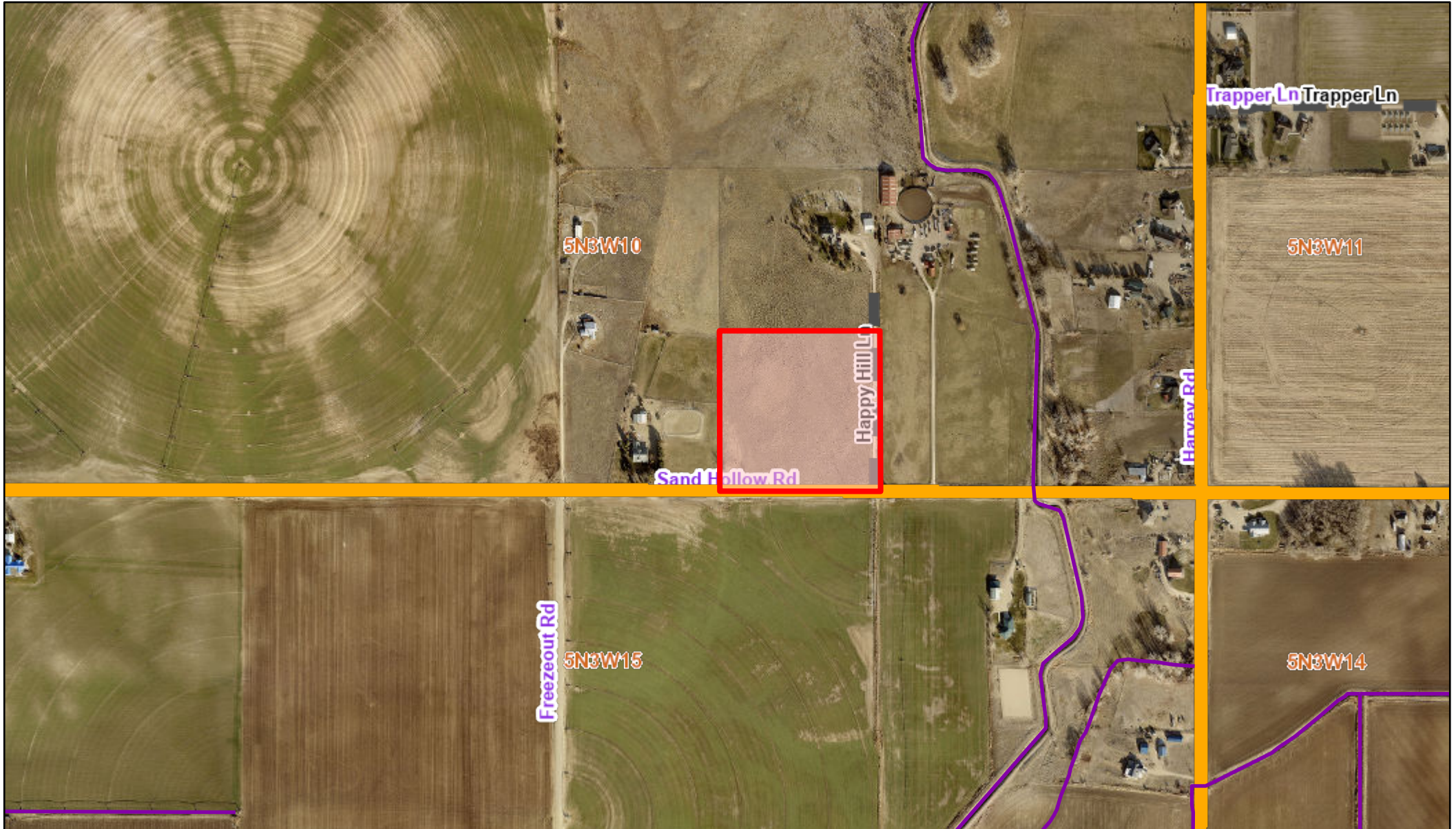


# Canyon County, ID Web Map

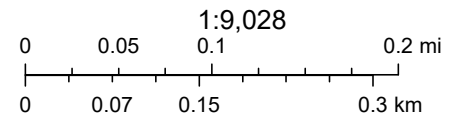


3/17/2025, 11:06:36 AM

- Multiple Parcel Search\_Query result
- Hydro\_NHDFlowline
- County Boundary
- Current Impact Area

