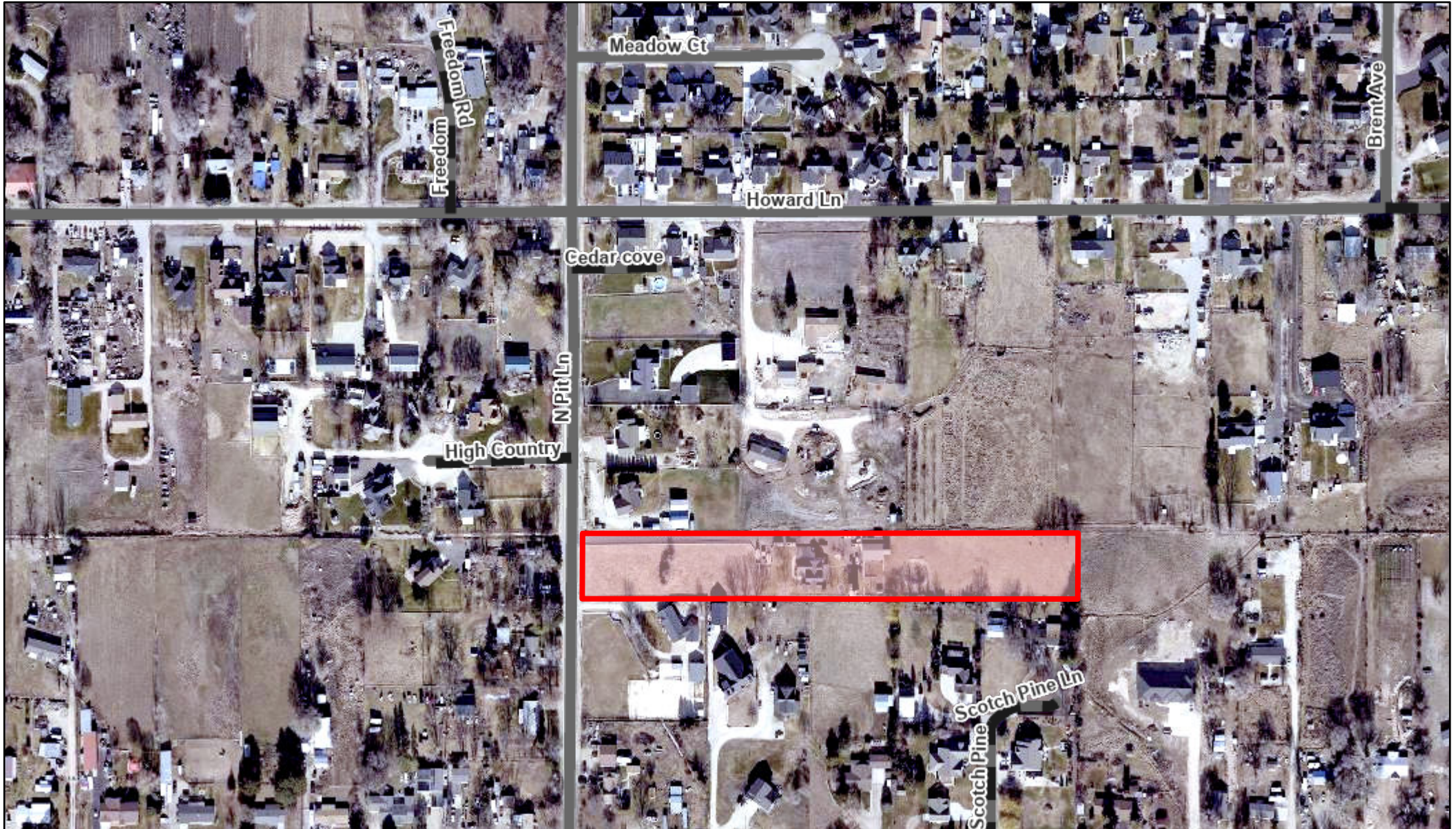
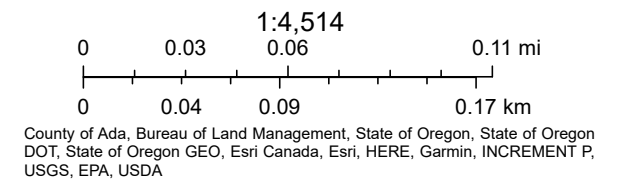


Canyon County, ID Web Map



8/12/2025, 2:31:48 PM

- Multiple Parcel Search _Query result
- CC_PrivateRoads
- Green: Band_2
- Blue: Band_3
- CanyonCountyRoads
- Red: Band_1
- Roads



MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: Shelley Whiting
	MAILING ADDRESS: 74 N Pit Ln. Nampa
	PHONE: [REDACTED] EMAIL: [REDACTED]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature:

Shelley Whiting

Date:

8-12-25

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: 74 N Pit Ln.
	PARCEL #: R 27949 LOT SIZE/AREA: 3.17
	LOT 23+24 BLOCK: SUBDIVISION:
	QUARTER: SECTION: 19 TOWNSHIP: N RANGE: 1 W
	ZONING DISTRICT: FLOODZONE (YES/NO):

