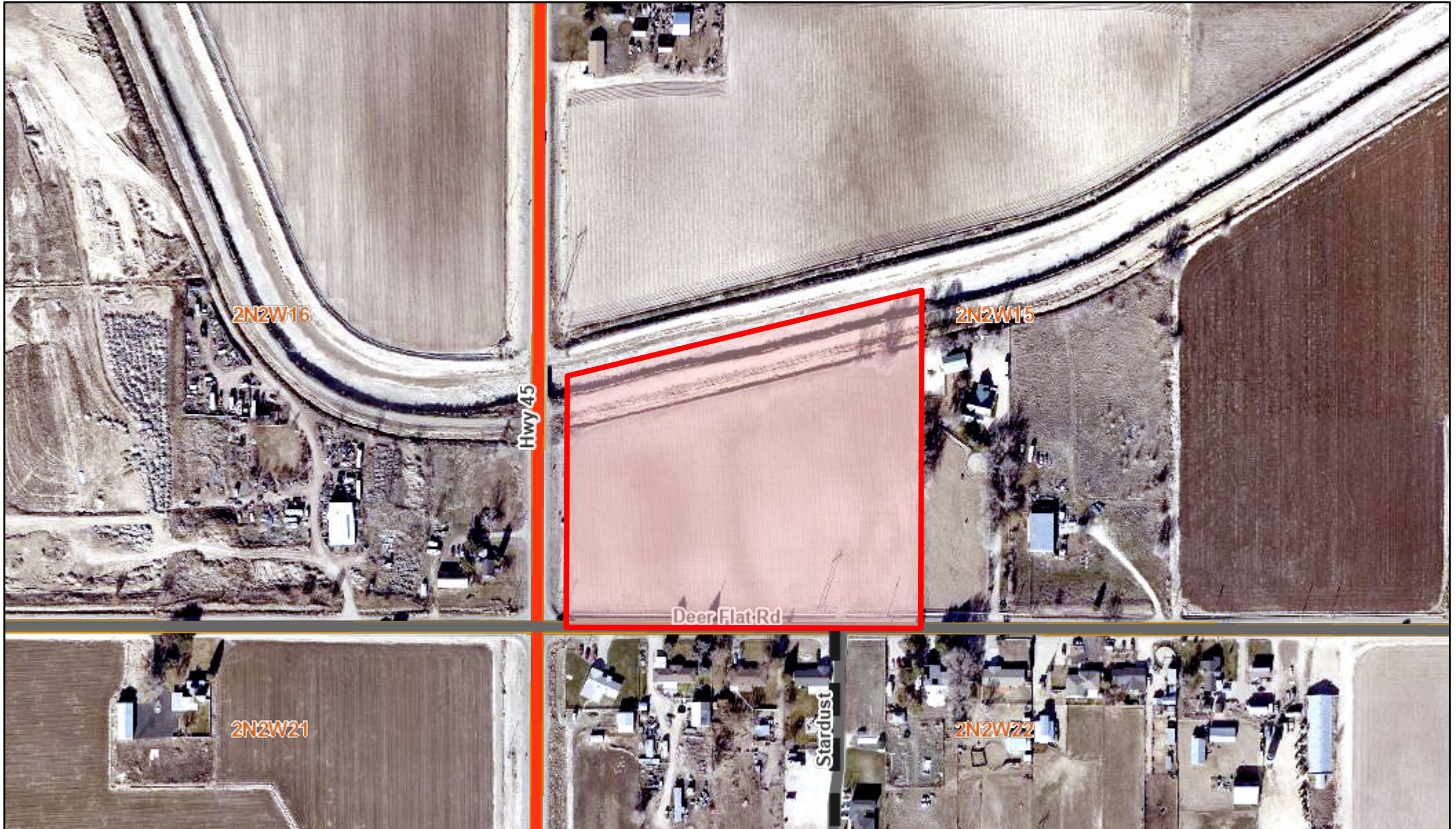
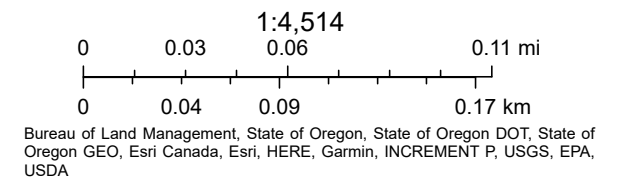