- City Limits
- Sections
- CC\_PrivateRoads

- Imagery\_2022
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3



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



## ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

|   |   |                   |
|---|---|-------------------|
| <b>PROPERTY OWNER</b>   | OWNER NAME: <u>Josef Smith</u>                                  |                   |
|   | MAILING ADDRESS: <u>19713 Susquehanna Way Caldwell ID 83605</u> |                   |
|   | PH: [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>3/11/25</u></p> |   |                   |

|  |                  |        |
|--|------------------|--------|
| <b>APPLICANT:<br/>IF DIFFERING<br/>FROM THE<br/>PROPERTY<br/>OWNER</b> | APPLICANT NAME:  |        |
|  | COMPANY NAME:    |        |
|  | MAILING ADDRESS: |        |
|  | PHONE:           | EMAIL: |

|                     |   |   |
|---------------------|---|---|
| <b>SITE INFO</b>    | STREET ADDRESS:                               |   |
|                     | PARCEL NUMBER: <u>R37795011</u>               |   |
|                     | PARCEL SIZE: <u>9.97</u>                      |   |
|                     | <b>CHECK THE APPLICABLE APPLICATION TYPE:</b> |   |
|                     | <input type="checkbox"/> REZONE               | <input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT |
|                     | CURRENT ZONING: <u>AG</u>                     | PROPOSED ZONING: <u>RR</u>  |
| FLOOD ZONE (YES/NO) | ZONING DISTRICT: <u>                    </u>  |   |

**FOR DSD STAFF COMPLETION ONLY:**

|                                 |   |
|---------------------------------|---|
| CASE NUMBER: <u>CR2025-0004</u> | DATE RECEIVED: <u>3-14-25</u>                           |
| RECEIVED BY: <u>[Signature]</u> | APPLICATION FEE: <u>1400<sup>00</sup></u> CK MO CC CASH |

# 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? \_\_\_\_\_

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)

\_\_\_\_\_



**RECEIVED**  
 MAR 11 2015  
 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.   | ✓         | ✓     |
| 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   |
| 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 <b>Rezone</b><br>\$1,400 <b>Conditional Rezone</b><br>\$2,800 <b>Text Amendment</b>            |           |       |
| <b>**Fees are non-refundable**</b>   |           |       |

**\*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**

| <b>LETTER OF INTENT STANDARDS</b> |  |
|-----------------------------------|--|
|                                   | 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  |

**RESIDENTIAL USES**

**1. NUMBER OF LOTS REQUESTED:**

- Residential 3       Commercial \_\_\_\_\_       Industrial \_\_\_\_\_  
 Common \_\_\_\_\_       Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

- Water supply source: Well, pressurized

**3. INCLUDED IN YOUR PROPOSED PLAN?**

- Sidewalks       Curbs       Gutters       Street Lights       None

**NON-RESIDENTIAL USES**

**1. SPECIFIC USE:** \_\_\_\_\_

**2. DAYS AND HOURS OF OPERATION:**

- Monday \_\_\_\_\_ to \_\_\_\_\_  
 Tuesday \_\_\_\_\_ to \_\_\_\_\_  
 Wednesday \_\_\_\_\_ to \_\_\_\_\_  
 Thursday \_\_\_\_\_ to \_\_\_\_\_  
 Friday \_\_\_\_\_ to \_\_\_\_\_  
 Saturday \_\_\_\_\_ to \_\_\_\_\_  
 Sunday \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?**     Yes    If so, how many? \_\_\_\_\_     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? \_\_\_\_\_

**ANIMAL CARE-RELATED USES**

1. MAXIMUM NUMBER OF ANIMALS: 20

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: Solid Waste

For your consideration,

Parcel R37795011 is a vacant lot of 9.97 acres. Our intention is to split into (1) 5 acre parcel and (2) 2.5 acre parcels. We are looking to rezone to rural residential (RR)

This request allows for responsible growth with 2.5 acre minimums. This property will be brought up to standards with HD4. We will improve the slope of the road shoulder.

