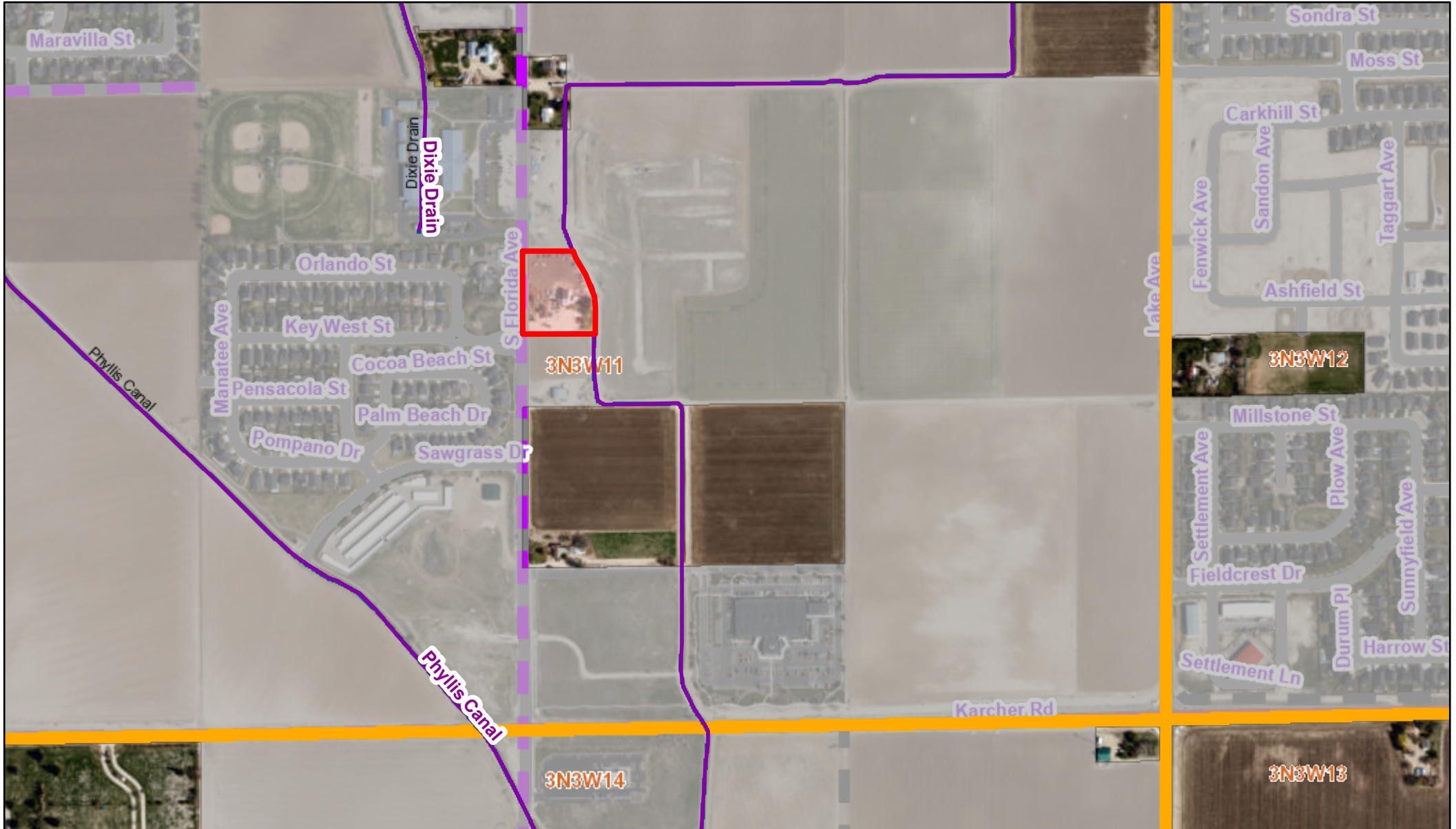















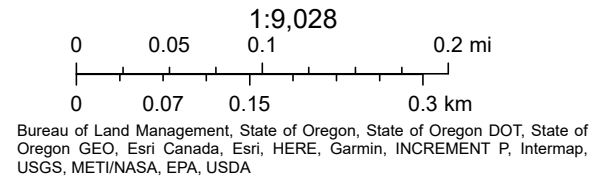


# Canyon County, ID Web Map



2/7/2024, 8:25:47 AM

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





# CONDITIONAL USE PERMIT PUBLIC HEARING - MASTER APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME: Cesar and Kathy Collazo
	MAILING ADDRESS: 52 N. Firestone Way, Nampa, ID 83651
	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: <u>Kathy Collazo</u> Date: <u>Feb. 02. 2024</u>	

