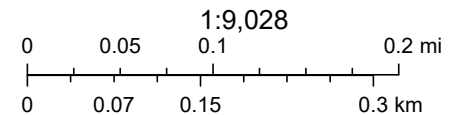


Canyon County, ID Web Map



9/3/2024, 1:33:37 PM

- Multiple Parcel Search _Query result
- FEMA FLOOD ZONES
- X
- Hydro_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- Sections
- CanyonCountyRoads
- Roads
- CC_PrivateRoads
- ITDFunctionalClassification
- Major Collector
- Urban_2023
- Red: Red
- Green: Green
- Blue: Blue



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



ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Joseph and Joy Young</u>
	MAILING ADDRESS: <u>9121 Chaparral Ranch Rd Nampa 83686</u>
<p>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.</p>	
Signature: <u><i>Joe Young</i></u> Date: <u>6 Feb 2024</u>	

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

SITE INFO	STREET ADDRESS: <u>9121 Chaparral Ranch Rd Nampa, ID 83686</u>	
	PARCEL NUMBER: <u>R30121120</u>	
	PARCEL SIZE: <u>13.79</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>AG</u>	PROPOSED ZONING: <u>R-2</u>
	FLOOD ZONE (YES/NO) <u>No</u>	ZONING DISTRICT: <u>Canyon County</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CR2024-0005</u>	DATE RECEIVED: <u>8/29/24</u>
RECEIVED BY: <u>Madelyn Vander Veer</u>	APPLICATION FEE: <u>\$1,400.00</u> CK MO <u>CC</u> CASH

pd. 9-3-24

MASTER APPLICATION

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



PROPERTY OWNER	OWNER NAME: <u>Joseph and Jay Young</u>
	MAILING ADDRESS: <u>9121 Chaparral Ranch Rd Nampa 83686</u>
	PHONE: [REDACTED] EMAIL: [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: [Signature]

Date: _____

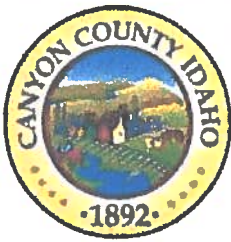
(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: _____
	COMPANY NAME: _____
	MAILING ADDRESS: _____
	PHONE: _____ EMAIL: _____

SITE INFO	STREET ADDRESS: <u>9121 Chaparral Ranch Rd Nampa 83686</u>
	PARCEL #: <u>R30121120</u> LOT SIZE/AREA: <u>13.79 acres</u>
	LOT: <u>9</u> BLOCK: <u>2</u> SUBDIVISION: <u>Chaparral Ranch</u>
	QUARTER: <u>SW</u> SECTION: <u>14</u> TOWNSHIP: <u>2N</u> RANGE: <u>3W</u>
	ZONING DISTRICT: <u>Canyon County</u> FLOODZONE (YES/NO): <u>No</u>

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

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



ZONING AMENDMENT

PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

☐ Rezone

☒ Conditional Rezone with Development Agreement

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed.	✓	conditional rezone ✓
Letter of Intent (see standards on next page)	✓	✓
Land Use Worksheet	✓	✓
Neighborhood Meeting form was completed and signed	✓	✓
Completed Agency Acknowledgement form including:		
Southwest District Health	✓	✓
Irrigation District		not in ir. district
Fire District	✓	✓
Highway District/Idaho Transportation Dept	✓	✓
Area of City Impact (If applicable)	✓	✓
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	✓	✓
Deed or evidence of property interest to the subject property		✓
Fee: \$ 950 Rezone \$1,400 Conditional Rezone \$2,800 Text Amendment		

****Fees are non-refundable****

***DISCLAIMER:** The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____ Date _____

DSD Planner: _____ Date _____

23 August 2024

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 NORTH 11TH AVENUE, #140, CALDWELL, IDAHO
83605

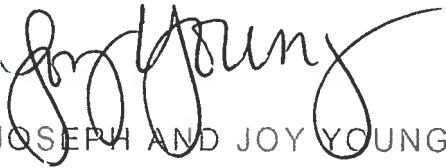
To Whom It May Concern,

We would like to request a Conditional Zoning Amendment for our property located at 9121 Chaparral Ranch Rd, Nampa, ID 83686. Below you will find our thoughts on meeting the county's requirements for re-zoning.

