Canyon County, ID Web Map

4/19/2023, 9:24:47 AM

Multiple Parcel Search _Query result
Hydro_NHDFlowline
County Boundary
Current Impact Area

City Limits
Sections
CC_PrivateRoads

CanyonCountyRoads
Roads
ITDFunctionalClassification
Major Collector

Canyon County Imagery_2019
Red: Band_1
Green: Band_2
Blue: Band_3

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

County of Ada, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Canyon County, ID

County of Ada, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | COMPASS | Nampa GIS | City of Nampa |

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

PROPERTY OWNER	OWNER NAME: Alejandro Jimenez
	MAILING ADDRESS: 2410 N McDermott Rd NAMPA ID 83687
	PHONE [redacted]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Alejandro Jimenez *Date:* 01-30-23

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Juan Carlos Nieves
	COMPANY NAME: JC EXCAVATION LLC
	MAILING ADDRESS: 3812 E Clear Springs Dr Nampa Id 83686
	PHONE: (208) 401-5246 EMAIL: JCEXCAVATION10@GMAIL.COM

SITE INFO	STREET ADDRESS: 80 S Robinson Road
	PARCEL #: R30624010 LOT SIZE/AREA:
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: 29 TOWNSHIP: 3N RANGE: 1W
	ZONING DISTRICT: FLOODZONE (YES/NO):

HEARING LEVEL APPS	X CONDITIONAL USE ____ COMP PLAN AMENDMENT ____ CONDITIONAL REZONE
	____ ZONING AMENDMENT (REZONE) ____ DEV. AGREEMENT MODIFICATION ____ VARIANCE > 33%
	____ MINOR REPLAT ____ VACATION ____ APPEAL
	____ SHORT PLAT SUBDIVISION ____ PRELIMINARY PLAT SUBDIVISION ____ FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	____ ADMINISTRATIVE LAND DIVISION ____ EASEMENT REDUCTION ____ SIGN PERMIT
	____ PROPERTY BOUNDARY ADJUSTMENT ____ HOME BUSINESS ____ VARIANCE 33% >
	____ PRIVATE ROAD NAME ____ TEMPORARY USE ____ DAY CARE
	____ OTHER ____

CASE NUMBER: CU2023-0002	DATE RECEIVED: 02 / 09 / 2023
RECEIVED BY: SHammond	APPLICATION FEE: 950.00 (CK) MO CC CASH

Revised 1/3/21

CONDITIONAL USE PERMIT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

	☐ Master Application completed and signed
*	☐ Detailed letter fully describing the request and addressing any applicable Comprehensive Plan policies and ordinance requirements outlined below
	☐ Neighborhood meeting sign-up sheet and copy of neighborhood notification letter
	☐ Land Use Worksheet
*	☐ Site Plan showing existing and proposed site features
*	☐ Deed or evidence of property interest to all subject properties.
	☐ **$950 non-refundable fee, $600 for a modification**

NOTE:

The following criteria are outlined in ordinance 07-07-05: HEARING CRITERIA:
Please provide a response to each of the criteria in the letter of intent.

(1) Is the proposed use permitted in the zone by conditional use permit;

(2) What is the nature of the request;

(3) Is the proposed use consistent with the comprehensive plan;

(4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;

(5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;

(6) Does legal access to the subject property for the development exist or will it exist at the time of development;

(7) Will there be undue interference with existing or future traffic patterns; and

(8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

PROCESS: 1 PUBLIC HEARING (APPROVED BY PLANNING & ZONING COMMISSION)

**Additional studies and information may be required to understand the impact to traffic, the environment, economics and surrounding properties.

*fixing CDEF violation

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: _____

☐ How many Individual Domestic Wells are proposed? 2

2. SEWER (Wastewater) ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

☐ Surface ☒ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☐ Pressurized ☐ Gravity

5. ACCESS:

☐ Frontage ☐ Easement Easement width_____Inst. # _____

6. INTERNAL ROADS:

☐ Public ☒ Private Road User's Maintenance Agreement Inst #_____

7. FENCING ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

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

☐ Other: _____

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

N/A

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☐ Water supply source: well

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☒ Street Lights ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

☐ Monday 8:00 to 8:00

☐ Tuesday 8:00 to 8:00

☐ Wednesday 8:00 to 8:00

☐ Thursday 8:00 to 8:00

☐ Friday 8:00 to 8:00

☐ Saturday _____ to _____

☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 20 ☐ No

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

Height: 3.3 ft Width: 6.6 ft. Height above ground: 2 ft

What type of sign: Tarps Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? For employees: 20 For the company 20 or more

Is there is a loading or unloading area? Yes

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other N/A

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☒ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: N/A

NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

CANYON COUNTY ZONING ORDINANCE § 07-01-15

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

(1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.

