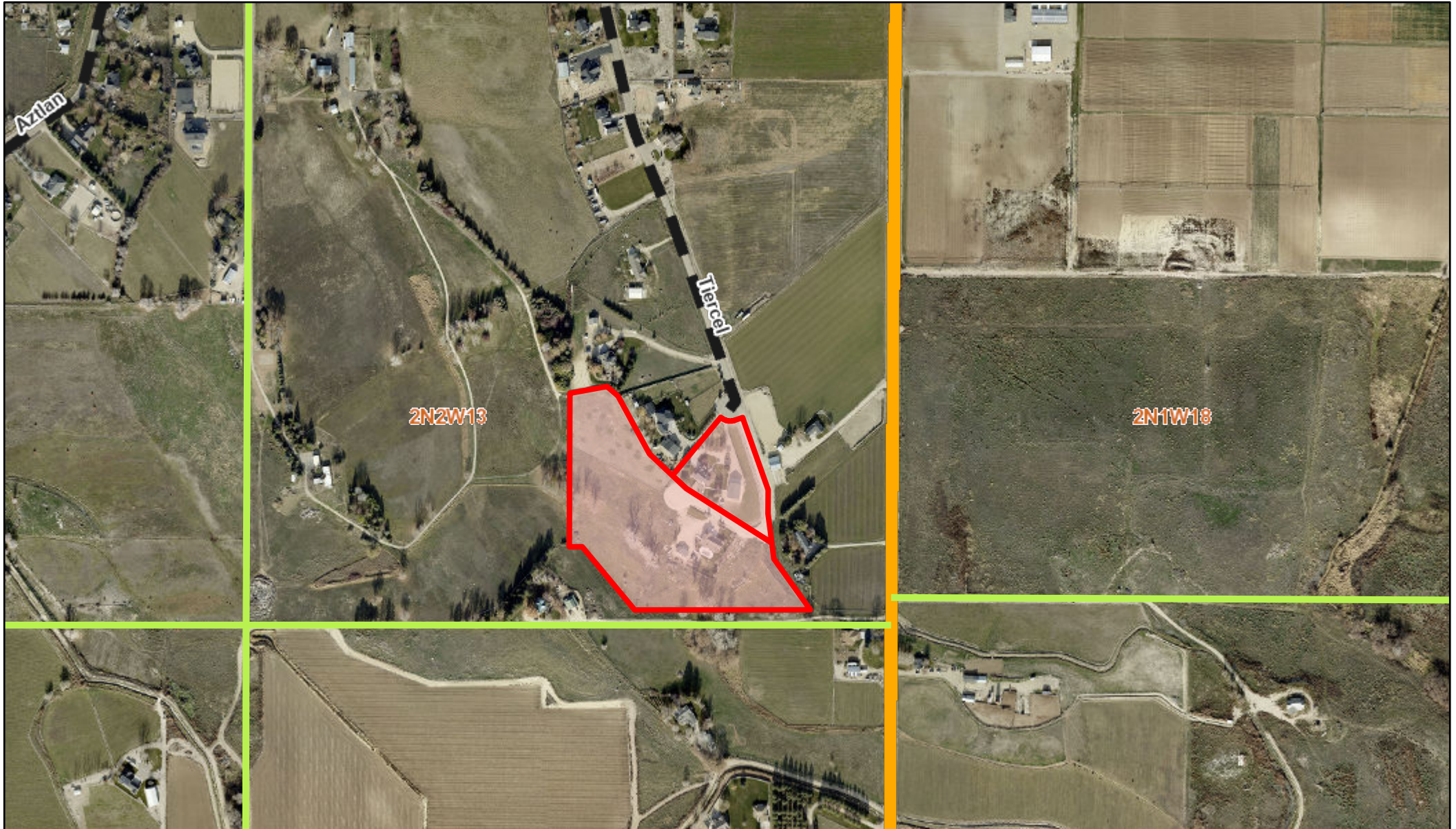
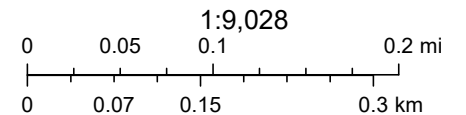


Canyon County, ID Web Map



6/26/2026, 8:03:22 AM

- Multiple Parcel Search _Query result
- Quarter Line
- RAILROAD
- CanyonCountyRoads
- Roads
- CC_PrivateRoads
- County Boundary
- Current Impact Area
- City Limits
- Sections



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



ZONING AMENDMENT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <i>Craig and Nicole Brown</i>
	MAILING ADDRESS: <i>9621 Tiercel Drive Nampa, Idaho 93686</i>
	PHONE: [REDACTED] EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <i>Craig P. Brown</i> Date: <i>4/17/23</i> <i>Nicole Brown</i>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <i>Craig Kulchuk</i>
	COMPANY NAME: <i>RCK Consultants</i>
	MAILING ADDRESS: <i>4839 Mountain View Dr. Boise, ID 83704</i>
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <i>9621 Tiercel Drive Nampa, ID 93686</i>	
	PARCEL NUMBER: <i>R29533103A</i>	
	PARCEL SIZE: <i>11 acres</i>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☒ REZONE	☐ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <i>AG</i>	PROPOSED ZONING: <i>Residential</i>
	FLOOD ZONE (YES/NO) <i>NO</i>	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <i>R2 2023 -0004</i>	DATE RECEIVED: <i>6/29/2023</i>
RECEIVED BY: <i>Ivan</i>	APPLICATION FEE: <i>\$950</i> ☒ MO ☐ CC CASH



ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Jimmie & Deanna Mosler	
	MAILING ADDRESS: 9621 Tiercel Drive, 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: <u>Jimmie & Deanna Mosler</u> Date: <u>05-19-2026</u>		

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

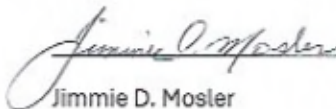
SITE INFO	STREET ADDRESS: 9621 Tiercel Drive, Nampa, ID 83686	
	PARCEL NUMBER: R29533103	
	PARCEL SIZE: 2.54 Acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: A	PROPOSED ZONING: R-R
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

To whom it may concern,

The original Red Tail Estates subdivision created Lot 4, (parcel R29533103), which was 2.626 acres. In 2017 through AD2017-48, a simple change to a plat was approved and recorded to encompass Lot 4, Block 1 of Red Tail Estates Subdivision and a portion of Lot 6, Block 1 of Red Tail Estates Subdivision No. 2 to create a 13.64-acre lot. (Referenced as Lot 4, Block 1 of Red Tail Estates after this action) It appears that in 2022, the parcel was divided without going through a process through Development Services. The parcels legal descriptions are tied to tax deed documents as opposed to a properly authorized land division. As owners of Lot 4 of Red Tail Subdivision, (parcel R29533103). We are entering into this agreement to resolve the illegal lot designation caused by its historical division. This agreement is only for the resolution of the lot designation, and in no terms is a participation to the development of Red Clouds Subdivision based on a decision by Canyon County. This agreement is mutually beneficial to all parties.

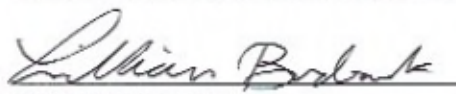

Jimmie D. Mosler Property Owner

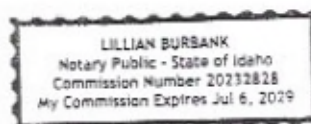

Deanna Mosler Its: Property Owner

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF CANYON

ON THIS 19th DAY OF May, 2026, BEFORE ME Lillian Burbank
A NOTARY PUBLIC PERSONALLY APPEARED, JIMMIE D. MOSLER, OWNER
OF REAL PROPERTY IDENTIFIED TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN
INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.


NOTARY PUBLIC FOR IDAHO



MY COMMISSION EXPIRES: July 6, 2029

ACKNOWLEDGEMENT

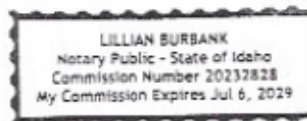
STATE OF IDAHO
COUNTY OF CANYON

ON THIS 19th DAY OF May, 2026, BEFORE ME Lillian Burbank

A NOTARY PUBLIC PERSONALLY APPEARED, DEANNA MOSLER, Its: OWNER
OF REAL PROPERTY IDENTIFIED TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN
INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

Lillian Burbank
NOTARY PUBLIC FOR IDAHO

MY COMMISSION EXPIRES: July 6, 2029



LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

3. IRRIGATION WATER PROVIDED VIA:

- ☐ Surface ☐ Irrigation Well ☐ None ☒ Piped

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)

ditch

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 5 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: sprinkler

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

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

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

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

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

What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

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: _____



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: \$ 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:

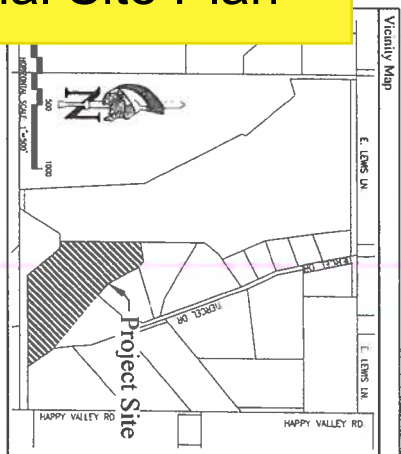
When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, 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: [Signature] Date 17/APR/2023

