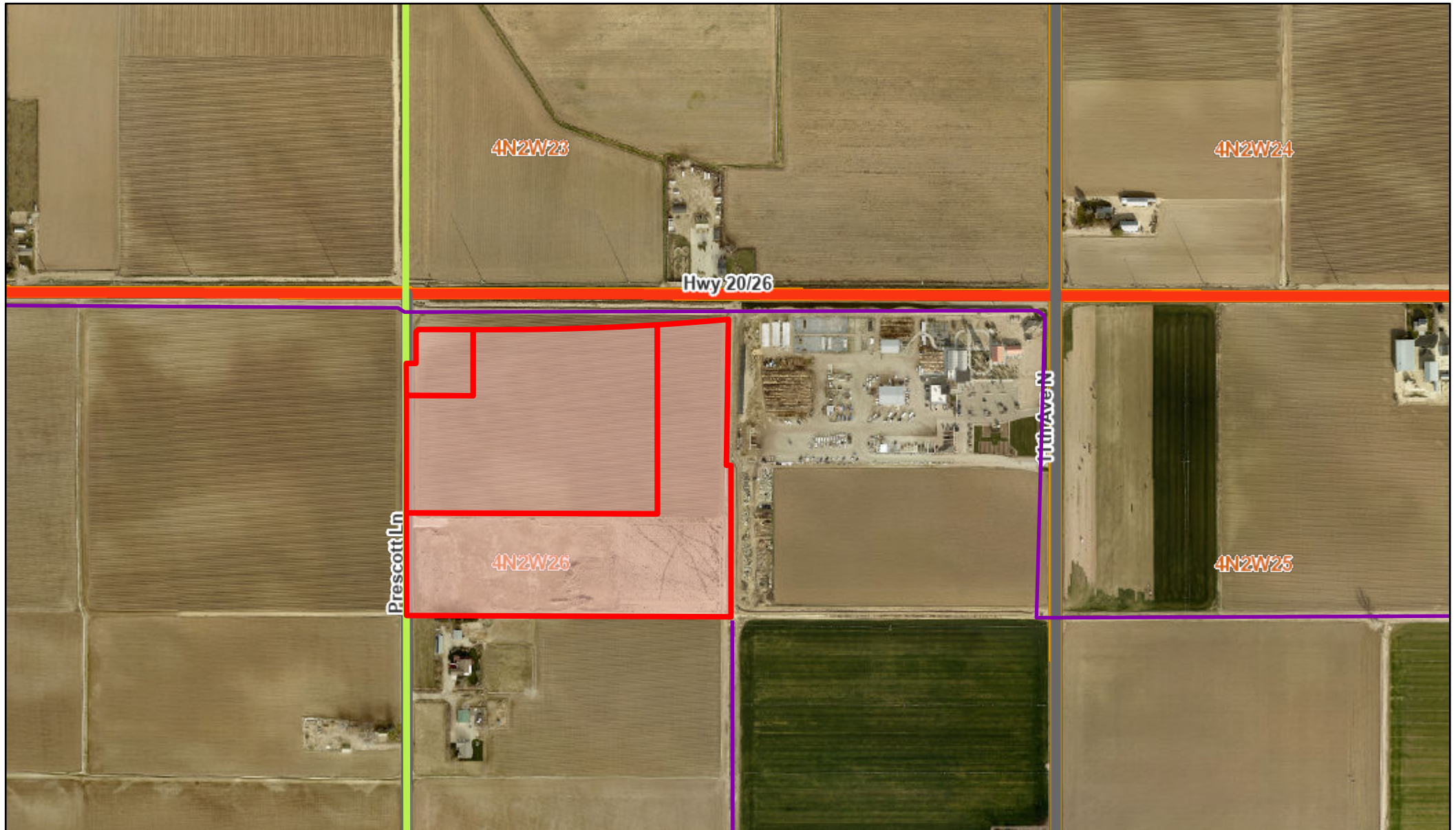
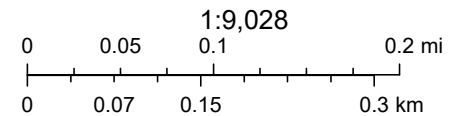


Canyon County, ID Web Map



6/25/2026, 10:45:31 AM

- | | | |
|--------------------------------------|-------------------|---------------------|
| Multiple Parcel Search _Query result | CanyonCountyRoads | Current Impact Area |
| Hydro_NHDFlowline | Hwy | City Limits |
| Quarter Line | Roads | Sections |
| | County Boundary | |



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



COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Shoemaker Properties LLC	
	MAILING ADDRESS: PO Box 759, Eagle, ID 83616	
	PHONE:	EMAIL:
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. Signature: <u>Steve Lester</u> Date: <u>11/06/25</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Jeff Hatch	
	COMPANY NAME: Hatch Design Architecture	
	MAILING ADDRESS: 200 W. 36th Street, Boise, ID 83714	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: TBD Prescott Lane, Nampa	
	PARCEL NUMBER: 34223012A0	
	PARCEL SIZE: 22.45	
	CURRENT COMPREHENSIVE PLAN DESIGNATION: Ag	
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: Commercial	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT:

Check the applicable application type:	
☒ Comprehensive Plan Map Amendment (change the future land use designation) ☐ Comprehensive Plan Text Amendment (propose a new Comp Plan Policy or Amendment)	

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>OR1025-0025</u>	DATE RECEIVED: <u>11/20/2025</u>
RECEIVED BY: <u>Dane Adams</u>	APPLICATION FEE: <u>\$3850</u> CK MO ☒ CASH



Updated 6/1/26

COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Shoemaker Poperties LLC	
	MAILING ADDRESS: PO Box 759, Eagle, ID 83616	
	PHONE:	EMAIL:
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.		
Signature: <u>Steve Lester</u> Date: 11/06/25		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Jeff Hatch	
	COMPANY NAME: Hatch Design Architecture	
	MAILING ADDRESS: 200 W. 36th Street, Boise, ID 83714	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: TBD Prescott Lane, Nampa	
	PARCEL NUMBER: 34223012A0, 34223012A1, and 34223012A2	
	PARCEL SIZE: 36.17 acres	
	CURRENT COMPREHENSIVE PLAN DESIGNATION: Ag	
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: Commercial	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT:

Check the applicable application type:
☒ Comprehensive Plan Map Amendment (change the future land use designation) ☐ Comprehensive Plan Text Amendment (propose a new Comp Plan Policy or Amendment)

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH



COMPREHENSIVE PLAN AMENDMENT

PUBLIC HEARING - CHECKLIST

Comprehensive Plan Amendment - CCZO Section 07-06-03

Check the applicable application type:

- ☐ Comprehensive Plan **Map** Amendment (change the future land use designation)
- ☐ Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

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)	✓	
Neighborhood Meeting Requirements	✓	
Text Amendment:		
Draft of proposed policy change	N/A	
Map Amendment:		
Legal description (metes and bounds)	✓	
Deed or evidence of property interest to the subject property	✓	
Proof of application/communication with (varies per application):		
Southwest District Health	✓	
Irrigation District	✓	
Highway District/Idaho Transportation Dept.	✓	
Fire District	✓	
City Impact Area	✓	
Fee: Per Adopted Fee Schedule		
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.



