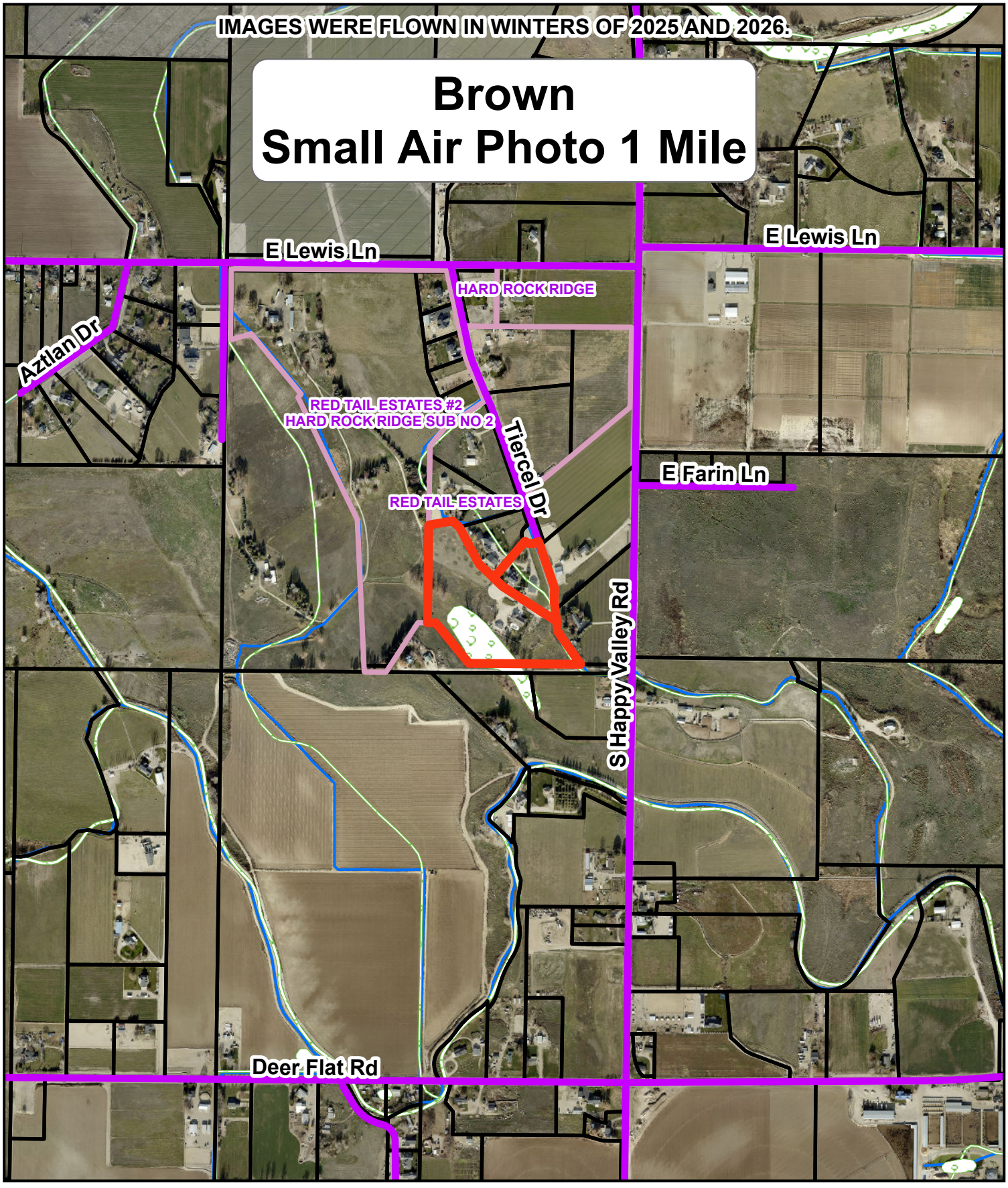
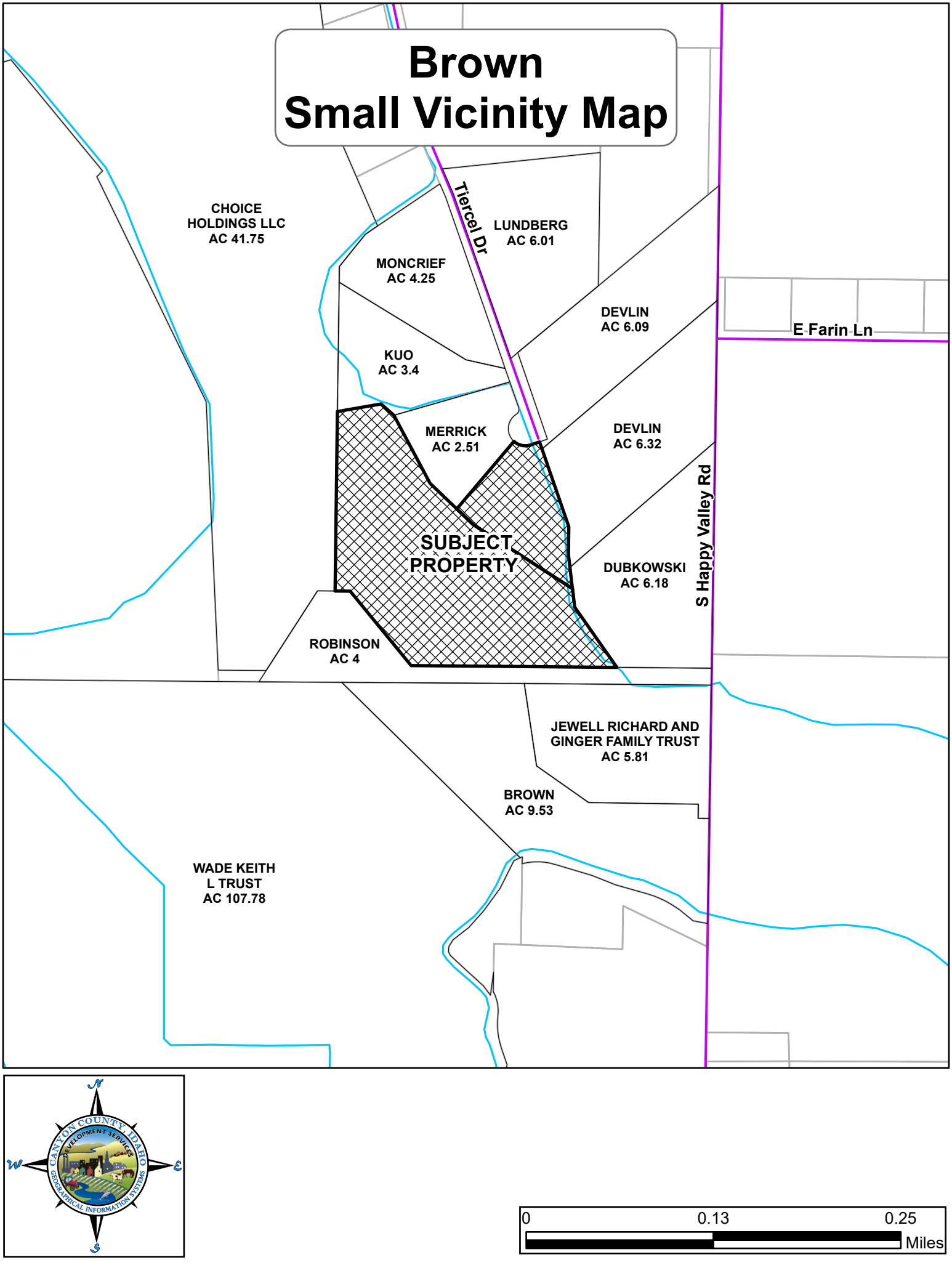
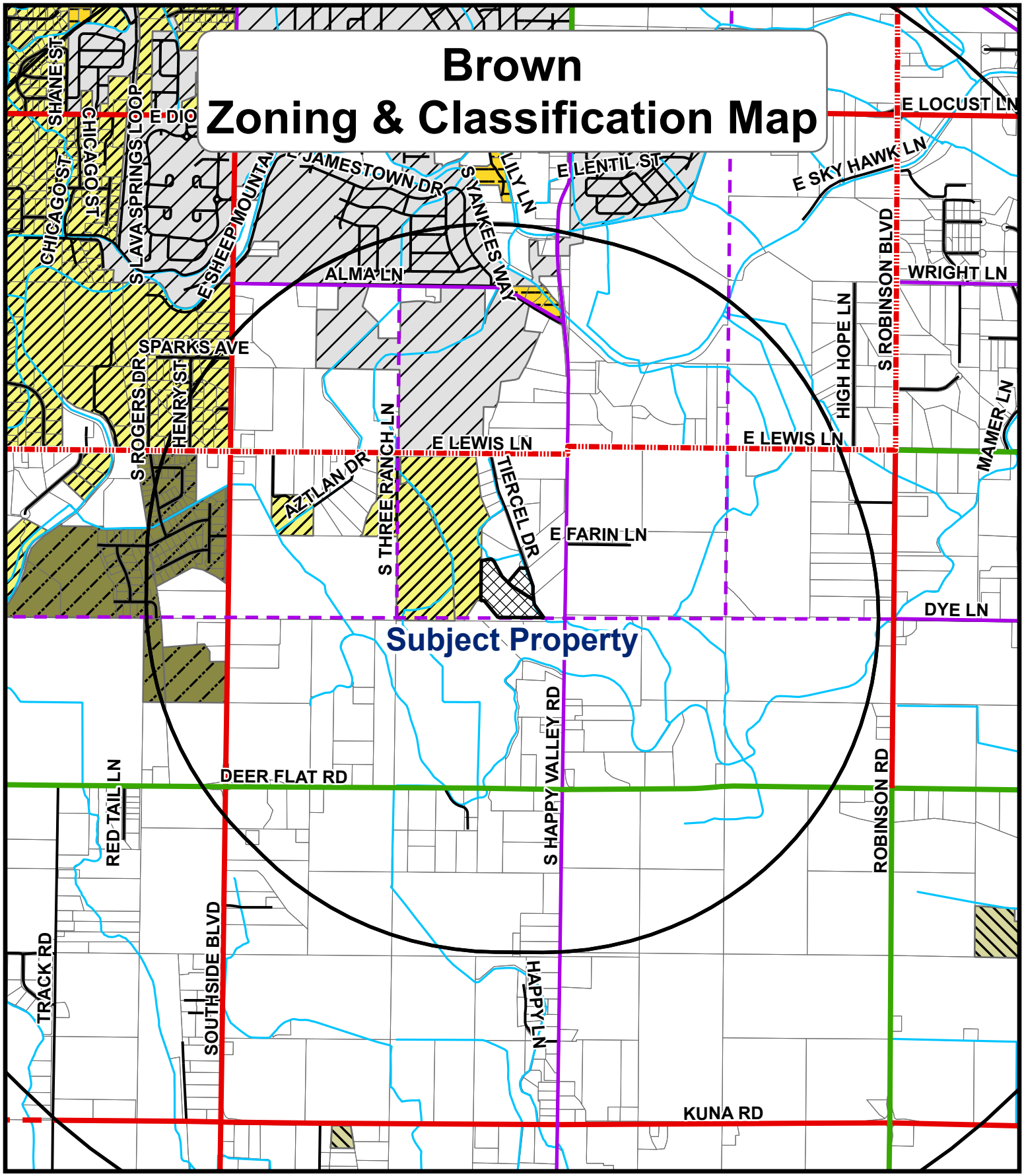
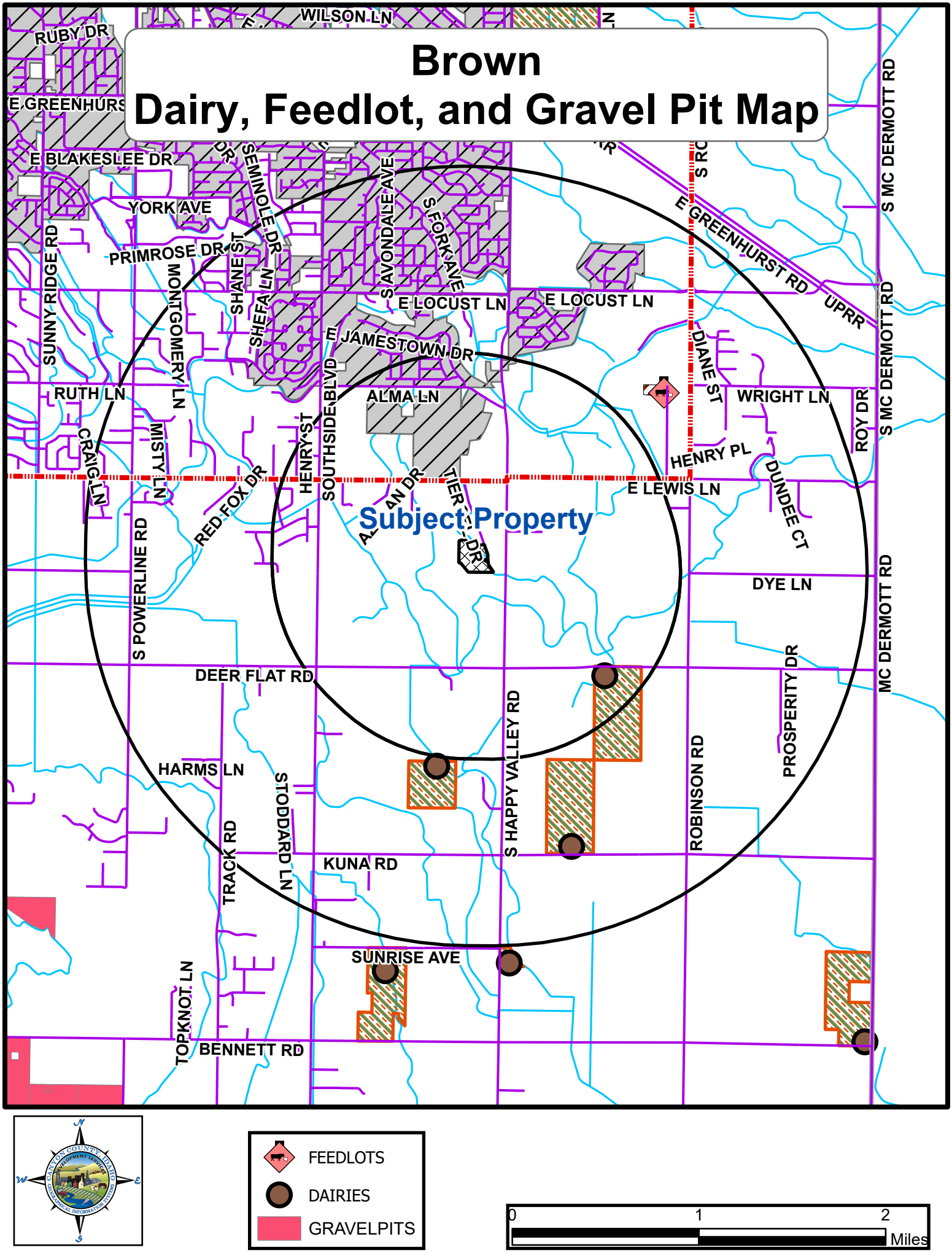
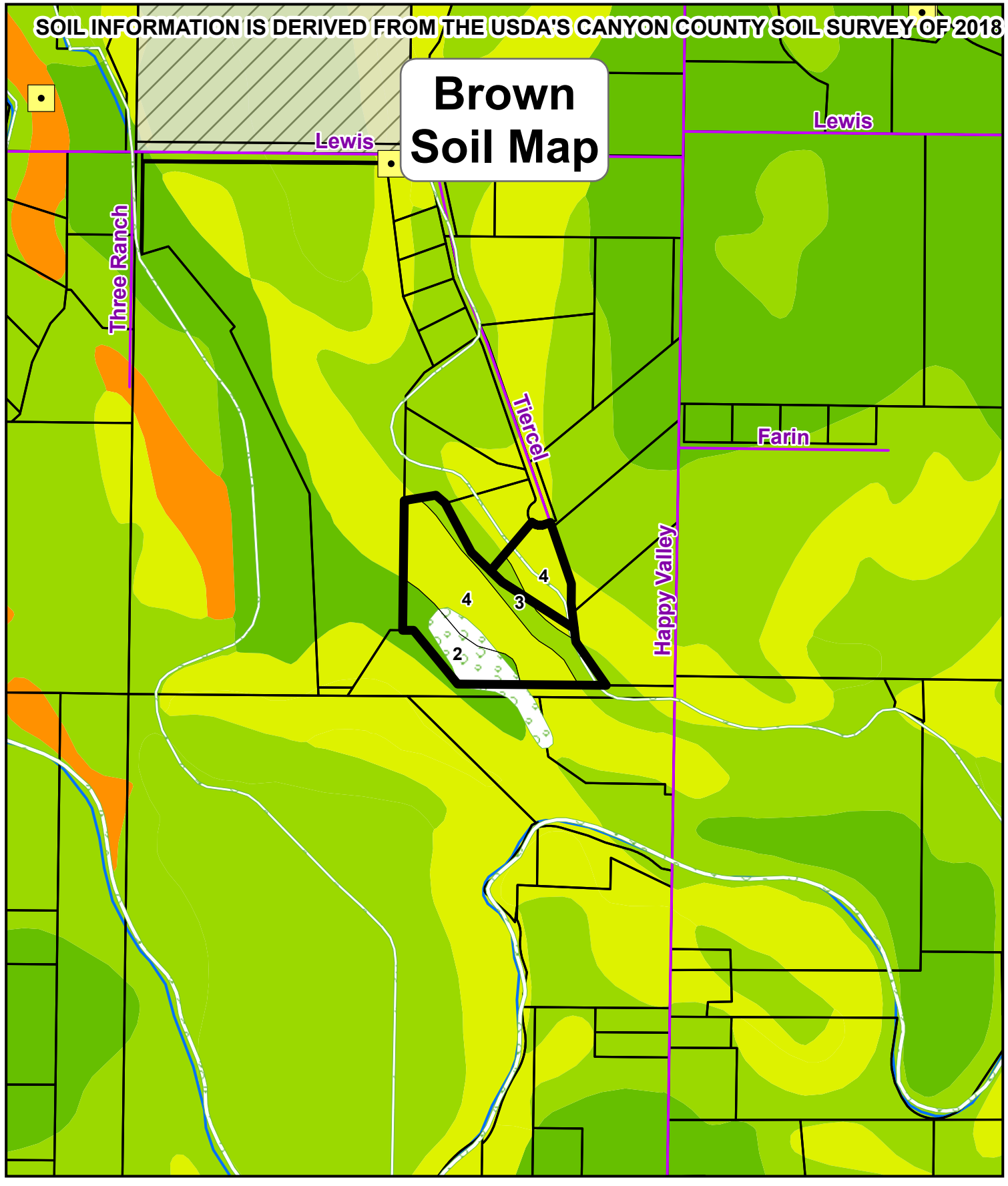
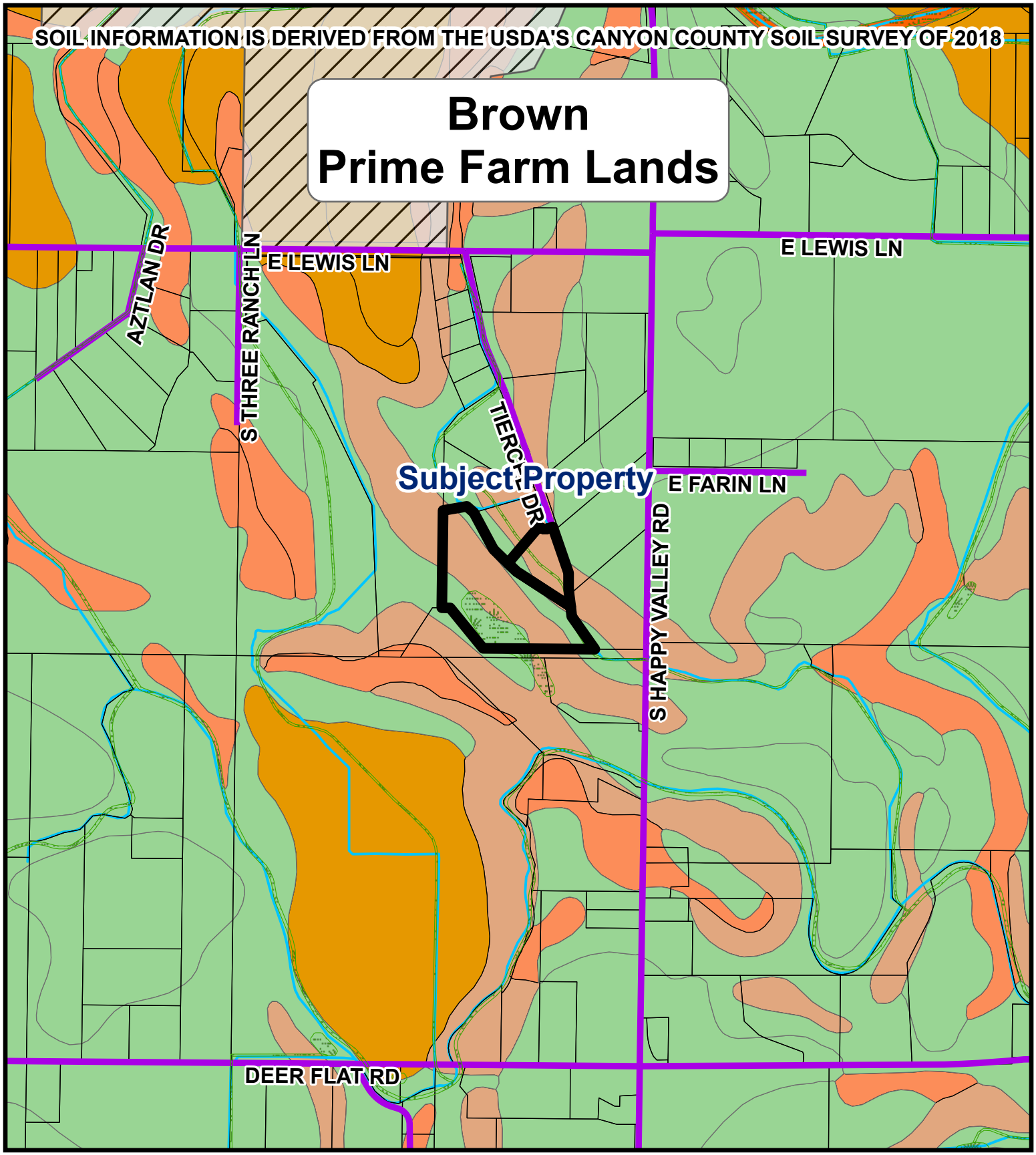

