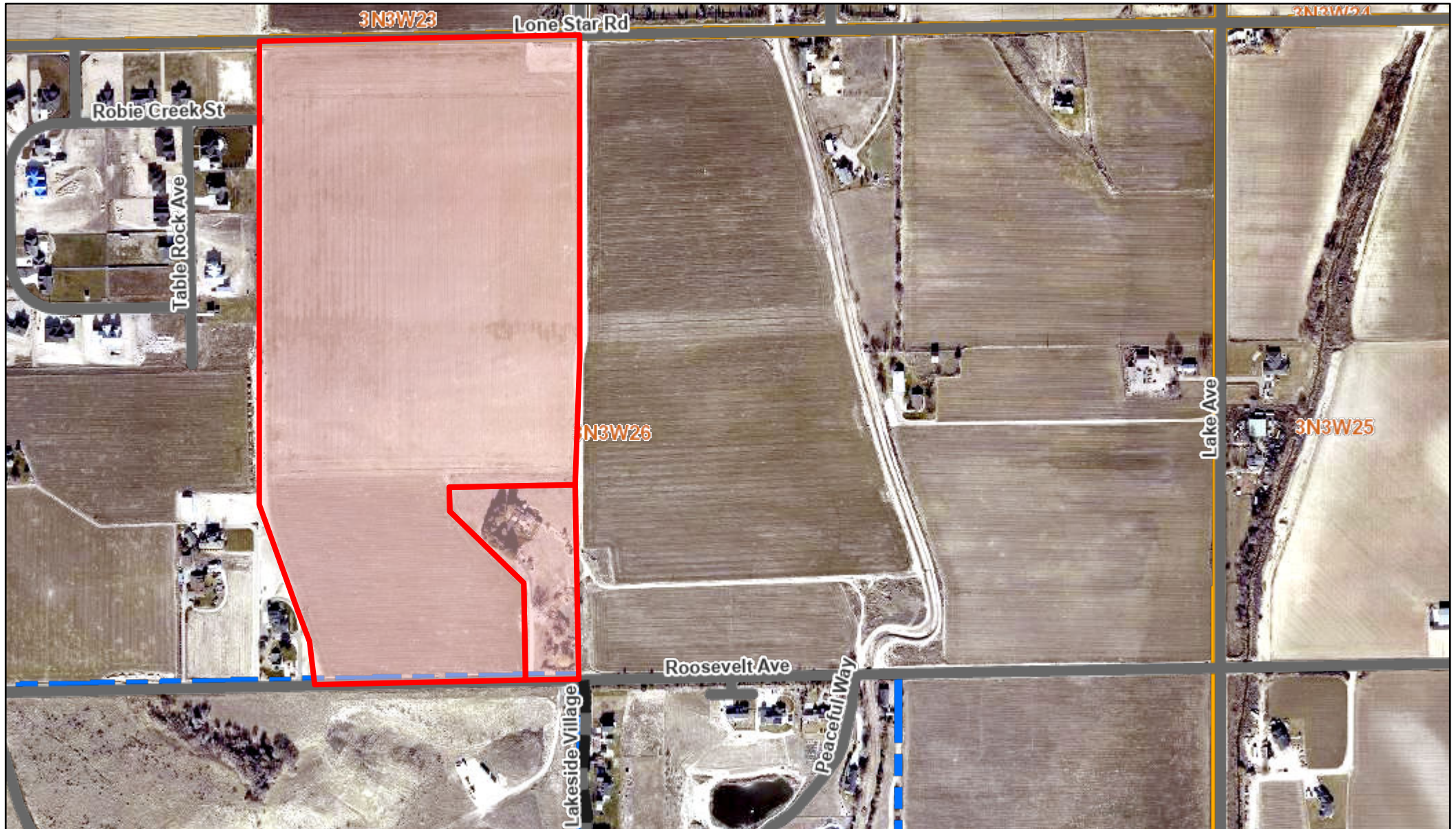


Canyon County, ID Web Map

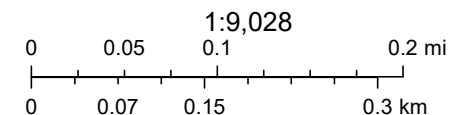


12/23/2025, 12:16:18 PM

- Multiple Parcel Search_Query result
- CanyonCountyRoads
- Roads
- CC_PrivateRoads

