

1987 NAPP



2003 NAPP
#63-16547

← This portion was removed since it is covered by #63-16551.



2003 NAPP
#63-16547



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Property Details for Parcel R7334170175

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General Information

Property Acres: 0.860
Zone Code: C-2
Primary Code Area: 06 Tax Districts
Group Type: SUB
Subdivision: RANDALL ACRES SUB NO 06
Section: 4N2E31

Property Description

LOT 9 OUT OF FLOOD DIST
 BLK C
 RANDALL ACRES SUB #6

**Property Address**

E 52ND ST
 BOISE, ID 00000

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Assessor Links

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Parcel Valuation Details

Assessment Roll	State Category Code	Acreage	Assessed Value	Valuation Method
Primary	21- FROM LOT OR TRACT	0.860	\$103,000	MARKET

Total Assessed Value: \$103,000

Parcel Valuation History

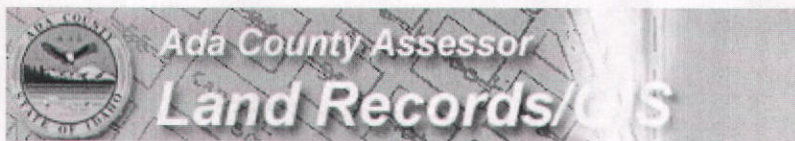
Assessed value for year 2004	\$103,000
Assessed value for year 2003	\$103,000
Assessed value for year 2002	\$93,700
Assessed value for year 2001	\$93,700
Assessed value for year 2000	\$89,000

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Land
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Property Details for Parcel R7334170176**General Information**

Property Acres: 0.870
 Zone Code: C-2
 Primary Code Area: 06.1 Tax Districts
 Group Type: SU3
 Subdivision: RANDALL ACRES SUB NO 06
 Section: 4N2E31

Property Description

LOT 9 IN FLOOD DIST
 BLK C
 RANDALL ACRES SUB NO 06

**Property Address**

106 W 53RD ST
 BOISE, ID 83714

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Parcel Valuation Details

Assessment Roll	State Category Code	Acreage	Assessed Value	Valuation Method
Primary	4200000 IMPROVEMENT	0.000	\$74,100	INCOME
Primary	2100000 LOT OR TRACT	0.870	\$104,200	MARKET

Total Assessed Value: \$178,300

Parcel Valuation History

Assessed value for year 2004 \$178,300
 Assessed value for year 2003 \$172,600
 Assessed value for year 2002 \$161,500
 Assessed value for year 2001 \$158,700
 Assessed value for year 2000 \$151,600

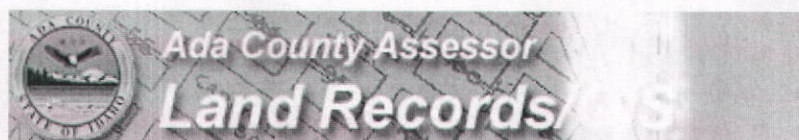
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Property Characteristics
 Commercial
 Land

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Commercial

Land

Commercial Characteristics 1 for Parcel "R7334170176"

Commercial Group Type	WAREHOUSES ALL MULTI-TENANT
Year Built:	1976
Remodel Year:	0
Occupancy Date:	No Date Available
Business Name:	ROY COATS
Number of Floors:	1
Number of Units:	0
Leasable Sq Ft:	6400
Ground Floor Sq Ft:	6400
Excess Land Sq Ft:	0
Used Land Acres:	0.87
Used Land Sq Ft:	37897
Excess Land Acres:	0.0
Total Land Sq Ft:	6400
Total Land Acres:	0.87
Method:	INCOME

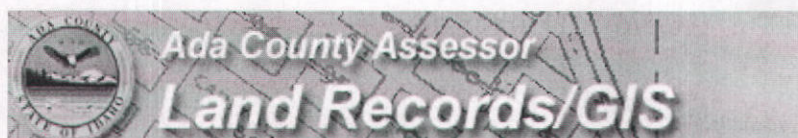
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General Information

Property Acres: 0.520
Zone Code: C-2
Primary Code Area: 06-1 Tax Districts
Group Type: SUB
Subdivision: RANDALL ACRES SUB NO 06
Section: 4N2E31

Property Description

LOTS 6 TO 8 INC BLK C
 RANDALL ACRES SUB NO 6


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Parcel Valuation Details

Assessment Roll	State Category Code	Acreage	Assessed Value	Valuation Method
Primary	420-COM IMPROVEMENT	0.000	\$11,200	INCOME
Primary	420-COM IMPROVEMENT	0.000	\$300	INCOME
Primary	210-COM LOT OR TRACT	0.520	\$162,000	MARKET
Total Assessed Value:			\$173,500	

Parcel Valuation History

Assessed value for year 2004	\$173,500
Assessed value for year 2003	\$173,300
Assessed value for year 2002	\$165,500
Assessed value for year 2001	\$163,700
Assessed value for year 2000	\$103,200

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Property Characteristics

Commercial
 Land

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63-16547

Photo 167961a



63-16547

Photo 167961b



IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM.

CIVIL CASE NUMBER: 39576

Ident. Number: A63-16547
Date Received: 7/21/1989
Receipt No: C008447
Received By: _____

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name: J. ROY COATS 208-377-2906
Address: 4112 MOUNTAIN VIEW
BOISE, ID 83704

AND/OR
Name: KAY A. COATS 208-377-2906
Address: 4112 MOUNTAIN VIEW
BOISE, ID 83704

2. Date of Priority: DEC 31, 1930

3. Source: GROUNDWATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4 of	Lot	County
04N	02E	31	NW	SW	NW		ADA

5. Description of diverting works:
50' WELL W/ 4" CASING AND 1.5 HP PUMP

6. Water is used for the following purposes:

Purpose	From	To	C.F.S	(or)	A.F.A.
COMMERCIAL	01/01	12/31	0.090		

7. Total Quantity Appropriated is:
0.090 C.F.S. (and/or) A.F.A.

8. Total consumptive use is Acre Feet Per Annum.

9. Non-irrigation uses:
C/ MECHANIC SHOP AND BATCH PLANT_W/ DOMESTIC FACILITIES

A63-16547

Page 1

Date: 07/21/89

MICROFILMED

AUG 25 1992

10. Place of Use:

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
04N	02E	31	SW NW		COMMER	

11. Place of use in counties: ADA

12. Do you own the property listed above as place of use? YES

13. Other Water Rights Used:
NONE

14. Remarks:

15. Basis of Claim: BENEFICIAL USE

16. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notice in the Snake River Basin Adjudication." (b.) I/We do _____ do not _____ wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: _____

For Individuals:

I/We do solemnly swear or affirm that the statements contained in the foregoing document are true and correct.

Signature of Claimant(s): _____ Date: _____
_____ Date: _____

State of Idaho)
County of _____) SS.

Subscribed and sworn (or affirmed) before me this _____ day
of _____ 19 _____

Notary Public

Seal

Residing at _____

My Commission Expires _____

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM.

