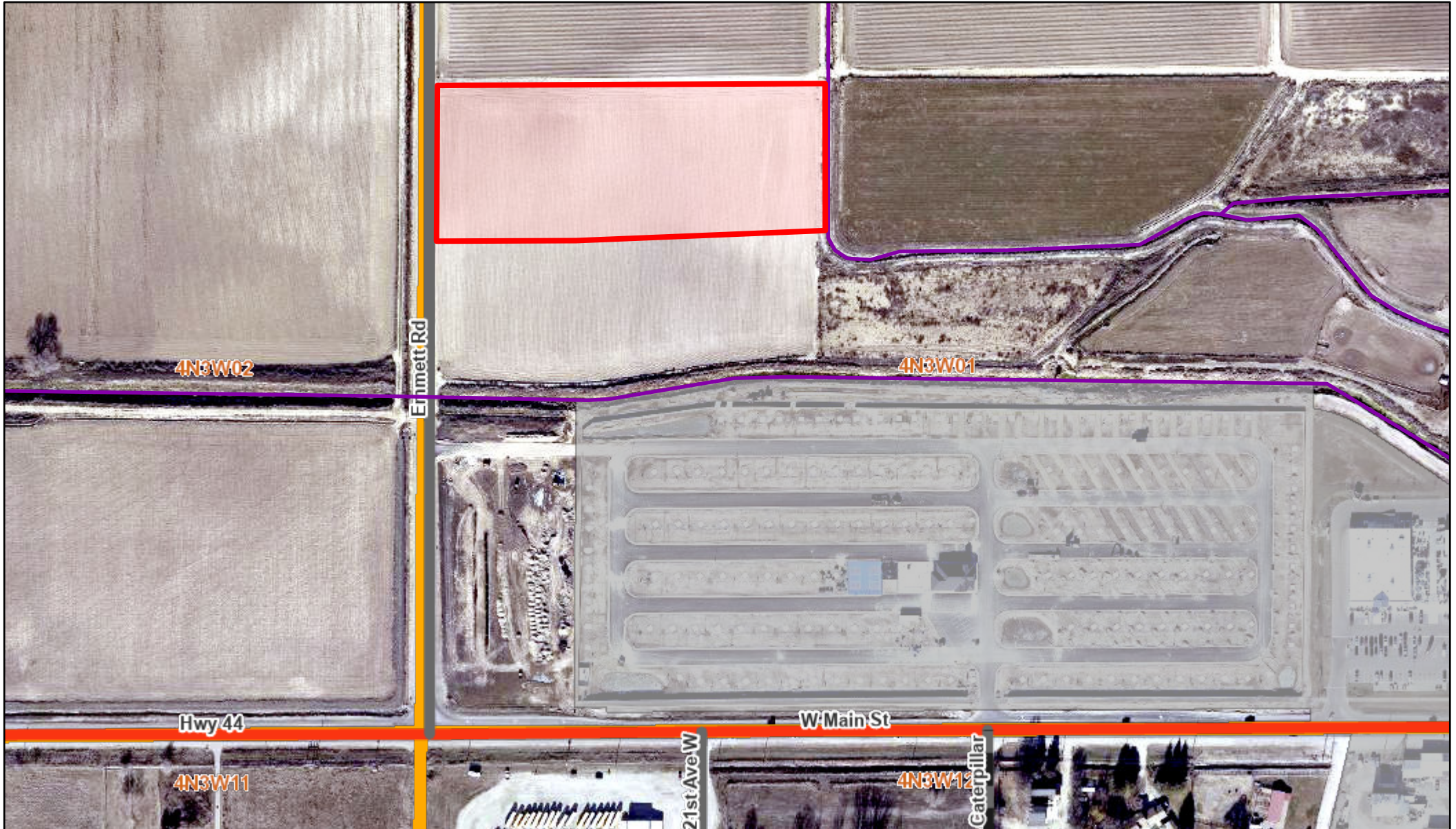
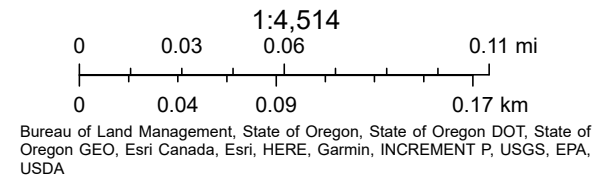


