

# Canyon County, ID Web Map



1/28/2025, 4:11:15 PM

- Multiple Parcel Search\_Query result
- County Boundary
- Current Impact Area
- City Limits

Sections

CC\_PrivateRoads

ITDFunctionalClassification

Minor Arterial

Urban\_2023

Red: Red

Green: Green

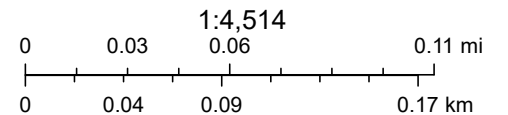
Blue: Blue

Imagery\_2022

Red: Band\_1

Green: Band\_2

Blue: Band\_3



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



## CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME: Cottages Nampa LLC	
	MAILING ADDRESS: 1079 S Ancona Ave Ste 110 Eagle Id 83616	
	PHONE:	EMAIL: <i>Mark@thecottages.biz</i>
<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: <i>[Signature]</i>		Date: <i>11-21-24</i>

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: Big Horn Traffic Services LLC	
	COMPANY NAME: Big Horn Traffic Services LLC	
	MAILING ADDRESS: 2015 Delta Dr. Nampa, ID 83687	
	PHONE: 208-954-7285	EMAIL: Connor@aglidaho.com (Representative)

<b>SITE INFO</b>	STREET ADDRESS: 5023 E Victory Rd. Nampa ID 83687	
	PARCEL NUMBER: R30673010	
	PARCEL SIZE: 3.42 acres	
	REQUESTED USE: Contractor Shop	
	FLOOD ZONE (YES/NO) <input checked="" type="radio"/> NO	ZONING DISTRICT: AG

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER	<i>CU2025-0007</i>	DATE RECEIVED:	<i>1-27-25</i>
RECEIVED BY:	<i>dr</i>	APPLICATION FEE:	<i>\$950</i> <input checked="" type="radio"/> CK <input type="radio"/> MO <input type="radio"/> CC CASH



# CONDITIONAL USE PERMIT

## PUBLIC HEARING - CHECKLIST

**CONDITIONAL USE PERMIT - CCZO Section 07-07-05**

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	X	dr
Letter of Intent (see standards on next page)	X	dr
Site Plan (see standards on next page) <i>received update 1-27-25</i>	X	<i>more details req.</i>
Land Use Worksheet	X	<i>vague on details</i>
Neighborhood Meeting sheet/letter completed and signed	X	<i>must redo</i>
Proof of application/communication with (varies per application):	X	<i>not provided for any of these</i>
Southwest District Health		
Irrigation District		
Fire District		
Highway District/ Idaho Transportation Dept.		
Area of City Impact		
Deed or evidence of property interest to the subject property	X	dr
<b>Fee: \$950.00</b>		
<b>\$600.00 (CUP Modification)</b>		

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

*\* Agency Acknowledgement form must be completed.*

**An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:**

- Contractor Shop
- Mineral Extraction (Long Term)
- Wind Farm
- Staging Area
- Manufacturing or processing of hazardous chemicals or gases
- Ministorage Facility

*\*If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

\*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.



# AGENCY ACKNOWLEDGMENT

Date: \_\_\_\_\_  
 Applicant: Connor Gray  
 Parcel Number: R30673010  
 Site Address: \_\_\_\_\_

## OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

### Southwest District Health:

*Receipt  
Eddy*

Applicant submitted/met for official review.

Date: Nov 14, 2024 Signed: \_\_\_\_\_

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

### Fire District:

District: Nampa

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Fire District Representative  
 (This signature does not guarantee project or permit approval)

### Highway District:

District: Nampa

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Highway District Representative  
 (This signature does not guarantee project or permit approval)

### Irrigation District:

District: Nampa Meridian

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Irrigation Representative  
 (This signature does not guarantee project or permit approval)

### Area of City Impact:

City: Nampa

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized AOCI Representative  
 (This signature does not guarantee project or permit approval)

*email/clip Kristi Watkins*

### Received by Canyon County Development Services:

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Canyon County Development Services Staff



0005855864

B0937-8595 08/12/2024 3:33 PM Received by Office of the Idaho Secretary of State



**STATE OF IDAHO**  
*Office of the secretary of state, Phil McGrane*  
**ANNUAL REPORT**  
 Idaho Secretary of State  
 PO Box 83720  
 Boise, ID 83720-0080  
 (208) 334-2301  
 Filing Fee: \$0.00

*For Office Use Only*  
**-FILED-**  
 File #: 0005855864  
 Date Filed: 8/12/2024 3:33:12 PM

Entity Name and Mailing Address:

Entity Name: COTTAGES NAMPA LLC  
 The file number of this entity on the records of the Idaho Secretary of State is: 0000617473  
 Address: 1079 S ANCONA AVE  
 STE 110  
 EAGLE, ID 83616-5539

Entity Details:

Entity Status: Active-Existing  
 This entity is organized under the laws of: IDAHO  
 If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W204878

The registered agent on record is:

