



ZONING AMENDMENT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Brian & Nichole Bohner	
	MAILING ADDRESS: 903 E. Winding Creek Drive Eagle, Idaho 83616★	
	PHONE: [REDACTED]	EMAIL: n/a - contact representative
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <u>[Signature]</u>		Date: <u>10-31-24</u>

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Ryan Martin	
	COMPANY NAME:	
	MAILING ADDRESS: 903 E. Winding Creek Drive Eagle, Idaho 83616★	
	PHONE: [REDACTED]	[REDACTED]

SITE INFO	STREET ADDRESS: 0 Southside Blvd. Nampa	
	PARCEL NUMBER: R29554-014, R29554-015	
	PARCEL SIZE: 6.252, 1.648 Total of 7.9 acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Ag	PROPOSED ZONING: CR-RR
	FLOOD ZONE (YES/NO) No	Rural-Residential

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CR2024-0010</u>	DATE RECEIVED: <u>11-21-24</u>
RECEIVED BY: <u>Emily Bunn</u>	APPLICATION FEE: <u>1400</u> CK MO CC CASH

date application was deemed complete.

★ See legal affidavit for updated address



RECEIVED
NOV 05 2024

ZONING AMENDMENT *to* PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

☐ Rezone

☒ Conditional Rezone with Development Agreement

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed.	✓	✓
Letter of Intent (see standards on next page)	✓	✓
Land Use Worksheet	✓	✓
Neighborhood Meeting form was completed and signed	✓	✓
Completed Agency Acknowledgement form including:		✓
Southwest District Health	✓	✓
Irrigation District	✓	✓
Fire District	✓	✓
Highway District/Idaho Transportation Dept	✓	✓
Area of City Impact (If applicable)	N/A	N/A
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: \$ 950 Rezone \$1,400 Conditional Rezone \$2,800 Text Amendment	✓	

****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: N/A Date

DSD Planner: Date

SUBMITTAL STANDARDS

LETTER OF INTENT STANDARDS	
Description of proposed use: expand on the Land Use Worksheet	
Description of the existing use.	
Expected impacts and traffic of future development.	
Explanation of how the proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria.	
Conditional Rezone:	
Explanation/Description of the Concept Plan	
Proposed conditions of approval	

Southside Project Letter of Intent

April 9, 2026

Contact: [Ryan Martin](#)



Request to:

Conditionally Rezone Parcel R29554-014 from Agriculture to a Conditional Rural Residential zone (Ag to CR-RR), limited to recognition of two (2) residential lots, and Parcel R29554-015 from Agriculture to a Conditional Single-Family Residential zone (Ag to C-R-1), limited to one (1) residential building permit with no secondary dwelling unit allowed.

No amendment to the County Future Land Use Map is requested with this application. This zoning approach follows staff's recommendation for one application and one fee, with a condition requiring an after-the-fact land division to correct the creation of the parcels.

Narrative:

The subject property consists of two parcels that were previously divided and sold as separate parcels to Brian and Nichole Bohner. The former property owner never completed the land division processes outlined in the Canyon County Zoning Ordinance and, as a result, the parcels do not presently have recognized residential development rights until they are brought into compliance with County zoning and land division requirements. This development request is intended to begin that compliance process. If approved, the compliance path would include an after-the-fact land division to correct the creation of the parcels.

The property lies just south of the Nampa Area of City Impact boundary. The current Canyon County Future Land Use Map designation is Agriculture. To the west and north, however, the surrounding development pattern is increasingly residential, including the land west and adjacent, Osprey subdivision which is zoned for Single-Family Residential (CR R-1). To the east the area remains agricultural and rural-residential in character. The requested zoning pattern is intended to respond to those differing conditions by placing the lower-density Rural Residential district on Parcel R29554-014 and the Single-Family Residential district on Parcel R29554-015, which is directly adjacent to the existing CR R-1 zoning to the west and south of the subject property.

In addition, a 2019 Comprehensive Future Land Use Map change was approved for the neighboring Osprey property to residential on August 3, 2020. While this application is not requesting a map amendment, that nearby approval reflects that the area immediately adjoining the subject property has already been evaluated for residential transition.

The request is to conditionally rezone Parcel R29554-014 to Rural Residential (CR-RR) and Parcel R29554-015 to Single-Family Residential (C-R-1). Parcel R29554-014 is proposed to accommodate two residential lots consistent with the Rural Residential district. Parcel R29554-015 would remain limited to a single residential building permit, and no secondary dwelling unit would be allowed on that parcel. This mixed-zoning approach follows staff's recommendation and creates a transition between the existing R-1 zoning, agricultural and rural-residential uses to the east of Southside Blvd.