DSD Planner: [Signature] Date Jun 29 2023

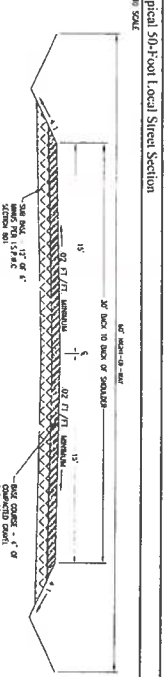
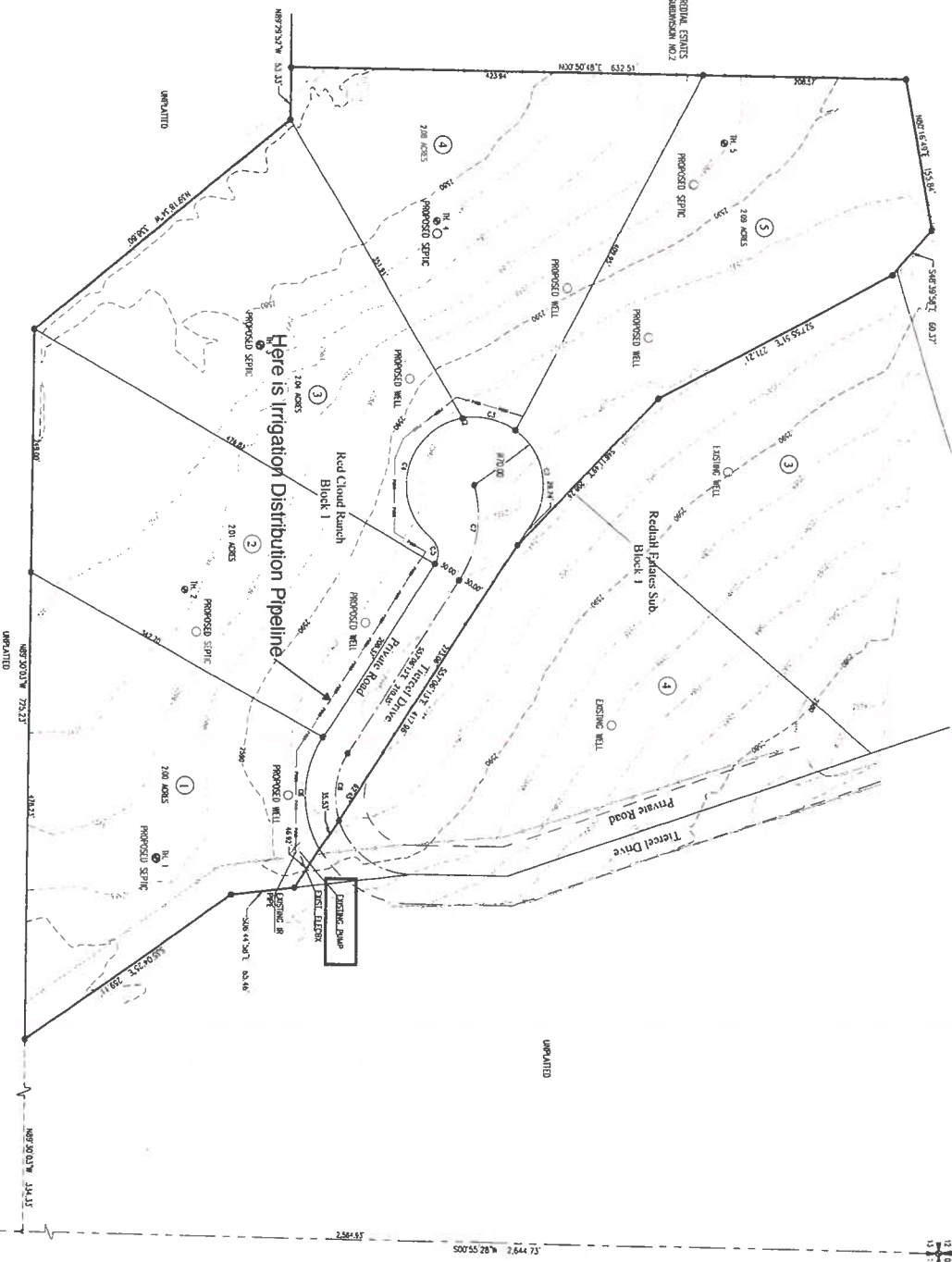
Original Site Plan

[illegible]

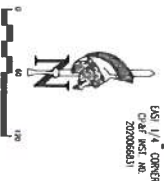
Underground Utility Note	The underground utilities shown were taken directly from the utility companies' records. The utility companies have not been contacted to determine that the underground utilities shown are correct. The utility companies have not been contacted to determine that the underground utilities shown are correct. The utility companies have not been contacted to determine that the underground utilities shown are correct.
Setback/Zoning Table	The setbacks shown are based on the setbacks shown on the zoning map. The setbacks shown are based on the setbacks shown on the zoning map. The setbacks shown are based on the setbacks shown on the zoning map.
Land Use Calculations	

[illegible]