CIVIL CASE NUMBER: 39576

Ident. Number: A63-16547
Date Received: 7/21/1989
Receipt No: C008447
Received By: BAS

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name: J. ROY COATS 208-377-2906
Address: 4112 MOUNTAIN VIEW
BOISE, ID 83704

AND/OR

Name: KAY A. COATS 208-377-2906
Address: 4112 MOUNTAIN VIEW
BOISE, ID 83704

2. Date of Priority: DEC 31, 1930

3. Source: GROUNDWATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4 of	Lot	County
04N	02E	31	NW	SW	NW		ADA

5. Description of diverting works:
50' WELL W/ 4" CASING AND 1.5 HP PUMP

6. Water is used for the following purposes:

Purpose	From	To	C.F.S	(or)	A.F.A.
COMMERCIAL	01/01	12/31	0.090		

7. Total Quantity Appropriated is:
0.090 C.F.S. (and/or) A.F.A.

8. Total consumptive use is Acre Feet Per Annum.

9. Non-irrigation uses:
C/ MECHANIC SHOP AND BATCH PLANT_W/ DOMESTIC FACILITIES

A63-16547

Page 1

Date: 07/21/89

MICROFILMED

AUG 25 1992

10. Place of Use:

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
04N	02E	31	SW NW		COMMER	

11. Place of use in counties: ADA

12. Do you own the property listed above as place of use? YES

13. Other Water Rights Used:
NONE

14. Remarks:

15. Basis of Claim: BENEFICIAL USE

16. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notice in the Snake River Basin Adjudication." (b.) I/We do do not wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: 0

For Individuals:

I/We do solemnly swear or affirm that the statements contained in the foregoing document are true and correct.

Signature of Claimant(s): X J Roy Coats Date: X July 21-89
Date:

State of Idaho)
County of Ada) SS.

Subscribed and sworn (or affirmed) before me this 21 day
of July 19 89 Bruce A. Schul
Notary Public

Seal

BRUCE A. SCHUL, NOTARY PUBLIC
Residing at RESIDING AT BOISE, IDAHO
My Commission Expires MY COMMISSION EXPIRES APRIL 11, 1995

03/02/2005

IDAHO DEPARTMENT OF WATER RESOURCES
PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 63-16547

NAME AND ADDRESS: KAY A COATS
4128 N MOUNTAIN VIEW RIM LANE
BOISE ID 83704

J ROY COATS
4128 N MOUNTAIN VIEW RIM LANE
BOISE ID 83704

SOURCE: GROUND WATER

TRIBUTARY:

QUANTITY: 0.090 CFS
2.400 AFY

PRIORITY DATE: 12/31/1981

POINT OF DIVERSION:

T04N R02E S31 NWNW Lot 3 Within ADA County

PURPOSE AND
PERIOD OF USE:

PURPOSE OF USE
COMMERCIAL

PERIOD OF USE
01/01 12/31

QUANTITY
0.090 CFS
2.40 AFY

PLACE OF USE: COMMERCIAL Within ADA County

T04N R02E S31 Lot 3 NWNW

T04N R02E S31 Lot 4 SWNW

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: Beneficial Use

COMMERCIAL USE IS IN AN OFFICE, A BATCH PLANT, AND REPAIR SHOPS.

PARCEL NOS: R7334170175, R7334170176, AND A PORTION OF R7334170160.

PROPERTY IS ALSO KNOWN AS LOTS 6-9, BLK C, RANDALL ACRES SUBDIVISION NO. 6.

Idaho Department of Water Resources

T04N, R02E,
S31

Claim No: 63-16547

Prepared By: Kimberly Brown

Date: March 2, 2004



Place of Use

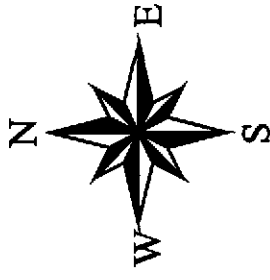


Section Lines

1/4 1/4



Point of Diversion



0.03 0 0.03 0.06 Miles



1987 NAPP

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Claim Report 63-16547

WATER RIGHT NUMBER: 63-16547 ✓

Owner Type Name and Address
 Current Owner KAY A COATS ✓
 ~~4112 MOUNTAIN VIEW~~ 4128 N. Mountain View Rim Lane
 BOISE, ID 83704
 (208)377-2906
 Current Owner J ROY COATS ✓
 ~~4112 MOUNTAIN VIEW~~ 4128 N. Mountain View Rim Lane
 BOISE, ID 83704
 (208)377-2906
 Priority Date: 12/31/1930 ✓ 1961
 Basis: Beneficial Use ✓
 Status: Active

Source Tributary
 GROUND WATER ✓

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
COMMERCIAL ✓	1/01 to 12/31 ✓	0.090 CFS ✓	2.4 AFA
	<u>Total Diversion:</u>	0.090 CFS ✓	2.4 AFA

Location of Point(s) of Diversion

GROUND WATER

ADA County ✓

~~NW 1/4 SW 1/4 NW 1/4~~ ✓ Sec. 31, Twp 04N, Rge 02E, B.M. ✓
 NWNW,
 L3

Place of Use

COMMERCIAL ✓

Twp	Rge	Sec	NE				NW ✓				SW				SE				
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
✓ 04N	02E	31						X	X										
								L3	L4										

Conditions of Approval:Remarks:

ADD - Commercial use is in an office, a hatch plant, and repair shops.

Comments:Dates and Other Information:

ADD 001 - Place of use also known as lots 6-9, Blk. C, Randall Acres Subdivision No. 6.

Parcel No: 1 a portion of R7334170160, R7334170175, R7334170176.

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Claim Report 63-16547

Dates and Other Information:

Claim Received Date: 7/21/1989

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

State or Federal: S

Owner Name Connector: AND

Water District Number:

Generic Max Rate Per Acre:

Generic Max Volume Per Acre:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Carey Act Number:

Mitigation Plan: False

(in office review)

**STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
ADJUDICATION FIELD REPORT**

Prior to Field Exam

- ☒ Copy of Claim, claim has been signed, sealed, and dated by notary?
- ☒ Check fees paid \$59.00
- ☒ Well logs (if needed) N/A
- ☒ Copy of topo or NAPP
- ☒ Check of Govt. Lots, if needed, Govt. Plat/Tax lot information Lots 3 + 4
- ☒ Check POD & POU overlap, see below – include overlapping right for exam
- ☒ Evidence of Priority – if none, talk with claimant

CLAIMANT INFORMATION – verify contact information is completeClaim No(s) A63-16547Owner: Kay & J. Roy Coats Phone No. (208) 377-2906Current Address: 4112 Mountain View, Boise 83704

- ☒ No change NAME IS THE SAME
- ☐ NEW OWNER
- ☐ No change Address
- ☒ NEW ADDRESS 4128 N. Mountain View Rim Lane
- ☒ How long owned property? 1967

Accompanied by: N/A**PRIORITY DATE**

- ☐ No change – Complete evidence submitted or not necessary
- ☐ Incomplete – Claimant should be asked when water was first used and submit proof of date.
- ☐ Priority date is acceptable/within mandatory filing dates?

Priority date, per claimant, is: 12/31/1930

(If priority date, based on your exam, seems questionable, explain below.)

Roy Coats submitted an affidavit on March 11, 2004 that only goes back to 1967; which exceeds the 1963 mandatory permit statute date. I looked up parcel no. information on Ada Co. Assessor's Land

Source: _____ Tributary to _____

- ☒ No Change – SAME SOURCE
- ☐ Source found is different than claimed:

Records and found that one building was built in 1961

(parcel # R733417060 (see file-enclosed).