Registered Agent: MARK MAXFIELD  
 Registered Agent  
 Physical Address: 1079 S ANCONA AVE  
 SUITE 110  
 EAGLE, ID 83616  
 Mailing Address

Agent or Address Change

Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	Title	Business Address
Mark Maxfield	Manager	1079 S ANCONA AVE STE 110 EAGLE, ID 83616

The annual report must be signed by an authorized signer of the entity.  
 Job Title: Accounting Manager

*Travis White* \_\_\_\_\_ 08/12/2024  
 Sign Here \_\_\_\_\_ Date

November 14th, 2024

Jay Gibbons

Planning & Zoning Director

Canyon County Planning

111 N. 11<sup>th</sup> Ave Caldwell, ID 83605

**Re: Conditional Use Permit – Contractor Shop**

Dear Mr. Gibbons

### **I. Introduction**

On behalf of Bighorn Traffic Services LLC, AG Land & Development submits this application for a Conditional Use Permit (CUP) for a Contractor Shop.

### **II. Site Description**

The subject property is located at 5023 E Victory Rd, Nampa, ID, 83687 (PARCEL ID: R30673010). The property is zoned Agriculture within Canyon County and lies within the City of Nampa Impact Area, with a city future land use designation as Industrial and County designation of Agricultural. Historically, the property has been utilized as an assisted living facility.

### **III. Project Overview**

The proposed project seeks a CUP to establish a contractor shop within an existing shop building located south of the primary structure on the property. Bighorn Traffic Services specializes in providing flagging and traffic management services for public road construction projects across Canyon County.

The contractor shop will primarily be used to maintain flagging equipment and signage. Operations will include the use of a printing machine to create decals for traffic signs, with no use of paint, toxic fumes, or loud equipment. The primary building on the property will serve as office space to support shop operations, consistent with Canyon County zoning regulations.

### **Conditional Use Permit Hearing Criteria**

**Is the proposed use permitted in the zone by conditional use permit?**

- Under CCZO §07-02-03, a contractor shop is defined as a building where a contractor conducts business, including offices and parking for equipment and employees. The proposed use aligns with this definition, incorporating office space in the primary building, equipment parking, and employee parking as detailed in the attached site plan.
- CCZO §07-02-03 explicitly permits contractor shops through a conditional use permit in the "A" (Agricultural) zone.

### **What is the nature of the request?**

The applicant is requesting a CUP to repurpose an existing building and outbuilding previously used as an assisted living facility. Operations will occur during normal business hours (8 a.m. to 6 p.m.), with off-hours limited to vehicle departures and arrivals for job sites. Ten full-time employees will be stationed on-site during business hours, with approximately 30 employees visiting the property in a 24-hour period.

### **Comprehensive Plan Consistency**

The proposed use is consistent with the Canyon County Comprehensive Plan, aligning with the following goals and policies:

#### **Chapter 1: Property Rights**

- **Policy 1:** The application respects private property rights by adhering to due process requirements.
- **Policy 10:** The project minimizes regulatory burdens by repurposing existing structures for a compatible use.

#### **Chapter 2: Population**

- **Goal 2:** The project supports economic growth and diversity by creating jobs and contributing to Canyon County's infrastructure development.

#### **Chapter 3: School Facilities**

- **Policy 2:** The project does not impact school facilities but ensures transparency in land use changes with relevant stakeholders.

#### **Chapter 4: Economic Development**

- **Goal 4 & Policy 2:** The contractor shop directly contributes to the local economy by supporting infrastructure services.
- **Policy 6:** The project enhances the existing property's aesthetic and minimizes environmental impact.
- **Policy 7:** Situated near the Nampa airport, the project complements efforts to develop industrial uses close to key infrastructure.

## Chapter 5: Land Use

- **Goals 1 & 2:** The project builds on existing infrastructure, ensuring orderly growth compatible with the surrounding area. Measures such as paving, landscaping, and privacy barriers further reduce visual and environmental impact.
- **Goal 5:** The project respects the agricultural character of the area while allowing for non-agricultural development.

## Chapter 8: Public Services, Facilities, and Utilities

- **Policy 2:** Existing utility connections are adequate, and no additional public infrastructure is required.

## Additional Considerations

### **Will the proposed use be injurious to nearby properties or negatively change the character of the area?**

The project has been carefully designed to address neighbors' concerns. Measures such as landscaping, privacy fencing, and paving will minimize dust, noise, and visual impact. The project maintains the area's character by preserving existing buildings and improving the site's aesthetic.

### **Will adequate infrastructure support the use?**

Existing water, sewer, irrigation, and utility systems are sufficient for the proposed use. The applicant will coordinate with regulatory bodies to ensure compliance.

### **Does the property have legal access?**

The property is accessible via Victory Road. The applicant will work with the relevant highway district on any additional access considerations.

### **Will there be undue interference with traffic patterns?**

The contractor shop will not significantly affect traffic. Employee travel is consistent with the site's historical use as an assisted living facility, with no retail or customer traffic generated.

