

**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**111 N. 11TH Ave. Ste 310 ♦ Caldwell, Idaho 83605

Phone (208) 454-7458 ♦ ZoningInfo@canyoncounty.id.gov

LEGAL NOTICE TRANSMITTAL**Case #: ZV2024-0002**Transmittal Date: May 30, 2025 Planner: Arbay MberwaApplicant: Cenote LLC Applicant's Representative: Christy Niblett☐ P&Z ☒ Hearing Examiner ☐ BOCCJEPA: N/A ☒ FULL POLITICAL

City ☐ Caldwell ☐ Greenleaf ☐ Homedale ☐ Marsing ☐ Melba ☐ Middleton ☐ Nampa ☐ Notus ☐ Parma ☐ Star ☐ Wilder School District ☐ Caldwell ☐ CWI ☐ Homedale ☐ Kuna ☐ Liberty Charter ☐ Marsing ☐ Melba ☐ Meridian/West Ada ☐ Middleton ☐ Nampa ☐ Notus ☐ Parma ☒ Vallivue ☐ Wilder ☒ Southwest District Health	Fire District ☐ Caldwell ☐ Homedale ☐ Kuna ☒ Marsing ☐ Melba ☐ Middleton ☐ Nampa ☐ Parma ☐ Star ☐ Upper Deer Flat ☐ Wilder ☒ State Fire Marshal Highway District ☐ Hwy District 4 ☒ Golden Gate ☐ Nampa ☐ Notus-Parma Library District ☐ Kuna ☐ Lizard Butte ☐ Wilder Utilities ☒ CenturyLink ☒ Intermountain Gas ☒ Idaho Power ☒ Ziply	Irrigation, Drain & Flood Districts ☐ Black Canyon Irrigation Dist. ☐ Boise-Kuna Irrigation Dist. ☒ Boise Project Board of Control ☐ Caldwell Water & Sewer ☐ Canyon County Water Co. ☐ Canyon Ditch Co. ☐ Eureka Irrigation District ☐ Farmer Cooperative Ditch Co. ☐ Farmers Union Ditch Co. ☐ Franklin Ditch Co. ☐ Lower Center Point ☐ Mason Creek Ditch Co. ☐ Middleton Mill Ditch/Irrigation ☐ Nampa – Meridian ☐ New York ☐ Newman Ditch ☐ Pioneer ☐ Pioneer Dixie Ditch ☐ Poor Boy Ditch ☐ Riverside Irrigation District ☐ Riverside Ditch ☒ Wilder Irrigation ☐ Settlers Irrigation ☐ Siebenberg Co-op Ditch ☐ Star Sewer & Water ☐ Drainage District 2 ☐ Drainage District 3 ☐ Drainage District 4 ☐ Drainage District 6 ☐ Flood District 10 ☐ Flood District 11	Transportation ☐ ACHD ☐ Brown Bus Company ☐ Caldwell Transportation ☐ COMPASS ☒ Idaho Transportation Dept ☐ Valley Regional Transit Emergency Services ☒ Canyon County Sheriff ☒ Emergency Mgmt. Coordinator ☒ CC Paramedics / EMT ☐ Homedale City Ambulance ☒ Marsing Ambulance ☐ Melba Quick Response ☐ Nampa Police Department Other ☐ Army Corp of Engineers ☐ Deer Flat Natl Wildlife Refuge ☐ Farm Service Agency ☐ Greater Middleton Area Rec ☐ Melba Gopher District ☐ Mosquito Abatement ☐ Natural Resource Conservation Dist. ☐ Ten-Davis Recreation ☐ Destination Caldwell ☐ Owyhee County, Dir of Planning ☐ Media ☐ Cemetery ☐ US Postal Service ☐ _____
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Canyon County

- ☐ CC Animal Control
- ☐ CC Assessor's Office
- ☐ CC Elections
- ☐ CC Farm Bureau
- ☐ CC Historical Society
- ☐ CC Parks & Recreation
- ☐ CC Weed & Gopher Control
- ☐ CC Soil Conservation District

Canyon County

- ☒ **CC DSD Building Dept.**
- ☒ **CC DSD Code Enforcement**
- ☒ **CC Engineering Dept.**
- ☒ **CC GIS Dept.**

Government

- ☐ Bureau of Land Management
- ☐ Bureau of Reclamation
- ☒ **Dept of Environmental Quality**
- ☐ Environmental Protection Agency

Government

- ☐ Farm Service Agency
- ☐ FEMA
- ☐ ID Dept of Water Resources/water rights
- ☐ Idaho Fish & Game
- ☐ Idaho State Dept of Agriculture
- ☐ Dept of Lands/ SW Area Mgr.
- ☐ ID Agricultural Aviation Association
- ☐ Energy and Mineral Resources (OEMR)
- ☐ US Department of Agriculture

Cenote LLC/Christy Niblett
Case# ZV2024-0002
600ft. Notification Distance

Newspaper Legal

Case No.2024-0002: The applicant, Cenote LLC, represented by Christy Niblett, is requesting a variance greater than 33% to keep the secondary residence in place on site approximately 15 feet from the front property line along Fifth St. rather than 30 feet and approximately 7 feet from the front property line along John Ln. rather than 30 feet in the current location on parcel R27233 approximately 0.74-acres in an "A" (Agricultural) zone. The subject property is located at 15065 Fifth St. Caldwell, ID, 83687 also referenced as Parcel R27233, a portion of the SE quarter of Section15, T3N, R4W, BM, Canyon County, Idaho.

Property Owner Legal

Case No.2024-0002: The applicant, Cenote LLC, represented by Christy Niblett, is requesting a variance greater than 33% to keep the secondary residence in place on site approximately 15 feet from the front property line along Fifth St. rather than 30 feet and approximately 7 feet from the front property line along John Ln. rather than 30 feet in the current location on parcel R27233 approximately 0.74-acres in an "A" (Agricultural) zone. The subject property is located at 15065 Fifth St. Caldwell, ID, 83687 also referenced as Parcel R27233, a portion of the SE quarter of Section15, T3N, R4W, BM, Canyon County, Idaho.

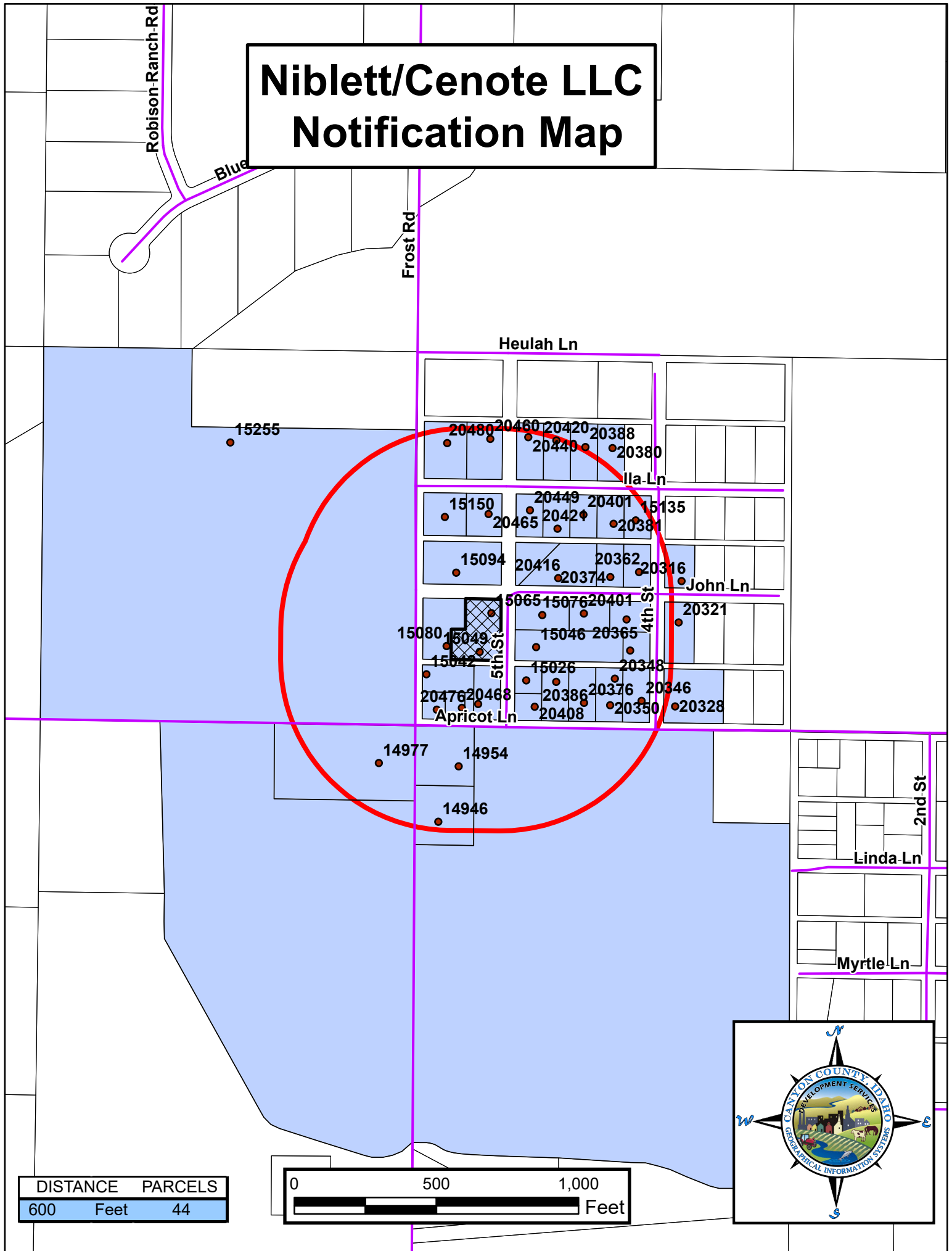
Applicant

Name: Cenote LLC
Address: 18040 Celestia Dr. Nampa ID, 83687
Phone Number: 208-713-5180
E-mail: criddy77@aim.com