(2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.

(3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.

A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.

B. The meeting shall be held at one of the following locations:

1. On the property subject to the application;

2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or

3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.

(4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.

(5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

Dear, Canyon County

I Juan Carlos Nieves (owner) of JC Excavation LLC and Mario Nieves (manager) are currently applying for a conditional use permit, we are located at 80 S Robinson Road Nampa, Idaho. We are currently renting this place from Mr. Alejandro Jimenez and Mrs. Dora Luz Meza Lozano landlords of this place. Thanks to them I have all of my equipment at this place.

Currently I have 20 employees, working for me right now, a couple of them work from different place. Three of them live on the same property (a house in the back of the property). The rest of the employees come every day to the yard. Our start time is at 8:00 am and by 9:00 am most of my employees are gone to do their job. It is a little hard to tel get off because it all depends on the job. We may get back to the yard bet depends on how busy we are at the job site. The hours change from winte hours change from summer to wintertime. Not all employees get back at t time. We work Monday through Friday , rarely on Saturdays but we do ha here and there. Currently due to the economy currently we have been working two to three days per week.

clarify "LUW" hours match letter of intent.

Here is a quick description of all the equipment we have right now 2 bull dozers, 3 excavators, 5 skidsteers, 1 loader, 8 dump trucks, 10 flatbed trailers. 8 pickup trucks. 2 hydraulic hammers and some buckets.

Sometimes we leave equipment at the job sites , or some employees take some pickups with them to their house.

During this time, we held two neighborhood meetings as required when applying for the permit. We sent out 20 letters to the neighbors around the area on the first meeting. From those 20 letters only 4 people showed up husband and wife and a mother and her daughter. The couple lives across the street from our work yard. The purpose of the meeting is to inform them about our intention of applying for a permit and they do not like to listen. Since the first meeting all the do argue and yell as well as insulting people who don't agree with them. They insulted the home owner calling him stupid for buying the house for a lot more of money than what the property was worth. This happened during the first meeting on 1-25-23 in which the owner wasn't present. On the 2nd meeting, we also sent 20 letters to the neighborhood area and 6 people showed up. 2 couples husband and wife's and two other guys, again the same couple from last time started yelling causing a scene. They started arguing with an older gentleman who disagree with them. Eventually we had the meeting until the older gentleman had enough and decided to leave. When he was pulling out the angry neighbor threw a piece of paper to his car. I as the owner I don't want any problems with any of the neighbors, I don't think we are doing anything wrong. We just get out car's trucks etc. and get going to our job site we are not there making any noise. We told them if they need anything they can count on us for any needs they might need. We also want to mention that here on the Robinson road there are a couple of businesses which they also have trucks and they are located at 96 s Robinson road and 415-419 s Robinson road. Also, behind our yard there is a guy who owns a company of big trucks. I hope you guys understand that it is not our intention to bother anyone other than do our job and get to work. All I want is a place to have my equipment without bothering anyone. We are really far away from the street to the closest neighbor to be able to hear the noise when we start up our cars and trucks in the morning. Thanks for your understanding.