### **Will essential services be negatively impacted or require additional public funding?**

- **School Facilities:** No impact as the use is non-residential.
- **Police, Fire, and EMS:** Minimal demand on emergency services due to the low-risk nature of operations.
- **Irrigation Facilities:** No changes to water usage patterns.
- **Public Funding:** No additional public funding is required, as the project uses existing infrastructure.



## **X. Conclusion**

The proposed contractor shop is a compatible and low-impact use of the subject property that aligns with Canyon County's Comprehensive Plan and zoning regulations. By repurposing existing structures, maintaining compatibility with surrounding land uses, and contributing to the local economy, the project demonstrates a commitment to responsible and sustainable development.

The applicant has taken proactive measures to address potential concerns, including aesthetic improvements, paving, and privacy enhancements, ensuring minimal impact on neighbors and infrastructure. This project supports Canyon County's long-term goals for orderly growth, economic diversity, and industrial development within designated areas.

We respectfully request approval of this Conditional Use Permit to allow Bighorn Traffic Services to establish its contractor shop on the subject property. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Connor Gray', written in a cursive style.

Connor Gray

AG Land & Development, LLC

Applicant Representative

# 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 \_\_\_\_\_ 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: Privacy Fence on East, West, South border Height: 6 ft.  
of Property

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)  
Ditch

received  
1-24-25  
dr

**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:** Contractor shop within already existing shop on property

**2. DAYS AND HOURS OF OPERATION:**

- Monday 8:00 am to 6:00 pm  
 Tuesday 8:00 am to 6:00 pm  
 Wednesday 8:00 am to 6:00 pm  
 Thursday 8:00 am to 6:00 pm  
 Friday 8:00 am to 6:00 pm  
 Saturday \_\_\_\_\_ to \_\_\_\_\_  
 Sunday \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?**  Yes If so, how many? 10 Full time  No  
30 - In/Out

**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? 20

Is there is a loading or unloading area? No



Canyon County Development Services  
 111 North 11<sup>th</sup> Avenue, #310  
 Caldwell, Idaho 83605  
[www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)  
 208-454-7458

## AFFIDAVIT OF LEGAL INTEREST

I, Mark Maxfield (name), 5023 E-Victory Rd. (address)  
Nampa (city), ID (state), 83657 (zip code)

being first duly sworn upon oath, depose and say:

- That I am the owner of record of the property described on the attached application and I grant my permission to

Big Horn Tractors Service, 2015 Delta Dr. Nampa ID 83657  
 (name) (address)

to submit the accompanying application pertaining to the subject property.

- I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 21 day of November, 20 24.

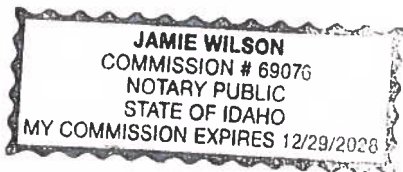
Mark Maxfield  
 (signature)

STATE OF IDAHO )

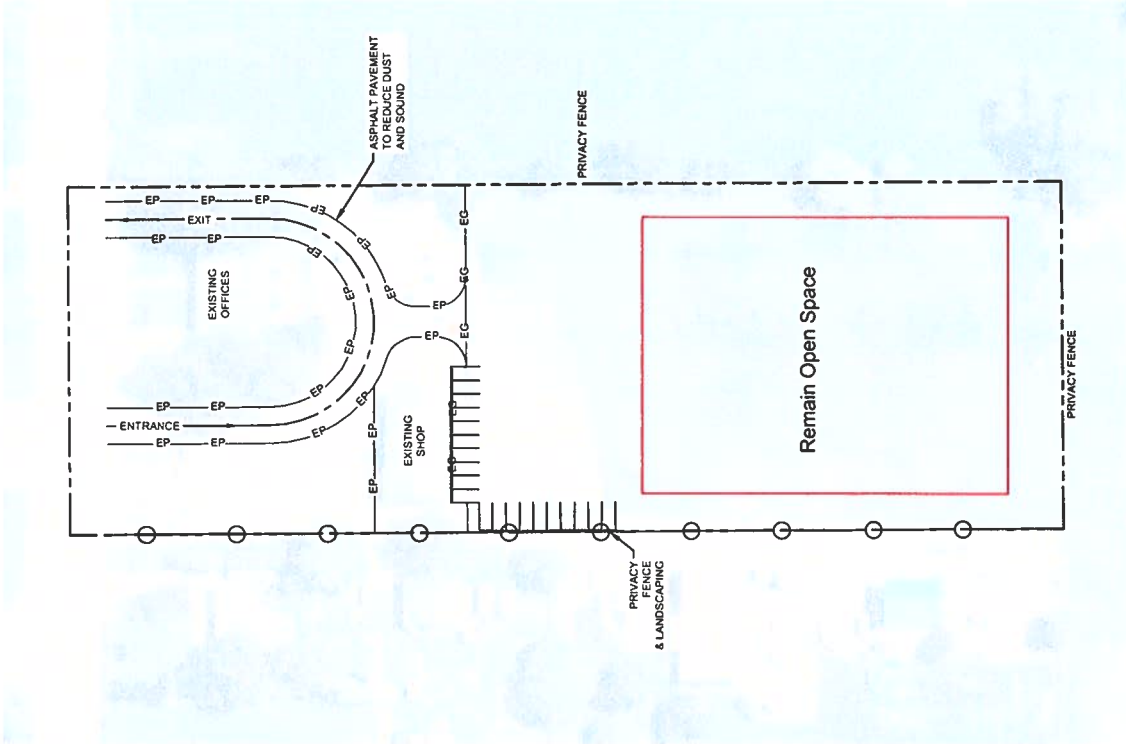
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COUNTY OF CANYON )

