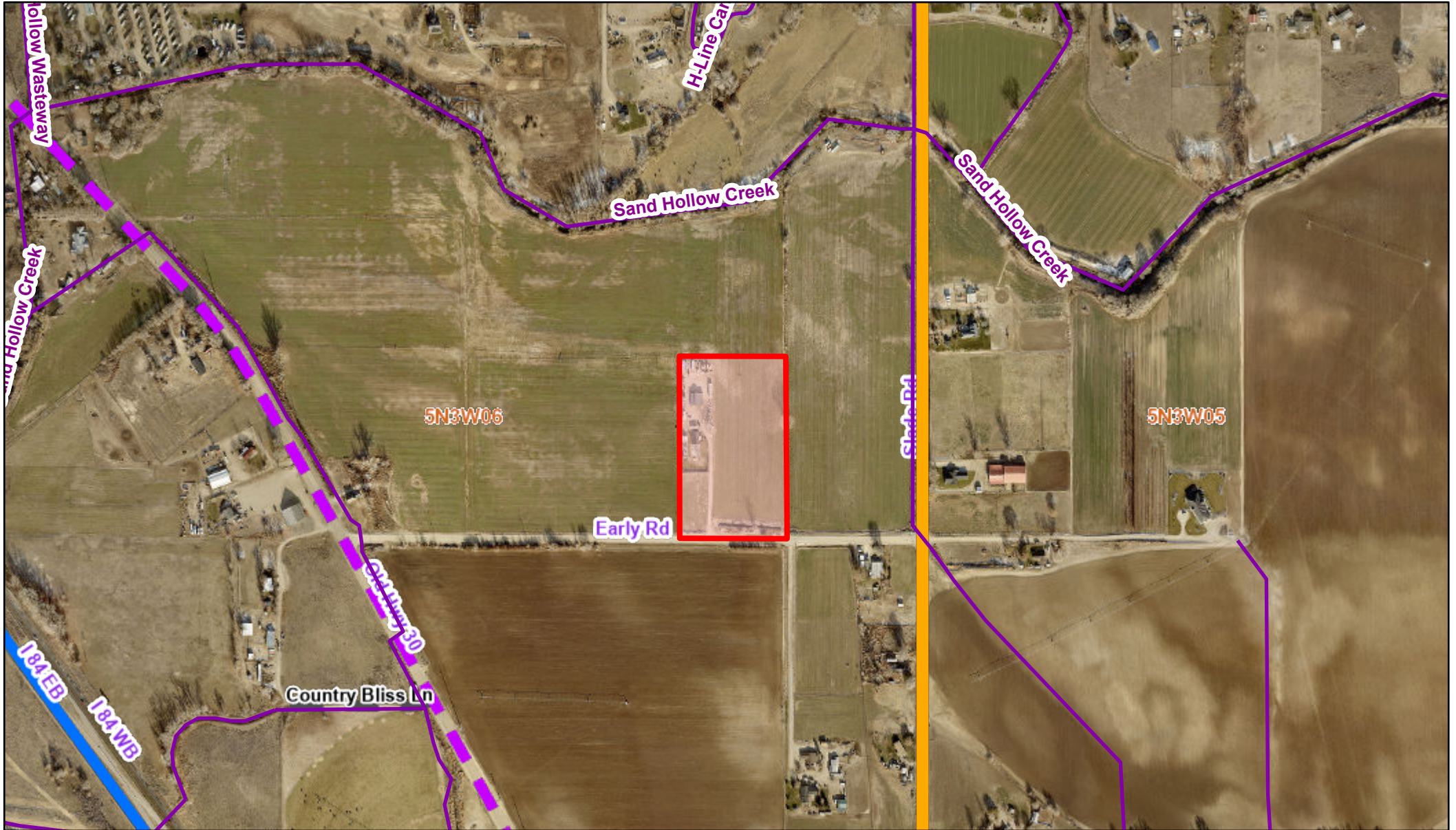










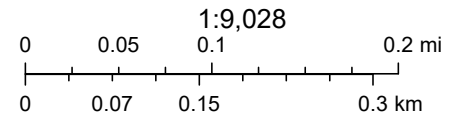


Canyon County, ID Web Map



2/19/2025, 2:41:43 PM

- | | | |
|--|---|---|
|  Multiple Parcel Search_Query result |  City Limits | ITDFunctionalClassification |
|  Hydro_NHDFlowline |  Sections |  Interstate |
|  County Boundary |  CC_PrivateRoads |  Major Collector |
|  Current Impact Area | | Imagery_2022 |
| | |  Red: Band_1 |



