

Canyon County, ID Web Map



8/7/2025, 2:55:22 PM



Multiple Parcel Search _Query result



Hydro_NHDFlowline

CanyonCountyRoads



Roads



County Boundary



Current Impact Area



City Limits



Sections

Imagery_2025_3in



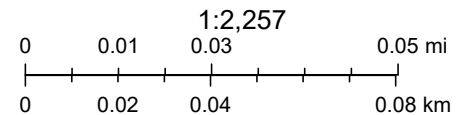
Red: Band_1



Green: Band_2



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

Canyon County, ID

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

PROPERTY OWNER	OWNER NAME: Abraham Aguilar Gonzalez
	MAILING ADDRESS: 23930 Stone Ln, Caldwell, ID 83407
	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>[Signature]</u> Date: <u>6-17-25</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: VICTOR FERRAL
	COMPANY NAME: BRS ARCHITECTS
	MAILING ADDRESS: 1010 S. ALLANTE P. #100 BOISE, ID 83709
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 23930 Stone Ln, Caldwell, ID 83407
	PARCEL NUMBER: R 22073
	PARCEL SIZE: 1.58 Acres
	REQUESTED USE: Contractor Shop & Staging area
	FLOOD ZONE (YES/NO) NO ZONING DISTRICT: Agricultural rural

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER CU 2025-0018	DATE RECEIVED: 8-7-25
RECEIVED BY: M Barron	APPLICATION FEE: 1600
	CK MO CC CASH

CUP 1200
Notice 350
Case Maps 50
\$1600



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)	X	✓
Site Plan (see standards on next page)	X	✓
Operation Plan (see standards on next page)	X	✓
Land Use Worksheet	X	✓
Neighborhood Meeting sheet/letter completed and signed	X	✓
Proof of application/communication with the following agencies:	X	✓
Southwest District Health	X	✓
Irrigation District	X	✓
Fire District	X	✓
Highway District/ Idaho Transportation Dept.	X	✓
Area of City Impact (if applicable)	X	✓
Deed or evidence of property interest to the subject property	X	✓
Fee: Per Adopted Fee Schedule	X	
(CUP Modification) - Per Adopted Fee Schedule	X	
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)

A scaled drawing showing:

- 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.

Operation Plan to include:

- 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.	X	✓

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.		

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164

Revised 1/25/24

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 gates 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.		W/ Contractor Shop

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: _____ Height: _____

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)

Ditches

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:**

Contractor Shop

2. DAYS AND HOURS OF OPERATION:

☒ Monday 8:00 AM to 5:00 PM
☒ Tuesday 8:00 AM to 5:00 PM
☒ Wednesday 8:00 AM to 5:00 PM
☒ Thursday 8:00 AM to 5:00 PM
☒ Friday 8:00 AM to 5:00 PM
☒ Saturday 8:00 AM to 5:00 PM
☒ Sunday 8:00 AM to 5:00 PM

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 1 ☐ No

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

Height: 3 ft Width: 10 ft Height above ground: 7 ft

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

5. PARKING AND LOADING:

How many parking spaces? 2

Is there is a loading or unloading area? yes

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____



1010 S. Allante Place, Suite 100
Boise, Idaho 83709
Telephone 208 336-8370
Fax 208 336-8380
www.brsarchitects.com

Date: Tuesday, August 5, 2025

RE: Conditional Use Permit | Letter of Intent
A & A Tires, LLC
23930 Stone Lane, Caldwell, ID 83607
BRS Job No.: 25076

To Whom It May Concern,

This Letter of Intent is submitted as part of our application to Canyon County Development Services for a Conditional Use Permit for a contractor shop and staging area.

A & A Tires, LLC, owned and operated by Abraham Aguilar, provides 24-hour mobile tire repair services. When customers experience tire issues, Mr. Aguilar responds directly to their location to assess the situation and perform necessary repairs or replacements. The proposed contractor shop will serve as a central hub for the business. While mobile services will continue without interruption, operations at the future shop will be limited to standard business hours (8:00 AM – 6:00 PM). Customer visits to the shop are expected to be infrequent.

In accordance with **Canyon County Zoning Ordinance 07-07-05 (03)**, the proposed use—a contractor shop/staging area—is consistent with the future zoning designation of the property. As confirmed by Michelle Barron, Principal Planner with Canyon County Development Services, the property is currently zoned Agricultural (A), but the Comprehensive Plan designates it for future zoning as Rural Residential (R-R). This use requires a Conditional Use Permit.