Letter of Intent

June 1, 2026

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

Re: **Comprehensive Plan Map Amendment – Shoemaker 20/26
TBD Hwy 20/26, R34223012A, R34223012A1, & R34223012A2**

Dear Planning Staff,

Overview

The applicant representing the owner of the undeveloped property located on parcels R34223012A, R34223012A1, & R34223012A2 on the southeast corner of Highway 20/26 and Prescott Ln. is proposing a comprehensive plan amendment. An approximately 8.7-acre open air vehicle storage facility is proposed on a portion of parcel R34223012A.

The applicant is proposing a comprehensive plan map amendment along with a conditional rezone and development agreement. The current comprehensive plan designation is Agriculture. The applicant is proposing a Commercial designation with a CR-C-2 Commercial zone. The project is located in the City of Nampa Area of Impact and included in the Highway 20/ 26 Special Area Plan. This special area plan designates the parcel as CMU, Regional Commercial & Multi-Family. The proposed uses would be consistent with the City's Comprehensive Plan and Special Area Plan.

At the May 4th, 2026 Nampa City Council hearing, the council voted to approve the Pre-Annexation & Pre-Zoning to BC (Community Business) zoning district application. The development agreement is currently under review.

A conceptual site plan is included with this application. The access to the site will be from Prescott Lane. The site layout will provide ample parking for the proposed uses. Exterior lighting will be compliant with dark sky standards and the Canyon County code.

Standards of Evaluation

1. General compatibility with the Comprehensive Plan (CCZO Section 07-06-03(1)A);
The County's future land use designation is Agriculture. The subject property is within the Nampa area of impact and their Highway 20 / 26 Specific Area Plan. Hwy 20/26 is scheduled to be widened from two lanes to 4 lanes starting in 2029. In the future, ultimate build out of the highway in that area will be seven lanes. The City of Nampa future land use designation is Community Mixed-Use. The City defines this designation as the following:

"The Community Mixed-Use designation is to specifically include commercial uses with a focus on providing communitywide needs and services and low-impact industrial uses. These areas should be sited along major transportation corridors and include public transportation access wherever feasible. At least 5 - 50% of the gross parcel area shall be in high-density residential".

Reference: City of Nampa. (n.d.) Highway 20/26 specific area plan, p. 18.



The initial proposed use will include an open-air RV storage facility. Future uses on the remainder of the site may include a fueling station, church, and multi-family housing. These proposed uses would provide community wide services along a major transportation corridor.

This proposed project promotes the following goals and policies of the comprehensive plan.

G1.01.00 - Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.

G2.02.00 - Promote housing, business, and service types needed to meet the demand of the future and existing population.

G3.01.00 - Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.

G3.05.00 - Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.

G4.01.00 - Support livability and high quality of life as the community changes over time.

- **A4.01.01b - Coordinate land-use planning with adjoining counties, cities, and other agencies and groups.**

G4.03.00 - Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.

P4.04.02 - Align planning efforts in areas of city impact.

2. Address how the request is more appropriate than the current designation (CCZO Section 07-06-03(1)B);

The Canyon County Comprehensive Plan states the following goal, policy, and action:

- G4.01.00 - Support livability and high quality of life as the community changes over time
 - A4.01.01b - Coordinate land-use planning with adjoining counties, cities, and other agencies and groups.
 - P4.04.02 - Align planning efforts in areas of city impact.

This request aligns the County's comprehensive plan map with the Nampa's future land use designation. It further aligns with the other Cities along the Hwy 20/26 corridor.

There are currently a mix of agriculture, commercial and residential uses in the area. This area is in transition. The City of Nampa Specific Area Plan designates the stretch of highway between 11th Ave N. and Franklin Rd. for a mix of regional commercial and multi-family uses (Figure 1). ITD plans on widening this section of Hwy 20/26 to enhance mobility in the Treasure Valley. This will direct more traffic to Hwy 20/26 making it more attractive to commercial and mixed uses.



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

Below is an excerpt from the 20/26 Specific Area Plan:

"Many of the property owners in this area are seeking the ability to plan for the future development of their property (City of Nampa, n.d., FAQ)."

Reference: City of Nampa. (n.d.) *Highway 20/26 specific area plan*. Retrieved September 9, 2025

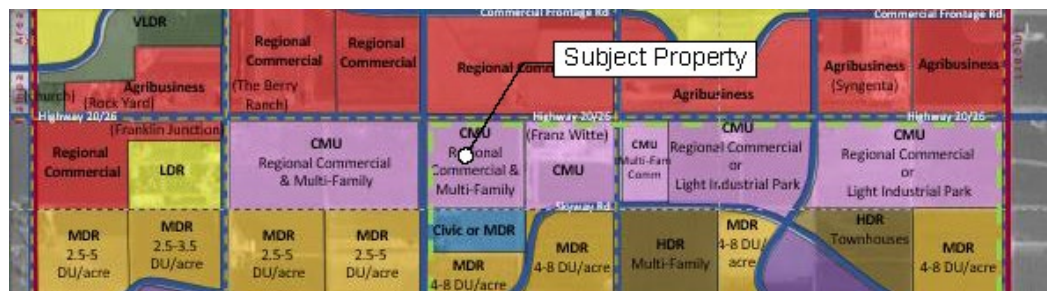
<https://storymaps.arcgis.com/stories/86ebf76bbbcb477eb64eb0cf1246590d>

The widening on Hwy 20/26 will naturally bring more traffic to the area. Safety becomes a concern. Whether it is high traffic conflicts with slow moving farm equipment or livestock. Idaho Farm Bureau Insurance Company recommends the following:

"Whenever possible, choose routes that minimize interaction with high-speed traffic (Farm Bureau Insurance, n.d.)."

Reference: Farm Bureau Insurance. (n.d.) *Road Safety for Farm Equipment*. Retrieved July 2, 2025, <https://www.idahofarmbureauinsurance.com/protecting-your-world/road-safety-for-farm-equipment/>

Figure 1
Hwy 20/26 Specific Area Plan



Note: Adapted From, City of Nampa *Highway 20/26 Specific Area Plan*, 2023, p. 12

The City of Caldwell has designated the area adjacent to Hwy 20/26 and in close proximity to the subject property as Mixed Use Center (Figure 2). Caldwell defines Mixed Use Centers as hubs of intense commercial activities that are located on major roads. The proposed use would be compatible with the future land uses to the east.