Canyon County, ID Web Map



10/15/2025, 9:23:18 AM

- | | | |
|--|---|--|
| Multiple Parcel Search _Query result | CC_PrivateRoads | Sections |
| CanyonCountyRoads | County Boundary | Imagery_2025_3in |
| Hwy | Current Impact Area | Red: Band_1 |
| Roads | City Limits | Green: Band_2 |





ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Vip Compounding Llc	
	MAILING ADDRESS: 8188 Loma Linda Ridge Rd Nampa Id 83686	
	PHONE:	EMAIL:
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: _____ Date: 09/04/2025		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Preston Reynolds	
	COMPANY NAME: RB Properties	
	MAILING ADDRESS: 15602 Cumulus Way, Caldwell, ID 8366	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: TBD Deer Flat Road	
	PARCEL NUMBER: 29577011 0	
	PARCEL SIZE: 10.21 Acre	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: AG	PROPOSED ZONING: C
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT: CANYON CO.

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CR2025-0014	DATE RECEIVED:	10/14/25
RECEIVED BY:	Dme/Adam	APPLICATION FEE:	\$2400
		☒ CK ☐ MO ☐ CC CASH	



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)	x	
Land Use Worksheet	x	
Neighborhood Meeting form was completed and signed	x	
Completed Agency Acknowledgement form including:	x	
Southwest District Health	x	
Irrigation District	x	
Fire District	x	
Highway District/Idaho Transportation Dept	x	
Area of City Impact (If applicable)		
Conditional Rezone:	x	
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	x	
Deed or evidence of property interest to the subject property	x	
Fee: Rezone: Per Adopted Fee Schedule Conditional Rezone: Per Adopted Fee Schedule Text Amendment: Per Adopted Fee Schedule	x	
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 _____

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

- ☒ Water supply source: Well

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: Small to midsize business offices and materials and equipment sto

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday 7:00 am to 5:00 pm
☐ Tuesday 7:00 am to 5:00 pm
☐ Wednesday 7:00 am to 5:00 pm
☐ Thursday 7:00 am to 5:00 pm
☐ Friday 7:00 am to 5:00 pm
☐ Saturday 7:00 am to 5:00 pm
☐ Sunday 0 to 0

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 4 ☐ No

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

Height: TBD ft Width: _____ ft Height above ground: _____ ft

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

5. PARKING AND LOADING:

How many parking spaces? 24 per building

Is there is a loading or unloading area? Yes, but no above ground docks or below ground ramps

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 0

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: _____

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☐ Individual Domestic Well ☒ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☐ How many Individual Domestic Wells are proposed? 1 or 2

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:** Minimum 300' from Hwy 45 on Deer Flat, as per Eddie at Nampa HWY Dist.
☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:** NONE
☐ Public ☐ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)
Type: Chain Link around Storage yards Height: 6'

8. **STORMWATER:** ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches
☐ Other: TBD

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)
Above ground irrigation ditches.

Letter of Intent to accompany the application for re-zoning the property noted below.

RB Holdings intends to develop the property located on the Northeast corner of Deer Flat Road and Hwy 45 south of Nampa as a Commercial Property which would become RB Holdings main office and to erect steel buildings which include office and shop space which in part would be leased to their subsidiary RB Supply. Access to the Property would be from Deer Flat Road with the entrance at least 160' from the intersection with highway 45.

The development would include four, 10,000 SF steel buildings, with glass front entry areas and windows. Each section will have an overhead door at the back of the building providing for shop space or indoor storage of materials or vehicles.

The property will be fenced and parking and access areas paved. Parking spaces will be provided across the front of each building. Water would be serviced by one or two dedicated wells as required to meet the fire district flow rates. Waste water to be handled with underground septic systems to be installed as needed for the number of personnel that would occupy the property routinely. As the property develops, we anticipate leasing a certain amount of office and storage space to other small service and contracting businesses.

