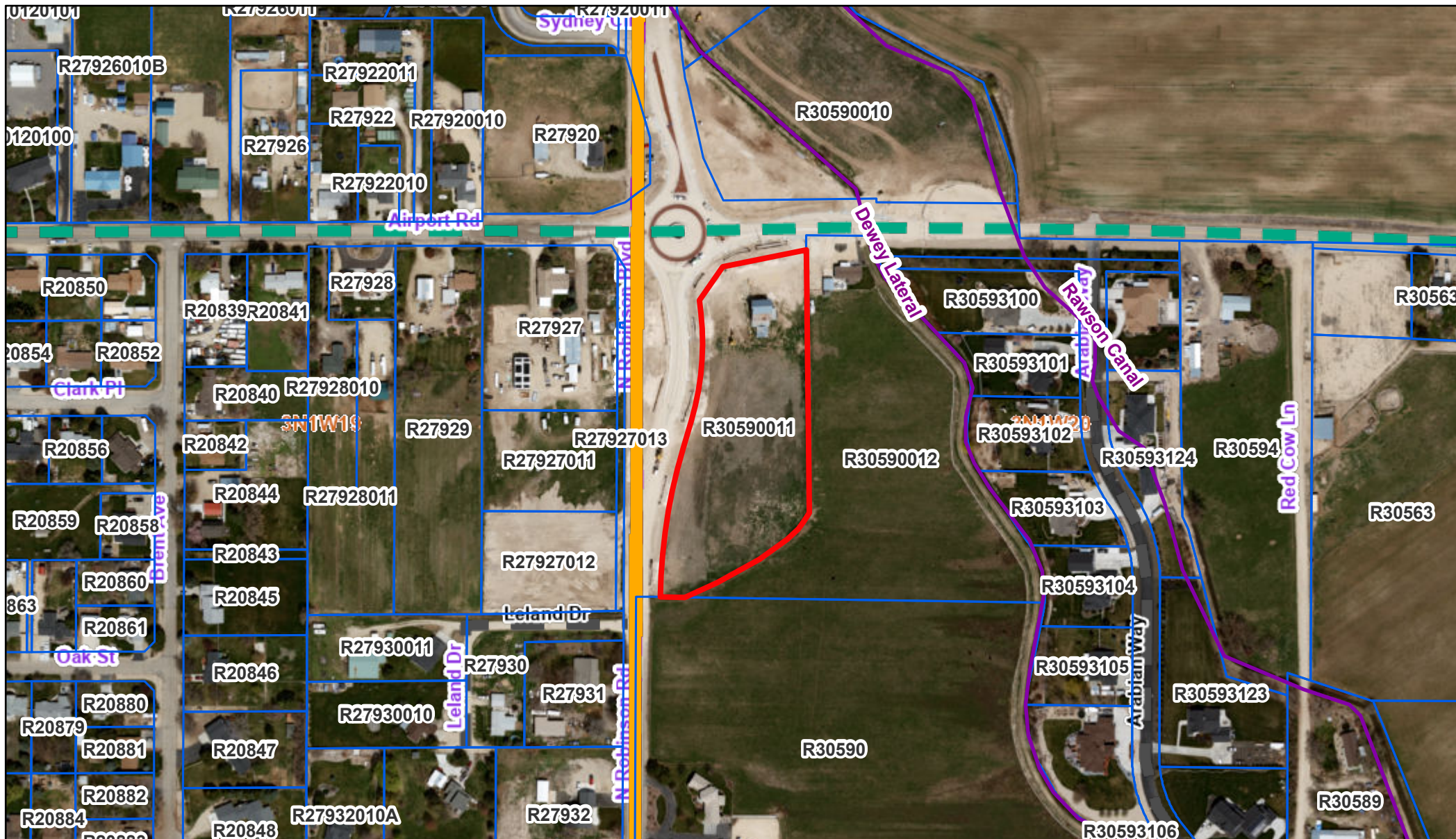


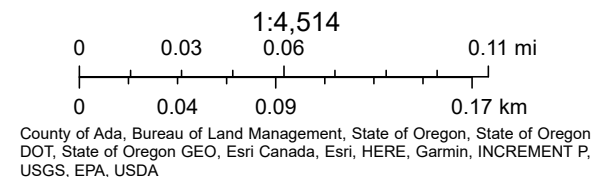
Canyon County, ID Web Map



12/4/2024, 4:45:24 PM

- Parcel Number Search_Query result
- Hydro_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- Sections
- CC_PrivateRoads

