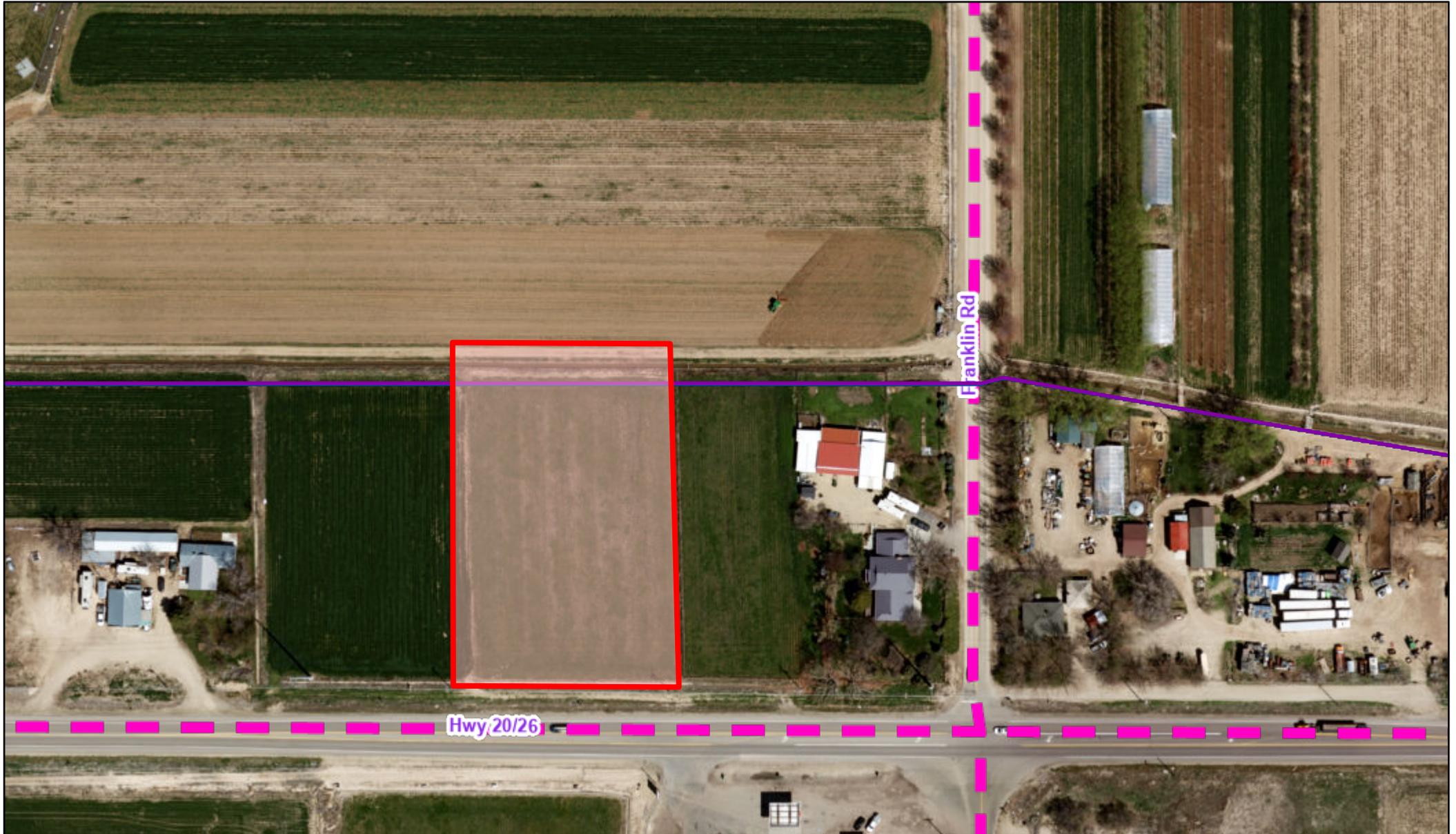
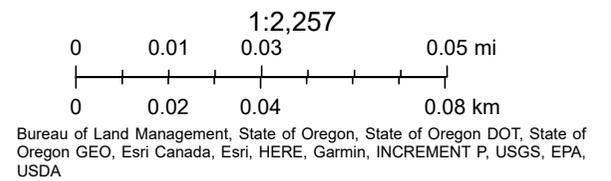


Canyon County, ID Web Map



9/25/2024, 9:01:20 AM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- Hydro_NHDFlowline
- Other Principal Arterials
- Red: Red
- ITDFunctionalClassification
- Urban_2023
- Imagery_2022
- Green: Green
- Blue: Blue
- Red: Band_1





ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Machsie Investments, LLC	
	MAILING ADDRESS: 916 Albany St. Caldwell, ID 83605	
	PHONE: [REDACTED]	EMAIL:
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u>[Signature]</u> Date: <u>8/30/24</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Jeff Hatch, Lauryn Lanterman	
	COMPANY NAME: Hatch Design Architecture	
	MAILING ADDRESS: 200 W. 36th St.	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 0 Hwy 20/26 (TBD)	
	PARCEL NUMBER: R34169012	
	PARCEL SIZE: 1.84 Acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input checked="" type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: AG	PROPOSED ZONING: C-1, Agribusiness
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: 064-00

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CR 2024-0006	DATE RECEIVED:	9.15.24 ^{KIWI}
RECEIVED BY:	App Root	APPLICATION FEE:	CK MO CC CASH

CR w/ DA / \$1400⁰⁰



Canyon County Development Services
 111 North 11th Avenue, #310
 Caldwell, Idaho 83605
www.canyoncounty.id.gov
 208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Mackie Investments LLC, 916 Albany St.
 (name) (address)
Caldwell, ID 83605
 (city) (state) (zip code)

being first duly sworn upon oath, depose and say:

- That I am the owner of record of the property described on the attached application and I grant my permission to

Jeff Hatch- Hatch Design Architecture, 200 W. 36th Street, Boise, ID 83714
 (name) (address)

to submit the accompanying application pertaining to the subject property.

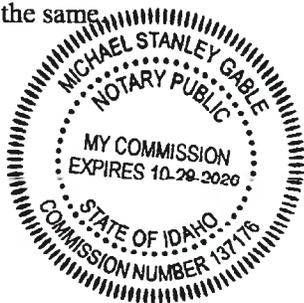
- I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 3rd day of September, 20 24.

Mackie Investments LLC by Sheri Wright
 (signature)

STATE OF IDAHO)
)
) ss
 COUNTY OF CANYON)

On this 3rd day of September, in the year 20 24, before me Michael Stanley Gable
 a notary public, personally appeared Sheri Wright, personally known
 to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
 he/she executed the same.



Notary: Michael Stanley Gable

My Commission Expires: 10-28-2026



ZONING AMENDMENT

PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

Rezone

Conditional Rezone with Development Agreement

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed.	X	<i>dr</i>
Letter of Intent (see standards on next page)	X	<i>9/15/24 - Not sufficient</i>
Land Use Worksheet	X	<i>dr</i>
Neighborhood Meeting form was completed and signed	X	<i>dr requested prep owner list</i>
Completed Agency Acknowledgement form including:		
Southwest District Health	X	<i>dr</i>
Irrigation District	X	<i>dr Pioneer</i>
Fire District	X	<i>dr Star</i>
Highway District/Idaho Transportation Dept	X	<i>ITD dr</i>
Area of City Impact (If applicable)	X	<i>dr Nampa</i>
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	X	<i>Concept Plan provided but no conditions</i>
Deed or evidence of property interest to the subject property	X	
Fee: \$ 950 Rezone \$1,400 Conditional Rezone \$2,800 Text Amendment		
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____ Date _____

DSD Planner: _____ Date _____

SUBMITTAL STANDARDS

LETTER OF INTENT STANDARDS	
Description of proposed use: expand on the Land Use Worksheet	
Description of the existing use.	
Expected impacts and traffic of future development.	
Explanation of how the proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria.	
Conditional Rezone:	
Explanation/Description of the Concept Plan	
Proposed conditions of approval	

Steve,

The items on this list are specific to the Cond. R2 criteria listed in the ordinance. Your letter must address the Eight criteria, and you need to provide conditions your team feels appropriate to minimize impact or provide compatibility to the area for proposed use.

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458

Revised 3/29/23

P.S. - I would not try to say (unless completely true) that a prairie is primarily for promoting agriculture

R34169012 PARCEL INFORMATION REPORT

9/5/2024 4:55:32 PM

PARCEL NUMBER: R34169012

OWNER NAME: MACHSIE INVESTMENTS LLC

CO-OWNER:

MAILING ADDRESS: 916 ALBANY ST CALDWELL ID 83605

SITE ADDRESS: 0 HWY 20 26

TAX CODE: 0640000

TWP: 4N **RNG:** 2W **SEC:** 22 **QUARTER:** SE

ACRES: 1.84

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: HIGHWAY DISTRICT #4

FIRE DISTRICT: STAR FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139

IMPACT AREA: NAMPA

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AG

IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0266F

WETLAND: Riverine

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: Other Principal Arterials

INSTRUMENT NO. : 2023037943

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 22-4N-2W SE TAX 95616 IN SESE

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS, POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.