The proposed use would be similar in use and appearance to other commercial properties along highway 45 between Deer flat and the Nampa city limits. The 2030 Comprehensive Plan for Canyon County shows the future for this property to be zoned commercial. The property is secluded from other agriculture properties by large residential properties and the highway. The intended use of small to medium-sized businesses that may include retail or contractor offices as well as the RB Supply retail building materials company, appears to be in accord with the 2030 comprehensive plan.

Hours of operations for RB Supply and other office leasers would generally be from 7:00 am to 6:00 pm Monday through Friday, although some may also be there on Saturday. Although there may be occasions when personnel come and go outside of these hours. The lumber company currently is located on North Franklin Blvd. in Nampa, and large truck deliveries are between 7:00 am and 4:00 pm once or twice a week, client and employee traffic currently average 10 to 15 vehicles per day largely pickups and vans and the occasional personal trailer. The visibility approaching the proposed access to the property allows ample space for commercial trucks to be able to enter and leave the property safely. In addition, the Highway Department's future plans to add a left turn lane to Deer Flat at the intersection of Highway 45 would accommodate future traffic flow, the majority which would be turning north toward Nampa from Deer Flat. In conversation with the Highway Dept., we may have to pay to add a slowdown and turn lane to our proposed access.

The neighborhood meeting was positive with a number of neighbors being in favor of the concept. Concerns focused on traffic including road easements, and after hours noise pollution.

Sincerely,
Preston Reynolds.



415 N Franklin Blvd • Nampa, ID 83687

Dear Neighbors,

We are in the process of presenting an application to Canyon County Development Services for a 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. This neighborhood meeting is not a public hearing before the governing body of Canyon County.

Once our application has been submitted to the county's Development Services Department, only then will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication, and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date: 9/02/25

Time: 9 am

Location: ON Property @ NE Corner of Deer Flat and Highway 45.

Property description: 10-acre parcel on the NE corner of Deer Flat and Highway 45. South of the canal.

The project is summarized below:

The project will occupy part of the property on the NE corner of Deer Flat Road and Highway 45

Referred to by the county as **Parcel 29577011**.

We are proposing access to the property from Deer Flat Road, at least 300' from the intersection with Highway 45.

The buildable space on this 10-acre lot is 7-acres and we are intending to build 6 separate buildings that would be leased by small businesses for offices and shop or storage spaces.

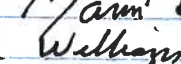
We are look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting, we will answer any questions you may have. Please note, the County does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is a PRE-APPLICATION requirement; we have not submitted the application to the county for consideration currently. Feel free to contact Jay Reynolds at [REDACTED] if you have questions. Due to the large number of sales calls we all receive, if you do not get an answer please leave a message and I will return your call.

Sincerely,

Jay Reynolds

RBC



MEETING INFORMATION		
DATE OF MEETING: 9-2-2025		MEETING LOCATION: S.W.
MEETING START TIME: 9:07 AM		MEETING END TIME: 10:12 AM
ATTENDEES: Preston Reynolds For BBC Neighbors		
NAME (PLEASE PRINT) Preston Reynolds	SIGNATURE: 	ADDRESS: 415 Franklin Blvd. Nampa, ID
1. Dennis Boyd	(Will be out of town, not comment.)	8634 Deer Flat Rd. Nampa, ID
2. Randy DuMont		5977 DEER FLAT
3. Channah Alcott		8579 11 11
4. Marian Bever		8810 Deer Flat
5. Bill & Paula Stevens		8767 Deer Flat
6. Sam & Chanette Fretwell		8858 Stardust Ln
7. Monte Hergut		8893 Deer Flat Rd
8. Mark Steuer		8920 Stardust Ln
9. Christopher Gilliam		8863 Stardust Ln.
10. Leo Jesuska		
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 6 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

RB Supply
Preston Reynolds




AGENCY ACKNOWLEDGMENT

Date: 8/6/2025

Applicant: RBC, Gen. Contractor

Parcel Number: R29577011 0

Site Address: TBD Deer Flat Rd. Nampa, ID 83686 (NE corner of Deer Flat and Hwy 45)

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: Nampa Highway 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: Nampa & Meridian Irrigation District
~~Boise Project Irrigation~~ AD

☒ Applicant submitted/met for informal review.

