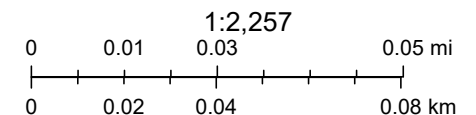


Canyon County, ID Web Map



9/17/2025, 3:50:47 PM

- | | | |
|--|---|--|
| Multiple Parcel Search _Query result | CC_PrivateRoads | Sections |
| Hydro_NHDFlowline | County Boundary | Imagery_2025_3in |
| CanyonCountyRoads | Current Impact Area | Red: Band_1 |
| Roads | City Limits | Green: Band_2 |



County of Ada, 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



ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Jose Luis Rodriguez</u>	
	MAILING ADDRESS: <u>5903 East Orchard Ave Nampa, Id 83687</u>	
	PHONE: <u>[REDACTED]</u>	EMAIL: <u>[REDACTED]</u>
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: _____		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE: _____	EMAIL: _____

SITE INFO	STREET ADDRESS: <u>5903 East Orchard Ave Nampa, Idaho 83687</u>	
	PARCEL NUMBER: <u>R 27917011</u>	
	PARCEL SIZE: <u>1.345</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>RR</u>	PROPOSED ZONING: <u>C2</u>
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT: _____

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>CR2025-0013</u>	DATE RECEIVED: <u>9/17/25</u>
RECEIVED BY: <u>[Signature]</u>	APPLICATION FEE: <u>2,400.00</u> ☒ MO ☐ CC CASH



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):

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		
☒ 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)		
☒ Deed or evidence of property interest to the subject property		
Fee: Rezone: Per Adopted Fee Schedule		
Conditional Rezone: Per Adopted Fee Schedule		
Text Amendment: Per Adopted Fee Schedule		
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: [signature] Date 9-17-2025

DSD Planner: _____ Date _____

CR2025-0013

SUBMITTAL STANDARDS

LETTER OF INTENT STANDARDS
Description of proposed use: expand on the Land Use Worksheet
Description of the existing use.
Expected impacts and traffic of future development.
Explanation of how the proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria.
Conditional Rezone:
Explanation/Description of the Concept Plan
Proposed conditions of approval

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? one

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 / trees Height: 8 ft

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)
1 ditch in the front & 1 canal few feet away by Nampa & Meridian Irrigation District

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☐ Residential _____ ☒ Commercial 1 ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☒ Water supply source: domestic well

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: Auto body business

2. DAYS AND HOURS OF OPERATION:

☒ Monday 8 am to 6 pm
☒ Tuesday 8 am to 6 pm
☒ Wednesday 8 am to 6 pm
☒ Thursday 8 am to 6 pm
☒ Friday 8 am to 6 pm
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 6 ☐ No

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

Height: 4 ft Width: 4 ft. Height above ground: 8 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? yes

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 0

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 Pre-application requirement for a Public Hearing

Date

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a [write in applicable application type i.e. variance, zoning ordinance map amendment, rezone]. 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:

Time:

Location:

Property description:

The project is summarized below:

Site Location:

Proposed access:

Total acreage:

Proposed lots:

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 (insert phone, email, or written correspondence).

Sincerely,

NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



CANYON COUNTY ZONING ORDINANCE §07-01-15

Before submitting an application for a public hearing, these steps must be completed:

- (1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
 - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
 - B. The meeting shall be held at one of the following locations:
 1. On the property subject to the application;
 2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
 3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

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: 5903 East Orchard Ave	Parcel Number: R27917012
City: Nampa	State: ID ZIP Code: 83687
Notices Mailed Date: 9-03-2025	Number of Acres: 1.345 Current Zoning: RR
Description of the Request: rezoning from RR to commercial	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jose Rodriguez	
Company Name: Rodriguez Auto body	
Current address: 5903 East Orchard Ave	
City: Nampa	State: ID ZIP Code: 83687
Phone: [REDACTED]	Cell: [REDACTED] Fax: [REDACTED]
Email: [REDACTED]	

MEETING INFORMATION

DATE OF MEETING: 9-17-2025	MEETING LOCATION: Nampa library	
MEETING START TIME: 10:15am	MEETING END TIME: 11:15am	
ATTENDEES: 5		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Blair Sampson	[Signature]	5815 E Orchard Ave Nampa ID
2. Robin Robertson	[Signature]	6120 Sydney Cir Nampa ID
3. Bruce Robertson	[Signature]	6120 Sydney Cir Nampa ID
4. ALMA DRIESE	[Signature]	5821 E ORCHARD
5. [Signature]		" "
6.		
7.		
8.		
9.		



