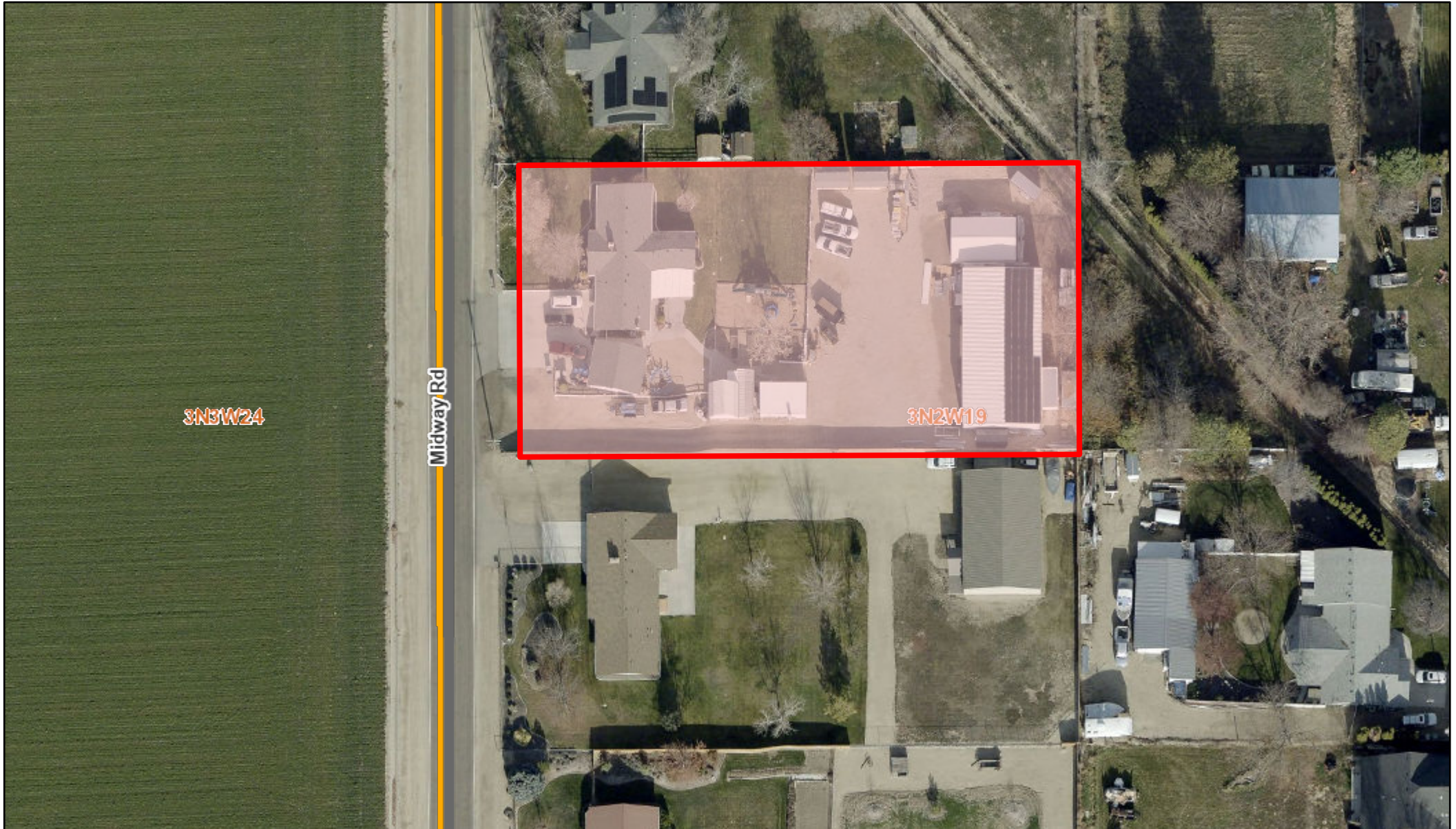


Canyon County, ID Web Map



7/13/2026, 8:09:53 AM



Multiple Parcel Search _Query result



Current Impact Area

CanyonCountyRoads



City Limits



Roads



Sections



County Boundary

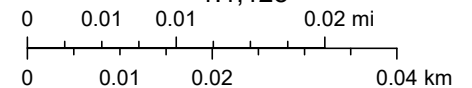
Imagery_2025_2026

Red: Band_1

Green: Band_2

Blue: Band_3

1:1,128



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 | City of Nampa |



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Darrell Haney Jr. or Erin Haney	
	MAILING ADDRESS: 14648 Midway Rd., Nampa Idaho 83651	
	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>7/9/26</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Darrell Haney Jr.	
	COMPANY NAME: Haney Door Service, LLC	
	MAILING ADDRESS: 14648 Midway Rd., Nampa Idaho 83651	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 14648 Midway Rd., Nampa Idaho 83651	
	PARCEL NUMBER: 253020000 0	
	PARCEL SIZE: 1.000 Acres	
	REQUESTED USE: Staging area	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Agricultural

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU 2026-0026</u>	DATE RECEIVED:	<u>7/10/26</u>
RECEIVED BY:	<u>N.P.O.</u>	APPLICATION FEE:	<u>\$1600</u> CK MO CC CASH

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:** N/A
☐ 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: Vinyl, Wood & Wire Height: 2'- 6' (current fencing in place)

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)
Ditch

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 1 ☐ 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: Staging area for Garage Door Service Company

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 _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 7 ☐ 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? 5

Is there is a loading or unloading area? Yes

LETTER OF INTENT

Canyon County Zoning Ordinance (CCZO) Section 07-07-05

Applicant: Haney Door Service

Property Address: 14648 Midway Road, Canyon County, Idaho

Parcel Number: R25302

Requested Use: Staging Area for Garage Door Service Operations

1. Nature of the Request

Pursuant to CCZO Section 07-07-05, Haney Door Service is requesting approval to use the subject property as a small, low-impact staging area to support its garage door service and installation business. The property will be used primarily for the temporary storage of garage doors and related materials to support technicians working at off-site service locations. Company service vehicles assigned to technicians are taken home by employees, and therefore the vehicles stored on-site are limited to those not currently in regular daily use.