Date: 10-13-2025 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: 8/6/2025

Applicant: RBC, Gen. Contractor

Parcel Number: R29577011 0

Site Address: TBD Deer Flat Rd. Nampa, ID 83686 (NE corner of Deer Flat and Hwy 45)

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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Southwest District Health:

☐ Applicant submitted/met for informal review.

Please see separate signature sheets from individual Districts.

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: Nampa - Meridian irrigation & Boise Project.

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact

Not involve

City: NAMPA

☐ Applicant submitted/met for informal review.

Impact area is 1/2 mile north of this property

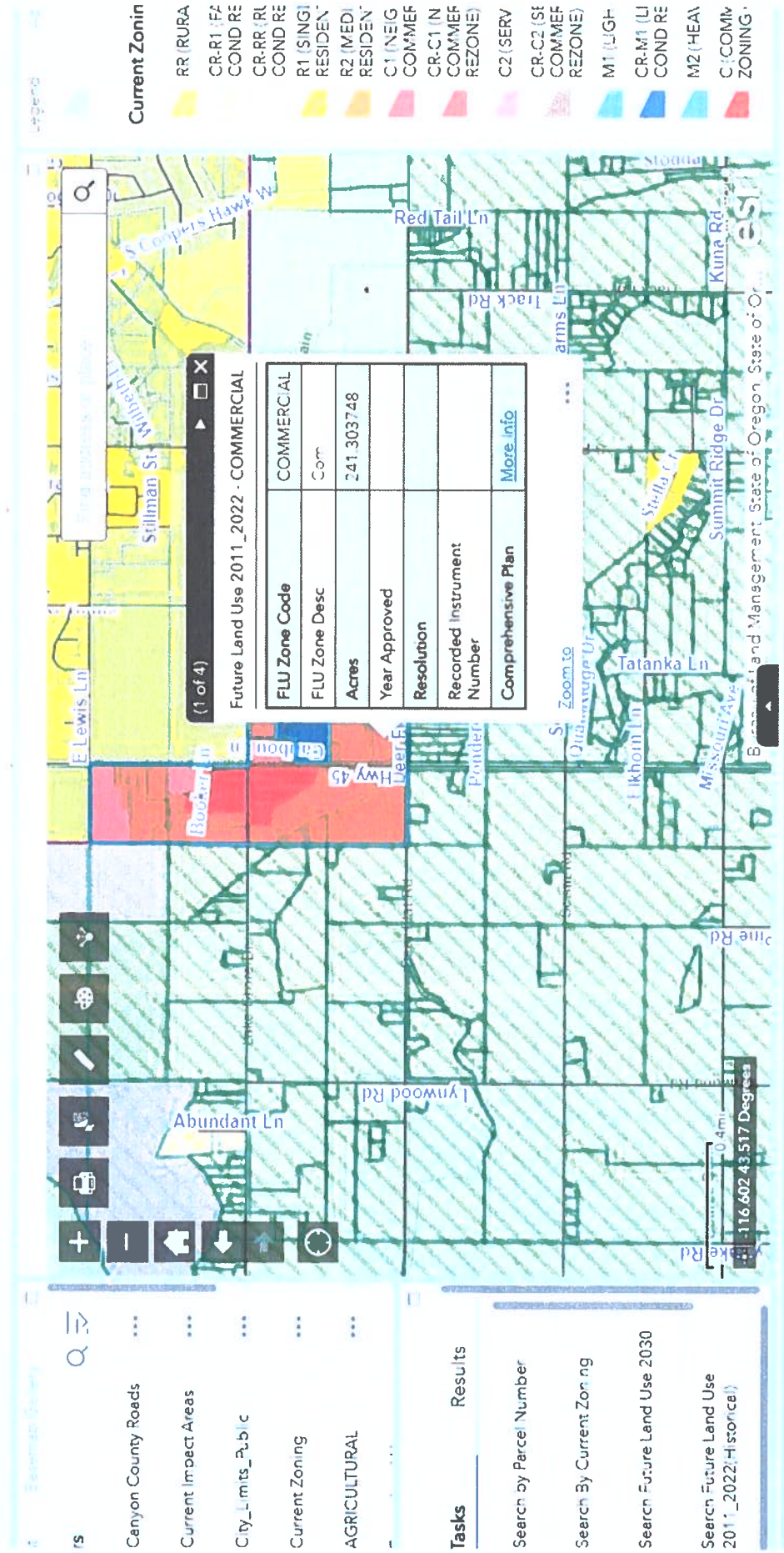
Date: _____ Signed: _____

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

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

Canyon County, ID Zoning & Future Land Use Web Map

Development Services







AGENCY ACKNOWLEDGMENT

Date: 8/6/2025

Applicant: RBC, Gen. Contractor

Parcel Number: R29577011 0

Site Address: TBD Deer Flat Rd. Nampa, ID 83686 (NE corner of Deer Flat and Hwy 45)

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Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 08/20/2025 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: Nampa Highway district and

☐ Applicant submitted/met for informal review.

Idaho Transportation Dept.

Date: 8/5/2025 Signed: Spoke to Michael at DOT and Eddie at Nampa HD

Obtained easement and access
information.