IMAGES WERE FLOWN IN WINTERS OF 2025 AND 2026.
Brown
Small Air Photo 1 Mile
E Lewis Ln
E Lewis Ln
HARD ROCK RIDGE
Aztlan Dr
RED TAIL ESTATES #2
HARD ROCK RIDGE SUB NO 2
Tiercel Dr
E Farin Ln
RED TAIL ESTATES
S Happy Valley Rd
Deer Flat Rd
City_Limits
Wetlands
0
0.25
0.5
Miles


Brown
Small Vicinity Map
CHOICE
HOLDINGS LLC
AC 41.75
Tiercel Dr
LUNDBERG
AC 6.01
MONCRIEF
AC 4.25
DEVLIN
AC 6.09
E Farin Ln
KUO
AC 3.4
MERRICK
AC 2.51
DEVLIN
AC 6.32
S Happy Valley Rd
SUBJECT
PROPERTY
DUBKOWSKI
AC 6.18
ROBINSON
AC 4
JEWELL RICHARD AND
GINGER FAMILY TRUST
AC 5.81
BROWN
AC 9.53
WADE KEITH
L TRUST
AC 107.78
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
0
0.13
0.25
Miles


Brown
Zoning & Classification Map
SHANE ST
CHICAGO ST
E DIO
SLAVA SPRINGS LOOP
E SHEEP MOUNTA
E JAMESTOWN DR
S YANKEES WAY
LILY LN
E LENTIL ST
E LOCUST LN
E SKY HAWK LN
S ROBINSON BLVD
WRIGHT LN
ALMA LN
HIGH HOPE LN
SPARKS AVE
S ROGERS DR
HENRY ST
S THREE RANCH LN
E LEWIS LN
E LEWIS LN
MAMER LN
AZTLAN DR
TIERCEL DR
E FARIN LN
DYE LN
Subject Property
S HAPPY VALLEY RD
ROBINSON RD
DEER FLAT RD
RED TAIL LN
SOUTHSIDE BLVD
TRACK RD
HAPPY LN
KUNA RD
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0
0.25
0.5
Miles


Brown
Dairy, Feedlot, and Gravel Pit Map
WILSON LN
RUBY DR
E GREENHURS
E BLAKESLEE DR
YORK AVE
PRIMROSE DR
SUNNY RIDGE RD
MONTGOMERY LN
SHANE ST
SEMINOLE DR
SHEFA LN
SAVONDALE AVE
S FORK AVE
E LOCUST LN
E LOCUST LN
E GREENHURST RD
UPRR
S MC DERMOTT RD
E JAMESTOWN DR
DIANE ST
WRIGHT LN
ROY DR
RUTH LN
CRAIG LN
MISTY LN
SOUTHSIDE BLVD
HENRY ST
ALMA LN
HENRY PL
DUNDEE CT
E LEWIS LN
RED FOX DR
ALLEN DR
TIERRA DR
Subject Property
S POWERLINE RD
DYE LN
DEER FLAT RD
PROSPERITY DR
MC DERMOTT RD
S HAPPY VALLEY RD
ROBINSON RD
HARMS LN
STODDARD LN
TRACK RD
KUNA RD
SUNRISE AVE
TOPKNOT LN
BENNETT RD
FEEDLOTS
DAIRIES
GRAVELPITS
0
1
2
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Brown Soil Map
Lewis
Lewis
Three Ranch
Tiercel
Farin
Happy Valley
4
4
3
2
Nitrate Priority Wells
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
IDWR_2C_Geothermal_
Wetlands
0
0.25
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Brown
Prime Farm Lands
AZTLAN DR
S THREE RANCH LN
E LEWIS LN
E LEWIS LN
TIERCEL DR
Subject Property
E FARIN LN
S HAPPY VALLEY RD
DEER FLAT RD
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

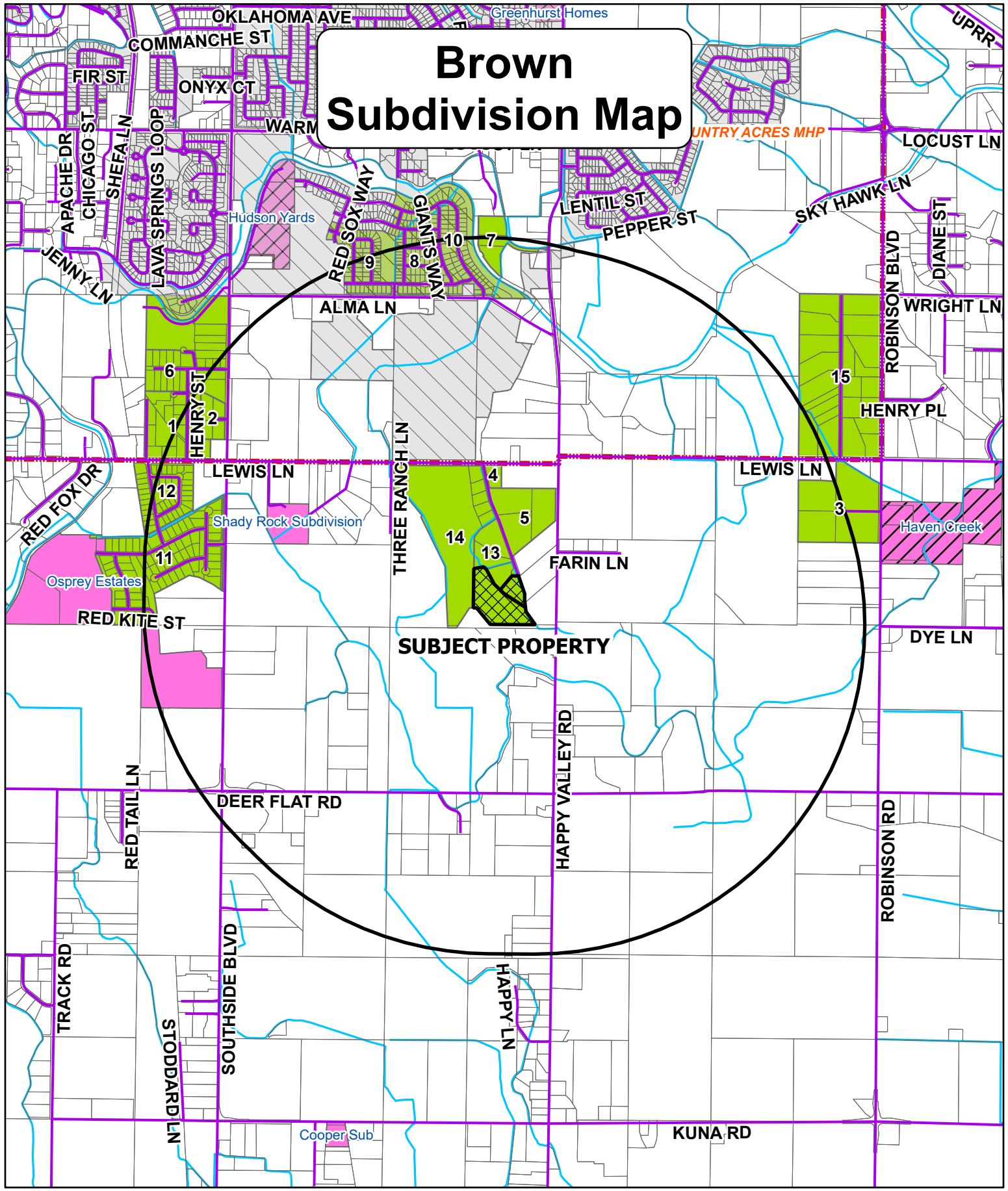
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
4	MODERATELY SUITED SOIL	367815.18	8.44	62.24%
3	MODERATELY SUITED SOIL	106035.95	2.43	17.94%
2	BEST SUITED SOIL	117137.53	2.69	19.82%
		590988.66	13.57	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PcC	Farmland of statewide importance, if irrigated	367815.18	8.44	62.24%
PoB	Prime farmland if irrigated	106035.95	2.43	17.94%
PhA	Prime farmland if irrigated	117137.53	2.69	19.82%
		590988.66	13.57	100%

SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL


Brown
Subdivision Map
OKLAHOMA AVE
COMMANCHE ST
FIR ST
ONYX CT
WARM
APACHE DR
CHICAGO ST
SHEFA LN
LAVA SPRINGS LOOP
JENNY LN
Hudson Yards
RED SOX WAY
GIANTS WAY
ALMA LN
LENTIL ST
PEPPER ST
SKY HAWK LN
LOCUST LN
DIANE ST
ROBINSON BLVD
WRIGHT LN
HENRY PL
HENRY ST
LEWIS LN
RED FOX DR
Shady Rock Subdivision
THREE RANCH LN
FARIN LN
Haven Creek
Osprey Estates
RED KITE ST
SUBJECT PROPERTY
DYE LN
HAPPY VALLEY RD
RED TAIL LN
DEER FLAT RD
ROBINSON RD
TRACK RD
SOUTHSIDE BLVD
STODDARD LN
HADLY LN
Cooper Sub
KUNA RD
Greenhurst Homes
UPRR
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.25
0.5
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
15	443.77	462	0.96

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
2	156.58	189	0.83

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
18	20.60	6.14	2.51	107.78

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
0				

PLATTED SUBDIVISIONS

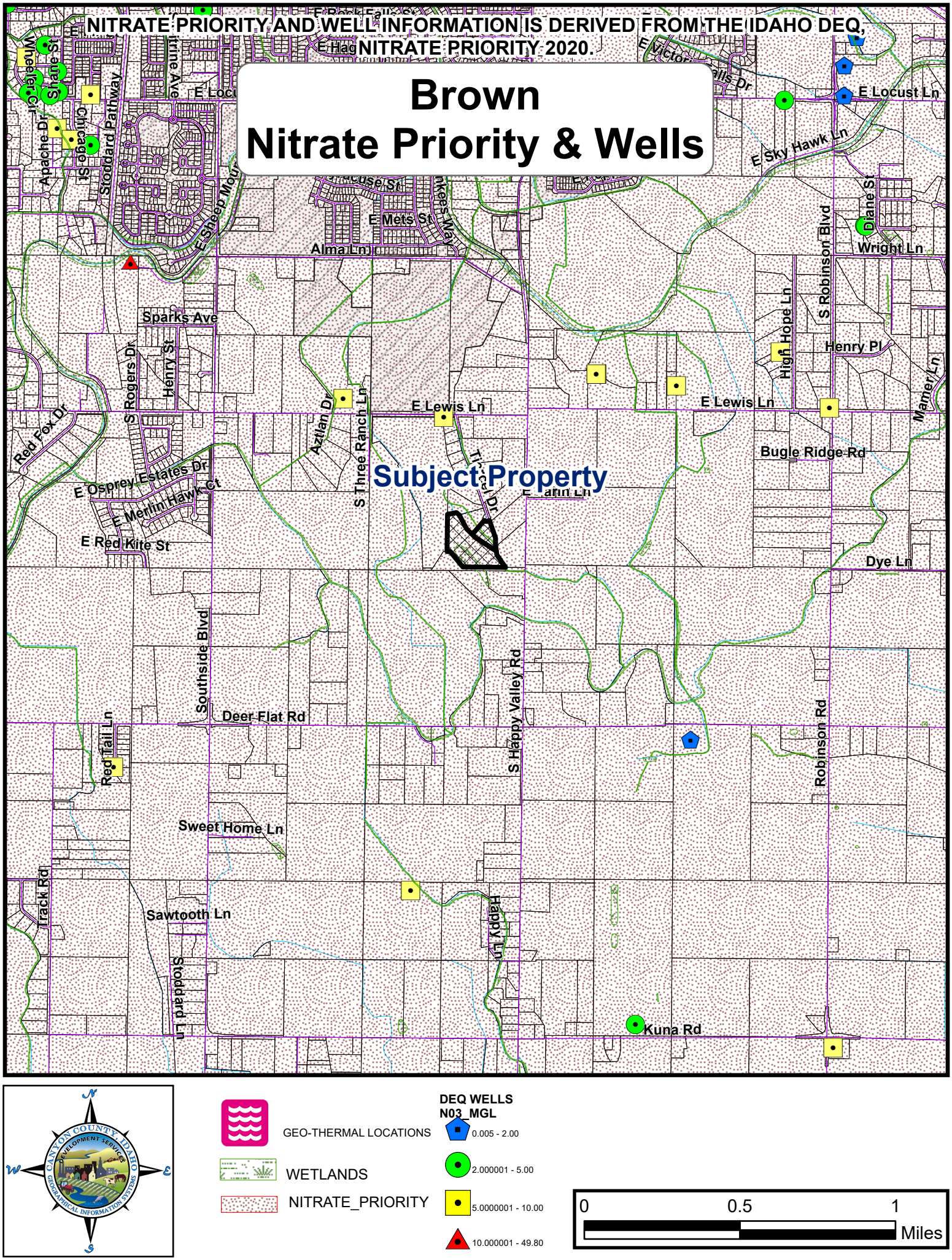
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
CHITTENDEN ACRES	1	2N2W11	60.22	34	1.77	CANYON COUNTY	1988
COUNTRYSIDE ESTATES	2	2N2W11	6.06	4	1.52	CANYON COUNTY	2000
ELKHORN ESTATES	3	2N1W18	32.88	5	6.58	CANYON COUNTY	1999
HARD ROCK RIDGE	4	2N2W13	2.67	2	1.34	CANYON COUNTY	1999
HARD ROCK RIDGE SUB NO 2	5	2N2W13	17.97	3	5.99	CANYON COUNTY	2008
MC CLINTOCK ACRES	6	2N2W11	12.10	13	0.93	CANYON COUNTY	2000
MC FADDEN ESTATES SUB	7	2N2W12	8.07	3	2.69	CANYON COUNTY	2005
NEW YORK LANDING SUBDIVISION NO. 2	8	2N2W12	18.67	80	0.23	NAMPA	2022
NEW YORK LANDING SUBDIVISION NO. 4	9	2N2W12	20.63	68	0.30	0	2025
NEW YORK LANDING SUBDIVISION. 1	10	2N2W12	35.25	95	0.37	NAMPA	2021
OSPREY ESTATES SUBDIVISION NO. 1	11	2N2W14	54.29	79	0.69	CANYON COUNTY	2023
OSPREY ESTATES SUBDIVISION NO. 2	12	2N2W14	20.50	41	0.50	CANYON COUNTY	2025
RED TAIL ESTATES	13	2N2W13	13.85	5	2.77	CANYON COUNTY	2003
RED TAIL ESTATES #2	14	2N2W13	59.82	6	9.97	CANYON COUNTY	2007
ROBINSON RANCHETTES	15	2N1W07	80.81	24	3.37	CANYON COUNTY	1990

