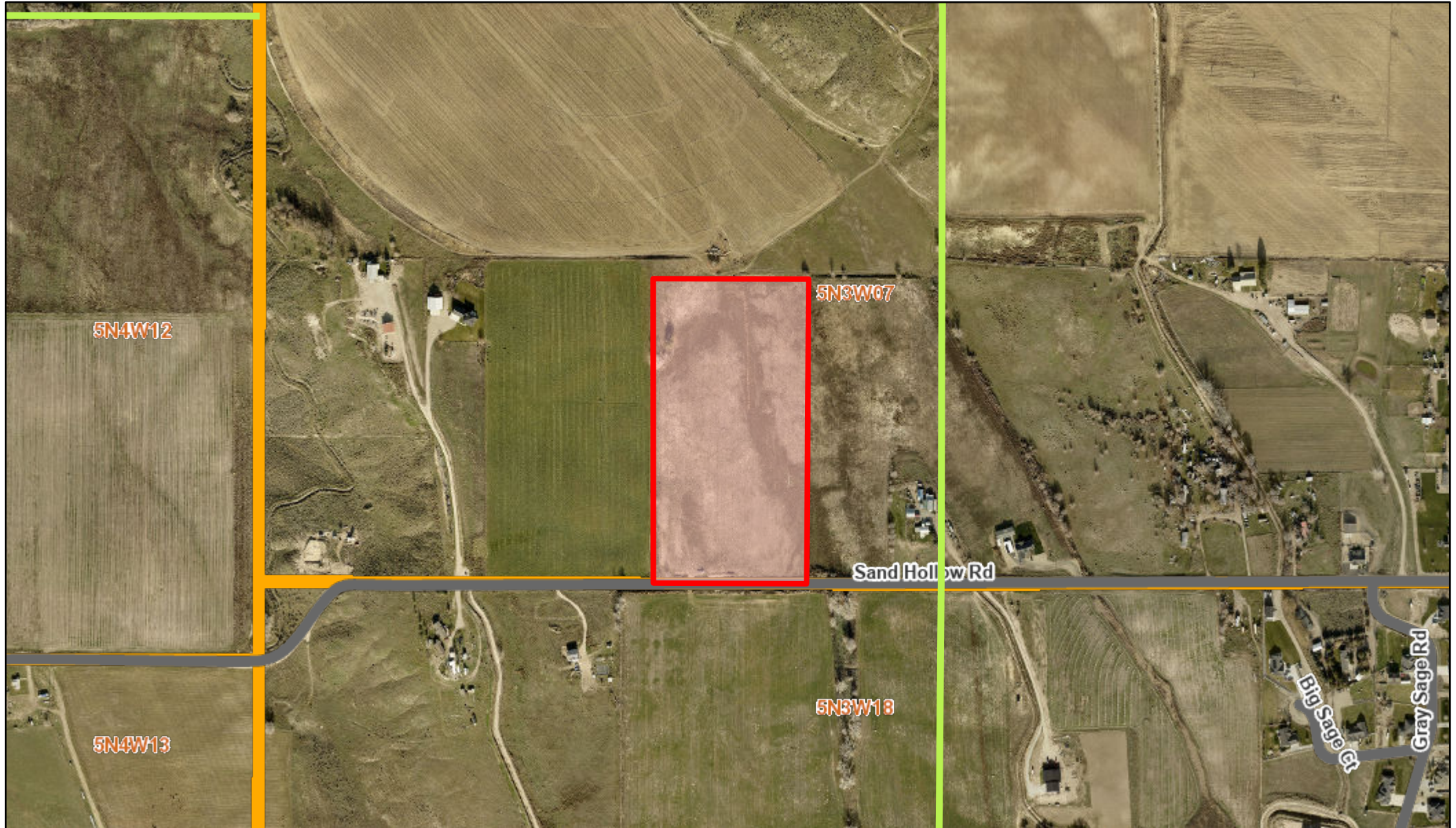


Canyon County, ID Web Map

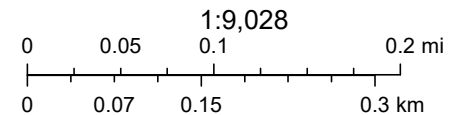


7/30/2026, 4:18:40 PM

- Multiple Parcel Search _Query result
- Quarter Line
- CanyonCountyRoads
- Roads