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input checked="" type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER		

CASE NUMBER: R27025-0005

DATE RECEIVED: 08/12/2025

RECEIVED BY: LO

APPLICATION FEE: \$1900

CK MO CC CASH

1250
600
50



RECEIVED
AUG 12 2025
BY: Lo

ZONING AMENDMENT PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

☒ Rezone

☐ Conditional Rezone with Development Agreement

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED
COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

P12024-0023

Description	Applicant	Staff
Master Application completed and signed.	✓	
→ Letter of Intent (see standards on next page)	✓	
Land Use Worksheet	✓	
→ Neighborhood Meeting form was completed and signed <i>need letter</i>	✓	
Completed Agency Acknowledgement form including:	✓	
Southwest District Health	✓	
Irrigation District	✓	
Fire District	✓	
Highway District/Idaho Transportation Dept	✓	
Area of City Impact (If applicable)	✓	
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	N/A	
Deed or evidence of property interest to the subject property	✓	
Fee: \$ 955 Rezone		
\$1,400 Conditional Rezone		
\$2,800 Text Amendment		
Fees are non-refundable		

*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.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: Shelley Whiting Date 8.12.25

DSD Planner: _____ Date _____

Shelley Whiting

74 N. Pit Ln.

Nampa, ID 83687



8-11-25

Subject: Letter of Intent-Zoning Map Amendment from RR to R1

Dear Planning and Zoning Commission,

I am writing to formally request a zoning map amendment for my property and 74 N. Pit Ln Parcel #R27949, which is currently zoned RR or Rural Residential. I am proposing to rezone the parcel to R-1 (Single family Residential to allow for the construction of a 4 bay shop that will also include a mother in law living quarters.

The intended use of the property will remain owner occupied residential. The additional structure will support my family's needs and allow for secure storage of personal vehicles and equipment. The mother in law unit is for family use.

There will be no increase in traffic or commercial activity, and the use will remain consistent with surrounding residential character. I am committed to ensuring that the structure will meet all applicable building codes, setback, and aesthetic standards as required by the county.

I appreciate your consideration of this request and am happy to provide any additional documentation or answer questions during the review process.

Sincerely,

Shelley Whiting

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: _____

☒ How many Individual Domestic Wells are proposed? 1

2. SEWER (Wastewater) ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

☒ Surface ☐ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☐ Pressurized ☒ Gravity

5. ACCESS:

☐ Frontage ☒ Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:

☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. FENCING

☐ Fencing will be provided (Please show location on site plan)

Type: _____ 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 2 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☒ Water supply source: Well

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ 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? _____

Is there is a loading or unloading area? _____

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: _____

Notice of Neighborhood Meeting
Rezone from RR to R1
Pre-application requirement for a Public Hearing

Date:

Dear Neighbor,

We are in the process of submitting an application for a Rezone from RR to R1 to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting 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 postal mail, newspaper publication, and/or a display on the property for which the Rezone is applied.

The Neighborhood Meeting details are as Follows:

Date: 07-18-2025

Time: 6:00 PM

Location: 74 N. Pit Ln. Nampa, Id 83687

Property Description: Residence at 74 N. Pit Ln. Outside
in the back yard.

The project is summarized below:

Site Location: 74 N. Pit Ln. Nampa, Id 83687


Proposed Access: Existing lane off Pit Ln.

Total Acreage: 3.17

Proposed Lots: 2

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

Please do **not** call 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 no information on this project.

If you have any questions prior to the meeting, please contact me @ 

Sincerely,

Shelley Whiting

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: 74 N. Pit Ln.	Parcel Number: R27949- 22	
City: Nampa, ID	State: ID	ZIP Code: 83687
Notices Mailed Date:	Number of Acres: 3.15	Current Zoning: RR
Description of the Request: Change of Zoning from RR to R1 for future Split		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Shelley Whiting		
Company Name:		
Current address: 74 N. Pit Ln.		
City: Nampa	State: ID	ZIP Code: 83687
Phone: [REDACTED]	Cell:	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 7-18-25	MEETING LOCATION: 74 N. Pit Ln. Nampa	
MEETING START TIME: 6:00 pm	MEETING END TIME: 7:00 pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE	ADDRESS:
1. Joe H. Smith	[Signature]	5400 E. High Country Ln Nampa
2. Shelly Smith	[Signature]	5400 E High Country Nampa
3. Robert Kester	[Signature]	5620 JVE LN NAMPA
4. Jerry York	[Signature]	72 W. 1st Lane
5. Amy Bell	[Signature]	65 N Pit Ln
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):

Shelley Whiting

APPLICANT/REPRESENTATIVE (Signature):

Shelley Whiting

DATE: 7/18/25



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District:

District: _____

☒ Applicant submitted/met for informal review.

