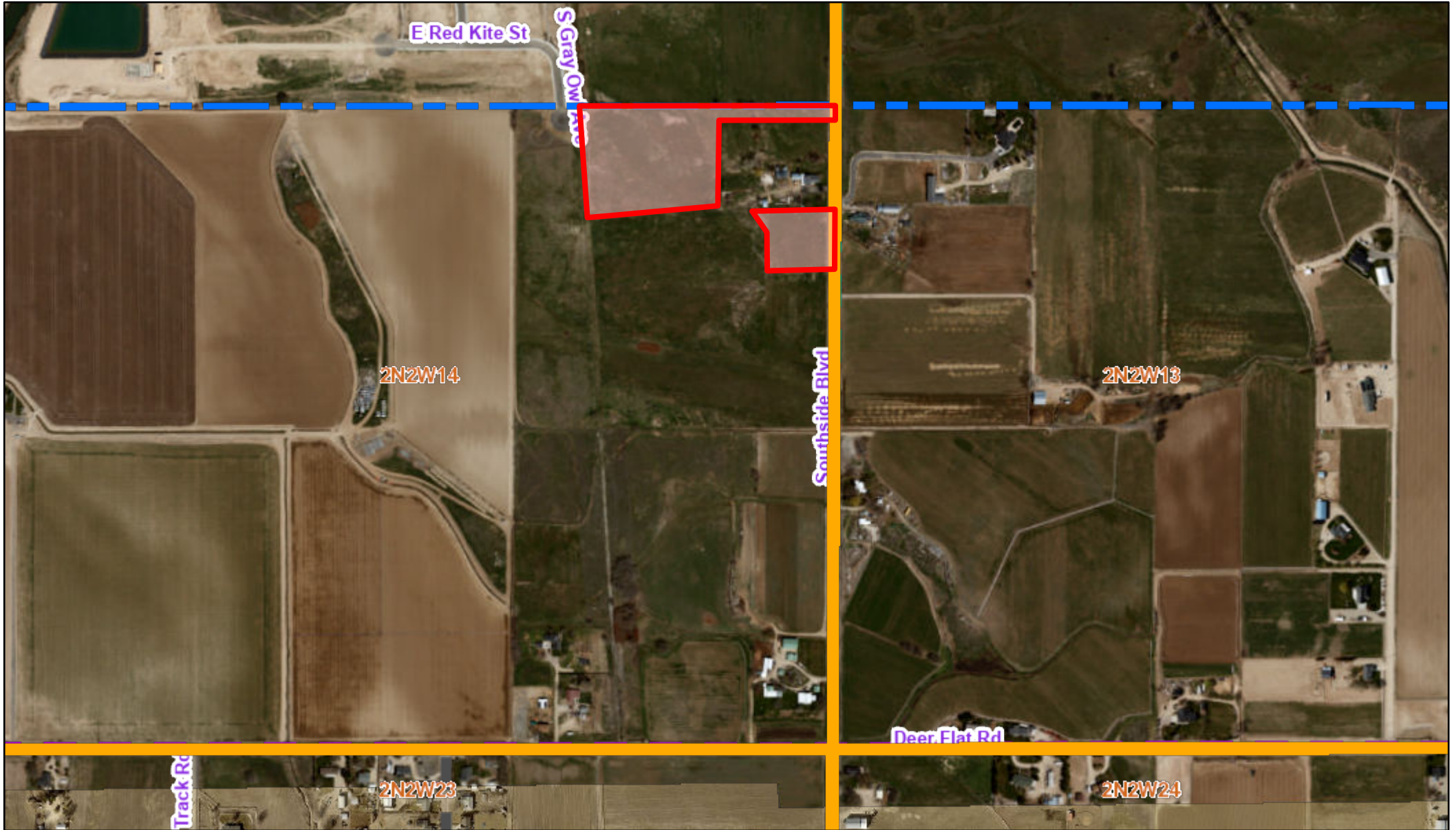
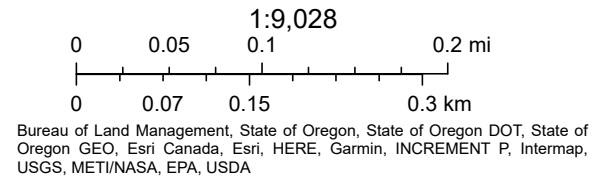