Mr. Aguilar and his family took possession of the property in May 2025. Since then, they have taken steps to clean up the site, removing debris left by the previous owners and improving the overall appearance. The proposed pre-engineered metal building will complement the character of the neighborhood, which already includes small businesses and privately used shops.

Water for the contractor shop will be provided via a new well. A new septic system will be installed if necessary. Stormwater will be managed on-site, and any required utility installations, including electrical service, will be performed by licensed professionals.

At the time of development, a new commercial access driveway will be constructed to serve the shop, as required by **Highway District #4**. This entrance will be separate from the driveway serving the private residence on the property.

The proposed shop is expected to have minimal impact on traffic along Stone Lane. Since most work will take place off-site, the shop will primarily be used to store service trucks, equipment, and a limited number of new tires. Tire deliveries will occur during normal business hours and off the street. Most tires will be installed shortly after delivery, resulting in minimal on-site storage.

The project will not require any public funding. The contractor shop will fully comply with all requirements set by the **Middleton/Star Fire District**. Since the proposed shop location is more than 150 feet from the nearest road, the layout will follow the **International Fire Code Appendix D**, specifically **Section D103.4 – Dead Ends**, ensuring proper emergency vehicle access.

Mr. Aguilar has proactively worked with Canyon County Development Services from the outset to ensure all aspects of the proposed development are properly permitted. Even before engaging BRS Architects, he demonstrated a strong commitment to compliance and transparency. He is dedicated to making a positive impact on both the property and the neighborhood, acting as a responsible business owner and community member. Should any unforeseen negative impacts arise, he is fully prepared to address and mitigate them.

We appreciate your time and consideration of the attached application. If you have any questions or need further information, please do not hesitate to contact us.

Sincerely,

Victor Ferral

BRS Architects | 



ARCHITECTS

1010 S. Allante Place, Suite 100

Boise, Idaho 83709

Telephone [REDACTED]

Fax [REDACTED]

Date: Tuesday, August 5, 2025

RE: Conditional Use Permit | Operation Plan
A & A Tires, LLC
23930 Stone Lane, Caldwell, ID 83607
BRS Job No.: 25076

To Whom It May Concern,

The goal of the client, Abraham Aguilar, is to eventually establish a permanent, central location for his mobile tire repair business, *A & A Tires, LLC*.

Please find below a summary of current and proposed business operations:

Business Established: Summer 2022

Business Model: *A & A Tires, LLC* provides mobile tire repair services. Customers experiencing tire issues contact the business, and Abraham travels to their location to assess the situation and replace tires as necessary.

Proposed Contractor Shop:

The future shop will serve as a central hub for the business. It will be used to:

- Store tire repair equipment
- Temporarily store old and new tires
- Park three (3) service trucks

Hours of Operation:

- **Current:** Mobile service available 24/7
- **Future:** Mobile services will continue as-is. Shop operations will be limited to standard business hours (8:00 AM – 6:00 PM). Customer visits to the shop are expected to be rare.

Number of Employees: Three (3)

Noise Levels: Minimal and restricted to regular business hours.

Dust Levels: Minimal; the site will feature a compact gravel roadway leading to and surrounding the contractor shop.

Material Deliveries:

New tires will be delivered to the shop. All delivery vehicles will be instructed to access the shop directly, avoiding the main road (Stone Lane).

Site Improvements:

- Construction of a dead-end fire apparatus turnaround, as required by the Middleton/Star Fire District
- A new driveway approach meeting **ACCHD-106** standards, per the requirements of Highway District #4