We will add five sprinklers to the 2500 sq house.

We intend to only drill 2 wells and maintain all our waste water.

These parcels will not be for sale. They are for our parents. We are building this for our family and we intend to be responsible land owners and neighbors.

We received excellent feedback from our neighbors and they have offered to recommend this project as well.

Josef Smith



## **Notice of Neighborhood Meeting**

### **Conditional Use Permit Pre-Application Requirement**

#### **For a Public Hearing**

Date: January 22, 2025

Time: 4:00 PM

**Location:** 0 Sand Hollow Rd, Caldwell ID, Northside of Sand Hollow Rd between Freezeout Rd and Harvey Rd. Middle of Cul de sac. Parcel Number R37795011

#### **Subject: Proposed Conditional Use Permit Application**

Dear Neighbors,

This notice serves to inform you of a Neighborhood Meeting regarding a proposed Conditional Use Permit (CUP) and Conditional Rezone application as part of the pre-application process required under the Canyon County Zoning Ordinance 07-01-15. This meeting is an opportunity for you to learn about the proposed project, ask questions, and provide input before the application proceeds to the formal public hearing process.

#### **Project Description:**

The property is currently a vacant lot of 9.98 acres. Our plan is to divide the land into three parcels: one of 5 acres and two of 2.5 acres each. This will only add one more home to the existing allowable number of homes on this lot. We will be drilling only two wells. The homes will be built specifically for our senior parents, allowing us to be nearby and provide support as needed.

We have already constructed a road that has been approved by the local fire district. We are committed to being thoughtful and considerate neighbors and look forward to fostering a positive community.

**Proposed Access:** From existing easement off Sand Hollow Rd.

**Property Location:** 0 Sand Hollow Rd, Caldwell ID

Northside of Sand Hollow Rd between Freezeout Rd and Harvey Rd.

**Applicant:**

Josef Smith [REDACTED]

**Meeting Agenda:**

1. Introduction and overview of the proposed project.
2. Explanation of the Conditional Use Permit process.
3. Opportunity for neighborhood questions and feedback.
4. Next steps in the application process.

**Why Your Participation Matters:**

This meeting is an important step in ensuring that neighbors are informed about the project and have an opportunity to share any concerns, ideas, or support. Your feedback will help shape the application before it is formally submitted to Canyon County for review.

If you have any questions or require special accommodations to attend this meeting, please contact Josef Smith [REDACTED] or [REDACTED] by 1/21/2025.

Thank you for your time and participation. We look forward to hearing your thoughts and addressing any concerns.

Sincerely,

Josef Smith and Family

We look forward to joining your wonderful neighborhood.

# NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto: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 Sand Hollow Rd  | Parcel Number: R37795011         |
| City: Caldwell  | State: ID ZIP Code: 83601        |
| Notices Mailed Date: Jan 4th 2025   | Number of Acres: Current Zoning: |
| Description of the Request:<br>Conditional use permit pre application meeting. Split 9.97 in Sand 2.5 + 2 |                                  |

### APPLICANT / REPRESENTATIVE INFORMATION

|  |
|--|
| Contact Name: Jose Smith                 |
| Company Name: N/A                        |
| Current address: 19713 Susquehanna Way   |
| City: Caldwell State: ID ZIP Code: 83605 |
| Phone: [REDACTED] Cell: Fax:             |
| Email: [REDACTED]                        |