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

<b>SITE INFO</b>	STREET ADDRESS: 116316 S Florida Ave. Caldwell, ID 83607
	PARCEL NUMBER: R32740
	PARCEL SIZE: 2.15 acres
	REQUESTED USE: Staging area
	FLOOD ZONE (YES/NO) <input checked="" type="radio"/> NO ZONING DISTRICT: AG

### FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CW 2024-0005	DATE RECEIVED:	2-6-24
RECEIVED BY:	LISTER	APPLICATION FEE:	\$950 / \$K MO CC CASH 721



# 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		
Letter of Intent (see standards on next page)		
Site Plan (see standards on next page)		
Land Use Worksheet		
Neighborhood Meeting sheet/letter completed and signed		
Proof of application/communication with (varies per application):		
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		
<b>Fee: \$950.00</b>		
<b>\$600.00 (CUP Modification)</b>		
**Fees are non-refundable**		

**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.

CORNERSTONE CONCRETE SERVICES, LLC.  
52 N. FIRESTONE WAY, NAMPA, ID 83651

## Cornerstone Concrete Services, LLC.

# Letter of Intent for Conditional Use Application

February 2, 2024

Attn Canyon County Development Services Department

This letter is to express the intent of our application for Conditional Use at 16316 S. Florida Ave. Caldwell, ID 83607 at Legal description: (11-3N-3W SE TX 2 IN NWSE).

The property is known as a zone A (Agriculture). Our intent for this property in relation to our business is to remain Agriculture with permitted use through a conditional use permit to use a portion of the (2.15 acres) land as a staging area code (07-14-15) for our business vehicle and machine equipment parking only.

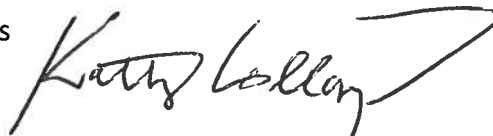
It is important to specify that this property will not be used to operate our business. All work shall be conducted off site. Business vehicles shall be operable and parked on site, not on public or private road. Employees (number of employees 6) will visit the premises for the purpose of picking up equipment and or materials to be used elsewhere, including trucks offloading or transferring equipment and or materials to other vehicles. Employees may meet on the premises to share rides to and from job sites. The property will always have two porta potties on site for employee use. Employee vehicles may be parked on site and not on a public or private road. Hours of operation shall be from 7:00am-5:00pm. The access in and out of the property will be from the main road on Florida Ave to access in and out of the property. We do not foresee potential impacts to existing or future traffic patterns as well we do not foresee any potential impacts to essential services such as schools, irrigation facilities and emergency services. Utilities such as water, sewer, irrigation, drainage and stormwater drainage will not be applicable.

Thank you for considering our application. Please contact us with questions or concerns regarding this request.

Sincerely,

Cesar and Kathy Collazo, Business Owners  
Cornerstone Concrete Services, LLC.

[REDACTED]  
[REDACTED]





Porta Potties (out of site)

# 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: N/A Height: \_\_\_\_\_

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

Other: N/A

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

N/A

**RESIDENTIAL USES**

**1. NUMBER OF LOTS REQUESTED:**

- Residential \_\_\_\_\_  Commercial \_\_\_\_\_  Industrial \_\_\_\_\_  
 Common \_\_\_\_\_  Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

Water supply source: \_\_\_\_\_

**3. INCLUDED IN YOUR PROPOSED PLAN?**

- Sidewalks  Curbs  Gutters  Street Lights  None

**NON-RESIDENTIAL USES**

**1. SPECIFIC USE:** Staging area

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

- Monday 7:00 AM to 5:00 PM  
 Tuesday 7:00 AM to 5:00 PM  
 Wednesday 7:00 AM to 5:00 PM  
 Thursday 7:00 AM to 5:00 PM  
 Friday 7:00 AM to 5:00 PM  
 Saturday \_\_\_\_\_ to \_\_\_\_\_  
 Sunday \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?**  Yes If so, how many? 6 or less  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? 25