1. Comprehensive plan 2023 lists the zoning for our property as AG. We are requesting to change our zoning to R-R with AC-5 conditions. This will allow for a small hobby farm on two parcels instead of one hobby farm on a single larger parcel. Both parcels have the potential to meet the County's Agricultural Exception
2. The current surrounding areas are a combination of R-R and AG. Our property is located in a 150 Acre Subdivision with a total of 21 lots. It is our belief that splitting our property will better align the two lots with the rest of the subdivision. The other lots in the subdivision are made up of:
 - a. 10 lots that are 3.69-3.73 acres
 - b. 9 lots that are 4.27-4.97 acres
 - c. 1 lot that is 18.64 acres; it has an illegal split that created two lots that are 13.54 acres and 5 acres respectively
 - d. 1 lot that is 37.90 acres
3. The request is compatible with surrounding areas on the North side of Deer Flat. Most of the areas surrounding our Subdivision are already zoned R-R.
4. The request will not negatively impact the character of the area, it will in fact allow the property to look more like the others in the subdivision.

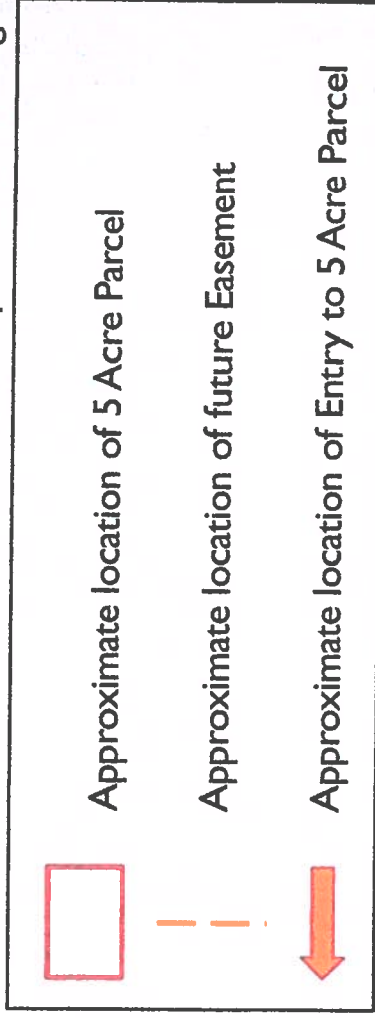
5. Facilities required for the split include, electric power, single family septic system, single family domestic well.
6. Legal access to the new lot will be established with permission from Nampa Highway district 1. The lot would potentially be accessed via Chaparral Ranch Road.
7. There are no public street improvements needed as driveway access will only require the placement of a culvert to allow for proper road drainage.
8. There would be a slight increase to public services with the addition of one single family home to a preexisting subdivision.

SINCERELY,

A handwritten signature in black ink, appearing to read "Joseph and Joy Young". The signature is stylized with large, flowing loops and a long horizontal stroke at the end.

JOSEPH AND JOY YOUNG

9121 Chaparral Ranch Rd Nampa, ID 83686
 13.79 Acres Currently
 5 Acres to be split
 8.79 acres will remain with the residence, shop and out buildings



EASEMENT:

At the time of Sale a 50 foot wide x 355.30 feet tall easement will be placed on the West side of the new parcel for use by the owner of 9121 Chaparral Ranch Rd to access irrigation risers and the well in the SW corner of the new parcel. the easement will run with the land as long as irrigation is required by the dominate party to the easement.