Canyon County, ID Web Map



12/19/2025, 4:07:06 PM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- CanyonCountyRoads
- Hwy
- Roads
- CC_PrivateRoads
- County Boundary
- Current Impact Area
- City Limits
- Sections
- Imagery_2025_3in
- Red: Band_1





ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Justin Bollinger</u>
	MAILING ADDRESS: <u>7825 Elm Ln Nampa, ID 83697</u>
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>11/18</u>	

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

SITE INFO	STREET ADDRESS: <u>010 Emmett Rd Middleton, ID 83644</u>	
	PARCEL NUMBER: <u>83440010A</u>	
	PARCEL SIZE: <u>7.5 Acres 5.75 Acres</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☒ REZONE	☐ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>A9</u>	PROPOSED ZONING: <u>Commercial</u>
	FLOOD ZONE (YES/NO)	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>~~RZ2025-0001~~</u>	DATE RECEIVED:	<u>12/19/25</u>
RECEIVED BY:	<u>MG</u>	APPLICATION FEE:	<u>\$ 2400.00</u>

CK MO CC CASH
#3671

CR2026-0001

SCANNED



Tuesday & Thursday

ZONING AMENDMENT PUBLIC HEARING - CHECKLIST

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

Check the applicable application type:

☒ Rezone

☐ Conditional Rezone with Development Agreement

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

Description	Applicant	Staff
Master Application completed and signed.	✓	
Letter of Intent (see standards on next page)	✓	
Land Use Worksheet	✓	
Neighborhood Meeting form was completed and signed	✓	
Completed Agency Acknowledgement form including:	✓	
Southwest District Health	✓	
Irrigation District	✓	
Fire District	✓	
Highway District/Idaho Transportation Dept	✓	
Area of City Impact (If applicable)	✓	
Conditional Rezone:	✓	
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	✓	
Deed or evidence of property interest to the subject property	✓	
Fee: Rezone: Per Adopted Fee Schedule Conditional Rezone: Per Adopted Fee Schedule Text Amendment: Per Adopted Fee Schedule		
Fees are non-refundable		

***DISCLAIMER:** The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____ Date _____

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

LETTER OF INTENT

Applicant: Justin Bollinger

Business: Bully Excavation

Email: [REDACTED]

Phone: [REDACTED]

Parcel: R34440010A

Address: 000 Emmett Road, Middleton, Idaho 83684

1. Description of Proposed Use

The proposed use is the development of a 10,000 sq. ft. shop and a 3,500 sq. ft. office building to serve as the operational headquarters for Bully Excavation. The property will also support on-site storage of semi-trucks, trailers, and heavy excavation equipment. Activities include equipment maintenance, administrative operations, dispatching, and secured outdoor storage.

2. Description of Existing Use

This 5.75 acre parcel is currently vacant, undeveloped land with no structures or active uses. The subject parcel is currently zoned Agricultural (AG) and remains in an undeveloped state with no existing structures or active operations.

3. Expected Impacts and Traffic

Traffic will consist of employee vehicles and occasional movement of semi-trucks and equipment. No public customer traffic is expected. Impacts will be mitigated through screening, dust control, lighting direction, and maintaining orderly grounds.

4. Consistency With Comprehensive Plan & Zoning Criteria

The project supports economic development, local employment, and contractor services. The Conditional Rezone allows regulation ensuring compatibility with rural surroundings.

5. Conditional Rezone Explanation

A Conditional Rezone (CR) is requested to allow the proposed shop, office, and equipment yard. Conditions and improvements will be formalized in a Development Agreement.