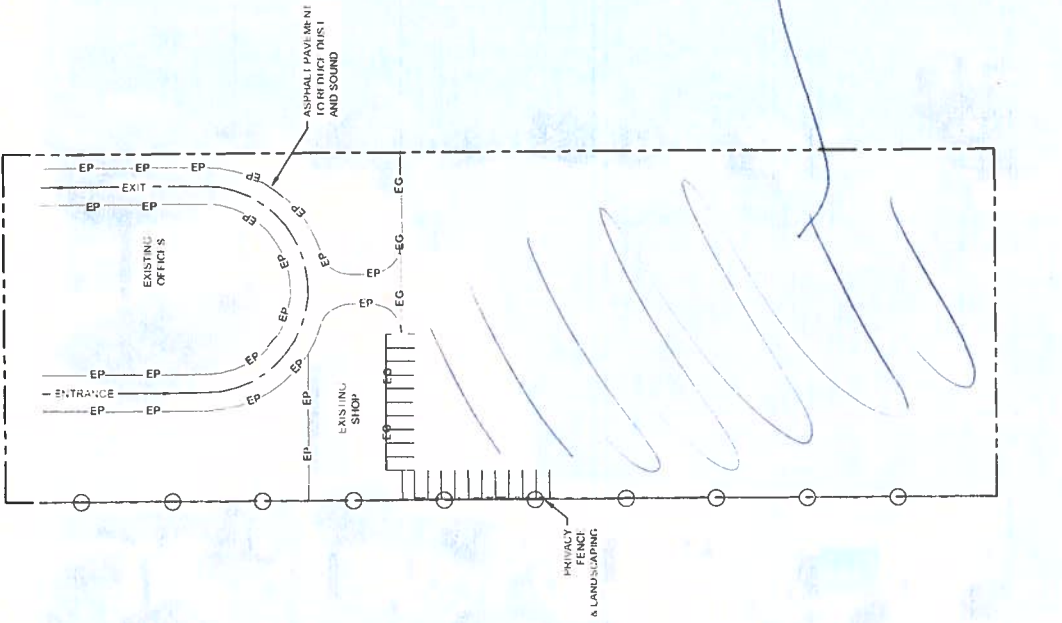
On this 21<sup>st</sup> day of November, in the year 20 24, before me Jamie Wilson,  
 a notary public, personally appeared Mark Maxfield, personally known  
 to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that  
 he/she executed the same.



Notary: Jamie Wilson  
 My Commission Expires: 12/29/28



Received  
1-24-25  
de



Access will have to be approved through Nampa Hwy District for change of use

What is the proposed use of the open space?

Is the fencing only proposed for the west boundary?

Received some info clarification 1-24-25 Submission to the dr

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

COTTAGES NAMPA LLC  
1079 S. Ancona Ave., Suite 110  
Eagle, Idaho 83616

<b>2019-006953</b>	
RECORDED	
<b>02/20/2019 02:26 PM</b>	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 DLSTEPHENS	\$15.00
TYPE: DEED	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	

17295842 SD/ST

(Space Above For Recorder's Use)

### SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, **COTTAGE INVESTORS III, LLC**, an Idaho limited liability company ("Grantor"), conveys and specially warrants to **COTTAGES NAMPA LLC**, an Idaho limited liability company ("Grantee"), whose address is 1079 S. Ancona Ave., Suite 110, Eagle, Idaho 83616, and its successors and assigns forever the following described real property in Canyon County, Idaho:

**See Exhibit A attached hereto and incorporated by this reference and subject to the attached permitted exceptions.**

AND FURTHER 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, and to all zoning laws and ordinances.

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.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said property; that the property are free from encumbrances created or suffered by the Grantor, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims of or through Grantor, but none other.

SPECIAL WARRANTY DEED-1

IN WITNESS WHEREOF, the Grantor has executed this instrument effective January 1, 2019.

