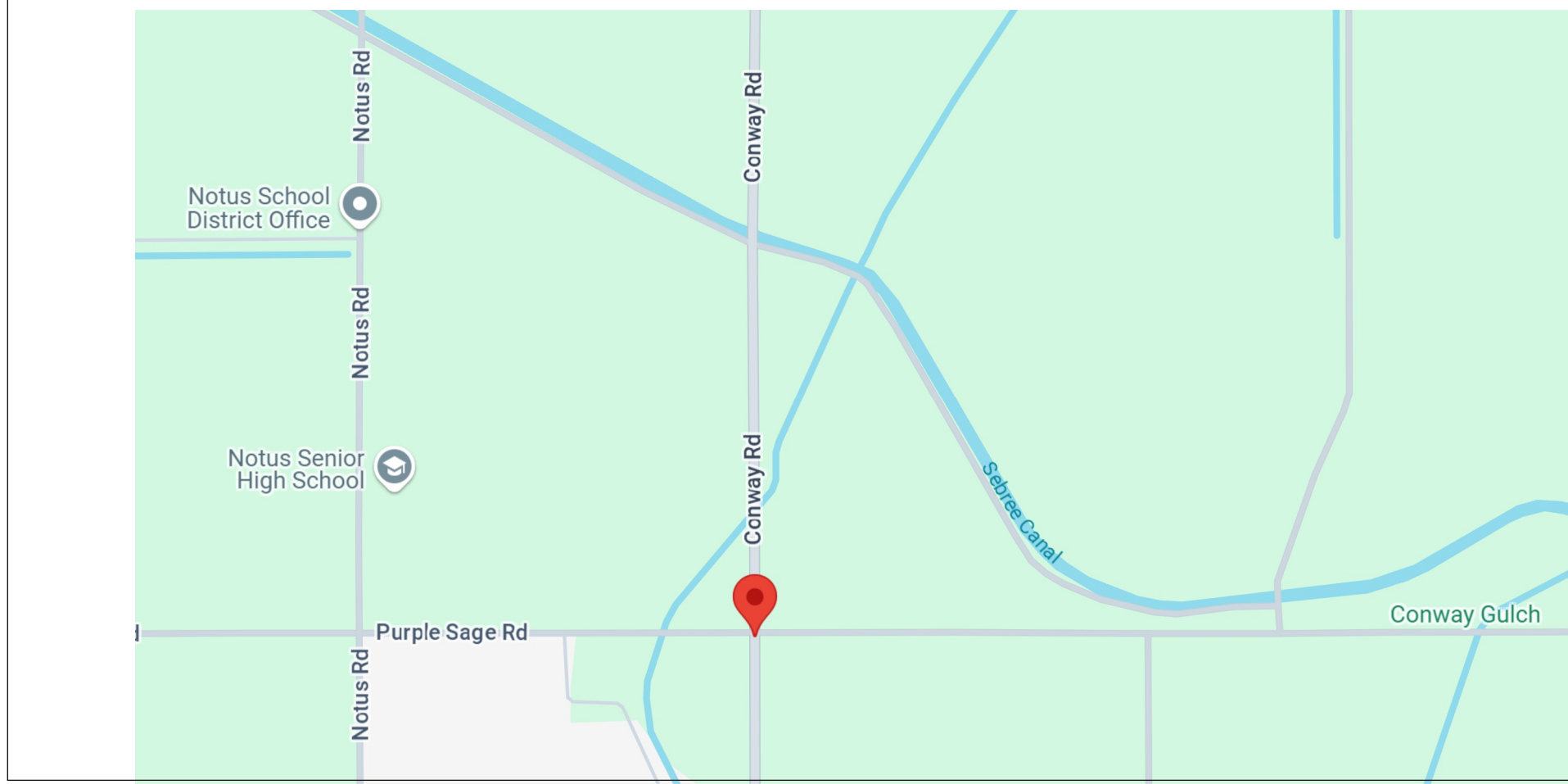
Acres: 31.72

Nearest Cross Streets: Conway Rd and Purple Sage Rd.

OWNER:

Kent and/or Jolene Rupp

(208) 935-2983



PRELIMINARY SITE PLAN KEY

PROPERTY BOUNDARY LINE	31.72 ACRES	<div></div>
TO REMAIN AGRICULTURAL	19 +/- ACRES	<div></div>
TO BE REZONED RESIDENTIAL	12 +/- ACRES	<div></div>