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

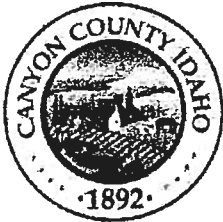
- Imagery_2025_3in
- Red: Band_1
- Green: Band_2
- Blue: Band_3



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 |



ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Weeks Investments LLC & Blome Family Trust (Dixie Blome)	
	MAILING ADDRESS: 0 Lone Star Road Nampa ID 83686 & 13542 Roosevelt Ave Nampa Id 83686	
	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>Dixie Blome</u> Date: <u>11/21/2025</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Jadon Schneider	
	COMPANY NAME: Bronze Bow Inc	
	MAILING ADDRESS: P.O. Box 8525 Boise Idaho 83707	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 0 Lone Star Road Nampa ID 83686 & 13542 Roosevelt Ave Nampa Id 83686	
	PARCEL NUMBER: 33048000 0 & 33048010 0	
	PARCEL SIZE: 72.2300 acres & 5.7600 acres = 77.99 acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Agriculture	PROPOSED ZONING: R-1
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: A

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CR2025-0016</u>	DATE RECEIVED: <u>12-22-2025</u>
RECEIVED BY: <u>Emily Burr</u>	APPLICATION FEE: <u>CK MO CC CASH</u>



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)	✓	✓
Conditional Rezone:		✓
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	✓	✓
Deed or evidence of property interest to the subject property	✓	✓
Fee: Rezone: Per Adopted Fee Schedule Conditional Rezone: Per Adopted Fee Schedule Text Amendment: 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.

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 12-15-2025

DSD Planner: _____ Date _____

**Canyon County Planning & Zoning Department
111 N. 11th Avenue
Caldwell, ID 83605**

RE: Weeks Investment – Application for Zoning Amendment

On behalf of the development team, we are pleased to submit this Letter of Intent in support of the proposed Zoning Amendment for the *Weeks Investment* project, located at 0 Lone Star Rd, Nampa, ID 83686 and 13542 Roosevelt Ave, Nampa, ID 83686 (collectively referred to as “the Site”). The Site consists of approximately 77.99 acres and is currently zoned “A” (Agricultural) within unincorporated Canyon County.

The developer is requesting a Conditional Rezone to R-1 (Residential) to allow for the development of a rural residential subdivision consistent with the surrounding land use pattern. Following this rezone, a subdivision application will be submitted in accordance with County standards. The development proposal includes approximately 49 total building lots; 48 new single-family residential lots averaging roughly one acre each, and one lot containing the existing home on Roosevelt Avenue.

Overview

The Weeks Investment project proposes an upscale, rural-residential community that preserves the open character of the area while providing well-designed single-family lots in a low-density configuration. The project incorporates key features such as private roads, homeowner-maintained open space, and a dedicated wildlife corridor connecting to the Deer Flat National Wildlife Refuge to the south. The design emphasizes environmental sensitivity, compatibility with adjacent neighborhoods, and the long-term goals of Canyon County’s Comprehensive Plan.

1. Description of Proposed Use

The proposed use is a low-density residential subdivision designed to create a cohesive, rural-estate community with approximately one-acre lots. Domestic water service will be provided by connection to the existing Horizon Ridge shared private well system, which is adjacent to the Site and built to municipal standards.

Each lot will utilize individual septic systems for wastewater treatment, consistent with health district requirements.

Irrigation water will be provided through a combination of the Site’s existing surface water rights and, if approved by DEQ, an irrigation well to supplement the system. Irrigation will be delivered as pressure irrigation to serve both private landscaping and HOA-maintained common areas.