**HATCH
DESIGN
ARCHITECTURE**

200 w. 36th St., Boise, Idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

Letter of Intent

September 12, 2024

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

Re: **Conditional Rezone Application – Machsie Investments, LLC
Hwy 20/26, R34169012**

Dear Planning. Staff,

Overview

The owner of the undeveloped property located at parcel R34169012 just Northwest of the intersection of Highway 20/26 and Franklin Rd. is proposing the new construction of an approx. 22,000 sq. ft. commercial building, The primary use will be a screen-printing shop, which produces marketing and promotional materials. The majority of their customer base is in the agriculture, agriculture supply, and farming industry. The building will also include a caretaker quarters.

The applicant is proposing a conditional rezone with a development agreement. The current zoning designation is A-Agriculture and we would be proposing a CR-C-1 Commercial zone. The project is located in the City of Nampa Area of Impact and included in the Highway 20/ 26 Special Area Plan with a commercial agri-business designation. The proposed use would be consistent with the City's Comprehensive Plan and Special Area Plan.

A conceptual site plan is included with this application. The access to the site will be from the southwest corner of the parcel from Highway 20/26. The site layout will provide ample parking for the proposed use. The layout provides adequate fire access lanes around the building. Exterior lighting will be compliant with dark sky standards and the Canyon County code. ITD has confirmed that the Highway 20/26 expansion will not take any additional right of way.

The applicant is proposing an individual domestic well and septic system on site. The proposed septic system and use is currently under review with Southwest District Health.

This small business will have little impact on traffic in the area. The business currently employs 15 people and generally sees around 10 customer visits per day. The hours of operation are proposed to be Monday through Friday 8:00 am to 5:00 pm.

Standards of Evaluation

1. Is the proposed conditional rezone generally consistent with the comprehensive plan; The County future land use designation is agriculture. The parcel is adjacent to the C-1 zone to the south. The subject property is within the Nampa area of impact and their Highway 20 / 26 Specific Area Plan. The City of Nampa future land use designation is commercial with the specific area plan adding an emphasis on agribusiness. The proposed business produces and sells promotional materials. The majority of their customer base is in agriculture related businesses. Nampa City staff has indicated that this definition meets the "Agribusiness" land use designation criteria indicated in the Hwy 20/26 Specific Area Plan.



**HATCH
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200 w. 36th St., Boise, Idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;
There is currently a mix of agriculture, commercial and residential uses in the area. This area is in transition. The Specific Area Plan designates the stretch of highway between Middleton Rd. and Franklin Rd. for a mix of regional commercial and agribusiness uses. ITD plans on widening this section of Hwy 20/26 to enhance mobility in the Treasure Valley. This will direct more traffic to Hwy 20/26 making it more attractive to commercial uses.
3. Is the proposed conditional rezone compatible with surrounding land uses;
The proposed C-1 zone would be consistent with the C-1 zone across the street to the south. The parcels to the north and west are currently undeveloped. There is a residential use to the east. The use would be compatible with the City's future land use designation of commercial for this stretch of the Hwy 20/26 corridor.
4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
The proposed conditional rezone will not have a negative effect on the character of the area. The use will have little impact on traffic. The proposed business hours will be Monday through Friday 8:00 am to 5:00 pm. The business operation does not produce any unreasonable noise, odor, or other forms of pollution. Proposed lighting will be dark sky compliant and designed to reduce light trespass.
5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;
Water and sewer will be provided by private systems. The septic permit is currently in review with Southwest District Health. Drainage will be retained onsite. Pressurized irrigation will be utilized in the landscape areas.
6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?
The proposed project does not require improvements to the public street. ITD has given preliminary approval for the location of the access shown on the site plan. Due to the proximity of the Franklin Rd. intersection, the access will be limited to a right in/right out only.
7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and
The parcel does not currently have an approach to Hwy 20/26. ITD has given preliminary approval for the location of the access shown on the site plan
8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?
The proposed project will include fire life safety measures and security measures to minimize the impact to local emergency services. The building will be fire sprinklered per the authorities having jurisdiction.



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200 w. 36th St., Boise, Idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

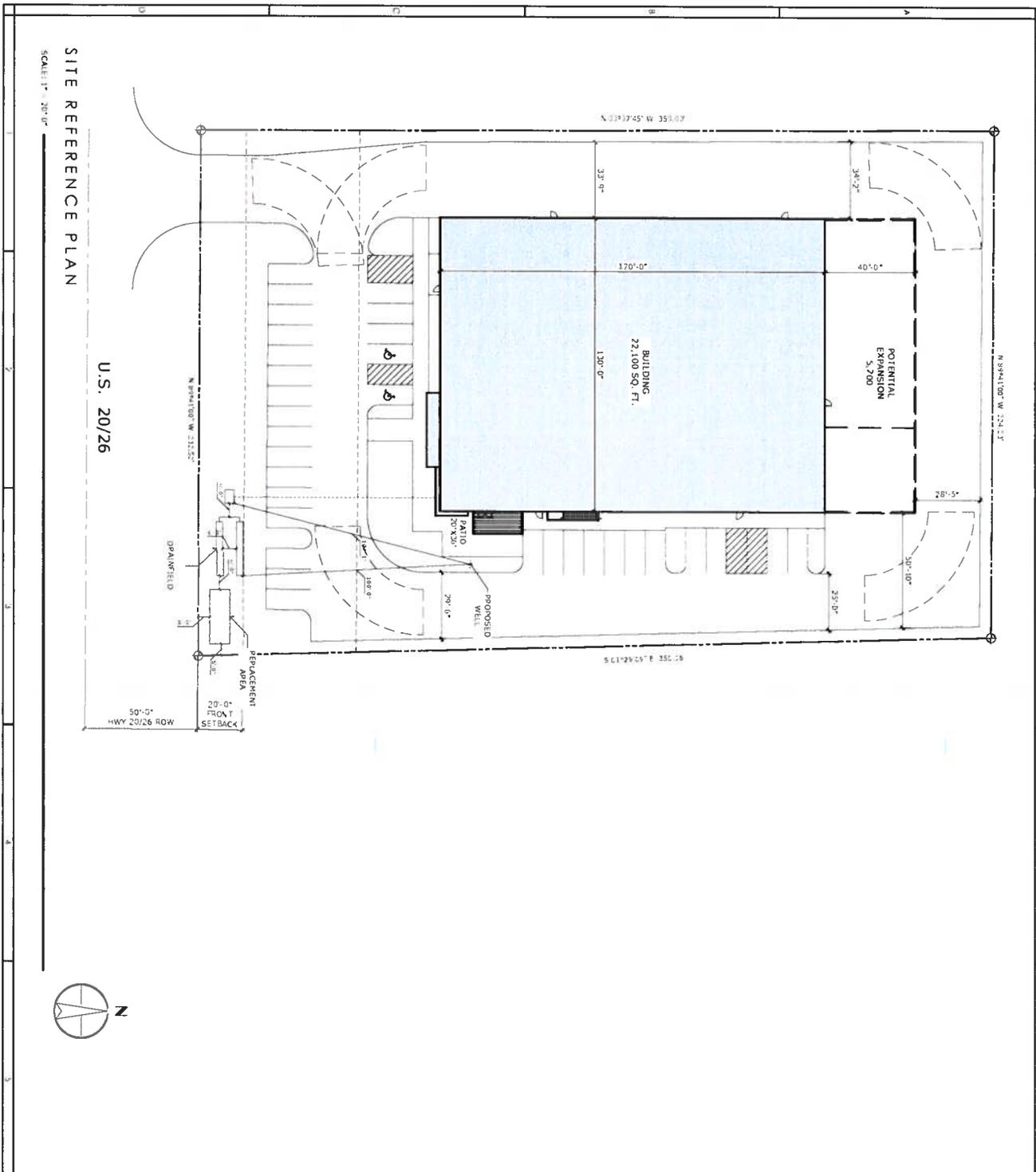
Conditions of Approval

1. The subject parcel will be subject to the requirements of the CR-C-1 zone. The CR-C-1 zone is subject to the following conditions:
 - a. The following are the only allowed uses within the wC-1 zone:
 1. Retail / Wholesale screen printing facility
 2. Offices
 3. Caretaker residence
 4. Accessory uses and/or structures to allowed uses
 5. Similar uses to allowed uses
2. Signage will comply the provisions set forth in 07-10-13 of the Canyon County Code. The sign will be located and designed to have little to no impact on the neighboring parcels.
3. All exterior lighting will be downward facing and shielded to prevent light trespass on the neighboring parcels.
4. The development of this will be in general conformance with this letter of intent.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE



SITE REFERENCE PLAN

U.S. 20/26

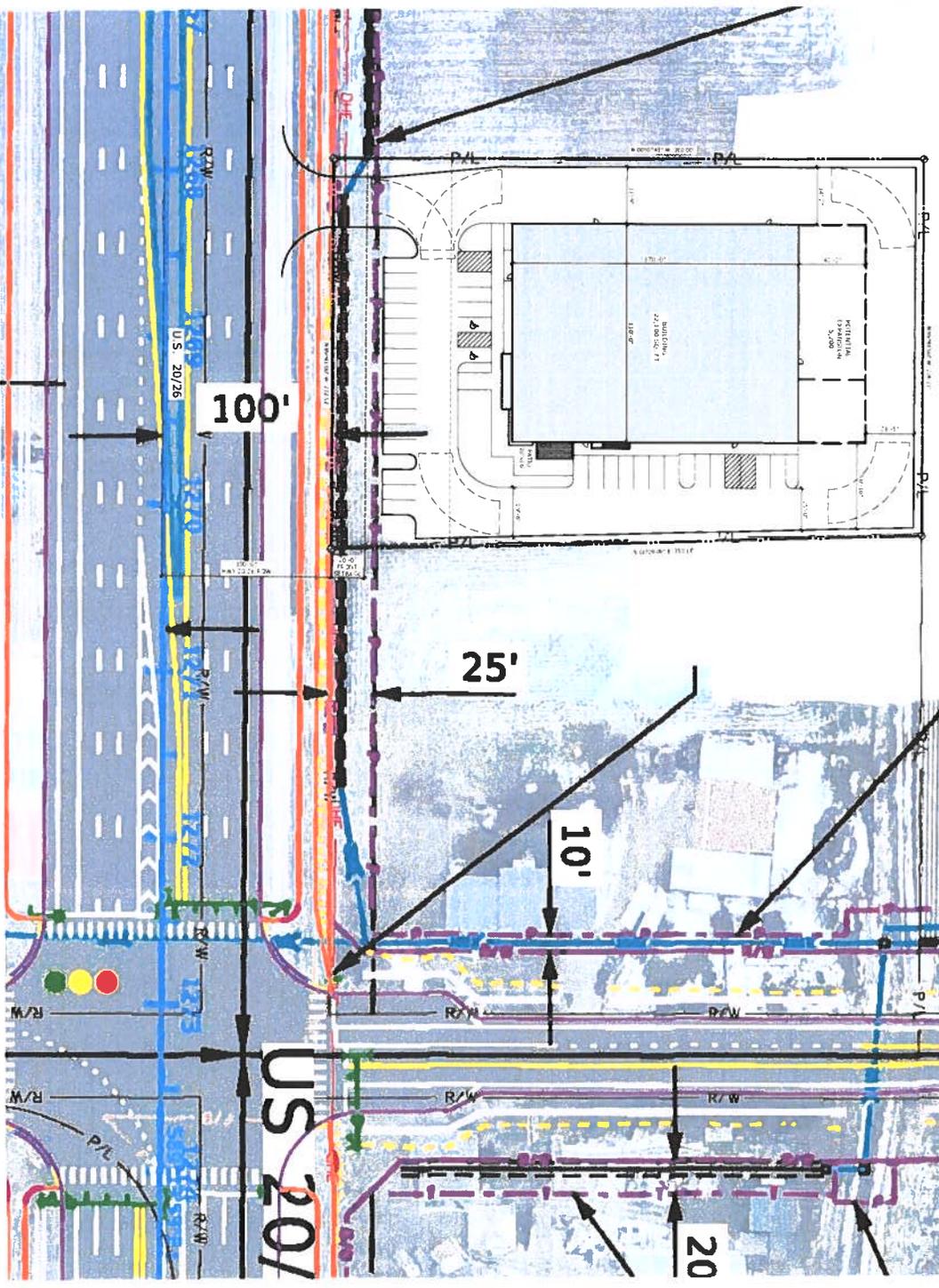
SCALE: 1" = 20'-0"



SITE RECAP	
PARCEL # P2416001200	PARCEL AREA: 1.83 ACRES (79,929 S.F.)
PROPOSED BUILDING: 22,100 SQ. FT.	COUNTY ZONING: AG
SETBACKS:	
FRONT	30'-0"
REAR	100'-0"
HIGHWAY	130'-0" (FROM CENTERLINE)
PARKING:	
32 SPACES PROVIDED	
2 ADA	

<p>HATCH DESIGN ARCHITECTURE 100 W 17th ST PO BOX 10400 BOISE, ID 83724 PHONE (208) 475 3204 FAX (208) 475 3200</p> <p>Copyright 2024 HATCH DESIGN ARCHITECTURE</p>	<p>NEW CONSTRUCTION FOR:</p> <p>MACHSIE INVESTMENTS LLC</p> <p>US. 20/26, NAMPA, ID.</p>	<p>A-1.0</p> <p>SITE PLAN</p>
	<p>DATE: 11/13/24</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>SCALE: 1" = 20'-0"</p>	<p>PROJECT: [Name]</p> <p>DATE: 11/13/24</p>

CONSTRUCTION AND MAINTENANCE



SITE REFERENCE PLAN - ITD EXHIBIT
SCALE: 1" = 200'-0"

SITE RECAP	
PARCEL # 9-316091200	
PARCEL AREA: 1.83 ACRES (79,979 S.F.)	
PROPOSED BUILDING: 22,100 SQ. FT.	
COUNTY ZONING: AG	
SETBACKS:	
FRONT: 20'-0"	
REAR: 10'-0"	
SIDES: 10'-0"	
HIGHWAY: 120'-0" (FROM CENTERLINES)	
PARKING:	
22 SPACES PROVIDED	
2 ADA	



ITD EXHIBIT

A-1.2

NEW CONSTRUCTION FOR:
MACHSIE INVESTMENTS LLC
US. 20/26, NAMPA, ID.

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF HATCH DESIGN ARCHITECTURE AND SHALL BE KEPT IN CONFIDENCE. NO PART OF THIS PLAN OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HATCH DESIGN ARCHITECTURE. THE USER OF THIS PLAN AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. HATCH DESIGN ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

HATCH DESIGN ARCHITECTURE
200 A 16th ST
PO BOX 10498
OFFICE: (208) 473-7104
FAX: (208) 473-1222
CITY: BOYD, ID 83424
HATCH DESIGN ARCHITECTURE

LAND USE WORKSHEET

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? 1

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 25'-0" 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: _____ 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)
Irrigation Ditch to South and North of Property

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

Residential 1 Commercial 1 Industrial _____
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION:

Water supply source: Domestic Well

3. INCLUDED IN YOUR PROPOSED PLAN?

Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Screen Printing Studio

2. DAYS AND HOURS OF OPERATION:

Monday 8:00am to 5:00pm
 Tuesday 8:00am to 5:00pm
 Wednesday 8:00am to 5:00pm
 Thursday 8:00am to 5:00pm
 Friday 8:00am to 5:00pm
 Saturday X to X
 Sunday X to X

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? 15 No

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

Height: 4 ft Width: 12 ft. Height above ground: 18 ft

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

5. PARKING AND LOADING:

How many parking spaces? 32

Is there is a loading or unloading area? Yes

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

Building Kennel Individual Housing Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

Building Enclosure Barrier/Berm Bark Collars

4. ANIMAL WASTE DISPOSAL

Individual Domestic Septic System Animal Waste Only Septic System

Other: _____



**HATCH DESIGN
ARCHITECTURE**

200 W 36TH STREET, BOISE, ID 83714 • PHONE 208.475.3204 • FAX 208.475.3205 • EMAIL: INFO@HATCHDA.COM

June 26, 2024

Dear Neighbor,

We are in the process of submitting an application for conditional rezone from A-C1 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 Ordinance 07-01-05).

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 and public officials will not be present. 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 conditional rezone and comprehensive map amendment permits are applied.

The neighborhood meeting details are as follows:

Meeting Date: Tuesday, July 9th

Meeting Time: 6pm

Meeting Location: Franklin Junction back parking lot off of Franklin Road located at 8059 US-20, Nampa, ID 83687.

The project is summarized below:

Site Location: Parcel R3416901200 at nearest cross roads, Chinden and Franklin

Proposed Access: off Chinden Road

Total Acreage: 1.83

Proposed Lots: 1

Regarding the meeting, please do not call Canyon County Development services. This is a PRE-APPLICATION requirement and the county has no information about this project. However, please contact our office directly and we would be glad to help answer any questions you may have.

Jeffery L. Hatch with Hatch Design Architecture LLC- **Applicant's** Representative
200 W. 36th St., Boise, ID 83714 info@hatchda.com (208) 475-3204

We look forward to the neighborhood meeting and encourage you to attend so that we can inform you about the project in person.

Sincerely,

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov 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: na	Parcel Number: R3416901200
City: Nampa	State: ID ZIP Code: 83687
Notices Mailed Date: 6-26-24	Number of Acres: 1.83 Current Zoning: A
Description of the Request: rezone from A-C1	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jeff Hatch		
Company Name: Hatch Design Architecture		
Current address: 200 W 36th Street		
City: Boise	State: ID	ZIP Code: 83714
Phone: 2084753204	Cell:	Fax:
Email:	[REDACTED]	

MEETING INFORMATION

DATE OF MEETING: 7-9-24	MEETING LOCATION: Across the street from site at Franklin Junction, 8059 US-20, Nampa, ID 83687	
MEETING START TIME: 6pm	MEETING END TIME: 7pm	
ATTENDEES: Hosted by Hatch Design Architecture representative		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Ren Broadhead (Jim Tate)	[Signature]	8509 Hwy 20-26
2. Christine Thomas	[Signature]	19885 Frankln Rd
3. Rob Thomas	[Signature]	" "
4.		
5.		
6.		
7.		
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):

Jeff Hatch

APPLICANT/REPRESENTATIVE (Signature):

DATE: 07 / 09 / 24

*Machise CR to G1
 9-5-24 subm. Hal.*

Owner 1	Owner Address	Owner City	Owner State	Owner Zip	Parcel ID
Machise Investments LLC	916 Albany St	Caldwell	ID	83605 34169012 0	34169010A0 34169010B0 34169010C0 34169010D0 34169010
Robert K Drinkard	8249 E Drinkard Ln	Nampa	ID	83687 34235010 0	
Hib LLC	1840 N Lakes Pl	Meridian	ID	83646 34233011 0	
Robert Thomas	19885 Franklin Rd	Nampa	ID	83687 34235012 0	
F26 Holdings LLC	3445 Carillon Pl	Kirkland	WA	98034 34233000 0	
Mutchie Family Trust, Mutchie Anita Trustee	20035 Franklin Rd	Nampa	ID	83687 34169011 0	
Keith C Fletcher	20325 Franklin Rd	Nampa	ID	83687 34168012 0	
Fred C Schreffler	7998 Highway 20/26	Nampa	ID	83687 34195000 0	
Franklin Junction Properties LLC	3310 S Gekeler Ln	Boise	ID	83706 34235000 0	
Norton Lorinda Family Trust	8340 Hwy 20 26	Nampa	ID	83687 34170000 0	



AGENCY ACKNOWLEDGMENT

Date: 04/01/2024

Applicant: Jeff Hatch - Hatch Design Architecture

Parcel Number: R3416901200

Site Address: TBD Hwy 20/26

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: Star Fire Protection District

Applicant submitted/met for informal review.