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



**CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION**

PROPERTY OWNER	OWNER NAME: <u>Cesar Mena</u>
	MAILING ADDRESS: <u>17172 Early RD 83607</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]
<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> <p>Signature: <u>Aucero Lopez</u> Date: <u>01-28-25</u></p>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Pool & Spa By Cesar LLC</u>
	COMPANY NAME:
	MAILING ADDRESS: <u>17172 Early Rd Caldwell ID 83607</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>17172 Early RD 83607</u>
	PARCEL NUMBER: <u>371089000 0</u>
	PARCEL SIZE: <u>6 1/2 Acres</u>
	REQUESTED USE: <u>SFaging Area</u>
	FLOOD ZONE (YES/NO) <input checked="" type="checkbox"/> NO ZONING DISTRICT: <u>AG</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>CU2025-0003</u>	DATE RECEIVED: <u>1-28-25</u>
RECEIVED BY: <u>Josh Johnson</u>	APPLICATION FEE: <u>\$950.00</u> CK MO <input checked="" type="radio"/> CASH

2-19-25



RECEIVED
 JAN 28 2025
 BY: Lex

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
✓ Letter of Intent (see standards on next page)		XX
✓ Site Plan (see standards on next page)		XX
✓ Operation Plan (see standards on next page)		XX
✓ Land Use Worksheet		XX
✓ Neighborhood Meeting sheet/letter completed and signed		XX
✓ Proof of application/communication with the following agencies:		
✓ Southwest District Health		XX
✓ Irrigation District		XX
✓ Fire District		XX
✓ Highway District/ Idaho Transportation Dept.		XX
✓ n/a Area of City Impact (if applicable)		N/A
✓ Deed or evidence of property interest to the subject property		X
✓ Fee: \$950.00 \$600.00 (CUP Modification)		
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.

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)
<p>A scaled drawing showing:</p> <ul style="list-style-type: none"> - The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names. - Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.
<p>Operation Plan to include:</p> <ul style="list-style-type: none"> - Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05
State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.
Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))
Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))
Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.
Demonstrate legal access
Address potential impacts to existing or future traffic patterns.
Address potential impacts to essential services such as schools, irrigation facilities and emergency services.
If the use will create impacts, provide measures to mitigate impacts.

For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:

CONTRACTOR SHOP (07-14-09) - REQUIRED	Applicant	Staff
Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.		

MINERAL EXTRACTION (07-14-19) - REQUIRED	Applicant	Staff
Show how the 30' setbacks on all sides will be met.		
Name of operator/extractor		
Duration of proposed use: Commencement & Completion dates		
Provide an approved reclamation from Idaho Dept. Of Lands		
Location of proposed pits and accessory uses		

WIND FARM (07-14-33) - REQUIRED	Applicant	Staff
Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.		

MINISTORAGE FACILITY (07-14-29) - REQUIRED	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.		

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gated and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.		



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: Cesar Mena / Pools & Spa By Cesar LLC

Parcel Number: 37689000

Site Address: 17172 Early Rd Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

Date: 01/15/2024 Signed: _____

Anthony Lee

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

Fire District:

Applicant submitted/met for official review.

Date: _____ Signed: _____

District: Middleton Rural

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

Highway District:

Applicant submitted/met for official review.

Date: _____ Signed: _____

District: Hwy Dist # 4

see attached copy of form
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

Applicant submitted/met for official review.

Date: _____ Signed: _____

District: Black Canyon

see attached signature and letter
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

Applicant submitted/met for official review.