AGENCY ACKNOWLEDGMENT

Date: 8-20-2025

Applicant: Jose Luis Rodriguez

Parcel Number: R7917011

Site Address: 5903 East Orchard Ave Nampa, Idaho 83687

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: 08/20/2025 Signed: _____

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

Fire District: ✓

☒ Applicant submitted/met for informal review.

District: NAMPA FIRE PROTECTION DISTRICT

Date: 8-20-25 Signed: _____

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

Highway District: ✓

☒ Applicant submitted/met for informal review.

District: Nampa Hwy. Dist. #1

Date: 8-20-25 Signed: _____

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

Irrigation District: ✓

☐ Applicant submitted/met for informal review.

District: Nampa and Meridian Irrigation

Date: 08/20/2025 Signed: _____

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

Area of City Impact: ✓

☐ Applicant submitted/met for informal review.

City: Nampa

Date: 08/20/2025 Signed: _____

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

AGENCY LOCATION AND CONTACT		
Southwest District Health		
	Address	Phone Number
	13307 Miami Lane, Caldwell	(208) 455-5400
Highway Districts		
Agency	Address	Phone Number
Canyon	15435 ID-44, Caldwell	(208) 454-8135
Golden Gate	500 Golden Gate Ave. E, Wilder	(208) 482-6267
Nampa	4507 12 th Ave Road, Nampa	(208) 467-6576
Notus-Parma	106 S. 4 th Str., Parma	(208) 722-5343
Idaho Transportation Department		
	Address	Phone Number
	11331 W. Chinden Blvd., Boise	(208) 334-8300
Fire Districts		
Agency	Address	Phone Number
Caldwell Rural	310 S. Seventh Ave., Caldwell	(208) 402-1041
Homedale Rural	120 S. Main St., Homedale	(208) 337-3450
Kuna Rural	150 W. Boise St., Kuna	(208) 922-1144
Marsing Rural	303 Main St., Marsing	(208) 896-4796
Melba Rural	408 Carrie Rex, Melba	(208) 495-2351
Middleton Rural	302 E. Star Blvd., Middleton	(208) 585-6650
Nampa Rural	820 Second Str. South, Nampa	(208) 468-5770
Parma Rural	29200 HWY 95, Parma	(208) 722-6753
Star Rural	11665 State Str., Suite B, Star	(208) 286-7772
Upper Deer Flat Rural	9500 Missouri Ave., Nampa	(208) 466-3589
Wilder Rural	601 Patriot Way, Wilder	(208) 482-7563
Irrigation Districts		
Agency	Address	Phone Number
Famer Cooperative Ditch Co Si	PO Box 69, Parma	(208) 722-2010
Farmers Union Ditch Co	PO Box 1474, Eagle	(208) 870-7919
Black Canyon	474 Elgin Ave., Notus	(208) 459-4141
Boise-Kuna	129 N. School Ave., Kuna	(208) 922-5608
Boise project Board of Control	2465 Overland Road, Boise	(208) 344-1141
Eureka	21766 Howe Road, Caldwell	(208) 250-8000
Franklin Ditch Co	3401 W. Pine Ave., Meridian	(208) 466-3819
Middleton Mill Ditch Co	PO Box 848, Middleton	(208) 585-3207
Nampa-Meridian	1503 1 st Str. South, Nampa	(208) 466-7861
New York	6616 W. Overland Road, Boise	(208) 378-1023
Pioneer	3804 S. Lake Ave., Caldwell	(208) 459-3617
Pioneer-Dixie	19724 Dixie River Road, Caldwell	(208) 454-1559
Riverside	PO Box 180, Greenleaf	(208) 722-2010
Settlers	PO Box 7571, Boise	(208) 343-5271
Siebenberg Cooperative Ditch Co	PO Box 642, Parma	kchamberlain.fcdc@gmail.com
Wilder	709 Cleveland Blvd., Caldwell	(208) 459-3421
Mason Creek Ditch Co	1905 Mason Rd., Caldwell	johnmcavoy48@yahoo.com
Poor Boy Ditch Co	PO Box 395, Greenleaf	(208) 407-7681 (F) 498-9690
Canyon County Water Co./Flake Ditch	PO Box 11 PO Box 6, Star	(208) 455-1735
City Impact Area		
Agency	Address	Phone Number
Caldwell	621 Cleveland Blvd., Caldwell	(208) 455-3000
Nampa	500 12 th Ave. S., Nampa	(208) 468-4430
Middleton	1103 W. Main St., Middleton	(208) 585-3133
Parma	305 N. 3 rd St., Parma	(208) 722-5138
Melba	401 Carrie Rex Ave., Melba	(208) 495-2722
Greenleaf	20523 Whittier Dr., Greenleaf	(208) 454-0552
Notus	375 Notus Road, Notus	(208) 459-6212
Homedale	31 W. Wyoming Ave., Homedale	(208) 337-4641
Star	10769 W. State St., Star	(208) 286-7247
Wilder	107 4 th St., Wilder	(208) 482-6204