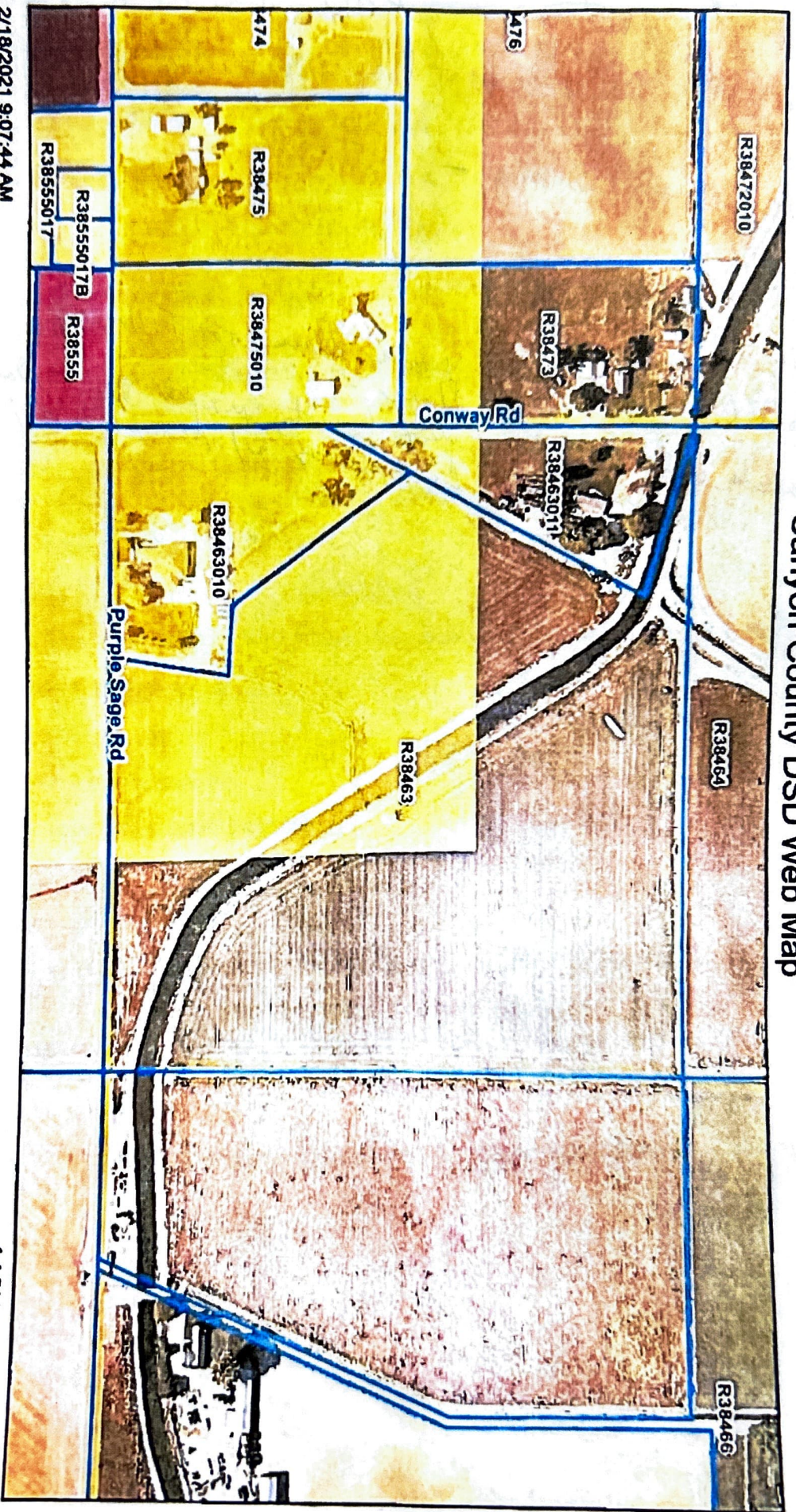
Exhibit A



SITE PLAN
SCALE: NTS

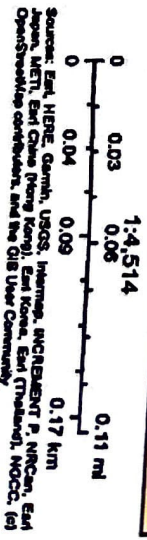
Exhibit B

Canyon County DSD Web Map



2/18/2021 9:07:44 AM

- Caylums
- Mohe
- ParcelFoot
- R1
- CanyonCountyRoads
- C2
- Canyon County Current Zoning
- Canyon County Future Land Use
- Ras
- Com
- CurrentImpedances
- Red: Band_1
- CanyonCountyBoundary
- Canyon County Imagery_2018



Source: Esri, HERE, Garmin, USGS, Imagery, Microsoft P, NOAA, USGS, U.S. Forest Service | COGNAS | The USDA-FSA Aerial Photography Photo data used to be created in derived products. | Canyon County, ID



J D Custom Homes, LLC

(208) 230-0755

Jdcustomhomes97@gmail.com

Michelle Barron
Canyon County Development Services Department
111 North 11th Avenue Caldwell, ID 83605

