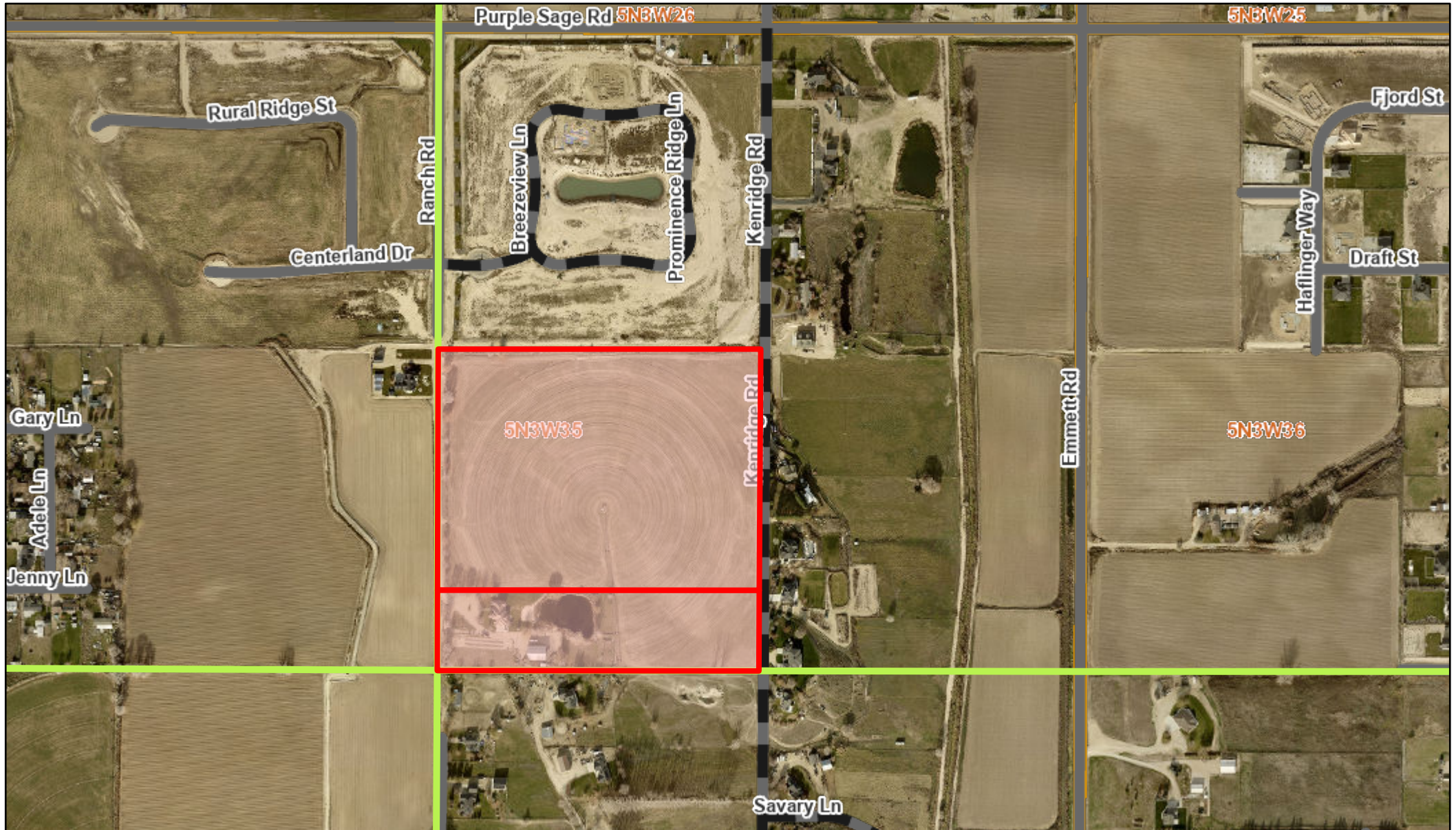
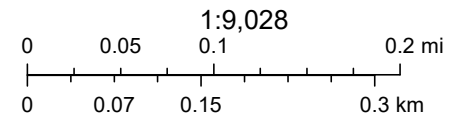