Access to the subdivision will be provided from two locations: one from Lone Star Road along the northern boundary and one from Roosevelt Avenue along the southern boundary. Both roads are classified as collector streets, which are intended to carry the level of local traffic expected from this type of development. Internal circulation will consist

of private roads, constructed to County standards and maintained by the Homeowners Association.

Stormwater management will be addressed through on-site retention systems (including swales, borrow ditches, and small ponds) designed in accordance with County stormwater standards, ensuring all runoff is retained on-site. Perimeter and internal fencing will be installed during the landscaping phase to help define the community and protect adjacent agricultural and habitat areas.

2. Description of Existing Use

The Site is presently used for agricultural production and contains one existing residence on the Roosevelt Avenue parcel. Irrigation for crops is currently provided by existing surface water rights through nearby irrigation canals. The property's topography is gently sloping and well-suited for rural residential use. Surrounding land uses include the Horizon Ridge Subdivision (zoned R-1) to the west, active farmland to the north and east, and the Deer Flat National Wildlife Refuge to the south.

This transitional location between existing residential and agricultural lands, adjacent to a federally protected habitat area, makes the Site particularly suitable for a low-density development pattern that maintains open space and supports ecological connectivity.

3. Consistency with the Comprehensive Plan and Zoning Criteria

The proposed rezone from Agricultural (A) to Residential (R-1) is consistent with the Canyon County Comprehensive Plan and meets the intent of the County's zoning criteria. The development provides a logical extension of the existing residential pattern and supports the County's goals for rural housing diversity while maintaining the region's agricultural and natural character.

Specifically, the Project supports the Comprehensive Plan's Goal G11.01.00 to "*encourage opportunities for a diversity of housing choices in the County*" and Policy P11.01.01 to "*maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources.*" The Weeks Investment development achieves these goals by creating large-lot, low-impact housing that respects adjacent farmland and the Deer Flat Wildlife Refuge while offering new housing opportunities that meet community needs.

The proposed subdivision location is also consistent with the plan's intent to "*encourage subdivisions to locate where adequate services and infrastructure exist or can be provided.*" The site will connect to the existing Horizon Ridge water system, utilize on-site septic systems, and provide internal private roadways, thereby ensuring that adequate services are available without burdening existing County infrastructure.

Traffic impacts will primarily occur along Lone Star Road and Roosevelt Avenue, both of which are designated collector roads capable of accommodating the additional trips generated. Given the modest lot count and low density, traffic impacts are anticipated to be minor and consistent with County standards for similar developments.

Overall, the Project represents an appropriate and measured transition from agriculture to rural residential use, maintaining Canyon County's desired balance between growth, housing diversity, and rural preservation.

4. Conditional Rezone: Concept Plan and Proposed Conditions of Approval

The Concept Plan envisions a 49-lot gated community featuring single-family lots of approximately one acre each, designed around private roads, shared open spaces, and a wildlife corridor extending north-south across the site. The corridor will be incorporated into the HOA's common areas and maintained for the benefit of local wildlife and residents alike. Modest water features such as small ponds may be included to enhance the open-space network and retain existing natural features.

The development will preserve a substantial portion of the Site as open space, ensuring continued habitat connectivity between the Deer Flat Wildlife Refuge and surrounding agricultural lands. Landscaping, fencing, and limited lighting will help maintain the rural visual character.

The following general conditions are anticipated for the Conditional Rezone:

- The development shall generally conform to the conceptual plan submitted.
- All infrastructure shall meet or exceed applicable County standards.
- The Homeowners Association shall maintain all private roads, open spaces, and common amenities.
- The design shall preserve the proposed wildlife corridor and maintain open-space areas as shown on the concept plan.

The developer's intent is to establish a rural residential community that enhances property values, complements existing neighborhoods, and protects the natural setting surrounding the Deer Flat Wildlife Refuge. The Project represents a responsible and well-planned use of land that aligns with the County's long-term vision for balanced growth and preservation of rural character.