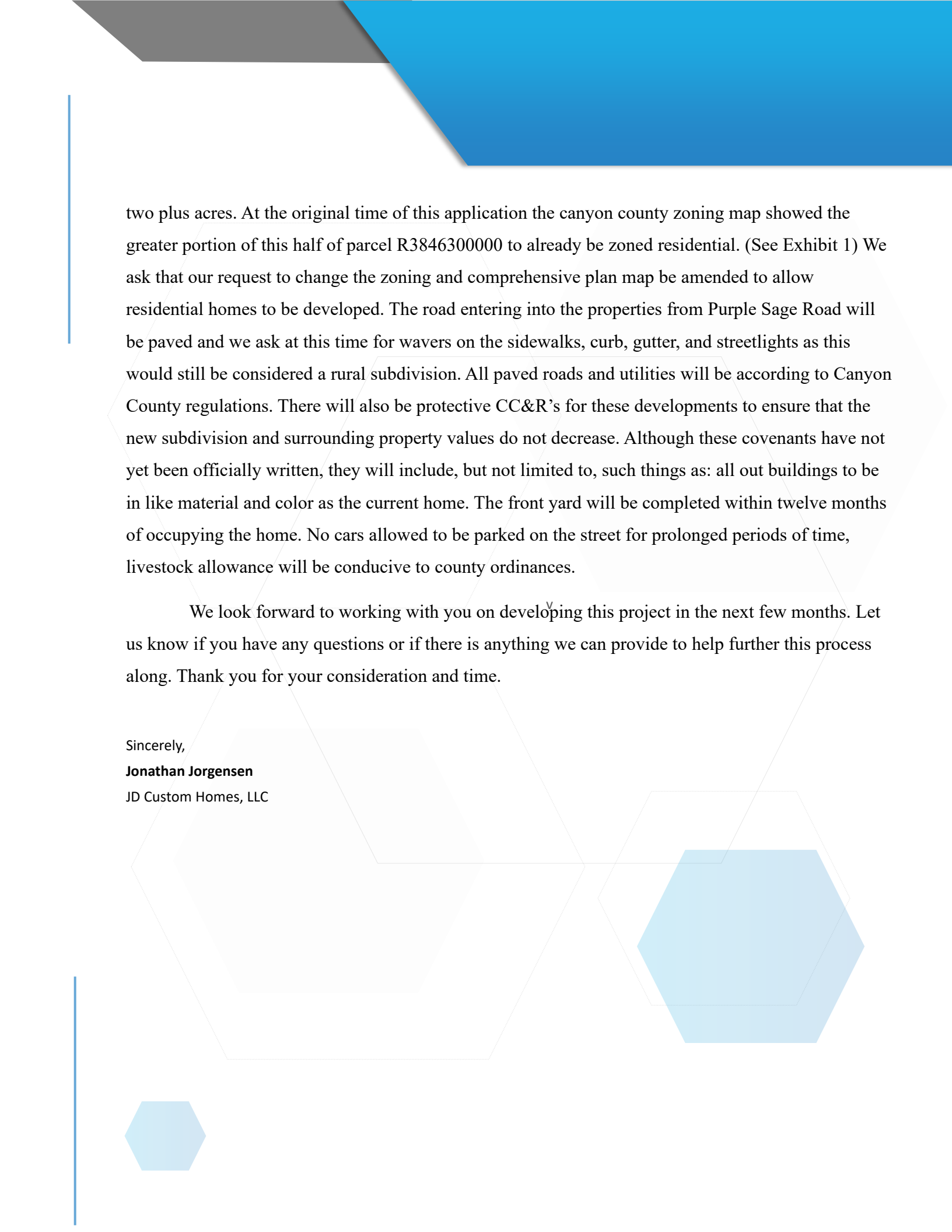
RE: OR2022-0006 / CR2022-0006

Dear Recipient,

JD Custom Homes, LLC is representing Jolene and J Kent Rupp of Kamiah, Idaho in requesting a change in zoning on their property. This property is located on the north side of Purple Sage Road, just east of Conway Road. We are requesting this zoning change to take the property out of Agricultural and to place it into County Rural Residential.

The desires of the property owners to develop this portion of their parcel came about with the long-time challenges that farming the parcel created. Exhibit 1 shows that the property is split in two sections by the Farmer's Cooperative Sebree Canal and split once more by a small irrigation ditch. These two elements add to the limitations of farming. The other challenge to the property faces is the triangular shapes created by the above-mentioned canal and the two residential properties to the west of the property line.

As we have inquired with the different entities and neighbors that would be effected with the requested change to the Zoning Map and the application for a comprehensive plan map amendment, we have adjusted our original plan in order to be more compatible with their needs and concerns. As can be seen in Exhibit 2, attached to this letter, the following changes have been made. There will now be one road coming off of Purple Sage Road to allow access to six residential properties, each being



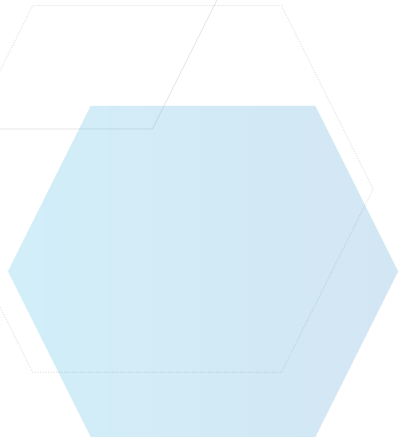
two plus acres. At the original time of this application the canyon county zoning map showed the greater portion of this half of parcel R3846300000 to already be zoned residential. (See Exhibit 1) We ask that our request to change the zoning and comprehensive plan map be amended to allow residential homes to be developed. The road entering into the properties from Purple Sage Road will be paved and we ask at this time for waivers on the sidewalks, curb, gutter, and streetlights as this would still be considered a rural subdivision. All paved roads and utilities will be according to Canyon County regulations. There will also be protective CC&R's for these developments to ensure that the new subdivision and surrounding property values do not decrease. Although these covenants have not yet been officially written, they will include, but not limited to, such things as: all out buildings to be in like material and color as the current home. The front yard will be completed within twelve months of occupying the home. No cars allowed to be parked on the street for prolonged periods of time, livestock allowance will be conducive to county ordinances.

We look forward to working with you on developing this project in the next few months. Let us know if you have any questions or if there is anything we can provide to help further this process along. Thank you for your consideration and time.

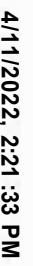
Sincerely,

Jonathan Jorgensen

JD Custom Homes, LLC



Canyon County, ID Web Map



INDUSTRIAL

D RESIDENTIAL

County Image

C:\Program Files\Internet Explorer\IEXPLOE.EXE

1:4,514

ORTP GEO. ELL C-d-a. EM, HEAL, Gamm, Geotlic:Malib, Jtc, USGS
BH-USD.\



Exhibit 2

revised 4/20/22

February 20, 2022

LSBE REVISED - 4/20/22

We are representing Jolene and J Kent Rupp of Kamiah, Idaho in requesting the change in zoning on their property located on Purple Sage Road, just east of Conway Road on the north side of the road to County rural residential from County Agricultural. The property is currently being farmed by a neighbor. Unfortunately, farming has become a difficult proposition as the adjacent and surrounding properties have started to become residential around to the south and west of the property. The challenges of farming include the traffic, a difficult parcel of property split in half by the Farmer's Cooperative Sebree Canal and the limitations that a divided parcel has for access for equipment. The parcel is just east of the City of Notus. The land to the west is transitioning to residential from agricultural also.

It is in the best interest of all interested parties to have the zoning change from agricultural to rural residential. Again, the difficulties of farming a parcel of land that is split in half by a large canal and with difficult access is a tough proposition. While we don't have a plat for the for property, we do know that Rural Residential is most suitable for the area moving forward.

The property zoning change does meet the Canyon County Comprehensive plan as well as the City of Notus Comprehensive Plan. The properties to the west will be residential as the City of Notus grows.

The impact on traffic and traffic patterns is to be determined as a plat and density has not been determined.

Phasing of the property, if needed, will be determined at a future date.