6. Concept Plan Description

Includes a 10,000 sq. ft. shop, 3,500 sq. ft. office, defined parking, secured equipment storage, stormwater management, private septic and well, and screening. Access from Emmett Road.

7. Proposed Conditions of Approval

- Screening/fencing of equipment storage
- Compliance with drainage, irrigation, utilities
- Lighting directed downward
- Dust/noise mitigation
- Completion of required road/access improvements
- Use limited to approved operations
- Development Agreement execution and recording
- Zoning change from Ag to Commercial

Michelle Barron

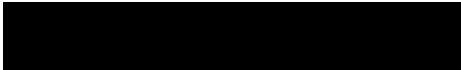
From: Justin Bollinger [REDACTED]
Sent: Wednesday, March 4, 2026 2:22 PM
To: Michelle Barron
Subject: [External] Re: Conditional Rezone application

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Michelle, yes ma'am we are wanting to go with c-2 zoning. Please let me know what I can do to help. Thank you very much.

Justin Bollinger

Owner



Public Works-060700-Unlimited



On Mar 3, 2026, at 11:41 AM, Michelle Barron <Michelle.Barron@canyoncounty.id.gov> wrote:

Good morning Justin,

I am the planner assigned to your rezone case. When the case was entered into our system, it was created with an incorrect case number (RZ2025-0009). I have had that corrected to reflect that it is a conditional rezone. The new case number is **CR2026-0001**.

I do have a question. I am assuming that you want to rezone to C-2 – Service Commercial, since that will allow the operation that you are proposing. If you choose C-1 – Neighborhood Commercial and are approved, you would need to go through an additional hearing process for a Conditional Use Permit.

Please let me know what your intention is.

See below: (C is Conditional Use Permit required, A is an allowed use in that zone)

<image001.png>

<image002.png>

<image003.png>

Thanks,

Michelle Barron

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6033

DSD Office Phone: 208-454-7458

Email: Michelle.Barron@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Michelle Barron

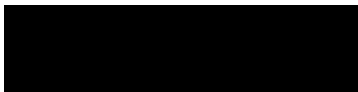
From: Justin Bollinger [REDACTED]
Sent: Tuesday, April 28, 2026 8:56 AM
To: Michelle Barron
Subject: Re: [External] Re: CR2026-0001

Follow Up Flag: Follow up
Flag Status: Flagged

1. accessory uses and/or structures to allowed use
2. contractor shop
3. mini/rv storage
4. Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery and restaurants
5. Sale of heavy building materials and machinery
6. School
7. Staging area

Justin Bollinger

Owner



Public Works-060700-Unlimited



RCE-58187

Believe that covers my usage and future sells. Thank you.

On Apr 16, 2026, at 2:00 PM, Michelle Barron <Michelle.Barron@canyoncounty.id.gov> wrote:

Justin,

As noted in my previous email, "you may want to add a few other similar uses that could be supported on this parcel in case you may want to sell it in the future." I don't recommend choosing all of the uses. Since this is a Conditional Rezone, I just wanted to reflect what uses you would want to add and what uses to exclude. Please look over the list and determine which ones you would like to allow with this conditional rezone. Keeping all of the items would be a challenge to get approved.

Thanks,

Michelle Barron
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6033
DSD Office Phone: 208-454-7458
Email: Michelle.Barron@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

From: Justin Bollinger [REDACTED]
Sent: Thursday, April 16, 2026 12:48 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: [External] Re: CR2026-0001

Yes the c2 conditional use chart looks perfect. Thank you for sending that to me. It seems to fit my current and future needs with the property. Thank you.