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

Letter of Intent/conditional rezone explanation

Dear Canyon County Planning and Zoning,

We are submitting this Letter of Intent in support of our request for a Conditional Rezone of our property 5903 East Orchard Ave Nampa, ID 83687, Parcel R27917011, which is currently zoned as Rural Residential. Our intent is to continue to use the property as both our primary residence and the location of our family-ran auto body business, Rodriguez Auto Body, LLC. The conditional rezone is intended to bring the business into compliance with the county so that we may continue to both live and provide a living for ourselves on the property.

The business is a small-scale, family-owned operation specializing in auto body repair, painting and refinishing. The business has 3 dedicated shops to minimize noise and visual impact. Future fencing would include adding large trees as a fence line on the side of the property where there is currently wire fencing. This would be located south of parcel R27916011A, to enhance visual impact for our neighbors as that is where we store the customers' cars and then additionally, continue the wood fencing across and connect upwards towards parcel R27917012.

The shop generates limited traffic, primarily from customer drop-offs/pick-ups and delivery of auto parts or supplies. We anticipate only a few additional vehicle trips per day, comparable to other home-based businesses. Our intention is to continue to remain a small business. We work diligently on our jobs and most are out within 3-5 days. We actively minimize impacts on neighbors by conducting repair and painting work inside the shop buildings, planting trees as a fence line for our neighbors as well as a wood fence, limiting hours of operation to normal daytime business hours and closing the business on major federal holidays, maintaining access via the existing driveway from E Orchard Ave, and lastly, we will retain as much of the open space as possible to maintain the rural character of the property.

This request is consistent with the Canyon County Comprehensive plan because it preserves the property residential function while allowing a small business in use. This would allow the support of local economic development and entrepreneurship. Ensures compatibility with surrounding uses by limiting scale, hours and visual impacts for our neighbors.

We are more than willing to accept any reasonable conditions such as:

- Limited hours of operations (example: Monday-Friday 8 AM to 6 PM)
- Screening/fencing of outdoor storage
- Noise and operations conducted within the shops
- Meeting all compliance standards with applicable health, safety and environmental regulations

We respectfully request approval of this conditional rezone, which will allow us to remain in compliance, continue raising our family on the property and operate our small family business in a manner that supports both our livelihoods and the community.