- County Boundary
- Current Impact Area
- City Limits
- Sections

- Imagery_2025_2026
- 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

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 |



COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME:	Cody Phillips	
	MAILING ADDRESS:	6025 Stump Ln. Star, Id. 83669	
	PHONE:	[REDACTED]	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>Cody Phillips</u> Date: <u>6-15-26</u>			

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

SITE INFO	STREET ADDRESS:	O sand Hollow Rd.	
	PARCEL NUMBER:	R37721010	
	PARCEL SIZE:	18.24	
	CURRENT COMPREHENSIVE PLAN DESIGNATION:	AG / Agriculture	
	REQUESTED COMPREHENSIVE PLAN DESIGNATION:	RR / Rural Residential	
	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	OR2026-0003	DATE RECEIVED:	7/30/2024
RECEIVED BY:	Arbay M	APPLICATION FEE:	\$3,850
		☒ CK ☐ MO ☐ CC CASH	

#1057

First



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		N/A
Fee: Per Adopted Fee Schedule		\$3850
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.

RECEIVED
JUL 30 2026

BY: HA

STANDARDS

LETTER OF INTENT	
A description of the amendment and necessity of the request	
General compatibility with the Comprehensive Plan (CCZO Section 07-06-03(1)A)	
Address how the request is more appropriate than the current designation (CCZO Section 07-06-03(1)B)	
Compatibility with surrounding land uses (CCZO Section 07-06-03(1)C)	
Development trends in the area that promote the requested amendment (CCZO Section 07-06-03(1)D)	
Address potential impacts to public services and facilities (CCZO Section 07-06-03(1)E)	
Address potential impacts to groundwater (source, quantity, and quality) (Idaho Code Section 67-6537(4))	

Date: 7/11/26

Dear Neighbor,

We are writing to inform you that we are preparing to submit an application to Canyon County Development Services requesting a **Rezone to Rural Residential (RR)** for **Parcel No. R37721010**, consisting of **18.24 acres**.

In accordance with **Canyon County Zoning Ordinance § 07-01-15**, we are required to hold a Neighborhood Meeting prior to submitting our application. The purpose of this meeting is to provide information regarding the proposed rezone and to offer neighboring property owners an opportunity to ask questions and provide comments before the application is formally submitted to Canyon County.

Please note that this Neighborhood Meeting is **informational only** and is **not a public hearing or decision-making meeting before Canyon County**.

Following submission and acceptance of the application by Canyon County Development Services, the County will schedule public hearings as part of its review process. At that time, surrounding property owners will receive official notification by mail, legal notices will be published, and a public hearing sign will be posted on the property in accordance with County requirements.

Neighborhood Meeting Information

Date: 7/23/26

Time: 5:30 p.m.

Location: O Sand Hollow Rd. Parcel #R37721010

Property Information Property located between: 17482 + 17842 Sand Hollow Rd. Caldwell ID 83607

Parcel Number: R37721010

Property Size: 18.24 acres

Site Location: O Sand Hollow Rd. Parcel #R37721010

Current Zoning: Agricultural

Requested Zoning: Rural Residential (RR)

Project Summary

The purpose of this application is to rezone the property to Rural Residential (RR) to allow the creation of **some rural residential lots** along the frontage of the existing county road. The proposed lots are intended to provide opportunities for family members to build homes while retaining the majority of the property as one large rural parcel for our family's continued ownership and use.

The proposal has been designed to preserve the property's rural character by concentrating future residential lots along the existing roadway while maintaining the balance of the property as open rural acreage. No commercial or industrial development is proposed, and any future development will be required to comply with all applicable Canyon County land use, subdivision, roadway, and public service requirements.

We value being a part of this community and appreciate the opportunity to meet with our neighbors to discuss the proposal. We encourage you to attend the Neighborhood Meeting, ask questions, and share any comments or concerns you may have as we begin the County's land use review process.

Please note that Canyon County Development Services does not currently have information available regarding this project because the application has **not yet been submitted**. We respectfully ask that you do not contact the County regarding this Neighborhood Meeting, as it is a required pre-application step.

If you have any questions before the meeting, please feel free to contact us.

Name: Codey Phillips

Phone: [REDACTED]

Email: [REDACTED]

Thank you for your time and consideration. We look forward to meeting with you and discussing our proposal.