Representative

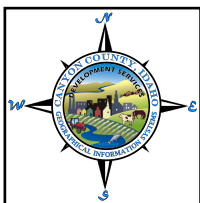
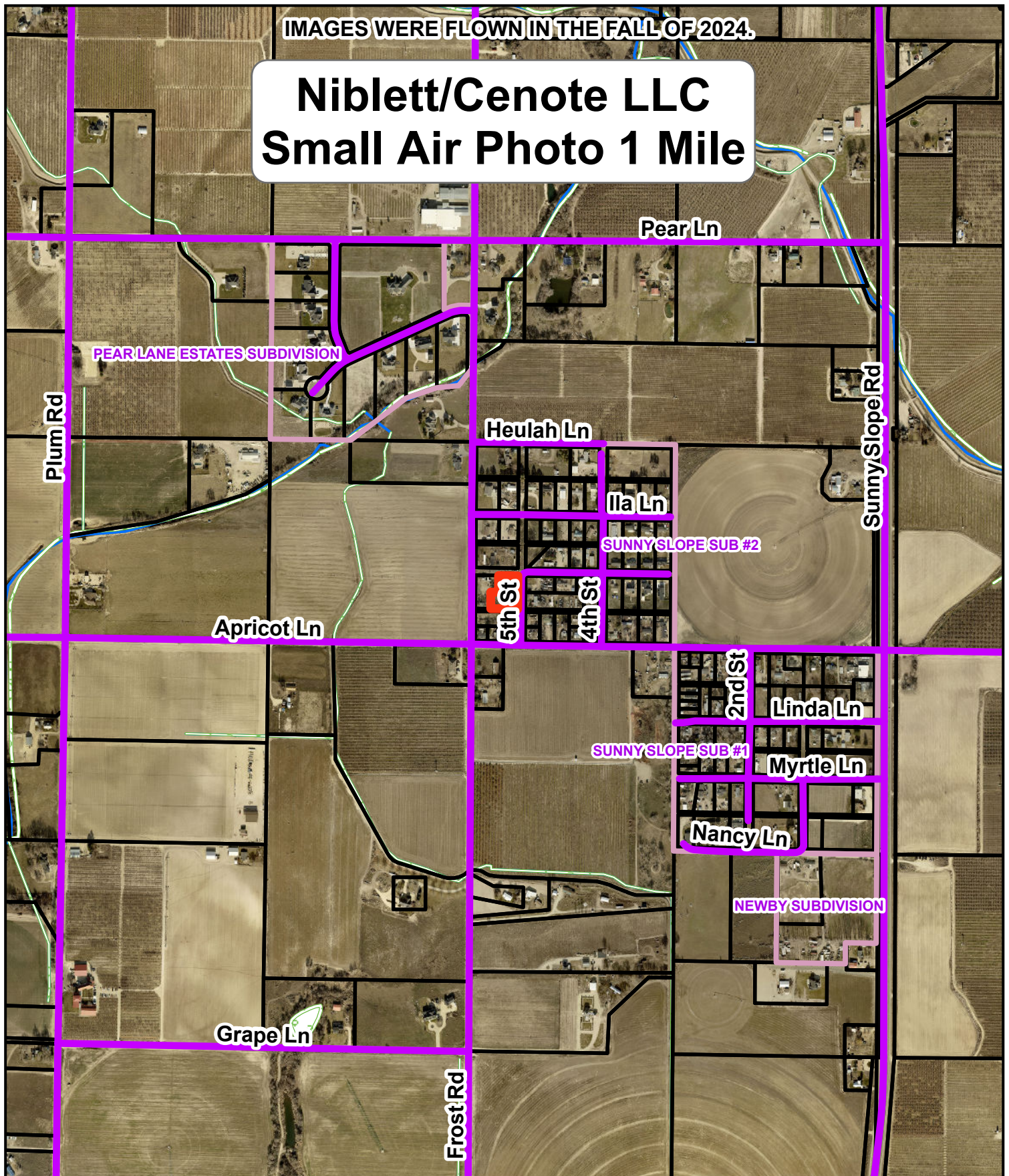
Name: Christy Niblett
Address: 18040 Celestia Dr. Nampa ID, 83687
Phone Number: 208-713-5180
E-mail: criddy77@aim.com

Niblett/Cenote LLC Notification Map

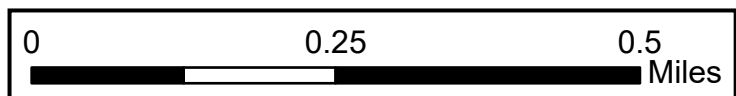


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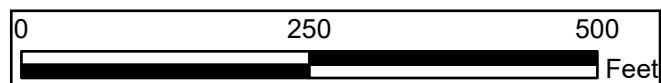
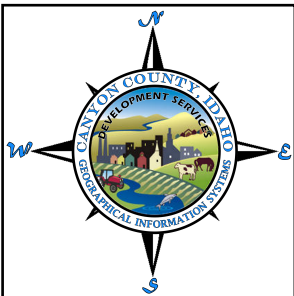
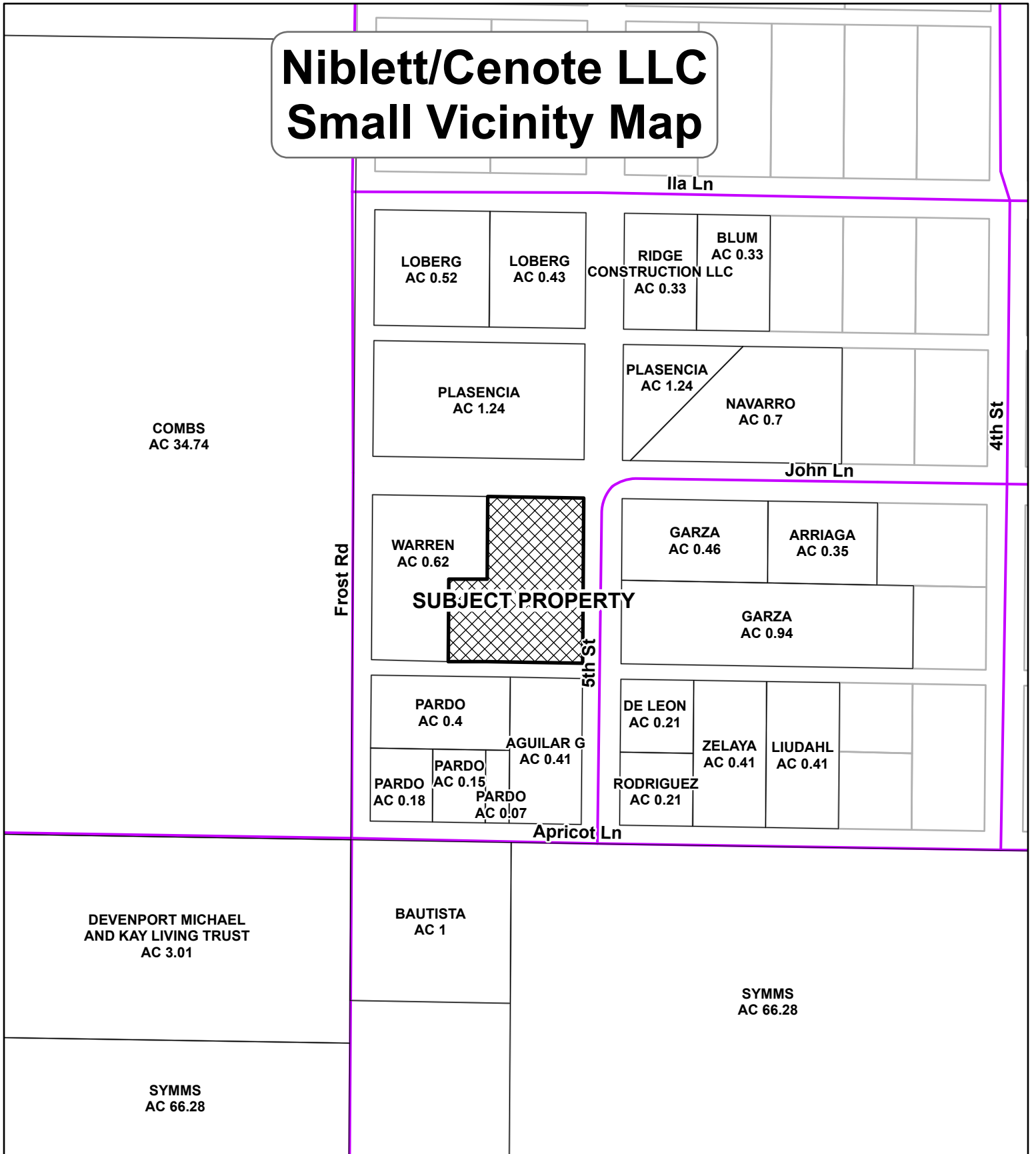
Niblett/Cenote LLC Small Air Photo 1 Mile