The business employs approximately 11 employees. Typical activity on the site will occur during normal daytime hours, generally Monday through Friday, 8:00am – 5:00pm. Employees will only come to the site on an as-needed basis for material replenishment or limited paperwork and administrative tasks. No retail sales, customer visits, manufacturing, or public access will occur at this location. Deliveries of materials will be extremely limited, infrequent, and scheduled during regular business hours.

2. Consistency with the Canyon County Comprehensive Plan

The proposed use is consistent with the Canyon County Comprehensive Plan, as required by CCZO Section 07-07-05(3). The staging area supports a locally owned service business while maintaining a low-intensity rural use of the property. The use does not change the rural character of the area and allows the property to be utilized in a manner that is compatible with existing land uses and long-term planning goals.

3. Impacts to Adjacent Properties and Rural Character

In accordance with CCZO Section 07-07-05(4), the proposed staging area is designed to respect the rural nature of the Midway Road area. The use will be quiet and limited in scope, with no continuous on-site operations, outdoor retail activity, or late-night activity. Materials and vehicles will be stored in an orderly manner to minimize visual impacts and maintain the character of the surrounding properties.

4. Utilities and Services

The proposed use requires minimal utilities and infrastructure.

- **Water:** [existing well / not required for staging use]
- **Sewer/Septic:** [existing septic system / not required]
- **Irrigation:** Existing irrigation facilities will not be disrupted by the proposed use.
- **Drainage and Stormwater:** Stormwater will continue to drain naturally on-site in a manner consistent with existing conditions, with no increase in runoff to adjacent properties or irrigation facilities.

5. Legal Access

Legal access to the property is provided via Midway Road, which is capable of safely accommodating the limited number of service vehicles and occasional delivery trucks associated with the staging area. Access will remain unobstructed and compliant with Canyon County standards.

6. Traffic Impacts

Traffic generated by the proposed use will be minimal. Daily traffic will consist primarily of employee service vehicles entering and exiting the site. Delivery traffic will be infrequent. The use will not create traffic congestion or negatively impact existing rural traffic patterns along Midway Road.