- ITDFunctionalClassification
- Major Collector
- Minor Arterial
- Urban_2023
- Red: Red
- Green: Green
- Blue: Blue
- Imagery_2022
- Red: Band_1





ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

carlos@newlifeidaho.com

PROPERTY OWNER	OWNER NAME: Carlos Torrez
	MAILING ADDRESS: 655 E. Kingsford Dr Meridian, ID 83642
	PHONE: [REDACTED] EMAIL: [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: 10-14-24	

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

SITE INFO	STREET ADDRESS: 246 N. Robinson Rd Nampa, ID 83687	
	PARCEL NUMBER: 305900110	
	PARCEL SIZE: 3.54	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Ag	PROPOSED ZONING: C1
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CR2024-0009	DATE RECEIVED:	11/19/24
RECEIVED BY:	Madelyn Vander Ven	APPLICATION FEE:	\$1400
		CK MO	<input checked="" type="radio"/> 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.	X	✓
Letter of Intent (see standards on next page)	X	✓
Land Use Worksheet		✓
Neighborhood Meeting form was completed and signed	X	✓
Completed Agency Acknowledgement form including:		
Southwest District Health	X	✓
Irrigation District	X	✓
Fire District	X	✓
Highway District/Idaho Transportation Dept	X	✓
Area of City Impact (If applicable)	X	✓
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 _____

**Carlos Torrez
655 E. Kingsford Drive
Meridian, Idaho 83687**

10-28-2024

**Canyon County Development Services
111 N. 11th Ave #310, Caldwell, Idaho 83605**

Re: Letter of Intent

Subject Property: 246 N. Robinson Road, Nampa, Idaho 83687

My intent is to use this property for operations of my landscape construction business, New Life Landscape LLC. We are applying for a conditional rezone from Agricultural zoning to C1. We have operated in the county since 2011 on our past agricultural properties. In the future, I would be interested in having retail sales of nursery and landscape material. Also, general retail sales of fireworks, food and other items. We would like to create displays of our work and materials used on projects where potential customers can visualize concepts for their home. I would plan to build a shop/office space that is indicated on our site plan, for use of our landscape construction business.

I would not expect there to be significant impact to current traffic. Currently we have a commercial entrance on the south end of property, as well as, an entrance off Airport Road. It could be convenient for potential customers and employees to enter or exit from both access points. Our employees arrive around 7am and are typically return at 6-7pm. Our access points allow for easy entrance and exit without slowing traffic flow.

In speaking with representatives for Canyon County Development Services, I learned that the future use designated by the City of Nampa comprehensive plan is mixed use. The property, having the visibility and access from Robinson road, is a good fit for Commercial use. I purchased the property early in 2024 and was shown the property by a commercial realtor, marketing is as a future commercial property. Subjectively, this property's use as a commercial property, fits not only the future comprehensive plan of the City of Nampa, but also with much of the surrounding properties, especially along Airport Road. To the east of this property on Airport Road, there is a gravel pit and what appears to be a large excavation type company staging equipment and material. The use of this area appears to be rural residential along with mixed industrial use from the perspective of a passerby. I also believe offering products and services to the rural residential neighbors would be a convenience to those surrounding the property.

As stated above, my immediate intention for the property would be for the operation of my landscape company. Which would include areas for staging living and bulk material, loading and unloading areas, shop/office space. In the future I would like to use the property for the sale of materials and goods to retail customers. If possible, I would like to rehab the existing barn on the property for potential retail/office use. I have to evaluate the condition with our engineer and decide on whether

that is feasible. We would also like to use the property for seasonal sales of plants, fireworks, and potentially food.

In speaking with the neighbors, certain concerns were raised that I think will be addressed with the conditions I'd like to implement. I would like to install a fence to block visibility from our bulk materials and equipment yard. I would like to install the fence 8' in height on the south and east ends of the property. On the frontage, 6' height would be desired. Another concern was dust control, which we would address with covering the traffic areas within the property with clean gravel or recycled asphalt. We would want to install bathrooms for employees and potential customers that would be determined by the Health department. My desire is for the property to be a well-kept, respectable addition to the surrounding area.