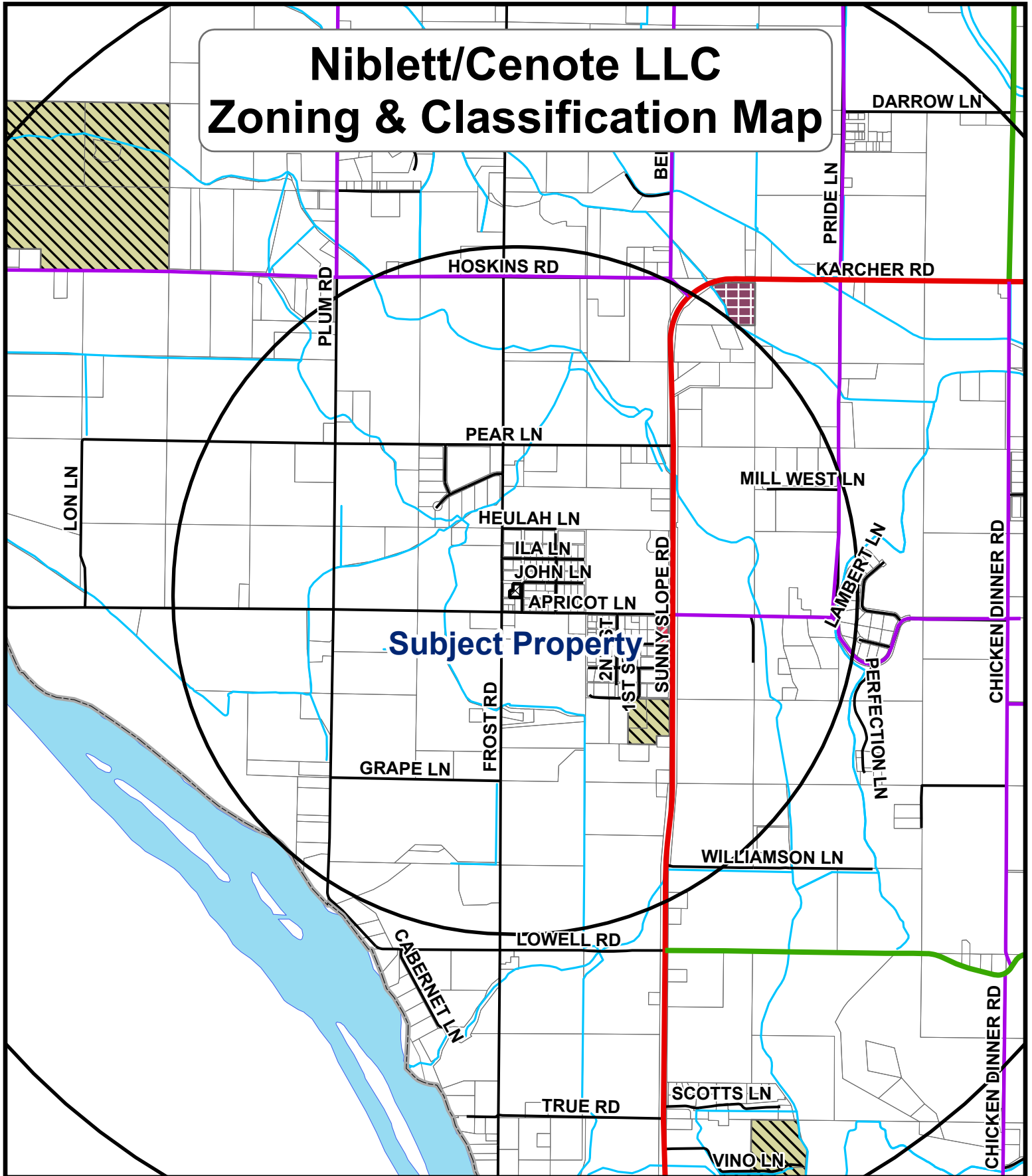
-  City Limits
-  Wetlands



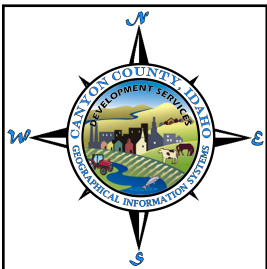
Niblett/Cenote LLC Small Vicinity Map



Niblett/Cenote LLC Zoning & Classification Map



Subject Property

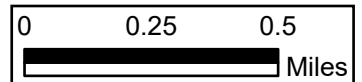


- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1

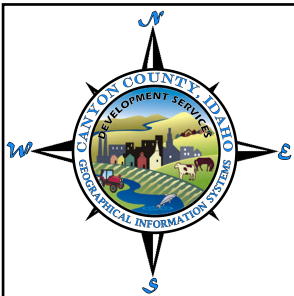
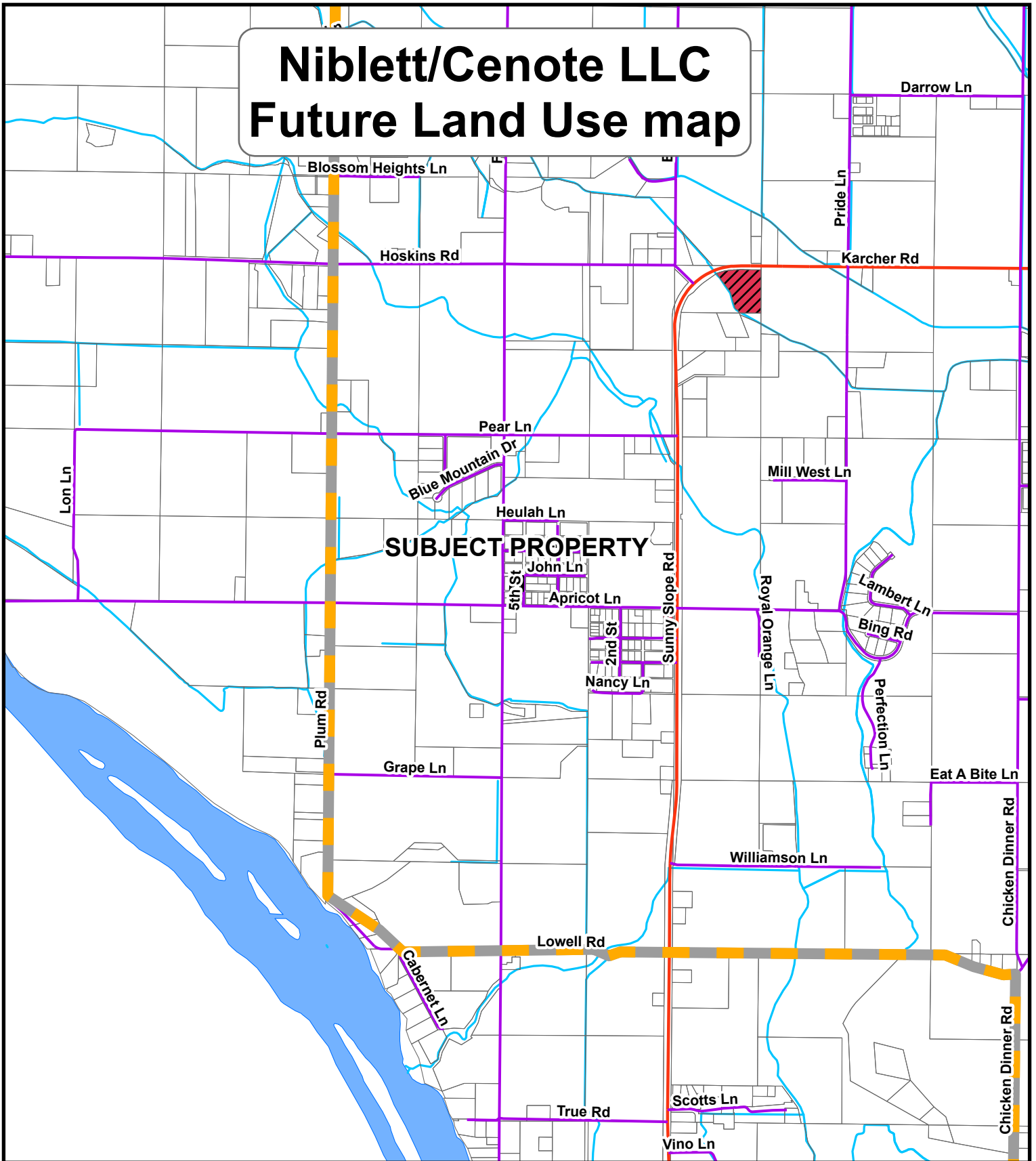
- C2
- CR-C2
- M1
- CR-M1
- M2
- AG
- INTERSTATE