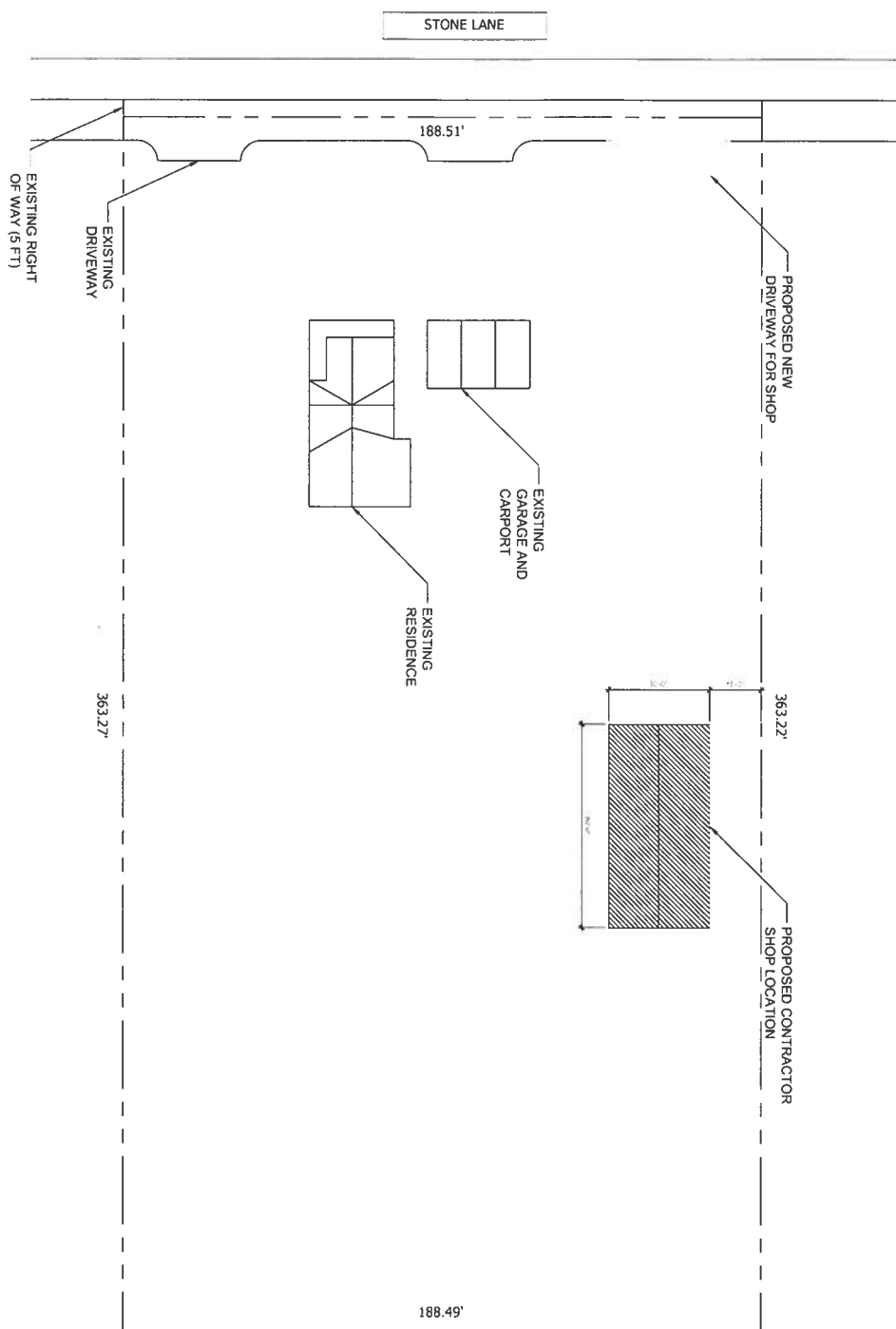
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Please let us know if any further information is needed.

Sincerely,

Victor Ferral
BRS Architects |





SITE INFORMATION

[illegible]

AS101

SITE PLAN

CHGANY1	VF
11A11	08/06/2025
CHG CND	TJM
JOE MO	25076

PROPOSED DESIGN FOR

A & A TIRES, LLC
CONDITIONAL USE PERMIT

23930 STONE LN

CALDWELL ID 83607



1010 S. ALLANTE PL
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380

[illegible]



ARCHITECTS

1010 S. Allante Place, Suite 100

Boise, Idaho 83709

Telephone [REDACTED]

Fax [REDACTED]

Date: Monday, July 7, 2025

RE: Conditional Use Permit | Notice of Neighborhood Meeting
A & A Tires, LLC
23930 Stone Lane, Caldwell, ID 83607
BRS Job No.: 25076

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a **Conditional Use Permit** for a contractor shop/staging area. 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 for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is not a public hearing before a governing body of Canyon County. Once our application 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 and a public hearing is scheduled with a confirmed date by the county, will the surrounding 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: Monday, July 21, 2025

Time: 5:30 – 7:00pm

Location: 23930 Stone Lane, Caldwell, ID 83607

Property description: Meeting at the project site (address above)

The project is summarized below:

Site Location: 23930 Stone Lane, Caldwell, ID 83607

Proposed access: Existing

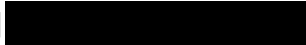
Total acreage: 1.58 acres

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 a PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time.