Sincerely,

Jadon Schneider

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☐ Individual Domestic Well ☒ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☐ How many Individual Domestic Wells are proposed? _____

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

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

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

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

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

7. **FENCING** ☒ Fencing will be provided (Please show location on site plan)
Type: Wood or Vinyl Fencing 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 lateral

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 49 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☒ Water supply source: Private Well - Horizon Ridge Subdivision

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

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

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

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

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

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

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

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: _____

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

Date 11-19-2025

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a Comprehensive Map Amendment & Zoning Amendment 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.

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

This neighborhood meeting is **not** a public hearing before a governing body of Canyon County.

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: Tuesday December 2nd 2025

Time: 5pm

**Location: South side of the intersection of South Florida Ave & Lone Star Road
(The meeting will be outdoors, please dress warm)**

The project is summarized below:

Site Location: 13542 Roosevelt Ave (Note. The meeting will be held on the north side of the site not at this house)

Proposed access: Roosevelt Ave and Lone Star Road

Total acreage: 77.99 acres

Proposed lots: 49

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. 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.

During our meeting, we will answer any questions you may have.

Feel free to contact me at [REDACTED]

Sincerely, Jadon Schneider

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: Lone Star Road Nampa ID 83686 & 13542 Roosevelt Ave Nampa ID 83686 Parcel Number: 33048000 0 & 33048010 0

City: nampa

State: Idaho

ZIP Code: 83686

Notices Mailed Date: 11-19-25

Number of Acres: 77.99

Current Zoning: Agriculture

Description of the Request:

Request to amend the comprehensive plan designation to allow for r-1 residential

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jadon Schneider

Company Name: Bronze Bow Inc

Current address: P.O. Box 8525

City: Boise

State: Idaho

ZIP Code: 83707

Phone: [REDACTED]

Cell:

Fax:

Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: 12-2-2025

MEETING LOCATION: on site

MEETING START TIME: 5pm

MEETING END TIME:

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1. CRAIG & DENISE TOLMIE for Tobi 14336 RED RIVER, NAMPA
2. Doug Felton [Signature] 14145 S. Florida Ave. Nampa
3. David Thompson [Signature] 14134 S. Florida Ave
4. Jerry & Linda Steele [Signature] 1219 S Spring Valley Dr Nampa
5. Todd MacDonald [Signature] 13378 Power Rock Ct.
6. IRAN KASPER [Signature] 14088 Hidalgo Ranch Dr, Nampa
7. Charles Zabinski [Signature] 13955 Shaw Mountain St Nampa
8. Katie Tresniowski [Signature] 14134 S. Florida Ave. Nampa
9. JoDee & Daniel Arnold [Signature] 13448 Lakeside Village Dr.
- GARTH & MARTIE GILLON 14068 Hidalgo Ranch Dr
- Geoff Kasper [Signature] 14114
- Russ & Andy Kluwe [Signature] 13738 Roosevelt Ave

Revised 6/9/22

Ann LTR

10.	Jim Paul PLCNSTRUCTIVECS.COM 73824 W Roosevelt
11.	Cheryl Higley newhigfam@att.net 12441 S. Abbot Downing Way
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

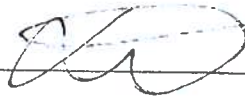
NEIGHBORHOOD MEETING CERTIFICATION:

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.