Sincerely,

Codey Phillips

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: 0 sand Hollow Rd.	Parcel Number: R37721010	
City:	State: ID	ZIP Code:
Notices Mailed Date: 7-11-26	Number of Acres: 18.24	Current Zoning: AG
Description of the Request: Would like to re-zone to RR to split lots for family		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Caden Phillips		
Company Name:		
Current address: 6025 Shump Ln		
City: Star	State: Id.	ZIP Code: 83664
Phone:	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 7-23-26	MEETING LOCATION: 0 sand Hollow Rd. Parcel #R37721010	
MEETING START TIME: 5:30 p.m.	MEETING END TIME: 6:00 p.m.	
ATTENDEES: No local neighbors attended		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Phillip Harris	Phillip Harris	11385 W. WILD ASTER
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):

Cooley Phillips

APPLICANT/REPRESENTATIVE (Signature): Cooley Phillips

DATE: 7 / 23 / 26



AGENCY ACKNOWLEDGMENT

Date: June 9, 2021
Applicant: Cody Phillips
Parcel Number: 37721010
Site Address: O Sand Hollow Rd.

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: 04/07/2020 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: 6/19/20 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for informal review.

Date: 6-15-20 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation 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

☐ Applicant submitted/met for informal review.

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

LETTER OF INTENT

Rezone Request – Parcel R37721010

Agricultural (AG) to Rural Residential (RR)

To the Canyon County Planning & Zoning Commission:

I respectfully submit this Letter of Intent in support of my application to rezone **Parcel R37721010** from **Agricultural (AG)** to **Rural Residential (RR)**.

1. Description of the Amendment and Necessity of the Request

The requested amendment would change the zoning designation from Agricultural to Rural Residential to allow the creation of approximately **four to five rural residential lots** along the existing road frontage.

The purpose of the request is to provide home sites for members of my family while allowing me to retain the majority of the property as one larger parcel for my future home. Rather than dividing the entire property into small lots, the proposed layout keeps development concentrated near the road and preserves the remaining acreage as open rural land.

This proposal represents a limited, family-oriented development that maintains the rural character of the property while allowing a reasonable residential use.

2. General Compatibility with the Canyon County Comprehensive Plan

The proposed Rural Residential designation is consistent with the goals of the Canyon County Comprehensive Plan because it encourages **orderly rural growth**, provides opportunities for rural housing, and preserves the rural character of the area.

The proposal is intentionally low density and maintains most of the property as one larger parcel. This approach provides additional housing opportunities while avoiding unnecessary fragmentation of agricultural land and maintaining compatibility with surrounding uses. These objectives are consistent with the County's stated goals for rural residential development.

3. Why the Requested Zoning is More Appropriate than the Current Agricultural Designation

The Rural Residential zoning designation is more appropriate than the existing Agricultural zoning because the surrounding area has already begun transitioning toward rural residential development.

Most importantly, **Parcel R37721011**, which directly adjoins the subject property, has already been rezoned from Agricultural to Residential. Because the two properties share a common boundary, this application represents a logical continuation of an existing land use pattern rather than introducing an isolated residential use into an agricultural area.

The requested zoning will allow reasonable use of the property while maintaining low-density development consistent with the surrounding neighborhood.

4. Compatibility with Surrounding Land Uses

The proposed rezone is compatible with surrounding land uses.

The development consists of only four to five single-family residential lots, with the balance of the property remaining as one larger rural parcel.

Residential development already exists immediately adjacent to the property, and the proposed lots will be located along the existing roadway, minimizing impacts to neighboring agricultural operations and maintaining an orderly transition between agricultural and residential uses.

The proposal preserves the overall rural character of the area while providing modest residential growth.

5. Development Trends Supporting the Request

Development trends in this portion of Canyon County support approval of the requested amendment.

The adjacent property, **Parcel R37721011**, has already transitioned from Agricultural to Residential zoning, demonstrating that the County has previously determined residential development to be appropriate in this immediate area.

The requested rezone follows this existing pattern of development and represents a logical extension of surrounding land uses rather than leapfrog development.

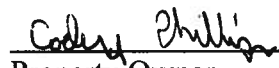
The proposal provides housing opportunities for family members while preserving the majority of the property as one larger rural homesite.