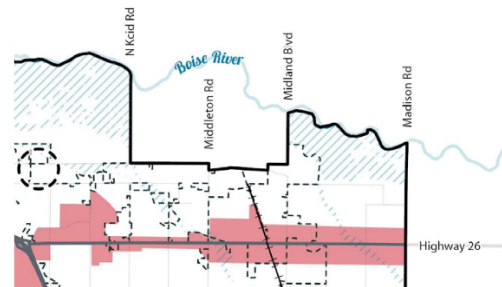
Figure 2
City of Caldwell Mixed Use Center Land Use

DESCRIPTION

Mixed Use Centers are hubs of intense commercial activities that attract people from all over the City and beyond. They are located on major roads, corridors, and transit lines. Development patterns are denser than surrounding areas and increase in intensity around infrastructure such as transit lines. These areas include denser housing options especially in areas with current or future transit service and where commercial areas transition to less dense residential place types.

Future Land Use

 Mixed Use Center



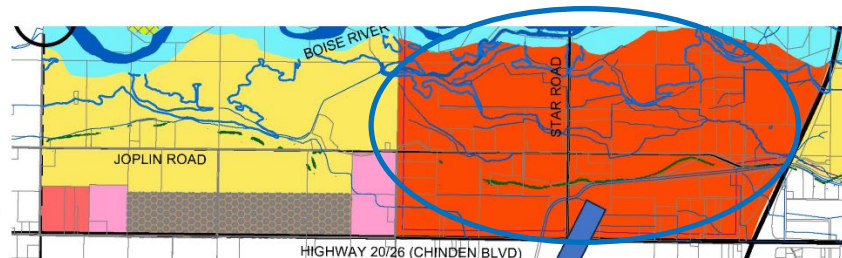
Note: Adapted From, Caldwell Comprehensive Plan, 2018, p. 40

To the west, the City of Star has designated the Hwy 20/26 corridor for commercial and mixed uses (Figure 3). As the figures show, the approximately 9 mile stretch of Hwy 20/26 between Hwy 16 and Interstate 84 has been designated for mixed or commercial uses. This map amendment would align with policy P4.04.02 of the comprehensive plan. The policy states: *“Align planning efforts in areas of city impact.”*

Figure 3
City of Star Future Land Use

Legend

-  Commercial
-  Mixed Use
-  Agribusiness
-  South of the River Planning Area – See Illustrated Vision Plan



Illustrated Vision Plan



Note: Adapted From, City of Star Comprehensive Plan Future Land Use Map, 2022 and South of the River Subarea Plan, 2022



3. Compatibility with surrounding land uses (CCZO Section 07-06-03(1)C);

The surrounding parcels are mostly undeveloped. There is large retail nursery to the east and residential to the south. The storage would serve as a low impact buffer to the residential parcel. The use would be compatible with the City of Nampa's future land use designation of commercial for this stretch of the Hwy 20/26 corridor. The widening of Hwy 20/26 will increase traffic in the area and has the potential to attract commercial uses to the surrounding area.

The proposed map amendment will not have a negative effect on the character of the area. This area is in transitions. The widening of Hwy 20/26 will bring more traffic to the area. This increased visibility will be attractive commercial and residential developments in the future. The current proposed uses will have little impact on traffic.

The storage use is a very low impact and the traffic the church generates is mostly during non-peak hours. The business operation does not produce any unreasonable noise, odor, or other forms of pollution. Proposed lighting will be dark sky compliant and designed to reduce light trespass. This low impact use will serve as a buffer from Hwy 20/26 to the surrounding residential and agriculture uses.

4. Address potential impacts to public services and facilities (CCZO Section 07-06-03(1)E)

Drainage will be retained onsite. In preparation for future City services the applicant is in discussions with ITD to extend sewer and water to the site. This extension would be coordinated with the US- 20/26 ChindenWest project.

The proposed project does not require improvements to the public street. The storage use will be accessed off of Prescott Lane. The storage use will have very little impact on traffic in the area. The proposed project will include fire life safety measures and security measures to minimize the impact to local emergency services.

5. Address potential impacts to groundwater (source, quantity, and quality) (Idaho Code Section 67 6537(4));

This particular storage use will not require a well or septic. Stormwater will remain on site utilizing best management practices to ensure ground water safety.

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

Sincerely,

Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE



**HATCH
DESIGN
ARCHITECTURE**

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

Original

Letter of Intent

October 30, 2025

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

Re: **Comprehensive Plan Map Amendment – Shoemaker 20/26
Hwy 20/26, R34223012A0**

Dear Planning. Staff,

Overview

The owner of the undeveloped property located at parcel R34223012A0 on the southeast corner of Highway 20/26 and Prescott Ln. is proposing the new construction of an approx. 8.7-acre open air vehicle storage facility.

The applicant is proposing a comprehensive plan map amendment along with a conditional rezone and development agreement. The current comprehensive plan designation is Agriculture. The applicant is proposing a Commercial designation with a CR-C-2 Commercial zone. The project is located in the City of Nampa Area of Impact and included in the Highway 20/ 26 Special Area Plan. This special area plan designates the parcel as CMU, Regional Commercial & Multi-Family. The proposed uses would be consistent with the City's Comprehensive Plan and Special Area Plan.

A conceptual site plan is included with this application. The access to the site will be from Prescott Lane. The site layout will provide ample parking for the proposed uses. Exterior lighting will be compliant with dark sky standards and the Canyon County code.

Standards of Evaluation

1. General compatibility with the Comprehensive Plan (CCZO Section 07-06-03(1)A);
The County's future land use designation is Agriculture. The subject property is within the Nampa area of impact and their Highway 20 / 26 Specific Area Plan. Hwy 20/26 is scheduled to be widened from two lanes to 4 lanes starting in 2029. In the future, ultimate build out of the highway in that area will be seven lanes. The City of Nampa future land use designation is Community Mixed-Use. The City defines this designation as the following:

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Reference: City of Nampa. (n.d.) *Highway 20/26 specific area plan*, p. 18.

The initial proposed use will include an open-air RV storage facility. Future uses on the remainder of the site may include a fueling station, church, and multi-family housing. These proposed uses would provide community wide services along a major transportation corridor.



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This proposed project promotes the following goals and policies of the comprehensive plan.

G1.01.00 - Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.

G2.02.00 - Promote housing, business, and service types needed to meet the demand of the future and existing population.

G3.01.00 - Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.

G3.05.00 - Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.

G4.01.00 - Support livability and high quality of life as the community changes over time

G4.03.00 - Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.

P4.04.02 - Align planning efforts in areas of city impact.

2. Address how the request is more appropriate than the current designation (CCZO Section 07-06-03(1)B);

There is currently a mix of agriculture, commercial and residential uses in the area. This area is in transition. The City of Nampa Specific Area Plan designates the stretch of highway between 11th Ave N. and Franklin Rd. for a mix of regional commercial and multi-family uses (Figure 1). ITD plans on widening this section of Hwy 20/26 to enhance mobility in the Treasure Valley. This will direct more traffic to Hwy 20/26 making it more attractive to commercial and mixed uses.