Date: 8/20/2024 Signed: _____


Victor E. Islas, Deputy Chief
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)



AGENCY ACKNOWLEDGMENT

Date: 04/01/2024

Applicant: Jeff Hatch - Hatch Design Architecture

Parcel Number: R3416901200

Site Address: TBD Hwy 20/26

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: City of Nampa Planning and Zoning

Applicant submitted/met for informal review.

Date: 08/20/2024 Signed: _____


Authorized AOCI Representative
(This signature does not guarantee project or permit approval)



AGENCY ACKNOWLEDGMENT

Date: 04/01/2024

Applicant: Jeff Hatch - Hatch Design Architecture

Parcel Number: R3416901200

Site Address: TBD Hwy 20/26

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

Applicant submitted/met for informal review.

Date: 03/21/24 Signed: _____

Anthony Lee

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative

(This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Niki Benyakhlef

Digitally signed by Niki Benyakhlef

Date: 2024.04.02 15:12:35 -06'00'

Authorized Highway District Representative

(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative

(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative

(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: 04/01/2024

Applicant: Jeff Hatch - Hatch Design Architecture

Parcel Number: R3416901200

Site Address: TBD Hwy 20/26

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Niki Benyakhlef Digitally signed by Niki Benyakhlef
Date: 2024.04.02 15:12:35 -06'00'
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Pioneer Irrigation Dist

Applicant submitted/met for informal review.

Date: 8/15/24 Signed: _____

Kirk Meyers Superintendent
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

RE: Machsie Investments

Doug Critchfield <critchfieldd@cityofnampa.us>

Tue 8/27/2024 11:07 AM

To: Steve Thiessen <steve@hatchda.com>

Cc: Rodney Ashby <ashbyr@cityofnampa.us>

Hi Steve. Here is a recap of our conversation:

Nampa Planning and Zoning Staff met on June 6th at 4:00 PM at Nampa Development Services Center with the owners of Machsie Investments and their representatives regarding the proposed land use for the Muchsie Investment property (parcel # R34169012). Nampa staff indicated that the Hwy 20/26 Specific Area Plan indicates this parcel to be within the "Agribusiness" land use designation with the following definition:

"Agribusiness are business that are related to agricultural sales and services. This includes ag supply stores, implement services, research facilities, garden supply centers, nurseries, and similar businesses. These would not include uses such as feed lots, dairies, animal husbandry, and animal rendering services. They could include pet and farm supply stores with small animal sales." (20/26 SAP. p. 24)

The owner of Machsie Investments indicated that the proposed business is a print shop that produces and sells promotional materials, and that their majority customer base is agricultural-related businesses. Nampa staff indicated that this definition meets the "Agribusiness" land use designation criteria indicated in the Hwy 20/26 Specific Area Plan. Nampa staff also indicated that it will request through the JPA agreement between Nampa and Canyon County that a condition be placed upon the property through a development agreement between the owner of Machsie Investments and Canyon County that the property will be used primarily as a agricultural-related business.

Doug



Doug Critchfield, Principal Planner, ASLA

O: 208.468.5406, F: 208.468.5439

500 12th Ave. S., Nampa, ID 83651

[Planning and Zoning - Like us on Facebook](#)

[Citizen's Guide to Planning](#) - Learn More About Planning!

NAMPAReady

From: Steve Thiessen <steve@hatchda.com>

Sent: Monday, August 26, 2024 11:40 AM

To: Doug Critchfield <critchfieldd@cityofnampa.us>

Subject: Re: Machsie Investments

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

RE: Machsie Project

Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>

Tue 4/2/2024 3:28 PM

To: Steve Thiessen <steve@hatchda.com>

📎 1 attachments (327 KB)

Agency Acknowledgement.pdf;

Hello Steve –

Attached is the signed form.

No additional ROW will be taken aside from the temporary .04 acres during construction.



Niki Benyakhlef

Development Services Coordinator

District 3 Development Services

O: 208.334.8337 | C: 208.296.9750

Email: niki.benyakhlef@itd.idaho.gov

Website: itd.idaho.gov

From: Steve Thiessen <steve@hatchda.com>

Sent: Tuesday, April 2, 2024 3:00 PM

To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>

Subject: Re: Machsie Project

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Good afternoon Niki,

I believe ownership is meeting with Epic today to go over the TCE. Will there be any additional ROW taken beyond what is already shown on the preliminary site plan. Can you please sign the attached agency acknowledgment form?

Thank you,
Steve

Steve Thiessen, AIT

[Hatch Design Architecture](#)

200 w. 36th Street

Boise, ID 83714

O: [208-475-3204](tel:208-475-3204) ex 5 D: [208-370-5992](tel:208-370-5992)

C: [208-598-5032](tel:208-598-5032) F: [208-475-3205](tel:208-475-3205)

E: steve@hatchda.com

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From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Tuesday, April 2, 2024 2:15 PM
To: Steve Thiessen <steve@hatchda.com>
Subject: RE: Machsie Project

Hi Steve!

I'm so sorry it took me so long to get back to you!

It looks like we are only going to need a temporary easement from you of 0.04 ac. This will only be needed during the duration of construction along that area of the road and the easement goes away after the construction project is complete.

Please let me know if you have any other questions.



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services

O: 208.334.8337 | C: 208.296.9750

Email: niki.benyakhlef@itd.idaho.gov

Website: itd.idaho.gov

From: Steve Thiessen <steve@hatchda.com>
Sent: Friday, March 22, 2024 2:06 PM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: Re: Machsie Project

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Thank you Niki. Have a great weekend!

Steve Thiessen, AIT

Hatch Design Architecture

200 w. 36th Street

Boise, ID 83714

O: [208-475-3204](tel:208-475-3204) ex.5 D: [208-370-5992](tel:208-370-5992)

C: [208-596-5032](tel:208-596-5032) F: [208-475-3205](tel:208-475-3205)

E: steve@hatchda.com

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From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Friday, March 22, 2024 1:54 PM
To: Steve Thiessen <steve@hatchda.com>
Subject: RE: Machsie Project

Hi Steve –

I'm going to have my ROW agent for the project take a look at this on Monday and verify.

I'll be in touch!



Niki Benyakhlef

Development Services Coordinator

District 3 Development Services

O: 208.334.8337 | C: 208.296.9750

Email: niki.benyakhlef@itd.idaho.gov

Website: itd.idaho.gov

From: Steve Thiessen <steve@hatchda.com>
Sent: Thursday, March 21, 2024 3:31 PM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Cc: Josh Nopens <Josh.Nopens@itd.idaho.gov>
Subject: Re: Machsie Project

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Good afternoon Niki,

I overlaid your illustration with our site plan. Looks like the ROW shifts 50' to the south. Please review and let me know if this looks correct.

Thank you,
Steve

Steve Thiessen, AIT

[Hatch Design Architecture](#)

200 w. 36th Street

Boise, ID 83714

O: [208-475-3204 ex 5](tel:208-475-3204) D: [208-370-5992](tel:208-370-5992)

C: [REDACTED] F: [208-475-3205](tel:208-475-3205)

E: [REDACTED]

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From: Steve Thiessen <steve@hatchda.com>
Sent: Thursday, March 21, 2024 9:46 AM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: Re: Machsie Project

Good morning Niki,

Thank you for the clarification. I measured from the center of the intersection also. We will meet with ownership this evening and go over this. I will submit the preliminary findings to the County. I will let you know if anything else comes up.

Thank you,
Steve

Steve Thiessen, AIT

[Hatch Design Architecture](#)

200 w. 36th Street

Boise, ID 83714

O: [208-475-3204 ex 5](tel:208-475-3204) D: [208-370-5992](tel:208-370-5992)

C: [REDACTED] F: [208-475-3205](tel:208-475-3205)

E: [REDACTED]

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From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Thursday, March 21, 2024 9:41 AM
To: Steve Thiessen <steve@hatchda.com>
Subject: RE: Machsie Project

Hi Steve –

Your current site plan already shows the proposed access along the parcel's western boundary line. I think that will be a good place to start. As far as your question about measuring the distance, GREAT QUESTION! When dealing with access we measure from the corner of the intersection and not the center of the intersection. Many people confuse that.



