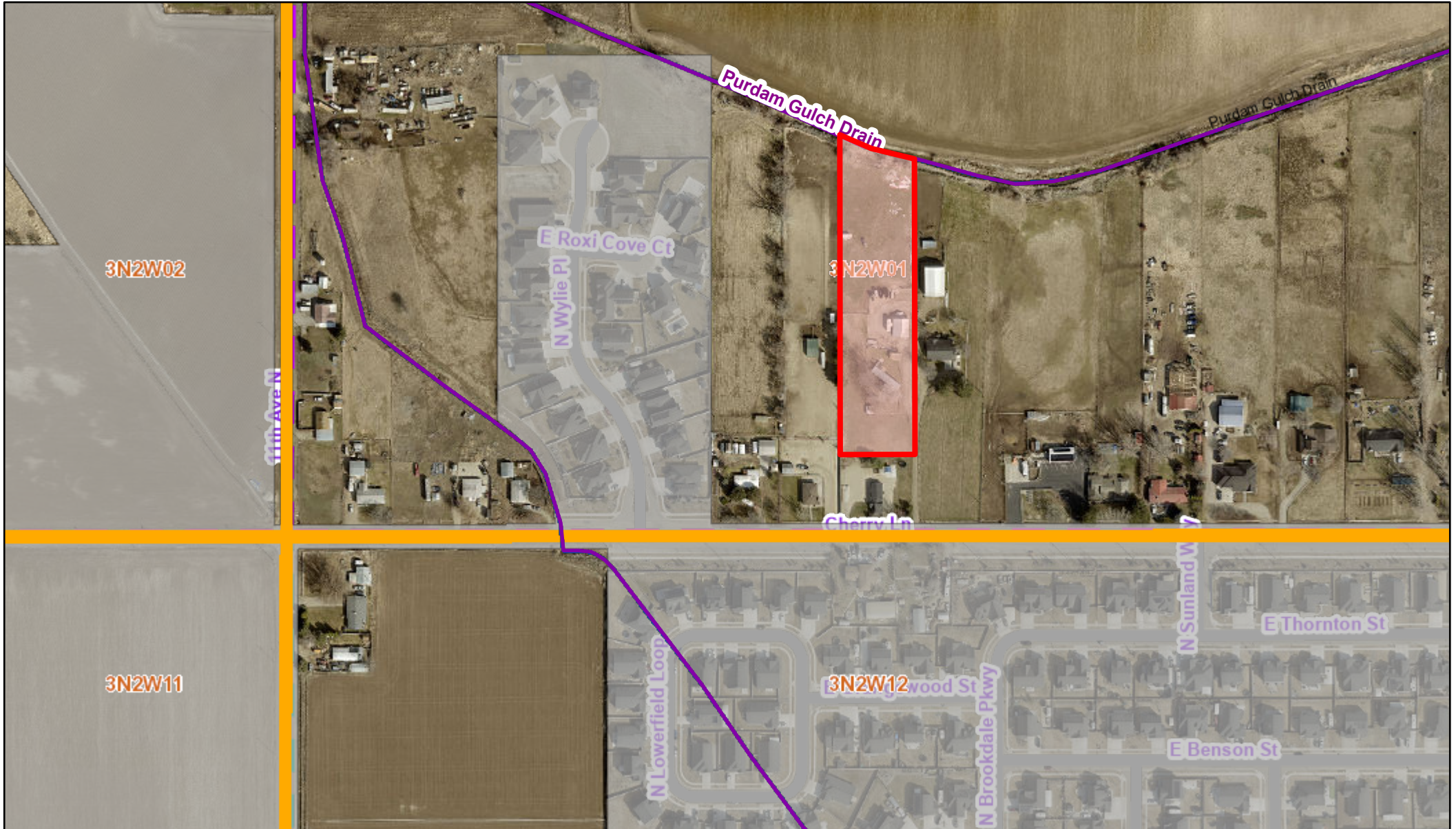
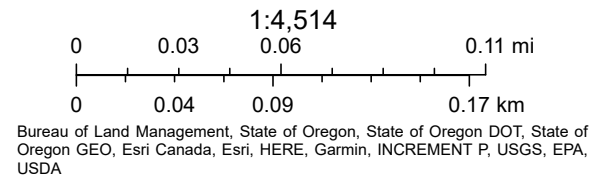