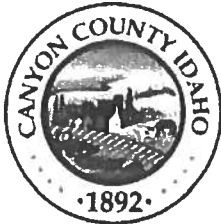
Canyon County, ID Web Map



1/17/2025, 9:28:36 AM

- Multiple Parcel Search_Query result
- Sections
- County Boundary
- Current Impact Area
- City Limits
- Minor Arterial
- CC_PrivateRoads
- Major Collector
- Urban_2023
- Red: Red
- Green: Green
- Blue: Blue
- Red: Band_1
- Green: Band_2





ZONING AMENDMENT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Brian & Nichole Bohner	
	MAILING ADDRESS: 903 E. Winding Creek Drive Eagle, Idaho 83616★	
	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>		
Signature: <u><i>Brian Bohner</i></u>		Date: <u>10-31-24</u>

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Ryan Martin	
	COMPANY NAME:	
	MAILING ADDRESS: 903 E. Winding Creek Drive Eagle, Idaho 83616★	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 0 Southside Blvd. Nampa	
	PARCEL NUMBER: R29554-014, R29554-015	
	PARCEL SIZE: 6.252, 1.648 Total of 7.9 acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Ag	PROPOSED ZONING: CR-RR
	FLOOD ZONE (YES/NO) No	Rural-Residential

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CR2024-0010</u>	DATE RECEIVED: <u>11-21-24</u>
RECEIVED BY: <u>Emily Bunn</u>	APPLICATION FEE: <u>1400</u> CK MO CC CASH

date application was deemed complete.

★ see legal affidavit for updated address



RECEIVED
NOV 05 2024

ZONING AMENDMENT *to*
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.	✓	✓
Letter of Intent (see standards on next page)	✓	✓
Land Use Worksheet	✓	✓
Neighborhood Meeting form was completed and signed	✓	✓
Completed Agency Acknowledgement form including:		✓
Southwest District Health	✓	✓
Irrigation District	✓	✓
Fire District	✓	✓
Highway District/Idaho Transportation Dept	✓	✓
Area of City Impact (If applicable)	N/A	N/A
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	✓	
Deed or evidence of property interest to the subject property		✓
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: N/A 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

Southside Project Letter of Intent

November 5, 2024

Contact: *Ryan Martin*

[REDACTED]

[REDACTED]

Request to:

Conditionally Rezone approximately 7.9 acres from Agriculture to a Conditional Rural-Residential zone (Ag to CR-R-R), limited to three (3) residential lots.*

* No change to the County's 2030 Future Land Use Map as rural residential zoning can be considered per the 2030 Comprehensive Plan text in the areas identified as "Agriculture".

Narrative:

The subject property which includes two non-adjacent parcels were previously divided and offered for sell as is to Brian and Nichole Bohner. The Bohner's purchased the two separate parcels. Neither of the two parcels met the land division processes outlined in CCZO and do not have allowed residential use opportunities until the properties are brought into compliance with zoning standards. This development request is the first step to bringing the property into compliance. A platted subdivision formalizing the three lots will be the last step.

The property falls just south of the Nampa Area of City Impact boundary. The current Canyon County Future Land Use Map (FLUM) designation is agriculture, but as reported during the adoption hearing this was to ensure better alignment with the City of Nampa's Comprehensive Plan. The Nampa FLUM designation immediately north of the subject property, within the impact area is Residential Mixed Use; Nampa does not include a designation for the subject property as it is outside of their expected growth area. Furthermore, Nampa planning staff stated this is not in their planning area and although a pre-annexation agreement was offered, one would not be accepted by the City.

Agriculture Description: The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value.

*Applicable Zone Districts **R-R**, AC-5, AC-20, AC-40¹*

District	Description	Density Maximum
Rural Residential (R-R)	The R-R district provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses.	1 unit per 2 acres

2

In addition, a 2019 Comprehensive FLUM change was approved to the neighboring property (known as Osprey Subdivision) to residential on August 3, 2020. However, this FLUM change did not transfer to the adopted 2030 FLUM (inclusion of this map change is not required per Idaho Code §67-6509 (4) which allows amendments to the FLUM every 6 months).