Respectfully,
Carlos Torrez



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

7. **FENCING** ☒ Fencing will be provided (Please show location on site plan)
Type: Chain Link Height: 6-8'

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)
Irrigation Ditch to North

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential _____ ☒ Commercial 1 ☐ 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: Landscare

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 7am to 7pm
☒ Tuesday 7am to 7pm
☒ Wednesday 7am to 7pm
☒ Thursday 7am to 7pm
☒ Friday 7am to 7pm
☒ Saturday 7am to 5pm
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 15 ☐ No

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

Height: 6 ft Width: 8 ft. Height above ground: 2 ft

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

5. PARKING AND LOADING:

How many parking spaces? 30

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

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: 246 N. Robinson Rd.	Parcel Number:	
City: Nampa	State: IDAHO	ZIP Code: 83687
Notices Mailed Date:	Number of Acres:	Current Zoning:
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: CARLOS TORREZ		
Company Name:		
Current address: 655 E Kingsford Dr.		
City: Meridian	State: IDAHO	ZIP Code: 83642
Phone:	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 10-14-24	MEETING LOCATION: 246 N. Robinson Rd	
MEETING START TIME: 6:00	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Barb Jensen	[Signature]	6124 Airport Rd bigrowjnt@gmail.com
2. DARRAN CRABER	[Signature]	223 ALABIAN way 83687
3.		AUTHOR@LCLM@GMAIL.COM
4.		
5. Brian McKinney	[Signature]	
6. JERRY + BILLIE Keuter		
7. Doug Gauthier		
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):

CARLOS TORREZ

APPLICANT/REPRESENTATIVE (Signature):



DATE: 9 / 13 / 24



APPLICATION-Acknowledgement Notice

Receipt No: _____	Date: _____
\$100 Fee: _____	Document No: _____

Parcel #: 305900110 (Official Use Only) Acres: 3.6
Property Address: 246 N Robinson Rd City Nampa Zip Code 83687
Legal Description: Township 3N Range 1W Section 20 County Canyon
Subdivision: N/A Lot _____ Block _____
Applicants Name: Carlos Torrez Email: [REDACTED]
Mailing Address: 655E Kingsford Dr Phone # _____
City: Mendon State: Id Zip Code: 83642
Applicant is: ☒ Landowner ☐ Contractor ☐ Installer ☐ Other _____ Date: _____

Owners Name: Same as above
Mailing Address: _____ Phone #: _____
City: _____ State: _____ Zip Code: _____

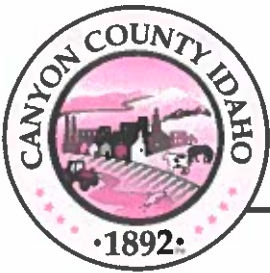
The proposed use will be: ☐ Residential ☒ Commercial ☐ Agricultural
Is there an existing structure(s) on this parcel? ☒ Yes ☐ No
Is a Letter of Intended Use provided? ☒ Yes ☐ No Will email
The proposed change will be: ☐ Land Split ☒ Land Use Changes (i.e., zoning)
☐ Preliminary Plat Review ☐ Other (See below description of proposal)
Number of lots on the parcel (if applicable): 1
Property is located in: ☐ City ☒ Impact Zone ☐ County
Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☒ No
Water supply: ☒ Private Well ☐ Shared Well ☐ Public Water System

Description of proposal:
Applying for conditional rezone to operate Landscape construction business. Future use may be store front to sell like material to retail customers.

SIGNATURE: [Signature]

DATE: 11-5-24

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.



AGENCY ACKNOWLEDGMENT

Date: 10-24-24

Applicant: Carlos Torrez

Parcel Number: 305900110

Site Address: 246 N. Robinson Road Nampa, Id 83687

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: 11/05/2024 Signed: _____

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

Fire District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

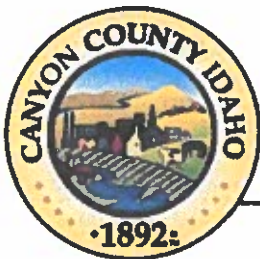
Area of City Impact

City: _____

☒ Applicant submitted/met for informal review.