Below is an excerpt from the 20/26 Specific Area Plan:

"Many of the property owners in this area are seeking the ability to plan for the future development of their property (City of Nampa, n.d., FAQ)."

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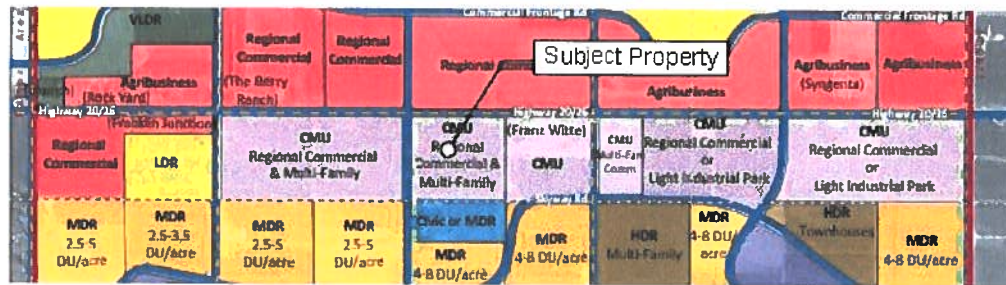
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Reference: Farm Bureau Insurance. (n.d.) *Road Safety for Farm Equipment*. Retrieved July 2, 2025, <https://www.idahofarmbureauinsurance.com/protecting-your-world/road-safety-for-farm-equipment/>

Figure 1

Hwy 20/26 Specific Area Plan



Note: Adapted From, City of Nampa Highway 20/26 Specific Area Plan, 2023, p. 12

The City of Caldwell has designated the area adjacent to Hwy 20/26 and in close proximity to the subject property as Mixed Use Center (Figure 2). Caldwell defines Mixed Use Centers as hubs of intense commercial activities that are located on major roads. The proposed use would be compatible with the future land uses to the east.

Figure 2

City of Caldwell Mixed Use Center Land Use

DESCRIPTION	Future Land Use
Mixed Use Centers are hubs of intense commercial activities that attract people from all over the City and beyond. They are located on major roads, corridors, and transit lines. Development patterns are denser than surrounding areas and increase in intensity around infrastructure such as transit lines. These areas include denser housing options especially in areas with current or future transit service and where commercial areas transition to less dense residential place types.	

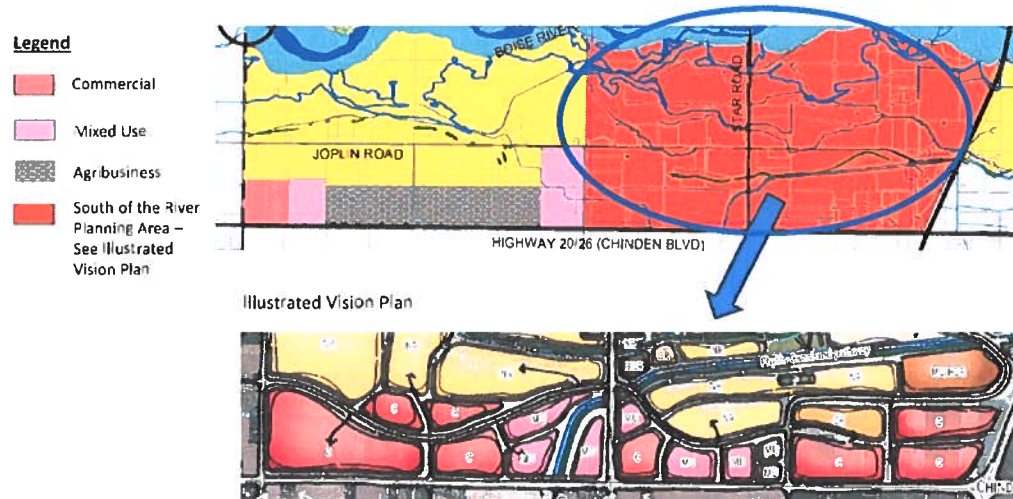
Note: Adapted From, Calwell Comprehensive Plan, 2018, p. 40

To the west, the City of Star has designated the Hwy 20/26 corridor for commercial and mixed uses (Figure 3). As the figures show, the approximately 9 mile stretch of Hwy 20/26 between Hwy 16 and Interstate 84 has been designated for mixed or commercial uses. This map amendment would align with policy P4.04.02 of the comprehensive plan. The policy states: *“Align planning efforts in areas of city impact.”*



Figure 3

City of Star Future Land Use



Note: Adapted From, City of Star Comprehensive Plan Future Land Use Map, 2022 and South of the River Subarea Plan, 2022

3. Compatibility with surrounding land uses (CCZO Section 07-06-03(1)C);
The surrounding parcels are mostly undeveloped. There is large retail nursery to the east and residential to the south. The storage would serve as a low impact buffer to the residential parcel. The use would be compatible with the City of Nampa's future land use designation of commercial for this stretch of the Hwy 20/26 corridor. The widening of Hwy 20/26 will increase traffic in the area and has the potential to attract commercial uses to the surrounding area.

The proposed map amendment will not have a negative effect on the character of the area. The use will have little impact on traffic. The storage produces very little traffic and the traffic the church generates is mostly during non-peak hours. The business operation does not produce any unreasonable noise, odor, or other forms of pollution. Proposed lighting will be dark sky compliant and designed to reduce light trespass. This low impact use will serve as a buffer from Hwy 20/26 to the surrounding residential and agriculture uses.

4. Address potential impacts to public services and facilities (CCZO Section 07-06-03(1)E)
Drainage will be retained onsite. In preparation for future City services the applicant is in discussions with ITD to extend sewer and water to the site. This extension would be coordinated with the US- 20/26 ChindenWest project.

The proposed project does not require improvements to the public street. The storage use will be accessed off of Prescott Lane. The storage use will have very little impact on traffic in the area. The proposed project will include fire life safety measures and security measures to minimize the impact to local emergency services.



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5. Address potential impacts to groundwater (source, quantity, and quality) (Idaho Code Section 67 6537(4));

This particular storage use will not require a well or septic. Stormwater will remain on site utilizing best management practices to ensure ground water safety.