5 Acres = 217,800 sq/ft
 613 x 355.30 = 217,798 sq/ft



RE-SUBDIVISION OF BLOCK 2, LOT 9 CHAPARRAL RANCH SUBDIVISION

JOE AND JOY YOUNG

9121 CHAPARRAL RANCH ROAD

MR.AND.MRS.JIYOUNG@GMAIL.COM



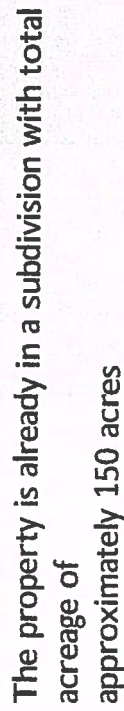
BLOCK 2, LOT 9 CHAPARRAL RANCH SUBDIVISION



Deer Flat Rd

- The property is 13.79 Acres
- Currently zoned AG
- We would like to re-zone to R-R, with conditions placed to meet Comp Plan 2030 AC-5 requirements
- By requesting R-R with AC-5 conditions as our new zoning only one additional home can be built on the "new" split of the property.
- The two properties would then be able to each still have the ability to meet the County AG exception rules.
- Currently there is a condition placed on the South East corner of the property – that condition states no buildings over 200 feet. This condition would remain in place after the split.

Canyon County, ID Zoning & Future Land Use Web Map



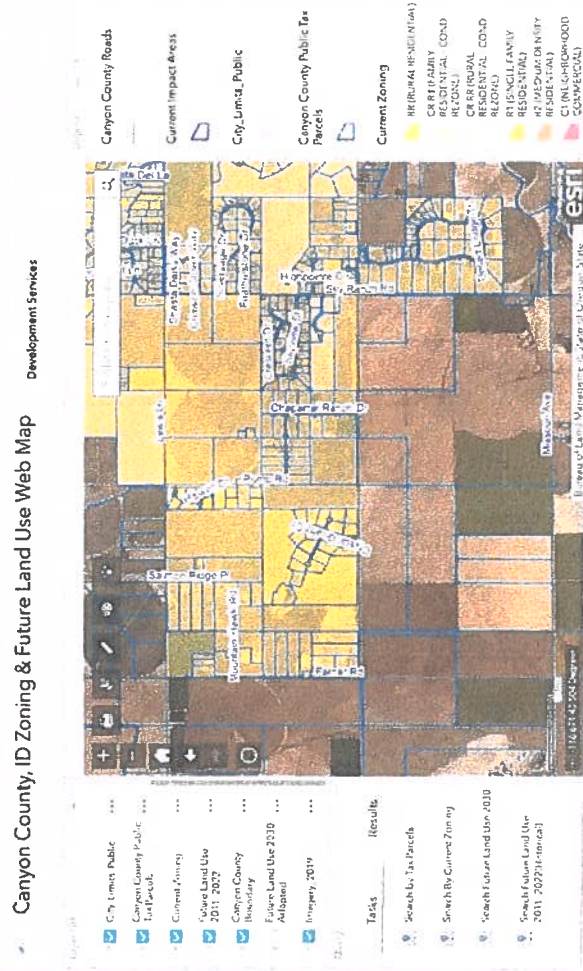
- 10 lots that are 3.69-3.73 acres in size
- 9 lots that are 4.27-4.97 acres in size
- 1 lot that is 18.54 acres in size, however is an illegal split that makes this lot two. One lot is 13.54 acres, the other is 37.90 acres

illegal split that makes this lot two. One lot is 5 acres, the other is 13.54 acres

Allowing the re-subdivision of the property would make two lots, one would be 5 acres, the other would be 8.79 acres bringing this large lot closer to the size of the other lots in the subdivision.