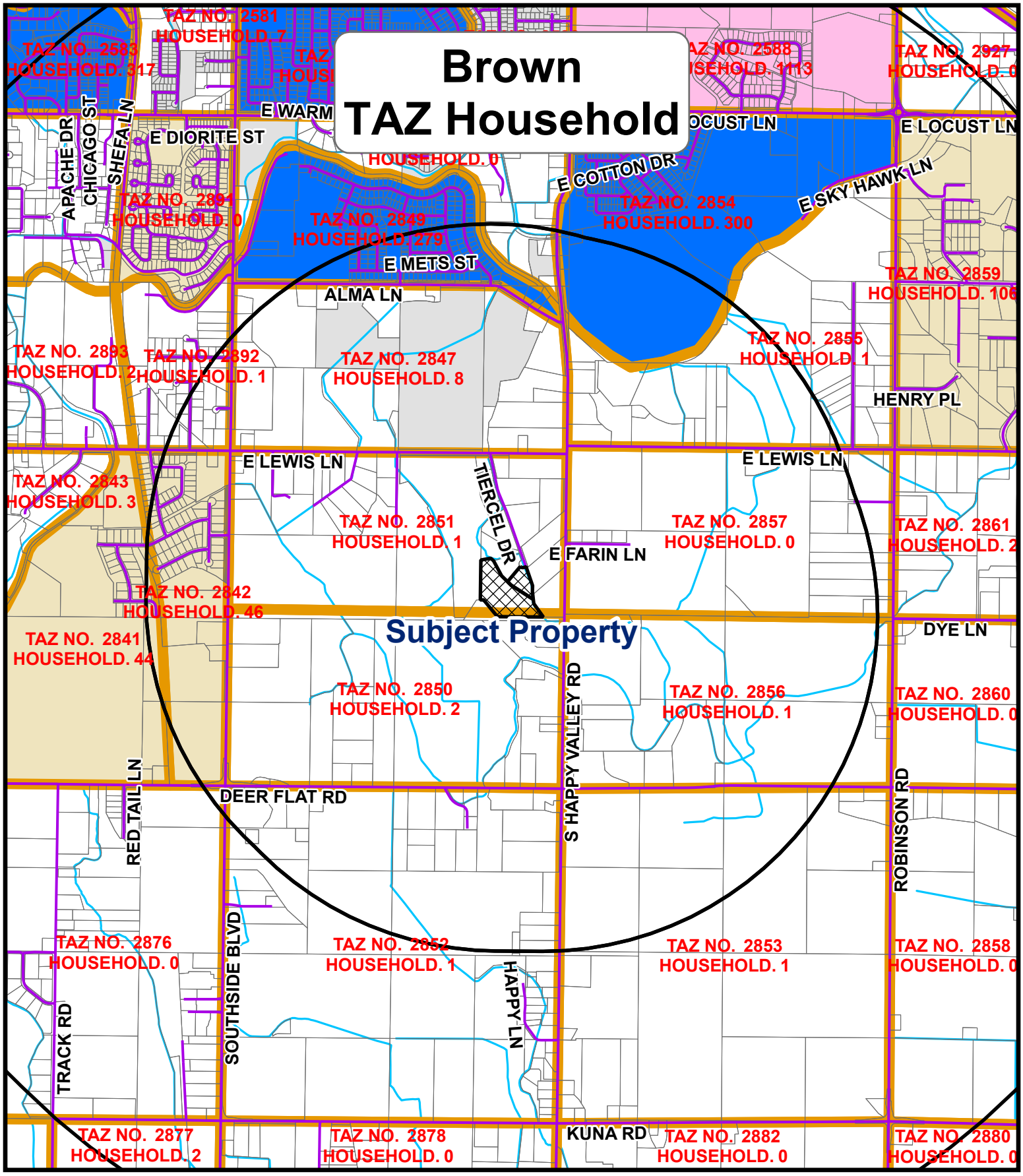
SUBDIVISIONS IN PLATTING

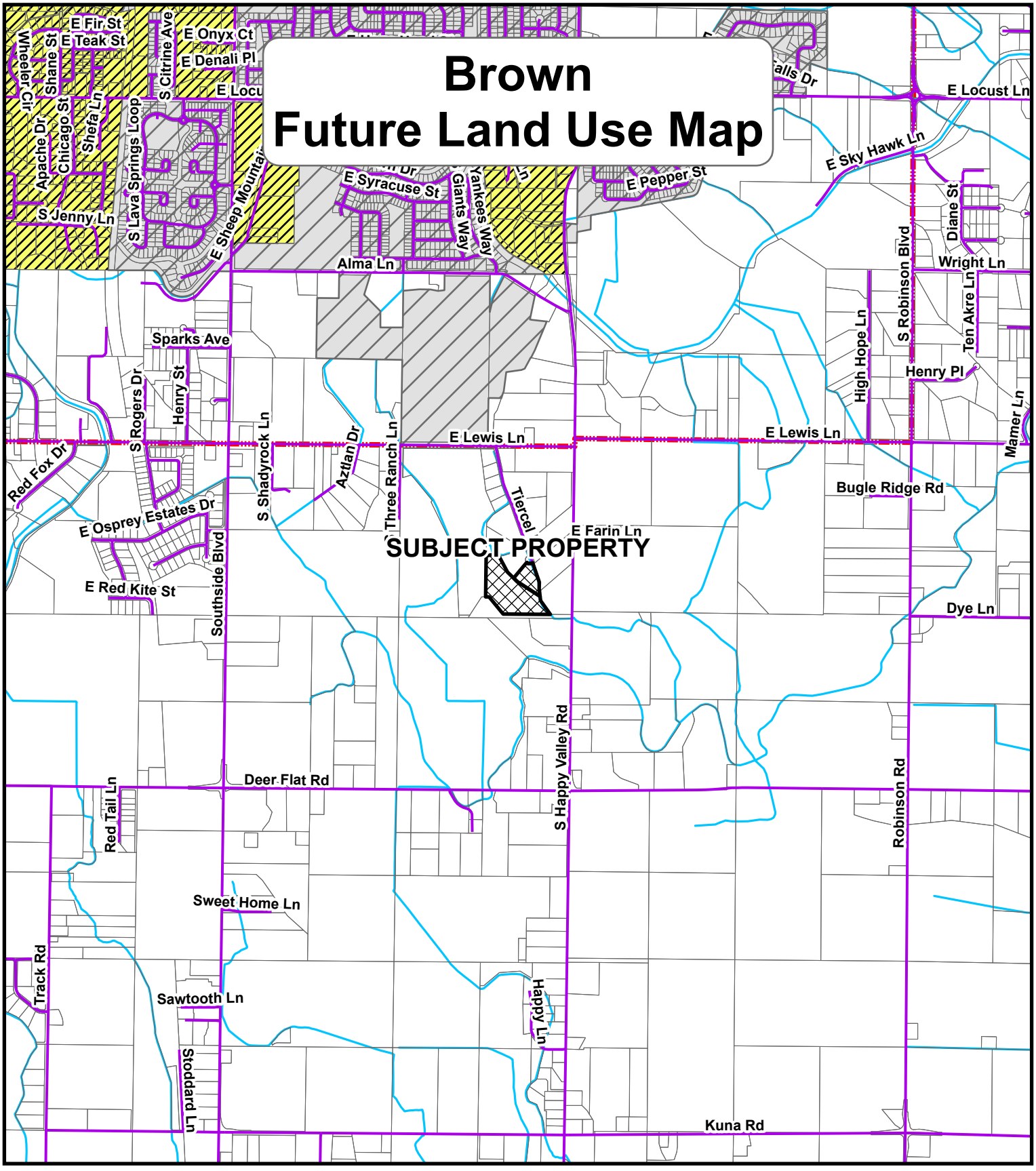
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Shady Rock Subdivision	9.97	5	1.99
Osprey Estates	146.61	184	0.80

MOBILE HOME & RV PARKS

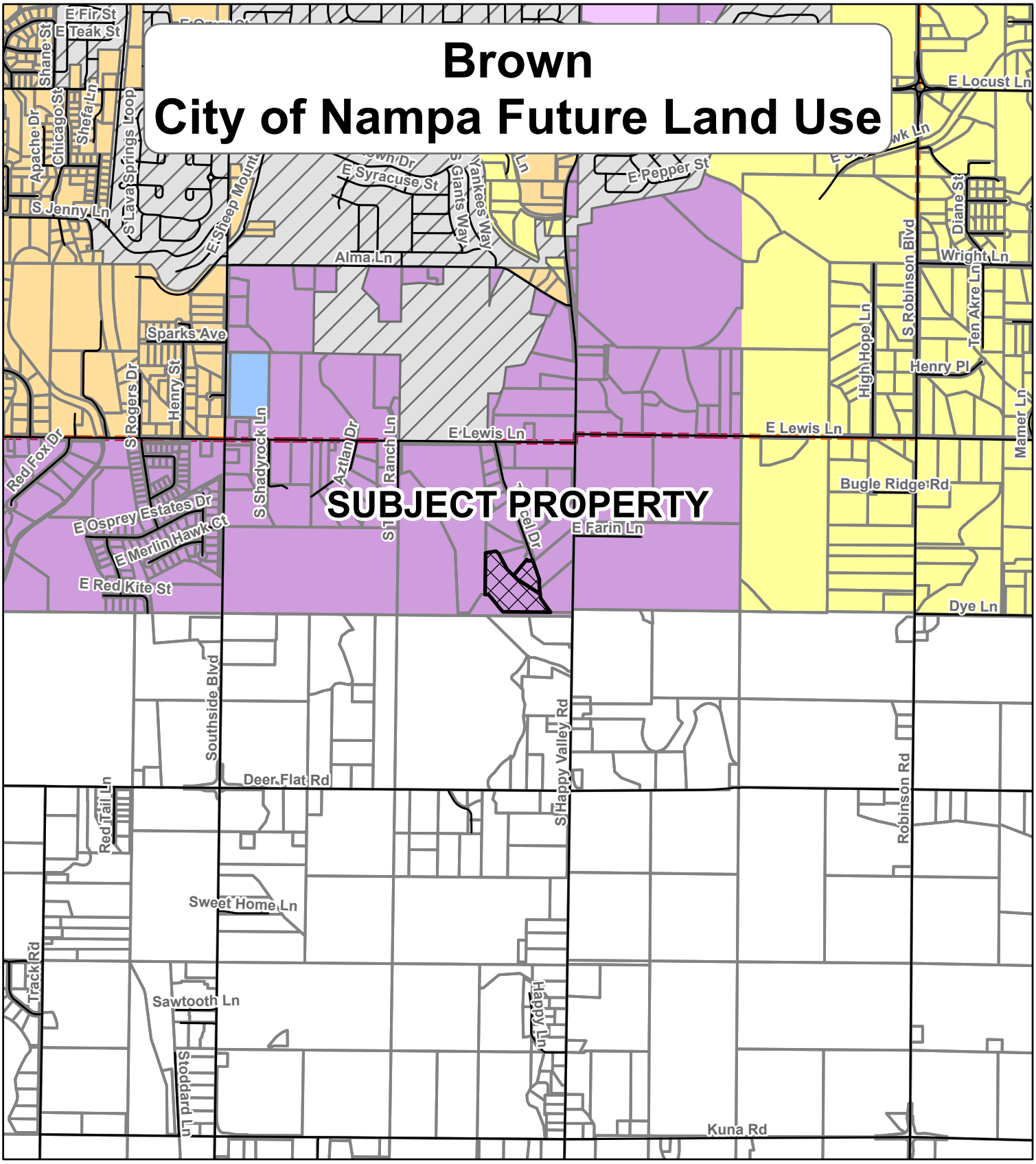
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…

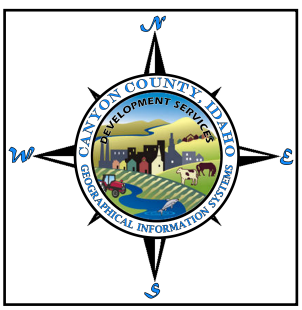

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.
Brown
Nitrate Priority & Wells
Subject Property
E Locust Ln
E Sky Hawk Ln
Diane St
Wright Ln
S Robinson Blvd
Henry Pl
High Hope Ln
Mamer Ln
Bugle Ridge Rd
Dye Ln
E Lewis Ln
E Mets St
Alma Ln
Sparks Ave
S Rogers Dr
Henry St
Red Fox Dr
Aztlan Dr
S Three Ranch Ln
Tierra Dr
E Osprey Estates Dr
E Merlin Hawk Ct
E Red Kite St
Southside Blvd
Deer Flat Rd
Red Tail Ln
S Happy Valley Rd
Robinson Rd
Sweet Home Ln
Track Rd
Sawtooth Ln
Stoddard Ln
Happy Ln
Kuna Rd
Apache Dr
Chicago St
Stoddard Pathway
Shane St
Wheeler Cir
Fairline Ave
E Sheep Mountain Way
Yankees Way
GEO-THERMAL LOCATIONS
WETLANDS
NITRATE_PRIORITY
DEQ WELLS
N03_MGL
0.005 - 2.00
2.000001 - 5.00
5.0000001 - 10.00
10.000001 - 49.80
0
0.5
1
Miles
N
E
S
W
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS


Brown
TAZ Household
TAZ NO. 2581
HOUSEHOLD. 7
TAZ NO. 2583
HOUSEHOLD. 317
TAZ NO. 2588
HOUSEHOLD. 1113
TAZ NO. 2927
HOUSEHOLD. 0
E WARM
E DIORITE ST
E LOCUST LN
APACHE DR
CHICAGO ST
SHEFA LN
HOUSEHOLD. 0
E COTTON DR
E SKY HAWK LN
TAZ NO. 2891
HOUSEHOLD. 0
TAZ NO. 2849
HOUSEHOLD. 279
TAZ NO. 2854
HOUSEHOLD. 300
E METS ST
TAZ NO. 2859
HOUSEHOLD. 106
ALMA LN
TAZ NO. 2893
HOUSEHOLD. 2
TAZ NO. 2892
HOUSEHOLD. 1
TAZ NO. 2847
HOUSEHOLD. 8
TAZ NO. 2855
HOUSEHOLD. 1
HENRY PL
E LEWIS LN
E LEWIS LN
TAZ NO. 2843
HOUSEHOLD. 3
TIERCEL DR
TAZ NO. 2851
HOUSEHOLD. 1
TAZ NO. 2857
HOUSEHOLD. 0
TAZ NO. 2861
HOUSEHOLD. 2
E FARIN LN
TAZ NO. 2842
HOUSEHOLD. 46
Subject Property
TAZ NO. 2841
HOUSEHOLD. 44
DYE LN
TAZ NO. 2850
HOUSEHOLD. 2
TAZ NO. 2856
HOUSEHOLD. 1
TAZ NO. 2860
HOUSEHOLD. 0
S HAPPY VALLEY RD
RED TAIL LN
DEER FLAT RD
ROBINSON RD
TAZ NO. 2876
HOUSEHOLD. 0
TAZ NO. 2852
HOUSEHOLD. 1
TAZ NO. 2853
HOUSEHOLD. 1
TAZ NO. 2858
HOUSEHOLD. 0
SOUTHSIDE BLVD
HAPPY LN
TRACK RD
TAZ NO. 2877
HOUSEHOLD. 2
TAZ NO. 2878
HOUSEHOLD. 0
KUNA RD
TAZ NO. 2882
HOUSEHOLD. 0
TAZ NO. 2880
HOUSEHOLD. 0
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles


Brown
Future Land Use Map
E Fir St
E Teak St
E Onyx Ct
E Denali Pl
S Citrine Ave
Wheeler Cir
Shane St
Chicago St
Apache Dr
Shefa Ln
S Lava Springs Loop
S Jenny Ln
E Sheep Mountain
E Syracuse St
Giants Way
Yankees Way
Alma Ln
E Locust Ln
E Sky Hawk Ln
E Pepper St
Diane St
Wright Ln
S Robinson Blvd
Ten Akre Ln
High Hope Ln
Henry Pl
Mamer Ln
Sparks Ave
S Rogers Dr
Henry St
Red Fox Dr
S Shadyrock Ln
Aztlan Dr
Three Ranch Ln
E Lewis Ln
E Lewis Ln
Tiercel
Bugle Ridge Rd
E Osprey Estates Dr
E Red Kite St
Southside Blvd
E Farin Ln
SUBJECT PROPERTY
Dye Ln
S Happy Valley Rd
Deer Flat Rd
Red Tail Ln
Robinson Rd
Sweet Home Ln
Track Rd
Sawtooth Ln
Happy Ln
Stoddard Ln
Kuna Rd
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
Future Land Use 2030
COMMERCIAL
INDUSTRIAL
RESIDENTIAL
RURAL RESIDENTIAL
0
0.5
1
Miles

Brown
City of Nampa Future Land Use

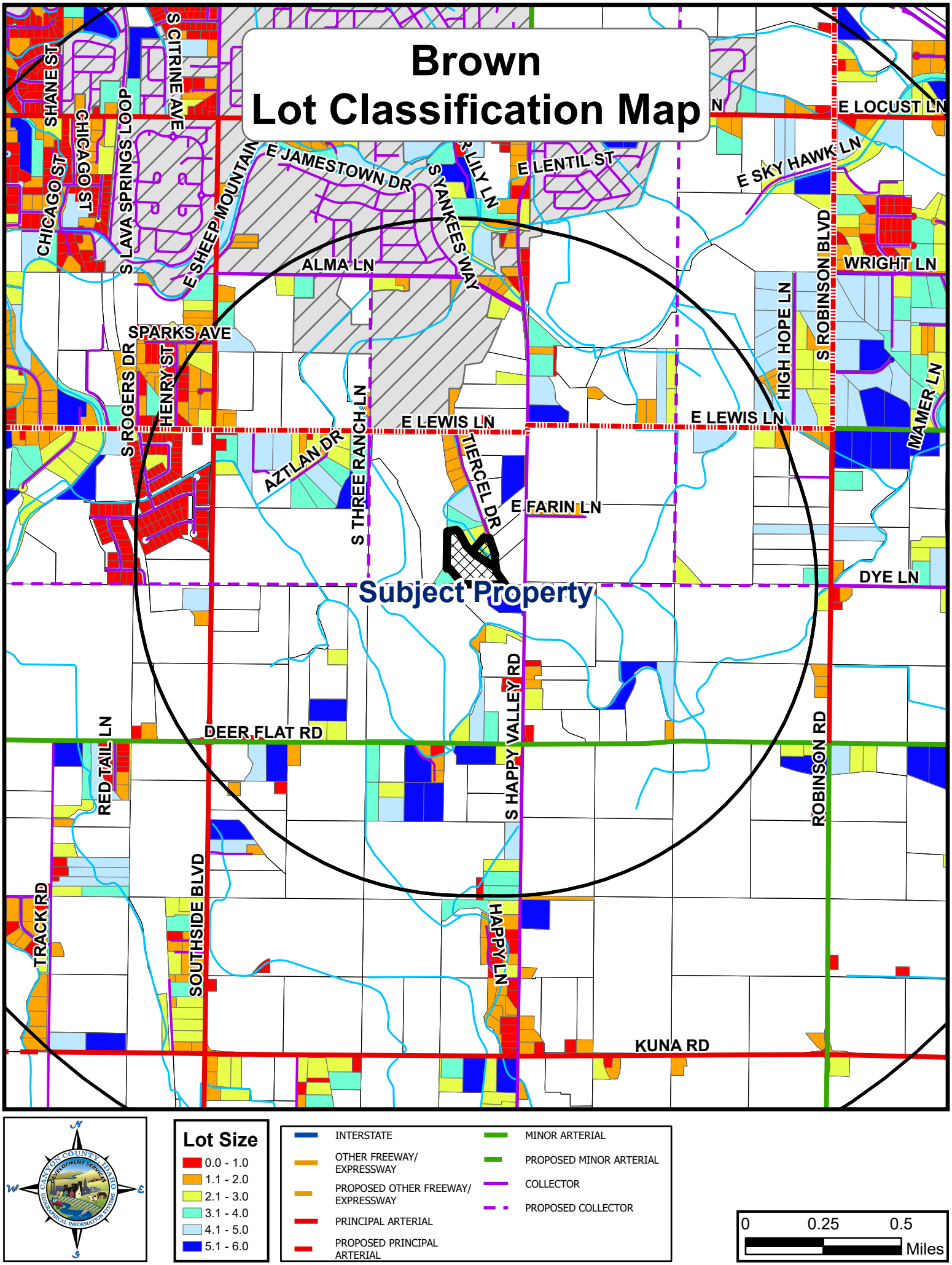


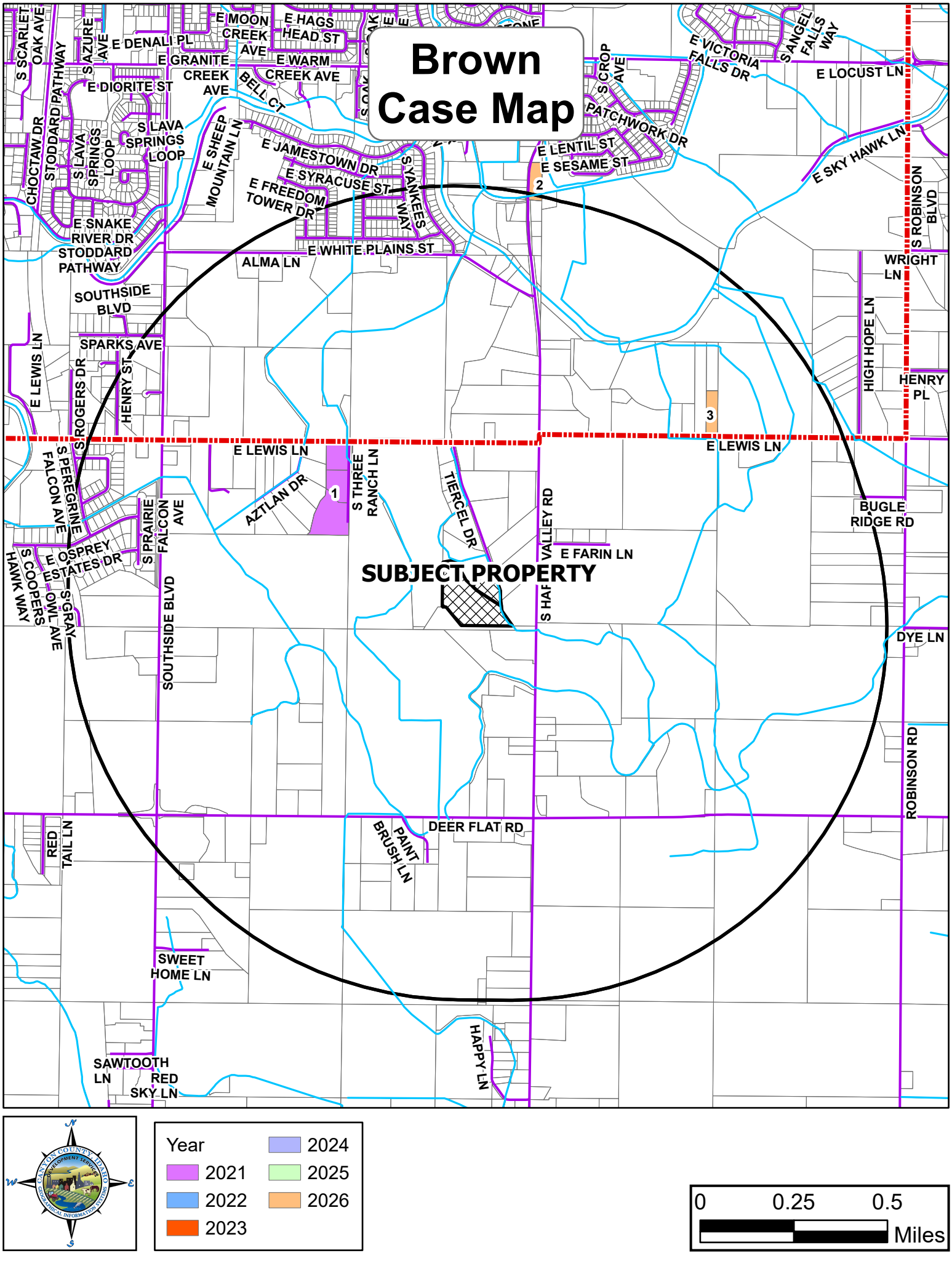


NampaCompPlan

- Airport
- Commercial
- Community Mixed Use
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Parks
- Residential Mixed Use
- Unknown
- Very Low Density Residential