Canyon County, ID Web Map



6/26/2026, 2:58:55 PM

- Multiple Parcel Search_Query result
- Quarter Line
- CanyonCountyRoads
- Roads
- CC_PrivateRoads
- County Boundary
- Current Impact Area
- City Limits
- Sections
- Imagery_2025_2026
- Red: Band_1
- Green: Band_2



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

Canyon County, ID

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 | City of Nampa |



ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Leslie and George Hobbs	
	MAILING ADDRESS: 24734 Ranch Rd, Caldwell, ID 83607	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
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>[Signature]</u> Date: <u>4/23/20</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: same	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: 24734 Ranch Rd, Caldwell, ID 83607	
	PARCEL NUMBER: R38182 and R3818201200	
	PARCEL SIZE: Combined is 40.21	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: AG	PROPOSED ZONING: RR/AG
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: AG

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>CR2026-0009</u>	DATE RECEIVED: <u>6/26/26</u>
RECEIVED BY: <u>[Signature]</u>	APPLICATION FEE: <u>2600.00</u> CK MO <u>CC</u> CASH



RECEIVED
JUN 26 2026

BY:

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)	survey attached	
✓ Deed or evidence of property interest to the subject property	✓	
Fee: Rezone: Per Adopted Fee Schedule Conditional Rezone: Per Adopted Fee Schedule Text Amendment: Per Adopted Fee Schedule	conditional rezone	

****Fees are non-refundable****

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

REZONE OPTION:

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

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

Applicant/Owner: _____ Date _____

DSD Planner: _____ Date _____

6/9/2026

We, Leslie A. Hobbs and George B. Hobbs, own 40.21 acres at 24734 Ranch Road (Parcel R38182 and R3818201200) that is currently zoned Agricultural. Our primary home is on this land, and we actively farm the remaining land and have for 25 years.

We are requesting a conditional Rezone application to rezone two lots from AG to RR. One lot of approximately 10 acres is our current home, and the other lot will be a five-acre lot for our son to build his barn and home, as his primary residence. Both lot's excess land is farmed today and will be in the future. The remaining land will stay zoned AG, as it is an active farm and our plan is to keep it as a family farm. We are currently irrigating our land with pivot, which will remain as it is today.

This land is not in the City Impact area and is accessed today on a private lane at the end of Ranch Road. The access to the subject two lots will continue to be our private lane, and no additional access will be required.

The proposed preliminary rezone is consistent with the comprehensive plan, with residential subdivisions bordering our land to the north, south and east.

We have obtained a recent survey that is attached, showing the concept plan.

Sincerely,


Leslie Hobbs

24734 Ranch Rd. Caldwell, ID 83607

[REDACTED]

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: _____

☒ How many Individual Domestic Wells are proposed? 1 per lot

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:

n/a

☐ Public ☐ Private Road User's Maintenance Agreement Inst # _____

7. FENCING ☐ Fencing will be provided (Please show location on site plan)

n/a

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 is provided from an existing irrigation box in the SW corner of the 40 acres.

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 120 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☒ Non-Buildable 1

2. FIRE SUPPRESSION:

☐ Water supply source: _____

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? _____

n/a

ANIMAL CARE-RELATED USES
1. MAXIMUM NUMBER OF ANIMALS: _____
2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION? ☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____
3. HOW DO YOU PROPOSE TO MITIGATE NOISE? ☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars
4. ANIMAL WASTE DISPOSAL ☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System ☐ Other: _____

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: 24734 Ranch Rd.	Parcel Number: R38182012 + R38182	
City: Caldwell	State: Id.	ZIP Code: 83607
Notices Mailed Date: 6/10/2026	Number of Acres: 40.21	Current Zoning: AG
Description of the Request: Rezone of Approximately 15 acres from AG to RR to become 2 Lots. One Lot approximately 10 acres and one approximately 5 Acres		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Leslie Hobbs		
Company Name:		
Current address: 24734 Ranch Rd.		
City: Caldwell	State: Idaho	ZIP Code: 83607
Phone: [REDACTED]	Cell: Same	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 6/22/2026	MEETING LOCATION: 24734 Ranch Rd. Caldwell Id. 83607	
MEETING START TIME: 5:00 pm	MEETING END TIME: 6:45 pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE: Susan Duffield	ADDRESS: 24466 Ranch Rd. Caldwell
1. Richard + Susan Duffield		
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):

