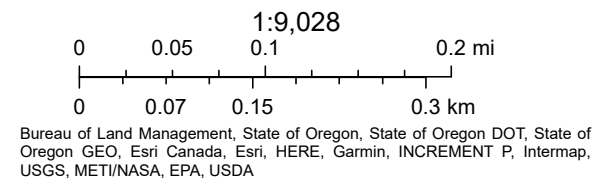


Canyon County, ID Web Map



9/27/2024, 1:08:54 PM

- Multiple Parcel Search _Query result
- Hydro_NHDFlowline
- CC_PrivateRoads
- ITDFunctionalClassification
 - Major Collector
 - Minor Arterial
 - Urban_2023
 - Red: Red
- Imagery_2022
 - Green: Green
 - Blue: Blue
 - Red: Band_1





ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>THOMAS C. EVANS</u>	
	MAILING ADDRESS: <u>12724 ROBERS LN, NAMPA, ID 83651</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
<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>09-10-2024</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>S/A</u>	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: <u>12724 ROBERS LN, NAMPA, ID 83651</u>	
	PARCEL NUMBER: <u>R328160000</u>	
	PARCEL SIZE: <u>5.68 ACRES</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>AG</u>	PROPOSED ZONING: <u>C2</u>
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>CR2024-0007</u>	DATE RECEIVED: <u>9/25/24</u>
RECEIVED BY: <u>M. Benson</u>	APPLICATION FEE: <u>\$1,400</u> <u>CR</u> MO CC CASH

4158



RECEIVED
SEP 23 2024
BY: LO

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.	<u>[Signature]</u>	✓
Letter of Intent (see standards on next page)	<u>[Signature]</u>	✓
Land Use Worksheet	<u>[Signature]</u>	✓
Neighborhood Meeting form was completed and signed	<u>[Signature]</u>	✓
Completed Agency Acknowledgement form including:	<u>[Signature]</u>	
Southwest District Health		✓
Irrigation District		✓
Fire District		✓
Highway District/Idaho Transportation Dept		✓
Area of City Impact (If applicable)		✓
Conditional Rezone:	<u>[Signature]</u>	
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	<u>[Signature]</u>	✓
Deed or evidence of property interest to the subject property	<u>[Signature]</u>	✓
Fee: \$ 950 Rezone \$1,400 Conditional Rezone \$2,800 Text Amendment	<u>[Signature]</u>	

****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.

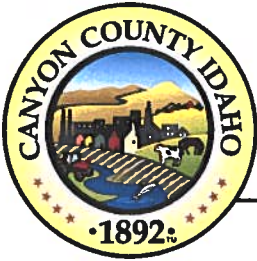
REZONE OPTION:

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: [Signature] Date 09/10/2024

DSD Planner: _____ Date _____



AGENCY ACKNOWLEDGMENT

Date: SEPTEMBER 10, 2024
Applicant: THOMAS EVANS
Parcel Number: R 328160000
Site Address: 12724 ROGERS LN, NAMPA, ID 83651

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: 09/17/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: CALDWELL FIRE

☒ Applicant submitted/met for informal review.

Date: 9/11/24 Signed: Anthony
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: Highway District No. 4

☒ Applicant submitted/met for informal review.

Date: 9/19/24 Signed: David
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Pioneer Irr Dist

☒ Applicant submitted/met for informal review.

Date: 9/12/24 Signed: Mike
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: Caldwell

☒ Applicant submitted/met for informal review.

Date: 9/11/24 Signed: Maga
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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: NO WATER WILL BE USED FOR PROJECT.

☐ How many Individual Domestic Wells are proposed? _____

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

☒ N/A – Explain why this is not applicable: NO SEWER OR SEPTIC WILL BE USED.