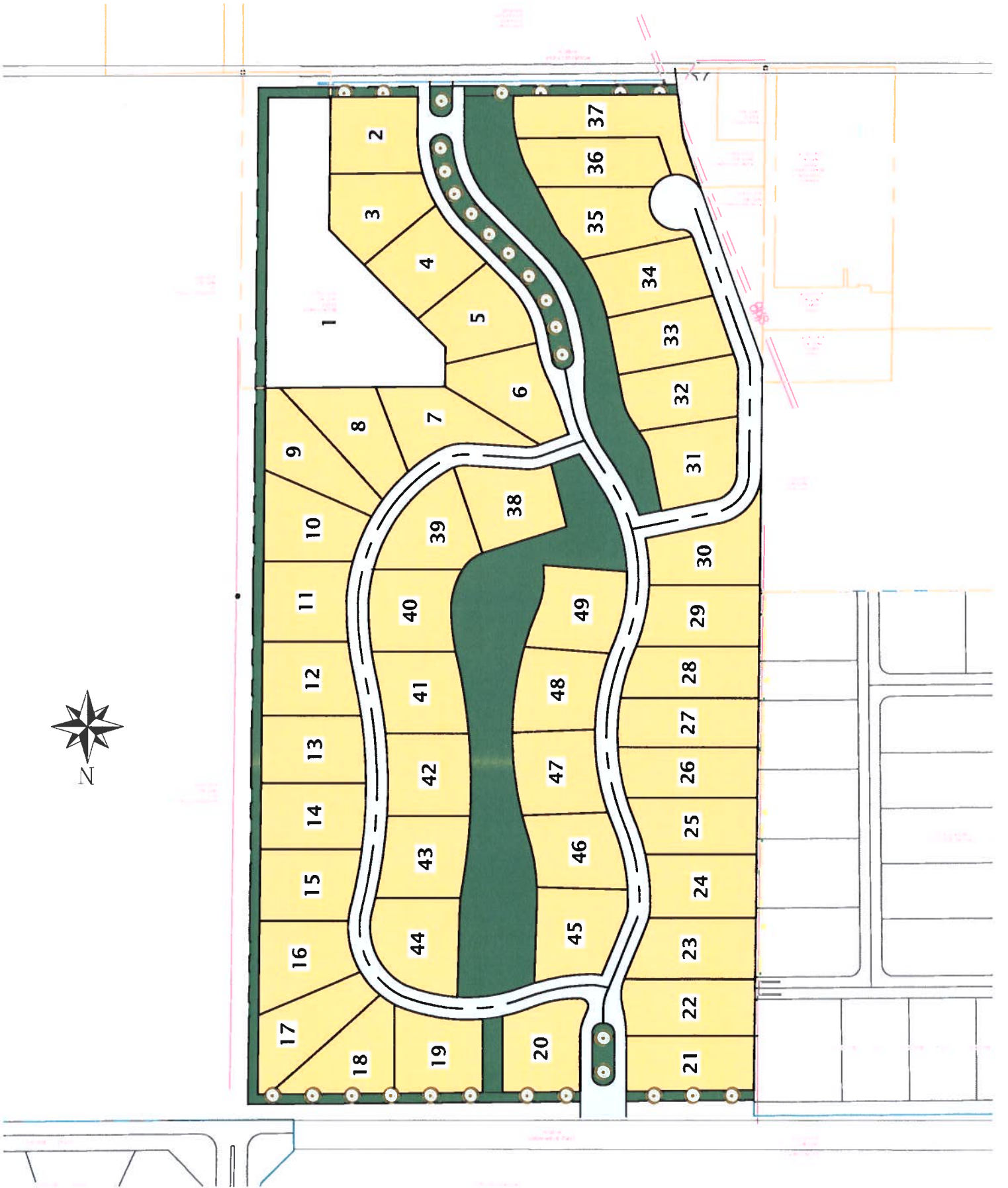
APPLICANT/REPRESENTATIVE (Please print):

Jadon Schneider

APPLICANT/REPRESENTATIVE (Signature):



DATE: 12 / 2 / 2025





AGENCY ACKNOWLEDGMENT

Date **12-15-2025**

Applicant **Jadon Schneider**

Parcel Number **33048000 0 & 33048010 0**

Site Address **0 Lone Star Rd Nampa & 13542 Roosevelt Ave 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 10/27/2025 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: **12-15-2025**

Applicant: **Jadon Schneider**

Parcel Number: **33048000 0 & 33048010 0**

Site Address: **0 Lone Star Rd Nampa & 13542 Roosevelt Ave Nampa**

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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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: Nampa fire District

☒ Applicant submitted/met for informal review.