Leslie Hobbs

APPLICANT/REPRESENTATIVE (Signature):



DATE:

6 / 22 / 2026

Notice of Neighborhood Meeting Pre-application requirement for a Public Hearing

Date: 6/11/2026

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a land rezone. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; *Canyon County Zoning Ordinance § 07-01-15*. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is **not** a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date: Monday, June 22nd, 2026

Time: 5:00 pm

Location: 24734 Ranch Rd. Caldwell, ID 83607

Property description: 40.21 acres south of Purple Sage Road and at the end of newly developed Ranch Road, on the East.

The project is summarized below:

Site Location: 24734 Ranch Rd. Caldwell, ID 83607

Proposed access: Existing private road off Ranch Road

Total acreage: 40.21. Rezone of approximately 15 acres from Agriculture to Rural Residential

Proposed lots: 2 lots. One lot approximately 10 acres and the second approximately 5 acres.

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting, we will answer any questions you may have. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is a PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time.

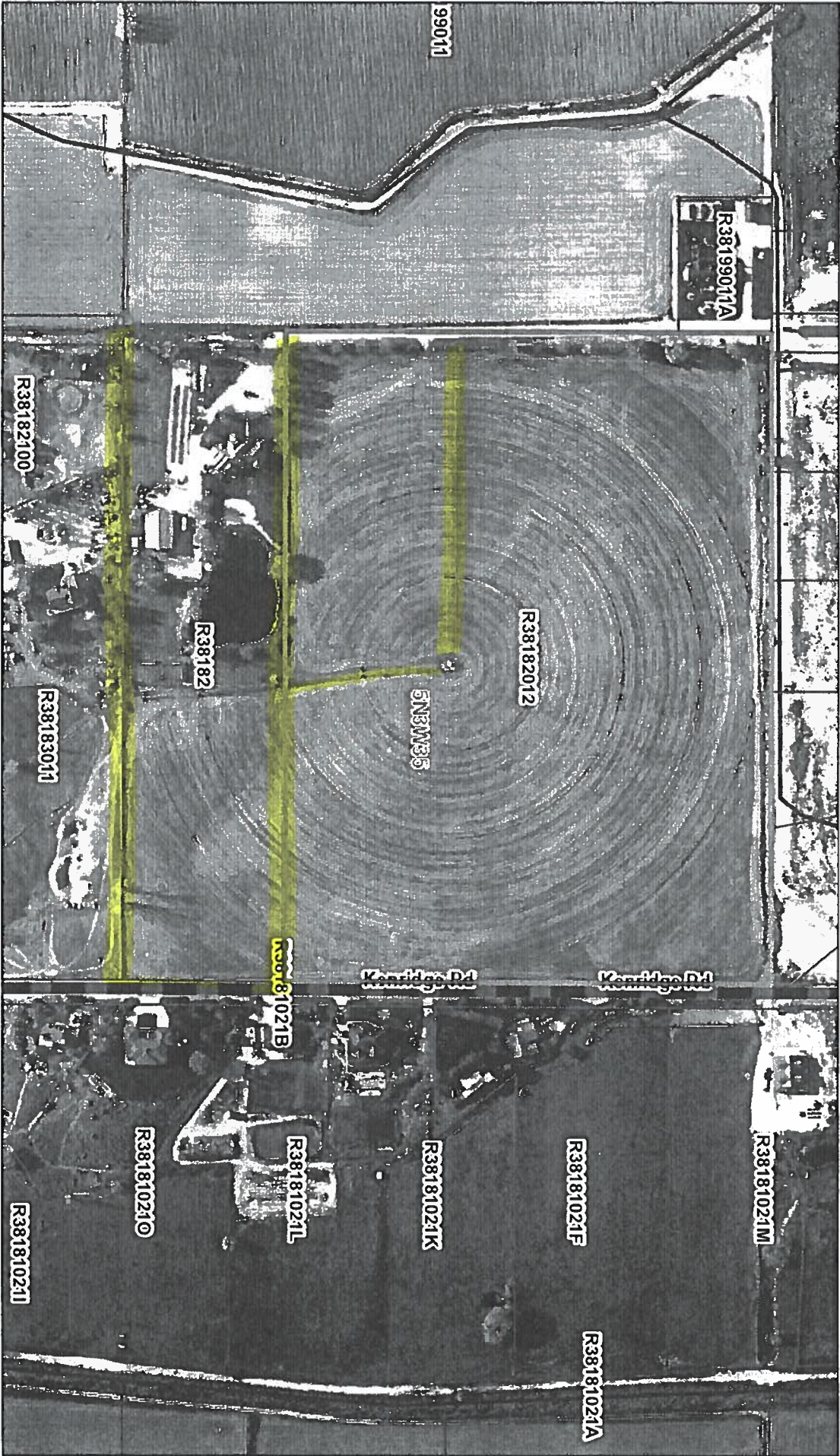
Feel free to contact me at [REDACTED]

