








# Canyon County, ID Web Map

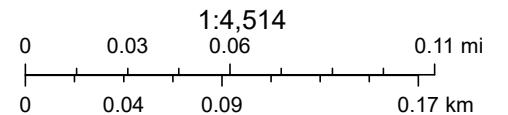


4/8/2025, 9:28:39 AM

-  Multiple Parcel Search\_Query result
-  Hydro\_NHDFlowline
-  County Boundary
-  Current Impact Area

-  City Limits
-  Sections
- ITDFunctionalClassification
-  Major Collector

- |  |   |
|--|---|
| Urban_2023   | Imagery_2022  |
|  Red: Red     |  Red: Band_1   |
|  Green: Green |  Green: Band_2 |
|  Blue: Blue   |  Blue: Band_3  |



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: <u>Cristopher G. Lugo Dominguez</u>
	MAILING ADDRESS: <u>17747 Madison Rd Nampa ID 83687</u>
	PHONE: [REDACTED] EMAIL: _____
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>[Signature]</u> Date: <u>1/21/2025</u>	

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: <u>Rosa E. Dominguez Tavera</u>
	COMPANY NAME: <u>Rosas House Cleaning</u>
	MAILING ADDRESS: <u>17747 Madison Rd Nampa ID 83687</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]

<b>SITE INFO</b>	STREET ADDRESS: <u>17747 Madison rd Nampa Id 83687</u>
	PARCEL NUMBER: <u>R26488500</u>
	PARCEL SIZE: <u>2.22</u>
	REQUESTED USE: _____
	FLOOD ZONE (YES/NO) _____ ZONING DISTRICT: _____

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER <u>C12025-0007</u>	DATE RECEIVED: <u>04/07/2025</u>
RECEIVED BY: <u>EB</u>	APPLICATION FEE: <u>1200</u> CK MO CC CASH



RECEIVED  
MAR 31 2025

**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)		✓, old letter of intent also included
Site Plan (see standards on next page)	✓	✓
Operation Plan (see standards on next page)		w/ letter of intent
Land Use Worksheet	✓	✓
Neighborhood Meeting sheet/letter completed and signed	✓	✓
Proof of application/communication with the following agencies:		
Southwest District Health	✓	✓
Irrigation District	✓	✓
Fire District	✓	✓
Highway District/ Idaho Transportation Dept.	✓	✓
Area of City Impact (if applicable)	✓	✓
Deed or evidence of property interest to the subject property		✓
Fee: <del>\$950.00</del> 1,200 \$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.

updated letter of intent -  
4.7.25

To Canyon County Development Center,

and Contractor shop

We are asking for permission or permit for staging at 17747 Madison Road in Nampa, ID 83687 with the business of Rosa's House Cleaning. Our equipment and products are stored inside but used and operated out of this site. This site will be used for employee parking, business cars, offices/break room space for meetings before work and restroom for employees before or after their shift.

We currently have about 10 employee cars and 10 business cars that will be parked at the back of the property. The only equipment we use are vacuums and microfiber cloths. The structure will be space for morning meetings and office space.

Clients will not be visiting the property. We go to our clients and their payments are handled outside of the premises. We will not have a sign of the business outside unless it's required.

The number of trips in and out of this property are as follows: Employees (approximately 10 vehicles) will arrive between 7-8am and switch to company vehicles (approximately 10 business vehicles) and leave the premises. At the end of their shift, usually between 4-6pm, they will arrive in the company vehicles and switch to theirs and leave for the day. With that being said we believe to be looking into a total of 40 trips.

The area for parking already has gravel and we do not plan to add more at this time.