7. Impacts to Essential Services

The proposed staging area will not adversely affect essential services such as schools, irrigation facilities, or emergency services. Emergency access will be maintained at all times, and the use will comply with applicable fire and safety requirements.

8. Mitigation Measures

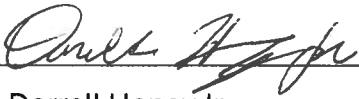
To ensure compatibility with the surrounding rural area, the applicant will implement the following measures:

- Limiting the use of the property strictly to staging and dispatch activities
- Scheduling deliveries during normal daytime hours
- Maintaining organized vehicle parking and material storage
- Complying with Canyon County noise, lighting, and operational standards

Conclusion

The requested use meets the intent and requirements of CCZO Section 07-07-05. The proposed staging area represents a low-impact, rural-compatible use that will not adversely affect neighboring properties, public services, or the character of the area. Approval of this request is respectfully requested.

Sincerely,

X  _____

Darrell Haney Jr.

Haney Door Service

[REDACTED]

[REDACTED]

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03
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.
A plan of action 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.

CONTRACTOR SHOP (07-14-09) - REQUIRED	Applicant	Staff
Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.	-----	-----

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.	-----	-----

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 gated 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.		

PLAN OF ACTION

Conditional Use Permit (CUP) / Special Use Permit Garage Door Staging Area

Parcel Number: R25302

Zoning Designation: A – Agricultural

Site Address: 14648 Midway Rd, Canyon County, Idaho

1. Description of the Proposed Use

The proposed use is a **garage door staging area**. The site will be used for the **temporary storage, staging, and distribution of pre-manufactured garage doors and related hardware**. No manufacturing or fabrication of door components will occur on-site. The staging area functions as a low intensity use with limited traffic and minimal environmental impact in support of an off-site installation and service business.

2. Time Requirements and Commencement of Operation

- The garage door staging operation is **currently active** at the site.
 - Approval of this Conditional Use Permit is requested to allow the **continued operation of the existing use**.
 - No expansion of site, operating hours, traffic volume, or intensity is proposed beyond current levels.
 - Any future modifications to the operation will comply with Canyon County approval requirements.
-

3. Hours of Operation

- **Monday – Friday:** 8:00 a.m. to 5:00 p.m.
- No regular operations on Weekends or legal holidays.
- No nighttime loading, unloading, or delivery activities are proposed.
- Administrative activities may occur outside these hours but will not generate noise or traffic.

4. Noise Levels

- Noise associated with the use will be limited to:
 - Service trucks
 - Manual handling of staged garage door materials
 - Small skid steer operation for loading and unloading
 - Extremely limited delivery truck activity, occurring approximately once every two to three months
 - No industrial machinery or high-noise equipment will be used.
 - Noise levels will comply with applicable Canyon County and State of Idaho standards.
 - Loading and unloading activities will be limited to daytime business hours to minimize impacts on surrounding agricultural and rural uses.
-

5. Dust Control

- The proposed use will not generate industrial dust.
 - Dust control measures include:
 - Use of existing stabilized or graveled access and loading areas
 - Regular site maintenance and housekeeping
 - Indoor or covered storage of garage doors and materials
-

6. Air Quality

- No emissions-producing processes will occur on-site.
- All vehicles and equipment will meet applicable emissions standards.
- The proposed use will have **no measurable adverse impact on air quality.**

7. Water Quality Management

- No hazardous materials or chemicals will be stored outdoors.
- Spill prevention procedures will be followed for vehicles and equipment to protect surface and groundwater quality.

8. Raw Material Delivery

- Deliveries will consist solely of **pre-manufactured garage doors and related hardware**.
- Deliveries will occur during normal business hours.
- Delivery frequency will be extremely limited and consistent with a low-intensity staging or warehouse use.
- Designated loading areas will be used to maintain safe circulation and reduce impacts to Midway Road.

9. Finished Product Storage and Distribution

- Garage doors will be stored temporarily on-site prior to:
 - Employee pickup for delivery to off-site installation locations
- No on-site retail sales to the general public are proposed.
- Marketing, sales, and customer transactions will occur off-site or electronically.