The request is to conditionally rezone Parcel R29554-014 and R29554-015 to Rural Residential (CR R-R). The adjacent zoning for Osprey Subdivision is R-1 (Single Family Residential). The primary use will be for rural residential uses on 2 lots on R29554-014 (a 6.25 acre parcel) and no division to R29554-015 (1 residential lot). The proposed zoning and lots will act as a buffer between the planned development of Osprey Estates subdivision immediately west of the subject property (as well as Nampa's expected growth to the north of the subject property) and the agricultural uses to the east and south of the subject property.

Access: All lots will be accessed by a private driveway onto Southside Blvd. Frontage does exist for both parcels onto Southside Blvd. Proposed Lot 2 on the site plan will be served by an easement as denoted.

¹ Page 25, Canyon County Comprehensive Plan 2030

² Page 26, Canyon County Comprehensive Plan 2030

Site Plan



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? 3

2. **SEWER (Wastewater)** Individual Septic Centralized Sewer system
 N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**
 Surface Irrigation Well None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**
 Pressurized Gravity

5. **ACCESS:**
 Frontage Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**
 Public Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** Fencing will be provided (Please show location on site plan)
Type: _____ 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 well on

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential 3 Commercial _____ Industrial _____
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION: Will comply with standards of Fire Code

Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: None

2. DAYS AND HOURS OF OPERATION:

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

3. WILL YOU HAVE EMPLOYEES? Yes, how many? _____ No

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

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

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

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

Notice of Neighborhood Meeting

Pre-application requirement for a Public Hearing

September 27, 2024

Dear Neighbor,

We are in the process of applying for a Conditional Rezone (zoning map amendment) and a Future Land Use Map change to Canyon County Development Services (DSD). Details can be found on the attached letter of intent and site plan.

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 (this could be anywhere from a few months up to 2 years from now). Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing date via postal mail, newspaper publication, and/or a sign on the property.

The Neighborhood Meeting details are as follows:

Date: October 8, 2024
Time: 4:00 to 4:30 pm.
Location: Parking Lot of:
New Horizons Dual Language Magnet Elementary School
5226 Southside Blvd, Nampa, ID 83686
(location included on attached vicinity map)

Subject Property Location: ½ mile south of E. Lewis Ln. on the west side of Southside Blvd. See attached site plan and vicinity map.
Proposed access: See attached letter of intent
Total acreage: 7.9 acres
Proposed lots: 6

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have. If you are not able to attend phone calls and emails to the number referenced below are welcome. *Please do not call Canyon County Development Services regarding this meeting. This is a PREAPPLICATION 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 questions before or after the meeting, please contact me by email: keri@tvpidah.com or phone/text: (208)740-1820.

Sincerely,

Keri K. Smith
Treasure Valley Planning Idaho

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: 0 Southside Blvd.	Parcel Number: R29554-014, R29554-011	
City: Nampa	State: ID	ZIP Code:
Notices Mailed Date:	Number of Acres: 7.9 ac	Current Zoning: Ag
Description of the Request: Conditional Rezone, Comprehensive Plan Map Change, and a Development Agreement		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Keri Smith / Connie Lou Aebischer		
Company Name: Treasure Valley Planning		
Current address: 17741 Linden Ln		
City: Caldwell	State: ID	ZIP Code: 83607
Phone: [REDACTED]	Cell:	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 10/8/2024	MEETING LOCATION: New Horizons Magnet Elementary School 5226 Southside Blvd, Nampa - Parking Lot	
MEETING START TIME: 4:00 pm	MEETING END TIME:	
ATTENDEES: Host: Keri Smith Keri Smith 17741 Linden Ln. Caldwell, 1083607		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Jody Lanelle Nelson	Janelle Nelson	11293 Greenhurst
2. John + Christine Babiski		9439 Southside Blvd
3.		
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):

Keri K. Smith

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 10 / 08 / 2024

**CANYON COUNTY LISTING -R29554-014 & 015 600 FEET
September 19, 2024**

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.