**GRANTOR:**

**COTTAGE INVESTORS III, LLC, an Idaho limited liability company**

**By: THE COTTAGES, LLC, an Idaho limited liability company**

**Its: Member**

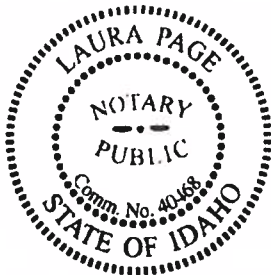


**By: Garold Maxfield, Manager/Member**

STATE OF IDAHO )  
 ) ss:  
County of Ada )

On this 19 day of February, 2019, before me, the undersigned, a notary public in and for said State, personally appeared Garold Maxfield, known or acknowledged to me to be the Manager/Member of The Cottages, LLC, an Idaho limited liability company, and acknowledged to me that said limited liability company executed the same for Cottage Investors III, LLC, an Idaho limited liability company, as reflected above.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Laura Page  
Notary Public for Idaho  
My Commission Expires: Residing in Boise, Idaho  
Commission Expires 07/30/2021



**Exhibit A**

The following describes a parcel of real property situate within the Northwest quarter (NW1/4) of Section 30, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the North quarter corner of said Section 30; thence, along the Northerly boundary of said Northwest quarter  
South 89°34'33" West (formerly South 89°33'54" West), 1204.50 feet to the Point of Beginning; thence, along the Westerly boundary of Lot 4 of Wayne Russell Subdivision  
South 00°01'13" East, 660.02 feet to the Southerly boundary of the land described in Grant Deed, Instrument Number 2012024086; thence, along said Southerly boundary and parallel with the Northerly boundary of said Northwest quarter  
South 89°34'33" West, 225.11 feet (formerly South 89°33'54" West), to the Southwest corner of said Grant Deed; thence, along the Westerly boundary of said Grant Deed, and perpendicular with the Northerly boundary of said Northwest quarter  
North 00°25'27" West, 660.00 feet (formerly North 00°26'06" West), to the Northwest corner of said Grant Deed and said Northerly boundary; thence, along said Northerly boundary  
North 89°34'33" East, 229.78 feet (formerly North 89°33'54" East), to the Point of Beginning.

# NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633

RECEIVED

JAN 21 2025

20



## 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: 5023 E. VICTORY	Parcel Number:	
City: NAMPA	State: IDAHO	ZIP Code: 83687
Notices Mailed Date: 1/9/25	Number of Acres:	Current Zoning: CUP
Description of the Request: UPDATE CUP for Contractor Shop		

### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: CONNOR GRAY		
Company Name: AG LAND, LLC		
Current address: 505 S. 1 <sup>st</sup>		
City: NAMPA CALDWELL	State: Idaho	ZIP Code: 83605
Phone: 208-954-7205	Cell:	Fax:
Email: CONNOR@aglidaho.com		

### MEETING INFORMATION

DATE OF MEETING: 1/13/25	MEETING LOCATION: NAMPA Public Library
MEETING START TIME: 6:00pm	MEETING END TIME: 6:22pm

ATTENDEES: 6

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. John McLean	<i>John McLean</i>	5016 E Victory Rd
2. T.J. Jones	<i>T.J. Jones</i>	5011 E Victory Rd
3. Annabelle Jones	<i>Annabelle Jones</i>	5011 E Victory Rd
4. Renee Kelley	<i>Renee Kelley</i>	5416 E Victory Rd
5. Christine Ables	<i>Christine Ables</i>	21 N P 7 Ln
6. Shawn Kelley	<i>S.D. Kelly</i>	5416 E Victory Rd
7.		
8.		
9.		

January 3, 2025

**Re: NOTICE TO NEIGHBORS REGARDING PROPOSED CONDITIONAL USE PERMIT**

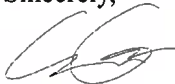
Dear Neighbor,

Bighorn Traffic Services, a local company in the traffic service industry, is planning to update its Conditional Use Permit for the location at 5023 E. Victory Rd, Nampa, ID 83687. The applicant seeks this permit to allow a contractor shop on the property. This meeting is a follow-up to the original neighborhood meeting conducted on July 31, 2024, to provide updates on the concerns previously raised about the proposed contractor shop

Per Canyon County code, the applicant is required to hold a neighborhood meeting to address any issues or questions that surrounding neighbors may have regarding this permit request.

We invite you to participate in the meeting, which will be held on January 13th, 2025 at 6:00 p.m. MT, at the Nampa Public Library, Board Room located at 215 12th Ave S, Nampa, ID 83651. If you have any questions, you can submit them to [Connor@aglidaho.com](mailto:Connor@aglidaho.com).