Sincerely, JUAN CARLOS NIEVES (OWNER) 208-401-5246

Mario Nieves (manager) 208-405-3722

Dear Canyon County,

I Juan Carlos Nieves owner of JC Excavation LLC and Mario Nieves (manager) want to give you guys a description of what type of work we do. JC Excavation does all about excavation services (mainly residential), such as basements, foundation excavation, utilities (water, sewer power), backfill and gravel prep for concrete. We also do dirt work such as hauling dirt or hauling dirt off. We are located at 80 S Robinson road and this is the reason why we are applying for a permit to be able to stay here. The yard where we are located consists of 3 different divisions. The first one is by the entrance. Here is where we storage dirt from jobs where we have dirt left over. We do not bring dirt to the yard every day, it could be once a week or once a month or not bring any at all it all depends on the job. The second part of the yard, which is in the middle, it is where we have our small office where the employees' clock in and clock out. Outside the office employees park their vehicles from Monday to Friday. Here at the office is where we have our safety meetings as well, I Juan Carlos Nieves (owner) provide all my employees a portable restroom so they can use it whenever they want while they are at the yard, the restroom is maintained weekly. We also have a dumpster where we throw away all of our trash and it is picked up weekly as well. The 3rd part of the yard away from the street and all the houses we have our trucks and equipment. This is where we store all the sewer pipes , water line, power conduit and all the materials we use. On the north east of the property along the fence we have our equipment such as skid steers and excavators as well as attachments suck as buckets and hydraulic hammers. All of these things we have them at 80 s Robinson road in Nampa, ID if you have any questions don't hesitate to ask.

Sincerely, Juan Carlos Nieves[redacted]

Mario Nieves (Manager)[redacted]

MATERIAL
EQUIPMENT
ADN TRUCKS
PARKIG LOT
3
EQUIPMENT ATTACHMENTS
Post light
Retable
Street
Dumster
Trucks we dont
use too often
2
office and
employees parking
Place
1
Dirt
storage
S Robinson Blvd

01/27/23

80 S Robinson Road
Nampa ID 83686

Dear Recipient:

We will be having another neighborhood meeting at 80 S Robinson Road on Tuesday February 7th. We made a mistake during the first letter we sent out, we needed to give 10 days' notice instead of two. This meeting is for the pre-application requirements for a public hearing. We are applying for a conditional use permit with the Canyon County development services and are required to have this meeting. This meeting is to inform you about our company and any questions you may have for us. We want to receive feedback from you as well. Juan Carlos, owner of JC Excavation, will be there as well as Mario, his manager, to answer all your questions. Please feel free to join us if you have time and we will see you there.

This was our second meeting

Sincerely,

Juan Carlos Nieves (OWNER)

80 S ROBINSON ROAD NAMPA ID 83687
[redacted]

`01-23-23

From: Juan Carlos Nieves
Owner JC EXCAVATION LLC 80 S Robinson Road Nampa ID 83687

To: All Neighbors

Dear Neighbors

My Name is Juan Carlos owner of JC Excavation LLC, my managers name is Mario and we both would like to inform you about our move to the neighborhood at 80 S Robinson Road. We are submitting an application for a conditional use permit to Canyon County Development services. We would like to have a neighborhood meeting for information purposes and to receive feedback from you as we moved on with the application process. We would like to explain what type of work we do, and what our schedule looks like. We will be discussing our employees' and introducing ourselves to all of you. We want to explain what JC Excavation is all about. We hope to see you there on Wednesday January 25th at 5:00 PM

This was our first meeting

Sincerely,

Juan Carlos Nieves

Owner of JC EXCAVATION LLC

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

Date

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15)

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date. 02-07 2023 Second meeting
Time: 5:30 pm
Location. 80 S Robinson Road
Property description:

The project is summarized below:

Site Location:
Proposed access:
Total acreage:
Proposed lots:

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (phone, email, written correspondence).

Sincerely,

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

Date

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

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The Neighborhood Meeting details are as follows:

Date. 01-25-2023 First meeting
Time: 5:00 pm
Location. 80 S Robinson Road
Property description:

The project is summarized below:

Site Location:
Proposed access:
Total acreage:
Proposed lots:

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (phone, email, written correspondence).

Sincerely,

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 80 s Robinson Rd	Parcel Number: R30624010	
City: Nampa	State: Idaho	ZIP Code: 83686
Notices Mailed Date: 01-27-2023	Number of Acres:	Current Zoning:
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Juan Carlos Nieves		
Company Name: JC EXCAVATION LLC		
Current address: 80 s Robinson Rd		
City: Nampa	State: Id	ZIP Code: 83686
Phone:	Cell: [redacted]	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 01-25-2023 02-07-2023	MEETING LOCATION: 80 S Robinson Rd
MEETING START TIME: 5:00 pm 5:30 pm	MEETING END TIME: 5:15 pm 6:05 pm

ATTENDEES: 2 Neighbors (first meeting) 6 Neighbors (second meeting)

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Grant Peterson	Grant Peterson	74 S. Robbinson Rd
2. Michael Koehn	Michael Koehn	81 S Robbinson Rd
3. Nicole Koehn	Nicole Koehn	81 S. Robinson Rd
4. Barbara Harris	Barbara Harris	86 So Robinson 73 S. Robinson Rd.
5. Harry Robinson	Harry	73 S. ROBINSON RD
6.		
7.		
8.		
9.		