Legend	
_____	SEASONING EXHAUSTER LINK
_____	LOI LINK
_____	STREET CONTINUED
_____	STREET
_____	RD OR HWY
_____	RD OR HWY PLANT PLANT EXHAUSTER LINK
_____	ADJACENT PROPERTY LINK
_____	NEW RESOLUTION FROM DESIGN STAFF
_____	MC-ADJACENT EXHAUSTER
_____	ADJACENT EXHAUSTER
_____	IN LINK
_____	STREET EXHAUSTER LOCATION
④	LINK 3/4" DIA PIPE
③	LINK 2" DIA PIPE
②	LINK 3" DIA PIPE
①	LINK 4" DIA PIPE
⑤	LINK 5" DIA PIPE
⑥	LINK 6" DIA PIPE
⑦	LINK 8" DIA PIPE
⑧	LINK 10" DIA PIPE
⑨	LINK 12" DIA PIPE
⑩	LINK 14" DIA PIPE
⑪	LINK 16" DIA PIPE
⑫	LINK 18" DIA PIPE
⑬	LINK 20" DIA PIPE
⑭	LINK 22" DIA PIPE
⑮	LINK 24" DIA PIPE
⑯	LINK 26" DIA PIPE
⑰	LINK 28" DIA PIPE
⑱	LINK 30" DIA PIPE
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⑧	LINK 246" DIA PIPE
⑨	LINK 248" DIA PIPE
⑩	LINK 250" DIA PIPE
⑪	LINK 252" DIA PIPE



NAME	DELTA	RAJUS	ARC	CHORD	BEARING	CHORD DISTANCE
C1	7.63713°	70.00°	3.2237°	106.34°-90°		104.35°
C2	46.00° 16'	70.00°	10.057°	106.37°	90° 21'	
C3	46.00° 01'	70.00°	94.86°	115.00° 00' 31"	94.86°	
C4	10.00537°	70.00°	104.82°	117.23° 59'	121.22°	
C5	62.3174°	70.00°	78.31°	58.02° 10' 38"	78.85°	
C6	62.7232°	110.00°	120.85°	58.02° 10' 38"	111.80°	
C7	46.1132°	120.00°	103.32°	106.11° 35'	91.00°	



THE AFFIXED STAMP INDICATES
THAT THE SUBDIVISION
BOUNDARY SHOWN HEREON
HAS BEEN BASED ON AN
ACTUAL FIELD SURVEY.

N.E. SECTION CORNER
CP&F INST. NO.
20001476

Preliminary Plat of:
Red Cloud Ranch Subdivision

Nicole & Craig Brown

A PORTION OF LOT 4, BLOCK 1 OF RED TAIL ESTATES SUBDIVISION, PER
RECORD OF SURVEY INSTRUMENT NO. 2017-024573 OF CANTON COUNTY,
IDAHO LOCATED IN THE NE 1/4 SECTION 13, T. 2N., R. 7W., B.M. CANTON
COUNTY, IDAHO



CENTURION | B&A ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

Preplat

SCALE
AS SHOWN
DATE
JULY 20, 2022
DRAWN BY
Z.M. MICHOLES
CHECKED BY
J.D. CANNING
PROJECT NO
0833
DRAWING FILE NAME
C:\Users\Brewer\Documents\0833.dwg

[illegible]

Michelle Barron

From: [REDACTED]
Sent: Thursday, November 20, 2025 3:40 PM
To: Michelle Barron
Subject: [External] Revised Letter of Intent for Red Clouds Subdivision
Attachments: Letter of Intent Craig and Nicole Brown. Rev 1.pdf

Michelle,
Her is the letter we discussed. Let me know your thoughts.

Kind regards,

Craig Kulchak



RCK Consultants

Updated LOI

April 13, 2023

Canyon County Development Services Department
111 North 11th Avenue, #310
Caldwell Idaho 83605

To Whom it may concern,

My name is Craig Kulchak. I am representing Craig and Nicole Brown on the Parcel R29533103A within the Redtail Estates Subdivision and the Area of Impact of the City of Nampa.

On October 22, 2022, Redtail Estates Subdivision, a platted subdivision, was changed from the Future Land Use 2011-2022 of Rural Residential to FLU 2030 AG. I am requesting on behalf of the Browns to change, the Comprehensive Plan Map, back to Residential (to match the current Canyon County Assessment) and to apply for the Zoning Amendment/Conditional Use Rezone – CCZO Section 07-06-05/07-06-07.

When reviewing the 70-60-03 COMPREHENSIVE PLAN AMENDANT AND 07-06-05 ZONING AMENDMENT criteria, the following have been identified in favor of our requests:

The proposed zone change is generally consistent with the comprehensive plan, as the zoning designation is Rural Residential as matched the designation prior to AG per the Zoning change is October in 2022.

The current Development Trends in this area indicate that current designations of the COMPHENSIVE PLAN have indeed changed on this area.

Since the Red Clouds project is an extension of the current RED TAIL Subdivision, the proposed Zone change to Rural Residential is more appropriate than the current zoning designation.

As stated earlier, the Proposed Zoning Map amendment is more compatible with the surrounding area and will not negatively impact the surrounding area.

When considering the surrounding land uses, the proposed zone change is more appropriate than the zoning of AG and the proposed zoning map amendment is more compatible with surrounding land uses.

In addition, the proposed zoning map amendment will not negatively affect the character of the area as the Red Cloud's Development is an extension of Red Tail Subdivision with like lots and usage.

These two applications will bring the property to a more compatible use with the surrounding areas which include R295533105 and R29533 as well as the original designation of Redtail Estates Subdivision prior to the Change in Land Use Designation of October 22, 2022.