Sincerely,



Connor Gray

Applicant Representative

Received  
1-24-25 dz

IAN TWITCHELL  
4906 E VICTORY RD  
NAMPA ID 83687

STEVEN GREATHOUSE  
13 N CAMPBELL LN  
NAMPA ID 83687

NAMPA CITY OF  
411 3RD ST S  
NAMPA ID 83651

JOHN MCLEAN  
5016 E VICTORY RD  
NAMPA ID 83687

LIVINGSTON FAMILY LIVING  
TRUST  
19 N QUEEN ANNE CT  
NAMPA ID 83687

CHAD DICKERSON  
13 N QUEEN ANNE CT  
NAMPA ID 83687

JERRY DAVIS  
5 N QUEEN ANNE CT  
NAMPA ID 83687

KASSANDRA BROWN  
5 N QUEEN VICTORIA CT  
NAMPA ID 83687

JULIANO SFERLE  
11 N QUEEN VICTORIA CT  
NAMPA ID 83687

DAVID EATON  
21 N QUEEN VICTORIA CT  
NAMPA ID 83687

PAUL FLATT  
12 N QUEEN VICTORIA CT  
NAMPA ID 83687

CURTIS WATSON  
20 N QUEEN VICTORIA CT  
NAMPA ID 83687

ROBERT MUNOZ  
22 N HAPPY VALLEY RD  
NAMPA ID 83687

BONNIE CLARK  
5218 E VICTORY RD  
NAMPA ID 83687

AARON ROMINE  
5208 E VICTORY RD  
NAMPA ID 83687

JULIAN ABERASTURI  
16 N QUEEN ANNE CT  
NAMPA ID 83687

TIMOTHY STEPANOV  
30 N QUEEN ANNE CT  
NAMPA ID 83687

SHAUN KELLEY  
5416 E VICTORY RD  
NAMPA ID 83687

JON WAKELAM  
56 S HAPPY VALLEY RD  
NAMPA ID 83687

TRUE LIVING TRUST  
4721 E VICTORY RD  
NAMPA ID 83687

KAREN SNIDER  
4729 E VICTORY RD  
NAMPA ID 83687

BRIM FAMILY TRUST  
4725 E VICTORY RD  
NAMPA ID 83687

MICHAEL LEE  
4911 E VICTORY RD  
NAMPA ID 83687

BOGARD YVONNE REV LIVING  
TRUST  
4917 E VICTORY RD  
NAMPA ID 83687

TARRILL JONES  
5011 E VICTORY RD  
NAMPA ID 83687

AZTEC WELDING SERVICES LLC  
2226 E HARBOUR GROVE DR  
NAMPA ID 83686

ROBERT CLURE  