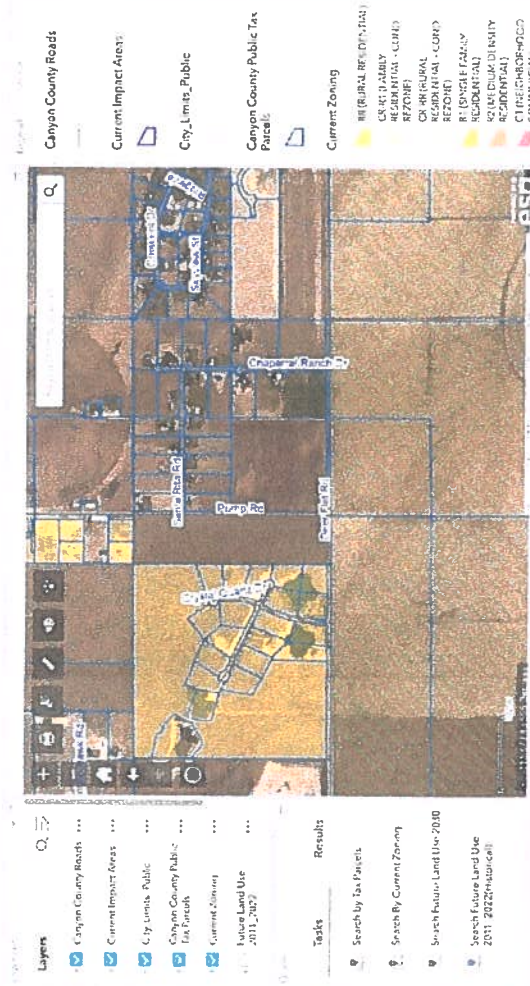
FUTURE LAND USE 2011-2022

We understand that the 2011-2022 is superseded by the 2030 Comp Plan



2030 COMP PLAN ZONING

Canyon County, ID Zoning & Future Land Use Web Map



- No zoning change is shown for Chaparral Ranch Subdivision
- Subdivision to the West is RR
- Farm to the South is AG

AG zoning according to the 2030 Comp Plan includes

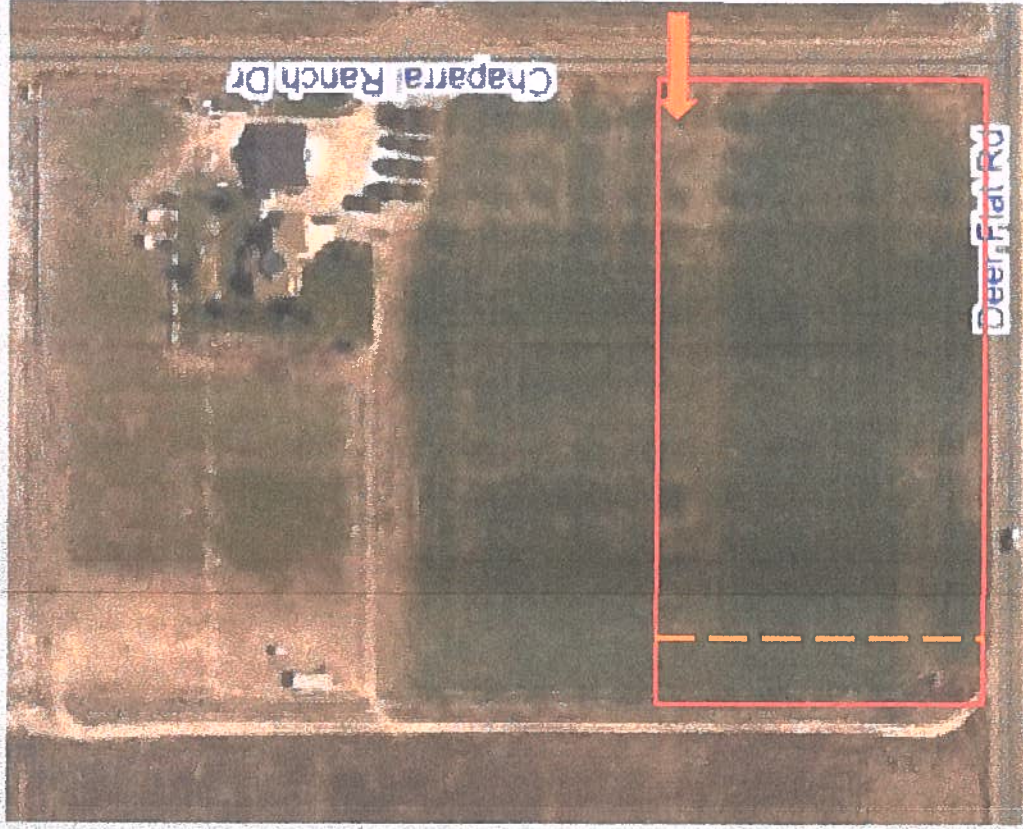
- i. R-R which allows for one unit per two acres
- ii. AC-5 which allows for one unit per five acres
- iii. AC-20 which allows for one unit per twenty acres
- iv. AC-40 which allows for one unit per forty acres