Impacts to public services and facilities (CCZO Section – 07-06-03(1)C) are negligible, as the surrounding areas are already serviced.

The potential impacts to groundwater (Idaho Code 67-6537 (4)) are minimal as future individual wells (average daily use of 250 gallons/day) and will have access to piped irrigation.

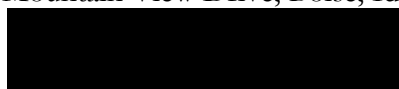
City of Nampa Principal Planner, Doug Critchfield (ASLA), states that (see attached) "The parcel is in the Nampa Impact Area and is designated Residential Mixed Use on the Future Land Use Map. The maximum lot size that Nampa would support in this location is 17,000 sq. ft. The proposed 2-acre lot subdivision does not meet that criteria. From a compatibility perspective, the adjacent subdivision contains residential lots that are 2.5+ acres. So lots that are larger than 17,000 sq. ft. seems be an appropriate approach."

I look forward to your approval on these applications.

Kindest Regards,



Craig Kulchak, PM





RCK Consultants

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I look forward to your approval on these applications.

Kindest Regards,

A handwritten signature in blue ink, appearing to read 'Craig Kulchak', with a long horizontal line extending to the right.

Craig Kulchak, PM





RCK Consultants

Original LOI

April 18, 2023

Canyon County Development Services Department
111 North 11th Avenue, #310
Caldwell Idaho 83605

To Whom it may concern,

My name is Craig Kulchak. I am representing Craig and Nicole Brown on the Parcel R29533103A within the Redtail Estates Subdivision and the Area of Impact of the City of Nampa.

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These two applications will bring the property to a more compatible use with the surrounding areas which include R29533105 and R29533 as well as the original designation of Redtail Estates Subdivision Prior to the Change in Land Use Designation of October 22, 2022.

Impacts to public services and facilities (CCZO Section – 07-06-03(1)C) are negligible, as the surrounding areas are already serviced.

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I look forward to your approval on these applications.

Kindest Regards,

Craig Kulchak, PM



+

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R29533103A PARCEL INFORMATION REPORT

3/29/2023 11:52:27 AM

PARCEL NUMBER: **R29533103A**

OWNER NAME: **BIG MALLARD LLC**

CO-OWNER:

MAILING ADDRESS: **9621 TIERCEL DR NAMPA ID 83686**

SITE ADDRESS: **9571 TIERCEL DR**

TAX CODE: **1440000**

TWP: **2N** RNG: **2W** SEC: **13** QUARTER: **NE**

ACRES: **11.03**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **No**

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **AG / AGRICULTURAL**

HIGHWAY DISTRICT: **NAMPA HWY DIST**

FIRE DISTRICT: **NAMPA FIRE**

SCHOOL DISTRICT: **NAMPA SCHOOL DIST**

IMPACT AREA: **NAMPA**

FUTURE LAND USE 2011-2022 : **Res**

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **AG**

IRRIGATION DISTRICT: **BOISE PROJECT BOARD OF CONTROL**

FEMA FLOOD ZONE: **X** FLOODWAY: **NOT In** FLOODWAY FIRM PANEL: **16027C0395F**

WETLAND: **Freshwater Emergent Wetland**

NITRATE PRIORITY: **ADA CANYON**

FUNCTIONAL Classification: **NOT In COLLECTOR**

INSTRUMENT NO. : **2022045642**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **13-2N-2W NE RED TAIL EST TX 22637 IN LT 4 BLK 1**