The requested zoning is consistent with the Canyon County Comprehensive Plan, compatible with surrounding land uses, supported by existing development trends, and similar to the approved rezone on the adjoining property, **Parcel R37721011**.

For these reasons, I respectfully request approval of this application.

Thank you for your consideration.

Respectfully,



Property Owner
Parcel No. R37721010

CONCEPT PLAN NARRATIVE

Parcel No. R37721010

Project Description

The proposed project consists of rezoning Parcel **R37721010** from Agricultural (AG) to Rural Residential (RR) to allow the future creation of approximately **four to five rural residential lots**.

The lots will be located adjacent to the existing public roadway to minimize impacts to the remainder of the property and to create an orderly development pattern.

The balance of the property will remain as one larger parcel to be retained by the owner for construction of a future residence and continued rural use.

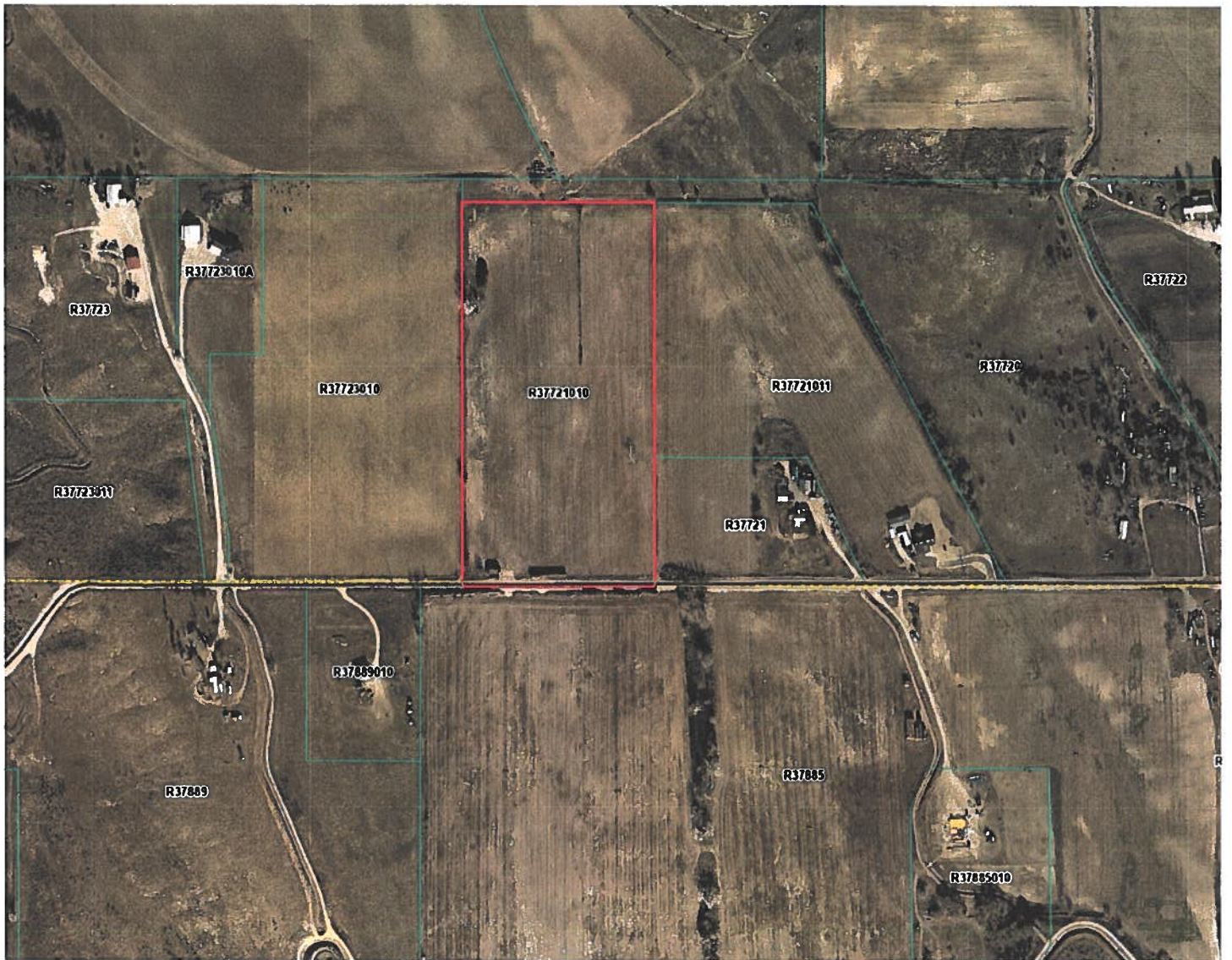
Proposed Development

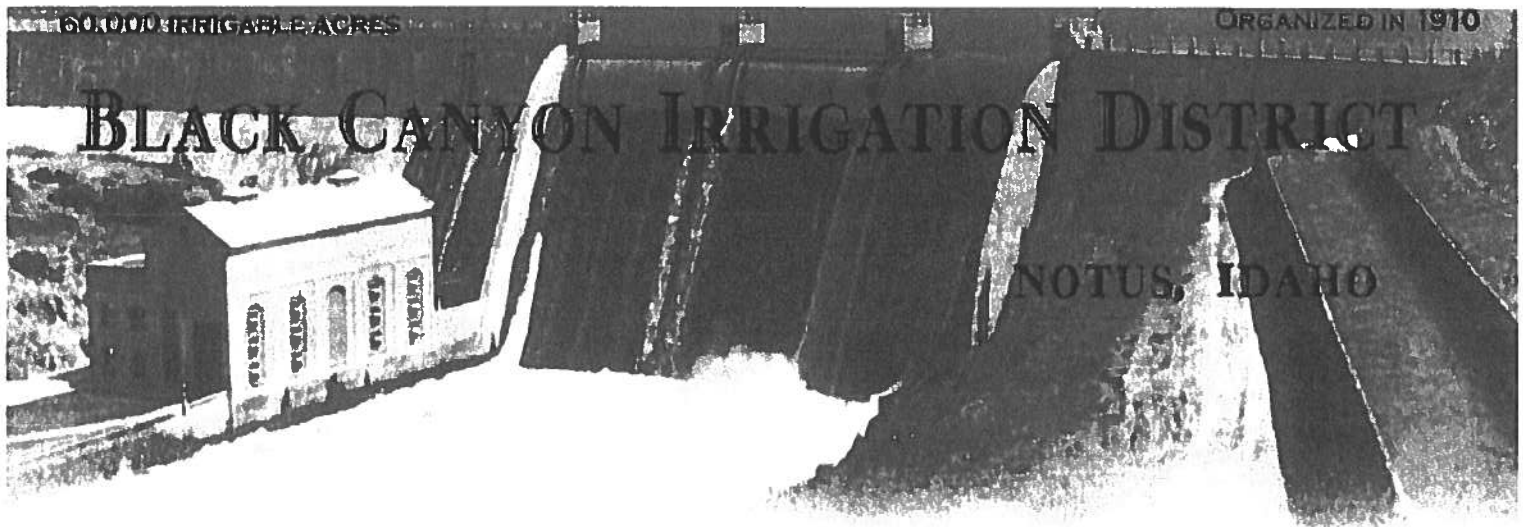
- Approximately 4–5 residential lots
- Single-family homes only
- Existing public road access
- Individual domestic wells (unless a community system is required)
- Individual septic systems unless public sewer becomes available
- Remaining acreage retained by owner
- Rural residential character preserved

Design Objectives

The design intentionally:

- Preserves the majority of the acreage.
- Limits residential density.
- Provides housing opportunities for family members.
- Maintains compatibility with neighboring agricultural properties.
- Creates an orderly transition between existing residential and agricultural land.
- Uses existing roadway frontage for access.





June 16, 2026

Codey Phillips
6025 Stump Ln.
Star, ID 83669
[REDACTED]

RE: Phillips Property Project – PROJECT 32-26

Black Canyon Irrigation District has reviewed the project application related to parcel number R37721010 in Canyon County to rezone 18.237 acres to RR to allow for a property split. We have no concerns with the proposed rezone, nor do we have any irrigation structures within or adjacent to the parcel.