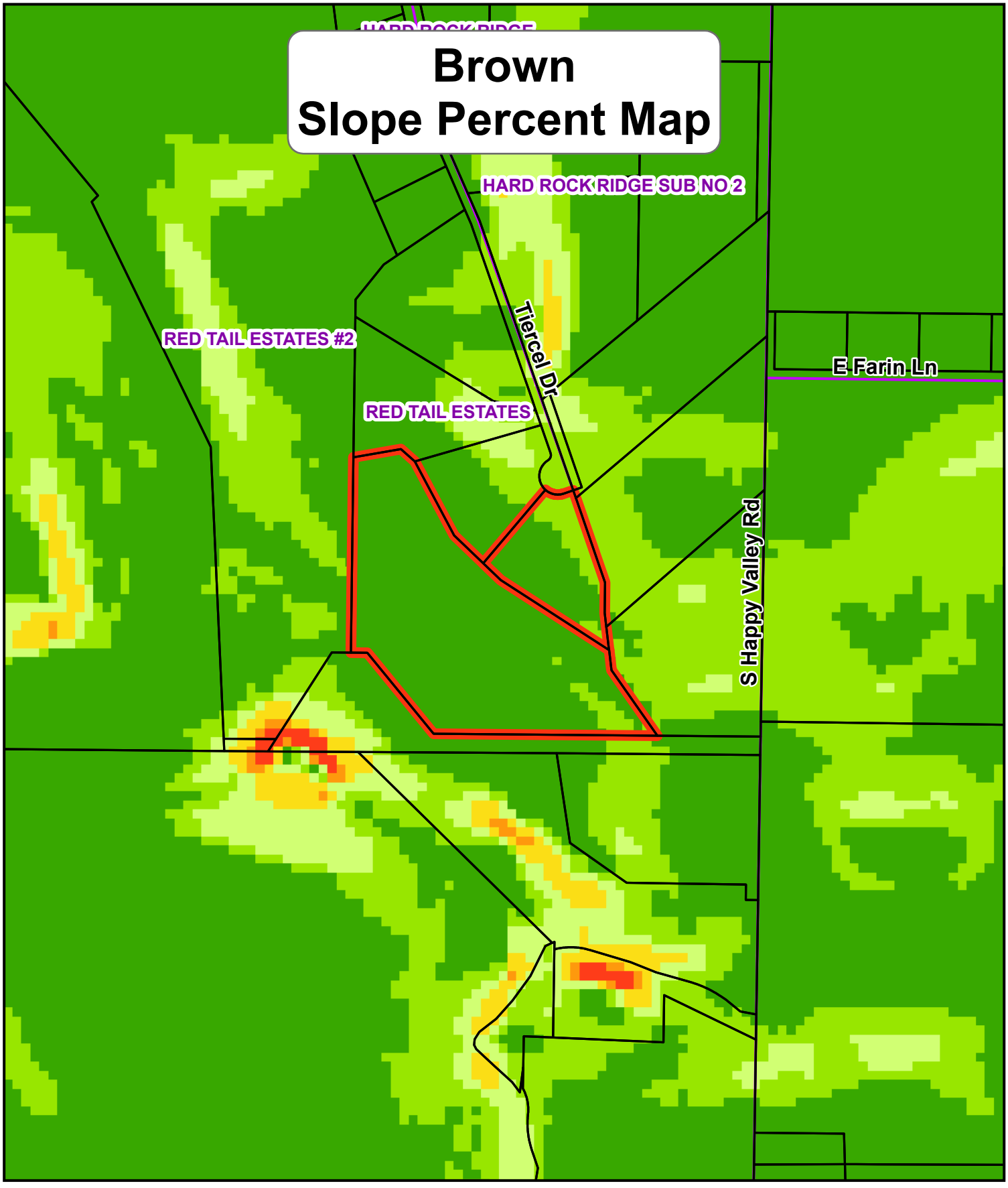
0 0.25 0.5 Miles

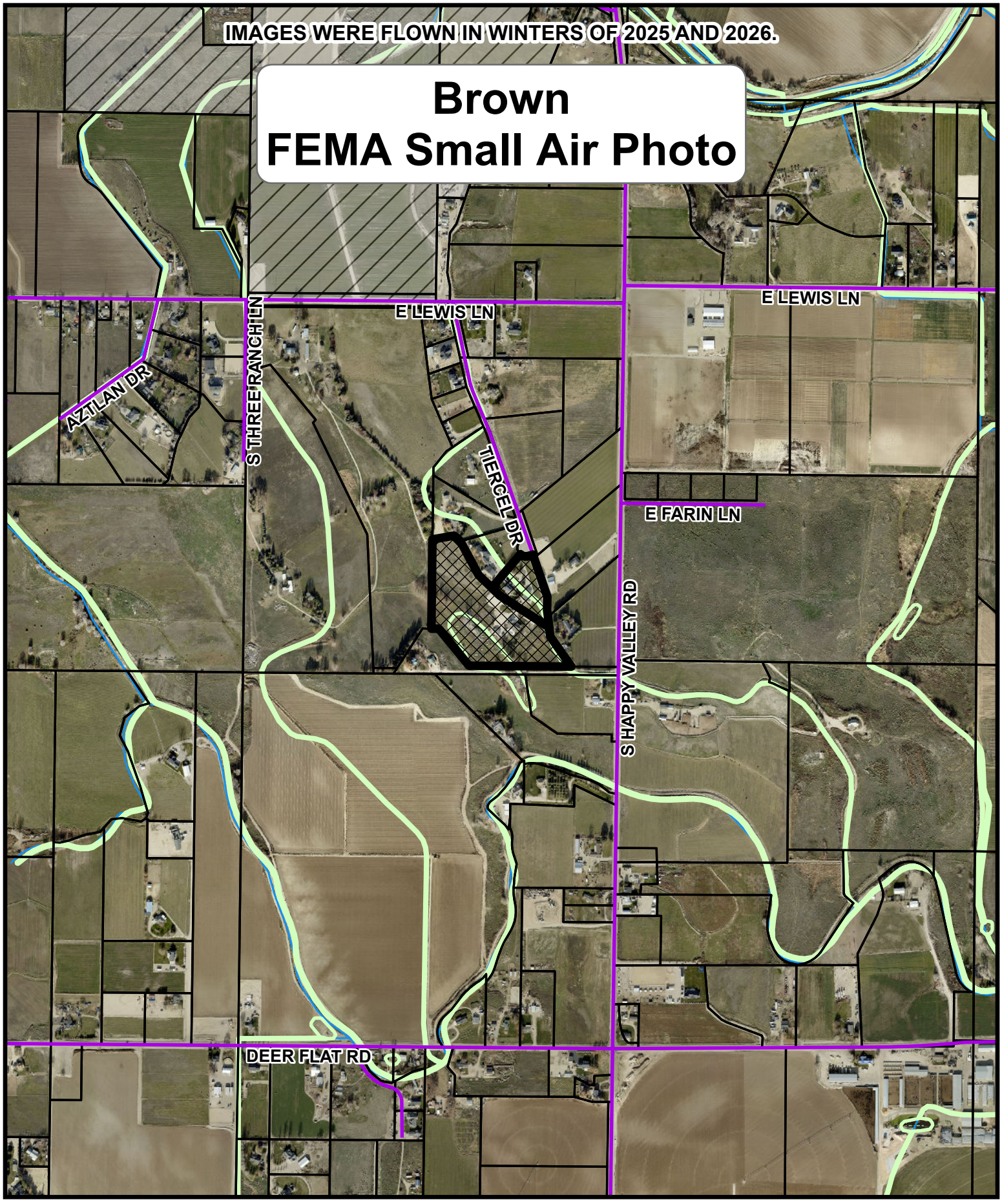

Brown
Lot Classification Map
SHANE ST
CHICAGO ST
S CITRINE AVE
S LAVA SPRINGS LOOP
E SHEEP MOUNTAIN
E JAMESTOWN DR
S YANKEES WAY
E LILY LN
E LENTIL ST
E SKY HAWK LN
E LOCUST LN
S ROBINSON BLVD
WRIGHT LN
HIGH HOPE LN
MAMER LN
ALMA LN
SPARKS AVE
S ROGERS DR
HENRY ST
S THREE RANCH LN
E LEWIS LN
AZTLAN DR
TIERCEL DR
E FARIN LN
Subject Property
DYE LN
S HAPPY VALLEY RD
ROBINSON RD
DEER FLAT RD
RED TAIL LN
TRACK RD
SOUTHSIDE BLVD
HAPPY LN
KUNA RD
Lot Size
0.0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0
0.25
0.5
Miles


Brown Case Map
SUBJECT PROPERTY
E LEWIS LN
E FARIN LN
DEER FLAT RD
SOUTHSIDE BLVD
ALMA LN
E WHITE PLAINS ST
E SYRACUSE ST
E JAMESTOWN DR
E FREEDOM TOWER DR
E SESAME ST
E LENTIL ST
E LOCUST LN
E SKY HAWK LN
S ROBINSON BLVD
WRIGHT LN
HIGH HOPE LN
HENRY PL
BUGLE RIDGE RD
DYE LN
ROBINSON RD
VALLEY RD
S THREE RANCH LN
TIERCEL DR
AZTLAN DR
S PRAIRIE FALCON AVE
S PEREGRINE FALCON AVE
OSPREY ESTATES DR
S COOPERS HAWK WAY
S GRAY OWL AVE
E LEWIS LN
S ROGERS DR
HENRY ST
SPARKS AVE
SOUTHSIDE BLVD
E SNAKE RIVER DR
STODDARD PATHWAY
S LAVA SPRINGS LOOP
CHOCTAW DR
S SCARLET OAK AVE
S AZURE AVE
E DENALI PL
E DIORITE ST
E GRANITE CREEK AVE
E MOON CREEK AVE
E HAGS HEAD ST
E WARM CREEK AVE
BELL CT
E SHEEP MOUNTAIN LN
S YANKEES WAY
S CROP AVE
E VICTORIA FALLS DR
S ANGEL FALLS WAY
PATCHWORK DR
PAINT BRUSH LN
RED TAIL LN
SWEET HOME LN
SAWTOOTH LN
RED SKY LN
HAPPY LN
1
2
3
Year
2021
2022
2023
2024
2025
2026
0
0.25
0.5
Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2020-0026	Rezone AG to RR	Chambers, Richard	APPROVED
2	CU2026-0002	CUP telecommunication facility	Maverick Towers	APPROVED
3	CU2025-0024	Staging Area/ Contractor Shop	Murphy/ Gomez	DENIED


Brown
Slope Percent Map
HARD ROCK RIDGE SUB NO 2
RED TAIL ESTATES #2
Tiercel Dr
E Farin Ln
RED TAIL ESTATES
S Happy Valley Rd
Slope Percent
0.001 - 3
3.001 - 6
6.001 - 9
9.001 - 12
12.001 - 14.999
15 - 202.718
0
200
400
600
Feet


IMAGES WERE FLOWN IN WINTERS OF 2025 AND 2026.
Brown
FEMA Small Air Photo
E LEWIS LN
E LEWIS LN
AZTLAN DR
S THREERANCH LN
TIERCEL DR
E FARIN LN
S HAPPY VALLEY RD
DEER FLAT RD
Legend
SUBJECT_PROPERTY
TAXLOTS
WETLANDS
A
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400 0 400
Feet

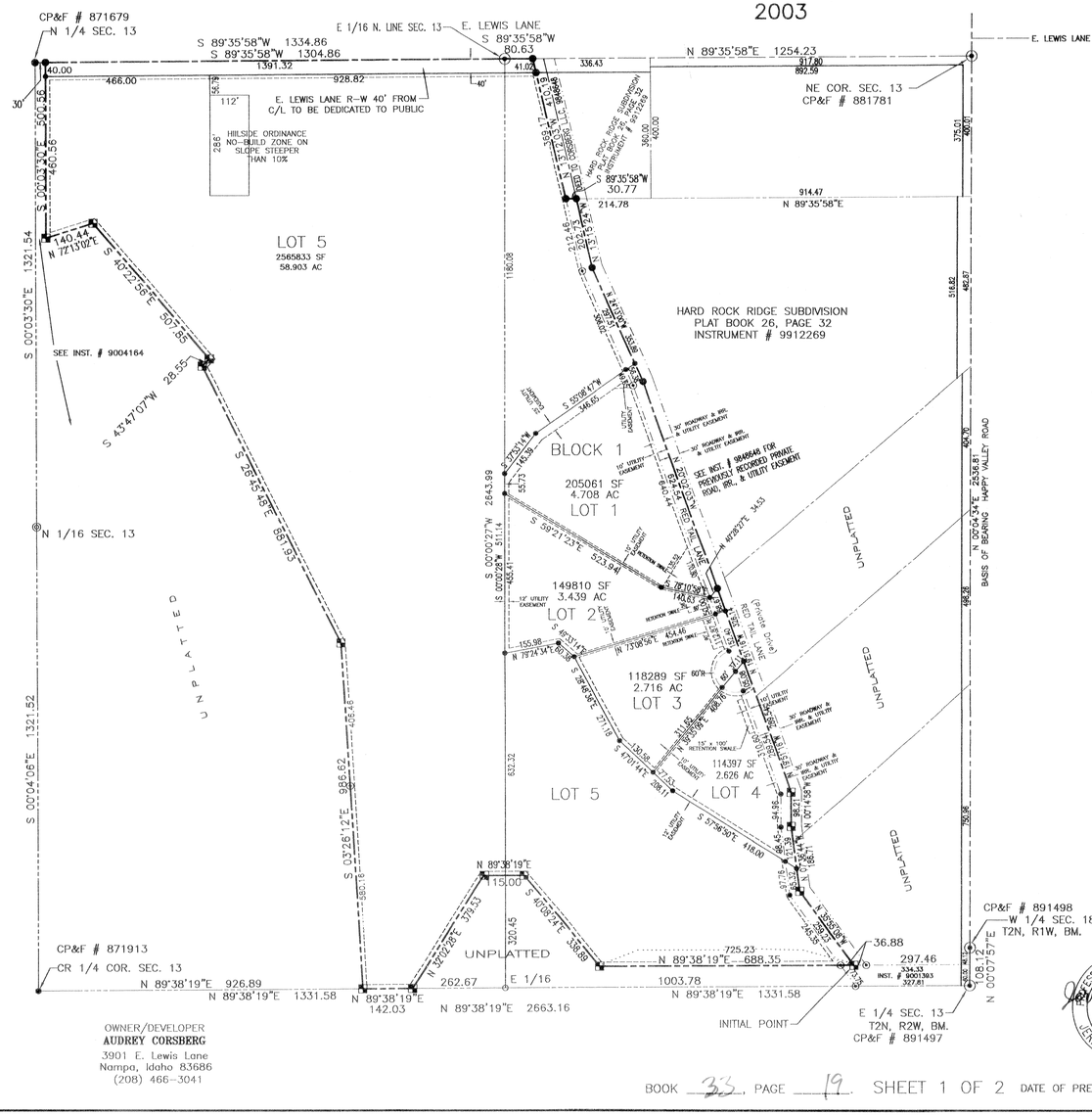
RED TAIL ESTATES SUBDIVISION

SITUATED IN THE NE 1/4 OF SEC. 13, T2N, R2W, B.M.

CANYON COUNTY, IDAHO

2003

200373075
RECORDED
10:41:20 AM 2 PM
CANYON CNTY RECORDER
C McLaughlin 4p.
$ 11.00



200 100 0 200 400 600

SCALE IN FEET

L E G E N D

- BOUNDARY LINE
- CENTER LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- 60' ROAD EASEMENT LINE (PRIVATE)
- CULDESAC TURNAROUND EASEMENT ON LOTS 3 & 4
- ALIQUOT PARCEL LINE
- FOUND AXLE
- FOUND 5/8" IRON PIN
- FOUND 1" IRON PIPE
- FOUND 1/2" IRON PIN WITH PLASTIC CAP
- FOUND 1/2" IRON PIN, REPLACED WITH 5/8"x 30" IRON PIN
- SET 5/8" x 30" IRON PIN WITH PLASTIC CAP
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP

N O T E S

EASEMENTS:
UTILITY AND DRAINAGE EASEMENTS ARE:
12 FEET ALONG SUBDIVISION BOUNDARY
10 FEET ALONG ROAD FRONTAGES
5 FEET ALONG EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE NOTED.
IF PROPERTY LINE MOVES, EASEMENTS MOVE WITH SAID PROPERTY LINE, UNLESS UTILITIES HAVE BEEN INSTALLED

SEWER: INDIVIDUAL PRIVATE SEPTIC SYSTEM
WATER: INDIVIDUAL PRIVATE WELLS
STORM WATER: STORM WATER WILL BE RETAINED ON SITE BY DRAINAGE SWALES
IRRIGATION: PRESSURE IRRIGATION BY USE OF GATED PIPE IS EXISTING AND WILL SERVICE ALL PARCELS. THIS SUBD. TO COMPLY WITH ID. CODE SECTION 31-3805.

ZONING CLASSIFICATION IS AG (AGRICULTURAL)
TOTAL AREA IS 73.67 ACRES

THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."

ALL HOUSE NUMBERS ARE TO PE ILLUMINATED FOR EMERGENCY PERSONNEL

SEE INST. # 9848648 FOR PREVIOUSLY RECORDED 60' WIDE PRIVATE ROAD, IRR. & UTILITY EASEMENT. ALSO SEE INST. # 9004164 & # 9001393 FOR PREVIOUSLY RECORDED EASEMENT. INFORMATION SHOWN FOR REFERENCE ONLY.

OWNER/DEVELOPER
AUDREY CORSBERG
3901 E. Lewis Lane
Nampa, Idaho 83686
(208) 466-3041

PROFESSIONAL LAND SURVEYOR REGISTERED
Jerry L. Hastings
5359
11-3-2003
STATE OF IDAHO
JERRY L. HASTINGS

TREASURE VALLEY ENGINEERS
TREASURE VALLEY ENGINEERS, INC.
5680 E. FRANKLIN RD., SUITE 220
NAMPA, IDAHO 83687
(208) 463-0305
FAX (208) 463-4391
mail@TreasureValleyEngineers.com
CIVIL/STRUCTURAL ENGINEERING
LAND SURVEYING
VISIT OUR WEB SITE: www.TreasureValleyEngineers.com

BOOK 33, PAGE 19. SHEET 1 OF 2 DATE OF PREPARATION: 11-3-2003

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2017-025787
RECORDED
06/22/2017 10:43 AM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=7 LBERG $28.00
MISC
AUDREY CORSBERG

Canyon County Recorder's Office Document Cover Sheet

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Director Decision
Simple Change to a Recorded Plat: AD2017-48

Canyon County Code of Ordinances 16-007 §07-17-19 — *Development Services Department*

Case Number: AD2017-48

Parcel(s) No.: R29533105 & R29533103
(Lot 6 Block 1 Red Tail Estates No. 2 and
Lot 4 Block 1 Red Tail Estates No. 1)

Property Owner/Applicant(s): Terry Corsberg (Corsberg Land, LLC) (R29533105)
Tom & Stacy Beeles (R29533103)

Request: Terry Corsberg (Corsberg Land, LLC) and Tom & Stacy Beeles are requesting to complete a simple change to a recorded plat (Red Tail Estates No. 2 and Red Tail Estates No. 1) to adjust property lines between parcels R29533105, Lot 6 Block 1 (Corsberg) and R29533105 (Beeles) Lot 4 Block 1.

Finding: Red Tail Estates No. 1 was platted in 2003 and Red Tail Estates No. 2 was platted in 2007. The adjustment does not create any additional parcels. This application with supporting documents is in substantial compliance with the requirements of Canyon County Code §07-17-19. This approval allows for a property boundary adjustment and the properties will change as follows:

Parcel #:	Existing Acreage	New Acreage
Parcel R29533103	2.626 acres (more or less)	13.64 acres (Parcel B, Instrument No. 2017-024573)
Parcel R29533105	52.78 acres (more or less	41.77 acres (Parcel A, Instrument No. 2017-024573)

Decision: The application to complete a simple change to a recorded plat, for parcels R29533105 and R29533103, is **APPROVED** and the development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property. Idaho Right to Farm Act (Idaho Code § 22-4503) applies to this land use decision.