Justin Bollinger
2083717883

On Thu, Apr 16, 2026 at 12:35 PM Michelle Barron
<Michelle.Barron@canyoncounty.id.gov> wrote:

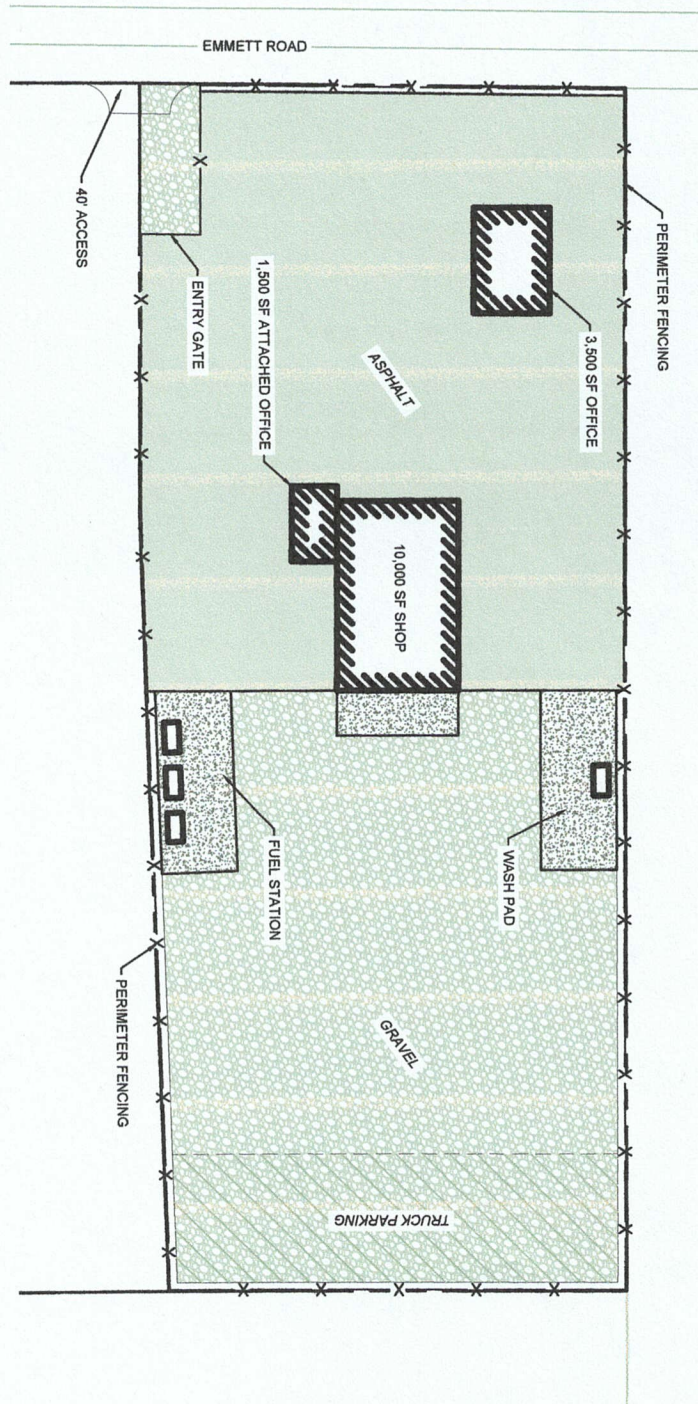
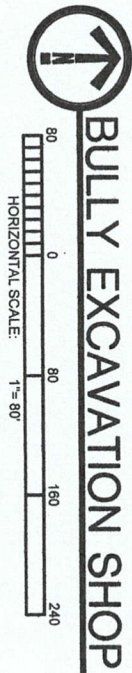
Good afternoon Justin,

I am getting ready to send out the initial agency notice and wanted to get some more specifics of your application.

I realize that you have a business that you plan on operation out of this location, but with a rezone, you have to think of the future land owners as well. It seems that you want to lock down the use to the business that you currently have, but you may want to add a few other similar uses that could be supported on this parcel in case you may want to sell it in the future. I will attach the land use matrix for your reference. Look over the other items that can be allowed in the C2 zone and allowed by conditional use permit. It is okay if you want to lock it down to your current needs, but I wanted to be sure that is what you wanted.