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: SOLID VINYL Height: SIX FOOT

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)

UPPER EMBANKMENT DRAIN, PHYLLIS CANAL

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

☒ Water supply source: AG WELL / FIRE HYDRANT

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: RECREATIONAL VEHICLE STORAGE LOT

2. DAYS AND HOURS OF OPERATION:

<input checked="" type="checkbox"/> Monday	<u>6 AM</u>	to	<u>10 PM</u>
<input checked="" type="checkbox"/> Tuesday	<u>6 AM</u>	to	<u>10 PM</u>
<input checked="" type="checkbox"/> Wednesday	<u>6 AM</u>	to	<u>10 PM</u>
<input checked="" type="checkbox"/> Thursday	<u>6 AM</u>	to	<u>10 PM</u>
<input checked="" type="checkbox"/> Friday	<u>6 AM</u>	to	<u>10 PM</u>
<input checked="" type="checkbox"/> Saturday	<u>6 AM</u>	to	<u>10 PM</u>
<input checked="" type="checkbox"/> Sunday	<u>6 AM</u>	to	<u>10 PM</u>

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

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

Height: 4 ft Width: 4 ft. Height above ground: 6 ft

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

5. PARKING AND LOADING:

How many parking spaces? 120

Is there is a loading or unloading area? NONE

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 0

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other N/A

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

N/A

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

N/A

Michelle Barron

From: Tom Evans [REDACTED]
Sent: Wednesday, September 25, 2024 12:53 PM
To: Michelle Barron
Subject: Re: [External] Re: Conditional Rezone Application

Michelle,

RE: 12724 Ropers Ln, Nampa, ID 83651 2C RV Storage

Thank you again for your assistance with this development. I am only asking for the one specified use of RV Storage Facility for the project. Please let me know if you have any questions or concerns.

Sincerely,

Thomas Evans, REALTOR®
Associate Broker
Evans Home & Ranch Realty
@Silvercreek Realty Group
[REDACTED]

ALERT! We will never send you wiring information via email or request that you send us personal financial information by email. If you receive an email message like this concerning any transaction involving Evans Home & Ranch Realty @ Silvercreek Realty Group, do not respond to the email and immediately contact your agent via phone.

On Tuesday, September 10, 2024 at 04:37:31 PM MDT, Michelle Barron <michelle.barron@canyoncounty.id.gov> wrote:

Yes, you will need to have them sign off on having been notified of the project. I recommend including any sketch that you are planning on submitting to the County and your letter of Intent. Some agencies may have you submit an application for review as well. It really helps speed up the process when it is time for the Planning review of your project. Plus, it will give you some insight as to what will be required from them.

Thanks,

Michelle Barron

Principal Planner

Canyon County Development Services Department

2C RV Storage Facility

Letter of Intent

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

To Whom It May Concern:

We are requesting a conditional use permit for our existing property located at 12724 Ropers Ln, Nampa, ID 83651, a property located in Canyon County and outside of any city limits, although located in a potential annex area for the City of Caldwell according to their comprehensive plan. As ours is a property over 5 acres, we choose to remain in Canyon County.

The intent of this conditional use permit is to allow a conditional rezone from agricultural to C2 for an RV storage facility on part of our property of about 3.0 acres out of the existing 5.68 acres. Site improvement will be minimal. The property is currently an agricultural use facility for cattle and livestock. The area specifically to be used is pasture at present. The driveway leading into the storage area and the storage area will be graded to retain any water runoff and will have a six inch base of pea gravel brought in to accommodate any heavy vehicles and reduce dust.

There will be a coded entry gate limiting access to our clientele only. The drive and parking area will be fully fenced with six foot solid vinyl fence. There will be a monument type, unlit sign of 4 ft by 4 ft at the entrance to the facility. We will continue living in our existing home as we operate the storage facility onsite.

Hours of operation will be from 0530 hrs to 2200 hrs, seven days a week. There will be no employees as we will be the self employed operators running the facility. Entry and exit will be via public paved roads south of Lakevue Elementary School and will not impact the school.