Access: All lots will be accessed by a private driveway onto Southside Blvd. Frontage does exist for both parcels onto Southside Blvd. Proposed Lot 2 on the site plan will be served by an easement as denoted.

Site Plan



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? 3

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: _____ 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 well on

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 3 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION: Will comply with standards of Fire Code

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: None

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, 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 _____ On _____

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

Notice of Neighborhood Meeting

Pre-application requirement for a Public Hearing

September 27, 2024

Dear Neighbor,

We are in the process of applying for a Conditional Rezone (zoning map amendment) and a Future Land Use Map change to Canyon County Development Services (DSD). Details can be found on the attached letter of intent and site plan.

One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled (this could be anywhere from a few months up to 2 years from now). Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing date via postal mail, newspaper publication, and/or a sign on the property.

The Neighborhood Meeting details are as follows:

Date: October 8, 2024
Time: 4:00 to 4:30 pm.
Location: Parking Lot of:
New Horizons Dual Language Magnet Elementary School
5226 Southside Blvd, Nampa, ID 83686
(location included on attached vicinity map)

Subject Property Location: ½ mile south of E. Lewis Ln. on the west side of Southside Blvd. See attached site plan and vicinity map.
Proposed access: See attached letter of intent
Total acreage: 7.9 acres
Proposed lots: 6

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have. If you are not able to attend phone calls and emails to the number referenced below are welcome. *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 questions before or after the meeting, please contact me by email [\[redacted\]@m](#) or phone/text: [redacted]

Sincerely,

Keri K. Smith
Treasure Valley Planning Idaho

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



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 Southside Blvd.	Parcel Number:	R29554-014, R29554-011	
City:	Nampa	State:	ID	ZIP Code:
Notices Mailed Date:		Number of Acres:	7.9 ac	Current Zoning:
Description of the Request:		Conditional Rezone, Comprehensive Plan Map Change, and a Development Agreement		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name:	Keri Smith / Connie Lou Aebischer			
Company Name:	Treasure Valley Planning			
Current address:	17741 Linden Ln			
City:	Caldwell	State:	ID	ZIP Code:
Phone:				

MEETING INFORMATION

DATE OF MEETING:	10/8/2024	MEETING LOCATION:	New Horizons Magnet Elementary School 5226 Southside Blvd, Nampa - Parking Lot	
MEETING START TIME:	4:00 pm	MEETING END TIME:		
ATTENDEES: Host: Keri Smith Keri Smith 17741 Linden Ln. Caldwell, 83607				
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:		
1. Jody Lanelle Nelson	Janelle Nelson	11293 Greenhurst		
2. John + Christine Babski		9439 Southside Blvd		
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):

Keri K. Smith

APPLICANT/REPRESENTATIVE (Signature):

Keri K. Smith

DATE: 10 / 08 / 2024

CANYON COUNTY LISTING -R29554-014 & 015 600 FEET

September 19, 2024

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.