Date: _____ Signed: _____

City: N/A

Not In An Impact Area
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

APPLICATION-Acknowledgement Notice



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

Parcel #: 37689000 (Official Use Only) Acres: 1.53 ac.
Property Address: 17172 Early RD City Caldwell Zip Code 83607
Legal Description: Township SN Range 3W Section 6 County Canyon
Subdivision: N/A Lot _____ Block _____
Applicants Name: Cesar Mena - Lucera Lopez Email: _____
Mailing Address: 17172 Early Rd Phone # _____
City: Caldwell State: Idaho Zip Code: 83607
Applicant is: Landowner Contractor Installer Other OWNER Date: 01-15-25

Owners Name: Cesar Mena
Mailing Address: 17172 Early Rd Phone #: _____
City: Caldwell State: ID Zip Code: 83607

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
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): N/A
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:
Staging Area Pools & Spas by Cesar
Storage For Material Park Trucks and
Equipment

SIGNATURE: Lucera Lopez DATE: 01-15-25

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: _____
 Applicant: Cesar Mena | Pools & Spa By Cesar LLC
 Parcel Number: 37689000 0
 Site Address: 17172 Early Rd Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

Date: 01/15/2024 Signed: Anthony Lee
 Authorized Southwest District Health Representative
 (This signature does not guarantee project or permit approval)

Fire District:

Applicant submitted/met for official review.

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

Highway District:

Applicant submitted/met for official review.

Date: 1/19/25 Signed: [Signature]
 District: Hwy Dist # 4
 Authorized Highway District Representative
 (This signature does not guarantee project or permit approval)

Irrigation District:

Applicant submitted/met for official review.

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

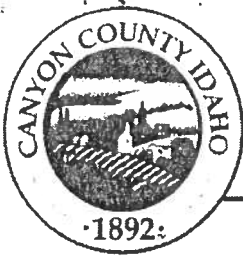
Area of City Impact:

Applicant submitted/met for official review.

Date: _____ Signed: Not In An Impact Area
 City: N/A
 Authorized AOCI Representative
 (This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
 Canyon County Development Services Staff



AGENCY ACKNOWLEDGMENT

Date: _____
 Applicant: Cesar Mena | Pools & Spa By Cesar LLC
 Parcel Number: R 37684
 Site Address: 17172 Early Rd Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

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

Fire District:

District: Middleton Rural

Applicant submitted/met for official review.

Date: 11/24/25 Signed: _____
 Authorized Fire District Representative
 (This signature does not guarantee project or permit approval)

Highway District:

District: Hwy Dist #4

Applicant submitted/met for official review.

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

Irrigation District:

District: Black Canyon

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: N/A

Applicant submitted/met for official review.

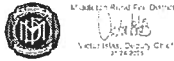
Date: _____ Signed: Not In An Impact Area
 Authorized AOCI Representative
 (This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
 Canyon County Development Services Staff

Middleton Rural Fire District

Date: January 24, 2025
To: Lucero Reyes
Pools & Spa by Cesar, LLC – Cesar Mena
From: Victor Islas, Deputy Chief
Subject: Fire District Comments
Project: Canyon County Conditional Use Permit
File/Case Number: TBD



The Middleton Rural Fire District has assessed the documents provided by the owner via email on January 6, 2025, review comments are as follows:

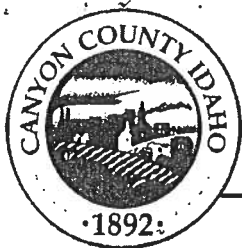
The Applicant is requesting approval of a Conditional Use Permit for the property located at 17172 Early Rd., Caldwell Idaho (Parcel ID: 37689000 0). The property will be used for a home occupation and storage of equipment, trailers, vehicles and a small inventory.

The property is serviced by the Middleton Rural Fire District Station 53, located at 302 E. Main St., Middleton, ID 83644. Station 53 is approximately 11.5 mile(s) from the property, with an estimated travel time of 16 minutes under optimal driving conditions.

Future response coverage will be provided by Middleton Rural Fire District Station 54, located at 26476 Harvey Rd., Caldwell, Idaho 83607. Once operational Station 54 is 5.6 mile(s) with an estimated travel time of 8 minutes under ideal driving conditions to the property.