4802 E VICTORY RD  
NAMPA ID 83687

GABINO FRANCO  
5003 E VICTORY RD  
NAMPA ID 83687

MERLE RUSSELL  
5419 E VICTORY RD  
NAMPA ID 83687

MERLE RUSSELL  
5419 E VICTORY RD  
NAMPA ID 83687

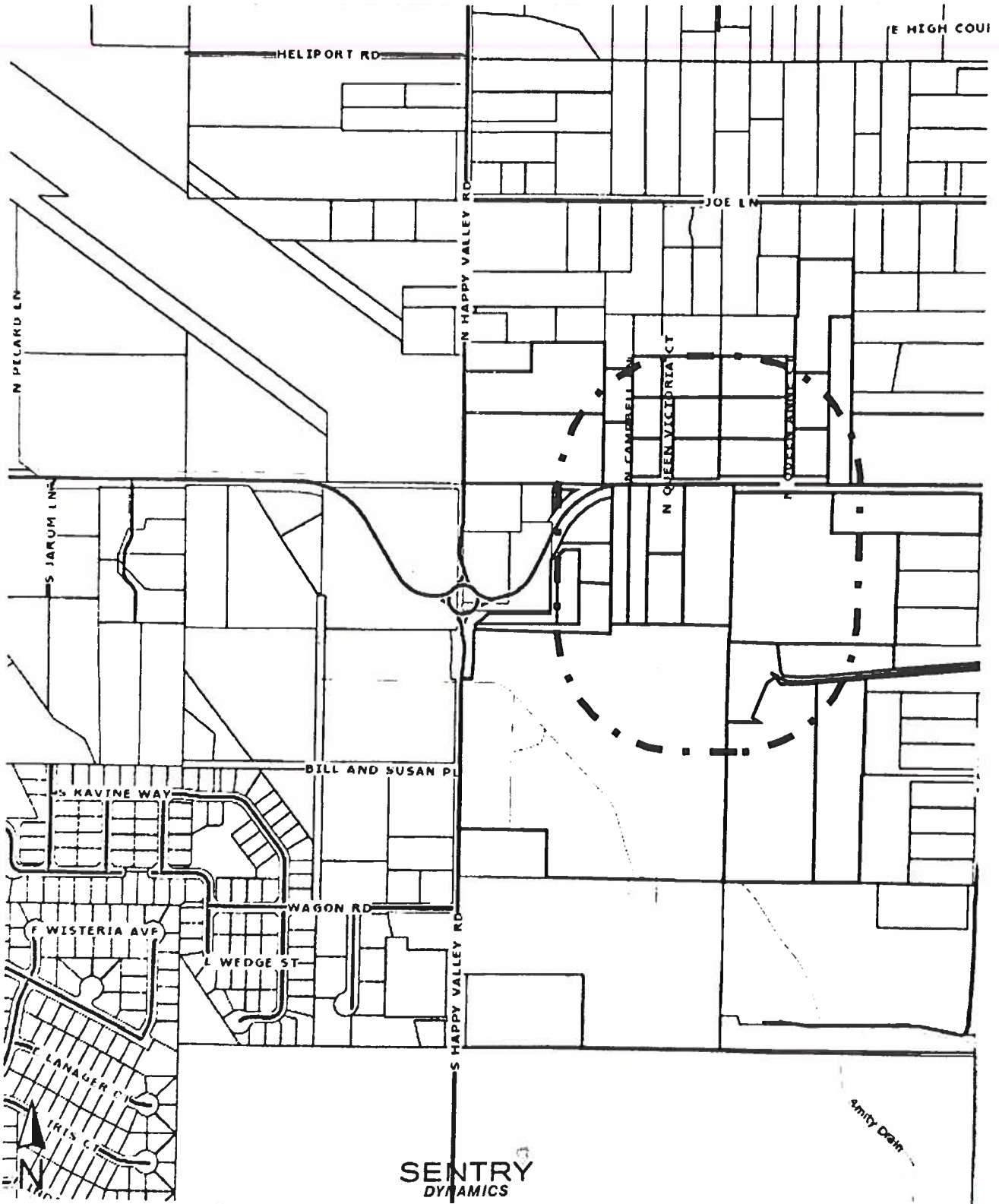
Rec  
1-24-25  
dt

KRISTIN STONE  
35 S PIT LN  
NAMPA ID 83687

KEVIN BROYLES  
33 S PIT LN  
NAMPA ID 83687

JULENE DODD  
31 S PIT LN  
NAMPA ID 83687

KRAGEN RAY  
37 S PIT LN  
NAMPA ID 83687



**SENTRY**  
DYNAMICS

**PTC** PioneerTitleCo.  
GOING BEYOND

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

July 15, 2024

**Re: NOTICE TO NEIGHBORS REGARDING PROPOSED CONDITIONAL USE PERMIT**

Dear Neighbor,

Das-Co of Idaho, a local company in the utility business, is planning to update its Conditional Use Permit for the location at 5023 E. Victory Rd, Nampa, ID 83687. The applicant is seeking this permit to allow a contractor shop at the back of the property. This shop will serve as a repair facility for their fleet vehicles in the Nampa area.

Per Canyon County code, the applicant is required to hold a neighborhood meeting to address any issues or questions that surrounding neighbors may have regarding this permit request.

We invite you to participate in the meeting, which will be held on July 31st, 2024 at 6:00 p.m. MT, at the site location, 5023 E. Victory Rd, Nampa, ID 83687. We will discuss the proposed application and answer any questions you may have. If you are unable to attend, you can submit your questions via email to Connor@aglidaho.com.

We look forward to hearing from you.