Thanks,

Michelle Barron
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6033
DSD Office Phone: 208-454-7458
Email: Michelle.Barron@canyoncounty.id.gov
Website: www.canyoncounty.id.gov



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

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: Chain link Height: 6'0"

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)
Ditches

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: OFFICE & SHOP for BULLY EXCAVATION

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 7 to 6
☒ Tuesday 7 to 6
☒ Wednesday 7 to 6
☒ Thursday 7 to 6
☒ Friday 7 to 6
☒ Saturday 8 to 6
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 5 on site ☐ No

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

Height: 4 ft Width: 8 ft. Height above ground: 10 ft

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

5. PARKING AND LOADING:

How many parking spaces? 15 I intend on Graveling the entire 5.75 acre parcel

Is there is a loading or unloading area? yes

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: _____

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

Date

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a conditional Rezone To Commercial [write in applicable application type i.e. variance, zoning ordinance map amendment, 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 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: 12-6-25
Time: 10:00 am
Location: on site
Property description: Farm field

The project is summarized below:

Site Location: Emmett Road
Proposed access: Emmett Rd Temporary access
Total acreage: 5.75
Proposed lots: 1

We 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 at this time.

Feel free to contact me at (insert phone, email, or written correspondence).

Sincerely,

NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



CANYON COUNTY ZONING ORDINANCE §07-01-15

Before submitting an application for a public hearing, these steps must be completed:

- (1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
 - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
 - B. The meeting shall be held at one of the following locations:
 1. On the property subject to the application;
 2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
 3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 800 Emmett Rd	Parcel Number: R34440010	
City: Middleton	State: Idaho	ZIP Code: 83644
Notices Mailed Date:	Number of Acres: 11.54	Current Zoning: Ag
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Justin Bollinger		
Company Name: Billy Excavation		
Current address: 7825 Elm Ln		
City: Nampa	State: Idaho	ZIP Code: 83687
Phone:	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 12-6-25	MEETING LOCATION: on-site
MEETING START TIME: 10 am	MEETING END TIME: 10:30 am

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Stacy Bennett	[Signature]	9809 Hayden Way, Middleton
2. Jan Arrasmith	[Signature]	12981 Okie Ridge, Caldwell
3. Mike Okamura	[Signature]	23190 Canyon Lane, Caldwell
4. Marty Okamura	[Signature]	23123 Hartley Ln, Middleton
5. Justin Bollinger	[Signature]	7825 ELM LN Nampa ID
6.		
7.		
8.		
9.		

10.
11.

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

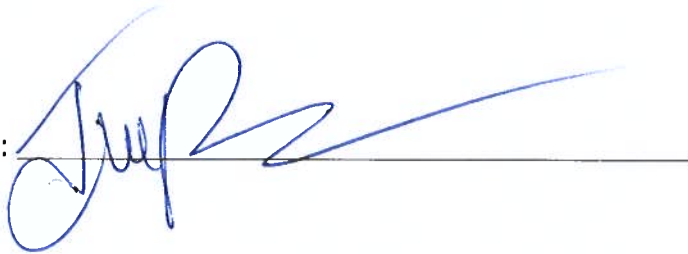
NEIGHBORHOOD MEETING CERTIFICATION:

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):

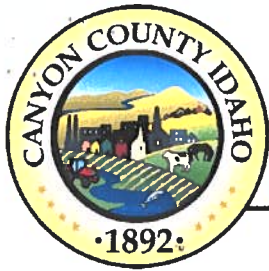
Justin Bollinger

APPLICANT/REPRESENTATIVE (Signature):



DATE:

12 / 6 / 25



AGENCY ACKNOWLEDGMENT

Date: 12-3-25^a
Applicant: Justin Bollinger
Parcel Number: R34440010A
Site Address: TBD Emmett Rd Middleton ID 83644

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: 12/08/2025 Signed: Anthony See
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☒ Applicant submitted/met for informal review.

Date: 12/8/2025 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for informal review.

Date: 12/3/25 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☒ Applicant submitted/met for informal review.

Date: 12-8-25 Signed: Allen Furthman
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

☒ Applicant submitted/met for informal review.