Sincerely,

A handwritten signature in blue ink, appearing to read "Leslie and Brad Hobbs", written in a cursive style.

Leslie and Brad Hobbs

Canyon County, ID Web Map



3/16/2026, 12:34:16 PM

- ☐ Parcel Number Search_Query result
- ☐ Hydro_NHDFlowline
- ☐ CanyonCountyRoads
- ☐ CC_PrivateRoads
- ☐ County Boundary
- ☐ Current Impact Area
- ☐ City Limits
- ☐ Sections
- ☐ Imagery_2025_2026
- ☐ Red_Band_1
- ☐ Green_Band_2

1:4,514
0 0.03 0.06 0.09 0.11 mi
0 0.04 0.17 km
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Nampa |
USDA



AGENCY ACKNOWLEDGMENT

Date: 6/9/2026
Applicant: Ledie Hobbs and George Bradley Hobbs
Parcel Number: R38182012 and R38182
Site Address: 24734 Ranch Rd. Caldwell Idaho 83607

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: 06/09/26 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)



AGENCY ACKNOWLEDGMENT

Date: 6/4/2026
Applicant: Leslie Hobbs and George Bradley Hobbs
Parcel Number: R38182012 and R38182
Site Address: 24734 Ranch Rd. Caldwell, Idaho 83607

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant reviewed the project with staff.

Date: _____ Signed: _____
Authorized Southwest District Health Representative

Fire District:

☐ Applicant submitted/met for official review.

District: Middleton Rural Fire District

Date: 6/12/2026 Signed: _____
Authorized Fire District Representative



Middleton Rural Fire District
V. Hobbs
Voter Info: Deputy Chief
6-17-21

Highway District:

☐ Applicant submitted/met for official review.

District: _____

Date: _____ Signed: Leonard Riccio
Authorized Highway District Representative

Digitally signed by Leonard Riccio
DN: cn=Highway District No. 4, cn=Leonard Riccio, o=ccwr@ccwr.org
Reason: I am the author of this document
Date: 2026.06.04 16:13:48-0700
Full PDF Reader Version: 2023.1.0

Irrigation District:

☐ Applicant submitted/met for official review.

District: _____

Date: _____ Signed: _____
Authorized Irrigation Representative

Area of City Impact:

☐ Applicant submitted/met for official review.

City: _____

Date: _____ Signed: _____
Authorized AOCI Representative

Copy of completed for received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff



May 20, 2026

Leslie Hobbs
13481 Purple Sage Rd.
Caldwell, ID 83607

RE: Hobbs 5.10 Acre Lot Split – PROJECT 17-26

Black Canyon Irrigation District has reviewed the project application related to parcel numbers R38182 and R38182012 in Canyon County to split 5.10 acres from 30.164 acres. We have no concerns with the proposed split, nor do we have any irrigation structures within the project location.

