

# Canyon County, ID Web Map



6/25/2026, 12:08:17 PM

  Multiple Parcel Search\_Query result

CanyonCountyRoads

Roads

CC\_PrivateRoads

County Boundary

Current Impact Area

City Limits

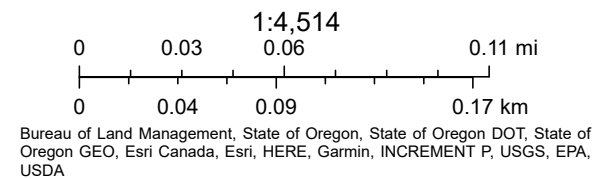
Sections

Imagery\_2025\_2026

Red: Band\_1

Green: Band\_2

Blue: Band\_3





## ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

|                                                                                                                                                                                                                                                                     |                                                                     |                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-------------------|
| <b>PROPERTY OWNER</b>                                                                                                                                                                                                                                               | OWNER NAME: <u>EVAN WESTENSEE</u>                                   |                   |
|                                                                                                                                                                                                                                                                     | MAILING ADDRESS: <u>13864 Hidden Canyon Ln, Caldwell, ID, 83607</u> |                   |
|                                                                                                                                                                                                                                                                     | PHONE: [REDACTED]                                                   | EMAIL: [REDACTED] |
| <b>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.</b> |                                                                     |                   |
| Signature: <u>[Signature]</u> Date: <u>12/22/2025</u>                                                                                                                                                                                                               |                                                                     |                   |

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

|                  |                                                |                                                                                   |
|------------------|------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>SITE INFO</b> | STREET ADDRESS: <u>13864 Hidden Canyon Ln.</u> |                                                                                   |
|                  | PARCEL NUMBER: <u>R3446Z</u>                   |                                                                                   |
|                  | PARCEL SIZE: <u>6.05 acres</u>                 |                                                                                   |
|                  | <b>CHECK THE APPLICABLE APPLICATION TYPE:</b>  |                                                                                   |
|                  | <input type="checkbox"/> REZONE                | <input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT |
|                  | CURRENT ZONING: <u>Agricultural</u>            | PROPOSED ZONING: <u>Residential (RR)</u>                                          |
|                  | FLOOD ZONE (YES/NO) <u>NO</u>                  | ZONING DISTRICT:                                                                  |

### FOR DSD STAFF COMPLETION ONLY:

|              |                    |                  |                                                                                     |
|--------------|--------------------|------------------|-------------------------------------------------------------------------------------|
| CASE NUMBER  | <u>CR2025-0017</u> | DATE RECEIVED:   | <u>Dec 23, 2025</u>                                                                 |
| RECEIVED BY: | <u>Arbay M</u>     | APPLICATION FEE: | <u>2400</u> <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC CASH |

Conditional Rezone 1250  
Dev. Agreement 500  
Notification 1000  
Case maps 50



## 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.                                                                                                               | X         | ✓      |
| 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: <b>Rezone: Per Adopted Fee Schedule</b><br><b>Conditional Rezone: Per Adopted Fee Schedule</b><br><b>Text Amendment: Per Adopted Fee Schedule</b> |           | 2400\$ |
| **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 \_\_\_\_\_

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) - Phone: 208-402-4164

Revised 3/29/23

## Michelle Barron

---

**From:** [REDACTED]  
**Sent:** Friday, February 6, 2026 2:29 PM  
**To:** Michelle Barron  
**Subject:** [External] Letter of Intent- Revised

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Michelle,

Here is the revised letter of intent. Primarily we are looking to change from CR-R1 to CR-RR zoning. Please let me know what other suggestions you may have as you proof read this. Thank you very much for your help!

### **Letter of Intent: Zoning Amendment**

February 6, 2026  
Evan Westensee  
13864 Hidden Canyon Ln.  
Caldwell ID 83607  
Cell: 8 [REDACTED]  
[REDACTED]

Canyon County Development services/To Whom it May Concern,

My name is Evan Westensee, we are looking to re-zone our current parcel (RR34467) from Agricultural to CR-RR. Currently there is a manufactured home on the existing 6.05 acres. We plan to create a spacious 2 additional lots that will be 2 acre minimums.

I will attempt to address all the points asked for in the application below:

#### **Proposed use and existing use:**

Existing zoning is agricultural and future land use is Residential. This area can be viewed as transitional as the future land use is residential. We are proposing CR-RR zoning as it is consistent with the surrounding area by supporting low-density residential development, preserving open space, and maintaining the rural-residential character envisioned for this area. Our intention is to remain on this property long term with our family. We want to put into the conditions a minimum lot size of 2 acres.