Date: 12/8/25 Signed: R2877
Authorized AOC Representative
(This signature does not guarantee project or permit approval)

UNOFFICIAL COPY



2025-040368
RECORDED
11/07/2025 08:04 AM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=4 JWINSLOW \$15.00
TYPE: DEED
STEWART TITLE - MERIDIAN OFFICE
ELECTRONICALLY RECORDED

QUITCLAIM DEED

THIS INDENTURE, made this 06 day of November, 2025, between

Anita Jo Castello, an unmarried woman and Bill Jonathon Nishioka, an unmarried man, as **GRANTOR(S)**

and

Justin Anthony Bollinger, a married man as his sole and separate property, **GRANTEE(S)**

whose current address is 7825 Elm Lane Nampa, ID 83687.

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever **QUITCLAIM**, unto the said Grantee(s) and to its heirs and assigns all that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

Parcel I:

A parcel being described in Judgment for Partition of Real Property, recorded July 7, 2025 as Instrument No. 2025-023396 and also a portion of that property as described in Quitclaim Deed Instrument No. 2009058285, records of Canyon County, Idaho, located in South half of the Southwest Quarter of Section 1, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

COMMENCING at an Aluminum Cap monument marking the southwest corner of the SW 1/4 of said Section 1, from which an Aluminum Cap monument marking the southeast corner of said SW 1/4 (S 1/4 Corner) bears S 89°39'53" E a distance of 2679.67 feet;

Thence along the westerly boundary of said SW 1/4 N 1°00'36" E (formerly N 0°25'06" E) a distance of 1327.63 feet to a point marking the northwest corner of the S 1/2 of the SW 1/4 of said Section 1;

Thence along the northerly boundary of said S 1/2 of the SW 1/4 S 89°38'39" E (formerly N 89°45'05" E) a distance of 25.00 feet to the POINT OF BEGINNING;

Thence continuing along said northerly boundary S 89°38'39" E a distance of 798.08 feet to a point marking the northeast corner of said Quitclaim Deed property;

Thence along the easterly boundary of said Quitclaim Deed property S 0°29'50" W (formerly S 0°04'07" E) a distance of 302.05 feet to a point;

Thence leaving said easterly boundary S 88°20'26" W a distance of 513.81 feet to a point;

Thence N 89°38'39" W a distance of 287.50 feet to a point on the easterly right-of-way of Emmett Road;

Thence along said easterly right-of-way N 1°00'36" E a distance of 320.14 feet to the POINT OF BEGINNING.

UNOFFICIAL COPY

Parcel II:

An easement being over a portion of that property shown as Parcel 1 on Record of Survey Instrument No. 2025-039050, records of Canyon County, Idaho, located in South half of the Southwest Quarter of Section 1, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

A strip of land 25.00 feet in width, left of and adjacent to the following described easement line:

COMMENCING at an Aluminum Cap monument marking the Southwest corner of the Southwest Quarter of said Section 1, from which an Aluminum Cap monument marking the southeast corner of said SW 1/4 (S 1/4 Corner) bears S 89°39'53" E a distance of 2679.67 feet;

Thence along the westerly boundary of said SW 1/4 N 1°00'36" E a distance of 687.94 feet to a point;

Thence leaving said westerly boundary S 88°17'53" E a distance of 25.00 feet to a point on the easterly right-of-way of Emmett Road;

Thence along said easterly right-of-way N 1°00'36" E a distance of 320.14 feet to a point marking the southwest corner of said Parcel 1 and the BEGINNING POINT of said easement line;

Thence along the southerly boundary of said parcel 1 S 89°38'39" E a distance of 287.50 feet to a point;

Thence N 88°20'26" E a distance of 513.81 feet to the ENDING POINT of said easement line.

The left side of said easement to be lengthened or shortened to begin and terminate at said Parcel 1 boundary lines.