Date: 10/16/25 Signed: _____

Indiana L.
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)



Weeks Farm
Rezone

AGENCY ACKNOWLEDGMENT

Date: **12-15-2025**

Applicant: **Jadon Schneider**

Parcel Number: **33048000 0 & 33048010 0**

Site Address: **0 Lone Star Rd Nampa & 13542 Roosevelt Ave Nampa**

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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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: **HD4**

☒ Applicant submitted/met for informal review.

Date: **11/6/25** 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: **12-15-2025**

Applicant: **Jadon Schneider**

Parcel Number: **33048000 0 & 33048010 0**

Site Address: **0 Lone Star Rd Nampa & 13542 Roosevelt Ave 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: Wilder Irrigation District

☒ Applicant submitted/met for informal review.

Date: 10/15/25 Signed: [Signature]

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

There are no water rights assessed on this property.

Area of City Impact

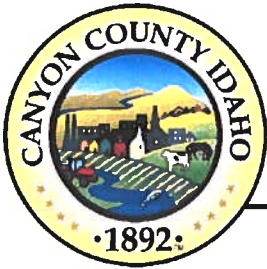
City: _____

☐ 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: **12-15-2025**

Applicant: **Jadon Schneider**

Parcel Number: **33048000 0 & 33048010 0**

Site Address: **0 Lone Star Rd Nampa & 13542 Roosevelt Ave 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: **10/15/25** Signed: _____

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



SHEET 11 OF 6
 DATE: 11/11/2020
 DRAWN BY: J. B. BOWEN
 CHECKED BY: J. B. BOWEN
 APPROVED BY: J. B. BOWEN

PRELIMINARY
 DRAWING SET
 NOT FOR
 CONSTRUCTION

NO.	DESCRIPTION	DATE
1	11/11/2020	J. B. BOWEN

DATE: 11/11/2020	BY: J. B. BOWEN
CHECKED BY: J. B. BOWEN	APPROVED BY: J. B. BOWEN

WEEKS FARM
 LAYOUT OPTION - 11

BRONZE BOW
 P.O. BOX 1829
 BOWEN, AL 36927
 JACOBSON ENGINEERING, INC.

QUITCLAIM DEED

REQUEST Batt & Fisher
TYPE Quit FEE 9-

2005 JUN 8 PM 1:41
CANYON CITY RECORDER
BY [Signature]

200664293

FOR VALUE RECEIVED Robert Arthur Blome, and Dixie V. Blome, husband and wife, and Silver Sage, LLC, An Idaho limited liability company, hereby convey, release and forever quitclaim unto Weeks Investments, LP., an Idaho limited partnership, whose current address is 13542 Roosevelt Avenue, Nampa, Idaho 83686, the premises (more particularly described as follows) described on Exhibit A attached hereto and made a part hereof as though fully set forth herein.

Together with their appurtenances.

[Signature]
Robert Arthur Blome

6/30/06
Date

[Signature]
Dixie V. Blome

6/30/06
Date

SILVER SAGE, LLC.

By [Signature]
Dixie V. Blome, Manager

STATE OF IDAHO }
County of Ada } ss.

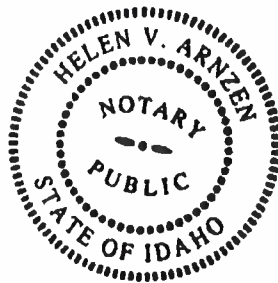
On this 30 day of June, 2006, before me a Notary Public in and for said State, personally appeared ROBERT ARTHUR BLOME and DIXIE V. BLOME, husband and wife, known or proved to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



Helen V. Arzen
Notary Public for Idaho
Commission Expires: 1/24/2009

STATE OF IDAHO }
County of Ada }

On this 30 day of June, 2006, before me, a Notary Public in and for state State, personally appeared DIXIE V. BLOME, known to me to be, or proven to me to be the Manager and sole member of SILVER SAGE, LLC., an Idaho limited liability company, and who acknowledged to me that she executed the same on behalf of said company.