#### **How proposed use may affect neighboring uses:**

This request is compatible with area surrounding usage of rural residential on lots ranging from 1– 3-acre parcels and aligns with the Comprehensive Plan's specific zoning criteria. It will not negatively affect neighboring uses. This will not negatively impact traffic in the surrounding area and neighboring homes.

Based on typical residential traffic patterns, single-family homes generate a low number of daily trips, and the addition of two homes is **not expected to create any measurable change** to existing traffic flow or road capacity. The current roadway network can comfortably accommodate the small increase in use, and no adverse impacts to safety, congestion, or travel times are anticipated. For these reasons, the proposed land division and rezoning should have **no negative effect on local traffic conditions**.

**Description of site features:** This site does not have any exceptional features and has a gentle rolling slop but is relatively flat. We plan on complying and respecting all set-backs, easements, and requirements set by the city to ensure

safe and productive development that aligns with the County's comprehensive plan. We also are willing to put into the conditions

Adequate facilities and service will be included in the final 3 lot layout and there is ample room for a domestic well and septic system for each lot.

**Business Operations:** There are no business operations planned for these sites

- **How the proposed usage is consistent with zoning criteria and comprehensive plan:** This request is consistent with the comprehensive plan located south of Willis Rd on Hidden Canyon Ln and listed in the comprehensive plan. Future land use is Residential and is consistent with all surrounding land use, lot size, and development plans. We do not intend to change from its intended use as we plan to have gardens, animals, and plenty of open space on these lots.

Any questions please reach out to me, and I will address accordingly

Thanks,

Evan Westensee

# 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: NO 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)

N/A

## RESIDENTIAL USES

### 1. NUMBER OF LOTS REQUESTED:

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

### 2. FIRE SUPPRESSION:

- ☒ Water supply source: sprinkler

### 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: 3

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building

☒ Kennel

☐ Individual Housing

☐ Other

Planning on cat and dog only.

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: \_\_\_\_\_

Sent in Mail Dec. 12, 2025

**Notice of Neighborhood Meeting  
Conditional Use Permit  
Pre-application requirement for a Public Hearing**

Date: December 11, 2025

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a Condition 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 display 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, December 22, 2025**

**Time: 6:00 PM**

**Location: 13864 Hidden Canyon Ln, Caldwell, ID, 83607**

**Property description: 6.05 acres with single family dwelling**

The project is summarized below:

**Site Location: 13864 Hidden Canyon Ln, Caldwell, ID, 83607**

**Proposed access: Driveway**

**Total acreage: 6.05**

**Proposed lots: 3**

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PREAPPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at [REDACTED]

Sincerely,

Evan Westensee

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) Phone: 208-402-4164



## 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: 13864 Hidden Canyon Ln. | Parcel Number: R34467 |                 |
| City: Caldwell                        | State: ID             | ZIP Code: 83607 |
| Notices Mailed Date: Dec. 12, 2025    | Number of Acres: 6.05 | Current Zoning: |
| Description of the Request: Re-zone   |                       |                 |

#### APPLICANT / REPRESENTATIVE INFORMATION

|                                          |           |                 |
|------------------------------------------|-----------|-----------------|
| Contact Name: EVAN WESTENSEE             |           |                 |
| Company Name: N/A                        |           |                 |
| Current address: 13864 Hidden Canyon Ln. |           |                 |
| City: Caldwell                           | State: ID | ZIP Code: 83607 |
| Phone: [REDACTED]                        | Cell: " " | Fax: N/A        |
| Email: [REDACTED]                        |           |                 |

#### MEETING INFORMATION

|                             |                                           |                        |
|-----------------------------|-------------------------------------------|------------------------|
| DATE OF MEETING: 12/22/2025 | MEETING LOCATION: 13864 Hidden Canyon Ln. |                        |
| MEETING START TIME: 6:00 PM | MEETING END TIME: 7:00 PM                 |                        |
| ATTENDEES:                  |                                           |                        |
| NAME (PLEASE PRINT)         | SIGNATURE:                                | ADDRESS:               |
| 1. Jimmy Spells             | [Signature]                               | 13853 Willis Road      |
| 2. Rachel Sotia             | [Signature]                               | 13927 Hidden Canyon    |
| 3. Josh Sotia               | [Signature]                               | " "                    |
| 4. Allen Boshaw             | [Signature]                               | 13978 Hidden Canyon Ln |
| 5. Anthony Welch            | [Signature]                               | 23794 Canyon Ln.       |
| 6. BRIAN CARD               | [Signature]                               | 23774 Canyon Ln        |
| 7. TAMARA CARD              | [Signature]                               | 23774 Canyon Ln        |
| 8.                          |                                           |                        |
| 9.                          |                                           |                        |

|     |
|-----|
| 10. |
| 11. |

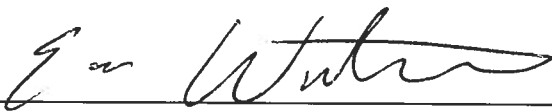
|     |
|-----|
| 12. |
| 13. |
| 14. |
| 15. |
| 16. |
| 17. |
| 18. |
| 19. |
| 20. |