Parcel III:

An easement being over a portion of that property shown as Parcel 1 on Record of Survey Instrument No. 2025-039050, records of Canyon County, Idaho, located in South half of the Southwest Quarter of Section 1, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

A strip of land 15.00 feet in width, right of and adjacent to the following described easement line:

COMMENCING at an Aluminum Cap monument marking the southwest corner of the Southwest Quarter of said Section 1, from which an Aluminum Cap monument marking the southeast corner of said SW 1/4 (S 1/4 Corner) bears S 89°39'53" E a distance of 2679.67 feet;

Thence along the westerly boundary of said SW 1/4 N 1°00'36" E a distance of 1327.63 feet to a point marking the northwest corner of the S 1/2 of the SW 1/4 of said Section 1;

Thence along the northerly boundary of said S 1/2 of the SW 1/4 S 89°38'39" E a distance of 25.00 feet to the BEGINNING POINT of said easement line;

Thence continuing along said northerly boundary S 89°38'39" E a distance of 798.08 feet to a point marking the northeast corner of Parcel 1;

Thence along the easterly boundary of said Parcel 1 S 0°29'50" W a distance of 277.03 feet to a point;

Thence leaving said easterly boundary S 88°20'26" W a distance of 514.31 feet to a point;

Thence N 89°38'39" W a distance of 288.77 feet to a point on the easterly right-of-way of Emmett Road;

Thence along said easterly right-of-way N 1°00'36" E a distance of 295.14 feet to the POINT OF BEGINNING.

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Parcel Number: 34440010 0

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

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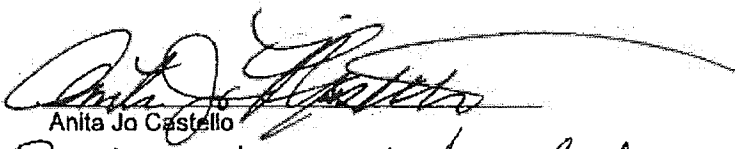
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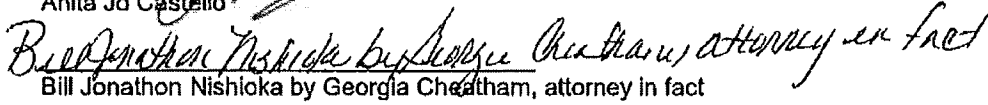
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IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.


Anita Jo Castello


Bill Jonathon Nishioka by Georgia Cheatham, attorney in fact

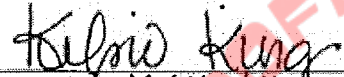
State of Idaho

) ss.

County of Ada

On this 17th day of November, 2025, before me the undersigned, a Notary Public, in and for said State, personally appeared Anita Jo Castello, 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: Kelsie King
Residing at: Boise, ID
My commission expires: 10/19/29

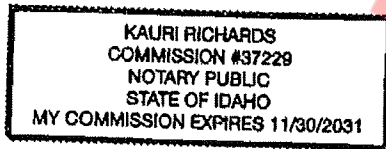


State of Idaho)

County of Canyon

On this 5 day of November, in the year of 2025, before me, the undersigned, a notary public, personally appeared Georgia Cheatham, known or identified to me (or proved to me on the oath of N/A) to be the person whose name is subscribed to the within instrument as the attorney in fact of Bill Jonathon Nishioka, and acknowledged to me that he subscribed the name of Bill Jonathon Nishioka thereto as principal, and his own name as attorney in fact.
was

Seal




Notary Public
My Commission Expires on 11.30.31

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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: 87159

Date: 12/19/2025

Date Created: 12/19/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Bully Excavation LLC

Comments: RZ2025-0009

Site Address: 0 EMMETT RD, Middleton ID 83644 / Parcel Number: 34440010A0

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	RZ2025-0009	\$1,250.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	RZ2025-0009	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	RZ2025-0009	\$50.00	\$0.00	\$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	RZ2025-0009	\$500.00	\$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	3671	\$2,400.00

Total Payments: \$2,400.00

ADJUSTMENTS

Receipt Balance: \$0.00