STANDARDS OF EVALUATION:

1. Is the proposed conditional rezone generally consistent with the comprehensive plan?
 - a) Yes. The comprehensive plan calls for a majority of residential in this area, with pockets of community commercial to support the area.
2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
 - a) Yes, being a small island of agricultural land surrounded by hundreds of single family homes will create hardship for the owners of the Ag

lands. The owners will no doubt dozens of endure complaints about their livestock causing odors, flies, dust and noise. Despite the fact that these ranches have been here since 1978.

3. Is the conditional rezone compatible with surrounding land uses?
 - a) Yes, the benefit to the community is that there are hundreds of homes being built around the property with no place to store RVs,, boats, off-road vehicles and more. In our central location, we would be the facility for those homes to keep their recreation vehicles close by. By appearance, the RV lot would blend in with the surrounding homes by having matching six foot vinyl fence surrounding it and the color of the RVs would actually match.
4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
 - a) When the Peregrine Estates Subdivision was approved and annexed into the City of Caldwell, it negatively impacted the character of our area as we went from hundreds of acres of farmground, ranches and small farms, to hundreds of single family and townhome dwellings after all of us being here for more than 10 years. To now change the zoning to community commercial would actually conform better to the area than agricultural zoning. The families moving into the hundreds of subdivision homes will not appreciate Ag property owners using tractors to harvest crops at 2 am in the morning, animal smells, flies, Friday night rodeos in the lighted riding arena and more.
5. Will adequate facilities and services, including sewer, water, drainage, and utilities be provided to accommodate the proposed conditional rezone?
 - a) Yes. There will be no utilities required as the use will be for simple storage (parking) of RVs, boats and off-road vehicles. No utility services will be offered. RVs will not be connected to services at this site. Drainage will be retained onsite.
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?
 - a) No, traffic impacts will be minimal with only a handful of vehicles traveling to or from the subject property most days. On isolated holidays, that impact may increase slightly, but will have no impact. There are several routes to and from the property that can be accessed by patrons of the business. Also, hours of operation will limit access to and from the property.
7. Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?
 - a) Yes, Peregrine Estates Developer CBH Homes will be installing paved, public roadways into and out of the area surrounding the subject property. One in particular, Ropers Lane, will service the

property, with Patriot Avenue, and Fuschia Way intersecting Ropers within a quarter mile. .

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? Ord. 16-0076-20-2016

- a) Under normal conditions, there should be little to no impact on public services. Because the RVs stored at the lot are not inspected by the subject property, there may be risk of fire on occasion, but the same response would be required at the vehicle owners' home were it stored there instead of this facility. Measures to mitigate will be a requirement of all clients storing their RVs at the facility to maintain their vehicles in proper working order, maintain insurance for liability, not to store hazardous materials other fuels in their fuel tanks of the RVs.

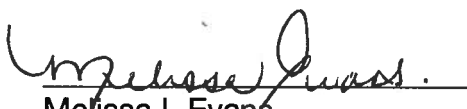
No one will buy our property because of the CBH Homes Subdivision Peregrine Estates going in around us as we recently listed our property for sale with no buyers for several months. The subdivision homes being built have degraded our property values and stranded us here with no recourse. The highest and best use of this property now is to conditionally rezone to a conforming uses for the area, to wit, this RV storage facility.

We therefore respectfully request this conditional rezone as an alternative that will make our forced living arrangements more acceptable, while also serving the surrounding community.