If there are any other questions or concerns, please feel free to contact us at [REDACTED]

Thank you for your time,

Rosa Dominguez

*Old letter of intent*

March 11th, 2025

To whom it may concern:

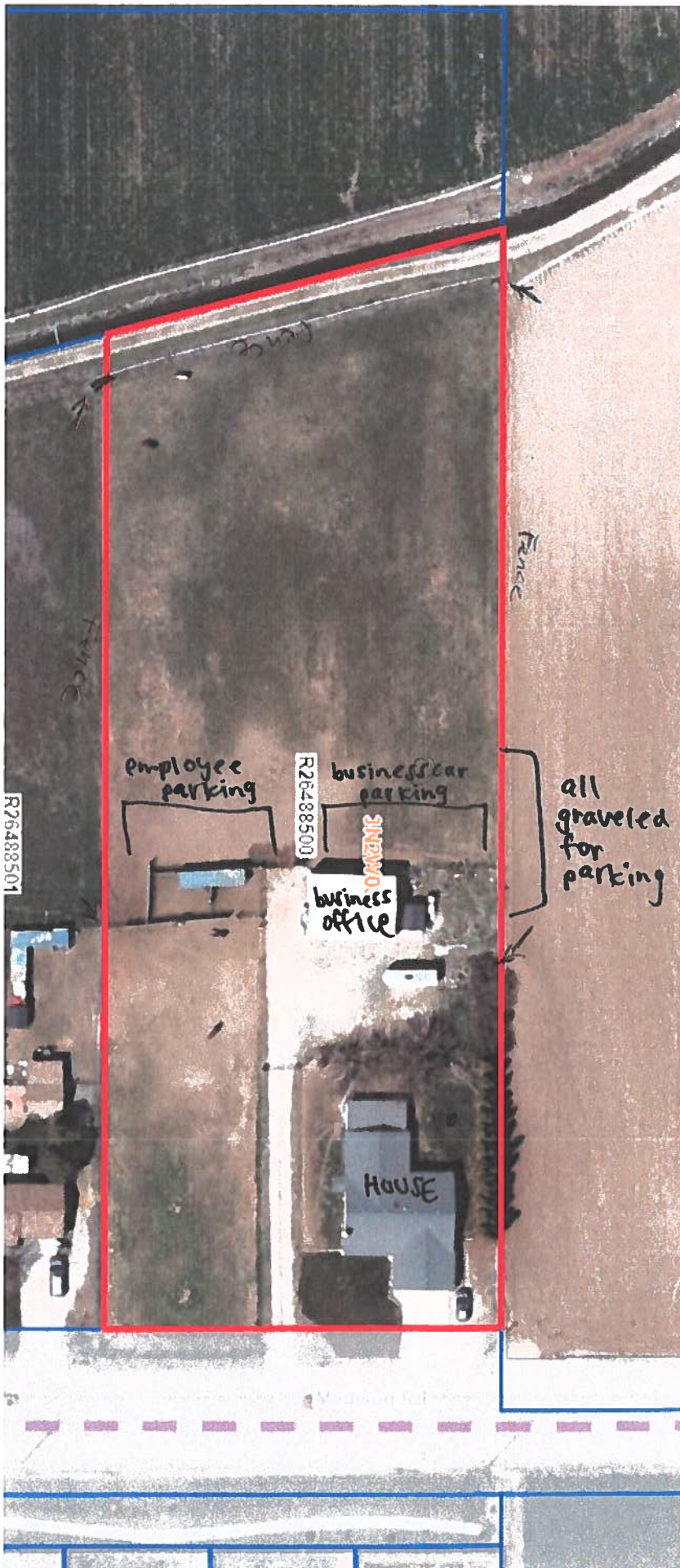
The intent of this letter is to specify the use of the shop at 17747 Madison Road Nampa, ID 83687 is for internal use. We are operating our business at the same address as a meeting point, for the employees in the mornings switching to company vehicles and morning meetings. Due to weather conditions there are times we are meeting under rain, hot sun, and even snow. We'd like this addition to be used for these purposes and even a break room for them before they head to their homes after laboring outside throughout the day.