Canyon County, ID Web Map



7/28/2023, 3:06:59 PM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- Hydro_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- Sections
- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Major Collector
- Minor Arterial
- Other Principal Arterials
- Red: Band_1





★ **CONDITIONAL USE PERMIT**
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Rolando Saucedo</u>
	MAILING ADDRESS: <u>P.O. Box 3448 Nampa, Id. 83653</u>
	PHO: [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: [Signature] Date: 7-10-2023

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

SITE INFO	STREET ADDRESS: <u>6764 Cherry Ln Nampa, ID, 83687</u>
	PARCEL NUMBER: <u>307530110</u> Sect: <u>01, 3N, 2W</u>
	PARCEL SIZE: <u>2.22 Acres</u>
	REQUESTED USE: <u>Equipment storage</u>
	FLOOD ZONE (YES/NO) <u>X</u> ZONING DISTRICT: <u>A9</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>CV2023-0017</u>	DATE RECEIVED: <u>7/20/23</u>
RECEIVED BY: <u>S. Hammond</u>	APPLICATION FEE: <u>950.00</u> <input checked="" type="radio"/> CK <input type="radio"/> MO <input type="radio"/> CC CASH

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

3. **IRRIGATION WATER PROVIDED VIA:**
 Surface Irrigation Well None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**
 Pressurized Gravity

5. **ACCESS:**
 Frontage Easement Easement width 15 Ft. 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: Wire Height: 5 Ft.

8. **STORMWATER:** Retained on site Swales Ponds Borrow Ditches
 Other: _____

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

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential _____ Commercial _____ Industrial _____
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION:

- Water supply source: _____

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 7 am to 5 pm
 Tuesday 7 am to 5 pm
 Wednesday 7 am to 5 pm
 Thursday 7 am to 5 pm
 Friday 7 am to 5 pm
 Saturday _____ to _____
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? 8 No

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

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

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

5. PARKING AND LOADING:

How many parking spaces? none

Is there is a loading or unloading area? Yes

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** _____

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

Building Kennel Individual Housing Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

Building Enclosure Barrier/Berm Bark Collars

4. **ANIMAL WASTE DISPOSAL**

Individual Domestic Septic System Animal Waste Only Septic System

Other: _____



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:	Parcel Number:	
City:	State:	ZIP Code:
Notices Mailed Date:	Number of Acres:	Current Zoning:
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name:		
Company Name:		
Current address:		
City:	State:	ZIP Code:
Phone:	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 6-28-23	MEETING LOCATION: 6764 Cherry Ln. Nampa
MEETING START TIME: 6:00 PM	MEETING END TIME: 6:30 PM

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. MIKE RYAN	<i>Mike Ryan</i>	6794 Cherry Ln. Nampa
2. DAN RABEHL	<i>Dan Rabehl</i>	6744 cherry ln nampa
3. KAREN RABEHL	<i>Karen Rabehl</i>	6744 cherry ln nampa
4.		
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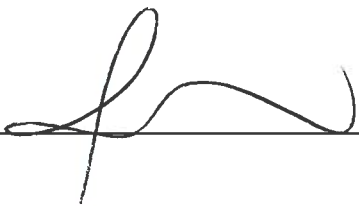
NEIGHBORHOOD MEETING CERTIFICATION:

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):

Rolando Saucedo

APPLICANT/REPRESENTATIVE (Signature):



DATE: 7 / 18 / 23



AGENCY ACKNOWLEDGMENT

Date: 7-10-2023
Applicant: Polando Saucedo
Parcel Number: 307530110
Site Address: 6764 Cherry Ch. Nampa, Id. 83687

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

Applicant submitted/met for official review.