As mentioned at the site visit on May 19th, we request the landowner or project manager contact our office to split the irrigation water on the property after approval from the county. It is recommended that you obtain recorded irrigation easements when splitting the lots to ensure accessibility.

Don't hesitate to contact BCID if you have any questions.

Thank-you.

Randy Marker

A handwritten signature in black ink that reads 'Randy Marker'.

Water Master
Black Canyon Irrigation District
randy@blackcanyonirrigationdistrict.com



Job No. 2025-100

J.B.F.

5-04-26

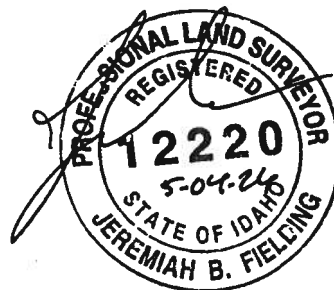
**BOUNDARY DESCRIPTION
FOR
LESLIE HOBBS**

Rezone to RR

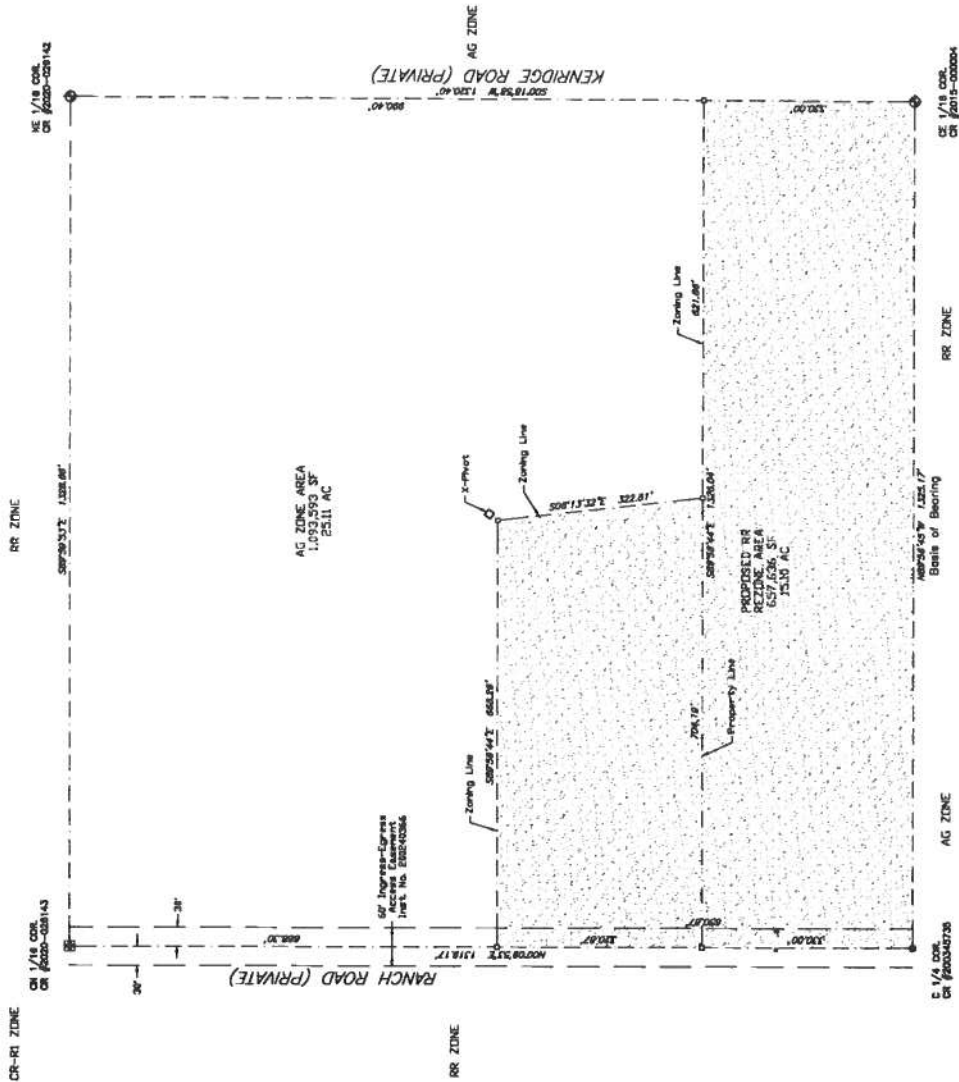
Part of the Southwest ¼ of the Northeast ¼ of Section 35, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho described as:

Beginning at a found 5/8" rebar marking the Southwest corner of the Southwest ¼ of the Northeast 1/4 of Section 35, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and running thence N00°09'53"E 650.87 feet along the West line of the Southwest ¼ of the Northeast ¼ of said Section; thence S89°56'44"E 668.26 feet; thence S06°13'32"E 322.81 feet; thence S89°56'44"E 621.86 feet to a point on the East line of the Southwest ¼ of the Northeast ¼ of said Section; thence S00°18'58"W 330.00 feet along said East line to a found Brass Cap marking the Southeast corner of the Southwest ¼ of the Northeast ¼ of said Section; thence N89°56'45"W 1325.17 feet along the South line of the Southwest ¼ of the Northeast ¼ of said Section to the Point of Beginning.

Rezone area contains 657,636 square feet or 15.10 acres, more or less.



REZONE MAP FOR LESLIE HOBBS PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 35, T. 5 N., R. 3 W., B.M. CANYON COUNTY, IDAHO 2026



NOTES AND NARRATIVE:

1. See Record of Survey No. 4733 10054, Referred to as "10054" for the original survey and plat. This survey was made on the basis of the Survey No. 4733 and 10054 for the original survey, and then referenced back to the 10054 and 4733.

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FELDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



JEREMIAH B. FELDING, P.L.S. IDAHO LICENSE NO. 12220

EAGLE LAND SURVEYING, LLC.	
100 N. 10th St., Suite 200, Boise, ID 83702	
DATE	12-22-20
BY	JBF
CHECKED BY	JBF
SCALE	1" = 200'
SECTION	35, T. 5 N., R. 3 W., B.M.
COUNTY	CANYON
STATE	ID

INDEX #054-35-1-0-0-00

R38182012 PARCEL INFORMATION REPORT

4/6/2026 4:00:15 PM

PARCEL NUMBER: R38182012

OWNER NAME: HOBBS LESLIE A

CO-OWNER: HOBBS GEORGE BRADLEY W/H

MAILING ADDRESS: 13481 PURPLE SAGE RD CALDWELL ID 83607

SITE ADDRESS: 0 PURPLE SAGE RD

TAX CODE: 0320000

TWP: 5N **RNG:** 3W **SEC:** 35 **QUARTER:** NE

ACRES: 30.16

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURE

HIGHWAY DISTRICT: HIGHWAY DISTRICT #4

FIRE DISTRICT: MIDDLETON FIRE

SCHOOL DISTRICT: MIDDLETON SCHOOL DIST #134

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE 2011-2022 : RES

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: RESIDENTIAL

IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0235F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: NE CANYON CO.

FUNCTIONAL Classification: PROPOSED COLLECTOR

INSTRUMENT NO. : 2012003667

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 35-5N-3W NE SWNE LS TX 12026

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

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

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



Brian R Stender
Canyon County Assessor
111 N 11th Ave.
Caldwell, ID 83605
www.canyoncounty.id.gov/assessor

2025

**THIS IS NOT A BILL.
DO NOT PAY.**

ASSESSMENT NOTICE

Annual Real Property
For any questions, please notify the Assessor's Office immediately

PARCEL DESCRIPTION:
35-5N-3W NE
12026 SWNE LS TX

Assessor's Telephone Number: (208) 454-7431

Parcel Address:
0 PURPLE SAGE RD

HOBBS LESLIE A
13481 PURPLE SAGE RD
CALDWELL ID 83607-7669

Appeals of your property value must be filed in writing,
on a form provided by the County by: 6/23/2025