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):

Evan Westensee

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 12 / 22 / 2025



## AGENCY ACKNOWLEDGMENT

Date:

Applicant: EVAN WESTENSEE

Parcel Number: R34467

Site Address: 13864 HIDDEN CANYON LN, CALOWELL, 10, 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: 12/17/2025 Signed:

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

#### **Fire District:**

☒ Applicant submitted/met for informal review.

Date: 11/21/2025 Signed:

District: Middleton RFD  
[Signature]  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

☒ Applicant submitted/met for informal review.

Date: 12-11-25 Signed:

District: \_\_\_\_\_  
[Signature]  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### **Irrigation District:**

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed:

District: \_\_\_\_\_  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### **Area of City Impact**

☒ Applicant submitted/met for informal review.

Date: 12/11/2025 Signed:

City: Middleton  
[Signature]  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)



## AGENCY ACKNOWLEDGMENT

Date: \_\_\_\_\_

Applicant: \_\_\_\_\_

Parcel Number: \_\_\_\_\_

Site Address: \_\_\_\_\_

### 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:**

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Fire District Representative

#### **Highway District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Highway District Representative

#### **Irrigation District:**

District: Black Canyon Irrigation

☐ Applicant submitted/met for official review.

Date: 12-15-25 Signed: \_\_\_\_\_

Authorized Irrigation Representative

#### **Area of City Impact:**

City: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized AOCI Representative

### ***Copy of completed for received by Canyon County Development Services:***

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Canyon County Development Services Staff

| Parcel Address Search | Query/result | CanyonCountyRoads |
|-----------------------|--------------|-------------------|
| CCAddressPoints       |              | Roads             |
| Hydro_NHDEFlowline    |              | CC_PrivateRoads   |

 City Limits  
 RR (RURAL RESIDENTIAL)  
 County Boundary  
 Current Impact Area  
 Sections  
 Imagery\_2025\_3in  
 Red: Band 1

1:4,514

0 0.03 0.06 0.09 0.11 mi

0 0.04 0.09 0.17 km

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



**2025-044506**  
RECORDED  
**12/08/2025 01:13 PM**  
RICK HOGABOAM  
CANYON COUNTY RECORDER  
Pgs=2 PBRIDGES \$15.00  
TYPE: DEED  
STEWART TITLE - MERIDIAN OFFICE  
ELECTRONICALLY RECORDED

## WARRANTY DEED

For Value Received

**Ashley Nicole Murray, an unmarried person and Michelle Murray and Donn Daniel Murray, Wife and husband**

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

**Evan Westensee and Kailey Westensee, husband and wife,**

the Grantee, whose current address is 13864 Hidden Canyon Lane, Caldwell, ID 83607, the following described premises, to wit:

A part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, more particularly described to wit:

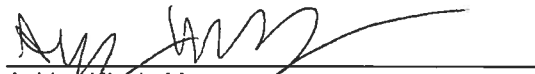
Commencing at the Northwest corner of said Section 2; thence South 0°00'44" East (formerly stated as South 0°00'37" West) 256.71 feet, along the West line of said Northwest Quarter of the Northwest Quarter; thence North 88°20'38" East 658.22 feet, parallel with the North line of said Northwest Quarter of the Northwest Quarter, to the INITIAL POINT of this description; thence continue North 88°20'38" East 544.48 feet, to a point on the centerline of a waste ditch; thence South 55°05'49" East 153.18 feet, along said centerline to a point on the East line of the said Northwest Quarter of the Northwest Quarter, said point being South 0°03'10" East 348.00 feet from the Northeast corner of the said Northwest Quarter of the Northwest Quarter; thence South 0°03'10" West 313.40 feet, along the said East line to the Northeast corner of the South 660 feet of the said Northwest Quarter of the Northwest Quarter; thence South 88°28'17" West 669.74 feet, along the North line of the said South 660 feet; thence North 0°00'44" West 403.18 feet, parallel with the said West line to the INITIAL POINT OF THIS DESCRIPTION.