Revised 11/25/20

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

Date

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.)* to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: 02-07-2023
Time: 5:30
Location: 80 S Robinson Rd
Property description:

The project is summarized below:

Site Location:
Proposed access:
Total acreage:
Proposed lots:

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (phone, email, written correspondence).

Sincerely,

PUBLIC HEARING LEVEL APPLICATION PROCESS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

1. • DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APPLICATION MEETING)
2. • NEIGHBORHOOD MEETING (HOSTED BY APPLICANT)
3. • SUBMIT APPLICATION & FEES TO DEVELOPMENT SERVICES
4. • STAFF REVIEW OF APPLICATION AND SCHEDULE FOR PLANNING AND ZONING COMMISSION HEARING
5. • NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC (30-60 DAYS)
6. • STAFF REPORT PREPARATION
7. • PLANNING & ZONING COMMISSION HEARING (THURSDAY EVENINGS)
8. • SCHEDULE BOARD OF COUNTY COMMISSIONER'S HEARING (~4 WEEKS)
9. • RE-NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC
10. • BOARD OF COUNTY COMMISSIONERS HEARING (DAY MEETINGS)
11. • REQUEST FOR RECONSIDERATION

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Juan Carlos Nieves

APPLICANT/REPRESENTATIVE (Signature): Juan Carlos Nieves

DATE: 01 / 26 / 2023

07-10-27: LAND USE REGULATIONS (MATRIX):
This section lists uses within each land use zone: allowed uses (A), permitted uses through a conditional use permit (C), Director administrative decision (D), not applicable because covered by different use/section (n/a), or prohibited (-).

ZONING AND LAND USE MATRIX

Zoning Classification	**A**	**R-R**	**R-1**	**R-2**	**C-1**	**C-2**	**M-1**	**M-2**	**MU-A**
Zoning Classification	**A**	**R-R**	**R-1**	**R-2**	**C-1**	**C-2**	**M-1**	**M-2**	**MU-A**
Accessory uses and/or structures to a permitted use	D	D	D	D	D	D	D	D	D
Accessory uses and/or structures to allowed use	A	A	A	A	A	A	A	A	A
Agricultural research facility	A	-	-	-	-	-	A	A	A
Agriculturally related activities	A	C	-	-	-	-	-	-	-
Agriculture, except those animal uses with more restrictive provisions within this article and all other uses specifically listed in other zones[1]	A	A	A	A	-	-	A	A	A
Airpark	C	C	-	-	-	-	C	C	-
Airport	C	-	-	-	-	-	C	-	-
Airstrip excepting intermittent use	C	C	-	-	-	-	-	-	-
Amusement park, theme park or commercial racetrack	C	-	-	-	-	C	-	-	C
Animal cremation service	C	-	-	-	-	-	A	A	-
Animal facility (large): bird farm, calf raising operation, dairy, feedlot, and swine farm[1]	C	-	-	-	-	-	C	C	-
Animal facility (small) on 5 acres or more[1]	A	A	C	-	-	-	A	A	A
Animal facility (small) on less than 5 acres	C	C	C	-	-	-	A	A	A
Animal hospital	C	C	-	-	A	A	A	A	A
Animals are allowed as long as it is not an animal facility or CAFO[1]	A	A	A	A	A	A	A	-	A
Arena (commercial)	C	C	-	-	C	A	A	-	A
Assisted care facility	D	D	D	D	A	A	-	-	A
Auction establishment	C	-	-	-	-	C	A	A	C
Batch plants	C	-	-	-	-	-	A	A	-
Bed and breakfast (with employees)	D	D	D	D	-	-	-	-	-
Bed and breakfast (without employees)	A	A	A	A	-	-	-	-	-
Bulk storage as an accessory use of any flammable liquid above or below ground	-	-	-	-	-	-	A	A	-