PIN	Owner Name	In Care Of	Address	City, State, Zip
29552129 0	ACME SUNFIELD LLC		10211 180TH ST SE	SNOHOMISH, WA, 98296
29552127 0	ACME SUNFIELD LLC		10211 180TH ST SE	SNOHOMISH, WA, 98296
29552128 0	ACME SUNFIELD LLC		10211 180TH ST SE	SNOHOMISH, WA, 98296
29552126 0	ACME SUNFIELD LLC		10211 180TH ST SE	SNOHOMISH, WA, 98296
29554000 0	BABSKI JOHN		9439 SOUTHSIDE BLVD	NAMPA, ID, 83686
29541000 0	BARSBY CHARLES RUSSELL REVOCABLE LIVING TRUST @	@	6800 W ELDER ST	BOISE, ID, 83709
29554014 0	BOHNER BRIAN		2958 W CHAMPAGNE CT	EAGLE, ID, 83616
29554015 0	BOHNER BRIAN		2958 W CHAMPAGNE CT	EAGLE, ID, 83616
29554012 0	BULL AND BULLET LLC		16432 N MIDLAND BLVD STE 14	NAMPA, ID, 83687
29554012A0	BULL AND BULLET LLC		16432 N MIDLAND BLVD STE 14	NAMPA, ID, 83687
29552141 0	CASEY CYNDEE M		7249 E MERLIN HAWK CT	NAMPA, ID, 83686
29538012 0	DOUGHERTY HUGH		9436 SOUTHSIDE BLVD	NAMPA, ID, 83686
29552134 0	ELEVATED CUSTOM HOMES LLC		939 W BIRD WING DR	MERIDIAN, ID, 83646
29552124 0	LRS FUNDING LLC		PO BOX 414	STAR, ID, 83669
29552167 0	LRS FUNDING LLC DBA SUNRISE HOMES		PO BOX 414	STAR, ID, 83669
29552166 0	LRS FUNDING LLC DBA SUNRISE HOMES		PO BOX 414	STAR, ID, 83669
29538011 0	NELSON JORDAN J		11293 GREENHURST RD	NAMPA, ID, 83686
29554013A0	OE DEVELOPMENT LLC		PO BOX 344	MERIDIAN, ID, 83680
29552164 0	OE DEVELOPMENT LLC		PO BOX 344	MERIDIAN, ID, 83680
29552100 0	OE DEVELOPMENT LLC		PO BOX 344	MERIDIAN, ID, 83680
29552165 0	OE DEVELOPMENT LLC		PO BOX 344	MERIDIAN, ID, 83680
29552125 0	OE DEVELOPMENT LLC		PO BOX 344	MERIDIAN, ID, 83680
29554013 0	OE DEVELOPMENT LLC		1861 S WELLS AVE STE 210	MERIDIAN, ID, 83642
29552140 0	RTL HOMES JV LLC		4388 N NATOMA AVE	MERIDIAN, ID, 83646
29552015 0	SOUTHSIDE PROPERTIES LLC		PO BOX 344	MERIDIAN, ID, 83680
29538000 0	TANNAHILL DYLAN J		9424 SOUTHSIDE BLVD	NAMPA, ID, 83686
29558000 0	TRIPLE S LAND CO LLC		8827 S POWERLINE RD	NAMPA, ID, 83686

15 Owners



AGENCY ACKNOWLEDGMENT

Date: October 1, 2024

Applicant: Treasure Valley Planning Idaho on behalf of Ryan Martin

Parcel Number: R29554-014, R29554-015

Site Address: 0 Southside Blvd. Nampa

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

Date: 10/22/2024

Signed: _____

Anthony Lee

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

Fire District:

Applicant submitted/met for official review.

District: Nampa Fire Dist.

Date: 10/22/24

Signed: _____

Ron Johnson

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

Highway District:

Applicant submitted/met for official review.

informal

District: Nampa Hwy. Dist. #1

Date: 10-1-24

Signed: _____

Edward Ford

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

Irrigation District:

Applicant submitted/met for official review.

informal

District: Nampa & Meridian Irrigation D.