10. Site Improvements

- No additional site improvements are proposed.

11. Public and Private Facilities

- **Private Facilities:**
 - Office space and employee restroom facilities
 - **No Public Facilities**
-

12. Public Amenities

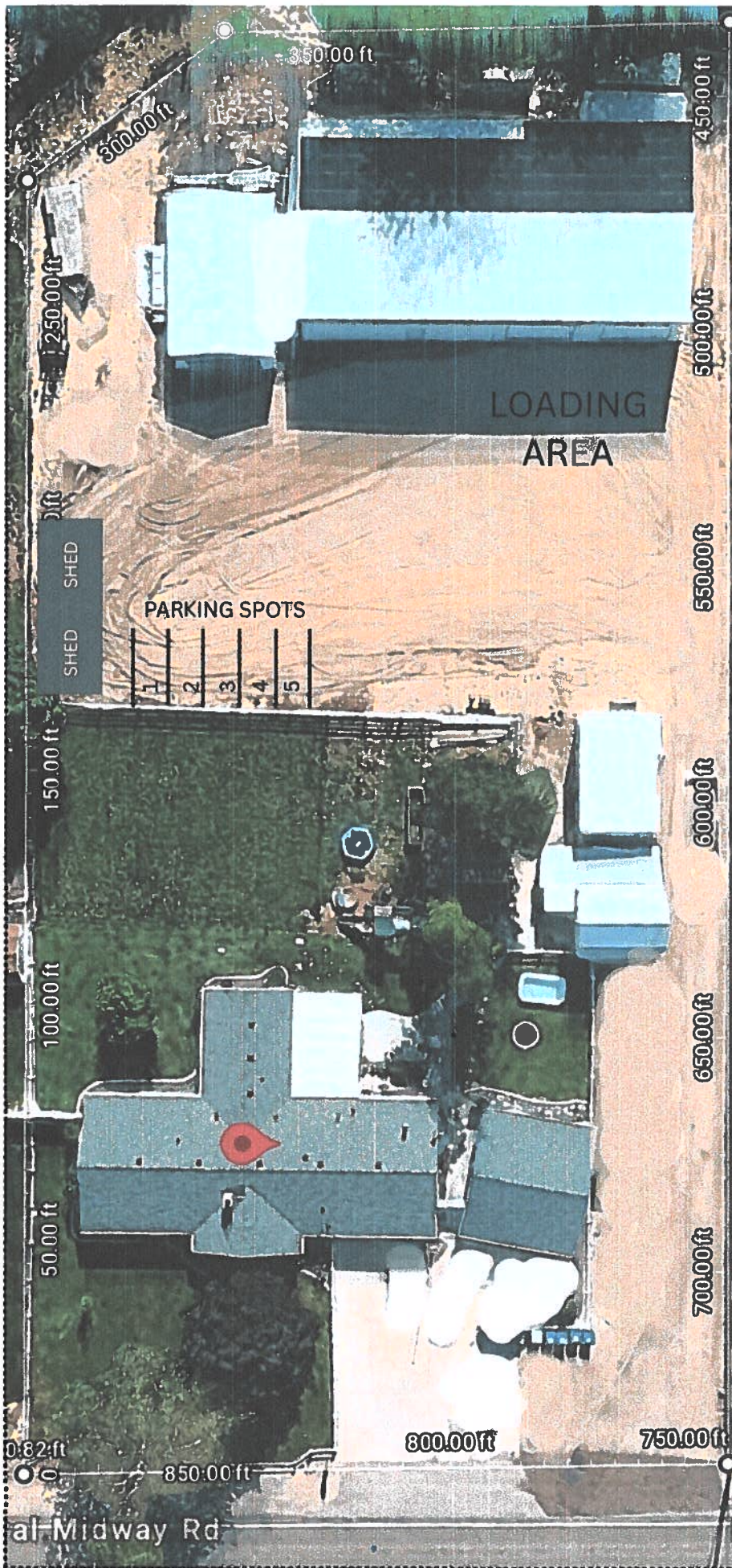
- No public amenities are proposed.
-

13. Infrastructure

- The proposed use will utilize existing infrastructure, including:
 - Road access from Midway Road
 - Existing utilities and drainage systems
 - No major infrastructure upgrades are anticipated.
-