POINT OF DIVERSION

- ☐ No change
- ☒ POD found is different than claimed: POB is located in Government lot 3, NWNW (not the SW NW as claimed)
- ☐ If different, when did POD change?

DIVERSION AND DELIVERY SYSTEM

Points of Diversion:

ID #	Govt Lot #	1/4	1/4	1/4	Sec.	Twp.	Rge.	County	Method of Determination/Remarks GPS ID

Description of diverting works

50' well with 4" casing, 1 1/2 HP pump**OVERLAP REVIEW**Other water rights with the same point of diversion: 63-16551

Does overlap add acres or uses to existing system, increase rate of flow or volume, or other? Explain:

No overlap - this covers the domestic home/
turned office that abuts Nelson's RVs property next to
Chinden & has a separate POB.

WATER USES☐ No change☐ Different Uses

Use Commercial From _____ To _____ Amount _____ CFS _____ AFA ^{*}

Use _____ From _____ To _____ Amount _____ CFS _____ AFA

Use _____ From _____ To _____ Amount _____ CFS _____ AFA

* see page 4 for Annual Volume calculations**TOTAL VOLUME - Groundwater only**

- ☒ Incomplete on claim, the total is, Amount _____ CFS _____ AFA
- ☐ Changes found, the new total is, Amount _____ CFS _____ AFA
- ☐ More than 1" per Acre? Yes _____ (claimant must complete excess flow sheet)

NON-IRRIGATION USES:☒ No change☐ Changes Exam found: Domestic # of homes _____ Stock # _____

Types _____ Additional comments: _____

None**PLACE OF USE:**☐ No Change☒ Changes shown below:- the SWNW aka lot 4

POU is located in the NW NW, S. 31
also (Govt. lot 3)

Parcel Nos.: a portion of
R 7334170160, R 7334170175,
& R 7334170176.

* I removed the domestic home/turned office space that is covered by # 63-16551 from the shapefile & POU. Mr Coats verified that 63-16551 has a separate well (see Conversation Memo dated 3/2/05).

Place of Use			NE				NW				SW				SE				Totals
TWP	RGE	SEC	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
4N	2E	31						C											
								13	14										

Overlap with other water rights: see POU Overlap Review sheet.

Does overlap increase rate of flow, volume, additional acres, different source for same acres? Explain:

Delivery System Narrative: unknown

Well or Diversion Identification No GPS ID	Motor Make	Hp	Motor Serial No.	Pump Make	Pump Serial No. or Discharge size

FLOW MEASUREMENTS: N/A

Attach appropriate documents

NARRATIVE/REMARKS/COMMENTS

OVER →

Commercial use is in an office, a batch plant, and repair shops.

Place of use is also known as lots 6-9, Blk. C, Randall Area Subdivision No. 6.

a portion of
Parcel No: 1R733470160, R733470175, & R733470176

AFTER EXAM THE FILE SHOULD CONTAIN:

- ☒ Completed claim checklist
- ☒ Photographs of POD's and POU
- ☒ GPS readings
- ☒ Completed map and or GIS layout showing POD's and POU

> Intrepid - 12/01/01

DATE EXAM CONDUCTED: 3.2.05 (in office review)

FIELD EXAMINER: Kimberly Brown

ANNUAL VOLUME CALCULATION:

from Table 1. Planning Guide for Water Use

Type of Establishment - Workers,
Construction (per person per shift) = 50 g/d

$$\frac{50 \text{ employees/individuals} \times 50 \text{ gal/day/person} \times 313 \text{ days}}{325,850} = 2.4 \text{ AFA}$$

REQUIRED = 2.4 AFA

(V.)

POTENTIAL: $0.09 \text{ cfs} \times 1.9835 \times 313 \text{ days} = 55.875 \text{ AFA}$



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190

ADJUDICATION CLAIM NUMBER: 63-16547

FAX (208) 334-2348

03/02/2005

1

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Name
JUDAN F GOODMAN

ater Right #	Type	Twp	Rge	Sec	QQ	Q	Lot	Source	Name
63-17572	Claim	04N	02E	31	SW	NW		GROUND WATER	BRUCE BELZER
63-17650	Claim	04N	02E	31	SW	NW		GROUND WATER	BRUCE BELZER
63-17927	Claim	04N	02E	31	SW	NW	4	GROUND WATER	RULON E LARSEN
63-8373	Claim	04N	02E	31	SW	NW	4	GROUND WATER	NELSONS RVS
~~63-16547~~	~~Claim~~	~~04N~~	~~02E~~	~~31~~	~~SW~~	~~NW~~	~~4~~	~~GROUND WATER~~	~~KAY A COATS~~
63-16551	Claim	04N	02E	31	SW	NW	4	GROUND WATER	KAY A COATS
63-8373	Water Right	04N	02E	31	SW	NW	4	GROUND WATER	JOHN R COMPTON
63-17650	Water Right	04N	02E	31	SW	NW	4	GROUND WATER	BRUCE BELZER
63-17927	Water Right	04N	02E	31	SW	NW	4	GROUND WATER	PANSY E LARSEN
63-16551	Water Right	04N	02E	31	SW	NW	4	GROUND WATER	J ROY COATS

no overlap - separate
POUs

(I kept the house/office
covered by #63-16551 out
of the POU/shapefile.)



State of Idaho

DEPARTMENT OF WATER RESOURCES

IDAHO DEPARTMENT OF WATER RESOURCES
Western Region 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190