Respectfully,



Thomas C Evans



Melissa L Evans

2C RV Storage

Operations Plan

1. Time Requirements:
2. Commencement of Operation
 - a) As soon as possible.
 - b) Prior to the end of 2024
 - c) When Rezone is authorized.
3. Hours of Operation
 - a) Mon-Sun 0530-2200 hrs
4. Noise levels
 - a) Other than entering or exiting with RVs, there will be no noise created.
 - b) Normal vehicle engine sounds entering or leaving the facility.
 - c) No RV generator operation will be allowed on site.
5. Dust Levels
 - a) Speed limit signs of 5 MPH will be posted at entrances and exits to keep dust levels to a minimum. The driveway in and parking area will be covered in pea gravel to lower dust levels even more. It is anticipated that only a handful of RVs will be driven in or out in a day.
6. Air and Water Quality
 - a) Air and water quality will not be affected other than when RVs are delivered to or pick up from the facility.
 - b) RVs with engines (Motorhomes) will be required to have a metal catch pan under the engine and transmission area.
7. Raw Material Delivery
 - a) Other than initial setup, there will be no deliveries of raw materials.
 - b) A six inch base of pea gravel for the parking area and driveway will be brought in initially.
8. Finished Product and Marketing
 - a) No product will be created on this site.
 - b) Marketing will consist of one, 4 ft by 4 ft sign, unlit, at the entrance to the facility.
 - c) All other marketing will be via traditional marketing methods such as social media, print media and televised/radio media.
9. Site improvements
 - a) Site improvements will be minimal.
 - b) six foot solid vinyl fencing on both sides of the entrance and driveway to the storage area.

- c) Six foot solid vinyl fencing around perimeter of storage area.
- d) Grading to level and retain runoff water.
- e) Six inch base of pea gravel to drive and storage areas.
- f) Fire hydrant connection will be added in storage area. Water provided by high capacity Ag Well (Existing)
- g) No structures will be erected other than fencing.

10. Public and Private Facilities

- a) Public facilities will consist of the driveway from Ropers Ln to the storage area as well as the storage area.
- b) Private facilities will be our house and horse facilities currently on the property.

11. Public Amenities and Infrastructure

- a) Fencing and land only.