We request the landowner or project manager contact our office to split the irrigation water on the property after approval from the county for a lot split. 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

Randy Marker

Water Master
Black Canyon Irrigation District
randy@blackcanyonirrigationdistrict.com

ASSESSOR'S TAX NUMBER LIST
CANYON COUNTY

YEAR 19 74

Section 7-5-3

NUMBER	DESCRIPTION
Tax 7	Commencing at the Southwest corner of Section 7, Township 5 North, Range 3 West, of the Boise Meridian; thence Easterly along the South line of said Section 7 a distance of <u>3433.00</u> feet, the REAL POINT OF BEGINNING; thence North $32^{\circ}35'59''$ West, a distance of 1471.87 feet to a point in the East line of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$; thence Westerly 1012.00 feet to a point 80 feet South of the North line of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$; thence Southerly 1240.00 feet to a point in the South line of said Section 7; thence Easterly 1805.00 feet to the POINT OF BEGINNING. The area above described contains approximately 40.10 acres. Notice of Escrow Sale brought in by Idaho Bank & Trust February 20, 1974 Between William B. Manning & E.Z. Livestock, Inc. <i>See Correction following 2-9-88</i>

**ASSESSOR'S TAX NUMBER LIST
CANYON COUNTY**

YEAR 19 88

Sec 7-5N-3W

NUMBER	DESCRIPTION
TAX 7	<u>THIS IS A CORRECTION FOR TAX 7</u> (Contains a portion of former Tax 8) This parcel is a portion of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 7, Township 5 North, Range 3 West of the Boise Meridian and is more particularly described as follows: BEGINNING at the Southeast corner of the said Southeast Quarter of the Southwest Quarter; thence South 89°55'00" West along the South boundary of the said Southeast Quarter of the Southwest Quarter, a distance of 1184.10 feet; thence Northerly a distance of 1249.03 feet, more or less, to a point 134.87 feet, more or less, East of the West boundary line of the said Southeast Quarter of the Southwest Quarter; thence <u>East</u> at right angles a distance of 1166.01 feet; thence South 27°19'26" East, a distance of 1407.25 feet to a point on the South boundary of the said Southwest Quarter of the Southeast Quarter; thence South 89°46'45" West along the said South boundary of the Southwest Quarter of the Southeast Quarter, a distance of 619.93 feet to the POINT OF BEGINNING. Together with all water, water rights, ditches and rights of way for ditches appurtenant thereto or in anywise appertaining. Subject to all existing rights of way and easements. Contract Sale Seller: W.B. Manning & Nancy - h/w to Buyer: Lawrence A. Logan & Edna V. Logan - h/w

CANYON COUNTY ASSESSOR'S TAX NUMBER: 7A
SECTION/TOWNSHIP/RANGE: 07-5N-3W-SW
SUBDIVISION:
LOT\BLOCK\TRACT:
ACCOUNT NUMBER: 3R37721-010
TAX YEAR: 1993
INST: # 9218638
DATE: AUGUST 18, 1992
GRANTOR: MANNING, W B & NANCY-H/W
GRANTEE: LOGAN, LAWRENCE A & EDNA V-H/W
DATE CANCELLED:

NOTICE
THESE DOCUMENTS ARE MAINTAINED FOR
ASSESSMENT PURPOSES & SHOULD NOT
BE RELIED UPON FOR DETERMINING
PROPERTY BOUNDARIES & CURRENT
PROPERTY OWNERSHIP.

-----DESCRIPTION-----

The West 631 feet of the following described property:

This parcel is a portion of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 7, 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 the said Southeast Quarter of the Southwest Quarter; thence

South 89° 55' 00" West along the South boundary of the said Southeast Quarter of the Southwest Quarter, a distance of 1184.10 feet; thence Northerly a distance of 1249.03 feet, more or less, to a point 134.87 feet, more or less, East of the West boundary line of said Southeast Quarter of the Southwest Quarter; thence East at right angles a distance of 1166.01 feet; thence

South 27° 19' 26" East, a distance of 1407.25 feet to a point on the South boundary of the said Southwest Quarter of the Southeast Quarter; thence

South 89° 46' 45" West along the said South boundary of the Southwest Quarter of the Southeast Quarter, a distance of 619.93 feet to the POINT OF BEGINNING.