Patrick Nilsson — June 21, 2017
Director — Date

State of Idaho)
SS
County of Canyon County)

On this 21 day of June, in the year of 2017, before me Adrienne Bennett, a notary public, personally appeared Patrick Nilsson, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he ~~(she)~~ ~~(they)~~ executed the same.

ADRIENNE BENNETT
NOTARY PUBLIC
STATE OF IDAHO

Notary: Adrienne Bennett
My Commission Expires: 3/10/2022

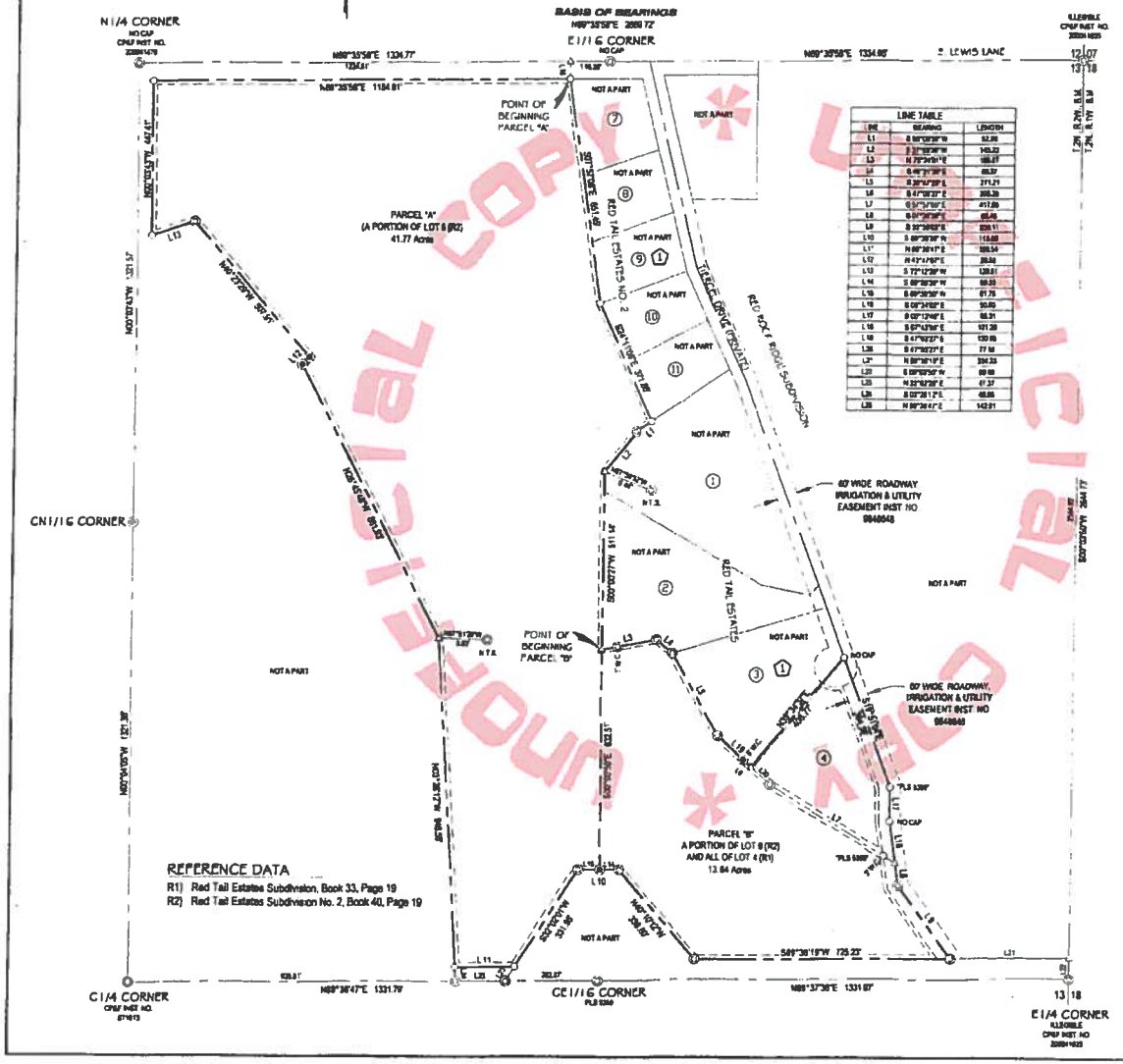
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RECORD OF SURVEY LOT LINE ADJUSTMENT

ALL OF LOT 4, BLOCK 1 OF RED TAIL ESTATES SUBDIVISION, AS RECORDED IN BOOK 33 AT PAGE 19 AND ALL OF LOT 6, BLOCK 1 OF RED TAIL ESTATES SUBDIVISION NO. 2, AS RECORDED IN BOOK 40, PAGE 19, RECORDS OF CANYON COUNTY, IDAHO LOCATED IN THE NE1/4 OF SECTION 13, T. 2 N., R. 2 W., B.M., CAYNON COUNTY, IDAHO

2017-024573
RECORDED
06/15/2017 12:25 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
SURVEY
COMPASS LAND SURVEYING PLLC



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°35'58" W	52.39'
L2	S 37°05'58" W	145.32'
L3	N 75°24'02" W	188.87'
L4	S 46°31'58" W	69.57'
L5	S 28°54'29" E	271.21'
L6	S 47°05'23" E	355.39'
L7	S 57°57'58" E	417.89'
L8	S 61°31'58" E	65.46'
L9	S 33°36'58" E	229.11'
L10	S 89°35'58" W	116.68'
L11	N 89°36'47" E	199.54'
L12	N 43°41'58" E	28.56'
L13	S 72°12'58" W	128.81'
L14	S 89°35'58" W	59.39'
L15	S 89°35'58" W	61.75'
L16	S 00°24'02" E	30.00'
L17	S 00°12'46" E	68.31'
L18	S 57°12'58" E	101.38'
L19	S 61°31'58" E	130.69'
L20	S 47°05'23" E	77.18'
L21	N 89°36'15" E	334.33'
L22	S 89°59'58" W	89.68'
L23	N 32°52'38" E	41.37'
L24	S 00°36'12" E	48.85'
L25	N 89°36'47" E	142.81'

SURVEYOR'S NOTE:

1) The recording of the Record of Survey does not enable the owners of the property shown to convey ownership based solely on this map. A written conveyance must accompany such change in ownership. This Record of Survey does not serve as a legal description for the property shown hereon.
2) This drawing does not necessarily show all of the physical features of the property. Compass Land Surveying P.L.L.C. assumes no liability for present or future compliance or noncompliance with governing jurisdictions restrictions as it pertains to building permits, vehicle access permits or septic permits.
3) See original plats for easement widths.
4) Lot 4, Block 1 contains a 15' by 100' retention swale easement not shown hereon due to lack of dimensions to locate said easement.

LEGEND

- Calculated point
- Found 5/8 inch dia. iron pin "PLS 10782" unless noted otherwise
- Set 5/8 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- Found 1/2 inch dia. iron pin "PLS 10782" unless noted otherwise
- Found 1 inch dia iron pipe
- Found axle
- W.C. Set or found witness corner as noted
- R.M. Found reference monument as noted
- (1) Block number
- (1) Lot number
- (R) Record data
- Boundary line
- New property line
- Section line / Centerline
- Easement Line
- Platted lot line, being adjusted

REFERENCE DATA

R1) Red Tail Estates Subdivision, Book 33, Page 19
R2) Red Tail Estates Subdivision No. 2, Book 40, Page 19

CERTIFICATE OF SURVEYOR

I, Richard A. Gray do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this Record of Survey correctly represents a survey made by me or under my direct supervision in conformance with Idaho Code: 31-2709, 1947 and accepted procedures of land surveying. I further certify that I have complied with Title 55, Chapter 16, Idaho Code.

Richard A. Gray — P.L.S License No. 7732

INDEX NO. 024-13-01-0-40-19

RECORD OF SURVEY LOT LINE ADJUSTMENT FOR:
AUDREY CORSBERG

COMPASS LAND SURVEYING, PLLC
3818 E. Newby St., Suite 103 Nampa, ID 83687
Office: (208) 442-0115 Fax: (208) 327-2105

SHEET NO	JOB NO	DWG NO	SCALE	DRAWN BY	DATE	REV
1 OF 1	1817	1817ROS	1"=200'	AAL	06/13/17	

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COMPASS LAND SURVEYING, P.L.L.C.
3818 E. Newby Street, Suite 103
Nampa, Idaho 83687

Telephone: (208) 442-0115
Fax: (208) 327-2106
Email: rgray.cls@gmail.com

Client: Audrey Corsberg
Date: 05/09/17
Job No.: 1817
RE: 1817 SPLIT

PROPERTY DESCRIPTION
PARCEL "A"

A parcel of land being a portion of Lot 6, Block 1 of Red Tail Estates Subdivision No. 2, as recorded in Book 40, at Page 19, records of Canyon County, Idaho, lying within the NE 1/4 of Section 13, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a found 5/8 inch diameter iron pin marking the NE corner of said NE 1/4, (section corner common to sections 12 and 13 of Township 2 North, Range 2 West, and sections 07 and 18 of Township 2 North, Range 1 West), said corner bears N. 89° 35' 58" E., a distance of 2669.72 feet from a found 5/8 inch diameter iron pin marking the NW corner of said NE 1/4, (North 1/4 corner);

Thence along the North boundary line of the said NE 1/4, S. 89° 35' 58" W. a distance of 1334.95 feet to the found 5/8 inch diameter iron pin with no cap marking the East 1/16 corner of said Section 13;

Thence continuing along said North boundary line, S. 89° 35' 58" W., a distance of 110.26 feet;

Thence departing said North boundary line, S. 00° 24' 02" E., a distance of 50.00 feet to the NE corner of said Lot 6, Block 1 marked by a found 1/2 inch iron pin with plastic cap, stamped "PLS 10782," the *POINT OF BEGINNING;*

Thence along the Easterly boundary line of said Lot 6, Block 1, the following courses and distances:

Thence S. 07° 57' 06" E., a distance of 651.45 feet to a found 1/2 inch diameter iron pin with plastic cap, stamped "PLS 10782;"

Thence S. 24° 11' 08" E., a distance of 371.88 feet to a found 1/2 inch diameter iron pin with plastic cap, stamped "PLS 10782;"

Thence S. 55° 06' 30" W., a distance of 52.96 feet to a found 5/8 inch diameter iron pin with plastic cap, stamped "PLS 10782;"

Thence S. 37° 53' 38" W., a distance of 145.22 feet, which bears N. 67°58'52" W., a distance of 0.44 feet from a found 5/8 inch diameter iron pin with plastic cap, stamped "PLS 10782;"

Thence S. 00° 00' 27" W., a distance of 511.14 feet to a point, which bears S. 79° 24' 51" W., a distance of 1.00 foot from a found 5/8 inch diameter iron pin with plastic cap, stamped "PLS 10782;"

Thence departing said Easterly boundary line, S. 00° 00' 50" E., a distance of 632.51 feet to the Southerly boundary line of said Lot 6, Block 1, marked by a set 5/8 inch diameter iron pin with cap, stamped "CLS PLS 7732;"

Thence along said Southerly boundary line the following courses and distances:

Thence S. 89° 38' 30" W., a distance of 61.76 feet to found 5/8 inch diameter iron pin with plastic cap, stamped "PLS 10782;"

Thence S. 32° 02' 01" W., a distance of 331.96 feet to found 1/2 inch diameter iron pin with plastic cap, stamped "PLS 10782," marking a point 40.00 feet North of the South boundary line of the said NE 1/4;

Thence along a line 40.00 feet North of and parallel with the said South boundary line of the NE 1/4,

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S. 89° 38' 47" W., a distance of 169.54 feet to the SW corner of said Lot 6, Block 1, marked by a found 1/2 inch diameter iron pin with plastic cap, stamped "PLS 10782;"

Thence departing said Southerly boundary line and parallel line, and along the Westerly boundary line of said Lot 6, Block 1 the following courses and distances:

Thence N. 03° 26' 12" W., a distance of 946.58 feet, which bears N. 87° 21' 59" W., a distance of 0.83 feet from a found 5/8 inch diameter iron pin with plastic cap, stamped "PLS 10782;"

Thence N. 26° 45' 48" W., a distance of 881.93 feet to a set 5/8 inch diameter iron pin, stamped "CLS PLS 7732;"

Thence N. 43° 47' 07" E., a distance of 28.55 feet to a set 5/8 inch diameter iron pin, stamped "CLS PLS 7732;"

Thence N. 40° 23' 29" W., a distance and 507.91 feet to a found 5/8 inch diameter iron pin with plastic cap, stamped "PLS 10782;"

Thence S. 72° 12' 20" W., a distance of 129.81 feet to a point 40.00 feet East of the West boundary line of the said NE 1/4, marked by a found 1/2 inch diameter iron pin, stamped "PLS 10782;"

Thence along a line 40.00 feet East of and parallel with the said West boundary line of the said NE 1/4, N. 00° 03' 43" W., a distance of 447.41 feet to a found 1/2 inch diameter iron pin, stamped "PLS 10782," marking the South Right of Way line of E. Lewis Lane;

Thence departing said West boundary line and parallel line, and along the said South Right of Way Line of E. Lewis Lane, N. 89° 35' 58" E., a distance of 1184.81 feet to the POINT OF BEGINNING.

The above described parcel comprises 41.77 acres, more or less.

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COMPASS LAND SURVEYING, P.L.L.C.

3818 E. Newby Street, Suite 103
Nampa, Idaho 83687

Telephone: [redacted]
Fax: [redacted]
Email: [redacted]

Client: Audrey Corsberg
Date: 05/09/17
Job No.: 1817
RE: 1817 SPLIT

PROPERTY DESCRIPTION
PARCEL "B"

A parcel of land being all of Lot 4, Block 1 of Red Tail Estates Subdivision, as recorded in Book 33, at Page 19, records of Canyon County, Idaho and a portion of Lot 6, Block 1 of Red Tail Estates Subdivision No. 2, as recorded in Book 40, at Page 19, records of Canyon County, Idaho, lying within the NE 1/4 of Section 13, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a found 5/8 inch diameter iron pin marking the NE corner of said NE 1/4, (section corner common to sections 12 and 13 of Township 2 North, Range 2 West, and sections 07 and 18 of Township 2 North, Range 1 West), said corner bears N. 89° 35' 58" E., a distance of 2669.72 feet from a found 5/8 inch diameter iron pin marking the NW corner of said NE 1/4, (North 1/4 corner);

Thence along the North boundary line of the said NE 1/4, S. 89° 35' 58" W. a distance of 1334.95 feet to the found 5/8 inch diameter iron pin with no cap marking the East 1/16 corner of said Section 13;

Thence continuing along said North boundary line, S. 89° 35' 58" W., a distance of 110.26 feet;

Thence departing said North boundary line, S. 00° 24' 02" E., a distance of 50.00 feet to the NE corner of said Lot 6, Block 1, marked by a found 1/2 inch iron pin with plastic cap, stamped "PLS 10782;"

Thence along the Easterly boundary line of said Lot 6, Block 1, the following courses and distances:

Thence S. 07° 57' 06" E., a distance of 651.45 feet to a found 1/2 inch diameter iron pin with plastic cap, stamped "PLS 10782;"

Thence S. 24° 11' 08" E., a distance of 371.88 feet to a found 1/2 inch diameter iron pin with plastic cap, stamped "PLS 10782;"

Thence S. 55° 06' 30" W., a distance of 52.96 feet to a found 5/8 inch diameter iron pin with plastic cap, stamped "PLS 10782;"

Thence S. 37° 53' 38" W., a distance of 145.22 feet, which bears N. 67°58'52" W., a distance of 0.44 feet from a found 5/8 inch diameter iron pin with plastic cap, stamped "PLS 10782;"

Thence S. 00° 00' 27" W., a distance of 511.14 feet to the *POINT OF BEGINNING*, said point bears S. 79° 24' 51" W., a distance of 1.00 foot from a found 5/8 inch diameter iron pin witness corner with plastic cap, stamped "PLS 10782;"

Thence continuing along said Easterly boundary line of said Lot 6, Block 1, the following courses and distances:

Thence N. 79° 24' 51" E., a distance of 155.87 feet to a found 5/8 inch diameter iron pin with plastic cap, stamped "PLS 10782;"

Thence S. 49° 31' 36" E., a distance of 60.37 feet to found 5/8 inch diameter iron pin with plastic cap, stamped "PLS 10782;"

Thence S. 28° 47' 29" E., a distance of 271.21 feet to found 5/8 inch diameter iron pin with plastic cap, stamped "PLS 10782;"

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Thence S. 47° 03' 27" E., a distance of 130.65 feet to the Western most corner of said Lot 4, Block 1 of Red Tail Estates Subdivision, which bears S. 47° 03' 27" E., a distance of 8.00 feet from a set 5/8 inch diameter iron pin with plastic cap, stamped "CLS PLS 7732;"

Thence departing said Easterly boundary line, and along the Northwesterly boundary line of said Lot 4, Block 1, N. 39° 34' 37" E., a distance of 408.77 feet to the Northern most corner of said Lot 4, Block 1, marked by a found 1/2 inch diameter iron pin with no cap;

Thence departing said Northwesterly boundary line and along the Easterly boundary line of said Lot 4, Block 1 the following courses and distances:

Thence S. 19° 51' 04" E., a distance of 394.59 feet to a found 1/2 inch diameter iron pin with plastic cap, stamped "PLS 5359;"

Thence S. 00° 12' 48" E., a distance of 98.31 feet to a found 1/2 inch diameter iron pin with no cap;

Thence S. 07° 43' 56" E., a distance of 121.28 feet to the corner common to said Lot 4, Block 1 and Lot 6, Block 1, which bears S. 57° 57' 55" E., a distance of 5.00 feet from a found 1/2 inch diameter iron pin with cap, stamped "PLS 5359;"

Thence along the Easterly boundary line of said Lot 6, Block 1, S. 07° 36' 36" E., a distance of 65.46 feet to a found 5/8 inch diameter iron pin with plastic cap, stamped "PLS 10782;"

Thence continuing along said Easterly boundary line, S. 35° 56' 03" E., a distance of 259.11 feet to the Southeast corner of said Lot 6, Block 1, marked by a found 5/8 inch diameter iron pin, stamped "PLS 10782;"

Thence along the Southerly boundary line of said Lot 6, Block 1, the following courses and distances:

Thence S. 89° 38' 19" W., a distance of 725.23 feet to a found 5/8 inch diameter iron pin, stamped "PLS 10782;"

Thence N. 40° 10' 12" W., a distance of 338.80 feet to a found 5/8 inch diameter iron pin, stamped "PLS 10782;"

Thence S. 89° 38' 30" W., a distance of 53.33 feet to a set 5/8 inch diameter iron pin, stamped "CLS PLS 7732;"

Thence departing said Southerly boundary line, N. 00° 00' 50" W., a distance of 632.51 feet to the POINT OF BEGINNING.

The above described parcel comprises 13.64 acres, more or less.