The district does not oppose the application, contingent on adherence to the following code, AHJ requirements and approval conditions:

1. Codes:
 - 1.1. This property shall comply with the 2018 International Fire Code (IFC) along with any relevant codes established by the Canyon County, Idaho.
2. Fire Department Access:
 - 2.1. The property must maintain proper fire department access as required by the 2018 International Fire Code (IFC). This includes ensuring that all access roads, fire lanes, and other necessary access points are compliant with the code to facilitate prompt emergency response.
3. Future Construction on Property:
 - 3.1. Any future modifications to structures or construction of new structures shall comply with:
 - 3.1.1. Fire Department Access
 - 3.1.2. Water Supply for firefighter Operations
 - 3.2. The applicant is responsible for submitting the necessary applications and supporting documents to the Fire District for review. Applicable review fees will be charged by the Fire District.
4. Additional Comments:
 - 4.1. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: Cesar Mena | Pools & Spa By Cesar LLC

Parcel Number: 37689000 0

Site Address: 17172 Early Rd Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District:

District: Middleton Rural

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District:

District: Hwy Dist # 4

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District:

District: Black Canyon

Applicant submitted/met for official review.

Date: 12-11-201 Signed: _____

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

Area of City Impact:

City: N/A

Applicant submitted/met for official review.

Date: _____ Signed: Not In An Impact Area

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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

60,000 IRRIGABLE ACRES

ORGANIZED IN 1910

BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

December 11th 2024

Dear Cesar & Lucero Mena

Thank you for reaching out concerning your building permit for the County. Black Canyon Irrigation District (BCID) has reviewed your plans and sees one BCID facilities or easements on your property. The one facility in question is the D 5.9-0.8 Lateral. BCID has no issues with the proposed plan for this permit however we ask that the lateral on the south end of the Property is not interfered with. BCID has a 30' easement from the center of the ditch 15' each side. If you wish to discuss This further or have questions or want to talk about the ditch or easement please contact us.

Mike Meyers



Manager

Black Canyon Irrigation District

mikem@blackcanyonirrigationdistrict.com

General Information

Owner: Morales Cesar Mena, Reyes Lucero Lopez
Mailing Address: 17172 Early Rd Caldwell Id 83607
Property Address: 17172 Early Rd
Neighborhood: 240000 Middleton Farm

Parcel ID: 37689000 0
Property Class: 131 Res Impr on Cat 10
Deeded Acres: 6.5300
District: 032-00

Last updated: 1/08/2025 05:32:55 PM

Map Info

Parcel ID
 37689000 0

Link to Interactive Map (Click Below to Navigate to Map)
 62612

Legal Descriptions

Description
 06-5N-3W NE TX 18648 IN SENE T78740

Ownership Transfer History

Instrument	Date	Owner	Grantee	Type
2020035631	6/30/20	Dehaan Katherine Grace	Morales Cesar Mena	Single
2018053574	11/28/18	Hansen Daniel B @@@	Dehaan Katherine Grace	Single
2012040118	9/12/12	Early Dorothy M	Hansen Daniel B @@@	Single
2007005548	1/24/07	Early Dorothy M	Early Dorothy M	Single

Exemption History

Effective Year	Modifier	Override Amount	Percent	Exemption Expires	Total Value	Exemption Value	Net Taxable Value
2024	Homeowner Standard Cap	0.00	100	9999	388,190	0	263,190
2023	Homeowner Standard Cap	0.00	100	9999	391,610	0	266,610

Net Taxable Value

Tax Year	Description	Value
2024	Original	263,190
2023	Original	266,610

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2024	02- Assessment Update		178,890	209,300
2023	02- Assessment Update		179,610	212,000

December 10, 2024

Canyon County Development Service Dept
111 North 11th Ave #140
Caldwell, ID 83605

To Whom It May Concern:

We would like to apply for a Conditional Use Permit for our property located at 17172 Early Rd, Caldwell ID 83607. We own a small business that does the construction of pools for residential home owners. Along the backside of the property, we have our equipment, trailers, vehicles and a small inventory of supplies stored. These job materials are used for projects and we rotate them as we use them up for jobs. This area is for storage purposes only as customers or clients never visit the property. We would appreciate the opportunity to use this area for storage and parking for our company.

The permit that we are applying for is permitted in the zone.

The nature of the request is for storage for our small business.

The comprehensive plan is consistent with our proposed use.

The proposed use will not be injurious to any other property or will not negatively change the essential character of the area/property.

There is adequate water, sewer, irrigation, drainage, and stormwater drainage facilities to accommodate this request.

Legal access already exists for the property.