Bulk storage for wholesale distribution of any flammable liquid above or below ground	-	-	-	-	-	-	C	A	-
CAFO	C	-	-	-	-	-	C	C	-
Caretaker residence	C	-	-	-	A	A	A	A	A
Cemetery	C	C	-	-	-	-	-	-	-
Church	C	C	C	C	A	A	A	-	-
Clinics or hospitals	-	-	-	-	A	A	-	-	A
Commercial and private off street parking facilities for vehicles	-	-	-	-	-	A	A	A	A
Contractor shop	C	-	-	-	C	A	A	A	A
Daycare facilities:									
Family daycare home (1 - 6 children)	A	A	A	A	A	A	-	-	A
Group daycare facility (7 - 12 children)	D	D	D	D	A	A	-	-	A
Daycare center (13+ children)	-	-	-	-	A	A	-	-	A
Drive-in theater	C	-	-	-	-	-	-	-	-
Equipment rentals (outdoor)[2]	-	-	-	-	A	A	A	A	A
Ethanol plant	C	-	-	-	-	-	C	A	-
Farm implement sales or service, farm supply sales	C	-	-	-	A	A	A	A	A
Fertilizer processing facility	C	-	-	-	-	-	A	A	-
Firewood sales	D	C	-	-	D	A	A	A	-
Fireworks sales	-	-	-	-	A	A	A	A	A
Food processing facility	C	-	-	-	-	-	A	A	-
Golf course	C	A	-	-	-	-	-	-	-
Group home	C	C	C	C	C	C	-	-	C
Home business	D	D	D	D	-	-	-	-	-
Home occupations	A	A	A	A	-	-	-	-	-
Impound yard[2]	-	-	-	-	-	-	A	A	-
Indoor recreation	-	-	-	-	A	A	A	-	A
Junkyards and vehicle wrecking yards[2]	-	-	-	-	-	-	-	A	-
Kennel	C	C	C	C	C	C	A	A	C
Landscape business	A	-	-	-	A	A	A	-	C
Light manufacturing, assembly, testing and/or packaging facilities	-	-	-	-	-	-	A	A	A
Lumberyard	-	-	-	-	-	A	A	A	-
Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses	-	-	-	-	-	-	A	A	A
Manufacturing or processing of hazardous chemicals or gases	-	-	-	-	-	-	-	C	-

Mineral extraction (long term)	C	-	-	-	-	-	A	A	-
Mineral extraction (short term)[3]	D	D	D	D	-	-	A	A	D
Ministorage and/or RV storage facility	-	-	-	-	C	A	A	A	C
Mobile or manufactured home sales	-	-	-	-	-	C	A	A	C
Mortuaries, cremation, and funeral home	-	-	-	-	A	A	A	-	A
Multi-family dwellings limited to not more than 8 units per lot	-	-	-	C	-	-	-	-	A
Multi-family dwellings limited to not more than 4 units per lot	-	-	-	A	-	-	-	-	-
Museum	C	-	-	-	A	A	A	-	A
Nursery	A	A	-	-	A	A	A	A	A
Nursery (retail/wholesale)	C	C	-	-	A	A	A	A	A
Outdoor sales or displays (accessory to allowed use)	A	-	-	-	A	A	A	A	A
PUDs	-	C	C	C	C	C	C	C	C
Private roads and driveways serving 2 properties	D	D	D	D	D	D	D	D	D
Private tower with antenna	A	A	D	D	A	A	A	A	A
Public service agency telecommunication facilities 75 feet or greater	D	D	D	D	D	D	D	D	D
Public uses and quasi-public uses	C	C	C	C	A	A	A	A	A
Quasi-public uses (temporary)	D	D	D	D	-	-	-	-	-
Radio, television and broadcasting stations	-	-	-	-	A	A	A	A	A
Recreational vehicle (RV) park	C	-	-	-	C	A	-	-	C
Refinery	-	-	-	-	-	-	-	A	-
Rehabilitation of manufactured/mobile homes[2]	-	-	-	-	-	-	A	A	-
Rendering plant	-	-	-	-	-	-	C	A	-
Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery, and restaurants	-	-	-	-	A	A	A	-	A
Sale (commercial) of hay, grain, seed and related supplies	C	-	-	-	-	A	A	A	A
Sale of heavy building materials and machinery	-	-	-	-	-	A	A	A	A
Sale of salvage goods[2]	-	-	-	-	-	-	A	A	-
Sanitary landfill	C	-	-	-	-	-	-	-	-
School (public or private)	C	C	C	C	A	A	A	A	A
School (vocational or trade)	C	-	-	-	-	A	A	A	A
Seasonal activities	A	A	-	-	A	A	-	-	A