03/02/2005

ADJUDICATION CLAIM POU REVIEW REPORT

FAX (208) 334-2348

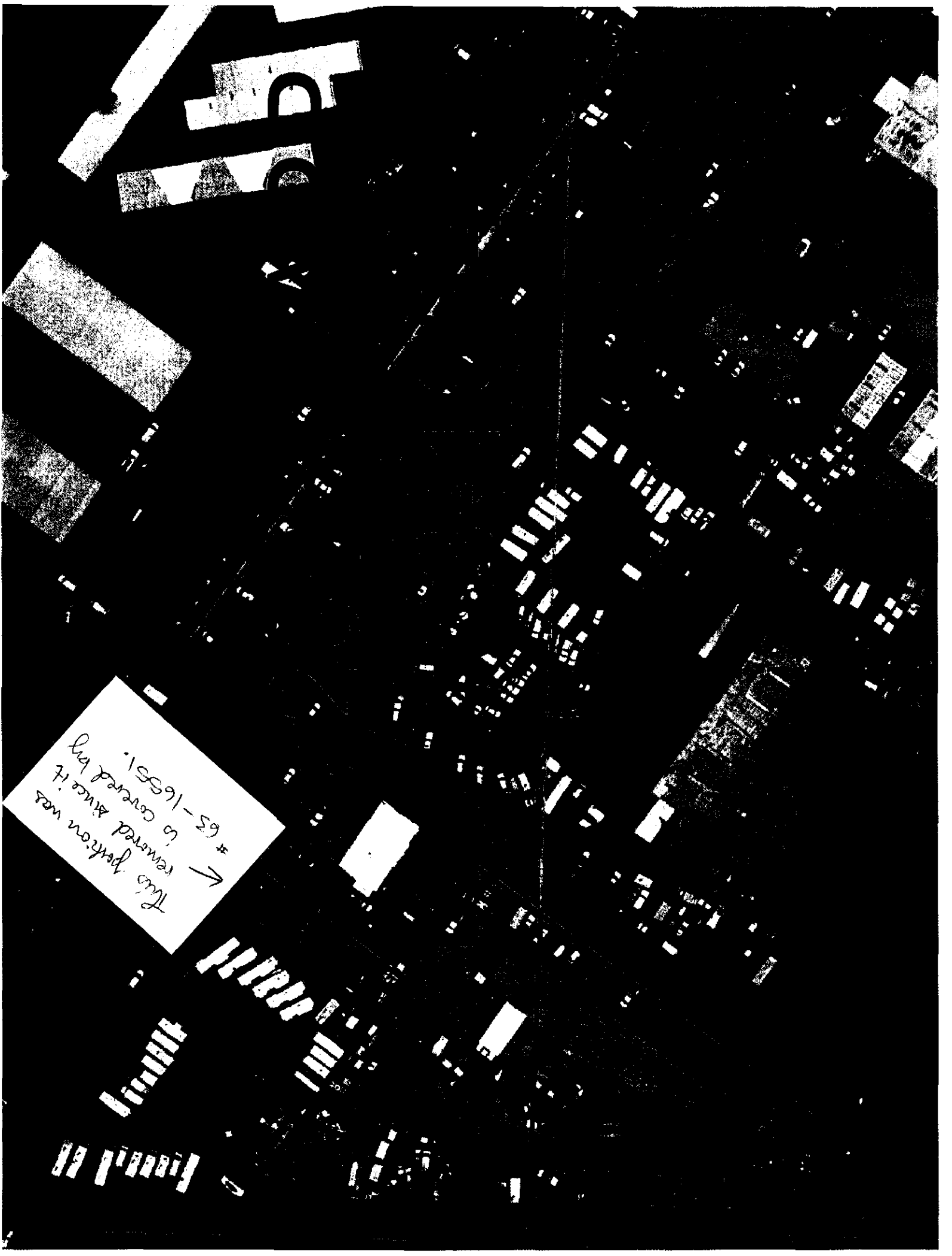
1

DIRK KEMPTHORNE
Governor

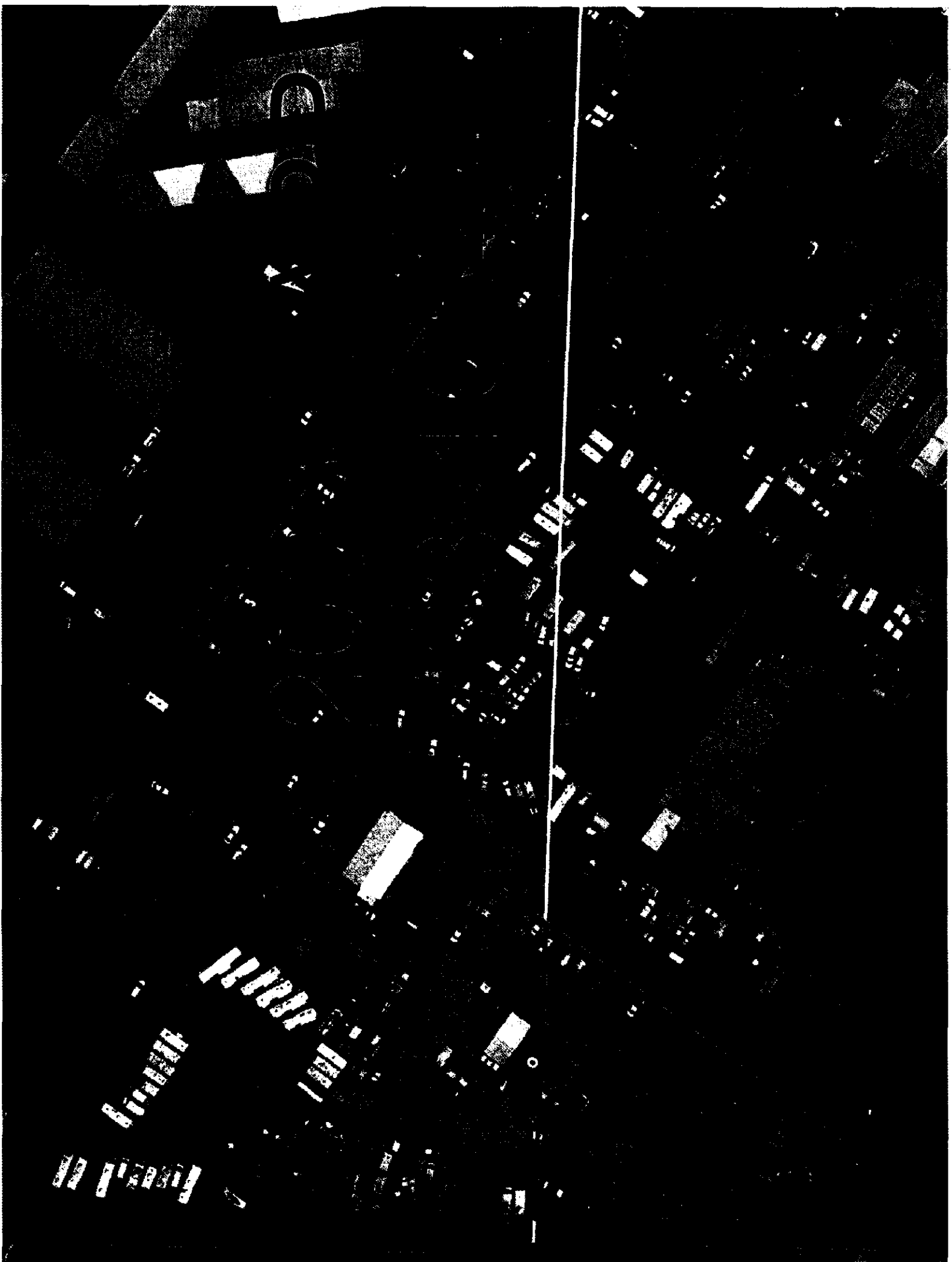
KARL J. DREHER
CITY OF GARDEN CITY

Right #	Type	Twp	Rge	Sec	QQ	Q	Lot	Purpose of Use	Acres/Total	Name
5330	Claim	04N	02E	31	SW	NW		IRRIGATION	3/73	CITY OF GARDEN CITY
17572	Claim	04N	02E	31	SW	NW		IRRIGATION	3.3/3.3	SUSAN F GOODMAN
5330	Water Right	04N	02E	31	SW	NW		IRRIGATION	3/73	CITY OF GARDEN CITY
8373	Claim	04N	02E	31	SW	NW		COMMERCIAL	<i>right next door</i>	NELSONS RVS
~~16547~~	~~Claim~~	~~04N~~	~~02E~~	~~31~~	~~SW~~	~~NW~~		~~COMMERCIAL~~		~~KAY A COATS~~
17572	Claim	04N	02E	31	SW	NW		DOMESTIC		SUSAN F GOODMAN
8373	Water Right	04N	02E	31	SW	NW		DOMESTIC		JOHN R COMPTON
16551	Water Right	04N	02E	31	SW	NW		DOMESTIC	<i>diff. well & POU - a domestic home turned office</i>	J ROY COATS
17650	Water Right	04N	02E	31	SW	NW		DOMESTIC		BRUCE BELZER
17927	Water Right	04N	02E	31	SW	NW		DOMESTIC		PANSY E LARSEN
19084	Claim	04N	02E	31	SW	NW	4	IRRIGATION	12/938	THURMAN MILL DITCH CO LTD
2387	Water Right	04N	02E	31	SW	NW	4	IRRIGATION	12/1229	DRAINAGE DIST NO 4
2576	Claim	04N	02E	31	SW	NW	4	MUNICIPAL		UNITED WATER IDAHO INC
2605	Claim	04N	02E	31	SW	NW	4	MUNICIPAL		UNITED WATER IDAHO INC
2874	Claim	04N	02E	31	SW	NW	4	MUNICIPAL		UNITED WATER IDAHO INC
2954	Claim	04N	02E	31	SW	NW	4	MUNICIPAL		UNITED WATER IDAHO INC
2956	Claim	04N	02E	31	SW	NW	4	MUNICIPAL		UNITED WATER IDAHO INC
2989	Claim	04N	02E	31	SW	NW	4	MUNICIPAL		UNITED WATER IDAHO INC
3164	Claim	04N	02E	31	SW	NW	4	MUNICIPAL		UNITED WATER IDAHO INC
7067	Claim	04N	02E	31	SW	NW	4	MUNICIPAL		UNITED WATER IDAHO INC
7577	Claim	04N	02E	31	SW	NW	4	MUNICIPAL		UNITED WATER IDAHO INC
7998	Claim	04N	02E	31	SW	NW	4	MUNICIPAL		UNITED WATER IDAHO INC
19456	Claim	04N	02E	31	SW	NW	4	MUNICIPAL		UNITED WATER IDAHO INC

No overlap - separate POBs.



→ This portion was removed since it is covered by # 63-16551.



overlap review -

Page 1

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report 63-16551

WATER RIGHT NUMBER: 63-16551

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	J ROY COATS 4128 N MOUNTAIN VIEW RIM LANE BOISE, ID 83704 (208)377-2906
Current Owner	KAY A COATS 4128 N MOUNTAIN VIEW RIM LANE BOISE, ID 83704 (208)377-2906

Priority Date: 12/31/1958

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
---------------	------------------

GROUND WATER

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
DOMESTIC	1/01 to 12/31	0.040 CFS	
<u>Total Diversion:</u>		0.040 CFS	

Location of Point(s) of Diversion

GROUND WATER

ADA County

~~NW1/4SW1/4NW1/4~~

Sec. 31, Twp 04N, Rge 02E, B.M.

NW NW, L3

Place of Use

DOMESTIC

Twp Rge Sec	NE				NW				SW				SE				Totals
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N 02E 31						X	X										

L4

Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
3. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.

Remarks:

OVER →

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report 63-16551

1. Explanatory PARCEL NO. R7334170176 PROPERTY ALSO KNOWN AS LOT 9, BLK C, RANDALL ACRES
SUBDIV. #6.

Parcel No. & Lot No.
are incorrect

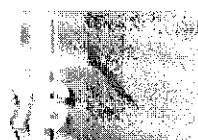
Comments:

The parcel no. should be

R7334170160 &

the lot should be either

6, 7, or 8 (not sure which
one) ; but not 9.

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Property Details for Parcel R7334170175

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General Information

Property Acres: 0.860
Zone Code:
Primary Code Area: Districts
Group Type: B
Subdivision: RANDALL ACRES SUB NO 06
Section: 2E 31

Property Description

LOT 9 OUT OF FLO DIST
 BLK C
 RANDALL ACRES S #6

**Assessor Links**

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- [Administration](#)
- [Information](#)
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Property Address
 E 52ND ST
 BOISE, ID 00000

[Click to View Interactive Map](#)
Parcel Valuation Details