Is there is a loading or unloading area? yes

**ANIMAL CARE-RELATED USES**

1. MAXIMUM NUMBER OF ANIMALS: 5

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

Building     Kennel     Individual Housing     Other \_\_\_\_\_

3. HOW DO YOU PROPOSE TO MITIGATE NOISE? N/A

Building     Enclosure     Barrier/Berm     Bark Collars

4. ANIMAL WASTE DISPOSAL

Individual Domestic Septic System     Animal Waste Only Septic System

Other: city landfill



# 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



### 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: 16316 S. Florida Ave	Parcel Number: R32740	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date: 1/02/2024	Number of Acres:	Current Zoning:
Description of the Request: Permission to use as "Staging area"		

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Cesar and Kathy Collazo		
Company Name: Cornerstone Concrete Services, LLC.		
Current address: 52 N. Firestone way		
City: Nampa	State: ID	ZIP Code: 83651
Phone: [REDACTED]	Cell: ''	Fax: N/A
Email: [REDACTED]		

#### MEETING INFORMATION

DATE OF MEETING: 1/23/2024	MEETING LOCATION: at the property	
MEETING START TIME: 6:00pm	MEETING END TIME: 7:00pm	
ATTENDEES: 0		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. No one showed up.		
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):

Kathy Collazo

APPLICANT/REPRESENTATIVE (Signature): Kathy Collazo

DATE: 1/29/2024

**Notice of Neighborhood Meeting  
Conditional use permit  
Pre-application requirement for a Public Hearing**

January 3, 2024

Dear neighbor,

We are in the process of applying for a Conditional Use Permit to Canyon County Development Services. One of the requirements necessary prior to submitting the application is to hold a “neighborhood meeting” and provide information to our surrounding neighbors.

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

The neighborhood meeting details are as follows:

Meeting Date: January 23, 2024

Meeting Time: 6:00 pm – 7:00 pm

Meeting Location: 16316 S. Florida Ave. Caldwell, ID 83605

Project summary below:

07-14-29: Staging area:

1. All work will be conducted off site.
2. Business vehicles shall be operable and parked on site, not on a public or private road.
3. Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and or materials to other vehicles.
4. Employees may meet on the premises to share rides to and from job sites.
5. Employees’ vehicles shall be parked on site and not on public or private road.

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

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

If you have any questions prior to the meeting, please contact me at [cornerstone4concrete@gmail.com](mailto:cornerstone4concrete@gmail.com)

Sincerely,

Cesar and Kathy Collazo/Property Owners  
16316 S. Florida Ave.  
Caldwell, ID 83605



# AGENCY ACKNOWLEDGMENT

Date: NOV. 29. 2023  
 Applicant: Cesar and Kathy Collazo  
 Parcel Number: R32740  
 Site Address: 16316 S. Florida ave.

### 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: 12/08/23 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: 12/4/23 Signed: [Signature]  
 Authorized Fire District Representative  
 (This signature does not guarantee project or permit approval)

#### Highway District:

District: CFD

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)

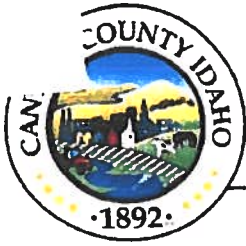
#### Area of City Impact

*Caldwell*

City: Caldwell

Applicant submitted/met for informal review.

Date: 12/4/23 Signed: [Signature]  
 Authorized AOCI Representative  
 (This signature does not guarantee project or permit approval)



## AGENCY ACKNOWLEDGMENT

Date: NOV. 29. 2023  
Applicant: Cesar and Kathy Collazo  
Parcel Number: R32740  
Site Address: 16316 S. Florida ave.

### **SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.**

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#### **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: 12/1/23 Signed: [Signature]  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

District: CFD

Applicant submitted/met for informal review.

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

#### **Irrigation District:**

District: Pioneer Irrigation Dist.

Applicant submitted/met for informal review.

Date: 12/12/23 Signed: [Signature]  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

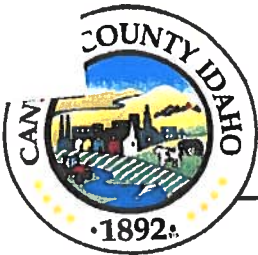
#### **Area of City Impact**

City: Caldwell

Applicant submitted/met for informal review.