If you have any further questions, please contact us at 

Thank you,

Rosa Dominguez

Rosa's House Cleaning



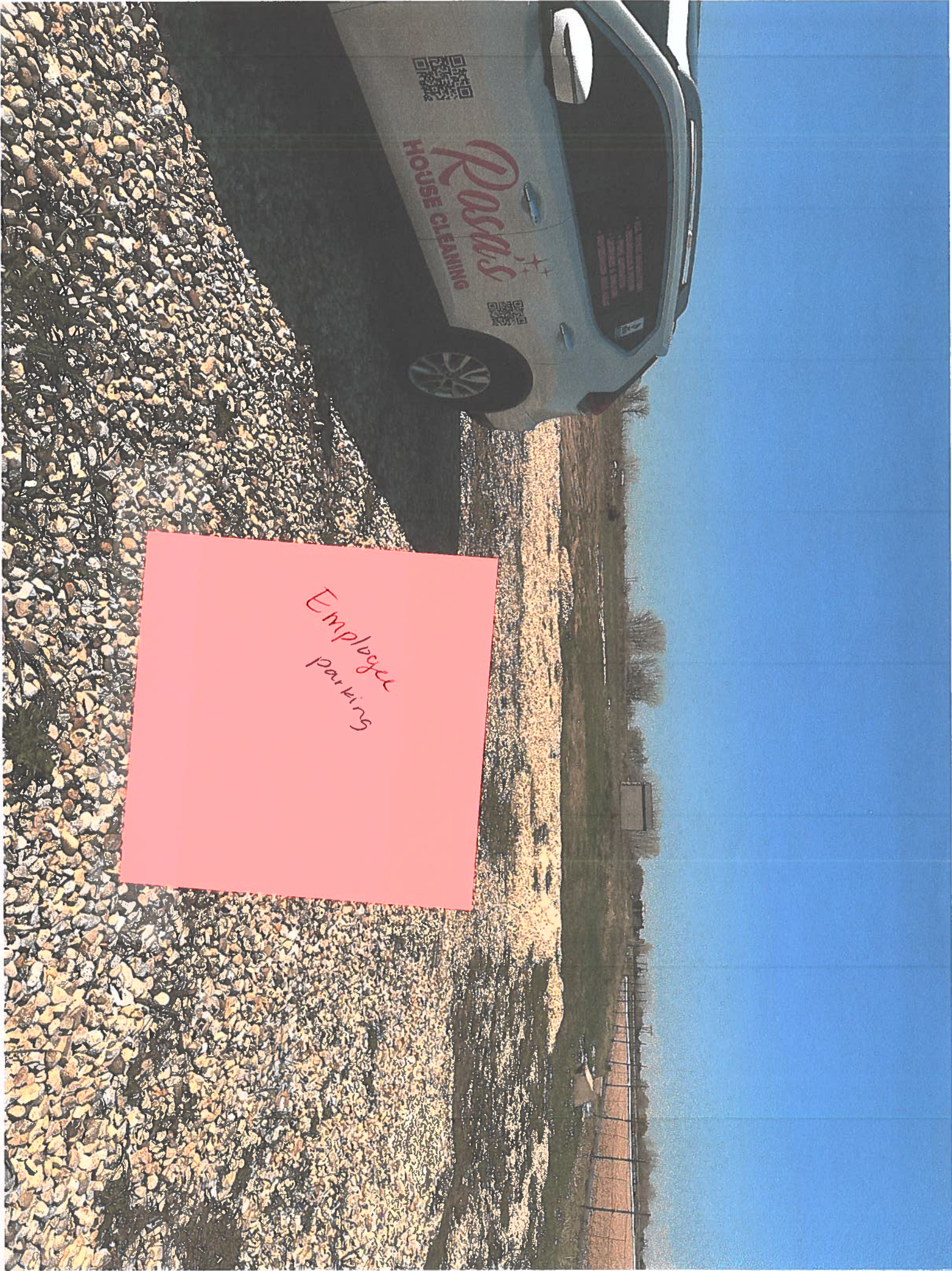
Business car  
parking



Business car parking







Employee  
parking

# 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: wood - vinyl 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)  
Mason Creek