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BOOK 40, PAGE 19

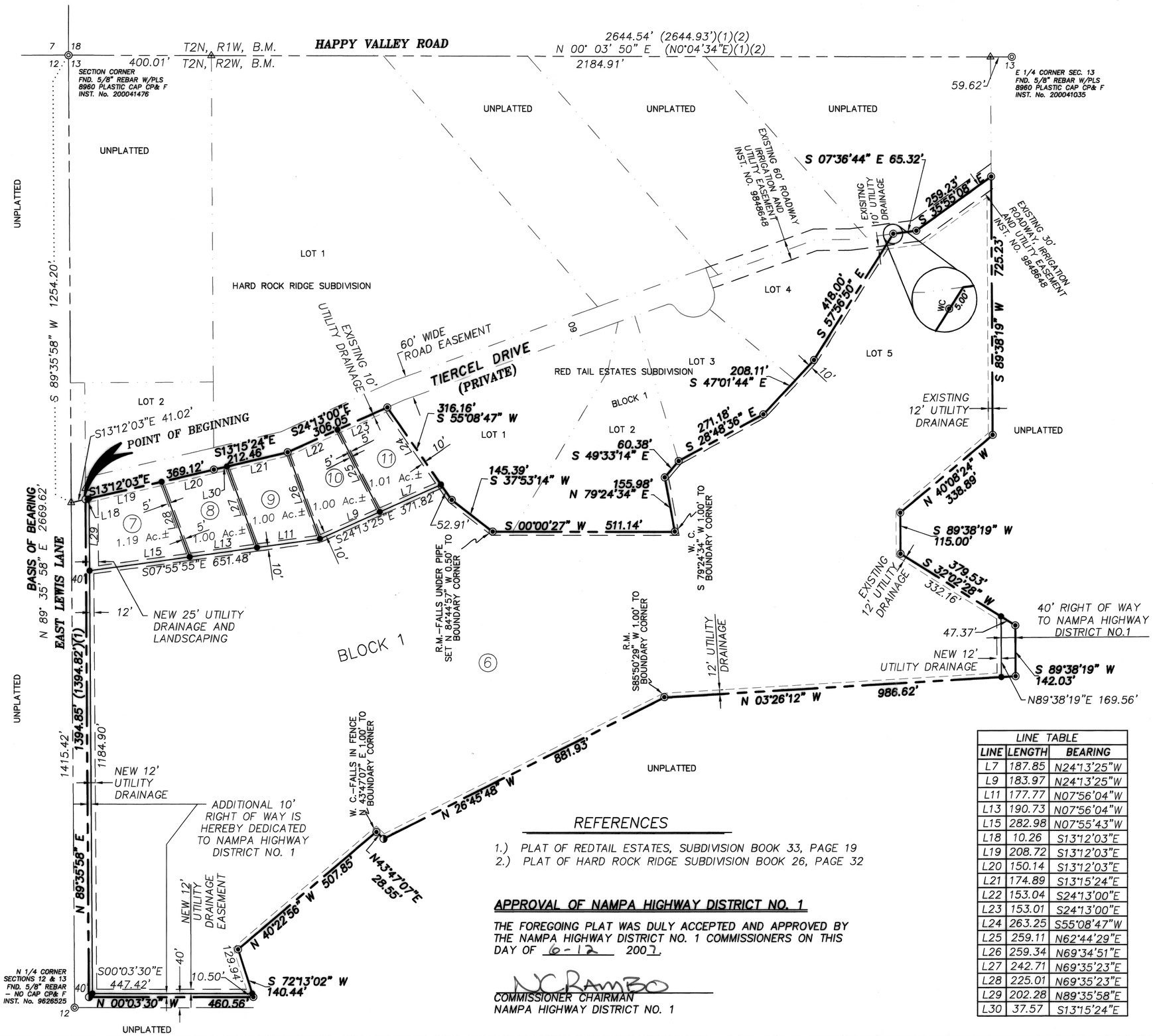
RECORDED

2007 AUG 22 PM 4 53

WILLIAM H. HURST
CANYON CNTY RECORDER

FINAL PLAT OF
RED TAIL ESTATES SUBDIVISION NO. 2
A RESUBDIVISION OF LOT 5, BLOCK 1 OF RED TAIL ESTATES SUBDIVISION
LOCATED IN NE 1/4, SECTION 13, T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2007

SCALE
200 0 100 200 400
(FEET)
1 INCH = 200 FT



LEGEND

———	SUBDIVISION BOUNDARY
— · — · —	EXISTING DEED OR LOT LINE
——— – ———	CENTERLINE
— — — — —	RIGHT OF WAY
——— – – ———	SECTIONAL LINE
- - - - - -	EXISTING EASEMENT
— — — — —	EASEMENT
◎	FOUND 5/8" REBAR
○	FOUND 1/2" REBAR
◉	FOUND 1/2" REBAR JLH 5359 NOT AS PER PLAT OR CODE RESET 5/8"X 30" REBAR W/PLS 10782 CAP
◑	SET 5/8" X 30" REBAR W/PLS 10782 CAP
●	SET 1/2" X 24" REBAR
◬	CALCULATED POINT
W.C.	WITNESS CORNER
R.M.	REFERENCE MONUMENT
( )	RECORD INFORMATION
(1)	LOT NUMBER
LOT 1	EXISTING LOT NUMBER

GENERAL NOTES

1. PER IDAHO CODE 31-3805, THIS PROPERTY IS WITHIN THE NAMPA MERIDIAN IRRIGATION DISTRICT, AND IS SUBJECT TO ASSESSMENTS FROM THE DISTRICT. GRAVITY IRRIGATION WILL BE PROVIDED TO EACH LOT FROM THE DISTRICT. THE HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN THE GRAVITY IRRIGATION SYSTEM.
2. STORM DRAINAGE AND CONTINUATION OF FLOOD IRRIGATION DITCHES OR DRAINS, SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT REQUIREMENTS OF THE IRRIGATION DISTRICT. THE HOMEOWNER'S ASSOCIATION WILL MAINTAIN THE DITCHES AND GRAVITY IRRIGATION SYSTEM.
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
4. ALL PROPERTIES SHOWN ON THIS PLAT ARE LOCATED IN AN AGRICULTURAL ZONE. THIS IS AN AREA IN WHICH AGRICULTURAL OPERATIONS ARE ONGOING AND MAY INCLUDE, BUT ARE NOT LIMITED TO, AERIAL SPRAYING, THE PRODUCTION OF CROPS, THE OPERATION OF FEEDLOTS, HOG FARMS, DAIRIES, AND/OR GRAVEL PITS. ALL OF THESE ACTIVITIES MAY RESULT IN THE PRODUCTION OF NOISE AND OTHER INCONVENIENCES. THEY MAY INVOLVE LIGHTS OR THE USE OF MACHINERY IN THE NIGHTTIME HOURS OR OTHER INCONVENIENCES. ALL OWNERS OF PROPERTY IDENTIFIED ON THIS PLAT ARE PROHIBITED FROM CHALLENGING THE AFOREMENTIONED OPERATIONS IF THEY ARE LAWFULLY CONDUCTED.
5. ALL LOTS IN THIS SUBDIVISION ARE TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
6. EACH LOT OWNER SHALL ENSURE THE DEVELOPMENT OF THEIR LOT COMPLIES WITH THE REQUIREMENTS OF THE NAMPA FIRE DEPARTMENT.
7. ALL HOMES IN THIS SUBDIVISION ARE TO BE SPRINKLERED FOR FIRE PROTECTION UNLESS OTHERWISE APPROVED IN WRITING BY THE NAMPA FIRE DISTRICT.

REFERENCES

1.) PLAT OF REDTAIL ESTATES, SUBDIVISION BOOK 33, PAGE 19
2.) PLAT OF HARD ROCK RIDGE SUBDIVISION BOOK 26, PAGE 32

APPROVAL OF NAMPA HIGHWAY DISTRICT NO. 1

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE NAMPA HIGHWAY DISTRICT NO. 1 COMMISSIONERS ON THIS DAY OF 6-12 2007.

N C RAMBO
COMMISSIONER CHAIRMAN
NAMPA HIGHWAY DISTRICT NO. 1

LINE TABLE		
LINE	LENGTH	BEARING
L7	187.85	N24°13'25"W
L9	183.97	N24°13'25"W
L11	177.77	N07°56'04"W
L13	190.73	N07°56'04"W
L15	282.98	N07°55'43"W
L18	10.26	S13°12'03"E
L19	208.72	S13°12'03"E
L20	150.14	S13°12'03"E
L21	174.89	S13°15'24"E
L22	153.04	S24°13'00"E
L23	153.01	S24°13'00"E
L24	263.25	S55°08'47"W
L25	259.11	N62°44'29"E
L26	259.34	N69°34'51"E
L27	242.71	N69°35'23"E
L28	225.01	N69°35'23"E
L29	202.28	N89°35'58"E
L30	37.57	S13°15'24"E

PROFESSIONAL LAND SURVEYOR REGISTERED 10782 STATE OF IDAHO ROBERT G. HINCKLEY
5-23-07

TREASURE VALLEY ENGINEERS
ENGINEERS PLANNERS SURVEYORS
TREASURE VALLEY ENGINEERS, INC.
1204 6TH STREET NORTH
NAMPA, IDAHO 83687
(208) 463-0305
FAX (208) 463-4391
mail@TVEInc.com
VISIT OUR WEB SITE: www.TreasureValleyEngineers.com

1644-04
04106.00

Platroom Parcel Routing Slip

Account(s) R29533-103-A

Parent Account R29533-103

[✓] *Name Change* [ ] *Acreage Change*

[✓] *Split* [ ] *Merge* [ ] *Lot Line Adjustment*

Date & Initial or N/A 10/04/2022 JT

Notes:

SPLIT 11.02 AC TO R29533-103-A (TX 22637)
PER GIS INST # 2022045642

ADJ AC TO 2.54 AC ON R29533-103 (TX 22638)
PER GIS INST# 2022045643

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

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

KAREY BULL
COMMISSION #20191844
NOTARY PUBLIC
STATE OF IDAHO

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:***

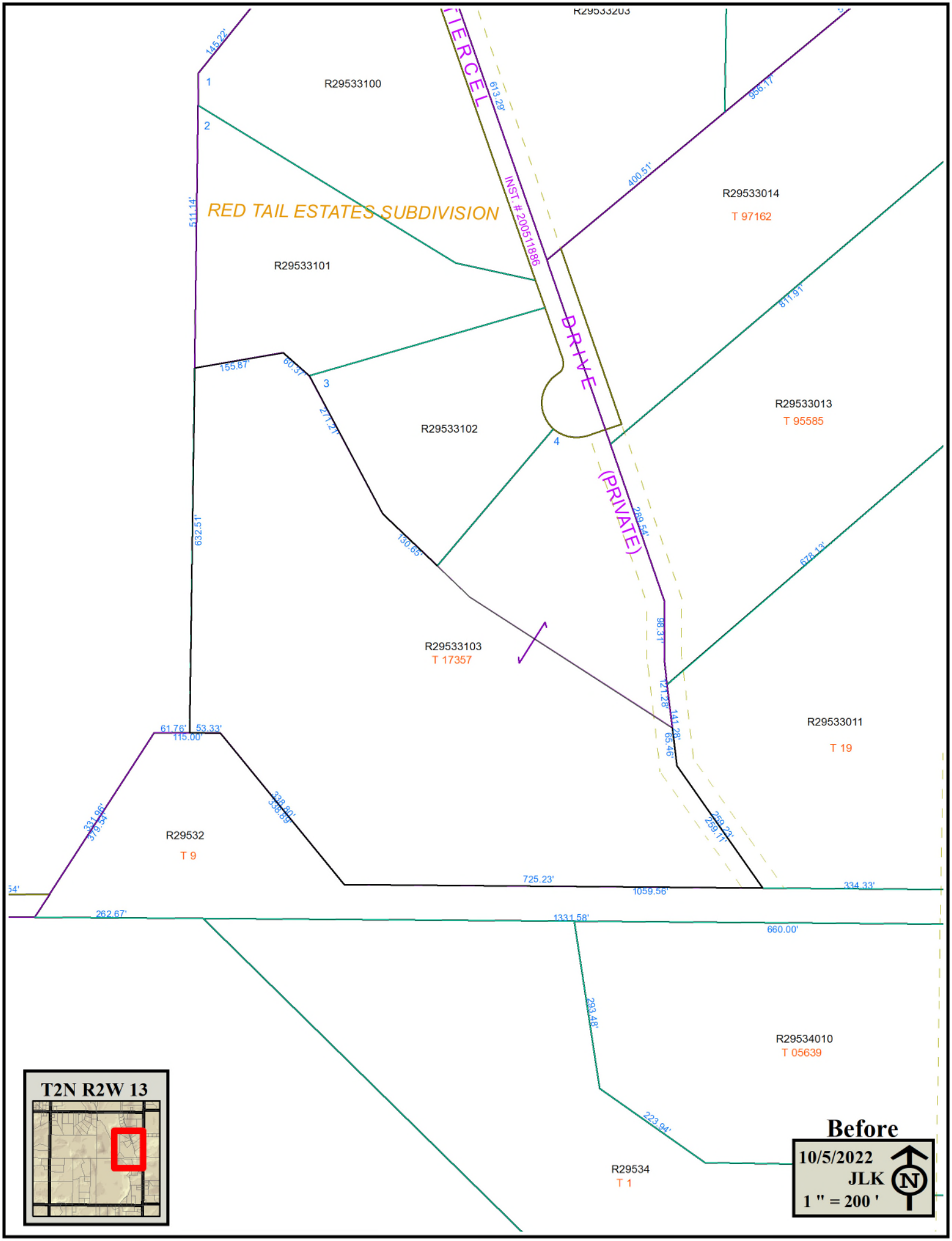
Thence S89°38'19"W, 725.23 feet along the southerly boundary of said Lot 6;
Thence N40°10'12"W, 338.80 feet along the boundary of said Lot 6;
Thence S89°38'30"W, 53.33 feet along the boundary of said Lot 6;
Thence N00°00'50"W, 632.51 feet to a corner of said Lot 6;
Thence N79°24'51"E, 155.87 feet along 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.***

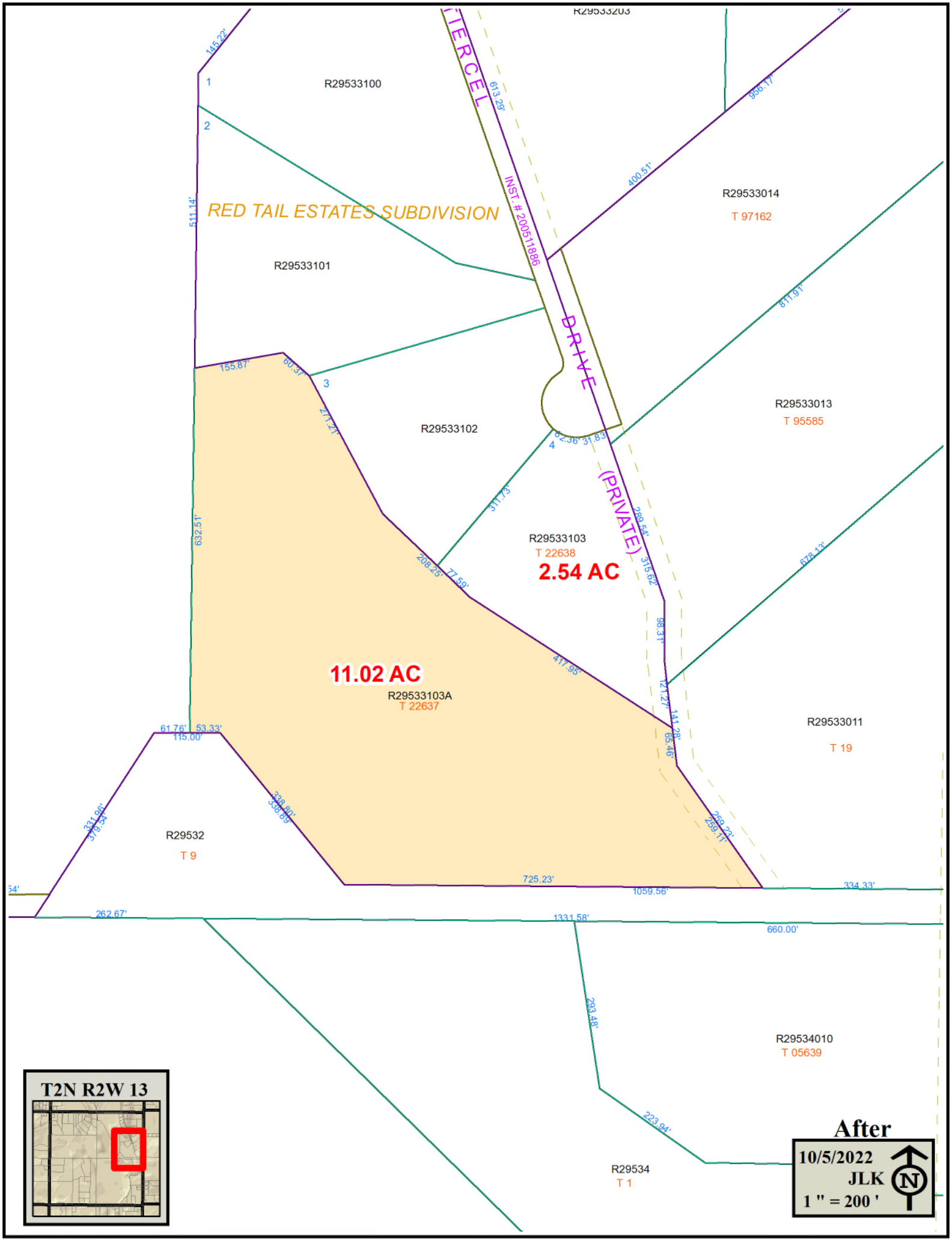
Comprising 11.02 acres, more or less.

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.




R29533203
R29533100
R29533101
R29533102
R29533103
T 17357
R29533014
T 97162
R29533013
T 95585
R29533011
T 19
R29532
T 9
R29534010
T 05639
R29534
T 1
RED TAIL ESTATES SUBDIVISION
PIERCEL DRIVE (PRIVATE)
INST. # 200511886
145.22'
511.14'
155.87'
60.37'
211.21'
150.65'
632.51'
613.29'
956.17'
400.51'
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1331.58'
660.00'
293.48'
223.94'
T2N R2W 13
Before
10/5/2022
JLK
1 " = 200 '
N


R29533203
R29533100
R29533101
R29533102
R29533103
T 22638
2.54 AC
R29533103A
T 22637
11.02 AC
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293.48'
223.94'
T2N R2W 13
After
10/5/2022
JLK
1 " = 200 '
N

R29533103--New tax # 22638

ACCOMMODATION

2022-045643
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

Craig P. Brown and Nicole A. Brown, Husband and Wife

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

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 Nicole A. Brown & Craig P. 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

KAREY BULL
COMMISSION #20191844
NOTARY PUBLIC
STATE OF IDAHO

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 4 of Block 1 of Red Tail Estates Subdivision, as recorded in Book 33 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 westerly corner of said Lot 4, which is the ***Point of Beginning:***

Thence N39°34'37"E, 311.73 feet along the northwesterly boundary of said Lot 4 to the southwesterly right-of-way of Tiercel Drive as described in Instrument Number 200511886, records of Canyon County, Idaho;

Thence 62.36 feet along the southwesterly right-of-way of Tiercel Drive, along a non-tangent curve deflecting to the left, with a radius of 60.00 feet, a central angle of 59°33'15", a long chord of 59.60 feet and a chord bearing of S80°03'35"E;

Thence N70°09'23"E, 31.83 feet to the northeasterly boundary of said Lot 4;

Thence S19°51'04"E, 315.62 feet along the northeasterly boundary of said Lot 4;

Thence S00°12'48"E, 98.31 feet along the northeasterly boundary of said Lot 4;

Thence S07°43'56"E, 121.27 feet along the northeasterly boundary of said Lot 4;

Thence N57°57'55"W, 417.95 feet along the southwesterly boundary of said Lot 4;

Thence N47°03'27"W, 77.59 feet along the southwesterly boundary of said Lot 4 to the ***Point of Beginning.***