Tax Code Area: 032-00

Neighborhood: 240000

Parcel Number: 38182012 0

AIN: 05N03W351500

ASSESSED VALUE OF YOUR PROPERTY

CURRENT CATEGORY AND DESCRIPTION	2025 ACRES	2023 VALUE	2024 VALUE	2025 VALUE
01 Irr Ag 19 Public ROW / Waste	29.590 0.580	71,610 0	67,170 0	63,030 0
SUBTOTAL:	30.170	71,610	67,170	63,030
LESS HOMEOWNER'S EXEMPTION:		0	0	0
LESS MARKET ADJUSTMENTS:		0	0	0
NET TAXABLE VALUE:	30.170	71,610	67,170	63,030

These values may not include personal property values. Taxes are based on the values shown on this Notice and on the Budgets of the taxing districts.

TAXING DISTRICT INFORMATION

TAXING DISTRICTS	2023 ANNUAL GROSS TAX*	2024 ANNUAL GROSS TAX*	PERCENT OF CHANGE	PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING
112 PEST CONTROL	1.80	1.63	-9%	208-454-7507	8/13/2025 For Info - Call District
640 GREATER MIDDLETON REC	17.66	16.52	-6%	208-258-1351	8/12/2025 For Info - Call District
653 CANYON AMBULANCE DISTRICT	7.26	6.62	-9%	208-795-6920	8/13/2025 For Info - Call District
668 MOSQUITO ABATEMENT	6.82	6.29	-8%	208-461-8633	8/19/2025 For Info - Call District
699 HIGHWAY DISTRICT #4	45.89	42.26	-8%	208-454-8135	8/13/2025 For Info - Call District
714 MIDDLETON FIRE	55.49	51.90	-6%	208-229-9449	8/13/2025 For Info - Call District
765 MIDDLETON SCHOOL DIST #134	72.05	54.68	-24%	208-585-3027	6/9/2025 For Info - Call District
775 COLLEGE OF WESTERN IDAHO	6.27	5.72	-9%	208-562-2752	6/12/2025 For Info - Call District
998 CANYON COUNTY	115.64	104.58	-10%	208-454-7507	8/13/2025 For Info - Call District
TOTAL:	\$328.88	\$290.20	-12%		

You can sign up for E-Notices at www.canyoncounty.id.gov/assessor

*Additional Fees and Credits may apply

*Current year tax charges not known until November

THIS IS NOT A BILL. DO NOT PAY.

See the back of this Notice for details

ASNT-2024

00130750-AUTO-00018644



Brian R Stender
Canyon County Assessor
111 N 11th Ave.
Caldwell, ID 83605
www.canyoncounty.id.gov/assessor

2025

**THIS IS NOT A BILL.
DO NOT PAY.**

ASSESSMENT NOTICE

Annual Real Property

For any questions, please notify the Assessor's Office immediately

PARCEL DESCRIPTION:

35-5N-3W NE
SWNE

TX 12026 IN

Assessor's Telephone Number: (208) 454-7431

Parcel Address:

13481 PURPLE SAGE RD

38*1*17210*****AUTO**5-DIGIT 83605



HOBBS LESLIE A
13481 PURPLE SAGE RD
CALDWELL ID 83607-7669

Appeals of your property value must be filed in writing,
on a form provided by the County by: 6/23/2025

Tax Code Area: 032-00

Neighborhood: 240000

Parcel Number: 38182000 0

AIN: 05N03W351215

ASSESSED VALUE OF YOUR PROPERTY

CURRENT CATEGORY AND DESCRIPTION	2025 ACRES	2023 VALUE	2024 VALUE	2025 VALUE
01 Irr Ag	8.900	21,540	20,200	18,960
10H Homesite	1.000	160,000	160,000	160,000
19 Public ROW / Waste	0.150	0	0	0
31H Res imp on 10	0.000	956,500	955,300	1,041,300
32 Non-res imp on 1-12,15	0.000	94,200	89,300	92,500
SUBTOTAL:	10.050	1,232,240	1,224,800	1,312,760
LESS HOME OWNERS EXEMPTION:		125,000	125,000	125,000
LESS MARKET ADJUSTMENTS:		0	0	0
NET TAXABLE VALUE:	10.050	1,107,240	1,099,800	1,187,760

These values may not include personal property values. Taxes are based on the values shown on this Notice and on the Budgets of the taxing districts.