**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:** Breakroom

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

- |   |                 |    |                |                |    |                |
|---|-----------------|----|----------------|----------------|----|----------------|
| <input checked="" type="checkbox"/> Monday    | <u>7:15am</u>   | to | <u>7:30 am</u> | <u>4:00 pm</u> | to | <u>4:15 pm</u> |
| <input checked="" type="checkbox"/> Tuesday   | <u>7:15am</u>   | to | <u>7:30am</u>  | <u>4:00 pm</u> | to | <u>4:15 pm</u> |
| <input checked="" type="checkbox"/> Wednesday | <u>7:15am</u>   | to | <u>7:30am</u>  | <u>4:00 pm</u> | to | <u>4:15 pm</u> |
| <input checked="" type="checkbox"/> Thursday  | <u>7:15am</u>   | to | <u>7:30 am</u> | <u>4:00 pm</u> | to | <u>4:15 pm</u> |
| <input checked="" type="checkbox"/> Friday    | <u>07:15 am</u> | to | <u>7:30 am</u> | <u>4:00 pm</u> | to | <u>4:15 pm</u> |
| <input type="checkbox"/> Saturday             | _____           | to | _____          |                |    |                |
| <input type="checkbox"/> Sunday               | _____           | to | _____          |                |    |                |

**3. WILL YOU HAVE EMPLOYEES?**  Yes If so, how many? 20  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? 20

Is there is a loading or unloading area? \_\_\_\_\_

**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: \_\_\_\_\_

N/A

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

January 8, 2025

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for staging. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; *Canyon County Zoning Ordinance 07-01-15*. This meeting is for our surrounding neighbors, as we move through the land use application process with the county.

This neighborhood meeting is **not** a public hearing before a government body of Canyon County. Once our application process has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

**Date:** Friday, January 17, 2025

**Time:** 6:00pm

**Location:** 17747 Madison Road Nampa, ID 83687

**Property description:** It will be behind the house, there is a shop/garage and you may park behind the shop.

The project is summarized below:

**Site Location:** 17747 Madison Road Nampa, ID 83687

**Proposed access:** Through the main entrance (Madison Road) in front of the home.

**Total acreage:** 2.22

**Proposed lots:** The lot will be behind the house and shop.

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting, we will answer any questions you may have. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time.

Feel free to contact me at [REDACTED] or a written correspondence.

Sincerely,

# 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: 17747 Madison RD	Parcel Number: R26488500
City: Nampa	State: ID ZIP Code: 83687
Notices Mailed Date:	Number of Acres: 2.22 Current Zoning:
Description of the Request:	

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name:		
Company Name:		
Current address: 17747 Madison		
City: RD	State: ID	ZIP Code: 83687
Phone: [REDACTED]	Cell: [REDACTED]	Fax:
Email: [REDACTED]		

#### MEETING INFORMATION

DATE OF MEETING: 01-17-25	MEETING LOCATION: 17747 Madison rd Nampa Id 83687
MEETING START TIME: 6:00 pm	MEETING END TIME: 7:00 pm

#### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <del>Charles Morris</del>		
2. Charles Morris	<i>Charles Morris</i>	17721 N. Houppster way
3. Kenneth Gruber	<i>K</i>	17707 Madison rd
4. Beth Gruber	<i>Beth Gruber</i>	17707 Madison Rd
5. Russ Vandewente	<i>Mandor</i>	17685 ✓ ✓
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

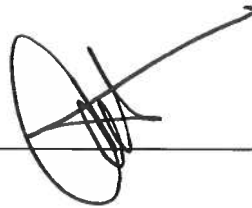
**NEIGHBORHOOD MEETING CERTIFICATION:**

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):