Date: 7/24/2023 Signed: Ron Johnson
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

Applicant submitted/met for official review.

Date: 7-28-23 Signed: [Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

Applicant submitted/met for official review.

Date: 7/24/23 Signed: [Signature]
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

AGENCY LOCATION AND CONTACT		
Southwest District Health		
	Address	Phone Number
	13307 Miami Lane, Caldwell	(208) 455-5400
Highway Districts		
Agency	Address	Phone Number
Canyon	15435 ID-44, Caldwell	(208) 454-8135
Golden Gate	500 Golden Gate Ave. E, Wilder	(208) 482-6267
Nampa	4507 12 th Ave Road, Nampa	(208) 467-6576
Notus-Parma	106 S. 4 th Str., Parma	(208) 722-5343
Idaho Transportation Department		
	Address	Phone Number
	11331 W. Chinden Blvd., Boise	(208) 334-8300
Fire Districts		
Agency	Address	Phone Number
Caldwell Rural	310 S. Seventh Ave., Caldwell	(208) 896-4511
Homedale Rural	120 S. Main St., Homedale	(208) 337-3450
Kuna Rural	150 W. Boise St., Kuna	(208) 922-1144
Marsing Rural	303 Main St., Marsing	(208) 896-4796
Melba Rural	408 Carrie Rex, Melba	(208) 495-2351
Middleton Rural	302 E. Star Blvd., Middleton	(208) 585-6650
Nampa Rural	820 Second Str. South, Nampa	(208) 468-5770
Parma Rural	29200 HWY 95, Parma	(208) 722-6753
Star Rural	11665 State Str., Suite B, Star	(208) 286-7772
Upper Deer Flat Rural	9500 Missouri Ave., Nampa	(208) 466-3589
Wilder Rural	601 Patriot Way, Wilder	(208) 482-7563
Irrigation Districts		
Agency	Address	Phone Number
Famer Cooperative Ditch Co/Si	PO Box 69, Parma	(208) 722-2010
Farmers Union Ditch Co	PO Box 1474, Eagle	(208) 870-7919
Black Canyon	474 Elgin Ave., Notus	(208) 459-4141
Boise-Kuna	129 N. School Ave., Kuna	(208) 922-5608
Boise project Board of Control	2465 Overland Road, Boise	(208) 344-1141
Eureka	21766 Howe Road, Caldwell	(208) 250-8000
Franklin Ditch Co	3401 W. Pine Ave., Meridian	(208) 466-3819
Middleton Mill Ditch Co	PO Box 848, Middleton	(208) 585-3207
Nampa-Meridian	1503 1 st Str. South, Nampa	(208) 466-7861
New York	6616 W. Overland Road, Boise	(208) 378-1023
Pioneer	3804 S. Lake Ave., Caldwell	(208) 459-3617
Pioneer-Dixie	19724 Dixie River Road, Caldwell	(208) 454-1559
Riverside	PO Box 180, Greenleaf	(208) 722-2010
Settlers	PO Box 7571, Boise	(208) 343-5271
Siebenberg Cooperative Ditch Co	PO Box 642, Parma	kchamberlain.fcdc@gmail.com
Wilder	709 Cleveland Blvd., Caldwell	(208) 459-3421
Mason Creek Ditch Co	1905 Mason Rd., Caldwell	johnmcavoy48@yahoo.com
Poor Boy Ditch Co	PO Box 395, Greenleaf	(208) 407-7681 (F) 498-9690
Canyon County Water Co./Flake Ditch	PO Box 11/PO Box 6, Star	(208) 455-1735
City Impact Area		
Agency	Address	Phone Number
Caldwell	621 Cleveland Blvd., Caldwell	(208) 455-3000
Nampa	500 12 th Ave. S., Nampa	(208) 468-4430
Middleton	1103 W. Main St., Middleton	(208) 585-3133
Parma	305 N. 3 rd St., Parma	(208) 722-5138
Melba	401 Carrie Rex Ave., Melba	(208) 495-2722
Greenleaf	20523 Whittier Dr., Greenleaf	(208) 454-0552
Notus	375 Notus Road, Notus	(208) 459-6212
Homedale	31 W. Wyoming Ave., Homedale	(208) 337-4641
Star	10769 W. State St., Star	(208) 286-7247
Wilder	107 4 th St., Wilder	(208) 482-6204