Date: 12/4/23 Signed: [Signature]  
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: NOV. 29, 2023  
 Applicant: Cesar and Kathy Collazo  
 Parcel Number: R32740  
 Site Address: 16316 S. Florida ave.

**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: 12/4/23 Signed: [Signature]  
 Authorized Fire District Representative  
 (This signature does not guarantee project or permit approval)

**Highway District:**

District: CFD

Applicant submitted/met for informal review.

Date: 12/7/23 Signed: [Signature]  
 Authorized Highway District Representative  
 (This signature does not guarantee project or permit approval)

*See attached comments*

**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: Caldwell

Applicant submitted/met for informal review.

Date: 12/4/23 Signed: [Signature]  
 Authorized AOCI Representative  
 (This signature does not guarantee project or permit approval)

*Caldwell*



HIGHWAY DISTRICT No.4  
15435 HIGHWAY 44  
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135  
FAX 208.454.2008

## Pre-Development Meeting Minutes

**Project Name:** Florida Avenue-Cornerstone Concrete-Conditional Use Permit (Staging Area)

**Project Owner/Representative:** Kathy Collazo

**Phone:** [REDACTED]

**Email:** [REDACTED]

**Project Location:** R32740

**Jurisdiction:** Caldwell City maintains Florida

### Public Roads

Name	Classification	Exist. R/W	Ultimate R/W	Notes
South Florida Avenue	Collector Road	West half approx. 40' from 1/4-section line	70'	

### Access:

Approach is 95' north of subdivision approach, Key West. Offset results in conflicting left turns. Using approach for the increased trips of the staging area is ill advised. Applicant should consider removing and relocating their approach 200' north of the subdivision approach.

### Improvement Requirements:

Property is within 1 mile of Caldwell City Limits. HD4 will apply Caldwell City standards.

- Improving Florida Avenue consistent with half of Caldwell collector road may be required.
- Right-of-way dedication consistent with half of a Caldwell collector road may be required.

At time of application please provide amount of employees and vehicles using the site to allow review of further traffic mitigation.

### Other Comments:

**Applicant is advised to talk to Caldwell City regarding access location, ROW dedication, and improvements.** This segment of Florida Avenue is maintained by Caldwell City. Comments made by HD4 will be made based on Caldwell City code.

The above represents the District's current policies to which the parcels may be subject to at time of development. These standards are subject to change and the standards/policies in effect at the time of approach permit application or improvement drawings shall apply. This is not an exhaustive list please see further details within the ACCHD: HSDP 2022.





Order Number: 22443890


**2022-007888**  
RECORDED  
**02/11/2022 11:06 AM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=3 TYOUREN \$15.00  
TYPE: DEED  
TITLEONE BOISE  
ELECTRONICALLY RECORDED

## Warranty Deed

For value received,

**Lanora F. Kelly and Patrick T. Kelly, wife and husband**

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

 **Cornerstone Concrete Services, LLC, an Idaho limited liability company**

whose current address is 52 N. Firestone Way Nampa, ID 83651

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

**See Exhibit A, attached hereto and incorporated herein.**

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Order Number: 22443890

Warranty Deed - Page 1 of 3



**TitleOne**  
a title & escrow co.

Order Number: 22443890

## Warranty Deed

For value received,

**Lanora F. Kelly and Patrick T. Kelly, wife and husband**

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Remainder of page intentionally left blank.

**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PREMISES**

That part of the Northwest quarter of the Southeast quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, described as follows:

Commencing at the Southwest corner of the said Northwest quarter of the Southeast quarter; thence North along the West line thereof, 300 feet to the Real Point of Beginning; thence running at right angles in an Easterly direction, a distance of 300 feet, more or less, to the centerline of the right of way of a lateral of the Pioneer Irrigation District; thence Northerly following the centerline of said right of way a distance of 350 feet; thence in a Westerly direction 209 feet, more or less, to a point in the West line of said Northwest quarter of the Southeast quarter, which is 341 feet North of the real point of beginning; thence South along said West line, 341 feet to the Real Point of Beginning.

**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:** 81737

**Date:** 2/6/2024

**Date Created:** 2/6/2024

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Cornerstone Concrete Services, LLC

**Comments:**

**Site Address:** 16316 S FLORIDA AVE, Caldwell ID / Parcel Number: 32740000 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	CU2024-0005	\$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	721	\$950.00
	<b>Total Payments:</b>	\$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00