Feel free to contact me at email address below.

Sincerely,

Victor Ferral
BRS Architects |



NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



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: 23930 STONE LANE	Parcel Number: 22073000 0	
City: CALDWELL	State: ID	ZIP Code: 83607
Notices Mailed Date: 07/03/2025	Number of Acres: 1.58	Current Zoning: (A)
Description of the Request: Conditional Use Permit (CUP) for a contractor shop/staging area.		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: VICTOR FERRAL		
Company Name: BRS ARCHITECTS		
Current address: 1010 S. ALLANTE PL. #100		
City: BOISE	State: ID	ZIP Code: 83709
Phone: [REDACTED]	Cell:	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 07/21/2025	MEETING LOCATION: 23930 STONE LN., CALDWELL, ID 83607
MEETING START TIME: 5:30pm	MEETING END TIME: 7:00pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Carol Styles	<i>[Signature]</i>	24025 Freeroot Rd Caldwell
2. Brent Wainwright	<i>[Signature]</i>	23800 Stone Ln Caldwell
3.		
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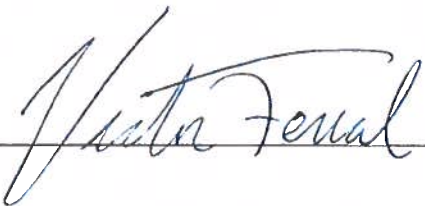
NEIGHBORHOOD MEETING CERTIFICATION:

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):

VICTOR FERRAL (BRS ARCHITECTS)

APPLICANT/REPRESENTATIVE (Signature):



DATE: 07 / 21 / 2025



ARCHITECTS

1010 S. Allante Place, Suite 100
Boise, Idaho 83709

Telephone [REDACTED]

Fax [REDACTED]

Date: Monday, July 7, 2025

RE: Conditional Use Permit | Notice of Neighborhood Meeting
A & A Tires, LLC
23930 Stone Lane, Caldwell, ID 83607
BRS Job No.: 25076

Dear Neighbor,

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This neighborhood meeting is not a public hearing before a governing body of Canyon County. Once our application 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 and a public hearing is scheduled with a confirmed date by the county, will the surrounding 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.

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Property description: Meeting at the project site (address above)

The project is summarized below:

Site Location: 23930 Stone Lane, Caldwell, ID 83607

Proposed access: Existing

Total acreage: 1.58 acres



AGENCY ACKNOWLEDGMENT

Date: 6/17/25
Applicant: Aracely Aguilera Gomez
Parcel Number: 822023
Site Address: 23930 Stone Ln 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 RFD

☒ Applicant submitted/met for official review.

Date: 8/5/25 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: HD 4

☒ Applicant submitted/met for official review.

Date: 7/24/25 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

☐ 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: Middleton

☒ Applicant submitted/met for official review.

Date: 7/25/25 Signed: [Signature]
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: 7/25/25 Signed: _____
Canyon County Development Services Staff

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



SOUTHWEST DISTRICT HEALTH

ACCESSORY USE APPROVAL

THIS ACCESSORY USE APPROVAL IS GRANTED BASED ON INFORMATION THE APPLICANT HAS PROVIDED.

ISSUED TO: **Abraham Aguilar Gonzales** EST. #: **022263**
FOR THE APPROVAL OF AN: **Accessory Use**
LOCATED AT: **23930 Stone Ln**
Caldwell ID 83607

Parcel #: R23073

Legal Township: 4N

Description: Range: 3W

Section: 03

HEALTH AUTHORITY

Conditions of Approval:

The proposed 40'x8' dry storage container will not encroach on existing or replacement septic systems. The proposed must maintain all agreed-upon setbacks per the accessory use application and IDAPA 58.01.03.

06/24/2025

Victor Ferral

From: Mike Meyers <mikem@blackcanyonirrigation.com>
Sent: Wednesday, July 16, 2025 12:49 PM
To: Darla Erskine; Victor Ferral
Subject: RE: 25076 | Canyon County CUP | Black Canyon Irrigation District

Victor,

BCID has no facilities on your property. We do service irrigation water to your property however we do not have an issue with signing off on this project.

From: Darla Erskine <Darla@blackcanyonirrigation.com>
Sent: Wednesday, July 16, 2025 10:36 AM
To: Victor Ferral [REDACTED]
Cc: Mike Meyers <mikem@blackcanyonirrigation.com>
Subject: RE: 25076 | Canyon County CUP | Black Canyon Irrigation District

I have Cc'd our District Manager Mike Meyers, so he can answer your questions.