Assessment Roll
Primary

State Category Code	Acreage	Assessed Value	Valuation Method
LOT OR TRACT	0.860	\$103,000	MARKET

Total Assessed Value: \$103,000

Parcel Valuation History

Assessed value for year 2004 \$103,000
Assessed value for year 2003 \$103,000
Assessed value for year 2002 \$93,700
Assessed value for year 2001 \$93,700
Assessed value for year 2000 \$89,000

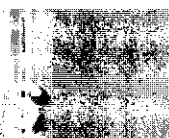
Ada County Links

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Property Character
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General Information

Property Acres: 0.870
Zone Code: C
Primary Code Area: 5000 Districts
Group Type: 8
Subdivision: 1000 RANDALL ACRES SUB NO 06
Section: 4 31

Property Description

LOT 9 IN FLOOD DIS
 BLK C
 RANDALL ACRES SUB NO 06


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Parcel Valuation Details

Assessment Roll	
Primary	42
Primary	21

State Category Code	Acreage	Assessed Value	Valuation Method
IMPROVEMENT	0.000	\$74,100	INCOME
LOT OR TRACT	0.870	\$104,200	MARKET

Total Assessed Value: \$178,300

Parcel Valuation History

Assessed value for year	2004	\$178,300
Assessed value for year	2003	\$172,600
Assessed value for year	2002	\$161,500
Assessed value for year	2001	\$158,700
Assessed value for year	2000	\$151,600

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Property Characteristic
 Commercial
 Land

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Commercial Character
Commercial Group Type
Year Built:
Remodel Year:
Occupancy Date:
Business Name:
Number of Floors:
Number of Units:
Leasable Sq Ft:
Ground Floor Sq Ft:
Excess Land Sq Ft:
Used Land Acres:
Used Land Sq Ft:
Excess Land Acres:
Total Land Sq Ft:
Total Land Acres:
Method:

Unit 1 for Parcel "R7334170176"
 WAREHOUSES ALL MULTI-TENANT
 1976
 0
 No Date Available
 ROY COATS
 1
 0
 6400
 6400
 0
 0.87
 37897
 0.0
 6400
 0.87
 INCOME

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General Information

Property Acres: 0.520
Zone Code: C-2
Primary Code Area: 06-1 Tax Districts
Group Type: SUB
Subdivision: RANDALL ACRES SUB NO 06
Section: 4N2E31

Property Description

LOTS 6 TO 8 INC BLK C
 RANDALL ACRES SUB NO 6

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Property Address

5303 W CHINDEN BLVD
 BOISE, ID 83614

[Click to View Interactive Map](#)
Parcel Valuation Details

Assessment Roll	State Category Code	Acreage	Assessed Value	Valuation Method
Primary	420-COM IMPROVEMENT	0.000	\$11,200	INCOME
Primary	420-COM IMPROVEMENT	0.000	\$300	INCOME
Primary	210-COM LOT OR TRACT	0.520	\$162,000	MARKET
Total Assessed Value:			\$173,500	

Parcel Valuation History

Assessed value for year 2004 \$173,500
Assessed value for year 2003 \$173,300
Assessed value for year 2002 \$165,500
Assessed value for year 2001 \$163,700
Assessed value for year 2000 \$103,200

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Commercial
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**Commercial Characteristics 1 for Parcel "R7334170160"**

Commercial Group Type: MISCELLANEOUS - COMMERCIAL SHOP
Year Built: 1961
Remodel Year: 0
Occupancy Date: No Date Available
Business Name: HANFORD INDUSTRIAL SALES
Number of Floors: 1
Number of Units: 0
Leasable Sq Ft: 2268
Ground Floor Sq Ft: 2268
Excess Land Sq Ft: 11325
Used Land Acres: 0.26
Used Land Sq Ft: 11326
Excess Land Acres: 0.26
Total Land Sq Ft: 2268
Total Land Acres: 0.52
Method: INCOME

Commercial Characteristics 2 for Parcel "R7334170160"

Commercial Group Type: MISCELLANEOUS - COMMERCIAL SHOP
Year Built: 1980
Remodel Year: 0
Occupancy Date: No Date Available
Business Name: SFD converted to office
Number of Floors: 1
Number of Units: 0
Leasable Sq Ft: 0
Ground Floor Sq Ft: 820
Excess Land Sq Ft: 11325
Used Land Acres: 0.26
Used Land Sq Ft: 11326
Excess Land Acres: 0.26
Total Land Sq Ft: 820
Total Land Acres: 0.52
Method: INCOME

I am assuming that this is the other building that is located right on the corner of 53rd & Chinden.