There will not be an undue interference with traffic patterns (existing or future).

Essential services will not be necessary to accommodate this request.

Thank you for your consideration in this request.

With Regard,

Lucero Lopez

Lucero Reyes
Owner

OPERATIONS PLAN

Our construction company intends to use part of the property for the storage of equipment, vehicles, and a small inventory of supplies. We rotate the supplies as they are used up for jobs. This area is for storage purposes only. We do not have customers or clients ever visiting our personal property.

The hours of operation will generally 7:00 am to 5:00 pm Monday through Friday. There should be minimal noise or dust levels. We have approximately five employees that will normally park their cars at the house, but there is space to accommodate this. We would anticipate very little disruption, if any, to our own property. We would anticipate no disruption to any surrounding properties.



Trailers
Trucks
Equipment

Storage Container

Pallets

17172 Early Rd
3N3W06

Early Rd

R37699

R37696010

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: Vinyl Fencing Around one side Height: 6'

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: N/A

- 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? 5 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? 5

Is there is a loading or unloading area? No

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** N/A

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, #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: 17172 Early Rd	Parcel Number: R37684
City: Caldwell	State: ID ZIP Code: 83607
Notices Mailed Date:	Number of Acres: 6.5 Current Zoning:
Description of the Request: Staging Area and Storage For Equipment, Vehicles, and Supplies Along Backside of Property	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Cesar Mena
Company Name: Pool & Spa By Cesar LLC
Current address: 17172 Early Rd
City: Caldwell State: ID ZIP Code: 83607
Phone: [REDACTED] Cell: Fax:
Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: 12/27/2024	MEETING LOCATION: 17172 Early Rd	
MEETING START TIME: 10:00 am	MEETING END TIME: 12:00 pm	
ATTENDEES: NO ONE SHOWED		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
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):

Lucero Lopez Mera

APPLICANT/REPRESENTATIVE (Signature): Lucero Lopez

DATE: 12, 27, 24

**Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a public hearing**

Date: 12/10/24

Dear Neighbor –

We are in the process of submitting an application for a Conditional Use Permit (or variance, zoning ordinance map amendment, expansion, or extension or nonconforming uses, etc.) to Canyon County Development Services (DSD). One of the requirements necessary prior to submit the application is to hold a “neighborhood meeting” and provide information to our surrounding neighbors.

(Canyon County Zoning Ordinance 07-01-15)

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 mail, newspaper publication, and /or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: 12/27/24 (Friday)
Time: 10:00am - 12:00pm
Location: 17172 Early Rd, Caldwell ID836 07

The project is summarized below:

Site Location: 17172 Early Rd, Caldwell ID836 07

We are proposing to be continued to maintain the current storage area for our equipment, trailers, vehicles, and limited supplies located along the backside of the property. We use this as a storage area only. Customers or clients never visit our property.

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

Please do not call the Canyon County Development Services regarding this meeting. This is a pre-application requirement and we have not submitted the application for consideration at this time. The county currently has not information on this project.

If you have questions prior to this meeting, please contact me at [REDACTED]

Sincerely,

Cesar and Lucero Mena
Owners

PARCEL_NO	OwnerName	Address	City	State	ZipCode	x
✓R37678	MIDDLETON FARMS LLC	5001 FIFESHIRE PL	BOISE	ID	83713	
✓R37679	MALMBERG GARY G	29500 SLADE RD	CALDWELL	ID	83607	
✓R37687	MORMAN GAYLE W	22142 JEANNE DR	CALDWELL	ID	83607	
R37688	MORALES CESAR MIENA	17172 EARLY RD	CALDWELL	ID	83607	
✓R37689010	HANSEN DANIEL B	1717 E CHISHOLM DR	NAMPA	ID	83687-6828	
✓R37689011	MORALES CESAR MIENA	17172 EARLY RD	CALDWELL	ID	83607	
✓R37696	GREEN LARRY D	27265 FARMWAY RD	CALDWELL	ID	83607	
✓R37696010	ANDERSON MICHAEL EDWARD	17132 EARLY RD	CALDWELL	ID	83607	
✓R37697	SALAZAR ROBYN	17047 EARLY RD	CALDWELL	ID	83607	
✓R37681010	KAES MICHAEL L	29656 SLADE RD	CALDWELL	ID	83607	
✓R37688010	EAGER MATTHEW R	675 TOWER LN	CALDWELL	ID	83607	
R37695	↑ GREEN LARRY D	27265 FARMWAY RD	CALDWELL	ID	83607	
✓R37697010	EARLY GARY LEE	17128 HOLLOW RD	CALDWELL	ID	83607	
✓R37681	INGRAM NATHAN P	29622 SLADE RD	CALDWELL	ID	83607	