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services

O: 208.334.8337 | C: 208.296.9750

Email: niki.benyakhlef@itd.idaho.gov

Website: itd.idaho.gov

From: Steve Thiessen <steve@hatchda.com>
Sent: Thursday, March 21, 2024 8:18 AM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: Re: Machsie Project

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good morning Niki,

Thank you for sending this over. I will overlay this on the site plan to see how it works with our site plan. This should be good enough for the planning side. How is the distance from the intersection measured? Thank you for your help on this.

Thank you,
Steve

Steve Thiessen, AIT

[Hatch Design Architecture](#)

200 w. 36th Street

Boise, ID 83714

O: [208-475-3204](tel:208-475-3204) ex 5 D: [208-370-5992](tel:208-370-5992)

C: [REDACTED] F: [208-475-3205](tel:208-475-3205)

E: [REDACTED]

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From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>

Sent: Wednesday, March 20, 2024 1:59 PM

To: Steve Thiessen <steve@hatchda.com>

Subject: RE: Machsie Project

Hi Steve –

It was so nice getting to talk to you today. Hopefully, I'll be able to provide you some helpful resources and information for you to pass on to the landowners.

Attached are the plans that the Right of Way. Page 3 is the page that has the parcel you are interested in on it. If you have questions about the lines and what they indicate, please call me and I can walk you through it.

The access you are requesting is considered "C" as it is a driveway downstream from a Public Road. This portion of the road is transitional between Rural and Urban and therefore, the distance from the Franklin will have to be 500ft. Your parcel frontage ends at approximately 500' from the Franklin Blvd intersection, therefore, when you apply for a permit, I would recommend applying for an approach at the edge at your parcel. I would also recommend applying for a Right In/Right Out (RIRO) only. Per the plans, the approach is placed in a location that will not allow for traffic to safely make a left hand turn across five lanes of traffic. We do not approve left hand turning movements across center turn lanes when they begin to taper. Please see attached plan sheet for the visual.

[Middleton to Star Project Page](#)

[Online Permit Application](#)

Online Permit Application Tips: At the top of the page, select **Payment Info**, then scroll down the page and select **District 3 Payment Portal**. Then using the drop-down menu select type of approach being applied for. Proceed back to the main page and click the button for **Approaches** and proceed to the web form. The following documents will need to be uploaded while the permit is being filled out. Please have the documents ready and upload them via the online tool to prevent any delay in the processing of the permit.

Below are the required documents that will need to be uploaded while filling out the permit form online. You may upload the documents with the online system.

- Copy of the latest deed for the parcel. If the parcel has been split, please supply a copy of the latest deed for each parcel.
- If the parcel is split or there are multiple parcels, provide a recorded cross-access or access easement documentation for all parcels showing they will be utilizing the

- requested access point.
- Site plan for the full site at buildout.
 - A Traffic Impact Study may be required if the site will be used for any commercial business or does not meet IDAPA 39.03.42 access requirements.
 - Civil drawings for the approach showing approach style, radii dimensions, approach width at the back of radii or right-of-way line, and materials typical section.
 - Photos looking in each direction away from the proposed (or existing) approach as if you were a driver exiting the approach.

You will need to submit a Traffic Control Plan designed by a certified Traffic Control Supervisor (must include signature, certification number, and contact information) or designed and stamped by an Engineer licensed in Idaho. This may be done at any point before beginning any work within the ITD right-of-way. Without an approved traffic control plan, no work is allowed within the ITD right-of-way.

Please let me know if I am missing any other information in this email that I told you I would get to you. And do not hesitate in reaching out if you have any questions.

Thanks!



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services

O: 208.334.8337 | C: 208.296.9750

Email: niki.benyakhlef@itd.idaho.gov

Website: itd.idaho.gov

From: Steve Thiessen <steve@hatchda.com>
Sent: Thursday, March 14, 2024 1:20 PM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Cc: Josh Nopens <Josh.Nopens@itd.idaho.gov>
Subject: Machsie Project

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good morning Niki,

I am working on a project located a little west of the Northwest corner of Hwy 20/26 and Franklin Rd in Canyon County. Debie Root asked us to reach out to discuss the access to the property and whether any additional ROW will be required. I have attached a vicinity map for reference. Please review and let me know if you have any questions or comments.

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture

200 w. 36th Street

Boise, ID 83714

O: 208-475-3204 ex 5 D: 208-370-5992

C: [REDACTED] F: 208-475-3205

E: [REDACTED]

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2020 South Johns Avenue Suite A
Emmett, ID 83617

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

2023-037943
RECORDED
11/28/2023 03:03 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 TYOUREN \$15.00
TYPE DEED
PIONEER TITLE CANYON CALDWELL
ELECTRONICALLY RECORDED

File No. 841685 /LF

WARRANTY DEED

For Value Received

Betty Jo Anne Evans, Trustee of the Betty Jo Anne Evans Family Trust,
U/T/A dated September 27, 2022

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Machsic Investments LLC, an Idaho Limited Liability Company
hereinafter referred to as Grantee, whose current address is 916 ALBANY ST, ORDALE ID
The following described premises, to-wit: 83605

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: November 22, 2023

Betty Jo Anne Evans, Trustee of the Betty Jo Anne Evans Family Trust, U/T/A dated September 27, 2022

By: Betty Jo Anne Evans
Betty Jo Anne Evans, Trustee
State of ID, County of Ada

This record was acknowledged before me on November 28, 2023 by Betty Jo Anne Evans,
as Trustee of Betty Jo Anne Evans Family Trust.

Palla R Garringer
Signature of notary public
Commission Expires:



PALLA R GARRINGER
Residing in: Emmett, ID
Commission Expires: 12/04/2026

EXHIBIT A

A parcel of land lying within the SE 1/4 of the SE 1/4 of Section 22, T.4N., R.2W., B.M., Canyon County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 22, 23, 26 and 27 of T.4N., R.2W., BM, Canyon County, Idaho at the center line intersection of Franklin Road and Highway 20-26;

thence N. 89°41'00"W. 303.50 feet along the center line of said Highway 20-26 and the Southerly line of said Section 22 to a point;

thence N. 01°29'09"W. 50.02 feet to the Southwest corner of the property described by deed, Instrument No. 9506076, Canyon County, Records, the TRUE POINT OF BEGINNING;

thence N.89°41'00"W, 232.52 feet running parallel with and 50.00 feet Northerly of the center line of said Highway 20-26 and the said Southerly line of Section 22 to a point;

thence N.00°07'45"W. 350.00 feet running parallel with and 796.25 feet Easterly of the Westerly boundary line of the Se 1/4 of the SE1/4 of said Section 22 to a point;

thence S.89°41'00"E. 224.23 feet running parallel with the said center line of Highway 20-26 and with the said Southerly line of Section 22, to the Northwestery corner of the property described by said deed, Instrument No. 9506076;

thence S.01°29'09"E. 350.16 feet along the Westerly boundary line of the property described by said deed, Instrument No. 9506076 to the POINT OF BEGINNING



Development Services Department



Canyon County, 111 North 11th Avenue, Caldwell, ID 83605

(208) 454 7458 ▪ ZoningInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov/dsd

February 16, 2024

RE: Parcel Inquiry for R34169012 – PI2024-0010

Question: The inquirer wants to build a 22,000 square foot commercial building on this agricultural-zoned property. Will platting be required for this parcel?

The original parcel*- R34169- was approximately 38.26 acres (Tax 2). In 1980, the parcel was divided into one (1) 14.3-acre parcel and (1) 19-acre parcel (R34169010) (Tax 2B). In 1982, 2.41 acres (R34169011) was divided off of R34169 (Tax 2C). In 1995, 1.83 acres (R34169012) was divided off of R34169 without Canyon County approval (Tax 95616). Due to this unrecognized division, R34169012 does not have a building permit available. Additionally, the original parcel has been **divided more than four (4) times**, so R34169012 would have to change its future and current land use to a commercial zone (through the rezone/conditional rezone and comprehensive plan amendment application process) and then go through the **subdivision platting process (CCZO §07-17-03 and §07-18-13) to obtain a building permit for a commercial building.** *You can find the rezone/conditional rezone, comprehensive plan amendment, preliminary plat, and final plat applications attached with submittal requirements and application fees.*

Please let me know if you have questions,
Emily Kiester
Associate Planner
emily.kiester@canyoncounty.id.gov
208-454-6632

*Platting
Required*

*ORIGINAL PARCEL: A parcel of platted or unplatted land as it existed on September 6, 1979 (the effective date of the Zoning Ordinance 79-008), including any property boundary adjustments as defined in this chapter and any reduction in area due to creating a parcel for the exclusive use by Canyon County, a municipality within Canyon County, a local highway district, Idaho Transportation Department, utility company or corporation under the jurisdiction of the Idaho Public Utilities Commission, or other local, State, or Federal agency. (CCZO §07-02-03)

Note: The property research information presented today by the Development Service Department (DSD) is based on the current ordinance and policies, in effect on the date of the summary, and based on your representations and information you have provided about the subject property. This information is valid only at the time of the inquiry and may change when the subject property, ordinances, or policies change. Then information becomes certain, and not subject to change, when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.

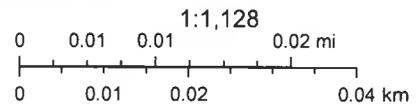
Planning • Zoning • Building • Code Enforcement

Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by planning for orderly growth and development through consistent administration and enforcement of County Ordinances.