The effect on neighboring properties is to be determined. Based on Comp plans of both Canyon County and the City of Notus, the use will be compatible with the neighboring properties when completed.

The type of residential will be determined later.

We are asking for this change to the Zoning Map and request for an approval of said property.

Thank you.



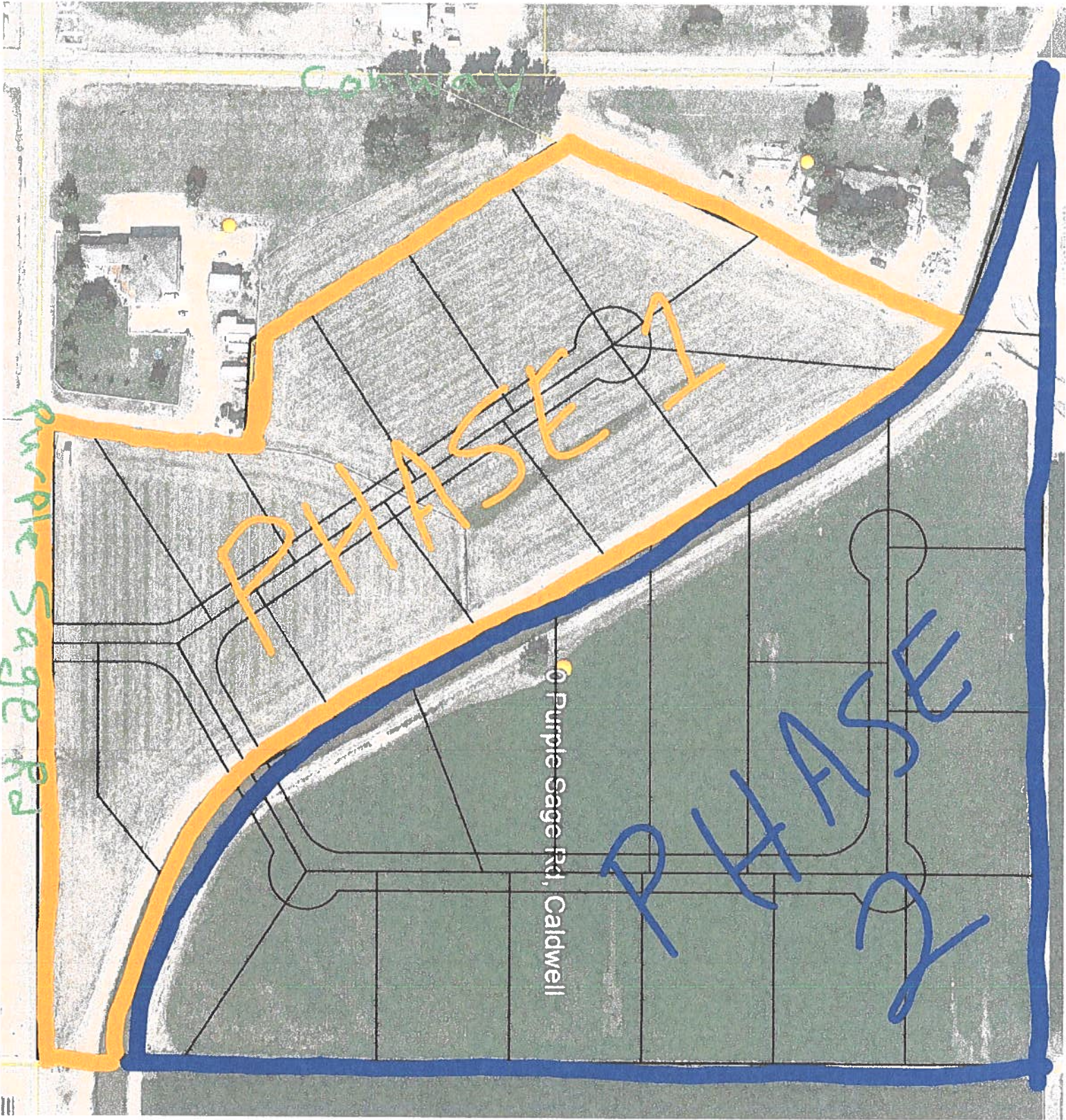
Conway

PHASE 1

Purple Sage Rd, Caldwell

PHASE 2

Purple Sage Rd



Original Submittal

* April 20, 2022

We are representing Jolene and J Kent Rupp of Kamiah, Idaho in requesting the change in zoning on their property located on Purple Sage Road, just east of Conway Road on the north side of the road to County rural residential from County Agricultural. The whole property is currently being farmed by a neighbor. Unfortunately, farming has become a difficult proposition as the adjacent and surrounding properties have started to become residential around to the south and west of the property. The challenges of farming include the traffic, a difficult parcel of property split in half by the Farmer's Cooperative Sebree Canal and the limitations that a divided parcel has for access for equipment. The parcel is just east of the City of Notus. We are asking to rezone the entire property.

It is in the best interest of all interested parties to have the zoning change from agricultural to rural residential. Again, the difficulties of farming a parcel of land that is split in half by a large canal and with difficult access is a tough proposition. We have a very preliminary conceptual plat for the for property, we do know that Rural Residential is most suitable for the area moving forward.

The property zoning change does meet the Canyon County Comprehensive plan as well as the City of Notus Comprehensive Plan. The properties to the east will be residential as the City of Notus grows and as the county comprehensive plan allows. We are aware at this time we will also have to apply for a comprehensive plan map amendment. This due to the parcel not being in the residential zone as shown on the comprehensive plan. Exhibit 1 that shows how the parcel is only part of the residential zoning. The comprehensive plan Map Amendment will make the whole parcel zoned residential. The conceptual plat will show one acre lots that will be developed in two phases.

We will be paving the street that enters the subdivision from Purple Sage. We will construct a landscaped entryway into the project. We will ask for waivers for sidewalks, curb and gutter and streetlights.