- OTHER
- FREEWAY/EXPRESSWAY
- PROPOSED
- OTHER
- FREEWAY/EXPRESSWAY
- PRINCIPAL ARTERIAL

- PROPOSED
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED
- MINOR ARTERIAL
- COLLECTOR
- PROPOSED
- COLLECTOR



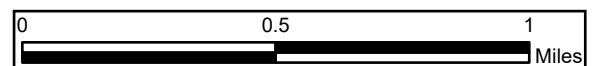
Niblett/Cenote LLC Future Land Use map



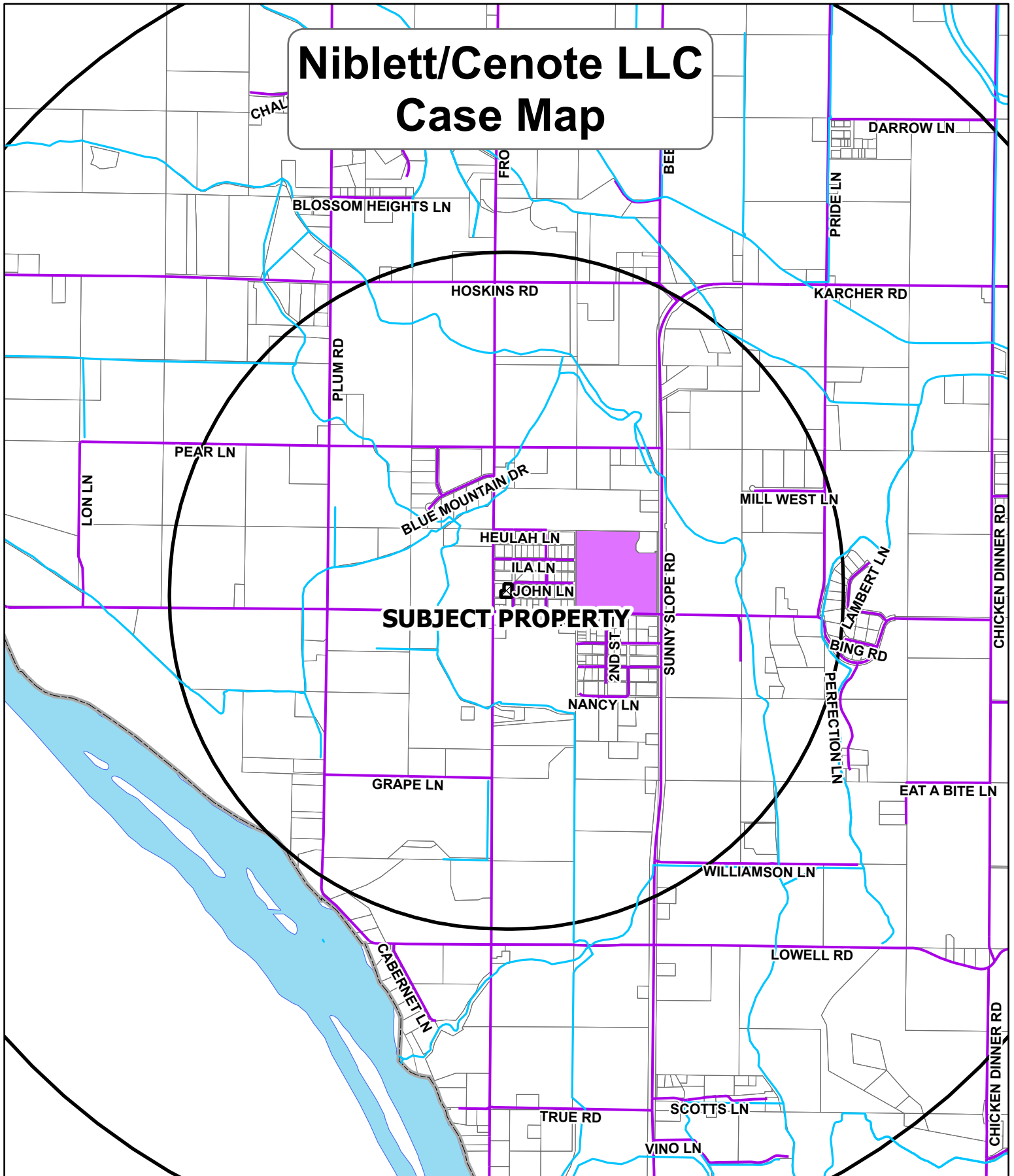
Legend

Future Land Use 2030

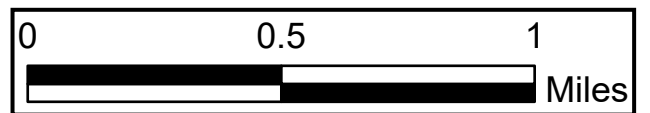
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL



Niblett/Cenote LLC Case Map



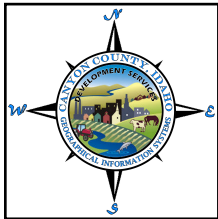
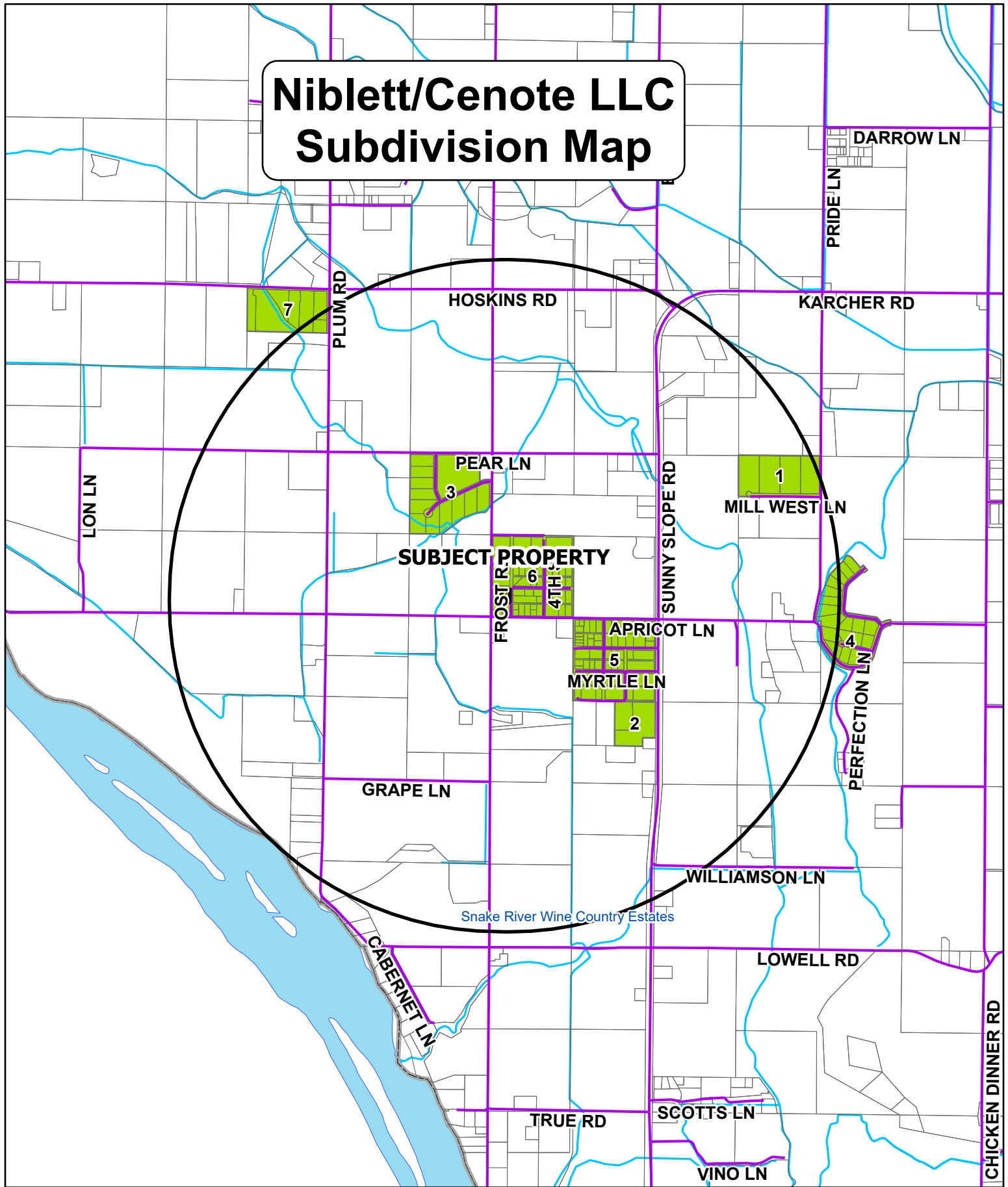
Year	2023
2020	2024
2021	2025
2022	



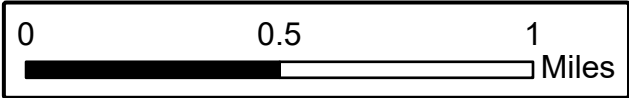
CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2019-0004	Rezone AG to R1 & Comp Plan Map Change AG to Com & Res	Troost	DENIED

Niblett/Cenote LLC Subdivision Map



	SUBDIVISIONS
Plat Type,Plat Status	
	Preliminary,Approved
	Preliminary,Pending
	MOBILE HOME PARKS



SUBDIVISION & LOT REPORT					
NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE		
7	189.74	161	1.18		
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE		
0					
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM	
44	2.80	0.41	0.07	66.29	
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM	
0					