On the personal side of our business and home, we wanted to share a little bit more about us. I, Jose Rodriguez, have been in the auto body industry since I was 15. I am now 50 years young. In 2020, I was able to leave my corporate job by putting my faith in starting an auto body business from home so that I can be with my wife of 15 years while she battled pancreatic cancer at the age of 40. Together we have 7 kids, a blended family, however, we have 2 of our own who are now ages 11 and 9. Initially, they gave her 3-6 months to live with no chemo and 6-9 months to live with chemo. Given the news, I made the leap and started my small business here at home so I can provide for my family, while being at home with my family as much as I could. She crossed into heaven in early 2022. Since then, it is just me raising the last 2 babies we have. Having the business here has not only allowed me to continue to financially support my family, but also to be present in their lives from helping with schoolwork to any extracurricular activities.

Running a small, family-owned business has been a blessing in so many ways. It has allowed us to continue contributing to the community we live in while paying our taxes and supporting the local economy. Over the years, Rodriguez Auto Body has been able to serve friends, neighbors and residents of the treasure valley. We take pride in offering services built on hard work, honesty, and family values.

Looking ahead, when I decide to retire, my plan includes building a modest single-family home on the rear of the 5-acre portion, behind the shop. I would provide easement access by building it on the right side of parcel R27917012. Once that home is in place, the remaining acreage could be thoughtfully subdivided into either 1 or 2 additional large lots, offering opportunities for other family members to build if desired. This approach aligns well with the "very low density residential" designation in Nampa's 2040 Comprehensive plan which supports large-lot, rural character development and low-density cluster housing in outlying areas. This layout supports smart growth principles by preserving open space while remaining compatible with the community character.

We are grateful for the support and understanding of our neighbors, and the county, if we have the privilege to continue to work and live here. This community means so much to us, and we are committed to being good neighbors and residents of Nampa while building a future for our family.

Thank you for your time and consideration,

Jose Luis Rodriguez

5903 E Orchard Ave



← this would be the fence we build to help with the visual impact for our neighbors

This -> is the future easement I will build to get to future homes.

050003224370

File No.: LT05-10173

QUITCLAIM DEED

FOR VALUE RECEIVED

Jose Luis Rodriquez, an unmarried man

do hereby convey, release, remise and quit claim unto

Jose L. Rodriquez, an unmarried man, as his sole and separate property

whose current address is: 5903 Orchard Avenue, Nampa, ID 83686
the following described premises, to-wit:

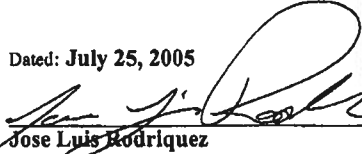
See Exhibit "A"

RECORDED
JUL 29 PM 4 31
CANYON COUNTY RECORDER

200545976

TRANSACTION TITLE
REQUEST
TYPE
FEE

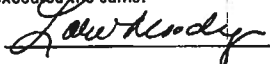
Dated: July 25, 2005


Jose Luis Rodriquez

STATE OF Idaho, County of Ada, ss.

On this 25th day of July in the year of
2005, before me, the undersigned, a Notary Public in and
for said State, personally appeared
Jose Luis Rodriquez

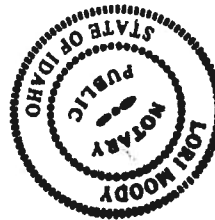
known or identified to me to be the person whose name
is subscribed to the within instrument, and acknowledged
to me that he executed the same.

Signature: 

Name: Lori Moody

Residing at: Boise, Idaho.

My commission expires: 07/18/11



Lawyers Title of Treasure Valley

EXHIBIT "A"

SEE EXHIBIT "A" ATTACHED

EXHIBIT "A"

A portion of Lot 3 of the WILSON ORCHARD TRACTS, Canyon County, Idaho, according to the official plat thereof, filed in Book 4 of Plats at Page 10, records of said County, located in the Northeast quarter of the Northeast quarter of Section 19, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of Section 19, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho; thence South 89°59'39" West, 1,319.82 feet to the Northwest corner of the Northeast quarter of the Northeast quarter; thence South 0°29'50" West, 25.00 feet to the Northwest corner of Lot 3, Wilson Orchard Tracts, the REAL POINT OF BEGINNING of this description; thence North 89°59'39" East, 141.10 feet along the North line of said Lot 3 to a point; thence South 0°00'21" East, 309.99 feet to a point; thence South 89°59'39" West, 143.82 feet to a point on the West line of said Lot 3; thence North 0°29'50" East, 310.00 feet to the REAL POINT OF BEGINNING of this description.