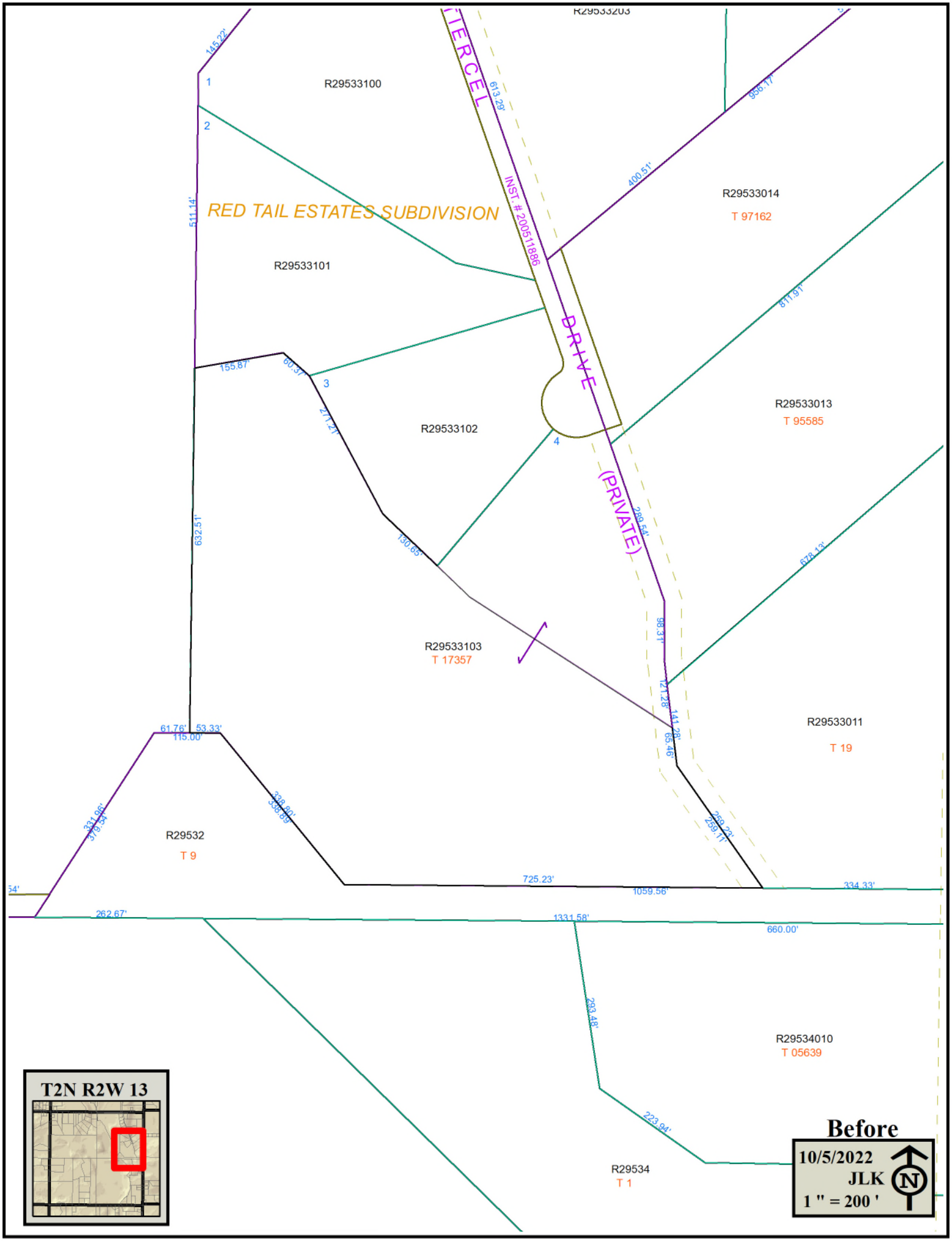


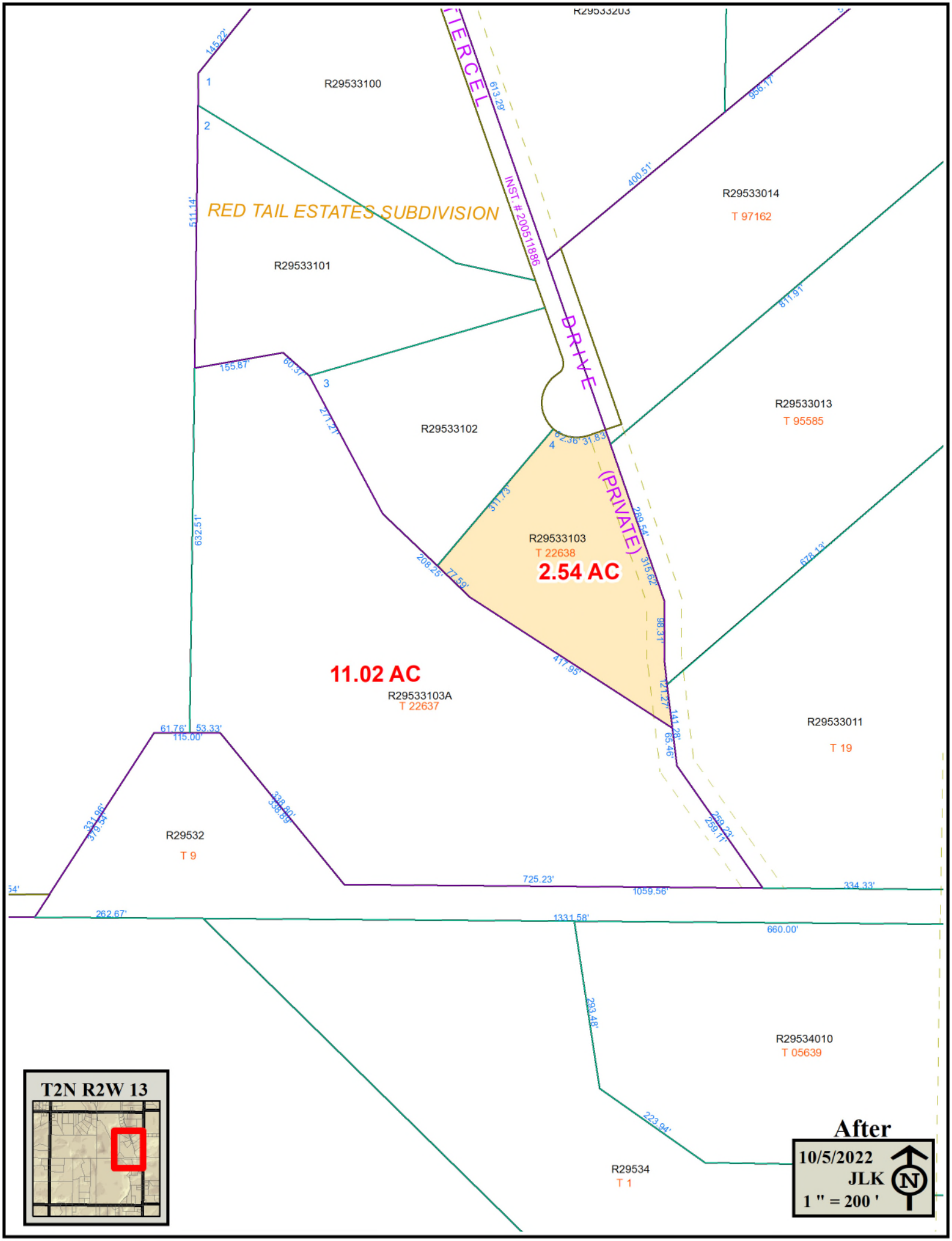
Comprising 2.62 acres, more or less.

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


R29533203
R29533100
R29533101
R29533102
R29533103
T 17357
R29533014
T 97162
R29533013
T 95585
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T2N R2W 13
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223.94'
T2N R2W 13
After
10/5/2022
JLK
1 " = 200 '
N

Michelle Barron

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Friday, October 11, 2024 1:28 PM
To: Dan Lister
Subject: [External] RE: Initial Agency Notice RZ2023-0004 Brown

Hi Dan. The property at 9571 Tiercel Dr. is in the Nampa Area of Impact. Per the Future Land Use Map of the Comprehensive Plan, the future land use designation is Residential Mixed Use. The density for this designation is 2.5 – 8 Dwelling units per acre. Future development of the parcel will be evaluated by Nampa utilizing this density as a criteria for recommendations to Canyon County.

Thanks - Doug

Doug Critchfield, Principal Planner, ASLA
O: 208.468.5406, F: 208.468.5439
500 12th Ave. S., Nampa, ID 83651
Planning and Zoning - Like us on Facebook
Citizen's Guide to Planning – Learn More About Planning!

NAMPAReady

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, October 9, 2024 4:27 PM
To: Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; Ron Johnson <johnsonrl@nampafire.org>; 'linanj@nampafire.org' <linanj@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'Eddy Thiel' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'Richard Sims' <middletown.rich@gmail.com>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>
Subject: Initial Agency Notice RZ2023-0004 Brown

NAMPA FIRE 1891 DIST

EXCELLENCE
SERVICE
STRENGTH IN UNITY

ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: November 5, 2024

TO: Canyon County Development Services Department

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Craig Kulchak, RCK Consultants

OWNER: Craig & Nicole Brown

PROJECT ADDRESS: 9571 Tiercel Dr., Nampa, ID 83687. Parcel: R29533103A

RE: RZ2023-004 & OR2023-003

This application is to change the zoning for a 5 lot subdivision to Residential and to apply a conditional use rezone.

The Nampa Fire Department does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

Fire hydrants are not available near this subdivision. The application states fire suppression water supply will be provided by fire sprinklers. Nampa Fire District does accept residential fire sprinklers in leu of fire flow via fire hydrants in this subdivision as long as they are installed in all 5 new homes.

Fire Access Comments:

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (D107.1)

ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5) See exhibit for acceptable designs and dimensions.

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

Fire apparatus access roads exceeding 500 feet in length shall have an unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. No Parking signs shall be installed throughout cul-de-sacs, turnarounds and at gates or bollards controlling emergency access. No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

General Conditions

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

NAMPA FIRE 1891 DIST
EXCELLENCE
SERVICE
STRENGTH IN UNITY

ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 4.7 miles from Nampa Fire Station 2 with an approximate response time of 9 minutes. The proposed installation of residential fire sprinklers does offset the extended response time to fire incidents.

"No Parking" Signs

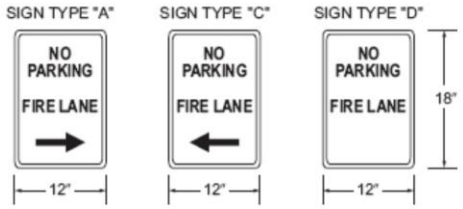
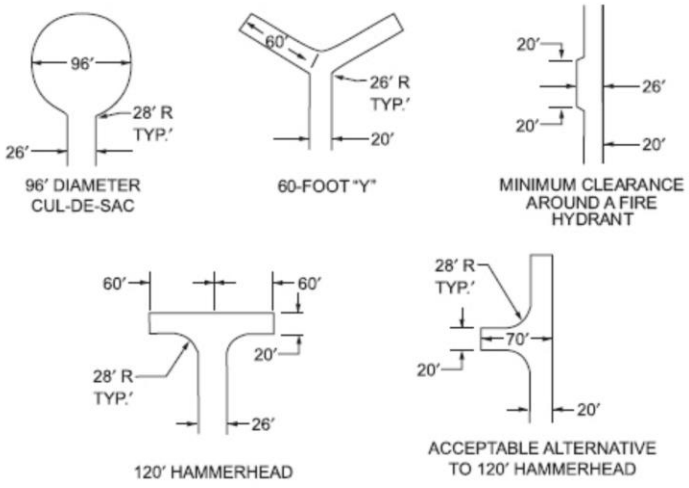


FIGURE D103.6 FIRE LANE SIGNS

Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Michelle Barron

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Thursday, October 10, 2024 7:33 AM
To: Dan Lister
Subject: [External] FW: Initial Agency Notice RZ2023-0004 Brown
Attachments: Packet_RZ23-04 Brown.pdf; 20241010 RZ2023-0004 Craig & Nicole Brown.pdf

Good Morning Dan,

Here are our comments for the subject property.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, October 9, 2024 4:27 PM
To: 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'badgerd@cityofnampa.us' <badgerd@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'linanj@nampafire.org' <linanj@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'Richard Sims' <middletown.rich@gmail.com>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>
Subject: Initial Agency Notice RZ2023-0004 Brown

NAMPA HIGHWAY DISTRICT NO. 1

October 10, 2024

To: Dan Lister
Canyon County Development Services

From: Eddy Thiel
Right-of-way Tech

Re; RZ2023-0004, Craig & Nicole Brown Rezone.

I have reviewed the request from Craig Kulchak, representing Craig & Nicole Brown for rezone of Approx. 11 acres from Agricultural to Residential with a date of Notification of 10-10-24 received on 10-10-24.

Comments are based upon information provided to the Highway District by Canyon County Development Services and from the Patron. Nampa Highway District #1 has no objection to the rezone subject to the following information:

1. The Subject property takes access from E. Lewis Ln.
2. NHD#1 Functional Classification of Lewis Ln is Rural Minor Arterial.
3. Nampa Highway District #1 has no objection to the rezone of the subject property subject to any future land division/subdivision plat be submitted to the Highway District for a formal review.

All comments above are based on the ACCHD Standards Manual and Nampa Highway District #1 Supplementals.

Nampa Highway District #1 reserves the right to provide amended comments/conditions of approval subject to the formal review by the Highway District, and/or revisions to the ACCHD Standards Manual or NHD#1 Supplementals.

4507 12th Avenue Road, Nampa, ID 83686 Phone (208) 467-6576 Fax (208) 467-9916

Dan Lister

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Thursday, October 10, 2024 6:04 AM
To: Dan Lister
Cc: Amber Lewter
Subject: [External] RE: Initial Agency Notice OR2023-0003 Brown

After careful review of the transmittal submitted to ITD on October 9, 2024, regarding OR2023-0003 Brown, the Department has no comments or concerns to make at this time.

Thank you,

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, October 9, 2024 4:12 PM
To: 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'badgerd@cityofnampa.us' <badgerd@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'linanj@nampafire.org' <linanj@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'Eddy Thiel' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'Richard Sims' <middletown.rich@gmail.com>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>
Subject: Initial Agency Notice OR2023-0003 Brown

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dan Lister

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, October 11, 2024 8:28 AM
To: Dan Lister
Subject: [External] RE: Initial Agency Notice RZ2023-0004 Brown

Hi Dan,

Request for comments:

1.) Will a Nutrient Pathogen Study be required? **Yes, a Nutrient Pathogen Study is required for this project.**
2.) Will adequate sanitary systems be provided to accommodate the use? **Proposed septic systems and site suitability have not been determined for this project.**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city. **No, not at this time.**

A pre-development meeting was held on 05/15/2023 with the developer and engineer.

Let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

Check out our new online self-service portal here! PORTAL

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, October 9, 2024 4:27 PM
To: 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'badgerd@cityofnampa.us' <badgerd@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'linanj@nampafire.org' <linanj@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'Eddy Thiel' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>;

Dan

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092
NAMPA, IDAHO 83651-4395
nmid.org
OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

October 21, 2024

OCT 28 2024
RECEIVED

Canyon County Development Services
111 N 11th Ave. Suite 310
Caldwell, ID 83605

RE: OR2023-0003/ 9621 Tiercel Dr

To Whom It May Concern:

Providing all storm drainage is retained on-site there will be no impact to Nampa & Meridian Irrigation District (NMID). Therefore, no further review will be required at this time.

If any surface drainage leaves the site, NMID requires a filed Land Use Change Application for review prior to final platting.

All private laterals and waste ways must be protected. It is recommended that irrigation water be available to all developments within NMID. Developers must comply with Idaho Code 31-3805.

Please call with any further questions at (208) 466-0663.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ eol

Cc:
Office/ File



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

Michelle Barron

From: Richard Sims [redacted]
Sent: Thursday, October 10, 2024 8:52 AM
To: Dan Lister
Subject: [External] zoning request response

Good Morning,
The Canyon County Soil Conservation District has no comments for:
RZ2023-0003
OR2023-0001&CR2023-0004
OR2023-0003
RZ2023-0004

Thank you for request.

Richard Sims
Associate Supervisor

Growing Together LLC
301 Warehouse St.
Caldwell, ID 83605

Canyon County Planning and Zoning Commission
Canyon County Development Services
111 N 11th Ave, Suite 203
Caldwell, ID 83686

Subject: Opposition letter to be placed in the file for Craig Brown Application for Comprehensive Plan Map Change and Subdivision (Case Number: OR2023-0003, RZ2023-0004)

On behalf of Growing Together LLC and the GT Advisory Board, I am writing to express our opposition to the application submitted by Craig Brown for a comprehensive plan map change to Rural Residential (RR) and the proposed subdivision of 11 acres into five lots. While the applicant has proposed measures such as individual domestic wells, individual septic systems, piped irrigation, stormwater swales, sprinkler fire suppression, and the absence of urban improvements like curbs, gutters, sidewalks, or streetlights, these do not adequately address the significant concerns surrounding this application to develop land into a rural subdivision with a higher density than currently exists within the area.

NOTE: The property is part of a larger acreage that was intended to have one residence and to remain irrigated (In Agriculture production). It appears that the parcel was split off from the balance via a deed rather than through an approved process.

1. Consistency with the Comprehensive Plan

CCZO Section 07-06-03(1)(A) requires the proposed growth to generally conform with the Comprehensive Plan, which this application fails to do by increasing density in a rural area. The proposed change to RR conflicts with the area's Agricultural designation under the current Comprehensive Plan that show the property directly south as having an intensive agriculture overlay. These designations reflect a deliberate intent to preserve the rural character and prevent piecemeal high-density development. Their argument is to return the Comp Plan designation back to the original designation of Redtail Estates, however the plat indicates it is Ag for Redtail Est and No 2. The larger parcels approved in Redtail Est No.1 and Redtail Est No. 2 that clustered the smaller lots to the north along the road and preserved the larger area that is a buffer between the residential in the area and the Intensive Ag overlay to the south. This proposed application would intensify the residential up to the overlay rather than the existing buffer. The parcel directly to the west was rezoned to RR as part of RZ2019-0014, however it is still a 41 acre parcel at this time.

2. Compatibility with Surrounding Land Uses

The application is inconsistent with Section 07-06-03(1)(C), which mandates that proposed amendments must be compatible with surrounding land uses. The parcel in question was part of Redtail Estates No. 1and 2and was then split off through a deed, rather than any application and approval process. They are now applying to further divide this unrecognized division. The neighboring properties surrounding the subdivision consist predominantly of larger lots and active agricultural operations. Approving this change would set a harmful precedent for other property owners to develop rural subdivisions in this predominantly agricultural area. Allowing a subdivision risks altering the rural/agricultural integrity of the neighborhood and creates pressure for similar applications, which could disrupt the cohesive land use patterns of the neighborhood.

3. Land Use Suitability

Section 07-06-05(1)(E) emphasizes the importance of adequate infrastructure to support rezoning. The proposal's reliance on individual septic systems raises concerns due to the area's shallow lava rock and poor drainage. Such conditions increase the likelihood of system failure, threatening groundwater quality and neighboring wells. While the applicant plans stormwater swales, these measures may not adequately mitigate runoff and potential contamination in a landscape with limited natural filtration.

NOTE: Drilling concerns due to lava rock. Homeowners in previous hearings stated concerns of: septic systems on the property, citing shallow lava rock that makes it challenging to create functional septic drain fields.

4. Adequacy of Public Infrastructure

The local road network is inadequate to support the proposed development, as per Section 07-06-05(1)(G). Roads in the vicinity, particularly those leading to the property, are outdated and unsafe for increased traffic. The absence of curbs, gutters, sidewalks, and streetlights underscores the lack of adequate infrastructure to support the proposed development. While piped irrigation and sprinkler fire suppression are positive steps, they do not offset the strain on already limited road infrastructure or emergency services. Without necessary improvements, the development risks becoming a burden on the county. It would be more appropriate to defer development until the City of Nampa annexes the property, as it lies within the city's area of impact. Annexation would ensure the provision of urban infrastructure such as public water, sewer, and improved roadways.

5. Traffic and Road Network Impact

The proposed subdivision will increase traffic on a private subdivision road. It's unknown if this road is built to private road standards for the additional homes being added to the subdivision. Or if the private road has been properly maintained. In addition the public

roads, that the private road Tiercel Drive leads to, that the future homeowners will access are narrow, rural roads that are ill-equipped to handle additional vehicular loads; especially when considering the cumulative impact of Red Tail Estates subdivision to the west of the subject property. The lack of urban road improvements, combined with increased usage, exacerbates safety concerns for existing and future residents. This fails to meet the requirements for mitigating traffic impacts as outlined in Section 07-06-05(1)(G).

6. Access to Property

The applicant has proposed access off of the existing subdivision private road, Tiercell Rd. It is unclear if legal access to the property exists beyond the access for one residence (Lot 5 on Red Tail Estates No.1) Section 07-06-05(1)(F) requires that adequate access be ensured at the time of development as well as road users maint agreement.

7. Public Services Impact

Section 07-06-05(1)(H) highlights the need to evaluate the impact on essential public services. The applicant's reliance on sprinkler fire suppression does not resolve broader concerns about emergency service limitations. Fire and EMS response times in this area already exceed acceptable standards, and the proposed measures do not address the absence of a nearby fire station. Additionally, law enforcement resources are stretched thin, leaving residents vulnerable during critical emergencies. Deferring development until annexation by the City of Nampa would also provide improved public safety services, including better access to fire, police, and EMS resources.