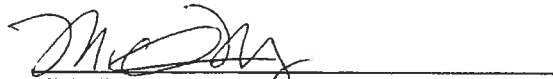
Parcel Number: 34462000 0

**SUBJECT TO:** Current General Taxes, a lien in the process of assessments, not yet due or payable. Easements, restrictions, reservations, provisions of record and assessments, if any.

**TO HAVE AND TO HOLD**, the said premises, together with the appurtenances, unto the said Grantee and to their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that they are the owner in fee simple of said premises, that said premises are free from all encumbrances and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated this 5th day of December, 2025.

  
Ashley Nicole Murray

  
Michelle Murray

  
Donn Daniel Murray by Michelle Murray attorney in  
fact *attorney in fact*

State of Idaho

County of Canyon ) ss.

On this 5th day of Dec, 2025, before me the undersigned, a Notary Public, in and for said State, personally appeared Ashley Nicole Murray, and Michelle Murray, a, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

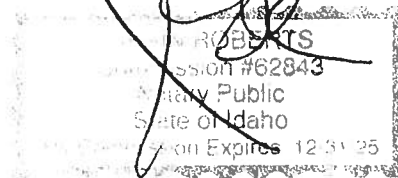
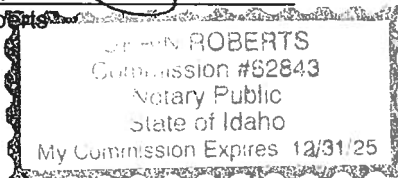
WITNESS MY HAND AND OFFICIAL SEAL.



Notary Public: Gerin Roberts

Residing at:

My commission expires:



State of Idaho

County of Canyon ) ss.

On this 5th day of Dec, 2025, before me, the undersigned, a Notary Public, in and for said State, personally appeared Michelle Murray, known to me to be the person whose name is subscribed to the within instrument, as the Attorney-in-Fact of Donn Daniel Murray, and acknowledged to me that he/she subscribed the name of Donn Daniel Murray, thereto as principal, and his (her) own name as attorney-in-fact.

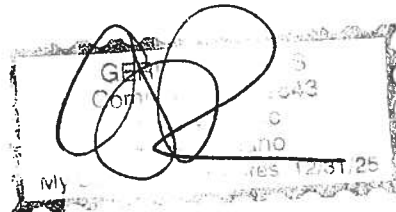
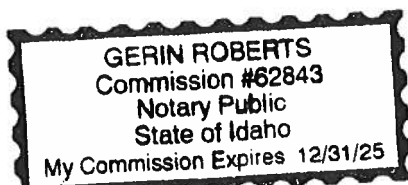
WITNESS MY HAND AND OFFICIAL SEAL.



Notary Public: Gerin Roberts

Residing at:

My commission expires:



**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:** 87175

**Date:** 12/23/2025

**Date Created:** 12/23/2025

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Evan Westensee

**Comments:** Conditional Rezone: CR2025-0017

**Site Address:** 13864 HIDDEN CANYON LN, Caldwell ID 83607 / Parcel Number: 34462000 0

**CHARGES**

| <b>Item Being Paid For:</b>                                                                            | <b>Application Number:</b> | <b>Amount Paid:</b> | <b>Prevs Pymnts:</b> | <b>Unpaid Amnt:</b> |
|--------------------------------------------------------------------------------------------------------|----------------------------|---------------------|----------------------|---------------------|
| Planning - Conditional Rezone                                                                          | CR2025-0017                | \$1,250.00          | \$0.00               | \$0.00              |
| Planning - Development Agreement<br>(DA) - (Add to Rezone with Conditions;<br>Up to 1 Hour Legal Time) | CR2025-0017                | \$500.00            | \$0.00               | \$0.00              |
| Planning - Notification - Public Hearing<br>Level Cases (2 Hearings)                                   | CR2025-0017                | \$600.00            | \$0.00               | \$0.00              |
| Planning - Case Mapping (Fee Per Case<br>Set)                                                          | CR2025-0017                | \$50.00             | \$0.00               | \$0.00              |

**Sub Total:** \$2,400.00

**Sales Tax:** \$0.00

**Total Charges:** \$2,400.00

**PAYMENTS**

| <b>Type of Payment:</b> | <b>Check/Ref Number:</b> | <b>Amount:</b> |
|-------------------------|--------------------------|----------------|
| Check                   | 158                      | \$2,400.00     |

**Total Payments:** \$2,400.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

**Issued By:** pdilbeck

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