PIN	Owner Name	In Care Of	Address	City, State, Zip
29552129 0	ACME SUNFIELD LLC		10211 180TH ST SE	SNOHOMISH, WA, 98296
29552127 0	ACME SUNFIELD LLC		10211 180TH ST SE	SNOHOMISH, WA, 98296
29552128 0	ACME SUNFIELD LLC		10211 180TH ST SE	SNOHOMISH, WA, 98296
29552126 0	✓ ACME SUNFIELD LLC		10211 180TH ST SE	SNOHOMISH, WA, 98296
29554000 0	✓ BABSki JOHN	-	9439 SOUTHSIDE BLVD	NAMPA, ID, 83686
29541000 0	BARsBY CHARLES RUSSELL REVOCABLE LIVING TRUST @@-		6800 W ELDER ST	BOISE, ID, 83709
29554014 0	BOHNER BRIAN		2958 W CHAMPAGNE CT	EAGLE, ID, 83616
29554015 0	BOHNER BRIAN		2958 W CHAMPAGNE CT	EAGLE, ID, 83616
29554012 0	BULL AND BULLET LLC		16432 N MIDLAND BLVD STE 14	NAMPA, ID, 83687
29554012A0	✓ BULL AND BULLET LLC		16432 N MIDLAND BLVD STE 14	NAMPA, ID, 83687
29552141 0	✓ CASEY CYNDEE M	-	7249 E MERLIN HAWK CT	NAMPA, ID, 83686
29538012 0	✓ DOUGHERTY HUGH	-	9436 SOUTHSIDE BLVD	NAMPA, ID, 83686
29552134 0	ELEVATED CUSTOM HOMES LLC	-	939 W BIRD WING DR	MERIDIAN, ID, 83646
29552124 0	LRS FUNDING LLC		PO BOX 414	STAR, ID, 83669
29552167 0	✓ LRS FUNDING LLC DBA SUNRISE HOMES		PO BOX 414	STAR, ID, 83669
29552166 0	LRS FUNDING LLC DBA SUNRISE HOMES		PO BOX 414	STAR, ID, 83669
29538011 0	✓ NELSON JORDAN J	-	11293 GREENHURST RD	NAMPA, ID, 83686
29554013A0	OE DEVELOPMENT LLC		PO BOX 344	MERIDIAN, ID, 83680
29552164 0	✓ OE DEVELOPMENT LLC		PO BOX 344	MERIDIAN, ID, 83680
29552100 0	OE DEVELOPMENT LLC		PO BOX 344	MERIDIAN, ID, 83680
29552165 0	OE DEVELOPMENT LLC		PO BOX 344	MERIDIAN, ID, 83680
29552125 0	OE DEVELOPMENT LLC		PO BOX 344	MERIDIAN, ID, 83680
29554013 0	OE DEVELOPMENT LLC		1861 S WELLS AVE STE 210	MERIDIAN, ID, 83642
29552140 0	✓ RTL HOMES JV LLC	-	4388 N NATOMA AVE	MERIDIAN, ID, 83646
29552015 0	SOUTHSIDE PROPERTIES LLC	-	PO BOX 344	MERIDIAN, ID, 83680
29538000 0	✓ TANNAHILL DYLAN J	-	9424 SOUTHSIDE BLVD	NAMPA, ID, 83686
29558000 0	✓ TRIPLE S LAND CO LLC	-	8827 S POWERLINE RD	NAMPA, ID, 83686

15 owners



AGENCY ACKNOWLEDGMENT

Date: October 1, 2024

Applicant: Treasure Valley Planning Idaho on behalf of Ryan Martin

Parcel Number: R29554-014, R29554-015

Site Address: 0 Southside Blvd. Nampa

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 10/22/2024

Signed:

Anthony Lee

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

Fire District:

☒ Applicant submitted/met for official review.

Date: 10/22/24

Signed:

Ben Johnson

District: Nampa Fire Dist.

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

Highway District:

☒ Applicant submitted/met for official review.

Date: 10-1-24

Signed:

Robert F. Fitch

District: Nampa Hwy. Dist. #1

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

Irrigation District:

☒ Applicant submitted/met for official review.

Date: 10-22-24

Signed:

David F. Fitch

District: Nampa & Meridian Irrigation Dist.

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

Area of City Impact:

☐ Applicant submitted/met for official review.

Date: _____

Signed: _____

City: Not Applicable / Not within I.A.

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

Received by Canyon County Development Services:

Date: _____

Signed: _____

Canyon County Development Services Staff

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

1.65 acre parcel



5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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File No. 768581 JR/JB

2021-033089
RECORDED
05/06/2021 10:31 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 MKEYES \$15.00
TYPE DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

2021-032120
RECORDED
05/03/2021 02:17 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 DLSTEPHENS \$15.00
TYPE DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

Re-Record to correct
Legal.

WARRANTY DEED

For Value Received Bruce Kilgore, an unmarried man
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Brian Bohner and Nichole Bohner, husband and wife

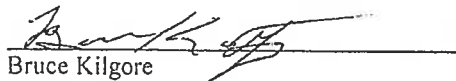
hereinafter referred to as Grantee, whose current address is 2958 W Champagne Court Eagle, ID 83616

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

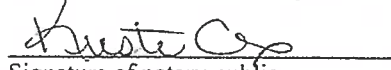
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises 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.

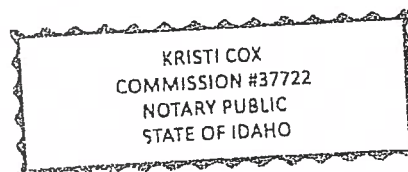
Dated: May 3, 2021


Bruce Kilgore

State of Idaho, County of Canyon

This record was acknowledged before me on May 3rd, 2021 by Bruce Kilgore


Signature of notary public
Commission Expires:



Residing in Middleton, Idaho
Commission Expires: 03-11-2026



5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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File No. 768581 JR/JB