SUBJECT TO and benefiting from an irrigation easement described as the North 10 feet and the 35 feet adjacent to and Southerly of the centerline of the Dewey Lateral.

SUBJECT TO a vehicular turnaround easement more particularly described as follows:

A portion of Lot 3, of the WILSON ORCHARD TRACTS, Canyon County, Idaho, according to the official plat thereof, filed in Book 4 of Plats at Page 10, records of said County, located in the Northeast quarter of the Northeast quarter of Section 19, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of Section 19, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho; thence South 89°59'39" West, 1,319.82 feet to the Northwest corner of the Northeast quarter of the Northeast quarter; thence South 0°29'50" West, 25.00 feet to the Northwest corner of Lot 3, Wilson Orchard Tracts; thence North 89°59'39" East, 141.10 feet along the North line of said Lot 3 to the Northerly corner common to Parcels 1 and 2 of Record of Survey No. 200015283, the REAL POINT OF BEGINNING of this description; thence South 89°59'39" West, 51.96 feet along said North line to a point of a curve; thence 125.66 feet along a curve to the left, said curve having a radius of 60.00 feet, a central angle of 120°00'00", a tangent of 103.92 feet and a chord of 103.92 feet which bears South 30°00'21" West to a point on the common line between said Parcels 1 and 2; thence North 0°00'21" West, 90.00 feet to the REAL POINT OF BEGINNING of this description.

INSTRUMENT NO. 8011009911

QUITCLAIM DEED

FOR VALUE RECEIVED, JOSE LOPEZ RODRIGUEZ AND PETRA RODRIGUEZ,

Grantors, does hereby convey, release, remise and forever quitclaim unto JOSE LUIS

RODRIGUEZ whose address is 5903 E Orchard Avenue, Nampa, ID 83687, the following

described premises, to-wit:

See attached exceptions I & II
19-3N-1W NE Wilson Orchard TRS S 330'
W 450' BLK 3 L S NE 50' of W 450' & L S
TX 00391, 00658 according official records of
Canyon County. & L S N 238.43' of the E 197/47'
Lying S. of Dewey Lateral

Canyon county.

Together with the appurtenances.

This deed is intended to convey to the Grantee all right, title, and interest of the Grantor in
and to said property, now owned or hereafter acquired.

Date 03/09, 2011

STATE OF IDAHO)
County of Canyon) ss.

Signature, Grantor
Jose Lopez Rodriguez Petra Rodriguez

On this 9th day of March, 2011, before me, the
undersigned, a Notary Public in and for said state, personally appeared
Jose Lopez Rodriguez and Petra Rodriguez known to me to be the person
whose name is subscribed to the within instrument, and acknowledged to me that s/he executed
the same.



Signature of Notary
NOTARY PUBLIC for Idaho
Residing at: County of Canyon.
My Commission Expires: 04/27/2011.

TX 00391

I

DESCRIPTION FOR
JOSE RODRIGUEZ
PARCEL 1

April 3, 2000

A parcel of land being a portion of Lot 3, Block 10 of the Wilson Orchard Tracts, as recorded in Book 4 of Plate at Page 10, Canyon County Records Office, located in the NE ¼ of the NE ¼ of Section 10, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of Section 10, T.3N., R.1W., B. M., thence S 89°59'39" W 1,319.82 feet to the northwest corner of the NE ¼ of the NE ¼;

Thence S 0°29'50" W 25.00 feet to the northwest corner of Lot 3, Block 10, Wilson Orchard Tracts, the REAL POINT OF BEGINNING of this description;

Thence N 89°59'39" E 141.10 feet along the north line of said Lot 3 to a point;

Thence S 0°00'21" E 309.99 feet to a point;

Thence S 89°59'39" W 143.82 feet to a point on the west line of said Lot 3;

Thence N 0°29'50" E 310.00 feet to the REAL POINT OF BEGINNING of this description.