### MEETING INFORMATION

| DATE OF MEETING: 1/23/25 | MEETING LOCATION: Site of project |                          |
|--------------------------|-----------------------------------|--------------------------|
| MEETING START TIME: 4pm  | MEETING END TIME: 5:30 pm         |                          |
| ATTENDEES:               |                                   |                          |
| NAME (PLEASE PRINT)      | SIGNATURE:                        | ADDRESS:                 |
| 1. Jose Smith            | [Signature]                       | 19713 Susquehanna Way    |
| 2. Jessica Smith         | [Signature]                       | 19713 Susquehanna Way    |
| 3. Jenn Barber           | [Signature]                       | 2515 Spruce St Caldwell  |
| 4. Malisa Barber         | [Signature]                       | 2515 Spruce St Caldwell  |
| 5. Theresa Harris        | [Signature]                       | 15648 Aplanado Way Nampa |
| 6. Will Harris           | [Signature]                       | 15648 Aplanado Way Nampa |
| 7. Mike ?                |                                   |                          |
| 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.

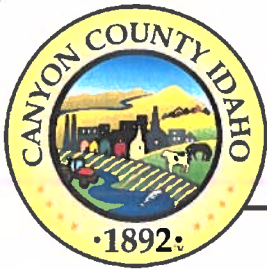
APPLICANT/REPRESENTATIVE (Please print):

Josef Smith      Josef Smith

APPLICANT/REPRESENTATIVE (Signature):



DATE: 1 / 22 / 2025



# AGENCY ACKNOWLEDGMENT

Date: 1/23/2025  
 Applicant: Josef Smith  
 Parcel Number: R37795011  
 Site Address: \_\_\_\_\_

### 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: 02/07/2025 Signed: Anthony Lee  
 Authorized Southwest District Health Representative  
 (This signature does not guarantee project or permit approval)

#### Fire District:

Applicant submitted/met for informal review.

Date: 1-29-25 Signed: \_\_\_\_\_  
 District: Middleton RFD  
 Authorized Fire District Representative  
 (This signature does not guarantee project or permit approval)

#### Highway District:

Applicant submitted/met for informal review.

Date: 1/30/25 Signed: \_\_\_\_\_  
 District: Highway District 4  
 Authorized Highway District Representative  
 (This signature does not guarantee project or permit approval)

#### Irrigation District:

Applicant submitted/met for informal review.

Date: 1/29/25 Signed: Weather Grubbaugh  
 District: Black Canyon  
 Authorized Irrigation Representative  
 (This signature does not guarantee project or permit approval)

#### Area of City Impact

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 City: \_\_\_\_\_  
 Authorized AOCI Representative  
 (This signature does not guarantee project or permit approval)