Canyon County, ID Web Map



2/16/2024, 8:54:23 AM



- Parcel Number Search_Query result_2
- Hydro_NHDFlowline
- Hydro_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- Sections
- CanyonCountyRoads
- Hwy
- ITDFunctionalClassification
- Other Principal Arterials
- Urban_2023
- Red: Red
- Green: Green

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

R34169012 PARCEL INFORMATION REPORT

2/13/2024 11:34:10 AM

PARCEL NUMBER: R34169012

OWNER NAME: MACHSIE INVESTMENTS LLC

CO-OWNER:

MAILING ADDRESS: 916 ALBANY ST CALDWELL ID 83605

SITE ADDRESS: 0 HWY 20 26

TAX CODE: 0640000

TWP: 4N **RNG:** 2W **SEC:** 22 **QUARTER:** SE

ACRES: 1.84

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: CANYON HWY

FIRE DISTRICT: STAR FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST

IMPACT AREA: NAMPA

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AG

IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0266F

WETLAND: Riverine

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: Other Principal Arterials

INSTRUMENT NO. : 2023037943

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 22-4N-2W SE TAX 95616 IN SESE

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS, POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.



ASSESSOR'S TAX NUMBER LIST CANYON COUNTY

Year 19____

Section 22 Township 4 North, Range 2 W.B.M.

CAXTON PRINTERS. CALDWELL 63184

NUMBER	DESCRIPTION
2	<p>All of the SESE of Section 22-4-2, excepting the following described land: Beginning at a point 400 feet due North of the South west corner of said above described land, and running North 920 feet to the Northwest corner. Thence East 82.37 feet. Thence South 920 ft. Thence West 82.37 feet to the place of beginning, the tract excepted containing 1.74 acres more or less. The land conveyed containing 38.25 acres more or less.</p> <p>38.26 Acres Book 67 Deeds page 416.</p>

ASSESSOR'S TAX NUMBER LIST
CANYON COUNTY

Replaced By TX 10244
11/27/13
DA

YEAR 19 81

Section 22-4-2

NUMBER	DESCRIPTION
Tax 2-B	<p>COMMENCING at the NE corner of the SE$\frac{1}{4}$SE$\frac{1}{4}$, Sec. 22, Twp 4N, Rng 2W, B.M., Canyon County, State of Idaho and running West along the North boundary line of the SE$\frac{1}{4}$SE$\frac{1}{4}$ a distance of 654.3 feet to the REAL POINT OF BEGINNING;</p> <p>Continuing West along said N. boundary 583.3 feet to a point;</p> <p>Thence South parallel to the West boundary line of said SE$\frac{1}{4}$SE$\frac{1}{4}$ a distance of 920 feet;</p> <p>Thence West 82.37 feet to a point on the West line of said SE$\frac{1}{4}$SE$\frac{1}{4}$;</p> <p>Thence South 400 feet along the W boundary line to the SW corner of said SE$\frac{1}{4}$SE$\frac{1}{4}$;</p> <p>Thence East along the South boundary line of the SE$\frac{1}{4}$SE$\frac{1}{4}$ a distance of 796.25 feet to a point;</p> <p>Thence North 400 feet and parallel to the West boundary line of the said SE$\frac{1}{4}$SE$\frac{1}{4}$ to a point;</p> <p>Thence West and parallel to the South boundary line of the said SE$\frac{1}{4}$SE$\frac{1}{4}$ a distance of 130.5 feet to a point;</p> <p>Thence North a distance of 920 feet and parallel to the West boundary line of the said SE$\frac{1}{4}$SE$\frac{1}{4}$ to the REAL POINT OF BEGINNING:</p> <p>EXCEPTING therefrom a parcel of land, particularly described as follows:</p> <p>Commencing at the SE corner of Sec 22 in T 4N, R 2W B.M., Canyon Co., Idaho and bearing N 50 feet, along the E Boundary of the aforesaid Sec. 22 to the N Boundary of the State Hwy, known and designated as No. 20 and the Franklin Lane;</p> <p>Thence W 750 feet, along the N boundary of the aforesaid State Hwy to the Real Point of Beginning;</p> <p>Thence continuing W 272.25 ft, along the N boundary of the aforesaid State Highway;</p> <p>Thence N 160 ft;</p> <p>Thence E 272.25 ft;</p> <p>Thence S 160 ft, on a line parallel to the E boundary of the aforesaid Section 22 to the REAL POINT OF BEGINNING.</p> <p>Also excepting all easements and rights-of-way as appear of record; Specifically excepting a 50' right-of-way for highway along the S boundary of the SE$\frac{1}{4}$SE$\frac{1}{4}$.</p> <p>Instrument #909877 recorded December 31, 1980. Fernando M. Duran to Jon L. Baumgartner.</p>

ASSESSOR'S TAX NUMBER LIST
CANYON COUNTY

YEAR 19 82

Sec. 22-4-2

SE

NUMBER	DESCRIPTION
TX 2-C	<p><u>THIS IS AN EXCEPTION</u></p> <p>Beginning at the Southeast corner of the SE$\frac{1}{4}$ of the SE$\frac{1}{4}$ of Section 22, TWP. 4N., R. 2 W. B. M., Canyon County, Idaho, bearing North 400 feet;</p> <p>thence West 300 feet to a point;</p> <p>thence South 400 feet to a point;</p> <p>thence East 300 feet to the point of beginning.</p> <p>(Approx. 2.7548 Acres).</p> <p>Exception therefrom:</p> <p>A strip of land 50 feet wide on the north side of following described center line of highway as surveyed and shown on the official plat of the Franklin Lane FAP 241 B (2) Highway Survey on file in the office of the Department of Public Works of the State of Idaho, and lying over and across the SE$\frac{1}{4}$ of the SE$\frac{1}{4}$ of Section 22, Twp. 4 N., R. 2 W.B.M.,</p> <p>Beginning at Station 283-71 of the said Highway Survey, which station is a point on tangent approximately 1339.7 feet West from the SE corner of Section 22, Twp. 4 N., R. 2 W.B.M.,</p> <p>thence running S89° 41' E 1339.7 feet to station 297+10.7 of said Survey which station is an angle point identical with the SE corner of Section 22, Twp. 4 N., R. 2 W.B.M.</p> <p>Together with all water, water rights, ditches and rights of way for ditches appurtenant thereto or in anywise appertaining;</p> <p>Instrument # 949519 (Approx. 1.5378 Acres)</p> <p>Recorded: June 11, 1982</p> <p>Between: Fred Duran and BCT & LC Credit Union</p> <p>Sheriff's Certificate of Sale of Real Property on Execution</p>

CANYON COUNTY ASSESSOR'S TAX NUMBER: TAX 95616

SECTION/TOWNSHIP/RANGE: 22-4N-2W

SUBDIVISION:

LOT\BLOCK\TRACT: 9757

ACCOUNT NUMBER: R34169-012- -0

TAX YEAR: 1995

INST #: 9527380

DATE: 9-28-95

GRANTOR: LAWERANCE V. GRAY, WHO ACQUIRED TITLE AS LAWRENCE V. GRAY & MARY LOU GRAY,
H/W

GRANTEE: WESLEY EVANS & BETTY JO EVANS-H/W

DATE CANCELLED:

NOTICE

THESE DOCUMENTS ARE MAINTAINED FOR
ASSESSMENT PURPOSES & SHOULD NOT
BE RELIED UPON FOR DETERMINING
PROPERTY BOUNDARIES & CURRENT
PROPERTY OWNERSHIP.

-----DESCRIPTION-----

THIS IS A PART OF TAX 2

A parcel of land lying within the SE 1/4 of the SE 1/4 of Section 22, T.4N., R.2W.,
B.M., Canyon County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 22, 23, 26 and 27 of T.4N.,
R.2W., B.M., Canyon County, Idaho at the center line intersection of Franklin Road and
Highway 20-26;

thence N. 89°41'00"W. 303.50 feet along the center line of said Highway 20-26 and
the Southerly line of said Section 22 to a point;

thence N. 01°29'09" W. 50.02 feet to the Southwest corner of the property described by
deed, Instrument No. 9506076, Canyon County Records, the TRUE POINT OF BEGINNING;

thence N. 89°41'00" W. 232.52 feet running parallel with and 50.00 feet Northerly of the
center line of said Highway 20-26 and the said Southerly line of Section 22 to a point;

thence N. 00°07'45" W. 350.00 feet running parallel with and 796.25 feet Easterly of
the Westerly boundary line of the SE 1/4 of the SE 1/4 of said Section 22 to a point;

thence S. 89°41'00" E. 224.23 feet running parallel with the said center line of
Highway 20-26 and with the said Southerly line of Section 22, to the Northwesterly corner
of the property described by said deed, Instrument No. 9506076;

thence S. 01°29'09" E. 350.16 feet along the Westerly boundary line of the property
described by said deed, Instrument No. 9506076 to the Point of Beginning;

Containing an area of 1.83 acres, more or less.