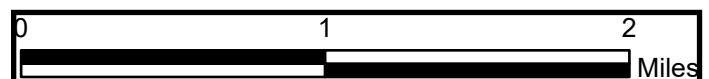
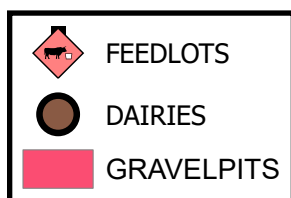
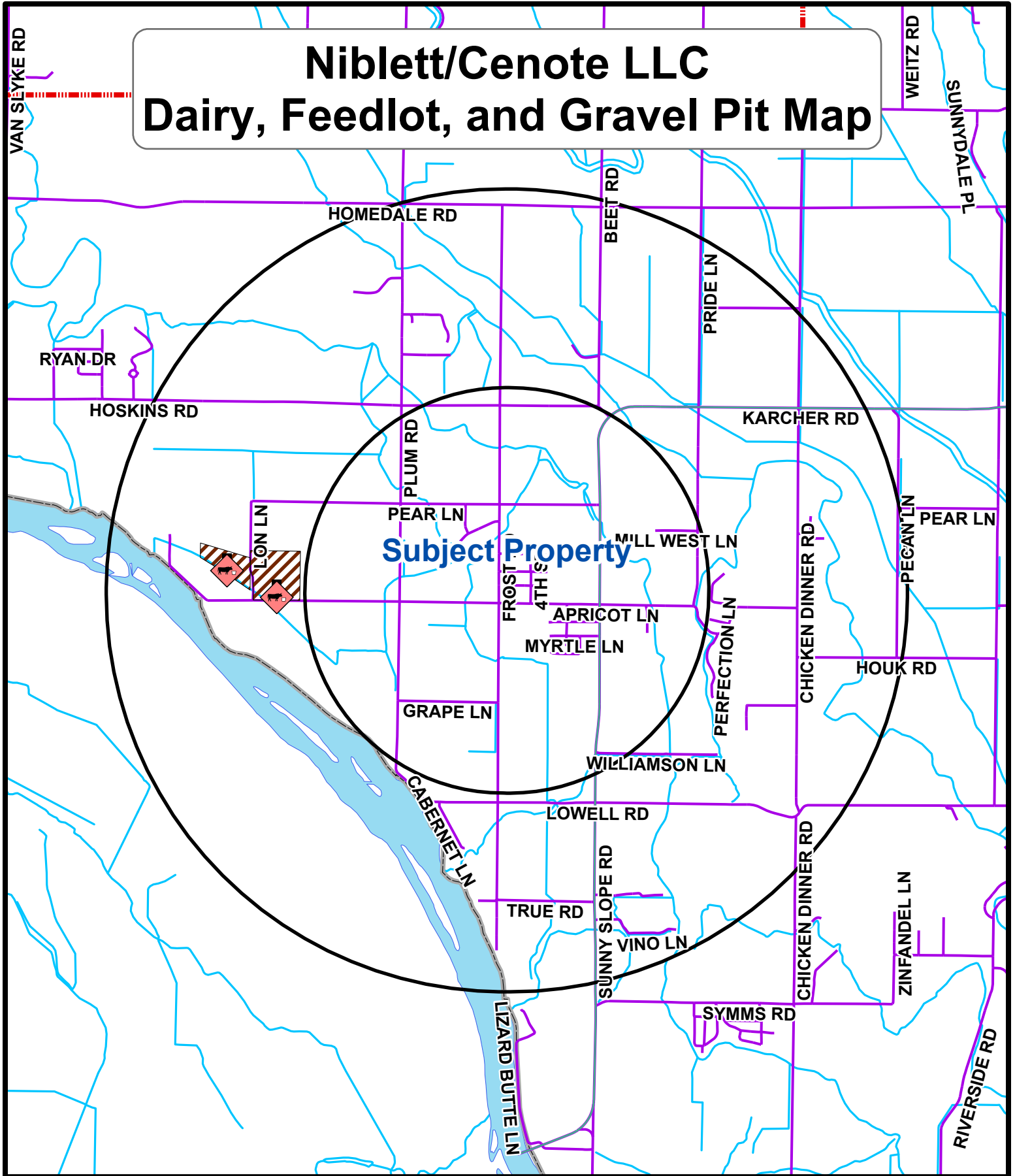
PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
MILL-WEST ORCHARDS	1	3N4W14	20.11	4	5.03	COUNTY (Canyon)	1976
NEWBY SUBDIVISION	2	3N4W22	10.00	2	5.00	COUNTY (Canyon)	2018
PEAR LANE ESTATES SUBDIVISION	3	3N4W15	32.85	15	2.19	COUNTY (Canyon)	2007
SNAKE RIVER HEIGHTS #1	4	3N4W14	25.28	23	1.10	COUNTY (Canyon)	1971
SUNNY SLOPE SUB #1	5	3N4W22	40.03	56	0.71	COUNTY (Canyon)	1948
SUNNY SLOPE SUB #2	6	3N4W15	39.91	55	0.73	COUNTY (Canyon)	1950
W E PORTER SUB	7	3N4W16	21.56	6	3.59	COUNTY (Canyon)	1976

SUBDIVISIONS IN PLATTING				
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	

MOBILE HOME & RV PARKS					
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...

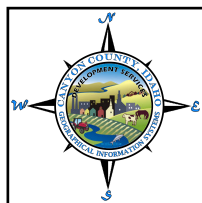
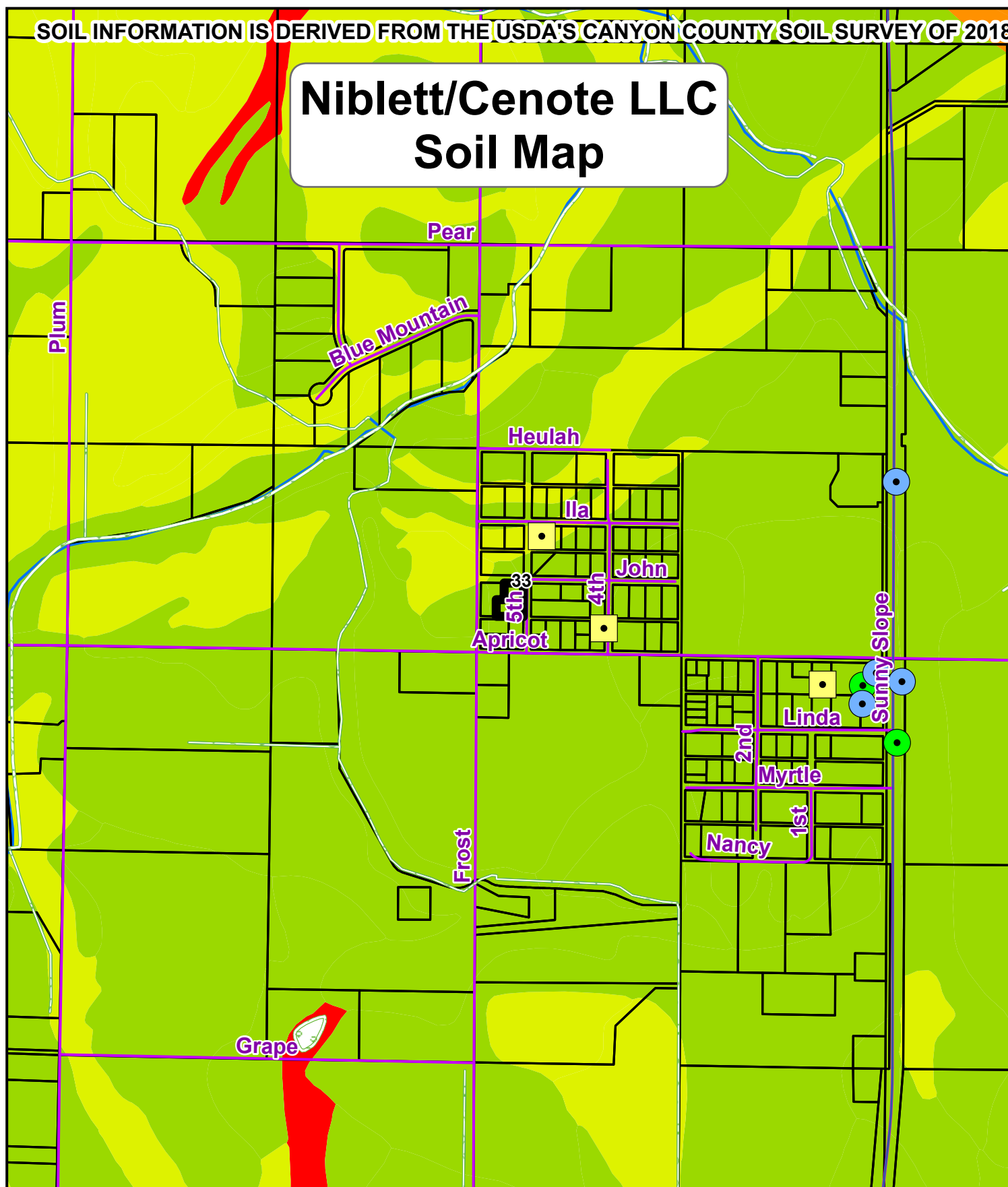
Niblett/Cenote LLC