I am not using this date for evidence of priority, because I am assuming that it is the home converted to an office & covered by #63-1655). (This "home" abuts the Nelson's RV property).

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SD-1603-3

Idaho Department Of Water Resources
Detail Receipt Summary Screen

Date: 09/02/03
Time: 13:43:14

Rec/No - C008447 AR/No -
From: - COATS, J. ROY

Receipt Type - CK Doc/No - 1639
Remarks -

MOST CURRENT RECEIPT

Receipt Date: 07/21/1989

Type Of Payment	Fund	FD	PCA	Obj	Subsid	Fee
ADJUDICATION FEE	9337		410162	6490		214.00
APPLICATION FOR PERMIT FEES	1238		610199	6390		30.00

Total Due - 244.00

WR/No	WR Fee	WR/No	WR Fee	WR/No	WR Fee
A6316547	59.00	A6316548	55.00	A6316549	25.00
A6316550	50.00	A6316551	25.00		30.00

(Enter=Continue)

(GOLD7=Selection Screen)

(GOLD8=Cancel)

#63-16547

COMMERCIAL USE VOLUME

RECEIVED

MAY 04 2004

WATER RESOURCES
WESTERN REGION

* Please keep in mind that these questions pertain only to the use of the water listed on the enclosed **Adjudication Claim Report**.

Type of Establishment: (example – camp, church, country club, bar/lounge, boardinghouse, factory, motel, highway rest area, hospital, laundry, office, park, restaurant, school, service station, theater)

Shop Warehouse

Type of Facilities: (example: kitchen facility/cafeteria, lavatory facilities, shower(s), bath(s), sink(s), trailers, flush toilets)

lavatory facilities

Number of Fixtures: (example: number of flush toilets, number of bathtubs, number of bathroom/kitchen sinks, number of showers, etc.)

7 toilets 7 sinks 2 steam cleaners

How many employees (and/or public individuals) per day use each of the facilities your commercial use is based upon?

25 to 50

How many hours per day is the facility open for this specific use?

8 hr

How many days per week is the facility open for this use?

6 days

Is this facility open year round? ☒ Yes ___ No

If not, please indicate the length of time the facility is open during the year.

** Most businesses have a good idea of how many gallons of water per day they use. If this is true in your case, please indicate how many **total gallons of water you use** for the commercial purposes explained above:

2000 gal per day

Additional information you feel may be pertinent:

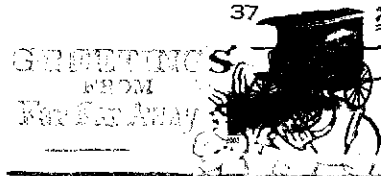
J. M. Craft
Your name

377 2906
Business telephone number

Please return to:

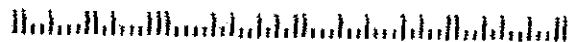
ATTN: Kimberly Brown
Idaho Department of Water Resources
2735 Airport Way
Boise, ID 83705-5082

Ray & Kay Coats
4128 N Mt View
Rim Ln.
Boise Idaho 83704



Attn: Kimberly Brown
Idaho Dept of Water Resources
2735 Airport Way
Boise, Idaho 83705-5082

83705+5082





State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190

FAX (208) 334-2348

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

April 21, 2004

J. ROY OR KAY A. COATS
4128 N. MOUNTAIN VIEW RIM LANE
BOISE, ID 83704

RE: Commercial use for Snake River Basin Adjudication claim 63-16547

Dear Mr. and Mrs. Coats,

The Idaho Department of Water Resources is currently reviewing the claim to a water right you filed during claims taking in the Snake River Basin Adjudication (SRBA). During the initial review of this claim, we found that you claimed a commercial use that requires a volume amount be included in our recommendation to the SRBA Court (please refer to the enclosed copy of your adjudication claim report: under **Annual Volume**). In order for us to calculate your annual volume, it is necessary that we ask for additional information not gathered when you, or the original claimant, filed this water right.

Please refer to the **Commercial Use Volume** sheet (enclosed), answer the appropriate questions as specifically as possible, and return it to this office by **May 7, 2004** so that we are able to calculate the annual volume associated with your water right; as required by the SRBA Court.

This review of your claim, in addition to the submittal of our recommendation to the SRBA Court, will result in a decreed right for your property. This water right then remains with the land as long as it is being used. We will give you the opportunity to review our recommendation and provide feedback, if necessary, prior to its submittal to the SRBA Court.

Please feel free to contact me at 334-2190 if you have any questions.

Respectfully submitted,

Kimberly Brown
Water Resource Agent

Enclosures

RECEIVED

MAR 11 2004

WATER RESOURCES
WESTERN REGION

IN THE MATTER OF)
NOTICE OF CLAIM TO)
A WATER RIGHT NO.(S))

AFFIDAVIT

A63-16547)

State of Idaho)
County of Ada)

J. Roy Coats

deposes and says: The water is used for commercial
purposes.

We purchased the property in 1967. I was
told at that time that the property had been
in use for a number of years. I based the
age of the well on the age of the house
and gas station which were on the
property at the time of our purchase.

Legal description: NW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$
Sec. 31, Twp 04N Rge 02E, B.M.

J Roy Coats
(Signature)

A63-16548

A63-16547

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

CHANGE IN ADDRESS

This form can be used to notify the Department
of a change in address for Department records
(Please print or type)

MAR 11 2004

WATER RESOURCES
WESTERN REGION

[] Name(s): J. Roy and Kay A. Coats

[] Old Mailing Address: 4112 Mt. View Dr.
Boise, Idaho

[] New Mailing Address: 4128 N. Mt. ~~View~~ View-Rim Ln.
Boise, Idaho 83704

Telephone Number: (208) 377 - 2906

[] Signature(s) J. Roy Coats
(must be signed by all
individuals listed unless
you have authority to sign
on their behalf) Kay A. Coats
(include your title if on behalf of company or organization)

Date: March 10, 2004

When complete, please mail or FAX this form to the IDWR office nearest you:

IDWR Northern Region
1910 Northwest Blvd., Suite 210
Coeur d'Alene, ID 83814-2615
FAX: (208) 769-1454

IDWR Western Region
2735 Airport Way
Boise, ID 83705-5082
FAX: (208) 334-2348

IDWR Eastern Region
900 N. Skyline Dr., Suite A
Idaho Falls, ID 83402-1718
FAX: (208) 525-7177

IDWR Southern Region
1341 Fillmore St., Suite 200
Twin Falls, ID 83301-3380
FAX: (208) 736-3037

CONVERSATION MEMORANDUM

RE: Snake River Basin Adjudication Water Right No. A63-16547

February 18, 2004

Kay Coats called in response to the evidence of priority letter recently sent. She is going to talk to her husband, who signed the original Notice of Claim, and ask him how he came up with 1930. I resent another evidence of priority packet and a Change In Address form to 4128 Mountain View, their new address.