9121 Chaparral Ranch Rd Nampa, ID 83686

13.79 Acres Currently

5 Acres to be split

8.79 acres will remain with the residence, shop and out buildings



613 Feet

355.30 Feet



Approximate location of 5 Acre Parcel



Approximate location of future Easement



Approximate location of Entry to 5 Acre Parcel

EASEMENT:

At the time of Sale a 50 foot wide x 355.30 feet tall easement will be placed on the West side of the new parcel for use by the owner of 9121 Chaparral Ranch Rd to access irrigation risers and the well in the SW corner of the new parcel. the easement will run with the land as long as irrigation is required by the dominate party to the easement.

5 Acres = 217,800 sq/ft

$613 \times 355.30 = 217,798 \text{ sq/ft}$

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? One (1)

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: None - Driveway only

☐ 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)

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 1 (one) ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: hydrant w/in subdivision already in place

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

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

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

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

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

What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 9121 Chaparral Ranch Rd	Parcel Number: R38121120	
City: Nampa	State: ID	ZIP Code: 83686
Notices Mailed Date: 6 Feb 2024	Number of Acres:	Current Zoning: AG
Description of the Request: Split current lot and block from 13.79 acres to one 8.79 acre lot & one 5 acre lot		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Joy Young		
Company Name:		
Current address: 9121 Chaparral Ranch Rd		
City: Nampa	State: ID	ZIP Code: 83686
Phone:	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 3 March 2024	MEETING LOCATION: 9121 Chaparral Ranch Road	
MEETING START TIME: 1000	MEETING END TIME: 1010	
ATTENDEES: None		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Spoke with Isaac Brewer on telephone on 2/9/24		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

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):

Joy Young

APPLICANT/REPRESENTATIVE (Signature):

Joy Young

DATE: 09/03/2024



AGENCY ACKNOWLEDGMENT

Date: 6 June 2024
Applicant: Joy Young
Parcel Number: R 38121120
Site Address: 9121 Chaparral Ranch Rd Nampa, ID 83686

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 06/24/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☒ Applicant submitted/met for informal review.

Date: 6/26/2024 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for informal review.

Date: 6-6-24 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☐ Applicant submitted/met for informal review.

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

Area of City Impact

☒ Applicant submitted/met for informal review.

Date: 6/6/2024 Signed: [Signature]
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

ACCOMMODATION

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Joseph and Joy Young
9121 Chaparral Ranch Drive
Nampa, ID 83686

2019-025896	
RECORDED	
06/12/2019 02:43 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=4 HCRETAL	\$15.00
TYPE: DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

(Space Above For Recorder's Use)

GRANT DEED


For the consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Alan D. Young and Luana Young, an interest of 36%, grants, bargains, sells and conveys to Joseph A. Young and Joy A. Young, husband and wife, whose current address is 9121 Chaparral Ranch Drive Nampa, ID 83686 and their successors and assigns forever, the following described real property:

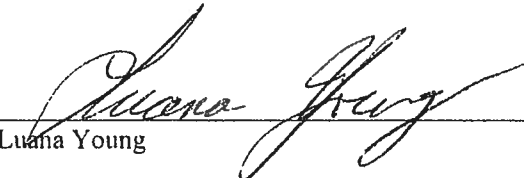
See Attached Exhibit "A"

SUBJECT TO taxes and assessments for the year 2019 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.