Date: 10-22-24

Signed: _____

[Signature]

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

Area of City Impact:

Applicant submitted/met for official review.

City: Not Applicable / Not within I.A.

Date: _____

Signed: _____

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

Received by Canyon County Development Services:

Date: _____

Signed: _____

Canyon County Development Services Staff

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

Southside Project Conditional Rezone Criteria

Standards Of Evaluation: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:

1. Is the proposed conditional rezone generally consistent with the comprehensive plan;
 - a. *This request is to conditionally rezone two parcels to "CR-R-R" (Conditional Rezone – Rural Residential). The subject property is designated as "Agriculture" on the 2030 Canyon County Comprehensive Future Land Use Map. On page 25 of the plan in the "Agriculture" Future Land Use Designation section, it states that R-R is an applicable zone district. See below for the description of this district. The request as conditioned meets the description.*

District	Description	Density Maximum
<i>Rural Residential (R-R)</i>	<i>The R-R district provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses.</i>	<i>One unit per two acres</i>

Table 1: Canyon County 2030 Comp Plan, Page 27

The Nampa FLUM designation immediately north of the subject property, within the impact area is Residential Mixed Use. The 2030 Comp plan designates it as agriculture.

- b. *The adjacent zoning for Osprey Subdivision is R-1 (Single Family Residential). The primary use of this development will be for rural residential uses on 2 lots on R29554-014 and one residential lot, with no division to R29554-015.*
 - c. *The lots will act as a buffer between the last phase of Osprey Estates subdivision being developed immediately west of the subject property and the exclusive agricultural overlay zone in the 2030 Comprehensive Plan.*
2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;
 - a. Yes, due to the subdivision development to the east, the rural development to the north and south with similar lot sizes, if approved, the proposed conditional rezone would be more appropriate as it would act as a buffer between the smaller Osprey Subdivision lots and the intensive agriculture designation to the East.
3. Is the proposed conditional rezone compatible with surrounding land uses;

- a. Yes, the proposed conditional rezone is very compatible with the surrounding land uses and specifically, will act as a buffer between the smaller subdivision lots and the intensive agriculture comp plan designation to the east. The Nampa FLUM designation immediately north of the subject property, within the impact area is Residential Mixed Use and further supports this buffer zoning to the south of it.*
4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
 - a. No, we foresee no negative affect to the character of the area, as the proposed use will act as a buffer and fit in with the Nampa IA FLUM designation to the North of the subject property. A condition of approval limiting the development to a total of three residential parcel will adequately mitigate any possible concerns.*
5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;
 - a. Yes; individual sewer and wells will provide adequate service. Drainage, irrigation and utilities can and will be served to the property to accommodate the three residential parcels.*
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?
 - a. The proposed lots would share a common driveway from the public road and would not require any public street improvements. Nor would the stand alone parcel, which would have a single access point that meets Highway District standards. Neither access will cause any issues with current or future traffic patterns and no mitigation measures are necessary.*
7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and
 - a. Both lots have road frontage / legal access. One lot will be granted an easement across the other lot that has frontage for access.*
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. 16-007, 6-20-2016)
 - a. No, The proposal will only have a total of three residential lots and so would not negatively impact essential public services. No mitigation measures are necessary.*

1.65 acre parcel

2021-033089
RECORDED
05/06/2021 10:31 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 MKEYES \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED



5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

File No. 768581 JR/JB

2021-032120
RECORDED
05/03/2021 02:17 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 DLSTEPHENS \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

Re-Record to correct
Legal.

WARRANTY DEED

For Value Received Bruce Kilgore, an unmarried man
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Brian Bohner and Nichole Bohner, husband and wife

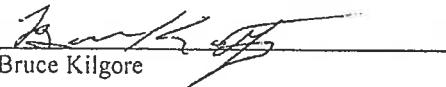
hereinafter referred to as Grantee, whose current address is 2958 W Champagne Court Eagle, ID 83616

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

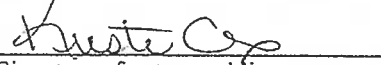
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises 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.