WARRANTY DEED

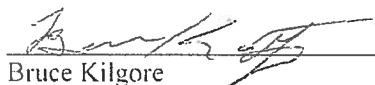
For Value Received Bruce Kilgore, an unmarried man
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Brian Bohner and Nichole Bohner, husband and wife
hereinafter referred to as Grantee, whose current address is 2958 W Champagne Court Eagle, ID 83616
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

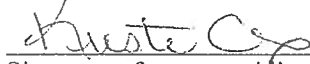
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises 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: May 3, 2021


Bruce Kilgore

State of Idaho, County of Canyon

This record was acknowledged before me on May 3rd, 2021 by Bruce Kilgore


Signature of notary public
Commission Expires:



Residing in Middleton, Idaho
Commission Expires: 03-11-2026

EXHIBIT A

A portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follow:

BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence
South $0^{\circ} 15' 46''$ West along the Easterly boundary of said Northeast Quarter or the Southeast Quarter a
distance of 674.40 feet; thence
South $88^{\circ} 37' 54''$ West a distance of 278.74 feet; thence
North $0^{\circ} 27' 36''$ West a distance of 159.39 feet; thence
North $35^{\circ} 13' 57''$ West a distance of 105.96 feet; thence
North $88^{\circ} 37' 54''$ East a distance of 342.30 feet parallel to
the South line to a point on the East Section line of said Section 14; thence South $9^{\circ} 15' 46''$ West a
distance of 366.95 feet to the TRUE POINT OF BEGINNING.

EXHIBIT A

A portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follow:

BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence
South $0^{\circ} 15' 46''$ West along the Easterly boundary of said Northeast Quarter or the Southeast Quarter a distance of 674.40 feet to the POINT OF BEGINNING; thence
South $88^{\circ} 37' 54''$ West a distance of 278.74 feet; thence
North $0^{\circ} 27' 36''$ West a distance of 159.39 feet; thence
North $35^{\circ} 13' 57''$ West a distance of 105.96 feet; thence
North $88^{\circ} 37' 54''$ East a distance of 342.30 feet parallel to
the South line to a point on the East Section line of said Section 14; thence South $0^{\circ} 15' 46''$
West a distance of 247.45 feet to the TRUE POINT OF BEGINNING.

6.25 acre Parcel



5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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File No. 769830 JR/JB

Re-Record to correct
Legal

WARRANTY DEED

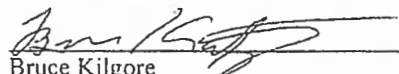
For Value Received Bruce Kilgore, an unmarried man
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Brian Bohner and Nichole Bohner, husband and wife
hereinafter referred to as Grantee, whose current address is 2958 W Champagne Court Eagle, ID 83616
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

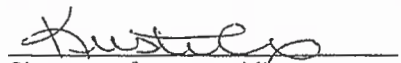
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises 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: May 3, 2021

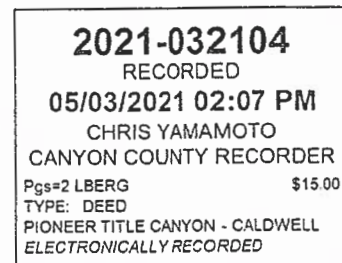
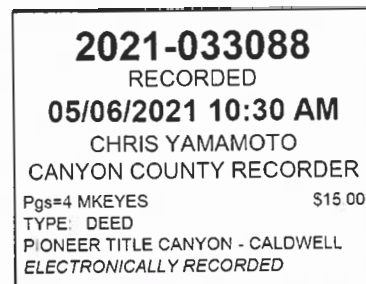
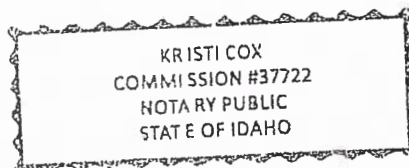

Bruce Kilgore

State of Idaho, County of Canyon

This record was acknowledged before me on May 3rd, 2020 by Bruce Kilgore


Signature of notary public
Commission Expires:

Residing in Middleton, Idaho
Commission Expires: 03-11-2026





5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

File No. 769830 JR/JB

WARRANTY DEED

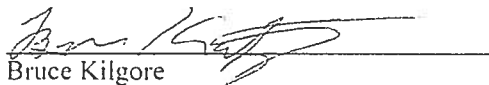
For Value Received Bruce Kilgore, an unmarried man
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Brian Bohner and Nichole Bohner, husband and wife
hereinafter referred to as Grantee, whose current address is 2958 W Champagne Court Eagle, ID 83616
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

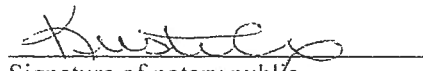
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises 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: May 3, 2021