The impact on traffic and traffic patterns is to be determined as a conceptual plat and density have not been determined.

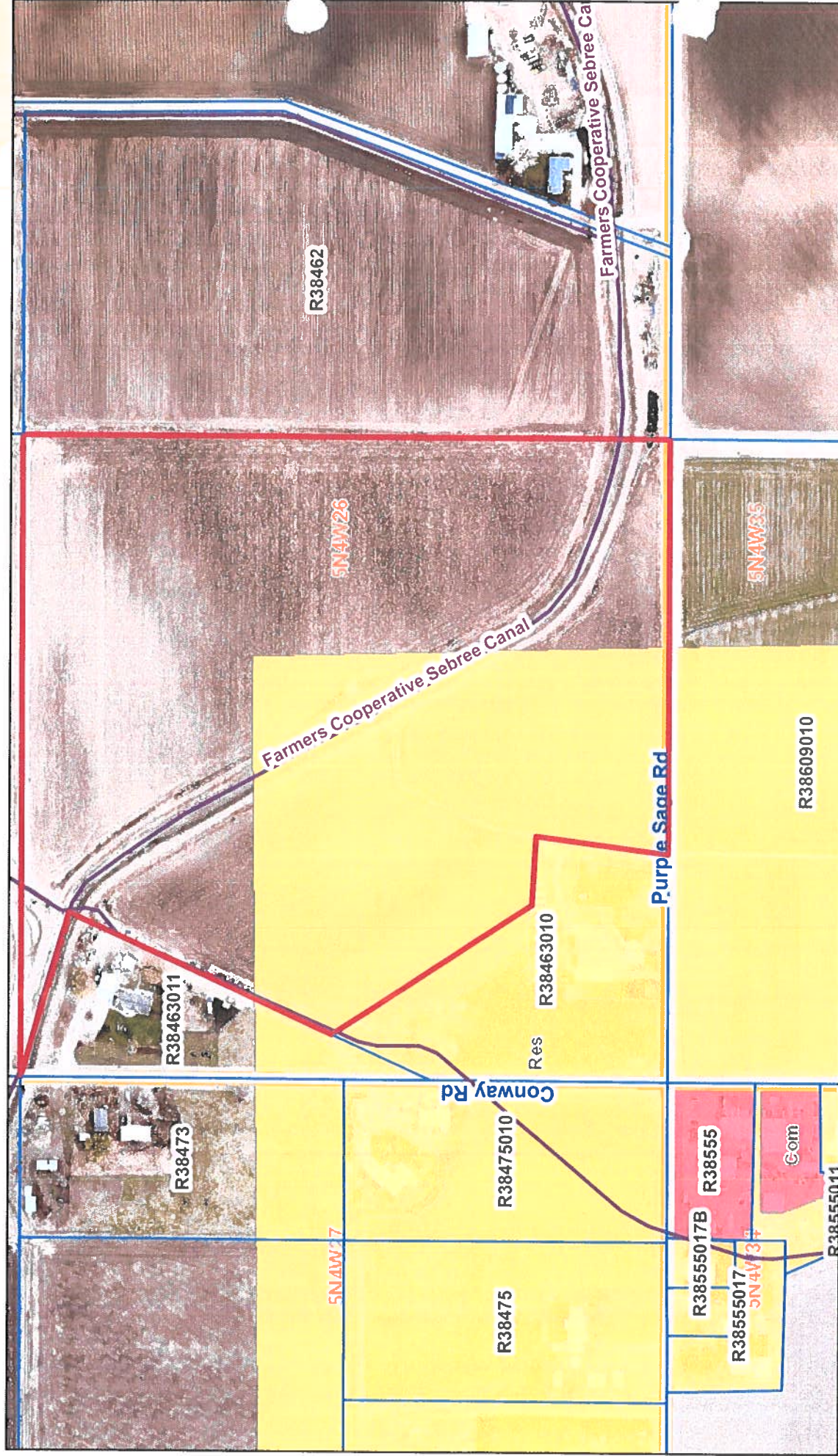
The CC&R's has yet to be written. however, the livestock could be limited to one large animal per parcel, if any are allowed.

The effect on neighboring properties is a positive effect. The new development will be based on Comp plans of both Canyon County and the City of Notus, the use will be compatible with the neighboring properties when completed.

We are asking for a conditional rezone from agricultural to single family residential, change the Comprehensive Plan Map to include all the parcel owned by the Rupps, and request for an approval of said zoning of the whole parcel subject to conditions above. Thank you for your consideration.



Canyon County, ID Web Map



4/11/2022, 2:21:33 PM

Parcel Number Search Query result CanyonCounty/Roads

Roads City Limits

Hydro_NHDFlowline

PARCELTOOL_FINAL

INDUSTRIAL

Sections

RESIDENTIAL

County Boundary Current Future Land Use Canyon County Imagery 2019

Current Impact Area COMMERCIAL

Red: Band_1

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA | COMPASS | Nampa GIS | Canyon County Sheriff's Office

Canyon County, ID

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: _____

☐ How many Individual Domestic Wells are proposed? TBD

2. SEWER (Wastewater) ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

☒ Surface ☐ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☒ Pressurized ☐ Gravity

5. ACCESS:

☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:

☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. FENCING ☐ Fencing will be provided (Please show location on site plan)

Type: TED Height: _____

8. STORMWATER: ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential TBD ☐ Commercial _____ ☐ Industrial _____
☐ Common TBD ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: TBD