| <b>AGENCY LOCATION AND CONTACT</b>     |  |                             |
|--|--|-----------------------------|
| <b>Southwest District Health</b>       |  |                             |
| Address                                |  | Phone Number                |
| 13307 Miami Lane, Caldwell             |  | (208) 455-5400              |
| <b>Highway Districts</b>               |  |                             |
| Agency                                 | Address                                | Phone Number                |
| Canyon                                 | 15435 ID-44, Caldwell                  | (208) 454-8135              |
| Golden Gate                            | 500 Golden Gate Ave. E, Wilder         | (208) 482-6267              |
| Nampa                                  | 4507 12 <sup>th</sup> Ave Road, Nampa  | (208) 467-6576              |
| Notus-Parma                            | 106 S. 4 <sup>th</sup> Str., Parma     | (208) 722-5343              |
| <b>Idaho Transportation Department</b> |  |                             |
| Address                                |  | Phone Number                |
| 11331 W. Chinden Blvd., Boise          |  | (208) 334-8300              |
| <b>Fire Districts</b>                  |  |                             |
| Agency                                 | Address                                | Phone Number                |
| Caldwell Rural                         | 310 S. Seventh Ave., Caldwell          | (208) 402-1041              |
| Homedale Rural                         | 120 S. Main St., Homedale              | (208) 337-3450              |
| Kuna Rural                             | 150 W. Boise St., Kuna                 | (208) 922-1144              |
| Marsing Rural                          | 303 Main St., Marsing                  | (208) 896-4796              |
| Melba Rural                            | 408 Carrie Rex, Melba                  | (208) 495-2351              |
| Middleton Rural                        | 302 E. Star Blvd., Middleton           | (208) 585-6650              |
| Nampa Rural                            | 820 Second Str. South, Nampa           | (208) 468-5770              |
| Parma Rural                            | 29200 HWY 95, Parma                    | (208) 722-6753              |
| Star Rural                             | 11665 State Str., Suite B, Star        | (208) 286-7772              |
| Upper Deer Flat Rural                  | 9500 Missouri Ave., Nampa              | (208) 466-3589              |
| Wilder Rural                           | 601 Patriot Way, Wilder                | (208) 482-7563              |
| <b>Irrigation Districts</b>            |  |                             |
| Agency                                 | Address                                | Phone Number                |
| Famer Cooperative Ditch Co/Si          | PO Box 69, Parma                       | (208) 722-2010              |
| Farmers Union Ditch Co                 | PO Box 1474, Eagle                     | (208) 870-7919              |
| Black Canyon                           | 474 Elgin Ave., Notus                  | (208) 459-4141              |
| Boise-Kuna                             | 129 N. School Ave., Kuna               | (208) 922-5608              |
| Boise project Board of Control         | 2465 Overland Road, Boise              | (208) 344-1141              |
| Eureka                                 | 21766 Howe Road, Caldwell              | (208) 250-8000              |
| Franklin Ditch Co                      | 3401 W. Pine Ave., Meridian            | (208) 466-3819              |
| Middleton Mill Ditch Co                | PO Box 848, Middleton                  | (208) 585-3207              |
| Nampa-Meridian                         | 1503 1 <sup>st</sup> Str. South, Nampa | (208) 466-7861              |
| New York                               | 6616 W. Overland Road, Boise           | (208) 378-1023              |
| Pioneer                                | 3804 S. Lake Ave., Caldwell            | (208) 459-3617              |
| Pioneer-Dixie                          | 19724 Dixie River Road, Caldwell       | (208) 454-1559              |
| Riverside                              | PO Box 180, Greenleaf                  | (208) 722-2010              |
| Settlers                               | PO Box 7571, Boise                     | (208) 343-5271              |
| Siebenberg Cooperative Ditch Co        | PO Box 642, Parma                      | kchamberlain.fcdc@gmail.com |
| Wilder                                 | 709 Cleveland Blvd., Caldwell          | (208) 459-3421              |
| Mason Creek Ditch Co                   | 1905 Mason Rd., Caldwell               | johnmcavoy48@yahoo.com      |
| Poor Boy Ditch Co                      | PO Box 395, Greenleaf                  | (208) 407-7681 (F) 498-9690 |
| Canyon County Water Co./Flake Ditch    | PO Box 11 / PO Box 6, Star             | (208) 455-1735              |
| <b>City Impact Area</b>                |  |                             |
| Agency                                 | Address                                | Phone Number                |
| Caldwell                               | 621 Cleveland Blvd., Caldwell          | (208) 455-3000              |
| Nampa                                  | 500 12 <sup>th</sup> Ave. S., Nampa    | (208) 468-4430              |
| Middleton                              | 1103 W. Main St., Middleton            | (208) 585-3133              |
| Parma                                  | 305 N. 3 <sup>rd</sup> St., Parma      | (208) 722-5138              |
| Melba                                  | 401 Carrie Rex Ave., Melba             | (208) 495-2722              |
| Greenleaf                              | 20523 Whittier Dr., Greenleaf          | (208) 454-0552              |
| Notus                                  | 375 Notus Road, Notus                  | (208) 459-6212              |
| Homedale                               | 31 W. Wyoming Ave., Homedale           | (208) 337-4641              |
| Star                                   | 10769 W. State St., Star               | (208) 286-7247              |
| Wilder                                 | 107 4 <sup>th</sup> St., Wilder        | (208) 482-6204              |