Dairy, Feedlot, and Gravel Pit Map

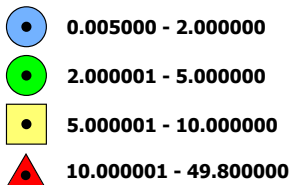


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Niblett/Cenote LLC Soil Map



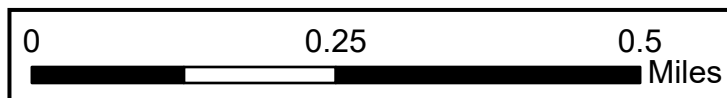
Nitrate Priority Wells



IDWR_2C_Geothermal_

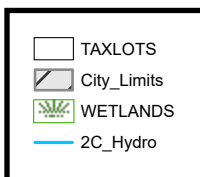
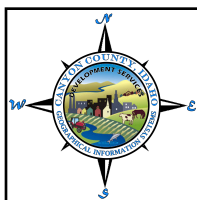
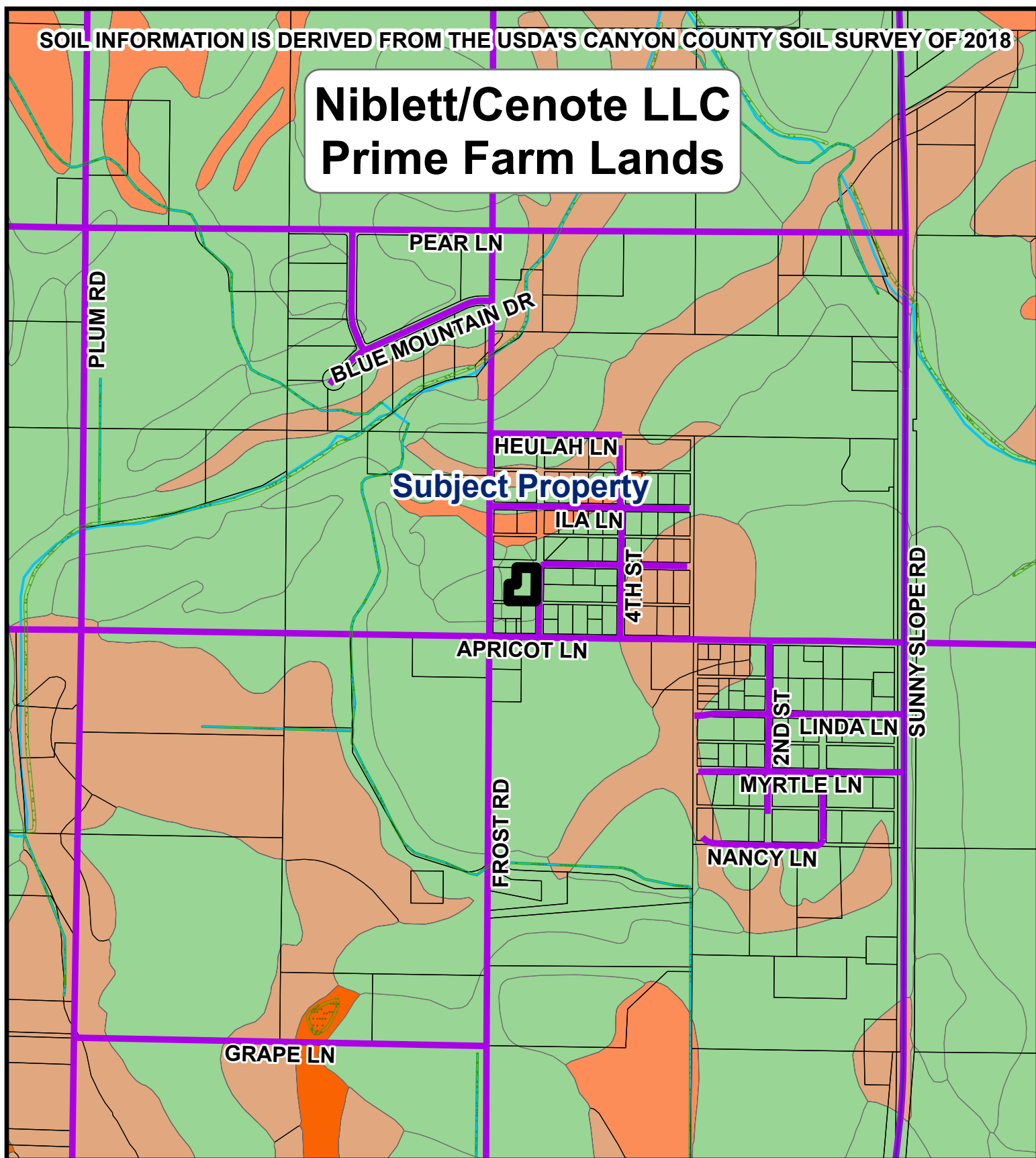


Wetlands



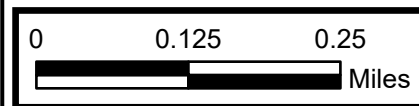
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Niblett/Cenote LLC Prime Farm Lands



FARMLAND

- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium



SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	32248.13	0.74	99.99%
3	MODERATELY SUITED SOIL	3.19	0.00	0.01%
		32251.33	0.74	100%

FARMLAND REPORT

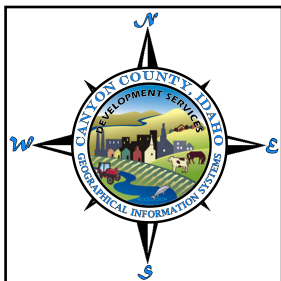
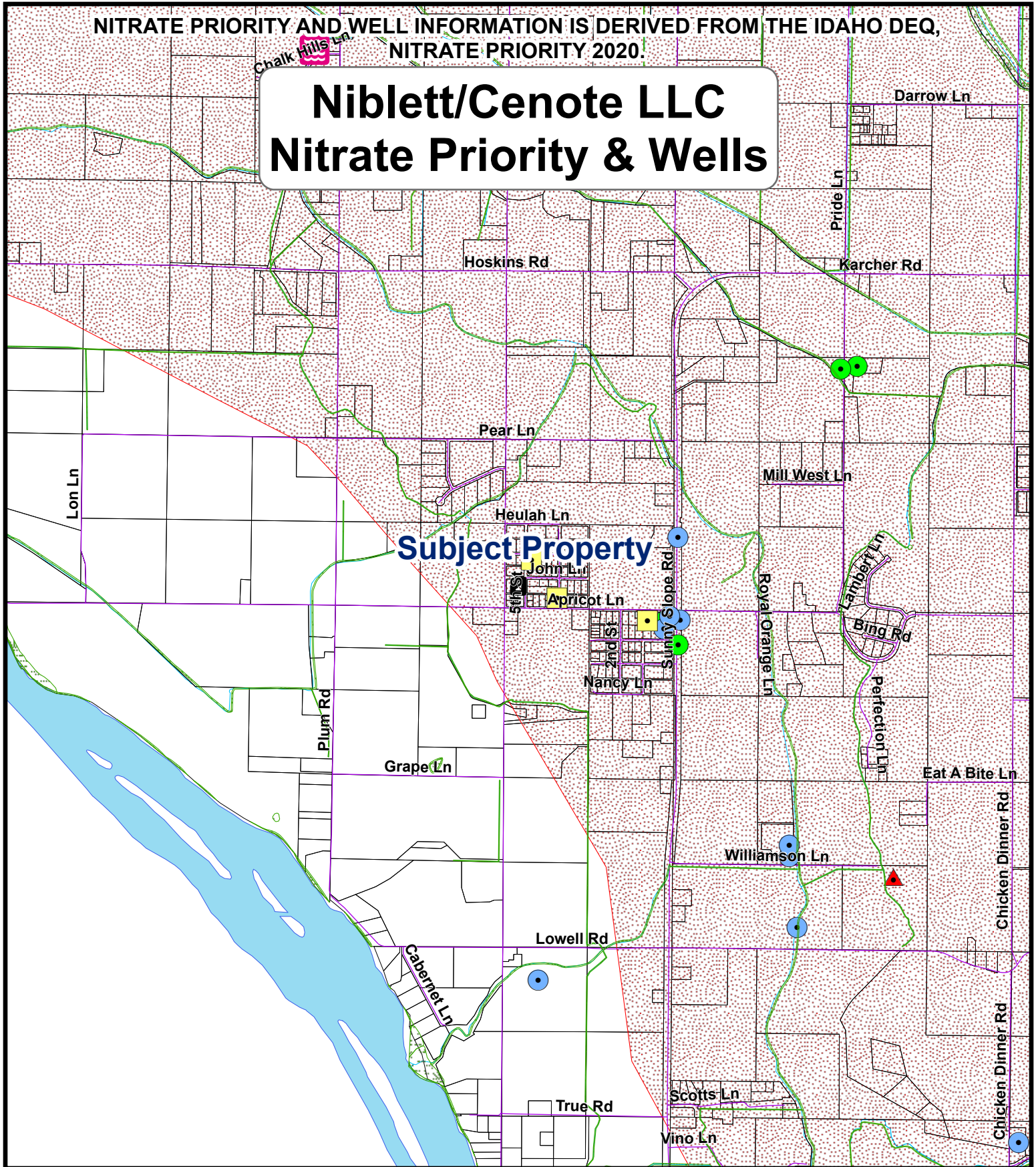
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TuC	Prime farmland if irrigated	32248.13	0.74	99.99%
TuB	Prime farmland if irrigated	3.19	0.00	0.01%
		32251.33	0.74	100%

SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ,
NITRATE PRIORITY 2020.

Niblett/Cenote LLC Nitrate Priority & Wells



GEO-THERMAL LOCATIONS



WETLANDS



NITRATE_PRIORITY

DEQ WELLS
N03_MGL



0.005 - 2.00



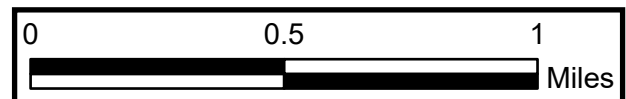
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5.000001 - 10.00

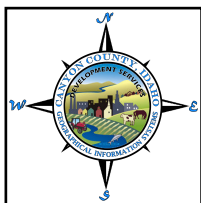
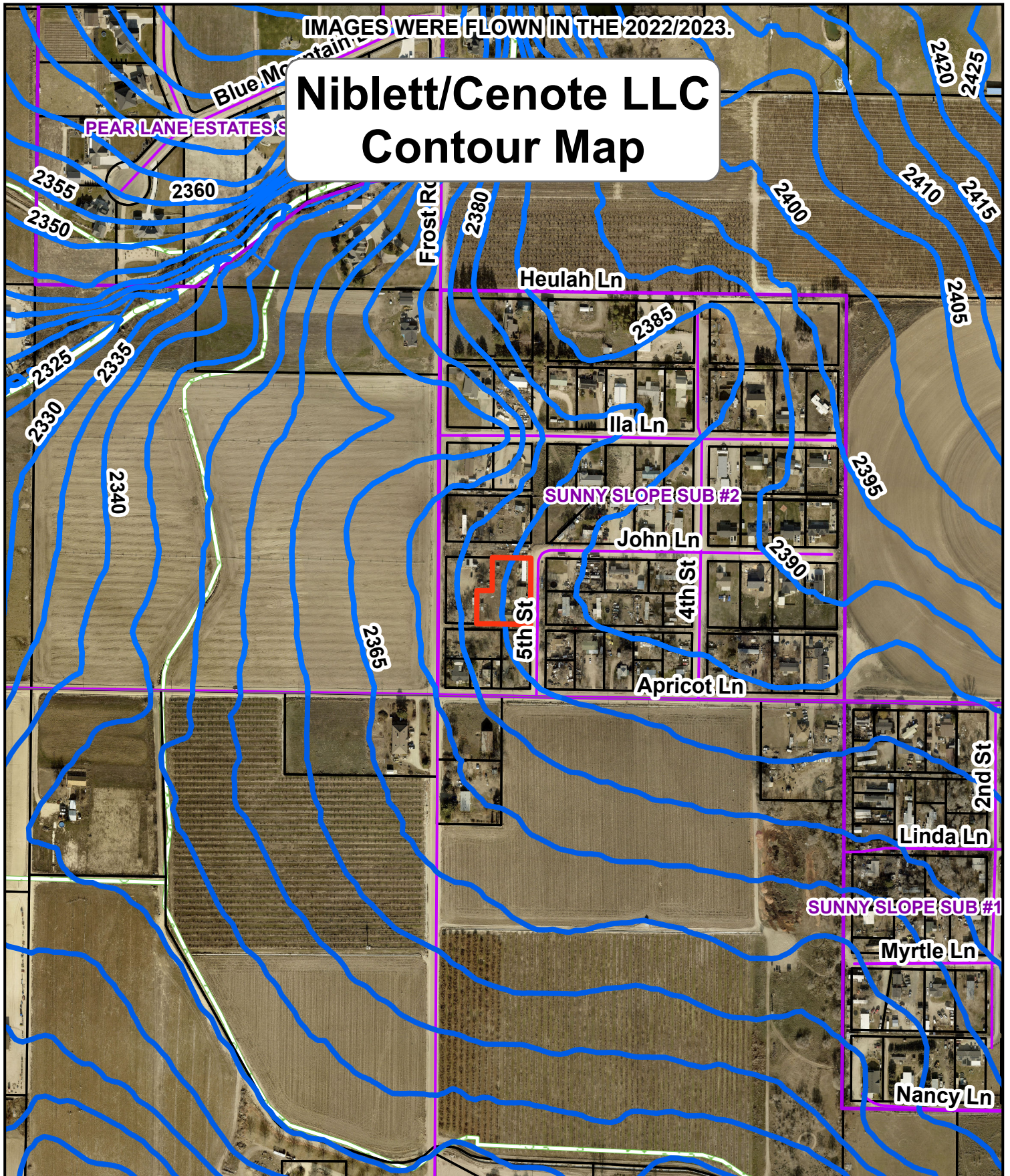