04N02W224

CANYON COUNTY PLAT BOOK

SECTION 22

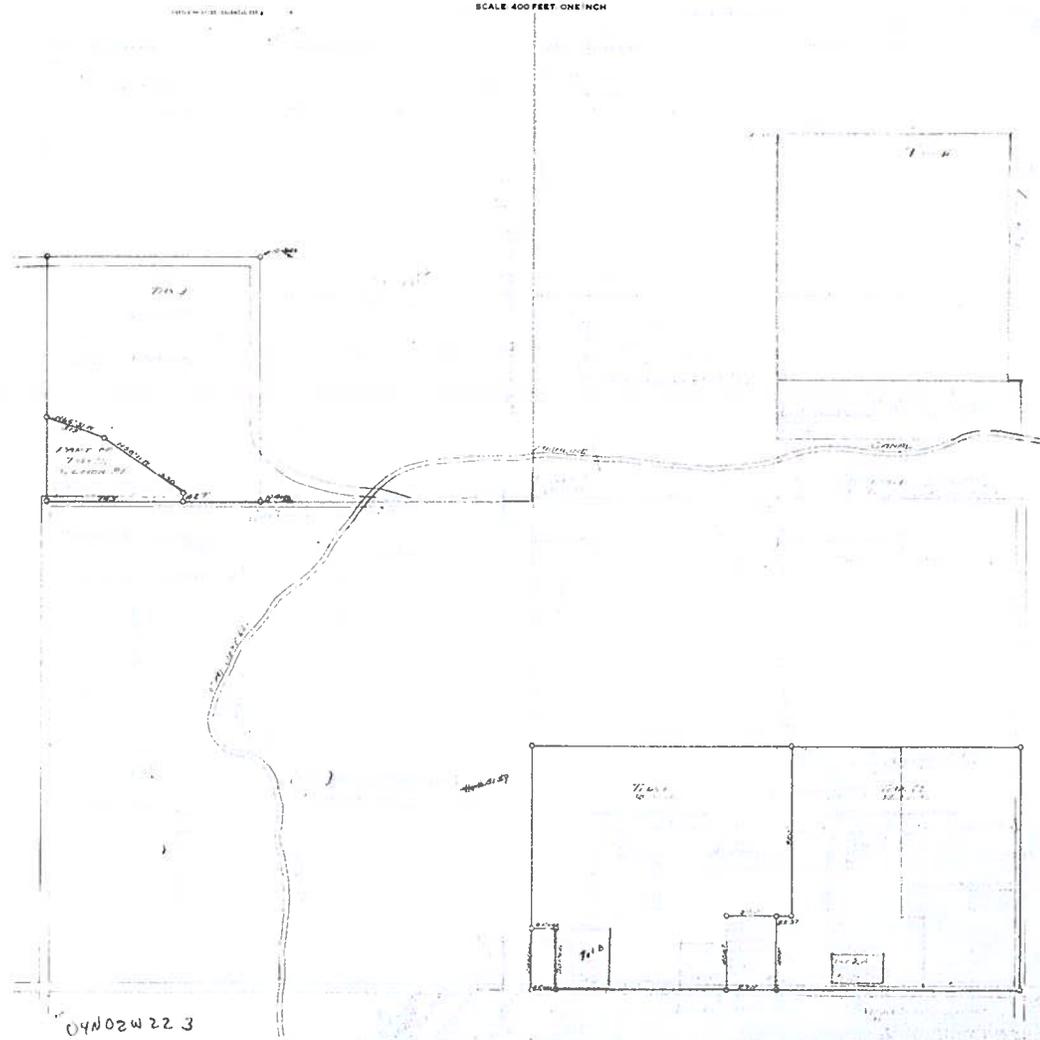
TOWNSHIP 4N

RANGE 21W

04N02W221

SCHOOL 231 ROAD

SCALE 400 FEET ONE INCH



04N02W223

04N02W222



Development Services Department



Canyon County, 111 North 11th Avenue, Caldwell, ID 83605

(208) 454 7458 ▪ (208) 454 6633 Fax ▪ Zoninginfo@canyonco.org ▪ www.canyonco.org/dsd

July 6, 2021

RE: Parcel Inquiry for R34169012

Question: Is there a building permit available?

07-18-01: ADMINISTRATIVE LAND DIVISIONS FOR ALL ZONES:

(1) *Administrative Land Divisions: An administrative land division of an original parcel is allowed in accordance with the following: (An original parcel predates the zoning ordinance of Sept. 6, 1979 and has not been split)*

A. *For land zoned A (agricultural), the minimum parcel size is one acre and an administrative land division of an original parcel is allowed in accordance with the following:*

Less than 80 acres	2 residential parcels
80 to 119 acres	3 residential parcels
More than 120 acres	4 residential parcels

B. *For all other zones land may be divided into no more than four (4) parcels through the administrative land division process. The minimum parcel or lot area shall be subject to the minimum lot size provisions of subsection 07-10-21(2) of this chapter.*

R34169012

No, there is not a building permit available or a split on the parcel. Parcel R34169012 was once apart of parcel R34169011. It was illegal divided off without County approval through court order approval.

In order to reinstate the building permit, the property would have to go through the Comprehensive Plan Map Amendment (\$2500) to change the future zoning from agricultural to residential, Rezone (\$850) to change the current zoning agricultural to residential followed by the subdivision platting process (\$1680 + \$10/a lot) per agreement Canyon County has with City of Nampa on their impact area.

Property is located in the City Impact of Nampa Parcel is zoned agricultural. If owner/buyer would like to use it for commercial, a Comp Plan Map Amendment and a Rezone would need to take place to change the zoning to a commercial zoning district. Looks like there may be a ditch easement located at the rear of the property but the owner/buyer would need to contact the local irrigation district for that easement width.

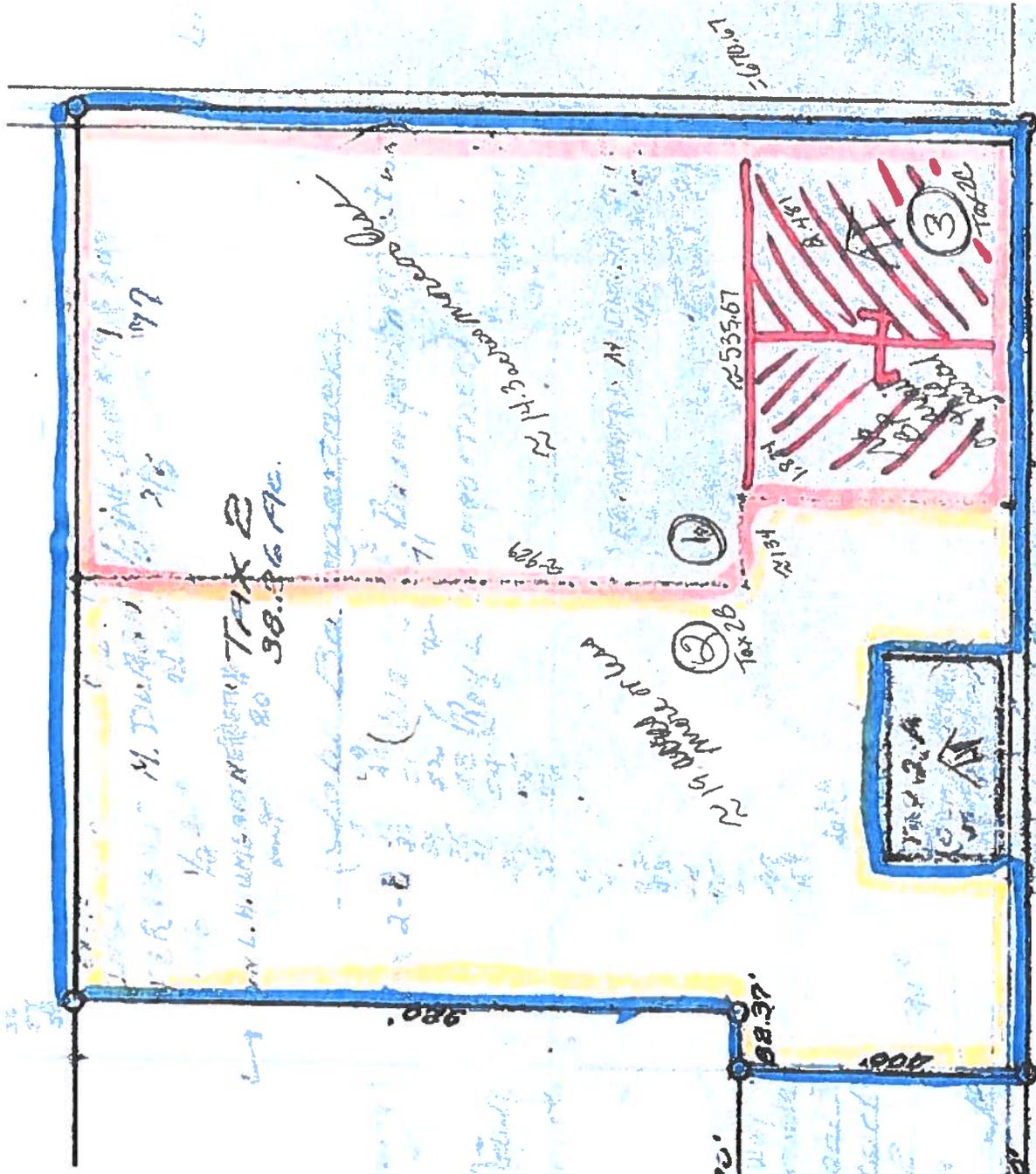
Not sure where applicate is seeing the lot being taxed as 2 residential lots because there is no building permit available on the parcel.

Please let me know if you have additional questions.