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? NA ☐ No

4. WILL YOU HAVE A SIGN? ☐ Yes ☒ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? NA

Is there is a loading or unloading area? NA

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: TBD

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other TBD

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars NA

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: NA

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 0 Purple Sage Rd	Parcel Number: R38463	
City: Notus / Caldwell Idaho	State: Idaho	ZIP Code:
Notices Mailed Date: October 19, 2021	Number of Acres: 14	Current Zoning: AG
Description of the Request: Rezone to residential so can be split in to 12-1 acre parcels.		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Kent or Jolene Rupp		
Company Name:		
Current address: 352 Caribel Road		
City: Kamiah	State: ID	ZIP Code: 83536
Phone:	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: November 1, 2021	MEETING LOCATION: 0 Purple Sage Rd (at property)	
MEETING START TIME: 5:30 pm	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Brent A. Powell		
2. Monte Fountain	Monte Fountain	25240 Conway
3. Robi Fountain		" "
4. Cara Marchbanks		19664 Purple Sage
5. Anthony Marchbanks	Anthony Marchbanks	
6. Daniel Fields		25119 Conway RD
7. BILL & VICKIE BROCK		19749 PURPLE SAGE RD
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

J Kent Rupp & Solene Rupp

APPLICANT/REPRESENTATIVE (Signature):

J Kent Rupp
Solene Rupp

DATE: 11 / 1 / 2021

Notes Neighborhood Meeting

- ① Overall View Nobody was very happy about putting on more homes
- ② Aquifer - How will it affect it? No change
Study is 7yrs old since 1969
- ③ Last Subdivision went in about 20 year ago
- ④ Water Rights
- ⑤ Where will The Drainage go from The Field
- ⑥ More Traffic at The Intersection of Purple Sage And Conway - People currently Don't Stop There - Safety Problem -
- ⑦ Small Ditch Running Through Property
How will it Be effected Because It Feeds The Field Across The Road Purple Sage
- ⑧ There was some Interest From The Adjacent Farms To Buy The Back 15 Acres

Find out Black Canyon what They Say is there's on The Black Canyon wants to do with The little Ditch

R-1 Zoning

Conditional Rezone - Apply for A Street zone
Start In Touch w/ Planner for Recommendation

Notice of Neighborhood Meeting

Sub-Division Development

Pre-application Requirement for a Public Hearing

October 19, 2021

Dear Neighbor,

We are in the process of submitting an application for Re-Zoning and Sub-Division Development to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Re-Zoning and Sub-Division is applied.

The Neighborhood Meeting details are as follows:

Date: November 1, 2021

Time: 8:30 am

Location: 0 Purple Sage Rd. Caldwell, Idaho (*closest cross streets are Conway & Purple Sage Rd.*)

*Refreshments will be provided.

The project is summarized below:

Site Location: 0 Purple Sage Rd.

Purposed access: Off of Purple Sage Rd

Total acreage: 31.72 acres

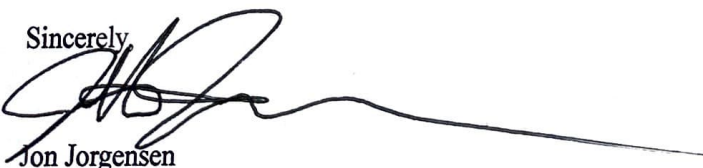
Proposed lots: 28 – 1 acre lots.

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at jdcustomhomes97@gmail.com, or P.O. Box 190731 Boise, ID 83719.

Sincerely,



Jon Jorgensen
JD Custom Homes LLC
208-230-0755

Notes: Lots

OBJECTID	PARCEL_NO	OwnerName	Address	City	State	ZipCode
20872060	R38607	WATSON J C CO	PO BOX 300	PARMA	ID	83660
20872451	R38464	WATSON J C CO	PO BOX 300	PARMA	ID	83660
20872456	R38473	DENT RONALD J AND THELMA A FAMILY TRUST	8989 W BROOKVIEW DR	BOISE	ID	83709
20872457	R38475	WILLIAMS LEONARD W SR	PO BOX 129	NOTUS	ID	83656
20872458	R38475010	FIELDS DANIEL	25119 CONWAY RD	CALDWELL	ID	83607
20872496	R38555011	THOMAS MICHAEL	PO BOX 203	NOTUS	ID	83656
20872960	R38463010	POWELL BRENT A	19934 PURPLE SAGE RD	CALDWELL	ID	83607
20873067	R38609	LOONEY LLOYD AND CORALEE TRUST	24874 CONWAY RD	CALDWELL	ID	83607
20873555	R38463011	FOUNTAIN MONTE P	25240 CONWAY RD	CALDWELL	ID	83607
20873558	R38476	NOTUS SCHOOL DIST NO 135	25257 NOTUS RD	CALDWELL	ID	83607-8736
20875096	R38462	MARCHBANKS ANTHONY JASON	19664 PURPLE SAGE RD	CALDWELL	ID	83607
20875097	R38463	RUPP J KENT	352 CORIBEL RD	KAMIAH	ID	83536
20875099	R38466	CONNELLY VICKY JOLEEN	3974 W BIG CREEK DR	MERIDIAN	ID	83642
20875103	R38472010	KLAHR BARRY TUCKER	510 N 6TH ST	PARMA	ID	83660
20875195	R38609010	BROCK BILL AND VICKIE TRUST	19749 PURPLE SAGE RD	CALDWELL	ID	83607
20875309	R38555	BROCK JUDITH A	27358 MOUNTAIN RANCH RD	CALDWELL	ID	83607
20875311	R38555015	THOMAS GERALD W	PO BOX 174	NOTUS	ID	83656-0174



This Map and data displayed is a graphic representation derived from the Canyon County Geographic Information System (GIS) data. It was designed and intended for staff use only. It is not guaranteed survey accuracy. This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Canyon County and Single Point Solutions, LLC are not liable for errors or omissions resulting from the use of this product for any purpose.