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

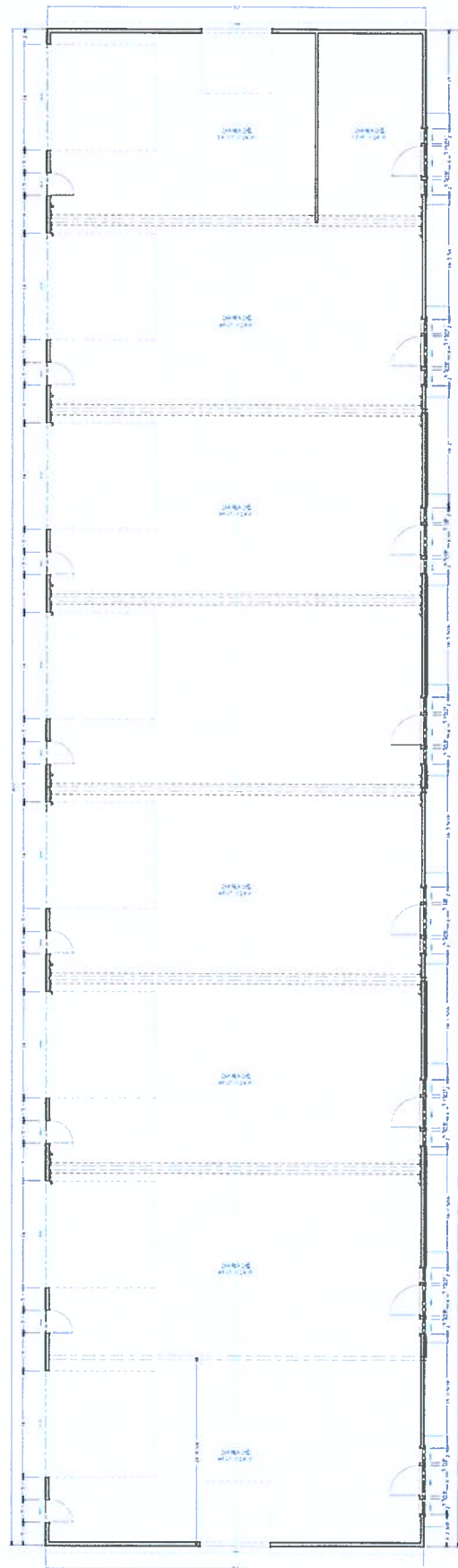
City: _____

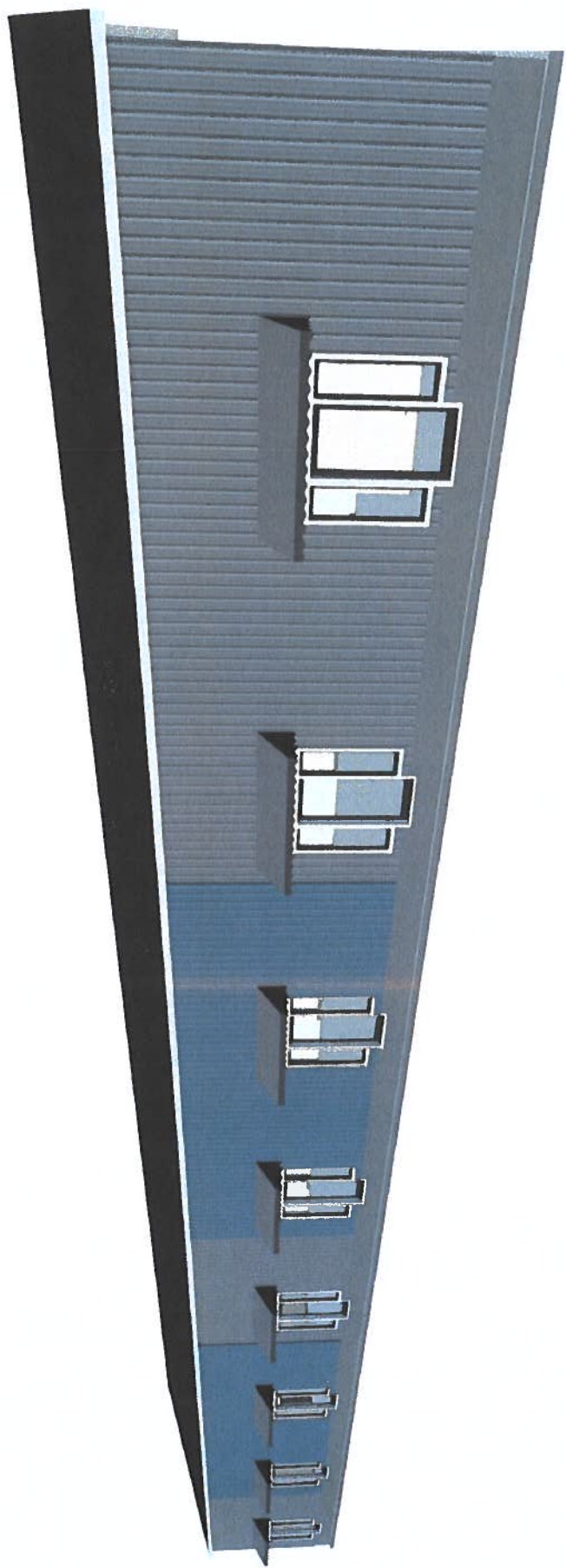
☐ Applicant submitted/met for informal review.

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: 8/6/2025

Applicant: RBC, Gen. Contractor

Parcel Number: R29577011 0

Site Address: TBD Deer Flat Rd. Nampa, ID 83686 (NE corner of Deer Flat and Hwy 45)

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: Nampa Highway District

☒ Applicant submitted/met for informal review.

Date: 8-26-25 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)

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

Parcel R295770110_Agency Acknowledgment Form.pdf



AGENCY ACKNOWLEDGMENT

Date: 8/6/2025

Applicant: RBC, Gen. Contractor

Parcel Number: R29577011 0

Site Address: TBD Deer Flat Rd. Nampa, ID 83686 (NE corner of Deer Flat and Hwy 45)

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: 8-12-25 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)

An



1





APPLICATION-Acknowledgement Notice

Receipt No: _____	Date: _____
S100 Fee: _____	Document No: _____

Parcel #: R29577011 0

(Official Use Only)

Acres: 10

Property Address: TBD Deer Flat Road, (NE corner of Hwy 45 City Nampa, ID Zip Code 83686

Legal Description: Township 15 Range 2N Section 2W County Canyon Co.