Canyon County Assessor



- 2024, 2:57:12 PM
- Taxparcels
- Canyon County Roads
- Canyon County Roads

☐ Sections

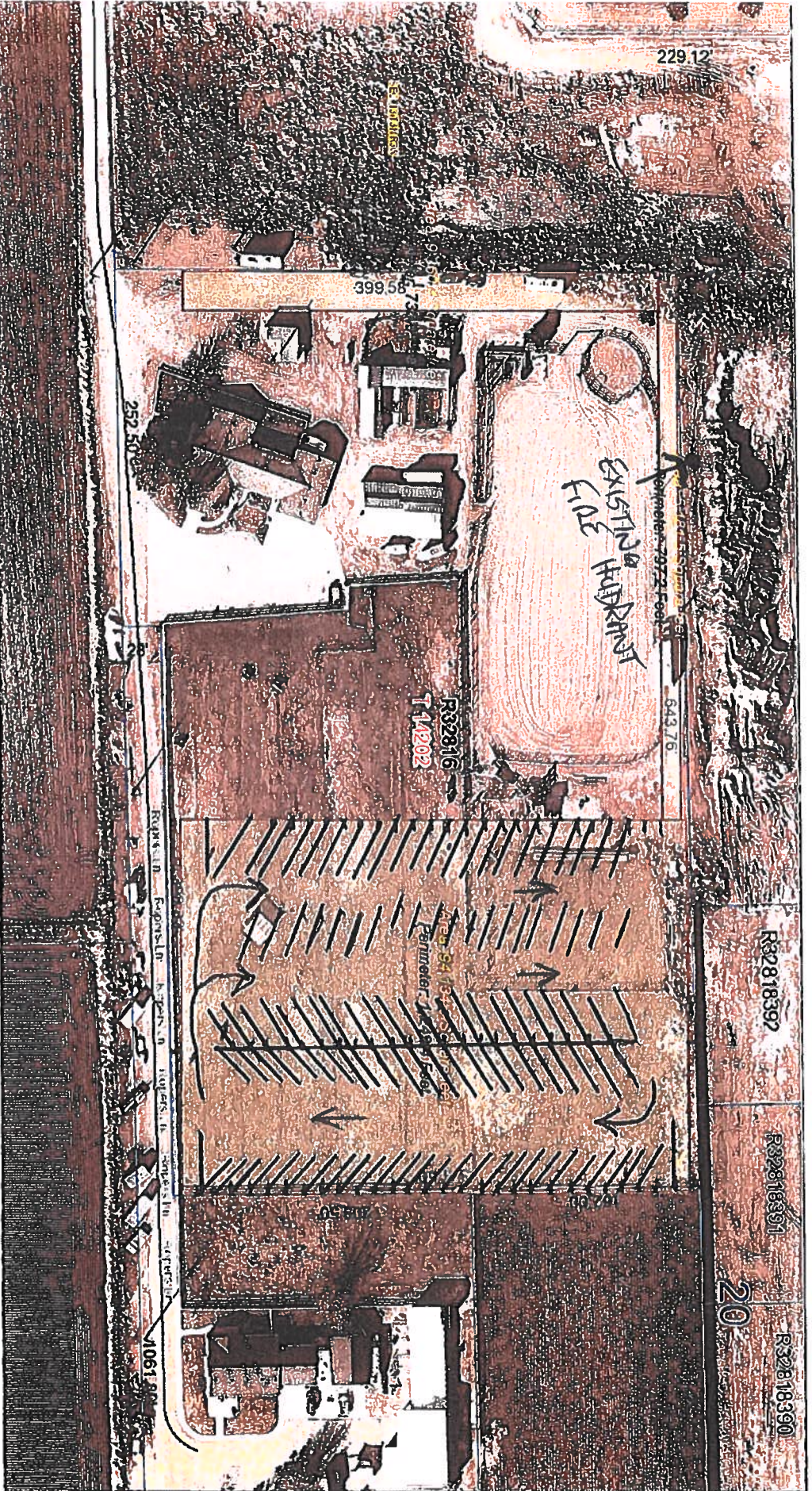
☐ Imagery_2022

☐ Red: Band_1

☐ Green: Band_2

☐ Blue: Band_3

Canyon County Assessor



2024, 2:57:12 PM

Taxpayers

Canyon County Roads

Canyon County Roads

Sections

Imagery_2022

Red: Band_1

Green: Band_2

Blue: Band_3

Canyon County Assessor

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:	12724 ROGERS LN, NAMPA, ID	Parcel Number:	R328160000		
City:	NAMPA	State:	ID	ZIP Code:	83651
Notices Mailed Date:	08-22-2024	Number of Acres:	5.68	Current Zoning:	AG
Description of the Request:	RE-ZONE 3 ACRES TO C2 ZONING FOR RV STORAGE				

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name:	THOMAS AND MELISSA EVANS				
Company Name:	JC RV STORAGE				
Current address:	12724 ROGERS LN				
City:	NAMPA	State:	ID	ZIP Code:	83651
Phone:	[REDACTED]		Cell:	524-XXXX	Fax:
Email:	[REDACTED]				

MEETING INFORMATION

DATE OF MEETING:	08-29-2024	MEETING LOCATION:	12724 ROGERS LN, NAMPA, ID
MEETING START TIME:	6 PM	MEETING END TIME:	7 PM
ATTENDEES:	NONE		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:	
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
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10.
11.
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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):

THOMAS C. EVANS

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 09 / 23 / 2024

NOTICE OF NEIGHBORHOOD MEETING
CONDITIONAL USE PERMIT
PRE-APPLICATION REQUIREMENT JFOR A PUBLIC HEARING

August 22, 2024

Dear Corey Barton,

mailed 8/22/2024
Nampa Post Office

COPY

We are in the process of submitting an application for a Conditional Zone Change 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 Conditional Zoning Change is applied.

The Neighborhood Meeting details are as follows:

Date: August 29th, 2024

Time: 6:00 p.m.