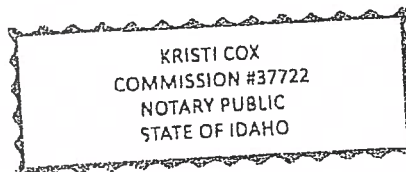
Dated: May 3, 2021


Bruce Kilgore

State of Idaho, County of Canyon

This record was acknowledged before me on May 3rd, 2021 by Bruce Kilgore


Signature of notary public
Commission Expires:



Residing in Middleton, Idaho
Commission Expires: 03-11-2026



5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

File No. 768581 JR/JB

WARRANTY DEED

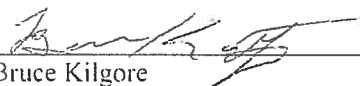
For Value Received Bruce Kilgore, an unmarried man
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Brian Bohner and Nichole Bohner, husband and wife
hereinafter referred to as Grantee, whose current address is 2958 W Champagne Court Eagle, ID 83616
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.

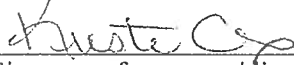
Dated: May 3, 2021



Bruce Kilgore

State of Idaho, County of Canyon

This record was acknowledged before me on May 3rd, 2021 by Bruce Kilgore



Signature of notary public
Commission Expires:



Residing in Middleton, Idaho
Commission Expires: 03-11-2026

EXHIBIT A

A portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follow:

BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence
South $0^{\circ} 15' 46''$ West along the Easterly boundary of said Northeast Quarter or the Southeast Quarter a
distance of 674.40 feet; thence
South $88^{\circ} 37' 54''$ West a distance of 278.74 feet; thence
North $0^{\circ} 27' 36''$ West a distance of 159.39 feet; thence
North $35^{\circ} 13' 57''$ West a distance of 105.96 feet; thence
North $88^{\circ} 37' 54''$ East a distance of 342.30 feet parallel to
the South line to a point on the East Section line of said Section 14; thence South $9^{\circ} 15' 46''$ West a
distance of 366.95 feet to the TRUE POINT OF BEGINNING.

EXHIBIT A

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the South line to a point on the East Section line of said Section 14; thence South $0^{\circ} 15' 46''$
West a distance of 247.45 feet to the TRUE POINT OF BEGINNING.

6.25 acre Parcel

2021-033088
RECORDED
05/06/2021 10:30 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 MKEYES \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED



5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

File No. 769830 JR/JB

Re-Record to correct
legal

WARRANTY DEED

2021-032104
RECORDED
05/03/2021 02:07 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 LBERG \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

For Value Received Bruce Kilgore, an unmarried man
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto
Brian Bohner and Nichole Bohner, husband and wife
hereinafter referred to as Grantee, whose current address is 2958 W Champagne Court Eagle, ID 83616
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: May 3, 2021

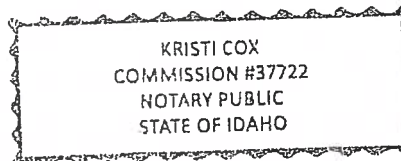
Bruce Kilgore

State of Idaho, County of Canyon

This record was acknowledged before me on May 3rd, 2020 by Bruce Kilgore

Signature of notary public
Commission Expires:

Residing in Middleton, Idaho
Commission Expires: 03-11-2026





5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT
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PART OF THE ORIGINAL DOCUMENT

File No. 769830 JR/JB

WARRANTY DEED

For Value Received Bruce Kilgore, an unmarried man
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

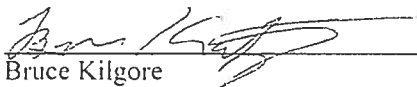
Brian Bohner and Nichole Bohner, husband and wife
hereinafter referred to as Grantee, whose current address is 2958 W Champagne Court Eagle, ID 83616

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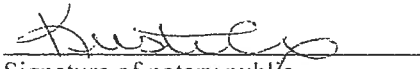
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises 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: May 3, 2021