March 9, 2004

I spoke with Mrs. Coats (#377-2906) concerning a few questions that I had. According to Mrs. Coats, they bought this property in 1967 and it is located on the west side of 104 W. 53rd St.; right next door to Nelson's RV's property. It was once a service station and home, but now has 3 separate buildings.

March 2, 2005

I spoke with Mr. Coats concerning a few questions I had. Since Intrepid's GPSed location of the well puts it in the NWNW, I asked Mr. Coats to describe its location. Based on his description, he verified that the POD is located in the NWNW, not the SWNW as claimed. I also had a question about Water Right No. 63-16554. Mr. Coats said that it was once a domestic home that was converted to an office building. According to Mr. Coats, it has a separate well than the one used for 63-16547.

Kimberly Brown
Senior Water Resource Agent
Western Region



STATE OF IDAHO
OFFICE OF THE ATTORNEY GENERAL
LAWRENCE G. WARDEN
February 10, 2004

J ROY COATS OR KAY A COATS
4112 MOUNTAIN VIEW
BOISE ID 83704

Re: SRBA Claims A63-16548 and A63-16549

*should be
"7" not 8*

Dear Claimant(s):

I am the Deputy Attorney General assigned to represent the Idaho Department of Water Resources in Basin 63 in the Snake River Basin Adjudication.

The Department of Water Resources has previously contacted you regarding information on the priority date for the above SRBA claim. In order to make a positive recommendation of this water right, each element of the water right must be proven.

The Department plans to issue its Preliminary Recommendations on this water right later this year. If the Department does not receive all the necessary evidence for this claim, it will have no option but to recommend to the SRBA Court that this water right be disallowed, meaning that the water right will not be valid.

Please contact Kimberly Brown at the Western Regional Office for the Idaho Department of Water Resources at (208) 334-2190. If she does not hear from you by March 12, 2004, then your water right will be recommended as disallowed.

Very truly yours,

A handwritten signature in cursive script that reads "Nick Spencer".

NICHOLAS B. SPENCER
Deputy Attorney General
Idaho Department of Water Resources

NBS/pm

cc: Kimberly Brown



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190

FAX (208) 334-2348

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

September 3, 2003

J. ROY & KAY COATS
4112 MOUNTAIN VIEW
BOISE, ID 83704

RE: EVIDENCE OF PRIORITY
Snake River Basin Claim No(s): A63-16547

Dear Claimant(s),

In the past, you submitted the above referenced claim(s) during the Snake River Basin Adjudication (SRBA) claims taking. Enclosed is a computer generated print-out of the claim(s) for your reference only, it is not necessary to return this print-out or re-file it. You indicated, when this claim was filed, that the water right(s) was based on either a "Statutory Claim" or "Beneficial Use" of the water. Water rights of this type are established by historical use of the water for a beneficial use purpose, dating back to the time the water was first used; this date being the "Priority Date" as shown on the enclosed print-out. Your claim(s) has not been confirmed by a previous filing with the Department of Water Resources since there is no decree, license, or permit on file to verify the use of this water. For this reason, the Department is required to gather evidence from claimants supporting the date of priority for claims based on historical beneficial use of water.

Enclosed is a pamphlet entitled "Evidence of Priority" which describes why evidence of the priority date is necessary, along with examples of types of evidence that can be submitted to fulfill this requirement. While I encourage you to read the entire pamphlet, I direct your attention to the two sections entitled **"What Kind of Evidence is Required"** and **"Some Examples of Documents Which May Be Evidence of the Priority Date."**

It is important that each element of the Notice of Claim be substantiated. For instance, regarding claims for irrigation, the evidence should tend to show that diversion works were in place, that they were capable of diverting the claimed diversion rate, and that the diverted water was beneficially used on the entire claimed place of use on or before the claimed priority date.

If no evidence is submitted, or we do not hear from you within the time limit below, your priority date, as claimed, may not be recommended to the SRBA court for decree. This could jeopardize your water use under this right(s) if water availability problems arise in the future.

The required evidence supporting the priority date(s) requested needs to be submitted by October 1, 2003. Please let me know if you may not be able to submit proof of priority or have any questions not covered by this letter and the enclosed pamphlet, by the date indicated



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190

FAX (208) 334-2348

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

above.

Respectfully Submitted,

Kimberly L. Brown

Kimberly L. Brown
Water Resource Agent
Adjudication Bureau

Enclosure: "Evidence of Priority" pamphlet
Notice of Claim A63-16547

NOTE: If you no longer own the property upon which this claim was filed, please contact this office immediately. Idaho State law requires that the Department be notified of a change of owner or address on a water right.



IDAHO DEPARTMENT OF WATER RESOURCES

Snake River Basin Adjudication - Basin 63

RIGHT ID 63 16547
POD ID 167961
Quad Eagle 7
Claim Type Small
Easting 316693
Northing 285173
GPSID A0013262

Diversion Description

50' WELL W/ 4" CASING AND 1.5 HP PUMP. Well located on West side of 104 W 53rd.

Assumptions

Phase-0 (No Attention)
Phase-I (Ready to Go to Field)
Phase-II (Site Visit - Data Miss)
Phase-III (Complete w/issues)
Phase-IV (Total Complete)

Invoice #

2000-055-01

Flow Rate (CFS)

0.00

Open Channel Flow

☐ Complete one b
Calculation sect

Cross Sectional Area

☐ Circular Channel

- ☐ Less than half full
☐ Half full
☐ More than half full
☐ Full

Diameter 0

Depth 0

☐ Rectan

Width

Depth

Flow Calculation

☐ Continuity

Velocity 0

☐ Orifice

(Use only for head over a pipe flowing full with free discharge)

Depth of Water above orifice centerline 0

☐ Weir

(Use only for water flowing freely over weir)

Height of water above nappe 0

Width of weir 0

☐ Manning (If used, include photo of representative channel section)

Channel Slope 0

Channel Description	
Concrete lined	.016
Smooth earth	.025
Earth	.033
Rough bed, weeds on sides	.04
Smooth natural stream	.033
Rough natural stream	.1

This G.P.S. of P.O.D. puts it in NW, NW's not SW NW as claimed

Pump Type

Pump Mfg

Pump Serial#

New Contact Information



New Contact Comments

4128 Mountain View Rim (address has been changed from 4112 Mountain View to 4128 Mountain View Rim) same house-same owner

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RIGHT ID

63 16547



IDAHO DEPARTMENT OF WATER RESOURCES

SNAKE RIVER BASIN ADJUDICATION - BASIN 63



RIGHT ID 63 16547
POD ID 167961
Quad Eagle 7
Claim Type Small
Easting 316693
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Assumptions