9218638

RECORDED

92 AUG 18 AM 11 34

REC'D REGR

CANYON COUNTY RECORDER

BY

C. H. H. H.

REQUEST PIONEER - NAMP

TYPE

Deed FEB 6

CANYON COUNTY ASSESSOR'S TAX NUMBER: 99615
SECTION/TOWNSHIP/RANGE: 7-5N 3W SW
SUBDIVISION:
LOT\BLOCK\TRACT: 7199
ACCOUNT NUMBER: 37721
TAX YEAR: 2000
INST #: 9935505
DATE: 9/1/99
GRANTOR: LOGAN, LAWRENCE A & EDNA J-H/W
GRANTEE: LOGAN, LAWRENCE A & EDNA J-H/W
DATE CANCELLED:

NOTICE
THESE DOCUMENTS ARE FOR
ASSESSMENT PURPOSES & SHOULD NOT
BE RELIED UPON FOR DETERMINING
PROPERTY BOUNDARIES & CURRENT
PROPERTY OWNERSHIP.

DESCRIPTION

A portion of the Southwest Quarter of the Southeast Quarter and of the Southeast Quarter of the Southwest Quarter of Section 7, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Southeast corner of said Southeast Quarter of the Southwest Quarter; thence

South 89° 55' 00" West along the South boundary of said Southeast Quarter of the Southwest Quarter a distance of 553.10 feet; thence

North 0° 02' 58" East parallel with the West boundary of said Southeast Quarter of the Southwest Quarter a distance of 417 feet; thence

North 89° 44' 48" East a distance of 506.33 feet; thence

South 24° 30' 11" East a distance of 139.96 feet; thence

South 26° 40' 03" East a distance of 325.06 feet to a point on the South boundary of said Southwest Quarter of the Southeast Quarter; thence

South 89° 47' 02" West along said South boundary a distance of 157.53 feet to the POINT OF BEGINNING.

SUBJECT TO a County road right of way along the South boundary.

009935505

RECORDED

99 SEP 1 PM 4 25

G. NOEL HALES

CANYON CNTY RECORDER

BY *Dele. Shuman*

REQUEST PIONEER - CALDWELL

TYPE *Dele. Shuman* rx 6:1



PioneerTitleCo.
GOING BEYOND

610 S. Kimball Avenue
Caldwell, ID 83605

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

File No. 866106 MP/EM

2024-040342

RECORDED

12/12/2024 12:33 PM

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=2 MBROWN

\$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received LaDonna J. Stoker,
Successor Trustee of the Juanita E. Miller Living Trust
dated March 11, 2019

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

CP Codey ^{/L.}Phillips and Annelise ^{/L.}Phillips, husband and wife *CP*

hereinafter referred to as Grantee, whose current address is 6025 Stump Ln. Star, ID 83669

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: December 12, 2024

The Juanita E. Miller Living Trust

By: *LaDonna J. Stoker, Trustee*
LaDonna J. Stoker, Successor Trustee

State of Idaho, County of Canyon

This record was acknowledged before me on December 12, 2024 by LaDonna J. Stoker, Successor Trustee of The Juanita E. Miller Living Trust U/T/A dated March 11, 2019

Marisel Pesina

Signature of notary public

Commission Expires: 04/02/2028

**MARISELA PESINA
COMMISSION #41908
NOTARY PUBLIC
STATE OF IDAHO**

EXHIBIT A

The West 631 feet of the following described property:

This parcel is a portion of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 7, 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 the said Southeast Quarter of the Southwest Quarter; thence South $89^{\circ} 55' 00''$ West along the South boundary of the said Southeast Quarter of the Southwest Quarter, a distance of 1184.10 feet; thence Northerly a distance of 1249.03 feet, more or less, to a point 134.87 feet, more or less, East of the West boundary line of said Southeast Quarter of the Southwest Quarter; thence East at right angles a distance of 1166.01 feet; thence South $27^{\circ} 19' 26''$ East, a distance of 1407.25 feet to a point on the South boundary of the said Southwest Quarter of the Southeast Quarter; thence South $89^{\circ} 46' 45''$ West along the said South boundary of the Southwest Quarter of the Southeast Quarter, a distance of 619.93 feet to the POINT OF BEGINNING.

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: 89016

Date: 7/30/2026

Date Created: 7/30/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Codey Phillips

Comments: OR2026-0003

Site Address: 0 SAND HOLLOW RD, Caldwell ID / Parcel Number: 37721010 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 - Comprehensive Plan Map Amendment	OR2026-0003	\$3,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	OR2026-0003	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	OR2026-0003	\$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>
Check	1057	\$3,850.00

Total Payments: \$3,850.00

ADJUSTMENTS

Receipt Balance: \$0.00