Date: July 1, 2025 Signed: [Signature]

Condition - Approved access on
projection completion

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

Highway District:

District: Nampa Highway Dist. #1

☒ Applicant submitted/met for informal review.

Date: 7-1-25 Signed: [Signature]

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

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact

City: Nampa

☐ Applicant submitted/met for informal review.

Date: 07/10/2025 Signed: [Signature]

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

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE OF SIGNATURE.

Doug from City
of Nampa signed
this via email.
Please see other
page for remainder.



AGENCY ACKNOWLEDGMENT

Date: _____
Applicant: _____
Parcel Number: _____
Site Address: _____

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 07/22/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

☒ Applicant submitted/met for informal review.

Date: July 1, 2025 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

*Condition - Approved access on
projection completion*

Highway District:

District: Nampa Highway Dist. #1

☒ Applicant submitted/met for informal review.

Date: 7-1-25 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Nampa & Meridian

☒ Applicant submitted/met for informal review.

Date: 7/21/25 Signed: Paul Huddleston
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

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



Nampa & Meridian Irrigation District

1503 First Street South
Nampa, ID 83651-4395

Website: nmid.org

Office: (208) 466-7861
Shop: (208) 466-0663

July 21, 2025

Shelley Whiting
74 N Pit Ln
Nampa, ID 83687

RE: Property Split at 74 N Pit Ln

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as no facilities are impacted.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID will need to review drainage plans. The developer must comply with Idaho Code 31-3805.

Please feel free to contact me with any further questions.

Sincerely,

A handwritten signature in blue ink that reads "Paul Huddleston".

Paul Huddleston
Asst. Water Superintendent
Nampa & Meridian Irrigation District
PH/ eol

Cc:

Office/ file

INSTRUMENT NO.

8608146

WARRANTY DEED

For Value Received **SHERRY L. DENNEY** a married woman dealing with her sole and separate property, of Boise, County of Ada, State of Idaho,

the grantor, does hereby grant, bargain, sell and convey unto **IRVIN L. WREN and VELMA E. WREN**, husband and wife, of 1108 3rd Avenue North, Nampa, Canyon County, State of Idaho, the grantees, the following described premises, situated in Canyon County, State of Idaho, to-wit:

This parcel is a portion of Lots 23 and 24 of Wilson Orchard Tracts as of record as Instrument No. 80705 in the Office of the Recorder of Canyon County, Idaho, and is situated in the NW1/4 SE1/4 of Section 19, Township 2 North, Range 1 West of the Boise Meridian and is more particularly described as follows:

COMMENCING at the Southwest corner of said NW1/4 SE1/4;
Thence North along the West boundary of said NW1/4 SE1/4, a distance of 661.35 feet;
Thence North 89°39'20" East, along the North boundary of said NW1/4 SE1/4, a distance of 25.00 feet to the Northwest corner of said Lot 24 which point is also the TRUE POINT OF BEGINNING;
Thence North 89°39'20" East along the North boundaries of Lots 23 and 24, a distance of 1021.79 feet (formerly East, a distance of 1021.82 feet);
Thence South 0°01'20" East along a line parallel with the East boundary of said Lot 23, a distance of 134.44 feet;
Thence South 89°39'30" West along a line parallel with the North boundaries of said Lots 23 and 24, a distance of 1021.85 feet to a point on the West boundary of said Lot 24;
Thence North along the West boundary of said Lot 24, a distance of 134.44 feet (formerly 135.13 feet) to the TRUE POINT OF BEGINNING.
This parcel is subject to all easements and right-of-ways existing or of record.
This parcel contains 3.15 acres.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that she is the owner in fee simple of said premises; that said premises are free from all incumbrances

and that she will warrant and defend the same from all lawful claims whatsoever.

Dated: July 9, 1977

Sherry L. Denney
SHERRY L. DENNEY

STATE OF IDAHO, COUNTY OF

On this 9/ day of July, 1977, before me, a notary public in and for said State, personally appeared **SHERRY L. DENNEY** a married woman dealing with her sole and separate property

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.



Paul A. Davis

Notary Public.
Residing at *Hamlet*, Idaho

8608146

RECORDED

'86 APR 10 AM 9 50

BILL A. STAKER
CANYON CITY RECORDER

BY

REQUEST

TYPE

Velma Wren
Deed FEE *4.00*

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: 86075

Date: 8/12/2025

Date Created: 8/12/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: SW Business Development

Comments: RZ2025-0005 + AD2025-0098

Site Address: 74 N PIT LN, Nampa ID / Parcel Number: 27949000 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 - Rezone	RZ2025-0005	\$1,250.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	RZ2025-0005	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	RZ2025-0005	\$50.00	\$0.00	\$0.00
Planning - Type A - Administrative Level Applications	AD2025-0098	\$425.00	\$0.00	\$0.00

Sub Total: \$2,325.00

Sales Tax: \$0.00

Total Charges: \$2,325.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	801	\$1,900.00
Check	804	\$425.00

Total Payments: \$2,325.00

ADJUSTMENTS

Receipt Balance: \$0.00