Location: 12724 Ropers Lane, Nampa ID 83651

Property description: RV & Boat Storage

The project is summarized below:

Site Location: 12724 Ropers Lane, Nampa ID 83651

Proposed access: Ropers Lane

Total acreage: 3.0

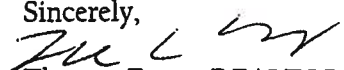
Proposed lots: 1

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 208-270-1957, Tom@EHRRealtyIdaho.com or written correspondence to, 12724 Ropers Lane, Nampa ID 83651.

Sincerely,


Thomas Evans, REALTOR





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

AFFIDAVIT OF LEGAL INTEREST

I, THOMAS C. EVANS, 12724 ROBERS LN
(name) (address)
NAMPA, ID 83651
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

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

SAME, SAME AS ABOVE
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. 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 5th day of SEPTEMBER, 20 24.

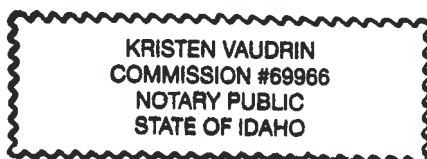
[Signature]
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 5 day of September, in the year 20 24, before me Kristen Vaudrin
a notary public, personally appeared Thomas Clifford Evans, 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: [Signature]

My Commission Expires: 02/01/30



Pioneer Title Co.
GOING BEYOND

100 10th Avenue South
Nampa, ID 83651

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

2014-023538

RECORDED

07/01/2014 02:41 PM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 JCRANE

\$13.00

TYPE DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

File No. 544245 TG/JW

WARRANTY DEED

For Value Received

Allen L. Duby, also known as Allen L. Duby Jr., an unmarried man

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

Thomas C Evans and Melissa L Evans, husband and wife

hereinafter referred to as Grantee, whose current address is 15274 Lake Ave, Nampa, ID 83651

The following described premises, to-wit:

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), 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: June 27, 2014

Allen L. Duby

State of Idaho, County of Canyon

On this 30th day of June in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Allen L. Duby known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Residing at:

RESIDING IN NAMPA, IDAHO
MY COMMISSION EXPIRES 05/17/2020



State of Idaho

} ss.

County of Canyon

I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.

DATED

9/6/2004

RICK HOGABOAM, Clerk of the District Court

and Ex Officio Recorder

By

Deputy

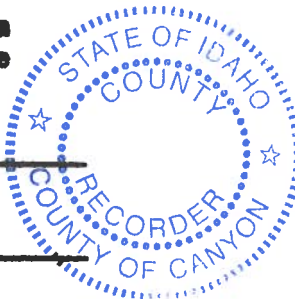


EXHIBIT A

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho more particularly described as follows:

BEGINNING at the Southwest 1/16 corner of said Section 13; thence along the West boundary line of the Northeast Quarter of the Southwest Quarter of said Section 13

North 00° 08' 04" East, 399.58 feet; thence

North 89° 00' 00" East, 643.76 feet; thence

South 00° 56' 49" East, 371.50 feet; thence

South 89° 00' 00" West, 398.83 feet; thence

South 01° 00' 00" East, 28.00 feet to a point on the South boundary line of the Northeast Quarter of the

Southwest Quarter of said Section 13; thence along said South boundary line

South 89° 00' 05" West, 252.50 feet to the POINT OF BEGINNING.

Together with a non-exclusive easement for ingress and egress over the Northerly 20 feet of the Southwest Quarter of the Southwest Quarter and the North 20 feet of the West 50 feet of the Southeast Quarter of the Southwest Quarter of Section 13, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho.

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: 83685

Date: 9/26/2024

Date Created: 9/26/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Thomas C. Evans

Comments: CR2024-0007 Conditional Rezone

Site Address: 12724 ROPERS LN, Nampa ID 83651 / Parcel Number: 32816000 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	CR2024-0007	\$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	4158	\$1,400.00

Total Payments: \$1,400.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: pdilbeck