8. Mitigation Measures

While the applicant's proposed mitigation measures, such as stormwater swales and sprinkler systems, are commendable, they fall short of addressing the cumulative impacts of the development. The lack of urban infrastructure and reliance on individual systems amplify risks to water quality, safety, and public services. Larger lot sizes and adherence to the Agricultural FLUM designation would better align with the area's rural character and infrastructure limitations until such time as the City of Nampa grows out to this area with city services.

Conclusion

The Craig Brown application for a comprehensive plan map change and zoning amendment do not meet the standards required under the Comprehensive Plan or Zoning Ordinance.

The reliance on individual systems and minimal infrastructure improvements highlights the unsuitability of this proposal for the area. Furthermore, given that the property lies within the City of Nampa's area of impact, it is prudent to wait for annexation to ensure appropriate infrastructure and services are in place. Approving this application prematurely would negatively impact the community's rural character, public services, and environmental sustainability.

We respectfully urge the commission to deny this application and prioritize responsible planning that aligns with the county's long-term vision. Thank you for your consideration.

Sincerely,

George Crookham
for the Growing Together Advisory Board

Growing Together (GT) LLC

Mission Statement: *To improve citizens knowledge of local land use planning and to support good economic land use decisions.*

Scanned with CamScanner

Karla Nelson

From: Michelle Barron
Sent: Monday, March 23, 2026 3:12 PM
To: craig kulchak
Subject: RE: [External] Re: OR2023-0003 and RZ2023-0004 Brown

Craig,

You can send over the documentation if you wish. A building permit to move the house on was issued March 16, 2022 as a secondary dwelling. The lot split through the Assessor's office was done on October 4, 2022. When the Building Permit was issued, it was a legal parcel. It no longer is, and neither is parcel R29533103. The easiest way to fix this is to include it in the application that you are currently working on. If it is not included, the other parcel that the Brown's created without going through process and sold (Parcel R29533103), would not be issued any building permits. I apologize if the research wasn't done previously and noted. I know when you first came in for a Pre-application meeting in February 2023, I attended with Samantha Hammond. We recommend a Parcel Inquiry be done at that time, but it didn't happen, or else this would have been discovered then.

I am on do not disturb today because I have meetings and I am under deadline, but if you would like to come by tomorrow, I have some time around 11:00am or in the afternoon around 3:30pm. Just let me know, or alternatively, I could call you tomorrow.

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: craig kulchak <[redacted]>
Sent: Thursday, March 19, 2026 6:57 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: [External] Re: OR2023-0003 and RZ2023-0004 Brown

Michelle,
The separate tax I d was done from the beginning of this conception project. Under canyon counties direction(I have the backup emails) the two parcels should never have been combined in the first place (canyon cotton county' words, not mine . This is what happens when there are multiple planners involved(at my last count six) and the transfer of information is lost through the tree years on trying to get a planned to commit. Thank god you came along! 🟠 I would be more than happy to show you the back up we have and if in fact this was not on the up and up, how did Craig and Nicole brown get a building permit from canyon county? Let me know when we can meet to discuss this further, if need be.

Kindest regards,

Craig kulchak

On Thu, Mar 19, 2026 at 8:39 AM Michelle Barron <Michelle.Barron@canyoncounty.id.gov> wrote:

> Craig,
>
> I recall having a conversation with you over the phone regarding the other parcel being included in this application, but I don't see that it has been added with the updated letter of intent. The original Red Tail Estates subdivision created Lot 4, 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. Please amend your application to include Tax 22638 in Lot 4, Block 1 of Red Tail Estates (parcel R29533103). You will need to get the consent of the current landowner for that parcel, which can be a signed master application page, or a letter signed by the owner of record. I need this completed as soon as possible so that I may proceed with scheduling a public hearing before the Planning and Zoning Commission.
>
> 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

Karla Nelson

From: Michelle Barron
Sent: Thursday, May 7, 2026 2:03 PM
To: craig kulchak
Subject: RE: [External] Agreement letter for Red Clouds Subdivision

Craig,

They will have to be a part of the subdivision. It won't change anything like their address or anything, just their legal description. If you would like them to contact me so that I can explain why they need to be a part of the application, I can do that.

You can certainly exclude them from the CC&R's and other requirements, other than the water users agreement.

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: craig kulchak [redacted]>
Sent: Thursday, May 7, 2026 10:42 AM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: [External] Agreement letter for Red Clouds Subdivision

Michelle,
Please check this out and give me your thoughts.

Kind regards,

Craig Kulchak

Karla Nelson

From: craig kulchak <[redacted]
Sent: Wednesday, May 20, 2026 4:13 PM
To: Michelle Barron
Subject: [External] Participation Letter and Master Sheet for Mosler
Attachments: Mosler MAster sheet.jpeg; Mosler Participation Letter Page 1.jpeg; Mosler Participation Letter Page 2.jpeg

Michellle,
Here are the signed Master Sheet and the Participation Letter from the Moslers. Please let me know what else you may need from me.

KInd regards,

Craig Kulchak

Karla Nelson

From: Karla Nelson
Sent: Monday, July 13, 2026 12:03 PM
To: craig kulchak
Subject: RE: [External] Participation Letter and Master Sheet for Mosler
Attachments: Agency Acknowledgment.pdf

Hi Craig,
Michelle has moved on to a new position within the private sector, and I have been reassigned your rezone and comprehensive plan map amendment.

I wanted to confirm that your applicants want to stay the course with a straight rezone without conditions? Know that often the Board likes to add conditions such as restrictions on secondary dwellings, and with a straight rezone, they will be unable to add those restrictions and may end up denying the application as a result. The decision is up to your clients, but I want to make sure you understand the risk.

Secondly, I see that the property owners of R29533103 signed the rezone application. I will also need them to sign the master application for the comprehensive plan map amendment. Can you please get that signature and send it back to me? I've attached a comprehensive plan master application sheet.

Thank you,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: craig kulchak <[redacted]
Sent: Wednesday, May 20, 2026 4:13 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: [External] Participation Letter and Master Sheet for Mosler

Michellle,
Here are the signed Master Sheet and the Participation Letter from the Moslers. Please let me know what else you may need from me.

KInd regards,

Karla Nelson

From: Karla Nelson
Sent: Wednesday, July 29, 2026 1:21 PM
To: craig kulchak
Subject: RE: [External] Signed Master for Comp Plan Amendment
Attachments: Credit-Card-Authorization_DSD.pdf

Craig,
Thank you for sending over the Comp Plan master application for the Mosler's. The final piece I think I still need is confirmation that you want a conditional rezone, and if so, the $500 fee for the Development Agreement will need to be paid. I've attached the credit card authorization. You would reference RZ2023-0004, and with that additional fee, we can add on a Development Agreement.

Thank you,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: craig kulchak <[redacted]
Sent: Wednesday, July 29, 2026 1:04 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: [External] Signed Master for Comp Plan Amendment

Karla,
The Moslers are part of the Comp Plan Amendment for Red Cloud Subdivision. Attached is their signed Form. Let me know if you need anything more.

Kind regards,

Craig Kulchak

Karla Nelson

From: Karla Nelson
Sent: Tuesday, August 4, 2026 1:21 PM
To: craig kulchak
Subject: RE: [External] Comp plan amendment for Moslers
Attachments: Credit-Card-Authorization_DSD.pdf

Hi Craig,
Thank you for confirming the conditional rezone. Please have the applicants fill out the attached credit card authorization for $500 (that is the cost of adding on the Development Agreement). And ensure that the credit card authorization references RZ2023-0004. Once payment is received, I think we will have everything we need.

All the best,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: craig kulchak [redacted]
Sent: Tuesday, August 4, 2026 1:18 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: [External] Comp plan amendment for Moslers

Karla,

here is the signed comp plan master form for red clouds sub.
We will be seeking conditional rezone.

Kind regards,

Craig kulchak .

Karla Nelson

From: Karla Nelson
Sent: Wednesday, August 12, 2026 8:10 AM
To: craig kulchak
Subject: RE: [External] Fwd: credit card form - comp plan amendment

Thanks, Craig. This $500 is actually for the Development Agreement associated with the conditional rezone. I'll just cross out where she wrote comp plan amendment and will include the Development Agreement with the associated case number RZ2023-0004.

Thanks,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: craig kulchak <[redacted]>
Sent: Wednesday, August 12, 2026 7:50 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: [External] Fwd: credit card form - comp plan amendment

Here is the payment application from Nicole Brown.
Is there anything more she needs
To do?

Regards,

Craig kulchak

---------- Forwarded message ---------
From: **Nicole Brown** <[redacted]>
Date: Wed, Jul 29, 2026 at 3:18 PM
Subject: credit card form - comp plan amendment
To: zoninginfo@canyoncounty.id.gov <zoninginfo@canyoncounty.id.gov>, craig kulchak

Karla Nelson

From: craig kulchak <[redacted]
Sent: Friday, September 25, 2026 12:01 PM
To: Karla Nelson
Subject: Re: [External] Red Cloud LLC

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Karla. We're okay with out the ADU, but I want to stick with the current configuration of the project. If the subject comes up I'll address it in the hearing.

Kind regards,

Craig kulchak

On Tue, Sep 15, 2026 at 12:12 PM Karla Nelson <Karla.Nelson@canyoncounty.id.gov> wrote:

> Nicole and Craig,
>
> Frequently, the Board and Planning and Zoning Commission have concerns about secondary residences. Our code does not have many standards for secondary residences, and therefore they are frequently viewed as doubling the density. Would you be amenable to a condition of approval that prohibits secondary residences? If not, know that the request might come up, and it is possible (as has occurred in other hearings) that they will be unwilling to approve without the condition being added to the Development Agreement.
>
> Another potential condition of approval would be to further limit lot sizes to match adjacent parcels in Red Tail Estates to 2.5 acres. Would you be amenable to a condition of approval that limits lot sizes to an average minimum of 2.5 acres or some other amount greater than the 2-acre minimum of the RR zone? If not, know that this could come up.
>
> Thanks,
>
> **Karla Nelson, AICP**

Website: www.canyoncounty.id.gov

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Nicole Brown <[redacted]
Sent: Tuesday, September 8, 2026 4:06 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>; Craig Kulchak [redacted]>
Subject: [External] Red Cloud LLC

Dear Karla,

Please see the attached information regarding our LLC.

Sincerely

Nicole Brown

Sent from my iPhone

UNOFFICIAL COPY

TitleOne
a title & escrow co.

Order Number: 23490961

2023-040587
RECORDED
12/22/2023 10:47 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 AVEGA $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Warranty Deed

For value received,

Craig P. Brown and Nicole A. Brown, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Jimmie D. Mosler and Deanna L. Mosler, husband and wife

whose current address is 9621 Tiercel Dr Nampa, ID 83686

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

UNOFFICIAL COPY

Dated: December 20, 2023

Craig P. Brown

Nicole A. Brown

State of Idaho, County of Ada, ss.

On this 22nd day of December in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Craig P. Brown and 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.

Notary Public
Residing In: Star, ID
My Commission Expires: 01-20-2027
(seal)

MELISSA JOHNSON
COMMISSION #21532
NOTARY PUBLIC
STATE OF IDAHO

UNOFFICIAL COPY

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

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 4 of Block 1 of Red Tail Estates Subdivision, as recorded in Book 33 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 westerly corner of said Lot 4, which is the Point of Beginning:

Thence N 39°34'37" E, 311.73 feet along the Northwesterly boundary of said Lot 4 to the Southwesterly right-of-way of Tiercel Drive as described in Instrument Number 200511886, records of Canyon County, Idaho;
Thence 62.36 feet along the Southwesterly right-of-way of Tiercel Drive, along a non-tangent curve deflecting to the left, with a radius of 60.00 feet, a central angle of 59°33'15", a long chord of 59.60 feet and a chord bearing of S 80°03'35" E;
Thence N 70°09'23" E, 31.83 feet to the Northeasterly boundary of said Lot 4;
Thence S 19°51'04" E, 315.62 feet along the Northeasterly boundary of said Lot 4;
Thence S 00°12'48" E, 98.31 feet along the Northeasterly boundary of said Lot 4;
Thence S 07°43'56" E, 121.27 feet along the Northeasterly boundary of said Lot 4;
Thence N 57°57'55" W 417.95 feet along the Southwesterly boundary of said Lot 4;
Thence N 47°03'27" W, 77.59 feet along the Southwesterly boundary of said Lot 4 to the Point of Beginning.

UNOFFICIAL COPY

UNOFFICIAL COPY

23490961

Disclaimer of Maintenance Responsibility for Certain Portion of Tiercel Drive

Big Mallard, L.L.C., as the owner of that certain real property located in Canyon County, Idaho, addressed as 9571 Tiercel Drive and identified by the Canyon County Assessor as Parcel ID 29533103A0 ("Mallard Parcel"), hereby disclaims and warrants to the buyers of that certain real property located in Canyon County, Idaho, addressed as 9621 Tiercel Drive and identified by the Canyon County Assessor as Parcel ID 29533103 0 ("Buyers' Parcel"), and to the heirs and assigns of such buyers, that the owner of Buyers' Parcel is not responsible for participation or cost-sharing in the maintenance of that portion of Tiercel Drive located on Buyer's Parcel, which portion is generally depicted in the aerial image attached as Exhibit 1 and incorporated herein by this reference.

Participation and cost-sharing in the maintenance of that portion of Tiercel Drive located on Buyer's Parcel, which portion is generally depicted in the aerial image attached as Exhibit 1 and incorporated herein by this reference, is and shall be limited to the owners of any portion of the Mallard Parcel.

Notwithstanding the foregoing, the owner of Buyer's Parcel may not restrict access over and across that portion of Tiercel Drive located on Buyer's Parcel, which portion is generally depicted in the above image.

In the event Big Mallard, L.L.C., further develops and/or subdivides the Mallard Parcel, then Big Mallard, L.L.C., will record a Road Maintenance Agreement requiring the owners of any portion of the Mallard Parcel only, and not the owners of the Buyers' Parcel, to participate in maintenance and the sharing of costs therefor.

DATED this 21st day of December, 2023.

BIG MALLARD, L.L.C.,
an Idaho limited liability company,

By: _____
Craig P. Brown
Its: Member

By: _____
Nicole A. Brown
Its: Member

STATE OF Id)
) *ss.*
County of Ada)

This record was acknowledged before me on 12-22-23 [*insert date*], by **Craig P. Brown** and **Nicole A. Brown**, each as a **Member** of **Big Mallard, L.L.C.**, an Idaho limited liability company.

MELISSA JOHNSON
COMMISSION #21532
NOTARY PUBLIC
STATE OF IDAHO

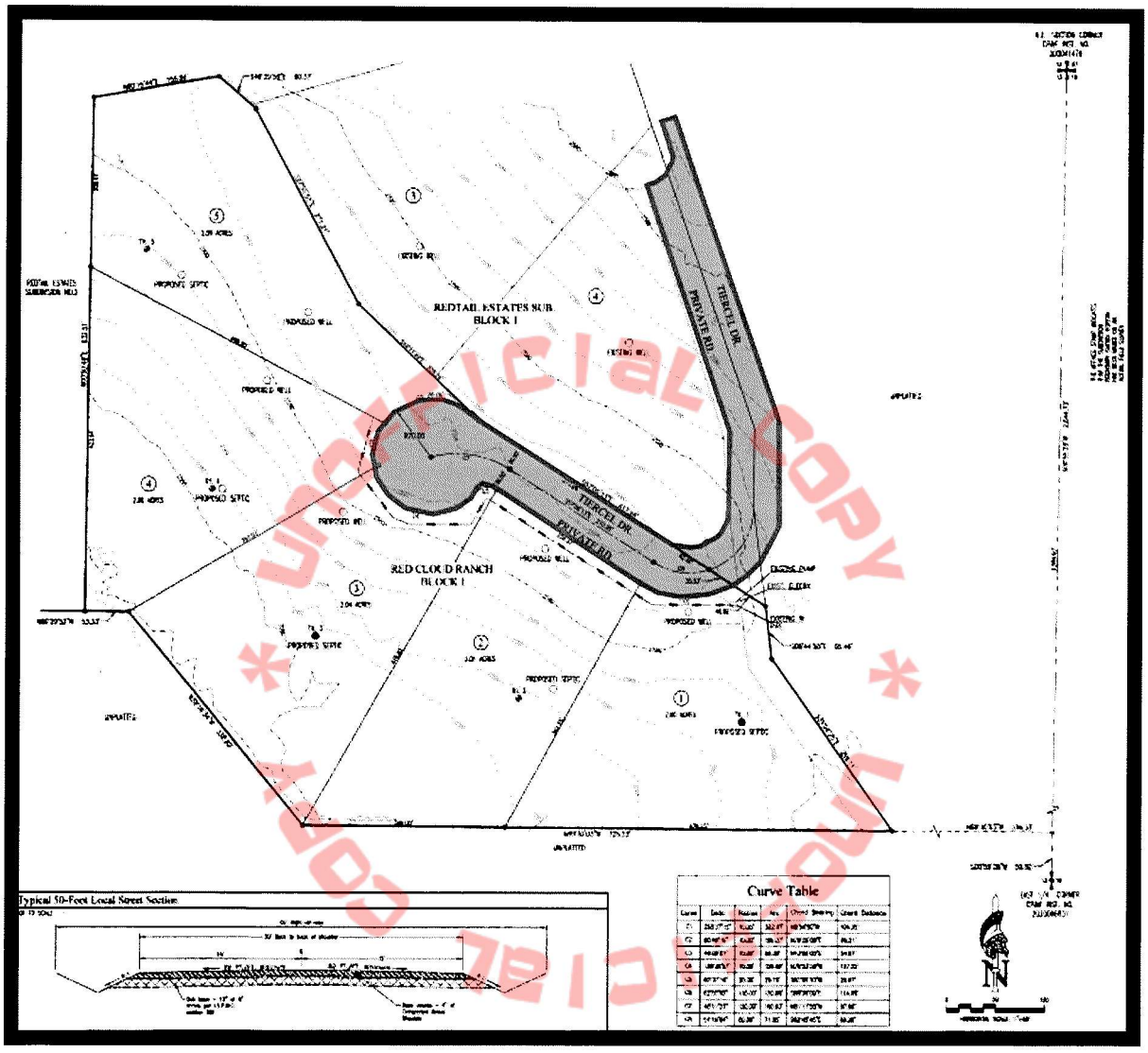
_____
Signature of Notary Public
My commission expires: 01-20-2027

2023-040589
RECORDED
12/22/2023 10:47 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 AVEGA $13.00
TYPE: AGR
TITLEONE BOISE
ELECTRONICALLY RECORDED

UNOFFICIAL COPY

UNOFFICIAL COPY

EXHIBIT 1



Disclaimer of Maintenance Responsibility for Certain Portion of Tiercel Drive - 2

UNOFFICIAL COPY

COMPREHENSIVE PLAN AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Jimmie & Deanna Mosier	
	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: Jimmie A. Mosier Deanna Mosier Date: 07-27-2026

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Craig Kalchak	
	COMPANY NAME: RCK Consultants	
	MAILING ADDRESS: 4839 N. Mountain View Dr. Boise, ID 83704	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 9621 Tiercel Drive Nampa, ID 83686	
	PARCEL NUMBER: R29533103	
	PARCEL SIZE: 2.54 Acres	
	CURRENT COMPREHENSIVE PLAN DESIGNATION: Agriculture	
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: Rural residential	
	FLOOD ZONE (YES/NO): NO	ZONING DISTRICT: AG

Check the applicable application type:

☐ Comprehensive Plan **Map** Amendment (change the future land use designation)

☐ Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

FOR DSD STAFF COMPLETION ONLY:

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

COMPREHENSIVE PLAN AMENDMENT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Craig and Nicole Brown	
	MAILING ADDRESS: 9621 Tierce Drive, Nampa, Id 83686	
	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: Craig P. Brown / Nicole A Brown *Date:* 4/17/23 / 4/17/23

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Craig Kulchak	
	COMPANY NAME: RCK Consultants	
	MAILING ADDRESS: 4839 Mountain View Drive	
	PH: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 9621 Tierce Drive Nampa, ID	
	PARCEL NUMBER: R29533103A	
	PARCEL SIZE: 11 acres	
	CURRENT COMPREHENSIVE PLAN DESIGNATION: AG	
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: Res	
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT:

Check the applicable application type:

- ☑ Comprehensive Plan **Map** Amendment (change the future land use designation)
- ☐ Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CR2023-0003	DATE RECEIVED:	6/29/2023
RECEIVED BY:	Ivan K	APPLICATION FEE: $2800	(CK) MO CC CASH

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/21/23