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

Sincerely,

Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE

Parcel "A"
Description for
Shoemaker Properties LLC

The following Describes a Parcel of Land being a Portion of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 4 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho and more particularly described as follows:

COMMENCING at the Southwest Corner of the Northwest 1/4 of the Northeast 1/4 (Center-North 1/16th Corner) of Section 26, Township 4 North, Range 2 East, Boise Meridian; From which, the Northwest Corner of the Northwest 1/4 of the Northeast 1/4 (North 1/4 Corner) of said Section 26 bears, North 00°31'05" East, 1323.15 feet;

Thence along the Westerly Boundary Line of the Northwest 1/4 of the Northeast 1/4 of said Section 26, North 00°31'05" East, 904.14 feet to the **POINT OF BEGINNING**:

Thence continuing along said Westerly Boundary Line, North 00°31'05" East, 379.00 feet to the Southerly Right of Way Line of Chinden Boulevard (US Highway 20/26);

Thence leaving said Westerly Boundary Line, and along the Southerly Right of Way Line of Chinden Boulevard (US Highway 20/26), South 89°15'19" East, 275.00 feet;

Thence leaving said Southerly Right of Way Line, South 00°31'05" West, 379.00 feet;

Thence, North 89°15'19" West, 275.00 feet to the **POINT OF BEGINNING**:

The above Described Parcel of Land contains 2.39 acres (104,224 Sq. Ft.), more or less, and is Subject to the Canyon County Development Services review & approval and this Description is not Intended to Transfer Title in any way.



n00°31'05"E
379

s89°15'19"E
275

s00°31'05"W
379

275
n89°15'19"W



Parcel "A" Boundary Description

11/11/2024

Scale: 1 inch= 43 feet

File:

Tract 1: 2.3927 Acres (104224 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1308 ft.

01 n00.3105e 379
02 s89.1519e 275
03 s00.3105w 379
04 n89.1519w 275

Parcel "B"
Description for
Shoemaker Properties LLC

The following Describes a Parcel of Land being a Portion of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 4 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho and more particularly described as follows:

COMMENCING at the Southwest Corner of the Northwest 1/4 of the Northeast 1/4 (Center-North 1/16th Corner) of Section 26, Township 4 North, Range 2 East, Boise Meridian; From which, the Northwest Corner of the Northwest 1/4 of the Northeast 1/4 (North 1/4 Corner) of said Section 26 bears, North 00°31'05" East, 1323.15 feet;

Thence along the Westerly Boundary Line of the Northwest 1/4 of the Northeast 1/4 of said Section 26, North 00°31'05" East, 421.38 feet to the **POINT OF BEGINNING**:

Thence continuing along said Westerly Boundary Line, North 00°31'05" East, 482.76 feet;

Thence leaving said Westerly Boundary Line, South 89°15'19" East, 275.00 feet;

Thence, North 00°31'05" East, 379.00 feet to the Southerly Right of Way Line of Chinden Boulevard (US Highway 20/26);

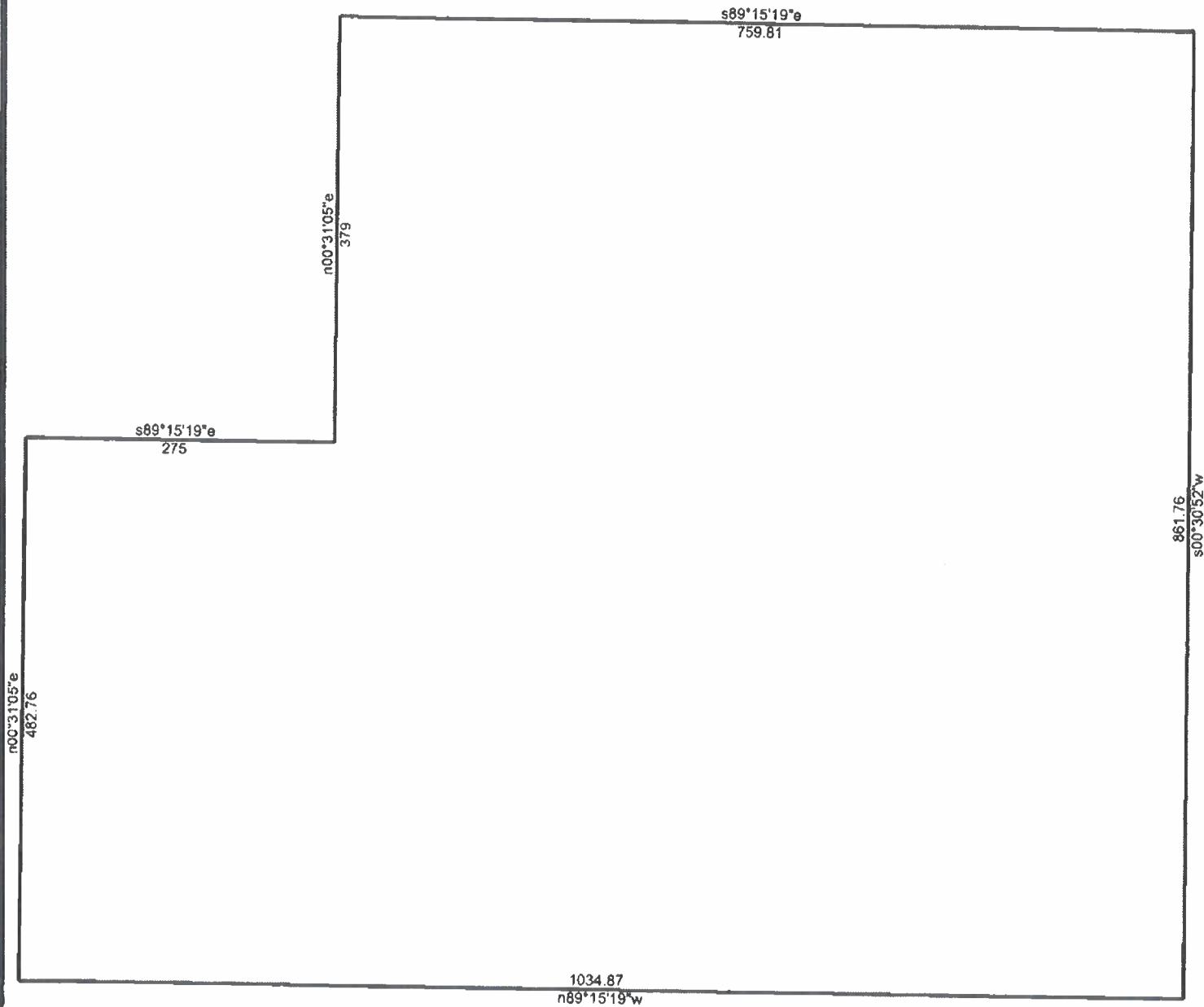
Thence along the Southerly Right of Way Line of Chinden Boulevard (US Highway 20/26), South 89°15'19" East, 759.81 feet;

Thence leaving said Southerly Right of Way Line, South 00°30'52" West, 861.76 feet;

Thence, North 89°15'19" West, 1,034.87 feet to the **POINT OF BEGINNING**:

The above Described Parcel of Land contains 18.08 acres (787,564 Sq. Ft.), more or less, and is Subject to the Canyon County Development Services review & approval and this Description is not Intended to Transfer Title in any way.