PLATTED SUBDIVISION: **RED TAIL EST**

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



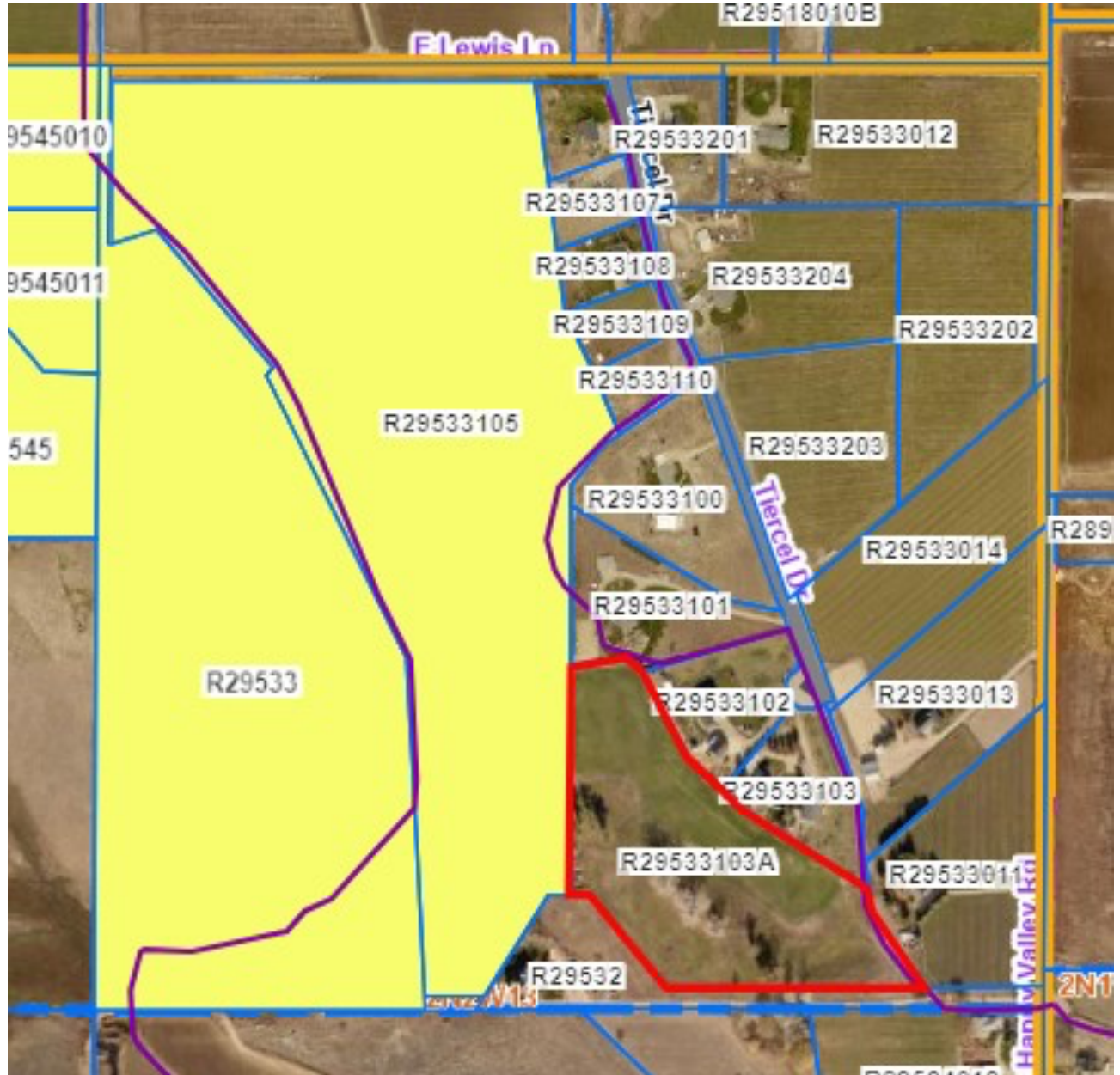
DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

4839 Mountain View Drive, Boise, Idaho 83704





4839 Mountain View Drive, Boise, Idaho 83704





RCK Consultants

The potential impacts to groundwater (Idaho Code 67-6537 (4)) are minimal as future individual wells (average daily use of 250 gallons/day) and will have access to piped irrigation.

City of Nampa Principal Planner, Doug Critchfield (ASLA), states that (see attached) "The parcel is in the Nampa Impact Area and is designated Residential Mixed Use on the Future Land Use Map. The maximum lot size that Nampa would support in this location is 17,000 sq. ft. The proposed 2-acre lot subdivision does not meet that criteria. From a compatibility perspective, the adjacent subdivision contains residential lots that are 2.5+ acres. So lots that are larger than 17,000 sq. ft. seems be an appropriate approach."

I look forward to your approval on these applications.

Kindest Regards,

A handwritten signature in blue ink, appearing to read 'Craig Kulchak', with a long horizontal line extending to the right.

Craig Kulchak, PM





craig kulchak <r.c.kulchak@gmail.com>

R29533103A0

Tue, Nov 18, 2025 at 1:07 PM

[REDACTED]

Craig – Thanks for discussing your proposed project with me. The parcel is in the Nampa Impact Area and is designated Residential Mixed Use on the Future Land Use Map. The maximum lot size that Nampa would support in this location is 17,000 sq. ft. The proposed 2-acre lot subdivision does not meet that criteria. From a compatibility perspective, the adjacent subdivision contains residential lots that are 2.5+ acres. So lots that are larger than 17,000 sq. ft. seems be an appropriate approach. Nampa does ask that subdivisions proposed in Canyon County in the Nampa Impact Area go through a pre-annexation process with the City of Nampa prior to going through the County approval process. At that time we could discuss options to change the future land use map that would allow larger lots in that area, noting that any changes would require council approval.