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

PUBLIC HEARING APPLICATION PROCESS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

www.canyoncounty.id.gov Phone: 208-454-7458



1

- **DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APPLICATION MEETING)**

2

- **NEIGHBORHOOD MEETING (HOSTED BY APPLICANT) PER CCZO SECTON 07-01-15**

3

- **SUBMIT APPLICATION, SUBMITTAL MATERIALS & FEES TO DEVELOPMENT SERVICES**
 - Incomplete submittals will not be accepted

4

- **STAFF REVIEW OF APPLICATION**
 - **APPLICATION WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**

5

- **SCHEDULE FOR PUBLIC HEARING (41-Day PROCESS)**
 - **SUPPLEMENTAL CASE INFORMATION WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**
 - **DAY 1-5:** Hearing notices sent with comment deadline to affected agencies and proeprty owners
 - **DAY 19:** Comment deadline ends. Comments receieved late will not be accepted. Late comments may be provided during the public hearing as testimony if accepted by the hearing body.
 - **DAY 20-30:** Staff Report Packet preparation
 - **DAY 31:** Staff Report Packet sent to hearing body
 - **STAFF REPORT WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**
 - **Day 41:** Public Hearing

6

- **PUBLIC HEARING**
 - Planning & Zoning Commission hearing (1st and 3rd Thursday evenings);
 - Hearing Examiner hearing (3rd Wednesday afternoon); or
 - Board of County Commissioners hearing (Day-time)
 - **HEARING DECISIONS WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**

7

- **IF 2nd HEARING Required, SEE ITEM 5 & 6 SCHEDULING FOR HEARING AND PUBLIC HEARING**
 - Substantial changes to an application between hearings may be considered a new application and may be required to restart the process

8

- **CLOSED/REQUEST FOR RECONSIDERATION (IDAHO CODE SECTION 67-6535(b))**
 - **FINAL DECISIONS WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**



Equipment Parking

Storage

Loading Area

Entrance (Easement)

main Road (cherry Ln)

← LETTER OF INTENT – CONDITIONAL USE PERMIT FOR 6764 E CHER...

LETTER OF INTENT – CONDITIONAL USE PERMIT FOR 6764 E CHERRY LN, NAMPA, ID

To whom it may concern:

Rolando Saucedo (the "Owner"), owner of *6764 E Cherry Ln, Nampa, ID 83687* (the "Property") and Diamond Roofing requests a Conditional Use Permit for the property from the the Planning & Zoning Commission to modify the use pertaining to the property to be used as the staging area for Diamond Roofing LLC.

Two employees at a time will be present in the mornings (*7:00 AM to 8:00 AM*) to pick up needed roofing materials for off-site projects in the Treasure Valley and in the late afternoons (*4:00 PM to 5:00 PM*) to drop off the excess materials, two to three days per week (*Mondays, Wednesdays, and/or Fridays*).

All materials will be stored in the existing barn on-site, and as there are only going to be two employees there will be no impacts to the immediate vicinity and character of the vicinity. There will also be no additional changes needed for water, sewer, irrigation, drainage and stormwater drainage as there will be no additions and only the existing building will be used. As there are only going to be one to two vehicles doing the pick-up and drop-off of the materials, the Owner anticipates minimal impact to existing and future traffic patterns. Since the materials will be stored within the property and away from Cherry Lane, the owner does not foresee any impact to essential services.

As the owner of the property, Rolando Saucedo has full legal access. Rolando respectfully asks the Planning & Zoning Commission to approve the Conditional Use Permit as requested.

STAGING AREA (07-14-15)

As stated in the letter of intent, the Property will be used solely for picking up and dropping off material, all work will completed off-site across the Treasure Valley and all business vehicles will remain operable and parked on-site.