PioneerTitleCo.
GOING BEYOND

Canyon County Property Detail Report

General Information

Parcel #: R3846300000
Instrument #: 2014035289
Date Transferred:
Primary Owner: J RUPP
Secondary Owner: RUPP JOLENE
Site Address: 0 PURPLE SAGE RD

Mailing Address: 352 CORIBEL RD
KAMIAH, ID 83536
Legal Description: 26-5N-4W SW SWSW LS TX 3, 99099

Subdivision/Tract:
Zoning:
Schools: 766 NOTUS SCHOOL DIST #135
Description: 01 Irr Ag
Acres: 31.7
MLS Area: 1290

Financial Information

Tax Code Area: 820000
Total Assessed Value: \$58,800.00
Home Owner's Exemption: \$0.00
Tax Year: 2020
Levy: 0.011560701
Estimated Taxes: \$679.77
Irrigation Value:

Land Value: \$58,800.00
Improvement Value: \$0.00

** Tax information is provided courtesy of the Assessor's office and is for reference use only. We make no guarantee as the accuracy of the information and it is subject to change without notice. Please contact the Assessor's office with any questions regarding current or future tax estimates. Canyon County 454-7431.

Property Characteristics

Year Built:		# Bedrooms:	
Owner Occupied:	N	Bath 2 Fixtures:	0
Quality Class:		Bath 3 Fixtures:	0
Building Condition:		Bath 4 Fixtures:	0
Building Traits:		Bath 5 Fixtures:	0
# Stories:	0	Total # Fixtures:	0
Stories Height:	0	# Special Fixtures:	0
Has Mobile Home:		Floor 1 Area:	0
Footprint Area:	0	Floor 2 Area:	0
Garage Area:	0	Upper Flr Area:	0
# Garage Stalls:	0	Attic Area:	0
Detached Carport:	0	Attic Finished:	0
Detached Garage:	0	Basement SqFt:	0
Framing:		Basement Finished:	0
Roof Type:		Lower Flr SqFt:	0
Exterior Type:		# Decks:	0
Masonry Fireplace:	0	Deck SqFt:	0
Metal Fireplace:	0	# Porches:	0
Pool Size:	0	Total Porch SqFt:	0
Total SqFt:	0		

Canyon County, Idaho

generated on 2/7/2022 2:47:59 PM EST

Parcel

Parcel Number	Site Address	Current Total Assessed Value
38463000 0	0 PURPLE SAGE RD, CALDWELL	\$58,800

Owner Information

Owner Name	RUPP J KENT RUPP JOLENE
Mailing Address	352 CORIBEL RD KAMIAH ID 83536
Transfer Date	09/30/2014
Document #	2014035289
Deed Book/Page	

Location / Description

Tax District	082-00	Legal Desc.	26-5N-4W SW SWSW LS TX 3, 99099
Parcel Situs Address	0 PURPLE SAGE RD, CALDWELL		
Deeded Acreage	31.7000		

Parcel Type

Property Class Code	101 Irrigated Ag Land Vacant
Neighborhood Code	250000

Assessment Information

Current Land Value	\$58,800	Residential Land	\$0	Adjustment Factor	0.00
Current Imp. Value	\$0	Residential Imp.	\$0	Average Value / Acre	\$0
Current Total Assessed Value	\$58,800	Residential Total	\$0	Appraisal Date	11/30/2017
Commercial Land	\$0	Non-Res Land	\$0	Reason For Change	02
Commercial Imp.	\$0	Non-Res Imp.	\$0	Prior Land Value	\$55,770
Commercial Total	\$0	Non-Res Total	\$0	Prior Imp. Value	\$0
Dwelling Value	\$0	Classified Land Value	\$0		
Farmland Value	\$0	Homesite Value	\$0		

Canyon County, Idaho

generated on 2/7/2022 2:48:17 PM EST

Last Update: 2/7/2022

Details

PIN	AIN	Tax Roll	Tax Year	Bill Number
38463000 0	05N04W266006	Real Property	2021	2021161354
Current Owner RUPP J KENT 352 CORIBEL RD KAMIAH ID 83536		Situs 0 PURPLE SAGE RD		
Owner of Record RUPP J KENT		Legal Description 26-5N-4W SW SWSW LS TX 3, 99099		
Lender		TAG 082-00		

Assessment Information

Authority	Exempt	Taxable	Rate	Gross	Credits	Net Tax	Savings
112 PEST CONTROL							
PEST CONTROL	0	58,800	0.000034658	2.04	0.00	2.04	0.00
653 AMBULANCE DISTRICT							
AMBULANCE DISTRICT	0	58,800	0.000135943	7.99	0.00	7.99	0.00
668 MOSQUITO ABATEMENT							
MOSQUITO ABATEMENT	0	58,800	0.000132407	7.79	0.00	7.79	0.00
693 NOTUS-PARMA HWY #2							
NOTUS-PARMA HWY #2	0	58,800	0.001196846	70.37	0.00	70.37	0.00
710 CALDWELL RURAL FIRE							
CALDWELL RURAL FIRE	0	58,800	0.001330522	78.23	0.00	78.23	0.00
766 NOTUS SCHOOL DIST #135							
NOTUS SCHOOL DIST #135-BOND	0	58,800	0.001014623	59.66	0.00	59.66	0.00
NOTUS SCHOOL DIST #135-OTHER	0	58,800	0.003947235	232.10	0.00	232.10	0.00
775 COLLEGE OF WESTERN IDAHO							
COLLEGE OF WESTERN IDAHO	0	58,800	0.000104824	6.16	0.00	6.16	0.00
JUDGMENT 63-1305	0	58,800	0.000000019	0.00	0.00	0.00	0.00
998 CANYON COUNTY							
ASSESSORS REAPPRAISAL	0	58,800	0.000165624	9.74	0.00	9.74	0.00
CHARITY	0	58,800	0.000241534	14.20	0.00	14.20	0.00
COUNTY FAIR	0	58,800	0.000045777	2.69	0.00	2.69	0.00
CURRENT EXPENSE	0	58,800	0.000926098	54.46	0.00	54.46	0.00
DISTRICT COURT	0	58,800	0.000248435	14.61	0.00	14.61	0.00
HEALTH DISTRICT	0	58,800	0.00006901	4.06	0.00	4.06	0.00
HISTORICAL SOCIETY	0	58,800	0.000004601	0.27	0.00	0.27	0.00
JUSTICE	0	58,800	0.000712405	41.89	0.00	41.89	0.00
PARKS & RECREATION	0	58,800	0.000036575	2.15	0.00	2.15	0.00
TORT	0	58,800	0.000005751	0.34	0.00	0.34	0.00
WEED CONTROL	0	58,800	0.000014032	0.83	0.00	0.83	0.00
Total Net Tax						609.58	