Thanks - Doug

**Doug Critchfield (ASLA)**

Principal Planner | Planning & Zoning Department

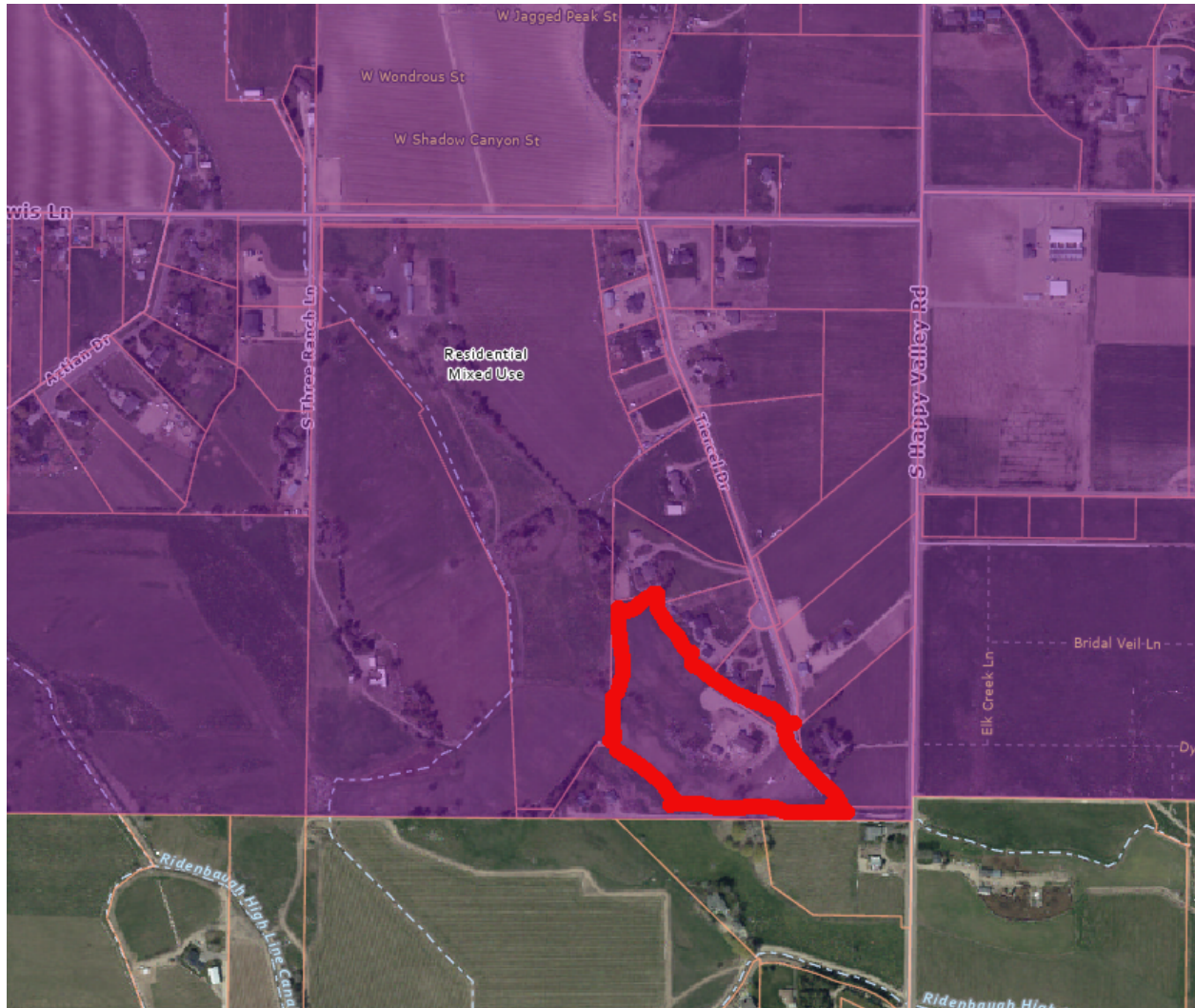
Office: (208) 468-5442 | Cell: (208) 606-5799

500 12th Ave S | Nampa, ID 83651cityofnampa.us | [Stay Connected](#)[Citizen's Guide to Planning](#) – Learn More About Planning!

Please note: The Nampa Development Services Center offices will be closed November 27 and 28 in observance of the Thanksgiving holiday.

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.





Nampa Current Comp Plan Map

4839 Mountain View Drive, Boise, Idaho 83704



ACCOMMODATION

2022-045642	
RECORDED	
10/04/2022 08:03 AM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 JWINSLOW	\$15.00
TYPE: DEED	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	

Quitclaim Deed

For value received, **Craig P. Brown and Nicole A. Brown, Husband and Wife**

Does hereby convey, release, remise, and forever quit claim unto

Big Mallard, LLC, an Idaho Limited Liability Company

whose current address is 9621 Tiercel Dr., Nampa, ID 83686,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Date: 09/28/2022

Craig P. Brown
Craig P. Brown

Nicole A. Brown
Nicole A. Brown

State of Idaho, County of Canyon, ss.