Date: 11-4-24 Signed: _____

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



AGENCY ACKNOWLEDGMENT

Date: 10-28-24
Applicant: Carlos Torrez
Parcel Number: R 3059001100
Site Address: 246 N. Robinson Blvd.

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: _____ Signed: _____

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

Fire District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District:

District: Nampa Hwy. Dist. #1

☒ Applicant submitted/met for informal review.

Date: 10-28-24 Signed: _____

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

Irrigation District:

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

City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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



AGENCY ACKNOWLEDGMENT

Date: 10-24-24

Applicant: Carlos Torrez

Parcel Number: 305900110

Site Address: 246 N. Robinson Road Nampa, Id 83687

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: _____ Signed: _____

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

Fire District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District:

☒ Applicant submitted/met for informal review.

Date: 10-28-2024 Signed: _____

District: Nampa & Meridian Irrigation District

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

Area of City Impact

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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



AGENCY ACKNOWLEDGMENT

Date: 10-28-24
Applicant: Carlos Turner
Parcel Number: R305900110
Site Address: 246 N. Robinson, Nampa, ID 83687

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

Fire District:

District: Nampa Fire District

☒ Applicant submitted/met for informal review.

Date: 10/29/2024 Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

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

Irrigation District:

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

City: _____

☐ Applicant submitted/met for informal review.

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

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

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) 402-1041
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

****Re-Recorded to also except out additional right-of-way from legal description**



100 10th Avenue South
Nampa, ID 83651

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 844918 BA/DM

CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

Nampa Highway District No. 1, a body corporate and politic of the State of Idaho
a corporation duly organized and existing under the laws of the State of Idaho, Grantor, does hereby
Grant, Bargain, Sell and Convey unto

Carlos M. Torrez and Annie Torrez, husband and wife

Grantee, whose address is: 655 E. Kingsford Drive Meridian, ID 83642, the following described real
estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision,
restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his
heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it
is the owner in fee simple of said premises; that they are free from all encumbrances and that it will
warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused
its corporate name to be hereunto subscribed by its officers this January 16, 2024.

Nampa Highway District No. 1, a body corporate and politic of the State of Idaho

By: [Signature]
Dick Smith, Chairman

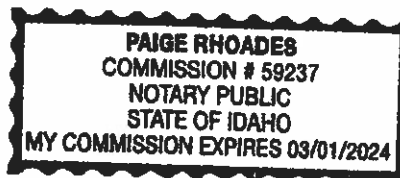
State of Idaho
County of Canyon

This record was acknowledged before me on January 16, 2024 by Dick Smith, as Chairman of Nampa
Highway District No. 1, a body corporate and politic of the State of Idaho.

Notary Public

My commission expires:

03.01.2024



2024-001340

RECORDED

01/17/2024 11:21 AM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=2 JWINSLOW NO FEE
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

2024-001649

RECORDED

01/19/2024 02:00 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=3 JWINSLOW NO FEE
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Carlos Torrez, 655 E Kingsford Dr
(name) (address)
Mendon, Id 83642
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

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

Carlos Torrez, 246 N. Robinson Rd Nampa, Id 83687
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. 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 8th day of November, 20 2024.

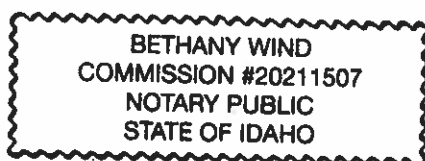
[Signature]
(signature)

STATE OF IDAHO)

Ada
COUNTY OF ~~CANYON~~)

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On this 8 day of November, in the year 20 24, before me Bethany Wind,
a notary public, personally appeared Carlos Torrez, 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: [Signature]

My Commission Expires: 03/30/2027

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: 84135

Date: 11/19/2024

Date Created: 11/19/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Carlos Torrez

Comments:

Site Address: 246 N ROBINSON BLVD, Nampa ID / Parcel Number: 30590011 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	CR2024-0009	\$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	166335378	\$1,400.00

Total Payments: \$1,400.00

ADJUSTMENTS

Receipt Balance: \$0.00