Sincerely,
Cassie Lamb
Planner I
Clamb@canyonco.org
208-454-6627

Planning • Zoning • Building • Code Enforcement

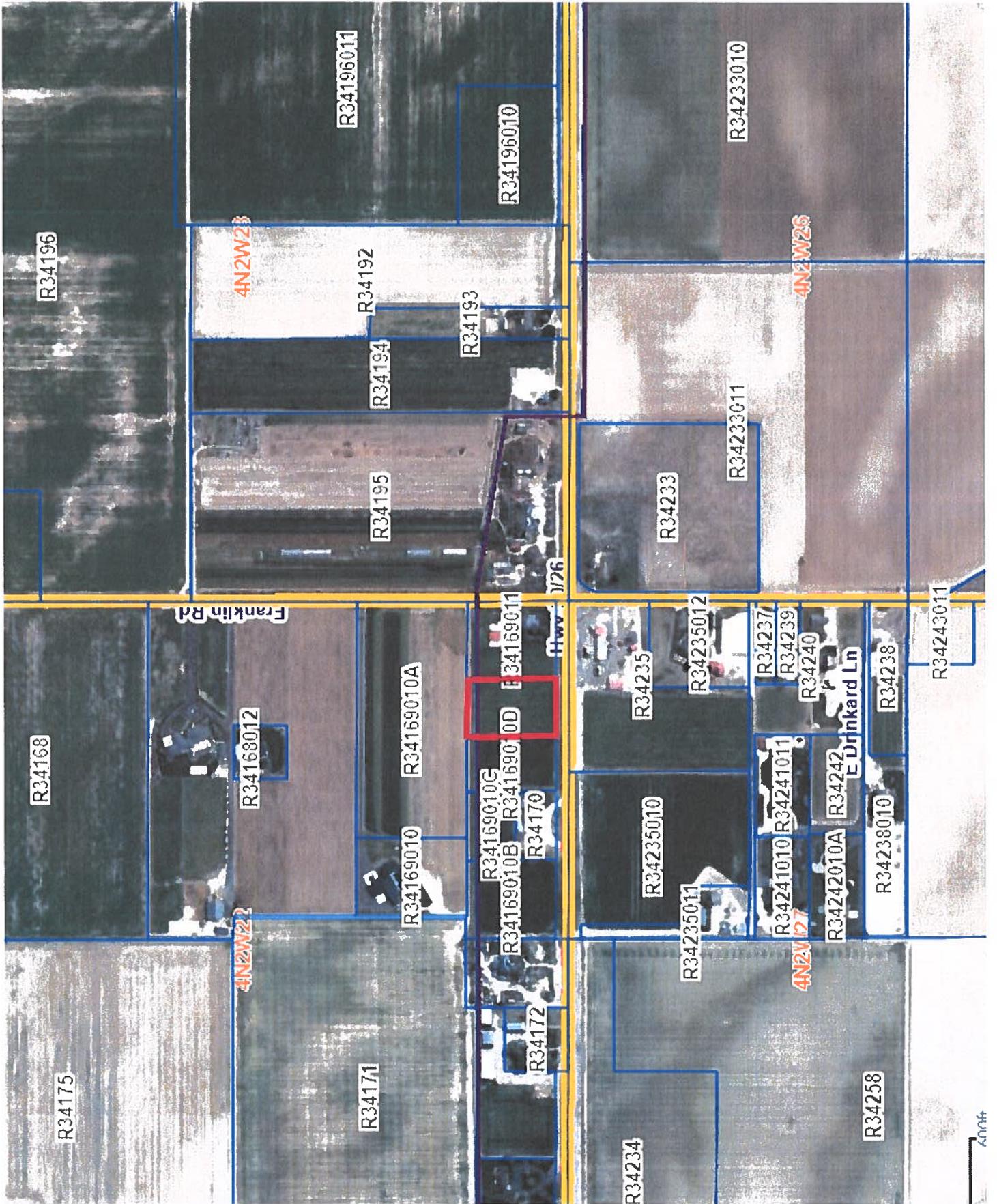
Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by planning for orderly growth and development through consistent administration and enforcement of County Ordinances.



~~Original~~
 Tax 2 = 38.26 acres
 21-1750
 ZB - 12/31/1980
 Duranto Baumgartner
 Adj Tax 2 - 1st Division
 1980

Commander of Tax 2 - not available in all surveys
 Tax 2 = 21.13 acres
 Area of transaction

~~Tax 2~~ - Court Ordered
 Sales 2.7548 acres
 100 x 300
 added later to (PBA)
 Court ordered
 Division



R34196

R34196011

R34196010

4N2W23

R34192

R34194

R34193

R34195

R34233010

4N2W26

R34233

R34233011

Franklin Rd

R34168

R34168012

R34169010A

R34169010

R34169010C

R34169010B

R34169010D

R34169011

1726

R34170

R34235

R34235012

R34237

R34239

R34240

R34241010

R34242

E Drinkard Ln

R34238

R34243011

R34175

4N2W22

R34171

R34169010

R34172

R34234

R34235011

4N2W27

R34258

400ft



R34196

R34196011

R34196010

R34192

R34194

R34193

R34195

4N2W2

4N2W2

R34233010

R34233

R34233011

R34168

R34168012

R34169010A

R34169010

R34169010G

R34169010B

R34169010D

R34169011

R34170

R34172

R34235

R34235012

R34235010

R34235011

R34237

R34239

R34240

R34241010

R34241011

R34242

R34242010A

R34238

R34238010

R34243011

R34243010

R34234

R34258



Development Services Department



Canyon County, 111 North 11th Avenue, Caldwell, ID 83605

(208) 454 7458 ▪ (208) 454 6633 Fax ▪ Zoninginfo@canyonco.org ▪ www.canyonco.org/dsd

July 6, 2021

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PARCEL INQUIRY REQUEST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

Email: zoninginfo@canvonco.org Phone: 208-454-7458 Fax: 208-454-6633



Type of Inquiry: General Information (e.g. zoning, setbacks)
 Status of Entitlements (e.g. is a building permit / land division available?)

Note: there is a \$35.00 fee per entitlement inquiry per parcel. We accept debit/credit cards, cash and checks. A credit card authorization form is attached for your convenience.

Person Making Inquiry: Property Owner Realtor Other

Name: Janice Mervin Date: 5/20/21
Address: 1202 Winther Blvd
City: Nampa State: ID Zip: 83651
Phone Number: [REDACTED]
Email address: [REDACTED]

Please include as much information below as possible:
Site Information: Address: Franklin & Hwy 20-26 (Legal: 22-4N-2W-SETAX 95616 IN SESE)
Tax Parcel Number (if known) R3416901200 Approximate Acreage: 1.83

Provide a detailed description of the information you require. Please be as specific as possible.
Can there be residential homes built? How many? Can it be used for a commercial situation? Currently used for farming but taxed as 2 residential lots. Are manufactured homes allowed - if so are foundations required? Can it be split? How many? Are building permits available. Are there development potentials. Are there any impact zone? Are there any easements?
Staff will provide a written response upon completion of the property research.

The property research information presented by the Development Services Department (DSD) is based on the current ordinances and policies in effect on the date of this summary, and based on your representations and information you provided about the subject property. This information is valid only at the time of inquiry and may change when the subject property, ordinances, or policies change. The information becomes certain and not subject to change when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.

PARCEL INQUIRY # PI2021-0347 FEE \$ 35.00 DATE: 5.21.21

NOTES: look at PBA AD2014-64

R34169012 PARCEL INFORMATION REPORT

7/6/2021 11:43:38 AM

PARCEL NUMBER: R34169012

OWNER NAME: EVANS WESLEY A AND BETTY JO FAMILY TRUST

CO-OWNER: EVANS BETTY JO TRUSTEE

MAILING ADDRESS: 3100 KOOTENAI ST BOISE ID 83705

SITE ADDRESS: 0 HWY 20 26 NA 83687

TAX CODE: 0640000

TWP: 4N

RNG: 2W

SECTION: 22

QUARTER: SE

ACRES: 1.84

HOME OWNERS EXEMPTION: No

AG-EXEMPT:

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: CANYON HWY

FIRE DISTRICT: STAR FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST

IMPACT AREA: NAMPA

FUTURE LAND USE: AG

IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT

FEMA FLOOD ZONE: X

FEMA FLOODWAY: NOT In FLOODWAY

FIRM PANEL NUMBER: 16027C0266F

WETLAND: Riverine

NITRATE PRIORITY: ADA CANYON

PRINCIPAL ARTERIAL: PRINCIPAL ARTERIAL

COLLECTOR: NOT In COLLECTOR

INSTRUMENT NO. : 2007043077

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 22-4N-2W SE TAX 95616 IN SESE

PLATTED SUBDIVISION:

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PANEL
16001C0120J
eff. 6/19/2020

PANE
16027C0166G
eff. 6/7/2019

Franklin Rd

R34169010

8160 Hwy 20/26

R34169012

Illegally
divided

R34169011

R34170



Hwy 20/26

R34233

R34235

Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 83670

Date: 9/24/2024

Date Created: 9/24/2024 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Machsie Investments LLC; Hatch Design Architecture
Comments: CR2024-0006
Site Address: 0 HWY 20 26, Nampa ID 83687 / Parcel Number: 34169012 0

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	CR2024-0006	\$1,400.00	\$0.00	\$0.00
Sub Total:		\$1,400.00		
Sales Tax:		\$0.00		
Total Charges:		\$1,400.00		

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	101	\$1,400.00
Total Payments:		\$1,400.00

ADJUSTMENTS

Receipt Balance: \$0.00