Sincerely,



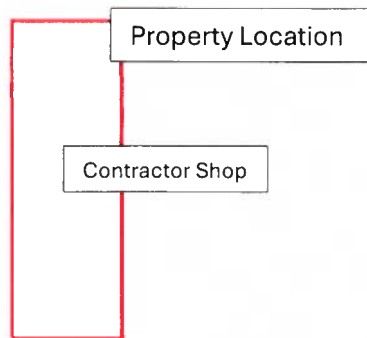
Connor Gray

Applicant Representative

*Vehicle Repair Shop  
is not allowed  
in AG zone*

*Not the  
same as  
land use  
worksheet*

*Maintain  
flagging  
equipment  
and signage.*



*Redo Mtg  
Done Jan 2025*

## 5023 E Victory Rd Conditional Use Permit

### Neighborhood Meeting Notes

Meeting Date: July 31<sup>st</sup>, 2024

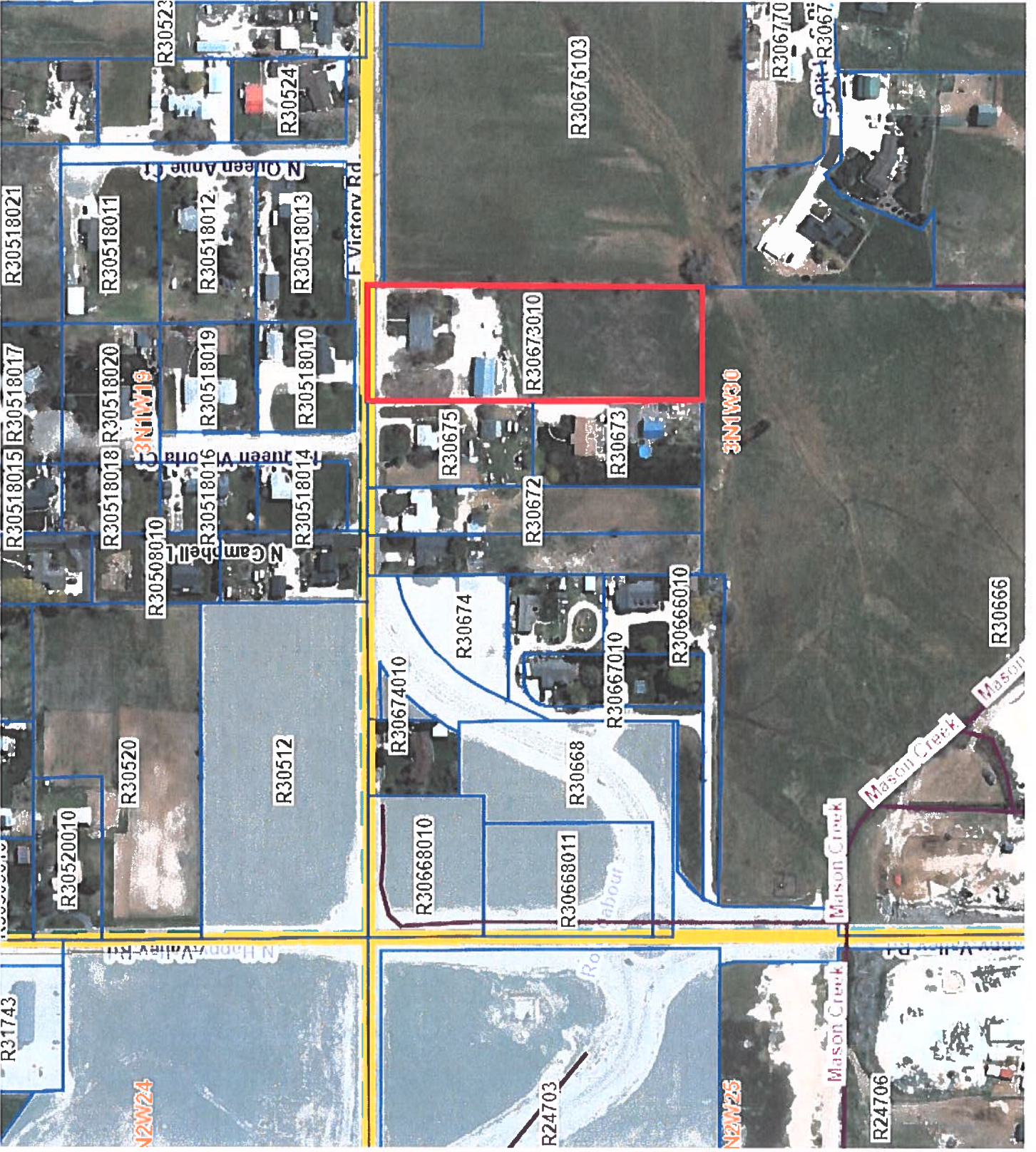
Start Time: 6:00 pm

End Time: 7:00 pm

Note Overview: The neighborhood meeting was conducted on the subject property near the proposed contractor shop. Neighbors had a variety of concerns including but not limited to: noise levels, traffic concerns, toxic smells (painting), property maintenance; and amount of employees on site. In addition, neighbors felt that the property should not allow commercial or industrial use. All neighbors who were in attendance that evening opposed the project.



This is the property that was an assisted living home. Had an app to really expand it but withdrew. Not currently utilized for assisted living



# R30673010 PARCEL INFORMATION REPORT

1/22/2025 7:43:35 AM

**PARCEL NUMBER:** R30673010

**OWNER NAME:** COTTAGES NAMPA LLC

**CO-OWNER:**

**MAILING ADDRESS:** 1079 S ANCONA AVE STE 110 EAGLE ID 83616

**SITE ADDRESS:** 5023 E VICTORY RD

**TAX CODE:** 1440000

**TWP:** 3N **RNG:** 1W **SEC:** 30 **QUARTER:** NW

**ACRES:** 3.42

**HOME OWNERS EXEMPTION:** No

**AG-EXEMPT:** No

**DRAIN DISTRICT:** NOT In Drain Dist

**ZONING DESCRIPTION:** AG / AGRICULTURAL

**HIGHWAY DISTRICT:** NAMPA HWY DIST #1

**FIRE DISTRICT:** NAMPA FIRE

**SCHOOL DISTRICT:** NAMPA SCHOOL DIST #131

**IMPACT AREA:** NAMPA

**FUTURE LAND USE 2011-2022 :** Res

**FLU Overlay Zone Desc 2030:**

**FLU RR Zone Desc 2030:**

**FUTURE LAND USE 2030:** AG

**IRRIGATION DISTRICT:** BOISE PROJECT BOARD OF CONTROL \ NAMPA & MERIDIAN IRRIGATION DISTRICT

**FEMA FLOOD ZONE:** X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0384F

**WETLAND:** NOT In WETLAND

**NITRATE PRIORITY:** ADA CANYON

**FUNCTIONAL Classification:** Minor Arterial

**INSTRUMENT NO. :** 2019006953

**SCENIC BYWAY:** NOT In Scenic Byway

**LEGAL DESCRIPTION:** 30-3N-1W NW TX 13301 IN NW NW

**PLATTED SUBDIVISION:**

**SMALL CITY ZONING:**

**SMALL CITY ZONING TYPE:**

## 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.



**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:** 84530

**Date:** 1/28/2025

**Date Created:** 1/28/2025 **Receipt Type:** Normal Receipt **Status:** Active  
**Customer's Name:** AG Land & Development, LLC  
**Comments:** CU2025-0002  
**Site Address:** 5023 E VICTORY RD, Nampa ID 83687 / Parcel Number: 30673010 0

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Conditional Use Permit	CU2025-0002	\$950.00	\$0.00	\$0.00
	<b>Sub Total:</b>	\$950.00		
	<b>Sales Tax:</b>	\$0.00		
	<b>Total Charges:</b>	\$950.00		

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Check	90	\$950.00
	<b>Total Payments:</b>	\$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00