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Niblett/Cenote LLC Contour Map

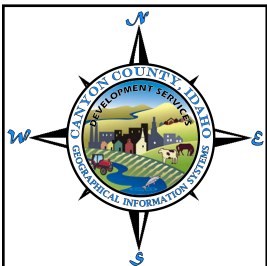
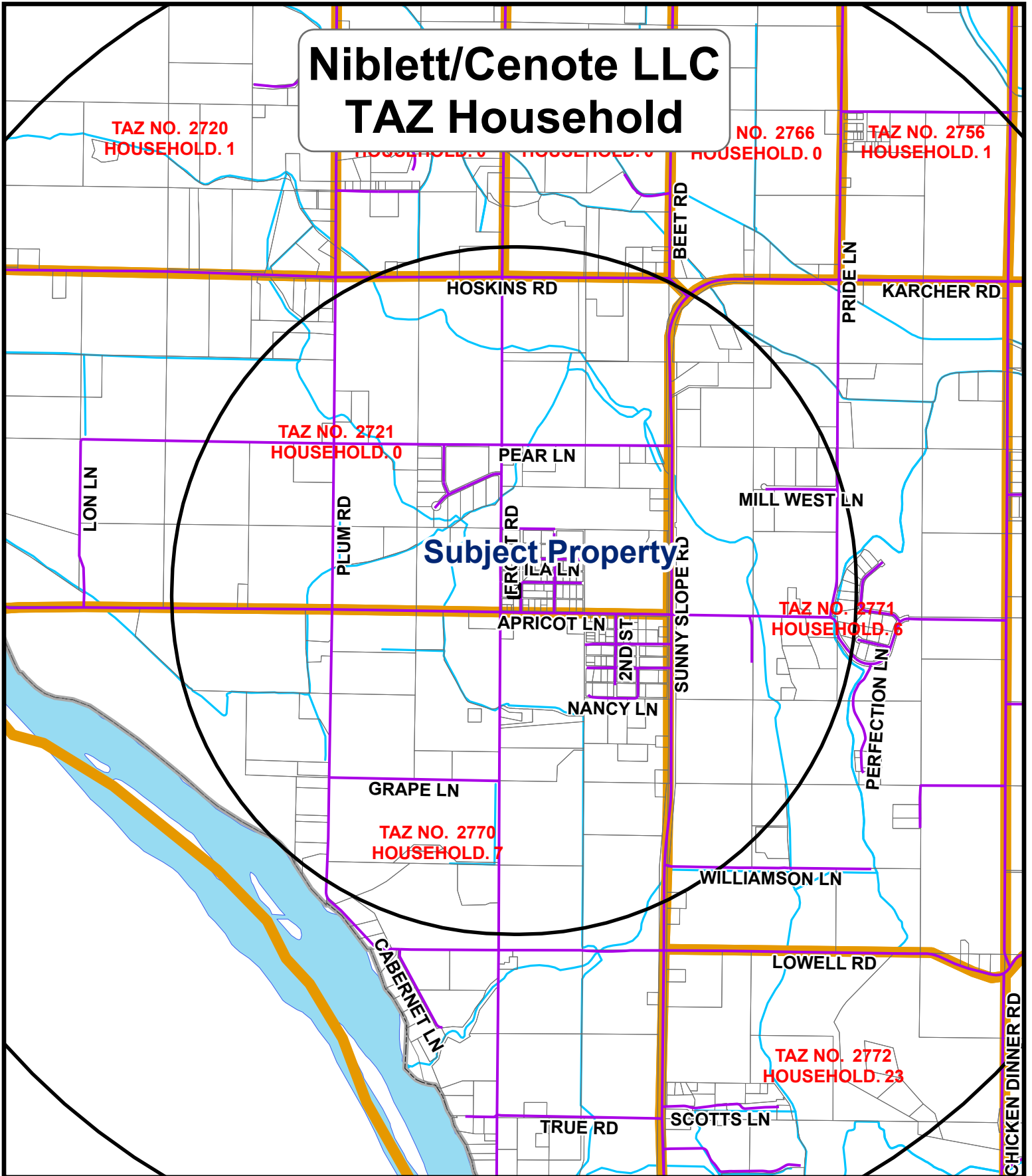


Legend

- SUBJECT_PROPERTY
- TaxParcels
- SectionContours
- Wetlands

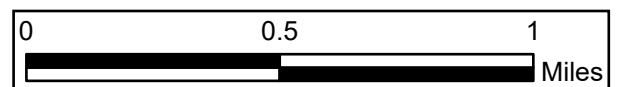
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Niblett/Cenote LLC TAZ Household

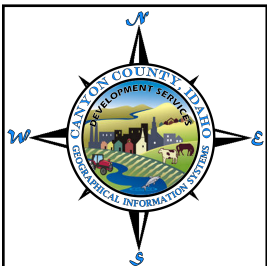
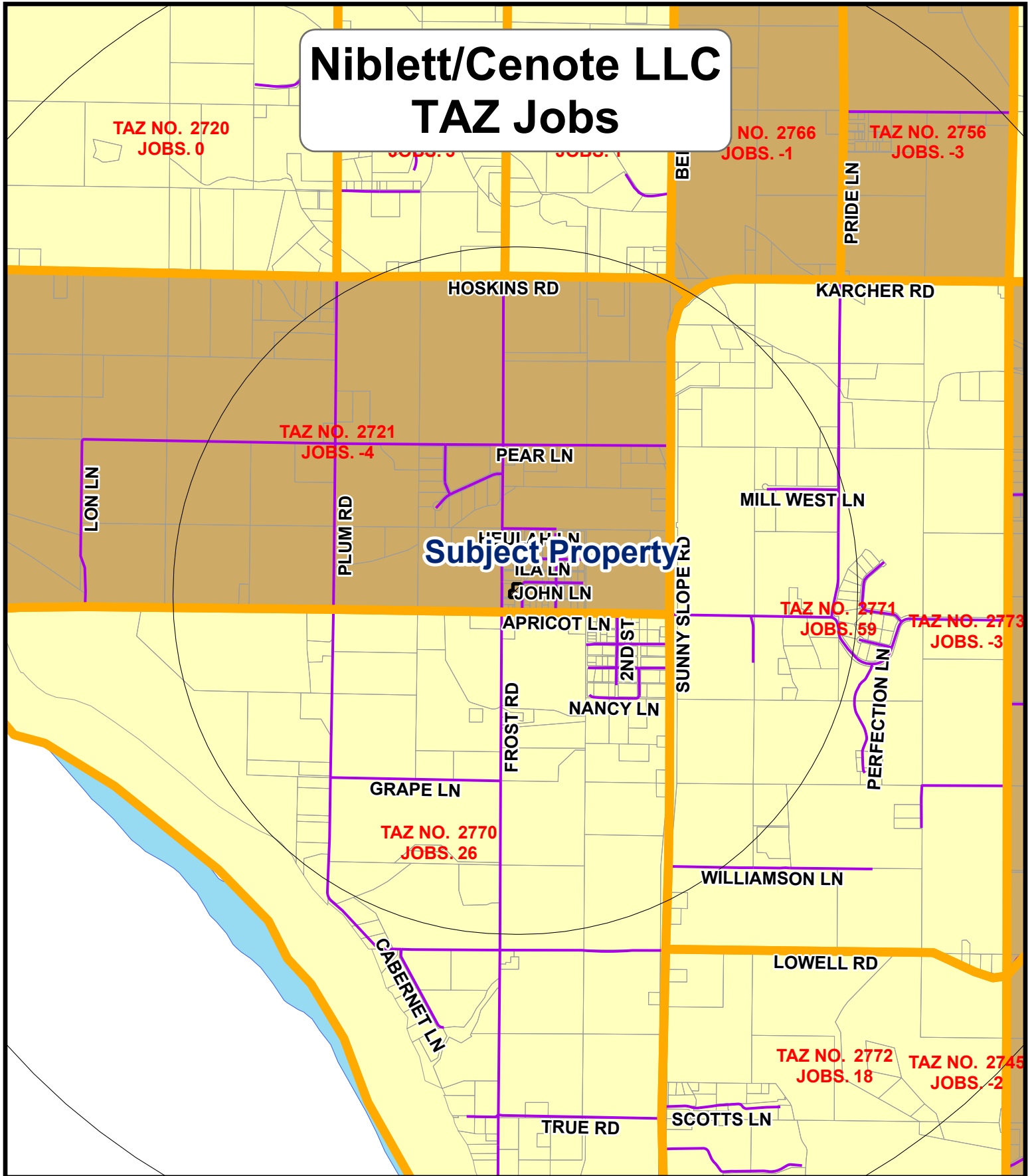