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



 Fidelity National Title

Escrow No.: 34602441166-NH

**2024-033422**  
 RECORDED  
**10/16/2024 02:05 PM**  
 RICK HOGABOAM  
 CANYON COUNTY RECORDER  
 Pgs=6 JWINSLOW \$15.00  
 TYPE DEED  
 VCR  
 ELECTRONICALLY RECORDED

**2024-032870**  
 RECORDED  
**10/11/2024 11:09 AM**  
 RICK HOGABOAM  
 CANYON COUNTY RECORDER  
 Pgs=5 JWINSLOW \$15.00  
 TYPE: DEED  
 VCR  
 ELECTRONICALLY RECORDED

**WARRANTY DEED**

**\*\*being rerecorded to correct vesting\*\***

**FOR VALUE RECEIVED**

An undivided fifty percent (50%) interest to Jodi B. Reynolds, in her capacity as Trustee of Trust A of The Reynolds Family Trust, U/T/A dated October 14, 1997, as reformed and restated on April 20, 1999, June 13, 2001, April 26, 2007 and September 18, 2009 and an undivided fifty percent (50%) interest to Jodi B. Reynolds, in her capacity as Trustee of Trust B of The Reynolds Family Trust, U/T/A dated October 14, 1997, as reformed and restated on April 20, 1999, June 13, 2001, April 26, 2007 and September 18, 2009

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Josef Smith and Jessica Smith, husband and wife, as community property with rights of survivorship, as to an undivided 70 percent interest and Jon David Baker and Malisa L Baker, husband and wife, as community property with rights of survivorship, as to an undivided 30 percent interest

\* Malisa

GRANTEE(S), whose current address is: 19713 SUSQUEHANNA WY, CALDWELL ID 83605

the following described real property in Canyon County, Idaho, more particularly described as follows, 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 heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that 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 reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.





Escrow No.: 34602441166-NH

**WARRANTY DEED**

**FOR VALUE RECEIVED**

\*\*being rerecorded to  
correct vesting \*\*

An undivided fifty percent (50%) interest to Jodi B. Reynolds, in her capacity as Trustee of Trust A of The Reynolds Family Trust, U/T/A dated October 14, 1997, as reformed and restated on April 20, 1999, June 13, 2001, April 26, 2007 and September 18, 2009 and an undivided fifty percent (50%) interest to Jodi B. Reynolds, in her capacity as Trustee of Trust B of The Reynolds Family Trust, U/T/A dated October 14, 1997, as reformed an restated on April 20, 1999, June 13, 2001, April 26, 2007 and September 18, 2009

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GRANTEE(S), whose current address is: 19713 SUSQUEHANNA WY, CALDWELL ID 83605

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**EXHIBIT "A"**  
Legal Description

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 11th day of October, 2024.

Gen Lee, Officer for U.S. Bank, N.A., as Agent for Jodi B. Reynolds, Trustee of Trust A of The Reynolds Family Trust, U/T/A dated October 14, 1997, as reformed and restated on April 20, 1999, June 13, 2001, April 26, 2007 and September 18, 2009

BY: \_\_\_\_\_  
Gen Lee  
Officer

Gen Lee, Officer for U.S. Bank, N.A., as Agent for Jodi B. Reynolds, Trustee of Trust B of The Reynolds Family Trust, U/T/A dated October 14, 1997, as reformed and restated on April 20, 1999, June 13, 2001, April 26, 2007 and September 18, 2009

BY: \_\_\_\_\_  
Gen Lee,  
Officer

STATE OF Idaho, COUNTY OF Ada, ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Gen Lee as Officer for U.S. Bank, N.A., as Agent for Jodi B. Reynolds, Trustee of Trust A of The Reynolds Family Trust, U/T/A dated October 14, 1997, as reformed and restated on April 20, 1999, June 13, 2001, April 26, 2007 and September 18, 2009 that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said Trust and that such Trust executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