Installment

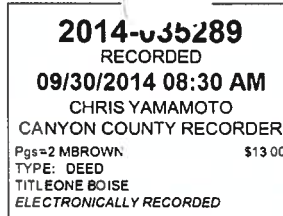
Period	Due Date	Tax	Penalty/Fee	st	Total Due
Second	6/20/2022	\$304.79	\$0.00	\$0.00	\$304.79
PayInFull					\$304.79

Payment Information

Period	Amount Paid	Receipt Number	Tender	Tender Amt
12/20/2021	\$304.79	B21.38008		
By Whom			RUPP J KENT	

Prior Year Taxes Due

No Records Found



Order Number: 14240832

Warranty Deed

For value received,

W/T Land and Cattle, Inc., an Idaho Corporation

the grantor, does hereby grant, bargain, sell, and convey unto

J. Kent Rupp and Jolene Rupp, husband and wife

whose current address is 352 Coribel Rd. Kamiah, ID 83536

the grantee, the following described premises, in Canyon County, Idaho, to wit:

The Southwest Quarter of the Southwest Quarter of Section 26, Township 5 North, Range 4 West, Boise Meridian, Canyon County, Idaho;

Excepting and Reserving therefrom the following described land, to wit:

A strip of land 14 foot wide, located 6 feet on the upper or Easterly side and 8 feet on the lower or Westerly side of the centerline of the so-called Pick Up Ditch No. 5, measured at right angles thereto in the Southwest Quarter of the Southwest Quarter of Section 26, Township 5 North, Range 4 West, Boise Meridian, Canyon County, Idaho, the centerline is more particularly described as follows:

Beginning at a point on the upper or North bank of the Farmers Cooperative Ditch Company Canal South 68°31' East 550 feet from the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 26; thence North 59°58' East 105 feet; thence North 66°58' East 98 feet; thence North 61°10' East 100 feet; thence North 7°31' West 67 feet to a point on the North boundary of said Southwest Quarter of the Southwest Quarter, Section 26, 770 feet from said Northwest corner of the Southwest Quarter of the Southwest Quarter.

And Also Excepting;

This parcel is a portion of the Southwest Quarter of the Southwest Quarter of Section 26, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence North 0°05'04" West along the Westerly boundary of said Southwest Quarter of the Southwest Quarter a distance of 485.98 feet to a point on the Southwesterly projection of the centerline of an existing drain ditch; thence North 24°25'57" East along said projection and said centerline a distance of 221.89 feet; thence South 33°26'46" East a distance of 487.52 feet to a point on a line 4.0 feet Southerly from and parallel with the centerline of an existing concrete irrigation ditch; thence South 87°02'57" East along said parallel line a distance of 141.52 feet to a point on a line 4.0 feet Westerly from and parallel with the centerline of an existing concrete irrigation ditch; thence South 7°15'52" West along said parallel line a distance of 274.08 feet to a point on the Southerly boundary of said Southwest Quarter of the Southwest Quarter; thence South 89°45'00" West along said Southerly boundary a distance of 466.44 feet to the Point of Beginning.

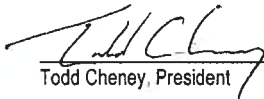
Further Excepting Therefrom:

This parcel is a portion of the Southwest Quarter of the Southwest Quarter of Section 26, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence

North 0°05'04" West along the West boundary of said Southwest Quarter of the Southwest Quarter a distance of 485.91 feet to the True Point of Beginning; thence continuing North 0°05'04" West along said West boundary a distance of 841.70 feet to a point in the centerline of the Sebrce Canal; thence South 73°13'09" East along said centerline a distance of 352.47 feet; thence South 24°26'11" West along the centerline of an existing drain ditch a distance of 812.74 feet to the True Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.


Todd Cheney, President

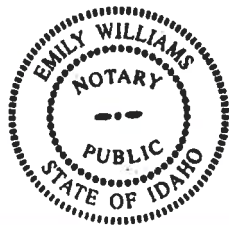
State of Idaho
County of Canyon

*TODD CHENEY

On this 26th day of September in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared W/T Land and Cattle, Inc., an Idaho Corporation, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.


Notary Public
My Commission Expires:
(seal)

Residing in: Caldwell, ID
Commission Expires: 10/12/2018



Canyon County Development Services
111 N. 11th Ave. Room 140, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org

Planning Division Email: zoninginfo@canyonco.org

Receipt Number: 73514

Date: 3/22/2022

Date Created: 3/22/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Snake River/J Kent Rupp

Comments: CR2022-0006 location R38463 TBD Purple Sage Rd Caldwell

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone with Development Agreement	CR2022-0006	\$1,235.00	\$0.00	\$0.00

Sub Total: \$1,235.00

Sales Tax: \$0.00

Total Charges: \$1,235.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	105	\$385.00
Check	1055	\$850.00

Total Payments: \$1,235.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: kgeorge

SCANNED

Page 1 of 1

Initial: _____ Date: _____

Canyon County Development Services

111 N. 11th Ave. Room 140, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org

Planning Division Email: zoninginfo@canyonco.org

Receipt Number: 74124

Date: 4/28/2022

Date Created: 4/28/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: JK Rupp

Comments:

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Comprehensive Plan Amendment	OR2022-0006	\$2,500.00	\$0.00	\$0.00

Sub Total: \$2,500.00

Sales Tax: \$0.00

Total Charges: \$2,500.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1061	\$2,500.00

Total Payments: \$2,500.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: kFrost

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