\_\_\_\_\_

APPLICANT/REPRESENTATIVE (Signature): \_\_\_\_\_



DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

PARCEL_NO	OwnerName	Address	City	State	ZipCode
✓ R26488502	VANDEVENTER RUSSELL R	17685 MADISON RD ✓	NAMPA	ID	83687
✓ R26488500	DOMINGUEZ CRISTOPHER GIOVANI LUGO	17747 MADISON RD ✓	NAMPA	ID	83687
✓ R26488501	GRUBER KENNETH	17707 MADISON RD	NAMPA	ID	83687
✓ R26488503	PETERSON BENJAMIN THOMAS	17653 MADISON RD	NAMPA	ID	83687
✓ R30784250	OLIVEROS ALFREDO	8399 E BIG MUDDY DR	NAMPA	ID	83687
<del>R30784267</del>	<del>DWF VI ATLAS SFR-ID LLC</del>	<del>970 YUMA ST</del>	<del>DENVER</del>	<del>CO</del>	<del>80202</del>
R30784290	MORRIS CHARLES R	17721 N HARRISTER WAY	NAMPA	ID	83687
R30784293	HELLER TYSON D	8408 E DUTCHMAN ST	NAMPA	ID	83687
R30784309	<del>THE PROPERTY 101 LLC</del>	<del>8309 E SUNRAY DR</del>	<del>NAMPA</del>	<del>ID</del>	<del>83687</del>
R30784311	BRUBAKER FAMILY TRUST	2119 N PAYETTE RIVER WAY	EAGLE	ID	83616
R30784312	MARTINEZ FAMILY TRUST	228 TRAILBLAZER ST	MIDDLETON	ID	83644
<del>R30784313</del>	<del>MENDES DOUGLAS M JR</del>	<del>17700 N ONAWAY AVE</del>	<del>NAMPA</del>	<del>ID</del>	<del>83687</del>
R30784315	KAMBEROVIC MUHAMED	17676 N ONAWAY AVE	NAMPA	ID	83687
R30784316	GRAHAM TORRY	22900 CONRAD CT	MIDDLETON	ID	83644
R30826	SIMPSON FAMILY TRUST	17455 MADISON RD	NAMPA	ID	83687-8251
<del>R30784264</del>	<del>DWF VI ATLAS SFR-ID LLC</del>	<del>970 YUMA ST</del>	<del>DENVER</del>	<del>CO</del>	<del>80202</del>
<del>R30784270</del>	<del>MARTINEZ GERMAN JR</del>	<del>8468 E DUTCHMAN ST</del>	<del>NAMPA</del>	<del>ID</del>	<del>83687</del>
<del>R30784271</del>	<del>EROLIN ALEXANDER A</del>	<del>8480 E DUTCHMAN ST</del>	<del>NAMPA</del>	<del>ID</del>	<del>83687</del>
R30784292	ANDERSON RICHARD C	8420 E DUTCHMAN ST	NAMPA	ID	83687
R30784302	DONNELLY NICHOLAS M	8389 E HARPSTER CT	NAMPA	ID	83687
R30784310	PIERCE JOHN M	17663 N HELMER AVE	NAMPA	ID	83687
R30784314	ORTIZ KAREN PEREZ	17688 N ONAWAY AVE	NAMPA	ID	83687
R30784319	MONTGOMERY SAVANNA M	17749 N ONAWAY AVE	NAMPA	ID	83687
R30784320	RALPHS CARSON	17737 N ONAWAY AVE	NAMPA	ID	83687
R30784321	DENISON RICHARD	17725 N ONAWAY AVE	NAMPA	ID	83687
R30784327	RYBAR JAMIE C	17653 N ONAWAY AVE	NAMPA	ID	83687
<del>R30784266</del>	<del>FALL CREEK SUBDIVISION HOMEOWNERS ASSOCIATION INC</del>	<del>8919 W ARDENE ST</del>	<del>BOISE</del>	<del>ID</del>	<del>83709</del>
R30784269	ZERFAS LAURA	8456 E DUTCHMAN ST	NAMPA	ID	83687
R30784291	RODRIGUEZ CRISELDA	8432 E DUTCHMAN ST	NAMPA	ID	83687
R30784317	RYAN GARY J	11372 N HELIOPSIS DR	STAR	ID	83669
R30784318	KIEFT 2004 FAMILY TRUST	11758 W PRISTINEBROOK DR	STAR	ID	83669
R30784323	KAMENGELE RENE	17701 N ONAWAY	NAMPA	ID	83687
R30784324	ALVAREZ MANUEL S	17689 N ONAWAY AVE	NAMPA	ID	83687