IN WITNESS WHEREOF, the Grantors have hereunto subscribed their names to this instrument this 10th day of June, 2019.


Alan D. Young


Luana Young

State of Washington, County of Benton

This record was acknowledged before me on June 10 2019 by Alan D. Young and Luana Young.


Signature of notary public
Commission Expires: July 26, 2022

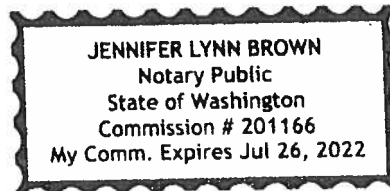


EXHIBIT A

Parcel 9A:

A parcel of land being a portion of Lot 9, Block 2 of Chaparral Ranch Subdivision as filed in Book 30 of Plats at Page 46 in the Office of the Canyon County Recorder lying in a portion of the Southeast Quarter of the Southwest Quarter of Section 14, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

COMMENCING at a found 5/8 inch diameter iron pin marking the Southwest corner of said Section 14, from said corner the South Quarter corner of said Section 14 bears South 89° 59' 16" East, a distance of 2652.80 feet which is being monumented with a found 5/8 inch diameter iron pin; thence along the Southerly boundary line of the Southwest Quarter of said Section 14, South 89° 59' 16" East, a distance of 1326.40 feet to the West 1/16th corner of said Section 14 which is being monumented with a found 5/8 inch diameter iron pin; thence leaving said Southerly boundary line and along the Westerly boundary line of the Southeast Quarter of the Southwest Quarter of said Section 14, North 00° 34' 53" East, a distance of 40.00 feet to a point marking the Southwest corner of said Lot 9, the POINT OF BEGINNING; thence continuing along the Westerly boundary line of the Southeast Quarter of the Southwest Quarter of said Section 14, and along being the Westerly boundary line of said Lot 9, North 00° 34' 53" East, a distance of 390.52 feet to a point; thence leaving Westerly boundary lines, South 89° 58' 12" East, a distance of 363.64 feet to a point; thence North 00° 34' 53" East, a distance of 511.87 feet to a point; thence South 89° 58' 12" East, a distance of 269.62 feet to a point on the Easterly boundary line of said Lot 9; thence along the Easterly boundary line of said Lot 9, South 00° 35' 06" West, a distance of 279.45 feet to a point of curvature; thence continuing Southwesterly a distance of 17.91 feet along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 51° 19' 10" and a long chord which bears South 26° 14' 35" West, a distance of 17.32 feet to a point of reverse curvature; thence continuing Southwesterly a distance of 107.49 feet along the arc of a curve to the left having a radius of 60.00 feet, a central angle of 102° 38' 36" and a long chord which bears South 00° 35' 05" West, a distance of 93.68 feet to a point of reverse curvature; thence continuing Southeasterly a distance of 17.92 feet along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 51° 19' 30" and a long chord which bears South 25° 04' 34" East, a distance of 17.32 feet to a point; thence continuing South 00° 35' 06" West, a distance of 478.03 feet to a point; thence continuing Southwesterly 31.22 feet along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 89° 25' 38" and a long chord which bears South 45° 17' 55" West, a distance of 28.14 feet to a point being on the Northerly right of way line of Deer Flat Road; thence leaving the Easterly boundary line of said Lot 9, and along the Southerly boundary line of said Lot 9, also being the Northerly right of way line of Deer Flat Road, North 89° 59' 16" West, a distance of 613.40 feet to the POINT OF BEGINNING.