Subdivision: Not Applicable Lot _____ Block _____

Applicants Name: RBC Email: Preston@rbcidaho.COM

Mailing Address: 415 N FRANKLIN BLVD. Phone # 208-514-8720

City: NAMPA State: ID Zip Code: 83687

Applicant is : ☒ Landowner ☐ Contractor ☐ Installer ☐ Other _____ Date: 8/6/2025

Owners Name : RB Properties

Mailing Address : 15602 Cumulus Way, Phone #: 208-514-8720

City : Caldwell State: ID Zip Code: 83607

The proposed use will be: ☐ Residential ☒ Commercial ☐ Agricultural

Is there an existing structure(s) on this parcel? ☐ Yes ☒ No

Is a Letter of Intended Use provided? ☒ Yes ☐ No

The proposed change will be: ☐ Land Split ☒ Land Use Changes (i.e., zoning)
☐ Preliminary Plat Review ☐ Other (See below description of proposal)

Number of lots on the parcel (if applicable): 1

Property is located in: ☐ City ☐ Impact Zone ☒ County

Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☒ No

Water supply: ☒ Private Well ☐ Shared Well ☐ Public Water System

Description of proposal: **NOTE: The buildings ref. below to be built in stages.**

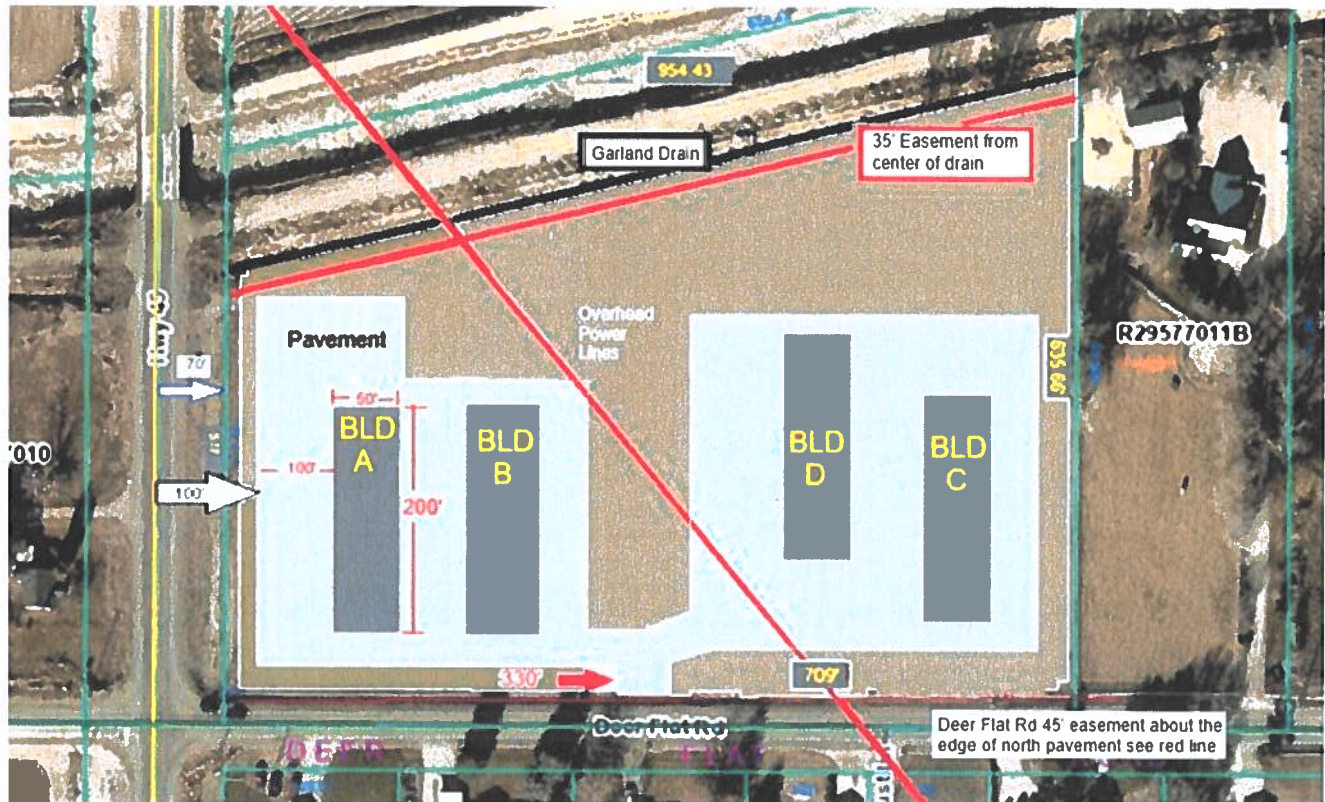
Building 4 commercial buildings having 8 office and warehouse sections in each building
to be leased to small businesses. Each building to have a separate waste system. Tenents are
expected to have 2-3 full time employees on site with customers coming and going. System to serve
one restroom per unit with an estimated 20 full time on-site employees per building.