R30784325	HARDY RANDY F	17677 N ONAWAY AVE	NAMPA	ID	83687
R30784359	VANALLEN COREY	17639 N HELMER AVE	NAMPA	ID	83687
R30784213	ANDERSON RYAN	17831 N HARPSTER WAY	NAMPA	ID	83687
R30784265	BALTAZAR ABRAHAM	17793 N HARPSTER WAY	NAMPA	ID	83687
R30784268	SMITH FLOYD	17745 N HARPSTER WAY	NAMPA	ID	83687
R30784272	SCHOENEMAN CADEN P	8492 E DUTCHMAN ST	NAMPA	ID	83686
R30784308	FAWSON JEFFREY SCOTT	8400 E HARPSTER CT	NAMPA	ID	83687
R30784322	MOROZOVA MILA	17713 N ONAWAY AVE	NAMPA	ID	83687
R30784326	CHARLTON RICHARD D III	17665 N ONAWAY AVE	NAMPA	ID	83687
R30784328	FINNEY NANCY E	17629 N ONAWAY AVE	NAMPA	ID	83687
R30826200	SIMPSON FAMILY TRUST	17455 MADISON RD	NAMPA	ID	83687-8251
R30828	EARNEST LELAND CHRIS II	17645 MADISON RD	NAMPA	ID	83687
R30828010	SIMPSON RICHARD J	17561 MADISON RD	NAMPA	ID	83687
R30831010	SIMPSON EDWARD M	17851 MADISON RD	NAMPA	ID	83687
R30784010	ESTATES 81 LLC	PO BOX 1939	EAGLE	ID	83616
R30784212	BATISTA CASIMIRO	17845 N HARPSTER WAY	NAMPA	ID	83687
R30784214	BENNETCH CHRISTOPHER	17817 N HARPSTER WAY	NAMPA	ID	83687
R30826011	GRAY RICHARD E	17625 MADISON RD	NAMPA	ID	83687

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R30826011	GRAY RICHARD E	17625 MADISON RD	NAMPA	ID	83687



## AGENCY ACKNOWLEDGMENT

Date: \_\_\_\_\_  
Applicant: \_\_\_\_\_  
Parcel Number: \_\_\_\_\_  
Site Address: \_\_\_\_\_

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

#### Southwest District Health:

Applicant submitted/met for official review.

Date: 1/23/2025 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: 1/23/25 Signed: \_\_\_\_\_

District: Nampa Fire District  
Roger [Signature]  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### Highway District:

Applicant submitted/met for official review.

Date: 1/23/25 Signed: \_\_\_\_\_

District: City of Nampa  
[Signature]  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### Irrigation District:

Applicant submitted/met for official review.

Date: 1/23/25 Signed: \_\_\_\_\_

District: Pioneer Irr Dist  
[Signature]  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### Area of City Impact:

Applicant submitted/met for official review.

Date: 1/23/2025 Signed: \_\_\_\_\_

City: Nampa  
[Signature] - (Doug Antekfield)  
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

# R26488500 PARCEL INFORMATION REPORT

1/7/2025 9:25:35 AM

**PARCEL NUMBER:** R26488500

**OWNER NAME:** DOMINGUEZ CRISTOPHER GIOVANI LUGO

**CO-OWNER:** ESCALERA GILBERTO SIFUENTES

**MAILING ADDRESS:** 17747 MADISON RD NAMPA ID 83687

**SITE ADDRESS:** 17747 MADISON RD

**TAX CODE:** 0610000

**TWP:** 3N **RNG:** 2W **SEC:** 03 **QUARTER:** NW

**ACRES:** 2.22

**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:** VALLIVUE SCHOOL DIST #139

**IMPACT AREA:** NAMPA

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

**FLU Overlay Zone Desc 2030:**

**FLU RR Zone Desc 2030:**

**FUTURE LAND USE 2030:** Res

**IRRIGATION DISTRICT:** PIONEER IRRIGATION DISTRICT

**FEMA FLOOD ZONE:** X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0264F

**WETLAND:** NOT In WETLAND

**NITRATE PRIORITY:** ADA CANYON

**FUNCTIONAL Classification:** Major Collector

**INSTRUMENT NO. :** 2023021704

**SCENIC BYWAY:** NOT In Scenic Byway

**LEGAL DESCRIPTION:** 03-3N-2W NW SHILOH ESTATES LOT 1

**PLATTED SUBDIVISION:** SHILOH ESTATES

**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.



THIS DOCUMENT IS A PUBLIC RECORD  
IT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS  
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM



Order Number: 23478795

**2023-021704**  
RECORDED  
**07/07/2023 12:02 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pg#=3 ADMARTINEZ \$16.00  
TYPE DEED  
TITLEONE BOISE  
ELECTRONICALLY RECORDED

**Warranty Deed**

For value received,

**Debra D. Learned, an unmarried woman, who acquired title as Debra D. Learned, a married woman as her sole and separate property**

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

**Cristopher Giovanni Lugo Dominguez, a single man, and Gilberto Sifuentes Escalera, a single man, as joint tenants with rights of survivorship, a single man, as joint tenants with right of survivorship**

whose current address is 17747 Madison Rd Nampa, ID 83687

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.



**TitleOne**  
a title & escrow co.

Order Number: 23478795

## **Warranty Deed**

For value received,

**Debra D. Learned, an unmarried woman, who acquired title as Debra D. Learned, a married woman as her sole and separate property**

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

**Cristopher Giovani Lugo Dominguez, a single man and Gilberto Sifuentes Escalera, a single man, as joint tenants with right of survivorship**

whose current address is 17747 Madison Rd Nampa, ID 83687

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Remainder of page intentionally left blank.

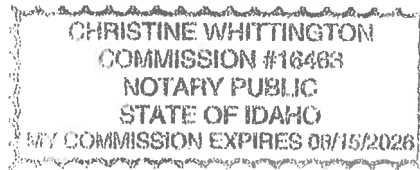
Dated: July 3, 2023

Debra D. Learned  
Debra D. Learned

State of Idaho, County of Ada, ss.

On this 6th day of July in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Debra D. Learned, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Christine Whittington  
Notary Public  
Residing In: Boise  
My Commission Expires: 8/15/2026  
(seal)



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

Lot 1 of Shiloh Estates, according to the official plat thereof, filed in Book 18 of Plats at Page(s) 23, records of Canyon County, Idaho.





**TitleOne**  
a title & escrow co.

1101 W. River Street, Suite 201  
Boise, ID 83702  
Ph. (208)424-8511  
[www.titleonecorp.com](http://www.titleonecorp.com)

Cristopher Giovanni Lugo Dominguez and  
Gilberto Sifuentes Escalera  
17747 Madison Rd  
Nampa, ID 83687

Date: 07/19/2023

Regarding: 17747 Madison Rd, Nampa, ID 83687

Buyer/Borrower: Cristopher Giovanni Lugo Dominguez and Gilberto Sifuentes Escalera

File No.: 23478795

Greetings:

It's been our pleasure serving as your title and escrow company for your recent real estate transaction. Related to your transaction, please find attached the following:

Original Recorded Warranty Deed

Please feel free to contact us if you have any questions at the number listed above. We appreciate your business and look forward to assisting you with your next closing.

Best Regards,

Tiffany Manker



Canyon County Development Services  
 111 North 11<sup>th</sup> Avenue, #310  
 Caldwell, Idaho 83605  
 208-454-7458

**AFFIDAVIT OF** [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)  
**LEGAL INTEREST**

I, Cristopher Dominguez (name) ' 17747 Madison Road (address)

Nampa (city) ' Idaho (state) 83687 (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

Rosa Dominguez (name) ' 17747 Madison Road Nampa (address) ID 83687

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 7<sup>th</sup> day of April, 2025.

[Signature]  
 (signature)

STATE OF IDAHO )  
 COUNTY OF CANYON )

ss

**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:** 85088

**Date:** 4/8/2025

**Date Created:** 4/8/2025      **Receipt Type:** Normal Receipt      **Status:** Active  
**Customer's Name:** Rosie's House Cleaning  
**Comments:** CU2025-0007  
**Site Address:** 17747 MADISON RD, Nampa ID / Parcel Number: 26488500 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 Use Permit (CUP)	CU2025-0007	\$1,200.00	\$0.00	\$0.00
<b>Sub Total:</b>		\$1,200.00		
<b>Sales Tax:</b>		\$0.00		
<b>Total Charges:</b>		\$1,200.00		

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	650	\$1,200.00
<b>Total Payments:</b>		\$1,200.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00