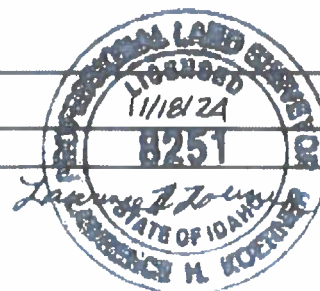
Parcel "B" Boundary Description

Scale: 1 inch= 134 feet

File:

Tract 1: 18.0797 Acres, Closure: s87.0428e 0.01 ft. (1/666355), Perimeter=3793 ft

- 01 n00.3105e 482.76
- 02 s89.1519e 275
- 03 n00.3105e 379
- 04 s89.1519e 759.81
- 05 s00.3052w 861.76
- 06 n89.1519w 1034.87



11/11/2024

Parcel "C"
Description for
Shoemaker Properties LLC

The following Describes a Parcel of Land being a Portion of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 4 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho and more particularly described as follows:

BEGINNING: at the Southwest Corner of the Northwest 1/4 of the Northeast 1/4 (Center-North 1/16th Corner) of Section 26, Township 4 North, Range 2 East, Boise Meridian; From which, the Northwest Corner of the Northwest 1/4 of the Northeast 1/4 (North 1/4 Corner) of said Section 26 bears, North 00°31'05" East, 1323.15 feet;

Thence along the Westerly Boundary Line of the Northwest 1/4 of the Northeast 1/4 of said Section 26, North 00°31'05" East, 421.38 feet;

Thence leaving said Westerly Boundary Line, South 89°15'19" East, 1,034.87 feet;

Thence, North 00°30'52" East, 861.76 feet to the Southerly Right of Way Line of Chinden Boulevard (US Highway 20/26);

Thence along the Southerly Right of Way Line of Chinden Boulevard (US Highway 20/26), South 89°15'19" East, 294.66 feet;

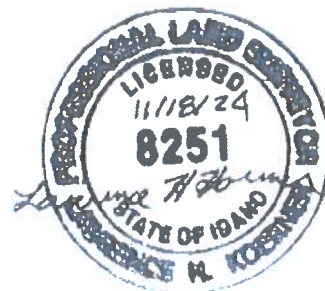
Thence leaving said Southerly Right of Way Line, South 01°21'47" West, 659.13 feet;

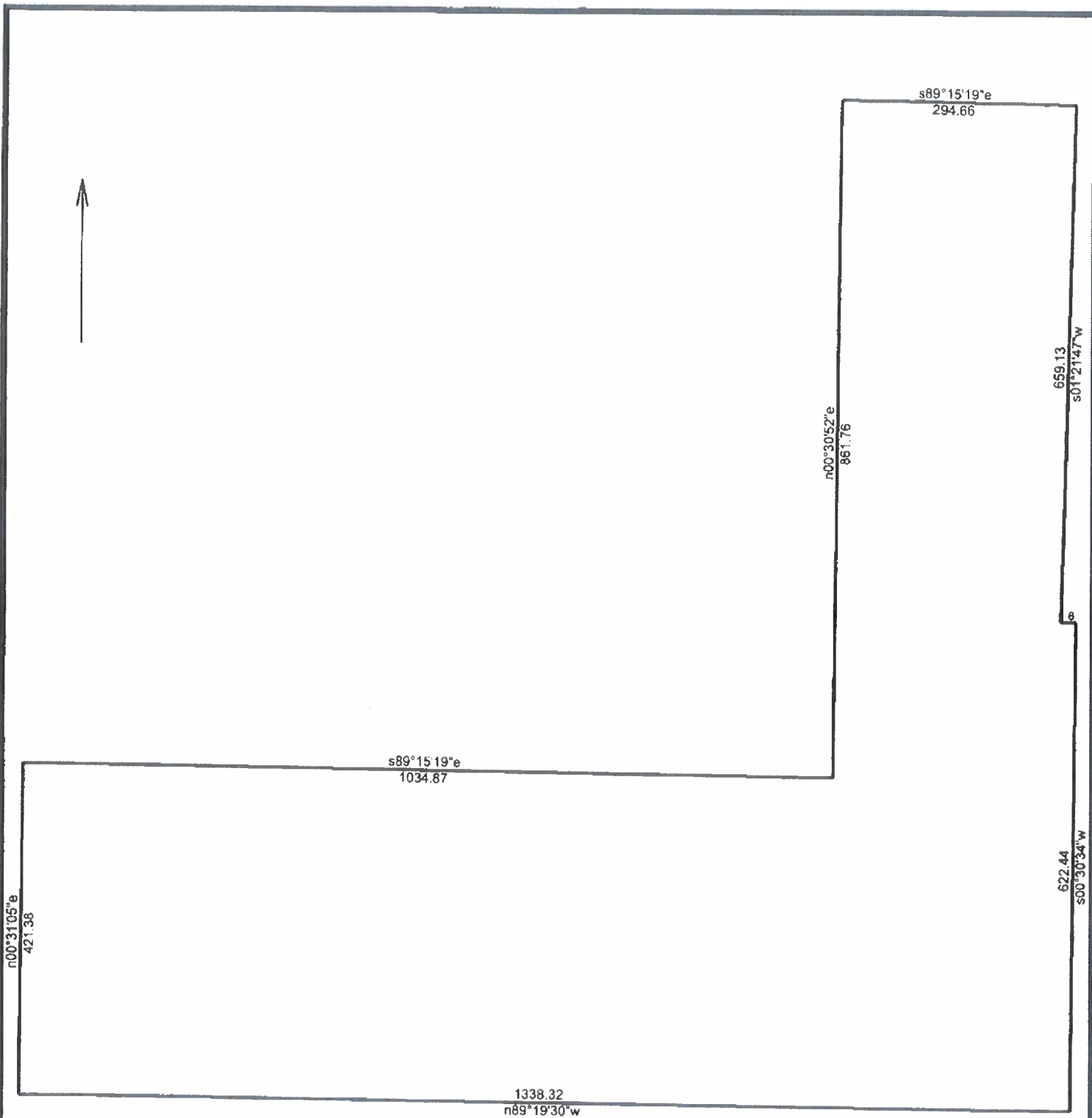
Thence, South 89°19'25" East, 18.48 feet to the Easterly Boundary Line of the Northwest 1/4 of the Northeast 1/4 of said Section 26;

Thence along said Easterly Boundary Line, South 00°30'34" West, 622.44 feet to the Southeast Corner of the Northwest 1/4 of the Northeast 1/4 of said Section 26;

Thence leaving said Easterly Boundary Line, and along the Southerly Boundary Line of the Northwest 1/4 of the Northeast 1/4 of said Section 26, North 89°19'30" West, 1338.32 feet to the **POINT OF BEGINNING**;

The above Described Parcel of Land contains 18.71 acres (815,007 Sq. Ft.), more or less, and is Subject to the Canyon County Development Services review & approval and this Description is not Intended to Transfer Title in any way.