Helen V. Arzen
Notary Public for Idaho
Commission Expires: 1/24/2009

EXHIBIT "A"

The East 1/2 of the Northwest 1/4 of Section 26, Township 8 North, Range 3 West of the Boise Meridian, in Canyon County, Idaho.

Together with all water rights, ditch rights and rights of way presently used on or in connection with the above-described real property.

Excepting therefrom

This parcel is situated in the SE 1/4 of the NW 1/4 of Section 26, Township 8 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Southwest corner of said SE 1/4 NW 1/4 and bearing North 1° 10' 07" East 181.50 feet along the western boundary of said SE 1/4 NW 1/4; thence South 90° 00' 00" East 120.00 feet and parallel with the southern boundary of said SE 1/4 NW 1/4; thence South 1° 10' 07" West 181.50 feet and parallel with the western boundary of said SE 1/4 NW 1/4 to the southern boundary of said SE 1/4 NW 1/4; thence North 90° 00' 00" West 120.00 feet along the southern boundary of said SE 1/4 NW 1/4 to the point of beginning.

And also excepting therefrom

A part of the SE 1/4 NW 1/4, Section 26, T8N, R3W, B.M., Canyon County, Idaho, more particularly described as follows, to-wit:

Commencing at the southeast corner of the SE 1/4 of the NW 1/4 of said Section 26; thence north 800 feet along the east boundary of the SE 1/4 of the NW 1/4; thence west 520 feet along a line parallel to the north boundary of said section; thence south 100 feet along a line parallel to the west boundary of said section; thence southeasterly in a straight line to a point which is 400 feet north of the south boundary of the SE 1/4 of the NW 1/4 and 220 feet west of the east boundary of the SE 1/4 of the NW 1/4; thence south 400 feet along a line parallel to the west boundary of said section to the south boundary of said SE 1/4 of the NW 1/4; thence east 220 feet along the south boundary of said SE 1/4 of the NW 1/4 to the point of beginning.

And also excepting therefrom

A part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 8 North, Range 3 West of the Boise Meridian and more particularly described as follows, to-wit:

Commencing at the Southwest corner of said Southeast Quarter of the Northwest Quarter; thence North 0° 03' West along the West boundary of said Southeast Quarter of the Northwest Quarter, a distance of 300.0 feet to the True Point of Beginning; thence continuing North 0° 03' West along said West boundary, a distance of 444.40 feet; thence South 20° 08' East a distance of 469.78 feet; thence South 88° 49' West a Distance of 161.34 feet to the True Point of Beginning.

Recording Requested By And
When Recorded Mail To:

Darin DeAngeli
Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, Idaho 83707-9500

2023-032870
RECORDED
10/10/2023 02:37 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 TYOUREN \$15.00
TYPE: DEED
AHRENS DEANGELI LAW GROUP LLP
ELECTRONICALLY RECORDED

Personal Representative's Deed

THIS DEED is made and executed by Dixie V. Blome, as Personal Representative of the estate of Robert A. Blome, deceased, "Grantor," to Dixie V. Blome, in her capacity as trustee of the Blome Family Trust, U/T/A dated April 16, 1992, as amended, "Grantee," whose address is 13542 Roosevelt Avenue, Nampa, Idaho 83686.

WHEREAS, Grantor is the qualified Personal Representative of said estate, filed as Probate Number CV14-21-05738 in Canyon County, Idaho;

THEREFORE, for valuable consideration received, Grantor hereby transfers and conveys to Grantee the following described real property in Canyon County, Idaho.

All of the Grantor's interest in the following described parcel:

A part of the SE1/4NW1/4, Section 26, T3N, R3W, B.M., Canyon County, Idaho, more particularly described as follows, to wit:

Commencing at the southeast corner of the SE1/4 of the NW1/4 of said Section 26; thence north 800 feet along the east boundary of the SE1/4 of the NW1/4; thence west 520 feet along a line parallel to the north boundary of said section; thence south 100 feet along a line parallel to the west boundary of said section; thence southeasterly in a straight line to a point which is 400 feet north of the south boundary of the SE1/4 of the NW1/4 and 220 feet west of the east of the SE1/4 of the NW1/4; thence south 400 feet along a line parallel to the west boundary of said section to the south boundary of said SE1/4 of the NW1/4; thence east 220 feet along the south boundary of said SE1/4 of the NW1/4 to the point of beginning.