SIGNATURE:  Preston E Reynolds

DATE: 8/8/2025

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.

RBC General Contractors Property owners to be RB Rentals, Preston Reynolds: 208-514-8720 Jay Reynolds: 442-0076
Property Layout Proposal 1 TBD Deer Flat Road Nampa, ID 83686 NE Corner of Deer Flat and Hwy 45, Parcel: R295770110
Proposed final property development. Buildings to be 50' x 200' each with 8 sections for leasing



Well location TBD, Waste system to be on the north side of buildings, one waste system per 2 buildings.
Location of access from Deer Flat is not precise, to be worked out with Highway dept. and additional lane locations.
Clearance from overhead power lines is approximate in drawing.

TBD Deer Flat Rd

EXHIBIT "A"

Legal Description

This parcel is a portion of the Southwest quarter Southwest quarter of Section 15, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest quarter Southwest quarter; thence South 89°13'06" East, along the South boundary of said Southwest quarter Southwest quarter, a distance of 60.00 feet to the TRUE POINT OF BEGINNING; thence North 0°49'34" East, parallel with the West boundary of said Southwest quarter Southwest quarter, a distance of 517.56 feet to a point in the centerline of the New York Canal; thence North 77°02'17" East, along said centerline a distance of 940.77 feet; thence South 0°49'35" West, parallel with the East boundary of said Southwest quarter Southwest quarter, a distance of 741.06 feet to a point on the South boundary of said Southwest quarter Southwest quarter; thence North 89°13'06" West, along said South boundary a distance of 913.66 feet to the TRUE POINT OF BEGINNING, subject to a county road right-of-way along the South boundary and to an irrigation maintenance and access easement along that portion bounded by the New York Canal.

EXCEPTING THEREFROM that portion conveyed in Warranty Deed recorded November 1, 2000 as Instrument No. 200038440, records of Canyon County, Idaho, more particularly described as a portion of the Southwest quarter Southwest quarter of Section 15, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest quarter Southwest quarter; thence South 89°13'06" East, along the South boundary of said Southwest quarter Southwest quarter, a distance of 792.16 feet to the TRUE POINT OF BEGINNING; thence North 0°49'35" East, parallel with the East boundary of said Southwest quarter Southwest quarter, a distance of 696.66 feet to a point on the centerline of the New York Canal; thence North 77°02'17" East, along said centerline a distance of 186.89 feet; thence Leaving said centerline and bearing South 0°49'35" West, parallel with and 350.00 feet West of the East boundary of said Southwest quarter Southwest quarter, a distance of 741.06 feet to a point on the South boundary of said Southwest quarter Southwest quarter; thence North 89°13'06" West, along said South boundary a distance of 181.50 feet to the TRUE POINT OF BEGINNING.

Seller :

Buyer :

Authentisign
Preston Reynolds

07/29/25

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: 86586

Date: 10/14/2025

Date Created: 10/14/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Preston Reynolds - RBC

Comments: Conditional Rezone: CR2025-0014

Site Address: 0 DEER FLAT RD, Nampa ID / Parcel Number: 29577011 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone	CR2025-0014	\$1,250.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	CR2025-0014	\$600.00	\$0.00	\$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2025-0014	\$500.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CR2025-0014	\$50.00	\$0.00	\$0.00

Sub Total: \$2,400.00

Sales Tax: \$0.00

Total Charges: \$2,400.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	9072	\$2,400.00

Total Payments: \$2,400.00

ADJUSTMENTS

Receipt Balance: \$0.00