**SOUTHWEST
DISTRICT HEALTH**

**ACCESSORY USE
APPROVAL**

THIS ACCESSORY USE APPROVAL IS GRANTED BASED ON INFORMATION THE APPLICANT HAS PROVIDED.

ISSUED TO: **Rolando Saucedo** EST. #: **016334**
FOR THE APPROVAL OF AN: **Accessory Use**
LOCATED AT: **6764 Cherry Ln**
Nampa ID /83687

Parcel #: 307530110

Legal Township: 3N

Description: Range: 2W

Section: 1

HEALTH AUTHORITY

Chris Chh

Conditions of Approval:

The proposed 2 trailer parking spots will not encroach on existing or replacement septic systems.

07/27/2023

2019-059346
RECORDED
12/06/2019 01:25 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 MBROWN \$15.00
TYPE DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED



Order Number: 19350627

Warranty Deed

For value received,

Jacoba Hendrikse, Trustee of the Restated Hendrikse Family Trust, dated December 20, 2001

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

Rolando Saucedo and Antonia Martinez, husband and wife

whose current address is P.O. Box 3448 Nampa, ID 83653

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

This parcel is a portion of the Southwest quarter of the Southwest quarter of Section 1, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Southwest corner of said Southwest quarter of the Southwest quarter, a found brass cap monument; thence
North 89° 55' 12" East along the South boundary of said Southwest quarter of the Southwest quarter a distance of 1142.40 feet to a mag nail set in the pavement surface; thence
North 0° 04' 47" West a distance of 167.00 feet to the True Point of Beginning, a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 0° 04' 47" West a distance of 4.00 feet;
thence continuing
North 0° 04' 47" West a distance of 657.33 feet to a point on the centerline of existing Purdam Drain, witnessed by a found 5/8 inch diameter rebar bearing
South 0° 04' 47" East a distance of 35.00 feet; thence
South 66° 30' 12" East along said centerline a distance of 70.67 feet; thence
South 76° 30' 59" East continuing along said centerline a distance of 91.89 feet; thence leaving said centerline bearing

South 0°04'47" East a distance of 607.52 feet to a point witnessed by a ½ x24 inch rebar set with a plastic cap stamped L.S. 3627 bearing
South 89°55'12" West a distance of 50.00 feet; thence
South 89°55'12" West a distance of 154.10 feet to the True Point of Beginning.

Together with a 50.00 foot wide ingress-egress easement along the East boundary, as disclosed by Quitclaim Deed recorded October 31, 2019 as Instrument No. 2019-052791, records of Canyon County, Idaho.

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.

Dated: December 4, 2019

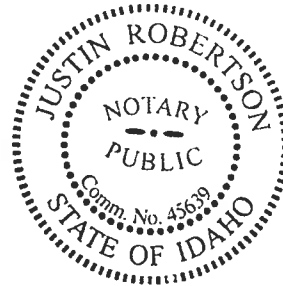
The Restated Hendrikse Family Trust, dated December 20, 2001

By: Jacoba Hendrikse
Jacoba Hendrikse, Trustee

State of Idaho, County of Ada, ss.

On this 5th day of December in the year of 2019, before me, the undersigned, a notary public in and for said state personally appeared Jacoba Hendrikse, known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of the Restated Hendrikse Family Trust and acknowledged to me that she executed the same as trustee.

Justin Robertson
Notary Public
Residing In: Meridian, ID
My Commission Expires: 10/28/23
(seal)



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: 79954

Date: 7/28/2023

Date Created: 7/28/2023 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Rolando Saucedo
Comments: CU2023-0017

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit	CU2023-0017	\$950.00	\$0.00	\$0.00
Sub Total:		\$950.00		
Sales Tax:		\$0.00		
Total Charges:		\$950.00		

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	3023	\$950.00
Total Payments:		\$950.00

ADJUSTMENTS

Receipt Balance: \$0.00