Bruce Kilgore

State of Idaho, County of Canyon

This record was acknowledged before me on May 3rd, 2020 by Bruce Kilgore


Signature of notary public
Commission Expires:

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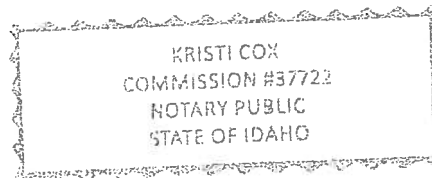


EXHIBIT A

This parcel is a portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follow:

BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence
South 0° 15' 46" West along the Easterly boundary of said Northeast Quarter or the Southeast Quarter a distance of 674.40 feet; thence
South 88° 37' 54" West a distance of 278.74 feet; thence
North 0° 27' 36" West a distance of 159.39 feet; thence
North 35° 13' 57" West a distance of 145.96 feet; thence
South 84° 53' 40" West a distance of 560.79 feet to a point on the Easterly right-of-way boundary for the Union Pacific Railroad; thence
South 89° 13' 02" West a distance of 100.12 feet to the centerline of the said Union Pacific Railroad; thence
North 3° 31' 44" West along said centerline a distance of 227.99 feet; thence continuing along said centerline Northwesterly 225.95 feet following the arc of a curve to the left having a central angle of 2° 15' 34", a radius of 5,729.58 feet and a long chord which bears North 4° 39' 31" West a distance of 225.93 feet to a point on the Northerly boundary of said Northeast Quarter of the Southeast Quarter; thence
North 89° 56' 49" East along said Northerly boundary a distance of 1,058.28 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM a portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follow:

BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence
South 0° 15' 46" West along the Easterly boundary of said Northeast Quarter of the Southeast Quarter a distance of 674.40 feet; thence
South 88° 37' 54" West a distance of 278.74 feet; thence
North 0° 27' 36" West a distance of 159.39 feet; thence
North 35° 13' 57" West a distance of 145.96 feet; thence
South 84° 53' 40" West a distance of 120 feet, to the REAL POINT OF BEGINNING; thence
North 84° 53' 40" East a distance of 120 feet; thence
South 35° 13' 57" East a distance of 40 feet; thence
North 88° 37' 54" East a distance of 342.30 feet, parallel to a south line, to a point on the east section line of said Section 14; thence
North 0° 15' 46" East a distance of 366.95 feet to a point approximately 60 feet south of the east quarter corner of said section; thence
South 89° 56' 49" West a distance of 482 feet, parallel to the quarter section line; thence
South 00° 43' 43" West a distance of 352.71 feet, parallel to the east section line, to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPTING the following described tract:

A portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follow:

BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence
South 0° 15' 46" West along the Easterly boundary of said Northeast Quarter or the Southeast Quarter a distance of 674.40 feet; thence
South 88° 37' 54" West a distance of 278.74 feet; thence
North 0° 27' 36" West a distance of 159.39 feet; thence
North 35° 13' 57" West a distance of 105.96 feet; thence
North 88° 37' 54" East a distance of 342.30 feet parallel to the South line to a point on the East Section line of said Section 14; thence South 9° 15' 46" West a distance of 366.95 feet to the TRUE POINT OF BEGINNING.

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BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence
South $0^{\circ} 15' 46''$ West along the Easterly boundary of said Northeast Quarter or the Southeast
Quarter a distance of 674.40 feet to the POINT OF BEGINNING; thence
South $88^{\circ} 37' 54''$ West a distance of 278.74 feet; thence
North $0^{\circ} 27' 36''$ West a distance of 159.39 feet; thence
North $35^{\circ} 13' 57''$ West a distance of 105.96 feet; thence
North $88^{\circ} 37' 54''$ East a distance of 342.30 feet parallel to
the South line to a point on the East Section line of said Section 14; thence South $0^{\circ} 15' 46''$
West a distance of 247.45 feet to the TRUE POINT OF BEGINNING.

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Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Brian Bohner/Nichole Bohner, 2776 W. Three Lakes
(name) (address)
Meridian, ID 83646
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Ryan Martin, 8369 Star Pass Ridge Rd
(name) (address) Nampa, ID 83686
to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 21st day of November, 20 24.

[Signature] [Signature]
(signature)

STATE OF IDAHO)
COUNTY OF Ada)

ss

On this 21st day of November, in the year 20 24, before me LeeAnn M. Anderson
a notary public, personally appeared Brian Bohner/Nichole Bohner, personally known
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he/she executed the same.



Notary: LeeAnn M. Anderson

My Commission Expires: April 27, 2025