TOGETHER WITH all water rights, ditch rights, rights of way, buildings, structures, improvements, fixtures, tenements, hereditaments and appurtenances no or hereafter thereto belonging or used in connection therewith.

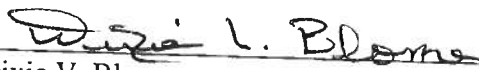
5.76 acres, more or less.

TOGETHER WITH all improvements, easements, hereditaments, and appurtenances thereto, and all tenements, reversions, remainders, rights-of-way and water rights in anywise appertaining to the property herein described.

SUBJECT TO taxes and assessments for the year 2023 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restriction, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

The property described in this conveyance shall be the separate property of the Grantee, and in accordance with the provisions of Idaho Code § 32-906(1), all income, rents, issues, profits, gains and appreciation of said property shall be the separate property of the Grantee.

EXECUTED this 10th day of October, 2023.

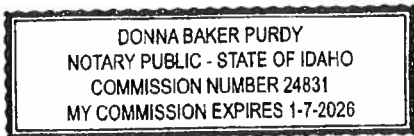

Dixie V. Blome

"Personal Representative of the Estate of Robert A. Blome, deceased"

STATE OF IDAHO)
 : ss.
COUNTY OF ADA)

On this 10th day of October, 2023. before me, a Notary Public for the State of Idaho, personally appeared Dixie V. Blome, as Personal Representative of the estate of Robert A. Blome, deceased, known to me to be the person named in the foregoing, and acknowledged to me that she executed the same as her free act and deed, for the uses and purposes therein mentioned.

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



Donna Baker Purdy
Notary Signature



0006233756

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***ANNUAL REPORT**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0006233756

Date Filed: 5/5/2025 9:18:50 AM

Entity Name and Mailing Address:

Entity Name: WEEKS INVESTMENTS, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0000031546
Address: 13542 ROOSEVELT AVE
NAMPA, ID 83686-8004

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: L5665

The registered agent on record is:

Registered Agent: DIXIE V BLOME
Registered Agent
Physical Address
13542 ROOSEVELT AVE
NAMPA, ID 83686
Mailing Address
13542 ROOSEVELT AVE
NAMPA, ID 83686

Limited Liability Company Managers and Members

Name	Title	Business Address
Dixie V. Blome	Manager	13542 ROOSEVELT AVE NAMPA, ID 83686-8004

The annual report must be signed by an authorized signer of the entity.

Job Title: Paralegal for Manager

Donna Baker Purdy

Sign Here

05/05/2025

Date

B1011-4999 05/05/2025 9:19 AM Received by Office of the Idaho Secretary of State

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: 87173

Date: 12/23/2025

Date Created: 12/23/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: David Buich for Weeks Investments LLC

Comments: OR2025-0026 and CR2025-0016

Site Address: 0 LONE STAR RD, Nampa ID / Parcel Number: 33048000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Comprehensive Plan Map Amendment	OR2025-0026	\$3,200.00	\$0.00	\$0.00
Planning - Conditional Rezone - If Greater Than 10 Acres - (Cost Per Acre)	OR2025-0026	\$2,720.00	\$0.00	\$0.00
Planning - Conditional Rezone	OR2025-0026	\$1,250.00	\$0.00	\$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	OR2025-0026	\$500.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	OR2025-0026	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	OR2025-0026	\$50.00	\$0.00	\$0.00

Sub Total: \$8,320.00

Sales Tax: \$0.00

Total Charges: \$8,320.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Credit Card	188620864	\$8,320.00

Total Payments: \$8,320.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: pdilbeck

Page 1 of 1