Scale: 1 inch= 173 feet

File: Parcel C Description.ndp

Tract 1: 18.7170 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5251 ft.

- 01 n00.3105e 421.38
- 02 s89.1519e 1034.87
- 03 n00.3052e 861.76
- 04 s89.1519e 294.66
- 05 s01.2147w 659.13
- 06 s89.1925e 18.48
- 07 s00.3034w 622.44

08 n89.1930w 1338.32



11/18/2024

Recording Requested By and
When Recorded Return to:

Valley Pentecostal Church, Inc.
2900 Life Way
Caldwell, ID 83605-3099

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GIFT DEED

This Gift Deed is made this 19th day of December, 2024, between Shoemaker Properties, LLC, an Idaho limited liability company ("Grantor"), and Valley Pentecostal Church, Inc., whose address is 2900 Life Way, Caldwell, ID 83605-3099 ("Grantee"), witnesseth:

That Grantor, as part of the community of believers who values hosting the presence of God, growing in family, and celebrating all that Jesus has done, does, by these presents, gift and convey unto Grantee and its successors and assigns forever, all the following described real estate now owned or hereafter acquired by Grantor situated in the County of Canyon, State of Idaho:

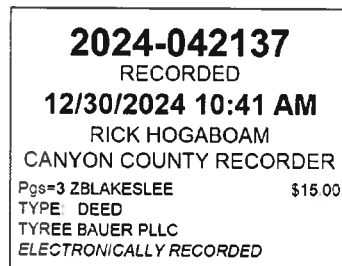
SEE SCHEDULE I ATTACHED HERETO AND INCORPORATED HEREIN.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied. This deed is subject to any and all easements, restrictions, agreements and encumbrances of record or appearing on the land as of the date of this instrument.

{Signature Page Follows}

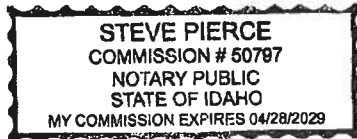


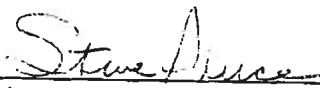
Shoemaker Properties, LLC:

By: 
Craig Shoemaker, Manager

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on December 19th 2024 by Craig Shoemaker as the manager of Shoemaker Properties, LLC.




Signature of notary public
My commission expires 04/28/2029

Parcel "B"
Description for
Shoemaker Properties LLC

The following Describes a Parcel of Land being a Portion of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 4 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho and more particularly described as follows:

COMMENCING at the Southwest Corner of the Northwest 1/4 of the Northeast 1/4 (Center-North 1/16th Corner) of Section 26, Township 4 North, Range 2 East, Boise Meridian; From which, the Northwest Corner of the Northwest 1/4 of the Northeast 1/4 (North 1/4 Corner) of said Section 26 bears, North 00°31'05" East, 1323.15 feet;

Thence along the Westerly Boundary Line of the Northwest 1/4 of the Northeast 1/4 of said Section 26, North 00°31'05" East, 421.38 feet to the **POINT OF BEGINNING**:

Thence continuing along said Westerly Boundary Line, North 00°31'05" East, 482.76 feet;

Thence leaving said Westerly Boundary Line, South 89°15'19" East, 275.00 feet;

Thence, North 00°31'05" East, 379.00 feet to the Southerly Right of Way Line of Chinden Boulevard (US Highway 20/26);

Thence along the Southerly Right of Way Line of Chinden Boulevard (US Highway 20/26), South 89°15'19" East, 759.81 feet;

Thence leaving said Southerly Right of Way Line, South 00°30'52" West, 861.76 feet;

Thence, North 89°15'19" West, 1,034.87 feet to the **POINT OF BEGINNING**:



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-402-4164

AFFIDAVIT OF LEGAL INTEREST

I, Lynn Hardy, 2900 Life way
(name) (address)
Caldwell, ID 83605
(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

Jeff Hatch- Hatch Design Architecture, 200 W. 36th Street, Boise, ID 83714
(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 16th day of July, 20 25.

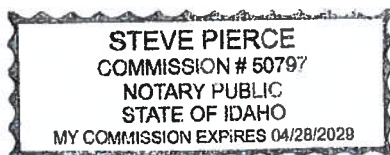
[Signature]
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 16th day of July, in the year 20 25, before me Steve Pierce,
a notary public, personally appeared _____, 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: Steve Pierce

My Commission Expires: 04/28/2029



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-402-4164

AFFIDAVIT OF LEGAL INTEREST

I, Shoemaker Properties, LLC, P.O. Box 759
(name) (address)
Eagle, ID 83616
(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

Jeff Hatch- Hatch Design Architecture, 200 W. 36th Street, Boise, ID 83714
(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 3rd day of July, 20 25.

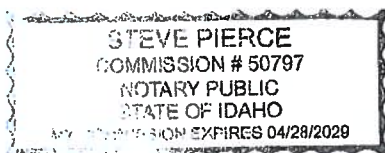
[Signature]
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 3rd day of July, in the year 20 25, before me Steve Pierce,
a notary public, personally appeared Craig Shoemaker, 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: Steve Pierce

My Commission Expires: 04/28/2029



AGENCY ACKNOWLEDGMENT

Date: 07/09/2025

Applicant: Jeff Hatch- Hatch Design Architecture

Parcel Number: R34223012A0

Site Address: TBD Prescott Ln., Nampa

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____

Signed: _____

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

Fire District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____

Signed: _____

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

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____

Signed: _____

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

Irrigation District:

District: Nampa & Meridian Irrigation District

☒ Applicant submitted/met for informal review.

Date: 7/9/2025

Signed: Paul Buddiest

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

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

Date: _____

Signed: _____

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

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



AGENCY ACKNOWLEDGMENT

Date: 07/09/2025

Applicant: Jeff Hatch- Hatch Design Architecture

Parcel Number: R34223012A0

Site Address: TBD Prescott Ln., Nampa

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact

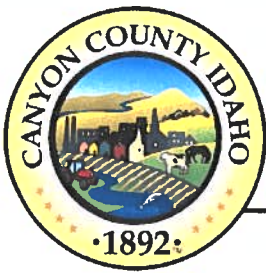
City: Nampa

☒ Applicant submitted/met for informal review.