TAXING DISTRICT INFORMATION

TAXING DISTRICTS	2023 ANNUAL GROSS TAX*	2024 ANNUAL GROSS TAX*	PERCENT OF CHANGE	PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING
112 PEST CONTROL	27.81	26.64	-4%	208-454-7507	8/13/2025 For Info - Call District
640 GREATER MIDDLETON REC	273.05	270.56	-1%	208-258-1351	8/12/2025 For Info - Call District
653 CANYON AMBULANCE DISTRICT	112.32	108.36	-4%	208-795-6920	8/13/2025 For Info - Call District
668 MOSQUITO ABATEMENT	105.51	102.99	-2%	208-461-8633	8/19/2025 For Info - Call District
699 HIGHWAY DISTRICT #4	709.56	692.00	-2%	208-454-8135	8/13/2025 For Info - Call District
714 MIDDLETON FIRE	858.03	849.81	-1%	208-229-9449	8/13/2025 For Info - Call District
765 MIDDLETON SCHOOL DIST #134	1113.97	895.25	-20%	208-585-3027	6/9/2025 For Info - Call District
775 COLLEGE OF WESTERN IDAHO	96.89	93.70	-3%	208-562-2752	6/12/2025 For Info - Call District
998 CANYON COUNTY	1787.95	1712.22	-4%	208-454-7507	8/13/2025 For Info - Call District
TOTAL:	\$5,085.09	\$4,751.53	-7%		

You can sign up for E-Notices at www.canyoncounty.id.gov/assessor

*Additional Fees and Credits may apply

*Current year tax charges not known until November

THIS IS NOT A BILL. DO NOT PAY.

See the back of this Notice for details

ASNT-2024

00130750-AUTO-00018643



Development Services Department

Canyon County, 111 North 11th Avenue Ste. 310, Caldwell, ID 83605

(208) 454 7458 • www.canyoncounty.id.gov

Building Permit Consent for Property Inspection

Name: Leslie Hobbs

Parcel
Permit Number(s): R38182 and R381820/200

Address: 24734 Ranch Rd, Caldwell, Idaho

Parcel Number(s): _____

Relationship to Property:

Circle any that apply:

☒ Owner

☐ Lessee

☐ Authorized Agent

☐ Contractor

☐ Other: _____

I voluntarily consent to DSD staff entering the property/premises for the limited purpose of site inspections related to this permit.

This consent authorizes entry **Monday-Friday between 6am and 6pm**

For the following purpose: To conduct inspections/visits related to building permits(s). Inspections include visual observation of site and buildings, measurements, & site photos.

Consent to enter the property for inspections does not authorize searches, inspections, or surveillance beyond this scope of the permit. I understand I may revoke this consent at any time, and DSD staff will promptly leave upon my or the occupant's request unless otherwise authorized by law to remain.

Signed: [Signature]

Date: 6/23/26

If signing as agent: [Authority/POA/Title] _____

Planning • Zoning • Building • Code Enforcement • Engineering • GIS

While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County's vision and values, provide stewardship of public resources, and maintain a prosperous future for all.

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: 88752

Date: 6/26/2026

Date Created: 6/26/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Leslie Hobbs

Comments: CR2026-0009

Site Address: 13481 PURPLE SAGE RD, Caldwell ID / Parcel Number: 38182000 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	CR2026-0009	\$1,250.00	\$0.00	\$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2026-0009	\$500.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CR2026-0009	\$50.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	CR2026-0009	\$600.00	\$0.00	\$0.00
Planning - Conditional Rezone - If Greater Than 10 Acres - (Cost Per Acre)	CR2026-0009	\$200.00	\$0.00	\$0.00

Sub Total: \$2,600.00

Sales Tax: \$0.00

Total Charges: \$2,600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	200084856	\$2,600.00

Total Payments: \$2,600.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: lheidell

Page 1 of 1