Thank you 😊

*Darla Erskine
Office Clerk
Black Canyon Irrigation
208-459-4141 ext 102*

From: Victor Ferral [REDACTED]
Sent: Wednesday, July 16, 2025 8:31 AM
To: Darla Erskine <Darla@blackcanyonirrigation.com>
Subject: 25076 | Canyon County CUP | Black Canyon Irrigation District

Good morning –

RE: 23930 Stone Ln., Caldwell, ID

My name is Victor Ferral, and I am a project manager at BRS Architects.

We are working with the owner of **A & A Tires LLC** on submitting a *Conditional Use Permit* (CUP) application to Canyon County Development Services (CCDS).

The requested use is a contractor shop and staging area for this business, located at the address shared above.

One of the requirements from Canyon County is to contact the corresponding irrigation district and request approval. According to Karla with CCDS, this property falls under the Black Canyon Irrigation District.

We have sent out our Neighborhood Letter and will have the meeting on site next week. Please refer to the attached PDFs.



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

TELEPHONE 208.454.8135
FAX 208.454.2008

Pre- Development Meeting Minutes

Project Name: Stone- A&A Tires

Project Owner/Representative: BRS Architects-Victor Ferral

Phone: [REDACTED]

Email: [REDACTED]

Project Location: R22073

Proposal: Mobile tire repair, 3 employees, customers visits are rare

Jurisdiction:

Public Roads

Name	Classification	Exist. R/W	Ultimate R/W	Notes
Stone Lane	Local		60'	

Access:

Access spacing is 140' on local road.

Circular approach to be removed. Not allowed per HSDP 3061.040.

Improvement Requirements:

- Improve commercial approach to meet ACCHD-106.
- Impact fees assessed at time of access permit and are subject to change
- Additional ROW dedication may be required
- Access permit required

Other Comments:

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.

PROPERTY REPORT

PROPERTY ADDRESS:
23930 Stone Ln
Caldwell ID 83607-7836

PARCEL NUMBER:
R2207300000

PREPARED FOR:
Stacey Schoenfelder

DATE:
3/17/2025

Warmest Regards,
Your Customer Service Team

With 4 locations across the Treasure Valley to serve you:

1144 S. Silverstone Way Suite 120, Meridian
485 E. Riverside Dr. Suite 200, Eagle

5700 E. Franklin Rd., Suite 100, Nampa
524 Cleveland Blvd., Suite 225, Caldwell

Fidelity National Title Idaho | www.FNTIdaho.com
For all your customer service needs, please contact (208) 377-3190 or
FNTIdahoCS@fnf.com

Trusted everywhere, every day.



Fidelity National Title *Idaho*

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Canyon, ID County Property Profile

23930 Stone Ln
Caldwell ID 83607-7836



Parcel Information

Parcel Id (APN)	R2207300000
Address	23930 Stone Ln Caldwell, ID 83607-7836
Acres	1.58
Lot Sq Feet	68,825

Owner Information

Owner	Fka Family Trust Azevedo, Lindsay Trustee
Owner Address	23930 Stone Ln Caldwell, ID 83607-7836

Tax Information (2024)

Levy Code	032-00
Levy Rate	0.004320355
Total Tax	\$1,154.66

Assessment Information (2024)

Land Value	\$186,630.00
Improved Value	\$238,500.00
Total Value	\$425,130.00

Land Information

Land Use	37h Res Imp On 15
Parcel Type	Residential
Watershed	1705011404 Mason Creek-Boise River
School District	134 Middleton
Neighborhood	340000
Dwellings Count	1

School Attendance

Primary School	Purple Sage Elementary
Middle School	Middleton Middle School
High School	Middleton High School

Improvements

Year Built	1896
Effective Year Built	1978
Stories	1.00
Finished Square Feet	1,736
Bedrooms	3
Bathrooms	1.5
Garage Description	Detached Garage
Garage Square Feet	360
Exterior Wall Type	Wood Siding
Roof Type	3
Roof Cover	Comp sh 240-260#
Heat Type	Central