Parcel 9B:

A parcel of land being a portion of Lot 9, Block 2 of Chaparral Ranch Subdivision as filed in Book 30 of Plats at Page 46 in the Office of the Canyon County Recorder, lying in a portion of the Southeast Quarter of the Southwest Quarter of Section 14, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

COMMENCING at a found 5/8 inch diameter iron pin marking the Southwest corner of said Section 14, from said corner, the South Quarter corner of said Section 14 bears South 89° 59' 16" East, a distance of 2652.80 feet which is being monumented with a found 5/8 inch diameter iron pin; thence along the Southerly boundary line of the Southwest Quarter of said Section 14, South 89° 59' 16" East, a distance of 1326.40 feet to the West 1/16th corner of said Section 14 which is being monumented with a found 5/8 inch diameter iron pin; thence leaving said Southerly boundary line, and along the Westerly boundary line of the Southeast Quarter of the Southwest Quarter of said Section 14, North 00° 34' 53" East, a distance of 40.00 feet to a point marking the Southwest corner of said Lot 9; thence continuing along the Westerly boundary line of the Southeast Quarter of the Southwest Quarter of said Section 14, and also being the Westerly boundary line of said Lot 9, North 00° 34' 53" East, a distance of 390.52 feet to the POINT OF BEGINNING; thence continuing along said westerly boundary line, North 00° 34' 53" East, a distance of 561.88 feet to the Northwest corner of said Lot 9; thence leaving said Westerly boundary line, and along the Northerly boundary line of said Lot 9, South 89° 58' 12" East, a distance of 633.26 feet to a point marking the Northeast corner of said Lot 9; thence leaving said Northerly boundary line, and along the Easterly boundary line of said Lot 9, South 00° 35' 06" West, a distance of 50.00 feet to a point; thence leaving said Easterly boundary line, and along a line being 50.00 feet Southerly of and parallel with the Northerly boundary line of said Lot 9, North 89° 58' 12" West, a distance of 269.62 feet to a point; thence leaving said parallel line, South 00° 34' 53" West, a distance of 511.87 feet to a point; thence North 89° 58' 12" West, a distance of 363.64 feet to the POINT OF BEGINNING.

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

R30121120 PARCEL INFORMATION REPORT

3/9/2021 4:13:15 PM

PARCEL NUMBER: R30121120

OWNER NAME: YOUNG JOY A

CO-OWNER: YOUNG JOSEPH A

MAILING ADDRESS: 9121 CHAPARRAL RANCH DR NAMPA ID 83686

SITE ADDRESS: 9121 CHAPARRAL RANCH DR NA 83686

TAX CODE: 2090000

TWP: 2N

RNG: 3W

SECTION: 14

QUARTER: SW

ACRES: 13.79

HOME OWNERS EXEMPTION: Y

AG-EXEMPT:

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: NAMPA HWY DIST

FIRE DISTRICT: UPPER DEER FLAT FIRE

SCHOOL DISTRICT: NAMPA SCHOOL DIST

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE: Res

IRRIGATION DISTRICT: NOT In IRRIG_DIST

FEMA FLOOD ZONE: X

FEMA FLOODWAY: NOT In FLOODWAY

FIRM PANEL NUMBER: 16027C0375F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: NO Nitrate Prio

PRINCIPAL ARTERIAL: NOT In Principal Art

COLLECTOR: COLLECTOR

INSTRUMENT NO. : 2020062911

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 14-2N-3W SW CHAPARRAL RANCH SUB LT 9 BLK 2

PLATTED SUBDIVISION: CHAPARRAL RANCH SUB



DISCLAIMER:

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

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

Parcel Inquiry Request

Canyon County Development Services

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

www.canyoncounty.org Phone 208-454-7458 Fax 208-454-6633



Type of Inquiry: ☐ General Information (e.g. zoning, setbacks)

☒ Status of Entitlements (e.g. is a building permit /land division available?)

Note: there is a \$35.00 fee per entitlement inquiry per parcel. We accept debit/credit cards, cash and checks. A credit card authorization form is attached for your convenience.