**LEGAL DESCRIPTION FOR
CESAR MENA
PARCEL 1**

A parcel of land located in the South 1/2 of the Northeast 1/4 of Section 6 Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the Southwest 1/4 of the Northeast 1/4 of Section 6, Township 5 North, Range 3 West, Boise Meridian, derived from found monuments and taken as North 89°10'19" West with the distance between monuments found to be 1321.39 feet

BEGINNING at a point on the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 6, Township 5 North, Range 3 West, Boise Meridian from which the Center East 1/16 Corner of said Section 6 bears South 89°10'17" East a distance of 203.81 feet;

Thence North 00°00'18" West, a distance of 747.03 feet;

Thence South 89°11'00" East, a distance of 533.34 feet;

Thence South 00°35'49" West, to a point on the South line of the Southeast 1/4 of the Northeast 1/4 a distance of 747.00 feet;

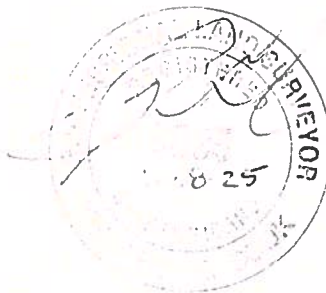
Thence along said South line North 89°11'00" West, to the Center East 1/16 Corner of said Section 6, a distance of 321.69 feet.

Thence leaving said Center East 1/16 and along the South line of said Southwest 1/4 of the Northeast 1/4 North 89°10'17" West, a distance of 203.81 feet to the **POINT OF BEGINNING**.

Said Parcel containing 395,470 square feet or 9.08 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
316 S. Kimball Ave. Ste. 207
Caldwell, Idaho 83605
(208) 465-5687



LEGAL DESCRIPTION FOR
CESAR MENA
PARCEL 2

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 6 Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the Southwest 1/4 of the Northeast 1/4 of Section 6, Township 5 North, Range 3 West, Boise Meridian, derived from found monuments and taken as North 89°10'19" West with the distance between monuments found to be 1321.39 feet.

BEGINNING at a point on the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 6, Township 5 North, Range 3 West, Boise Meridian from which the Center East 1/16 Corner of said Section 6 bears North 89°11'00" West a distance of 321.69 feet;

Thence leaving said South line North 00°35'49" East, a distance of 747.00 feet.

Thence South 89°11'00" East, a distance of 8.58 feet;

Thence continue Easterly along said line, a distance of 427.94 feet;

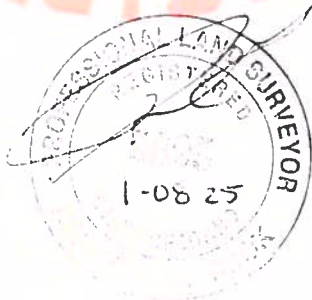
Thence South 00°11'24" West, to a point on said South line a distance of 747.04 feet;

Thence along said South line North 89°11'00" West, a distance of 441.82 feet to the **POINT OF BEGINNING**

Said Parcel containing 328,061 square feet or 7.53 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
316 S. Kimball Ave. Ste. 207
Caldwell, Idaho 83605
(208) 465-5687



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: 84684

Date: 2/19/2025

Date Created: 2/19/2025 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Cesar Mena - Lucero Reyes Lopez
Comments: CU2025-0003
Site Address: 17172 EARLY RD, Caldwell ID 83607 / Parcel Number: 37689000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Conditional Use Permit	CU2025-0003	\$950.00	\$0.00	\$0.00
	Sub Total:	\$950.00		
	Sales Tax:	\$0.00		
	Total Charges:	\$950.00		

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Credit Card	171306694	\$950.00
	Total Payments:	\$950.00

ADJUSTMENTS

Receipt Balance: \$0.00