House Hold 2025-2050

	-4 - 50		251 - 500
	51 - 150		501 - 750
	151 - 250		751 - 1263

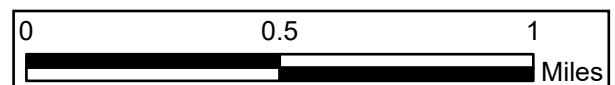


Niblett/Cenote LLC TAZ Jobs

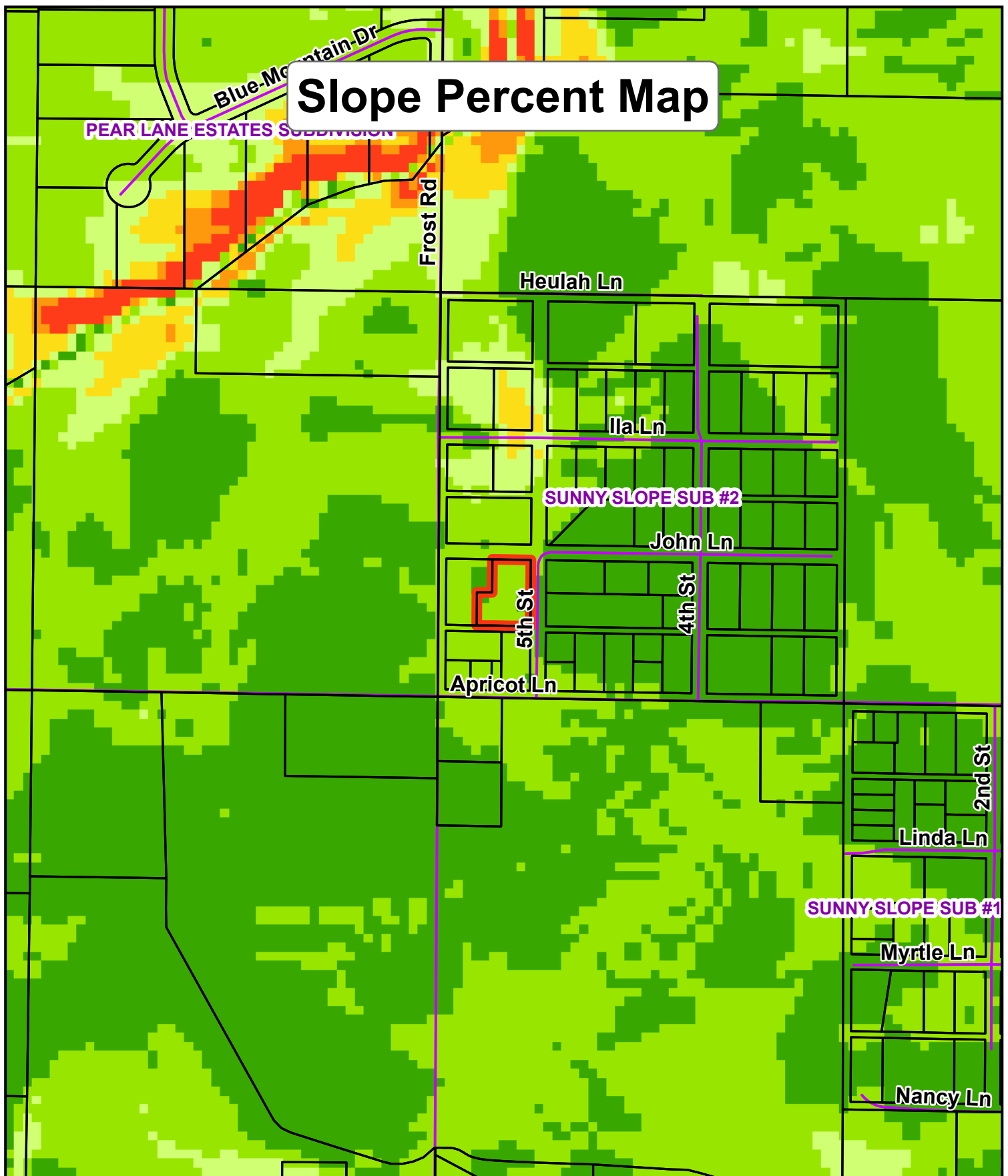


Jobs 2025-2050

-1	251 - 500
0 - 100	501 - 1000
101 - 250	1001 - 2148



Slope Percent Map



Slope Percent

0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718



Neighborhood Notification Map

Parcel No. R27233

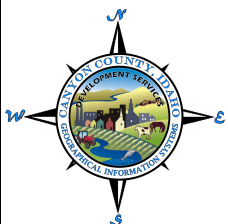
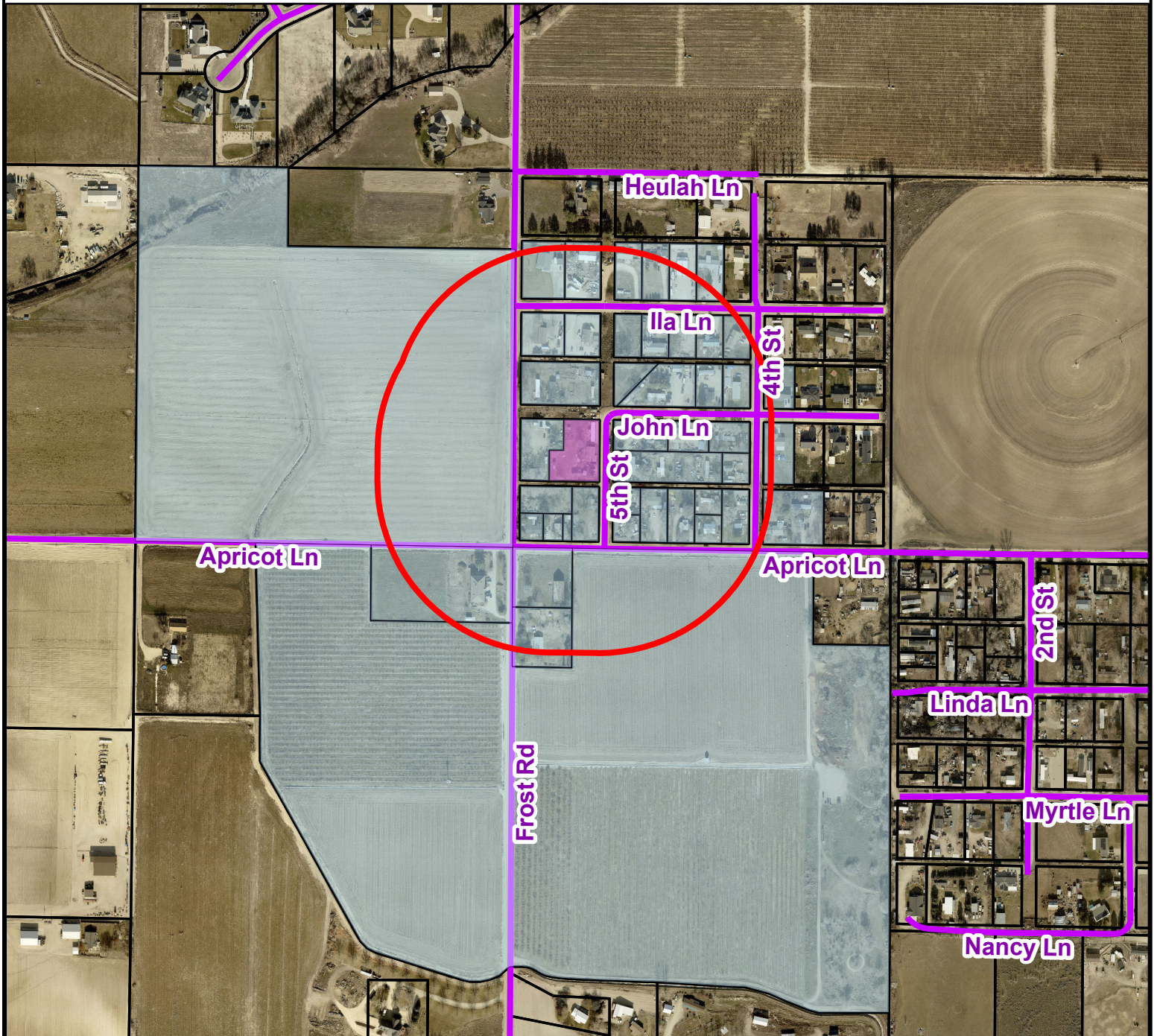
Buffer Distance 600 Feet

Canyon County
Development Services
111 N. 11th Ave ROOM 310
Caldwell, ID 83605



This map is for informational purposes only and does not suggest approval of the project.

Date: 5/28/2025
By: mvanderveen



Legend

- | | | | |
|---|---------------------|---|------------|
|  | NOTIFICATION BUFFER |  | Highway |
|  | SUBJECT_PROPERTY |  | Interstate |
|  | NOTIFIED PARCELS |  | Local Road |
|  | TAX PARCELS | | |

SCALE

0 500 1,000 Feet

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