Person Making Inquiry: ☒ Property Owner ☐ Realtor ☐ Other

Name: Joy Young Date: 23 Feb 2021

Address: 9121 Chaparral Ranch Rd

City: Nampa State: ID Zip: 83686

Daytime Phone Number: [REDACTED]

Email address: [REDACTED]

Please include as much information below as possible:

Site Information: Address: 9121 Chaparral Ranch Rd

Tax Parcel Number (if known) R301211200 Approximate Acreage: 13.79

Provide a detailed description of the information you require. Please be as specific as possible.

Is an admin. split available or other type of land division available. What is the minimum split available according to the county. I am looking to split the Southern portion of property that is currently in alfalfa.

Staff will provide a written response upon completion of the property research.

The property research information presented by the Development Services Department (DSD) is based on the current ordinances and policies in effect on the date of this summary, and based on your representations and information you provided about the subject property. This information is valid only at the time of inquiry and may change when the subject property, ordinances, or policies change. The information becomes certain and not subject to change when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.

Staff Initials: [REDACTED] ☐ Parcel Tool Attached ☒ CAPS Entry ☒ Fee \$35⁰⁰ Date: 2-23-21

Summary of DSD Response:

PI 2021-0121

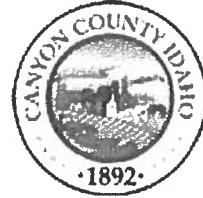
Kate

PRE-APPLICATION MEETING REQUEST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458



To schedule a pre-application meeting with a planner, this form must be completed. Once the application is accepted, the request will be assigned to a planner. The assigned planner will contact the applicant to schedule a pre-application meeting.

APPLICANT INFORMATION

Name: Joy Young Date: 18 Jul 2024

Phone Number: [REDACTED]

Email address: [REDACTED]

PROJECT & SITE INFORMATION

Address(es): 9121 Chaparral Ranch Rd Nampa, ID 83686

Tax Parcel Number(s): R 30121120

PRE-APPLICATION TYPE (check all that apply):

☒ Building permit and/or land division eligibility:

- **Has a parcel inquiry been completed?**

Yes ☒ No ☐ (A parcel inquiry must be completed prior to making an appointment).

☐ Application Submittal Review (check all that apply):

☐ Director Decision Application ☐ Public Hearing Application ☐ Subdivision Plat Application

- Application submittal materials must be included.
- A pre-application meeting is not mandatory for application submittal.

☒ Other: Please describe what you would like to discuss.

Re-zone from AG to R-R with AC-S conditions
Subdivision of a Lot and block w/in an existing
subdivision

Case No:	Date Received:	Received By:
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Madelyn Vander Veen

From: Madelyn Vander Veen
Sent: Thursday, August 29, 2024 2:33 PM
To: [REDACTED]
Subject: Conditional Rezone application - Parcel R3012112
Attachments: Credit Card Authorization.pdf

Good afternoon Joy & Joseph,

I've reviewed your application for a conditional rezone at 9121 Chaparral Ranch Rd and everything looks complete! Thanks for confirming over the phone that you are applying for a conditional rezone rather than just a rezone. Please submit the payment of \$1400. You can do so via the attached form or via card, check, or cash at the office.

Thanks,

Madelyn Vander Veen
Associate Planner, [Canyon County Development Services](#)
madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

DSD public office hours:

Monday, Tuesday, Thursday and Friday: 8am – 5pm

Wednesday: 1pm – 5pm

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

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

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 83478

Date: 9/3/2024

Date Created: 9/3/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Joseph Young

Comments: CR2024-0005

Site Address: 9121 CHAPARRAL RANCH DR, Nampa ID 83686 / Parcel Number: 30121120 0

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 Rezone with Development Agreement	CR2024-0005	\$1,400.00	\$0.00	\$0.00

Sub Total: \$1,400.00

Sales Tax: \$0.00

Total Charges: \$1,400.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	162081922	\$1,400.00

Total Payments: \$1,400.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: pdilbeck

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