**SEE ATTACHED  
NOTARY CERTIFICATE**  
10/09/24

STATE OF Idaho, COUNTY OF Ada, ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Gen Lee as Officer for U.S. Bank, N.A., as Agent for Jodi B. Reynolds, Trustee of Trust B of The Reynolds Family Trust, U/T/A dated October 14, 1997, as reformed and restated on April 20, 1999, June 13, 2001, April 26, 2007 and September 18, 2009 that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said Trust and that such Trust executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

**SEE ATTACHED  
NOTARY CERTIFICATE**  
10/09/24

**EXHIBIT "A"**  
Legal Description

This parcel is the South Half of the East Half of the Southwest Quarter of the Southeast Quarter of Section 10, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southeast corner of said South Half of the East Half of the Southwest Quarter of the Southeast Quarter; thence along the South boundary of said South Half of the East Half of the Southwest Quarter of the Southeast Quarter  
North 89° 17' 12" West 661.25 feet to the Southwest corner of said South Half of the East Half of the Southwest Quarter of the Southeast Quarter; thence along the West boundary of said South Half of the East Half of the Southwest Quarter of the Southeast Quarter  
North 00° 30' 33" East 657.67 feet to the Northwest corner of said South Half of the East Half of the Southwest Quarter of the Southeast Quarter; thence along the North boundary of said South Half of the East Half of the Southwest Quarter of the Southeast Quarter  
South 89° 18' 28" East 659.90 feet to the Northeast corner of said South Half of the East Half of the Southwest Quarter of the Southeast Quarter; thence along the East boundary of said South Half of the East Half of the Southwest Quarter of the Southeast Quarter  
South 00° 23' 31" West 657.92 feet to the POINT OF BEGINNING.

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of LOS ANGELES )

On OCTOBER 9, 2024 before me, S.FILO, NOTARY PUBLIC  
(insert name and title of the officer)

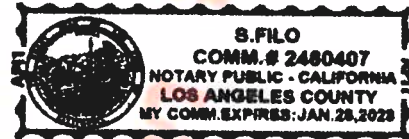
personally appeared GREN LEE  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)



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UNOFFICIAL COPY

UNOFFICIAL COPY

UNOFFICIAL COPY

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of LOS ANGELES

On OCTOBER 9, 2024 before me, S.FILO, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared GEN LEE  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]

(Seal)

UNOFFICIAL COPY

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**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:** 84874

**Date:** 3/14/2025

**Date Created:** 3/14/2025 **Receipt Type:** Normal Receipt **Status:** Active  
**Customer's Name:** Josef Smith  
**Comments:** CR2025-0004 and OR2025-0004  
**Site Address:** 0 SAND HOLLOW RD, Caldwell ID / Parcel Number: 37795011 0

**CHARGES**

| <b>Item Being Paid For:</b>                              | <b>Application Number:</b> | <b>Amount Paid:</b> | <b>Prevs Pymnts:</b> | <b>Unpaid Amnt:</b> |
|--|----------------------------|---------------------|----------------------|---------------------|
| Planning - Conditional Rezone with Development Agreement | CR2025-0004                | \$1,400.00          | \$0.00               | \$0.00              |
| Planning - Comprehensive Plan Amendment                  | OR2025-0004                | \$2,800.00          | \$0.00               | \$0.00              |
| <b>Sub Total:</b>  |                            | \$4,200.00          |                      |                     |
| <b>Sales Tax:</b>  |                            | \$0.00              |                      |                     |
| <b>Total Charges:</b>                                    |                            | \$4,200.00          |                      |                     |

**PAYMENTS**

| <b>Type of Payment:</b> | <b>Check/Ref Number:</b> | <b>Amount:</b> |
|-------------------------|--------------------------|----------------|
| Credit Card             | 172683788                | \$4,200.00     |
| <b>Total Payments:</b>  |                          | \$4,200.00     |

**ADJUSTMENTS**

**Receipt Balance:** \$0.00