Map Information

Map Grid	1285
Page	
Row	
Column	

Survey Information

Plat Name	Fruitdale Farms
Block	22
T R S Q	04N 03W 03 NW

Census Information

Census Tract	021907
Census Block	2018

Legal

03-4N-3W NW FRUITDALE FARM TX 23468 IN BLK 22

Transfer Information

Document Number	2023028647
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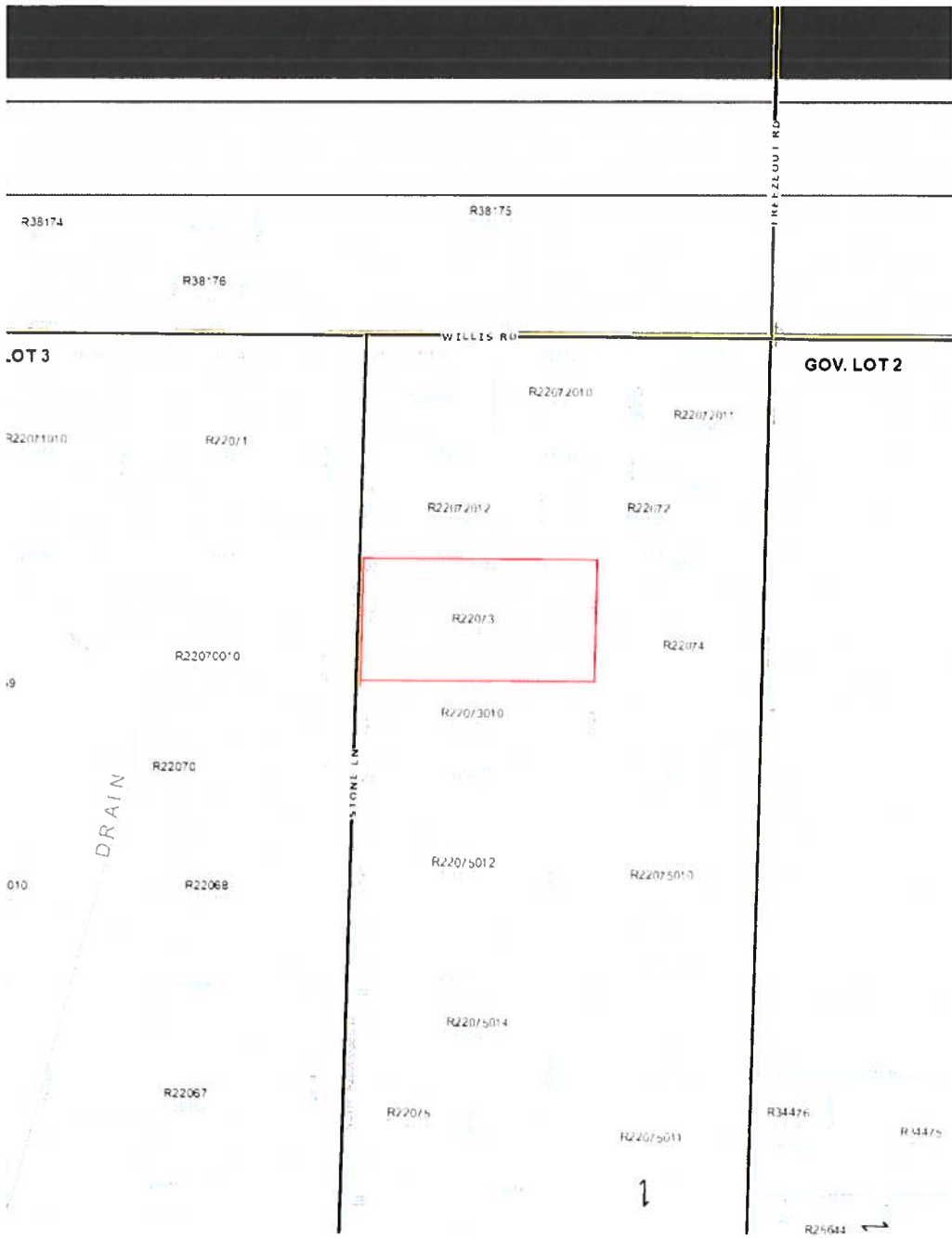
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23930 Stone Ln
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Canyon County Development Services

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: 86043

Date: 8/7/2025

Date Created: 8/7/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: A and A Tires LLC

Comments: CU2025-0018

Site Address: 23930 STONE LN, Caldwell ID / Parcel Number: 22073000 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)	CU2025-0018	\$1,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2025-0018	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2025-0018	\$50.00	\$0.00	\$0.00

Sub Total: \$1,600.00

Sales Tax: \$0.00

Total Charges: \$1,600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	470	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00