This parcel contains 1.01 acres, more or less, and is subject to and benefiting from an irrigation easement described as the north 10 feet of said Lot 10 and the 35 feet adjacent to and southerly of the centerline of the Dewey Lateral.

Michael E. Marks, PLS, No. 4998



Surveyed by Jose Rodriguez
on Dec 11 1999

C NOEL HALES
CANYON CNTY RECORDER
by [Signature]

NO JUN 20 AM 11 14

RECORDED

200021653

TX 00658

DESCRIPTION FOR
JOSE RODRIGUEZ
PARCEL 2

April 3, 2000

A parcel of land being a portion of Lot 3, Block 10 of the Wilson Orchard Tracts, as recorded in Book 4 of Plats at Page 10, Canyon County Recorders Office, located in the NE 1/4 of the NE 1/4 of Section 19, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of Section 19, T.3N., R.1W., B. M., thence S 89°59'39" W 1,319.82 feet to the northwest corner of the NE 1/4 of the NE 1/4;

Thence S 0°29'50" W 25.00 feet to the northwest corner of Lot 3, Block 10, Wilson Orchard Tracts;

Thence N 89°59'39" E 141.10 feet along the north line of said Lot 3 to the REAL POINT OF BEGINNING of this description;

Thence N 89°59'39" E 113.90 feet along said north line to a point;

Thence S 45°00'21" E 42.43 feet to a point;

Thence S 0°00'21" E 279.99 feet to a point;

Thence S 89°59'39" W 143.90 feet to a point;

Thence N 0°00'21" W 309.99 feet to the REAL POINT OF BEGINNING of this description.

This parcel contains 1.01 acres, more or less, and is subject to and benefiting from an irrigation easement described as the north 10 feet of said Lot 10 and the 35 feet adjacent to and southerly of the centerline of the Dewey Lateral.

Michael E. Marks, PLS, No. 4998



CANYON COUNTY RECORDER
BY *[Signature]*

NOV 9 PM 1 43

RECORDED

200039427

RECORDED

2000 APR 10 PM 4 06

CANYON COUNTY RECORDER
BY *[Signature]*

REQUESTED BY *Jose Rodriguez*
TYPE *100* FEE *100*

0217 Parcel 2.das

Jose Rodriguez
Deed FEB 16.00

2011009911

RECORD OF SURVEY

[illegible]

- SET 1/2" x 25" RIGID WITH PLASTIC CAP
- EXTRACTED FROM
- PLAIN BRICK CAP
- FOUND 3/6" DEEP
- FOUND 1/2" DEEP

_____ EQUIPMENT UNIT
 _____ SERVICE UNIT
 _____ LABORATORY UNIT

[illegible]

1990年12月



RECORDING UNIT NO. 264-79-1-4-0-04-18

ORDER NO.**100% BOLDNESS**

A REMOVAL OF LOT 2, BLOCK 18 OF THE NELSON CROWLAND TRACTS

2000

CANTON COUNTY, DAND

DATA TYPE	OS/MS/OS WITH	DATA?	T = 100
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02/25/2003	02/25/2003
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T = 100

1

Abstract



RESEARCH CENTER - 1980 - 1981 - 1982

200015283

RECORDED

00 MAY 2 AM 11 09

G NOEL HALES
CANYON, CNLY RECORDED

BY *C. M. Laughlin* *dy*

\$5⁰⁰

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:** 86367**Date:** 9/17/2025**Date Created:** 9/17/2025**Receipt Type:** Normal Receipt**Status:** Active**Customer's Name:** Jose Rodriguez**Comments:** CR2025-0013**Site Address:** 5903 E ORCHARD AVE, Nampa ID / Parcel Number: 27917011 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 Rezone	CR2025-0013	\$1,250.00	\$0.00	\$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2025-0013	\$500.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	CR2025-0013	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CR2025-0013	\$50.00	\$0.00	\$0.00

Sub Total: \$2,400.00**Sales Tax:** \$0.00**Total Charges:** \$2,400.00**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1099	\$2,400.00

Total Payments: \$2,400.00**ADJUSTMENTS****Receipt Balance:** \$0.00