On this 30 day of Sept in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Craig P. Brown & Nicole A. Brown known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Karey Bull, Notary Public
Residing at: Idaho
My Commission Expires: Nampa
(seal) 8/26/25

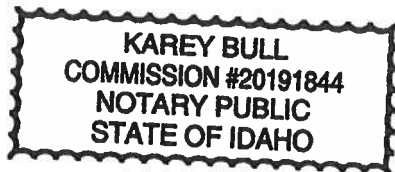


EXHIBIT "A"

A parcel of land situate in the northeast quarter of Section 13, Township 2 North, Range 2 West, Boise Meridian, Canyon, Idaho, being a portion of Lot 6 of Block 1 of Red Tail Estates No. 2 Subdivision, as recorded in Book 40 of Plats at Page 19 on file in the office of the Canyon County, Idaho, Recorder's office, and being more particularly described as follows:

Beginning at the most easterly corner of said Lot 6, which is the ***Point of Beginning***:

Thence S89°38'19"W, 725.23 feet along the southerly boundary of said Lot 6;

Thence N40°10'12"W, 338.80 feet along the boundary of said Lot 6;

Thence S89°38'30"W, 53.33 feet along the boundary of said Lot 6;

Thence N00°00'50"W, 632.51 feet to a corner of said Lot 6;

Thence N79°24'51"E, 155.87 feet along the boundary of said Lot 6;

Thence S49°31'36"E, 60.37 feet along the boundary of said Lot 6;

Thence S28°47'29"E, 271.21 feet along the boundary of said Lot 6;

Thence S47°03'27"E, 208.25 feet along boundary of said Lot 6;

Thence S57°57'55"E, 417.95 feet along the boundary of said Lot 6;

Thence S07°36'36"E, 65.46 feet along the boundary of said Lot 6;

Thence S35°56'03"E, 259.11 feet along the boundary of said Lot 6 to the

Point of Beginning.

Comprising 11.02 acres, more or less.

Subject to all existing easements and rights-of-way of record or apparent.

This description has been prepared from information of record in the office of the Canyon County, Idaho, Recorder (Instrument Numbers 200511886 and 2021-058779). A land survey specific to this description has not been performed by the Professional Land Surveyor executing this description at this time.

A Century of Engineering Excellence | Established 1921



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: 9621 TIERCEZ Drive	Parcel Number: R29533103A	
City: Nampa	State: IDAHO	ZIP Code: 83686
Notices Mailed Date: APR/06/2023	Number of Acres: 11	Current Zoning: AG
Description of the Request: REZONE / Comprehensive Map Amendment		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Craig Kulchak		
Company Name: RCK Consultants		
Current address: 4935 Mountain View Drive		
City: Boise	State: IDAHO	ZIP Code: 83704
Phone: [REDACTED]	Cell: Same	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 17/APR/2023	MEETING LOCATION: on site	
MEETING START TIME: 6:00 pm	MEETING END TIME: 6:40 pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Craig Kulchak	[Signature]	4935 Mountain View Drive
2. Dennis Merrick	[Signature]	9673 Tierce Ln
3. Josh Cook	[Signature]	6712 Stage Coach
4. Dennis Krueger	[Signature]	4307 E. Lewis Lane
5. Richard Jewell	[Signature]	9485 Happy Valley
6. BARRY DUBKOWSKI	[Signature]	9555 HAPPY VALLEY
7. Carol Dubkowski	[Signature]	9555 Happy Valley Rd.
8. Chamy Krueger	[Signature]	4307 E. Lewis Ln
9.		

	Printed Name	Signature	Address
10.	Shawanna Matheger		9351 Happy Valley Rd Nampa
11.	Jimmie Brown		9351 Happy Valley Rd " " "
12.	Rita & Devlin		9681 Happy Valley Rd 83686
13.	Thud & Craig Brown		9621 Tiercel Dr. Hampa 83686
14.	Craig Brown		9621 Tiercel Dr. Hampa 83686
15.	Bob Robinson	Bob Robinson	9505 Happy Valley Rd. Nampa ID 83686
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):

CRAIG KULLBACK

APPLICANT/REPRESENTATIVE (Signature):



DATE: 18 / APR / 2023



AGENCY ACKNOWLEDGMENT

Date: 19 / APR / 2023
Applicant: Craig Kulchak
Parcel Number: R29533103A
Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant reviewed the project with staff.

Date: 05/15/2023 Signed: Anthony Lee
Authorized Southwest District Health Representative

Fire District:

☐ Applicant submitted/met for official review.

Date: 5/4/23 Signed: [Signature]
Authorized Fire District Representative

Highway District:

☒ Applicant submitted/met for official review.

Date: 5/22/2023 Signed: [Signature]
Authorized Highway District Representative

Irrigation District:

☒ Applicant submitted/met for official review.

Date: 5-22-23 Signed: [Signature]
Authorized Irrigation Representative

Area of City Impact:

☐ Applicant submitted/met for official review.

Date: 5/5/23 Signed: [Signature]
Authorized AOCI Representative

Copy of completed for received by Canyon County Development Services:

Date: Jun 29, 2023 Signed: [Signature]
Canyon County Development Services Staff

Ivan Kovalczyk
Planner
I

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyoncounty.id **Planning Division Email:** zoninginfo@canyoncounty.id

Receipt Number: 79631

Date: 6/29/2023

Date Created: 6/29/2023

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Craig and Nicole Brown

Comments: RZ2023-0004

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Zoning Amendment (Rezone)	RZ2023-0004	\$950.00	\$0.00	\$0.00

Sub Total: \$950.00

Sales Tax: \$0.00

Total Charges: \$950.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1316	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00