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Secondary residence	A	A	A	C	-	-	-	-	-
Shooting range (indoor)	C	-	-	-	-	A	A	A	A
Shooting range (outdoor)	C	-	-	-	-	-	-	-	-
Similar uses to a conditional use	C	C	C	C	C	C	C	C	C
Similar uses to allowed use	A	A	A	A	A	A	A	A	A
Single-family dwelling, 1 per lot or parcel unless otherwise provided in this chapter	A	A	A	-	-	-	-	-	-
Single-family dwellings, but not more than 2 such dwellings per lot or parcel unless otherwise provided for in this chapter	-	-	-	A	-	-	-	-	-
Slaughterhouse	C	-	-	-	-	-	C	A	-
Small wind energy systems	D	D	D	D	D	D	D	D	D
Special events facility	C	-	-	-	A	A	-	-	A
Staging area	C	-	-	-	A	A	A	A	A
Tannery	-	-	-	-	-	-	-	A	-
Taverns, lounges, or wine bars	-	-	-	-	C	C	C	-	C
Telecommunication facility	C	C	C	C	C	C	A	A	C
Temporary uses	D	D	D	D	-	-	-	-	-
Theater	-	-	-	-	C	A	A	-	A
Transit or trucking terminal and/or service facility	-	-	-	-	-	C	A	A	C
Utility distribution system	A	A	A	A	A	A	A	A	A
Utility facility	D	D	D	D	A	A	A	A	A
Vehicle fueling station with convenience store	-	-	-	-	C	A	A	A	C
Vehicle sales lot	-	-	-	-	-	A	A	-	A
Vehicle service facility	-	-	-	-	C	A	A	A	A
Warehousing, wholesaling and distribution facilities	-	-	-	-	-	C	A	A	C
Water infiltration	C	-	-	-	-	-	C	C	-
Wind farm	C	-	-	-	-	-	C	C	-
Winery, distillery, brewery	D	-	-	-	-	-	A	A	C
Yard/garage sales (associated with any residential uses)	A	A	A	A	-	-	-	-	-
Zoo	C	-	-	-	-	-	C	-	-

Notes:

1. See confined animal feeding operation (CAFO), chapter 8 of this Code.
2. With a sight obscuring fence (see section 07-02-03: of this chapter).
3. In accordance with subsection 07-14-17(6) of this chapter.

(Ord. 19-038, 8-30-2019 ; amd. Ord. 20-012, 5-29-2020)

Neighborhood addresses

	PARCEL_NO	OwnerName	Address		City	State	ZipCode
1	R30657	B DOUBLE D RANCH LLC	73 S ROBINSON RD		NAMPA	ID	83687
2	R30658010	RUSSELL CASEY W	305 S BLUE HERON WAY	no found	NAMPA	ID	83687
3	R30615	PALMER JOE LEE	104 S ROBINSON BLVD	no found	NAMPA	ID	83687
4	R30627010	PETERSON GRANT	74 S ROBINSON RD		NAMPA	ID	83687
5	R30626	MESILLAS MARIA ELENA	52 S ROBINSON RD		NAMPA	ID	83687
6	R30659	RUSSELL LESTER LEROY	511 SW 2ND ST	no found	FRUITLAND	ID	83619
7	R30654	PRESCOTT NOLAN E II	61 S ROBINSON BLVD		NAMPA	ID	83687
8	R30654010	BUJANOWSKI VINCENT C	711 S EASTBURY AVE	no found	COVINA	CA	91723
9	R30627	PASECHNIKOV MIKHAIL	64 S ROBINSON RD		NAMPA	ID	83687
10	R30624010	JIMENEZ ALEJANDRO	80 S ROBINSON RD		NAMPA	ID	83687
11	R30612	PALMER JOE L	104 S ROBINSON BLVD		NAMPA	ID	83687
12	R30656	HARRIS BARBARA D LIVIN	73 S ROBINSON RD		NAMPA	ID	83687
13	R30655	MC KINLEY 2002 REVOCA	30 E BROADWAY AVE	no found	MERIDIAN	ID	83642
14	R30626010	MIRANDA BELMAN	58 S ROBINSON RD	no found	NAMPA	ID	83687
15	R30627010A	POP VASILIY	70 S ROBINSON RD		NAMPA	ID	83687
16	R30658	ZINCHUK SERGEY V	93 S ROBINSON RD		NAMPA	ID	83687
17	R30657010	KOEHN MICHAEL A	81 S ROBINSON RD		NAMPA	ID	83687
18	R30655010	JEWELL HARLOW W	71 S ROBINSON BLVD		NAMPA	ID	83687
19	R30624	E AND B INVESTMENTS LL	96 S ROBINSON RD		NAMPA	ID	83687
20	R30623	SCURTU NICULAI	100 S ROBINSON BLVD		NAMPA	ID	83687