Date: 7/30/2025 Signed: _____

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

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



AGENCY ACKNOWLEDGMENT

Date: 07/09/2025

Applicant: Jeff Hatch- Hatch Design Architecture

Parcel Number: R34223012A0

Site Address: TBD Prescott Ln., Nampa

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Niki Benyakhlef Digitally signed by Niki Benyakhlef
Date: 2025.07.10 13:51:59 -06'00'
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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



AGENCY ACKNOWLEDGMENT

Date: 07/09/2025

Applicant: Jeff Hatch- Hatch Design Architecture

Parcel Number: R34223012A0

Site Address: TBD Prescott Ln., Nampa

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: 07/30/2025 Signed:

Anthony Lee

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

Fire District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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



AGENCY ACKNOWLEDGMENT

Date: 07/09/2025

Applicant: Jeff Hatch- Hatch Design Architecture

Parcel Number: R34223012A0

Site Address: TBD Prescott Ln., Nampa

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District:

District: Star Fire Protection District

☒ Applicant submitted met for informal review

Date: 9/11/2025 Signed: _____

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

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



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: TBD Prescott Lane, Nampa	Parcel Number: 34223012A0	
City: Nampa	State: ID	ZIP Code: 83687
Notices Mailed Date: 07/07/2025	Number of Acres: 40	Current Zoning: AG
Description of the Request: Conditional rezone w/ DA. Open air RV storage.		

APPLICANT / REPRESENTATIVE INFORMATION

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

MEETING INFORMATION

DATE OF MEETING: 07/21/2025	MEETING LOCATION: Onsite	
MEETING START TIME: 6:00 pm	MEETING END TIME: 7:00 pm	
ATTENDEES: 9		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. See attached		
2.		
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):

Steve Thiessen _____

APPLICANT/REPRESENTATIVE (Signature):  _____

DATE: 09 / 09 / 2025

NEIGHBORHOOD MEETING SIGN-IN FORM
City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

Start Time of Neighborhood Meeting: 6:00 PM

End Time of Neighborhood Meeting: 7:00 PM

Those in attendance please print your name and address.

If no one attended, Applicant please write across this form "No one attended".

	<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1.	STEVE WENSER	7886 JOPLIN RD - NAMPA, ID 83687
2.	ANGIE WENSER	" " " "
3.	Steve Woodard	18818 Prescott Ln Nampa 83687
4.	Valerie Forster	18702 Prescott Ln Nampa 83687
5.	Andrea Stines	19688 Prescott Ln Nampa 83687
6.	Kari Daniels	19688 Prescott Ln Nampa 83687
7.	Darryl Tague	19626 Prescott Ln Nampa 83687
8.	CHRIS Tague	" " " "
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

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

When recorded return to:

Shoemaker Properties, LLC
2265 S Riverbitch Pl
Eagle ID 83616

2022-026989	
RECORDED	
05/23/2022 01:04 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 ADMARTINEZ	\$15.00
TYPE: DEED	
FIRST AMERICAN TITLE AND ESCROW	
ELECTRONICALLY RECORDED	

3921105 TD/mc

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, Prescott Crossing, LLC an Idaho limited liability company ("Grantor"), does hereby bargain, sell, and convey unto Shoemaker Properties, LLC ("Grantee") whose address is 2265 S Riverbitch Pl, Eagle ID 83616, all of Grantor's right, title, and interest in and to the real property located in Canyon County, Idaho, more specifically described on Schedule I attached hereto and incorporated herein by this reference ("Property").

TOGETHER WITH all of Grantor's right, title and interest in and to all streets, alleys and rights of way adjacent thereto, all mineral and water rights appurtenant thereto, and all and singular tenements hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the Property, as well in law as in equity.

TO HAVE AND TO HOLD the Property with its appurtenances unto Grantee, its successors and assigns, forever.

AND Grantor for itself, its successors, heirs and assigns does hereby covenant to and with Grantee that Grantor is the owner of the Property in fee simple and that the Property is free from all liens, claims or encumbrances done, made or suffered by Grantor, or any person claiming under Grantor, except (a) matters of record, (b) real property taxes and assessments for the current year that are not yet due and payable, and (c) any matters arising from the acts or omissions of Grantee or Grantee's agents. Grantor hereby covenants to and with Grantee and its successors, heirs, and assigns that Grantor shall warrant and defend the same against any other liens, claims, or encumbrances done, made, or suffered by Grantor, or any person claiming under Grantor, but none other.

[Remainder of page intentionally left blank; signature page follows.]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed effective as of May 18, 2022.

GRANTOR:

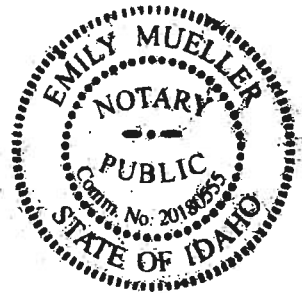
Prescott Crossing, LLC
an Idaho limited liability company

By: Idaho Holdings, LLC
Its: Manager

By: Mark Bottles
Mark Bottles
Manager

STATE OF IDAHO)
) ss.
County of Ada)

On this 18 day of May, 2022, before me, a Notary Public in and for said State, personally appeared Mark Bottles, known or identified to me to be the Manger of Idaho Holdings, LLC, which entity is the Manager of Prescott Crossing, LLC, the entity that executed the instrument and acknowledged to me that such entity executed the same.



Emily Mueller
Notary Public for the State of Idaho
Residing at Edgell ID
My Commission expires: 3-28-2024

SCHEDULE I

Legal Description of the Property

Parcel 4 of Record of Survey recorded as Instrument No. 200649082 being a parcel of land located in the Northwest quarter of the Northeast quarter of Section 26, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and described as follows:

Beginning at a brass cap marking the North quarter corner of Section 26; thence along the North line of the Northwest quarter of the Northeast quarter of said Section 26
South 89° 47' 52" East, a distance of 1,330.07 feet to a point; thence
South 00° 49' 14" West a distance of 699.13 feet to a 1/2 inch rebar; thence
South 89° 51' 58" East a distance of 18.48 feet to a 5/8 inch rebar on the East line of said Northwest quarter of the Northeast quarter of Section 26; thence along said East line
South 00° 01' 59" East a distance of 622.45 feet to a 5/8 inch rebar marking the Northeast 1/16th corner of said Section 26; thence along the South line of said Northwest quarter of the Northeast quarter of Section 26
North 89° 51' 58" West a distance of 1,338.23 feet to a 5/8 inch rebar marking the center North 1/16th corner of said Section 26; thence along the West line of said Northwest quarter of the Northeast quarter
North 00° 01' 43" West a distance of 1,323.12 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING that portion deeded to the State of Idaho in Right of Way Deed recorded March 4, 1938, as Instrument NO. 232560, Records of 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: 86922

Date: 11/20/2025

Date Created: 11/20/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Kyle Gills - Shoemaker Properties LLC

Comments: Comprehensive Plan Amendment - OR2025-0025

Site Address: 0 HWY 20 26, Nampa ID 83687 / Parcel Number: 34223012A0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Comprehensive Plan Map Amendment	OR2025-0025	\$3,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	OR2025-0025	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	OR2025-0025	\$50.00	\$0.00	\$0.00

Sub Total: \$3,850.00

Sales Tax: \$0.00

Total Charges: \$3,850.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	186541911	\$3,850.00

Total Payments: \$3,850.00

ADJUSTMENTS

Receipt Balance: \$0.00