Invoice

2000-055-01

Phase-0 (No Attention)
Phase-I (Ready to Go to Field)
Phase-II (Site Visit - Data Missin)
Phase-III (Complete w/issues)
Phase-IV (Total Complete)

Linked

Photos\167961a.JPG

Photos

Photos\167961b.JPG

EPE (ft)

18 LH

Date (M/D/Y)

12/1/01

Time

11.20

Flow Rate (CFS)

0.00

Open Channel Flow

☐ Complete one box from both Area and Calculation sections

Cross Sectional Area

☐ Circular Channel

- ☐ Less than half full
- ☐ Half full
- ☐ More than half full
- ☐ Full

Diameter 0

Depth 0

☐ Rectangular Channel

Width 0

Depth 0

Flow Calculation

☐ Continuity

Velocity 0

☐ Orifice

(Use only for head over a pipe flowing full with free discharge)

Depth of Water above orifice centerline 0

☐ Weir

(Use only for water flowing freely over weir)

Height of water above nappe 0

Width of weir 0

☐ Manning (If used, include photo of representative channel section)

Channel Slope

Channel Description	Concrete lined	.016
	Smooth earth	.025
	Earth	.033
	Rough bed, weeds on sides	.04
	Smooth natural stream	.033
	Rough natural stream	.1

Pumped System

HP 0

Pressure Head (psi)

Elevation Head (ft)

Motor Mfg

Motor Serial #

Pump Type

Pump Mfg

Pump Serial#

New Contact Information



New Contact Comments

4128 Mountain View Rim (address has been changed from 4112 Mountain View to 4128 Mountain View Rim) same house-same owner ✓

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INTREPID
Engineering Services, Inc. (IESI)
Enabling People and Solutions

RIGHT ID

63 16547

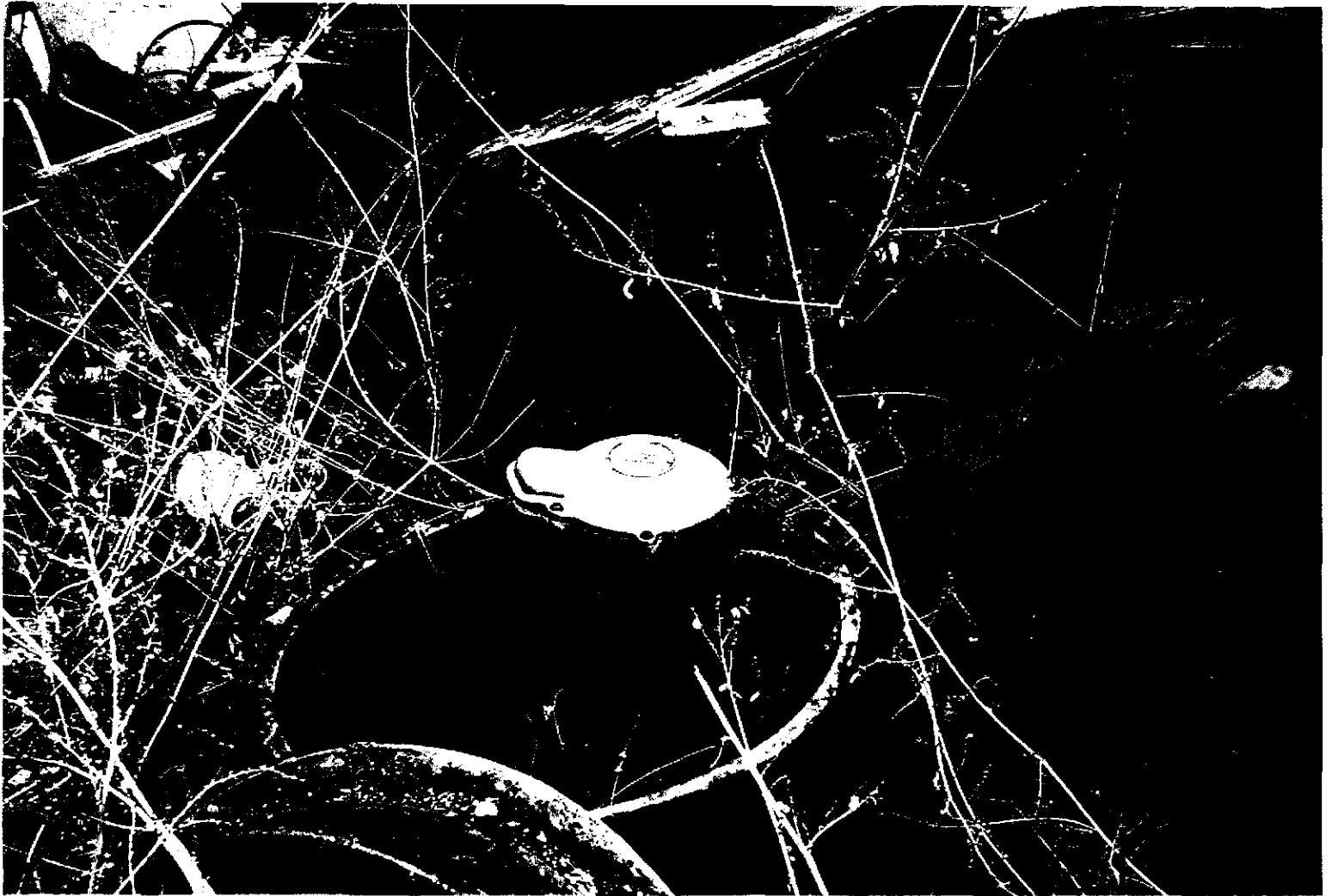
63-16547

Photo 167961a



63-16547

Photo 167961b





State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190

FAX (208) 334-2348

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

November 9, 2001

RE: Investigation of Water Right Claims in the Snake River Basin Adjudication, Basin 63

Dear Claimant:

As you may be aware, the Idaho Department of Water Resources (IDWR) is commencing its Snake River Basin Adjudication (SRBA) investigation of water rights in the Boise River Basin (Basin 63). This investigation is a major effort, and IDWR has hired a contractor, Intrepid Engineering Services, to assist us with this task.

The purpose of this letter is to advise you that Intrepid might be contacting you to conduct a field investigation of your water use. This investigation is meant to provide important information to the IDWR Senior Water Resource Agent who will be making a recommendation for your water rights. Accordingly, we request that you provide Intrepid with access to your water diversion system so that their personnel can conduct this field examination. Intrepid will be gathering information on the rate of flow, diversion location and place of use of your water rights, and will be reporting this information to IDWR.

If you have sold your property in the Boise River Basin, we request that you forward this letter to the purchaser, so that the purchaser can report the new name and address to our office. If you are unable to forward this letter, please send any information regarding a new owner to our Western Regional Office located at 2735 Airport Way, Boise, 83705, (208) 334-2190.

The process of adjudicating your water rights is straightforward for most people, resulting in the issuance of decreed water rights on your property. Experience has shown that water users who work with our agency early in the process to ensure that their recordings are correct have a better experience than those who wait until IDWR has filed its findings with the SRBA Court. Thus, we encourage you to work with our staff and with Intrepid to ensure that the results accurately reflect your water uses.

Sincerely,

Jan Shurte
Adjudication Section Supervisor
Western Regional Office