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we sent out more letters to this other addresses near 80 s Robinson Rd

78 Robinson Rd
85 Robinson Rd
67 Robinson Rd
57 Robinson Rd
32 Robinson Rd
206 Robinson Blvd
115 Robinson Blvd

TitleOne
a title & escrow co.

1101 W. River Street, Suite 201
Boise, ID 83702
Ph. (208)424-8511
www.titleonecorp.com

Alejandro Jimenez and Dora Luz Meza Lozano
80 S Robinson Rd
Nampa, ID 83687

Date: 04/06/2022

Regarding: 80 S Robinson Rd, Nampa, ID 83687

Buyer/Borrower: Alejandro Jimenez and Dora Luz Meza Lozano

File No.: 22445624

Greetings:

It's been our pleasure serving as your title and escrow company for your recent real estate transaction. Related to your transaction, please find attached the following:

Original Recorded Documents

Please feel free to contact us if you have any questions at the number listed above. We appreciate your business and look forward to assisting you with your next closing.

Best Regards,

Tiffany Manker

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT

2022-014687
RECORDED
03/18/2022 10:29 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 JWINSLOW $15.00
TYPE DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

TitleOne
a title & escrow co.

Order Number: 22445624

Warranty Deed

For value received,

Roy E. Ferebee, a married man and Larry D. Karst and Lynn A. Johnson, Husband and Wife

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

Alejandro Jimenez and Dora Luz Meza Lozano, Husband and Wife

whose current address is 80 S. Robinson Rd, Nampa, ID 83687

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.

TitleOne
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Remainder of page intentionally left blank.

Dated: March 15, 2022

Roy E. Ferebee

Kimberly Ferebee

Larry D. Karst

Lynn A. Johnson

State of Idaho, County of Canyon, ss.

On this 15th day of March in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Roy E. Ferebee and Kimberly Ferebee and Larry D. Karst and Lynn A. Johnson, 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:
My Commission Expires:
(seal)

GERIN POWELL
COMMISSION #62843
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/31/2025

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

A parcel of land being a portion of the SW¼ NW¼ of Section 29, Township 3 North, Range 1 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the Southwest corner of the SW¼ NW¼, which bears South 00°43'59" West a distance of 2658.60 feet from the Northwest corner of the NW¼;

Thence North 00°43'52" East a distance of 516.66 feet along the West boundary of the SW¼ NW¼ to the Point of Beginning.

Thence North 00°43'52" East a distance of 148.01 feet along the West boundary of the SW¼ NW¼;

Thence South 88°47'20" East a distance of 665.31 feet;

Thence South 00°47'07" West a distance of 148.00 feet;

Thence North 88°47'20" West a distance of 665.17 feet to the Point of Beginning.

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

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

Receipt Number: 78021 Date: 2/10/2023

Date Created: 2/10/2023 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Juan Carlos Nieves
Comments: CU2023-0002

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Conditional Use Permit	CU2023-0002	$950.00	$0.00	$0.00

Sub Total: $950.00
Sales Tax: $0.00
Total Charges: $950.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	1388	$950.00

Total Payments: $950.00

ADJUSTMENTS

Receipt Balance: $0.00

Issued By: pdilbeck