Bruce Kilgore

State of Idaho, County of Canyon

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Signature of notary public
Commission Expires:

Residing in Middleton, Idaho
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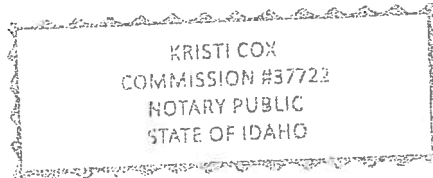


EXHIBIT A

This parcel is a portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follow:

BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence
South 0° 15' 46" West along the Easterly boundary of said Northeast Quarter or the Southeast Quarter a distance of 674.40 feet; thence
South 88° 37' 54" West a distance of 278.74 feet; thence
North 0° 27' 36" West a distance of 159.39 feet; thence
North 35° 13' 57" West a distance of 145.96 feet; thence
South 84° 53' 40" West a distance of 560.79 feet to a point on the Easterly right-of-way boundary for the Union Pacific Railroad; thence
South 89° 13' 02" West a distance of 100.12 feet to the centerline of the said Union Pacific Railroad; thence
North 3° 31' 44" West along said centerline a distance of 227.99 feet; thence continuing along said centerline Northwesterly 225.95 feet following the arc of a curve to the left having a central angle of 2° 15' 34", a radius of 5,729.58 feet and a long chord which bears North 4° 39' 31" West a distance of 225.93 feet to a point on the Northerly boundary of said Northeast Quarter of the Southeast Quarter; thence
North 89° 56' 49" East along said Northerly boundary a distance of 1,058.28 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM a portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follow:

BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence
South 0° 15' 46" West along the Easterly boundary of said Northeast Quarter of the Southeast Quarter a distance of 674.40 feet; thence
South 88° 37' 54" West a distance of 278.74 feet; thence
North 0° 27' 36" West a distance of 159.39 feet; thence
North 35° 13' 57" West a distance of 145.96 feet; thence
South 84° 53' 40" West a distance of 120 feet, to the REAL POINT OF BEGINNING; thence
North 84° 53' 40" East a distance of 120 feet; thence
South 35° 13' 57" East a distance of 40 feet; thence
North 88° 37' 54" East a distance of 342.30 feet, parallel to a south line, to a point on the east section line of said Section 14; thence
North 0° 15' 46" East a distance of 366.95 feet to a point approximately 60 feet south of the east quarter corner of said section; thence
South 89° 56' 49" West a distance of 482 feet, parallel to the quarter section line; thence
South 00° 43' 43" West a distance of 352.71 feet, parallel to the east section line, to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPTING the following described tract:

~~A portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follow:~~

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West a distance of 247.45 feet to the TRUE POINT OF BEGINNING.



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

AFFIDAVIT OF LEGAL INTEREST

I, Brian Bohner/Nichole Bohner, 2776 W. Three Lakes
 (name) (address)
Meridian, ID 83646
 (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

Ryan Martin, 8369 Star Pass Ridge Rd
 (name) (address) Nampa, ID 83686
 to submit the accompanying application pertaining to the subject property.

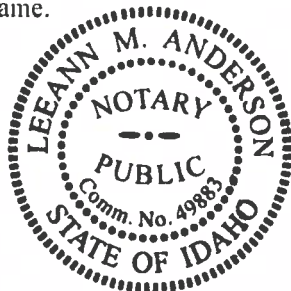
- I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 21st day of November, 20 24.

[Signature] [Signature]
 (signature)

STATE OF IDAHO)
 Ada) ss
 COUNTY OF ~~CANYON~~)

On this 21st day of November, in the year 20 24, before me LeeAnn M. Anderson
 a notary public, personally appeared Brian Bohner/Nichole Bohner, 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: LeeAnn M. Anderson

My Commission Expires: April 27, 2025

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: 84177

Date: 1/16/2025

Date Created: 11/22/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: KK Smith

Comments:

Site Address: 0 SOUTHSIDE BLVD, Nampa ID / Parcel Number: 29554014 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	CR2024-0010	\$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	2418	\$1,400.00

Total Payments: \$1,400.00

ADJUSTMENTS

Receipt Balance: \$0.00