14. Compliance and Ongoing Monitoring

- The operation will comply with all conditions of approval established by Canyon County.
 - Site management will ensure ongoing compliance with zoning, noise, traffic, and environmental standards.
 - Any issues identified by Canyon County Planning & Zoning staff will be addressed promptly.
-



1/24/2026

Dear Property Owner,

We are preparing an application for a Conditional Use Permit to be submitted to Canyon County Development Services (DSD). Pursuant to Canyon County Zoning Ordinance § 07-01-15, a Neighborhood Meeting is required prior to submitting the application. The purpose of this meeting is to inform nearby property owners of the proposed use and to receive comments or feedback before the application is formally submitted.

This meeting is informational only and is not a public hearing before the Canyon County Planning and Zoning Commission or Board of County Commissioners. After the application has been submitted and deemed complete by Canyon County DSD, a public hearing will be scheduled. Official notice of the public hearing will be provided by Canyon County DSD in accordance with County requirements, which may include mailed notice, newspaper publication, and/or posting on the subject property.

Neighborhood Meeting Information

Date: February 10th, 2026

Time: 6:30 PM

Location: 14648 Midway Rd. Nampa, Idaho 83651

Proposed Project Summary

The applicant proposes to utilize the subject property, at 14648 Midway Rd., as a staging area in support of existing business operations. The site will be used for temporary staging and organization of garage door materials and equipment. No new permanent structures are proposed. Access to the site will be provided via existing access from Midway Road.

We encourage you to attend this neighborhood meeting. The applicant will be available to explain the proposal and respond to questions.

Please note that Canyon County Development Services should not be contacted regarding this meeting. This meeting is a pre-application requirement, and no application has been submitted at this time. Canyon County currently has no case file or project information on record for this proposal.

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

Sincerely,
Darrell Haney Jr.

Phone: [REDACTED]

Email: [REDACTED]

NO	OwnerName	Address	City	State	ZipCode
	JARBOE RALPH G ✓	14722 MIDWAY RD	NAMPA	ID	83651
	CHRISTENSEN JERRY TEX ✓	14567 WOOSLEY DR	NAMPA	ID	83651
	CLEMENTS KRISTOPHER ✓	14679 WOOSLEY DR	NAMPA	ID	83651
	REEDER DAVID D ✓	14644 WOOSLEY DR	NAMPA	ID	83651
10	SCHUH LAURA A ✓	11959 WINTHER AVE	NAMPA	ID	83651
	IVERSON GARY L JR ✓	14612 MIDWAY RD	NAMPA	ID	83651
	DEMING STANLEY P ✓	14550 MIDWAY RD	NAMPA	ID	83651
	KEEN BENEFICIAL TRUST ✓	817 MILLBRAE AVE	SANTA ROSA	CA	95407
	SPATH RICHARD H ✓	14617 WOOSLEY DR	NAMPA	ID	83651
	CARR JAMES R ✓	14701 WOOSLEY DR	NAMPA	ID	83651
	METZKER KELLIE S ✓	14732 WOOSLEY DR	NAMPA	ID	83651
	ODELL CHRISTOPHER P ✓	14717 HENSEN DR	NAMPA	ID	83651
	REEDER EDWARD ✓	14611 HENSEN DR	NAMPA	ID	83651
	KENNY AND VIRGINIA FAMILY TRUST ✓	14614 WOOSLEY DR	NAMPA	ID	83651
	PEREZ JOSE LUIS ✓	14587 WOOSLEY DR	NAMPA	ID	83651
	PENROD STEPHEN ✓	14645 WOOSLEY DR	NAMPA	ID	83651
	RUVALCABA ABEL SR ✓	3215 SALEM ST	CALDWELL	ID	83605
	AYALA ROGELIO ✓	14702 WOOSLEY DR	NAMPA	ID	83651
	EARNEST EVERETT D ✓	14678 WOOSLEY DR	NAMPA	ID	83651
	REEDER EDWARD D ✓	14611 HENSEN DR	NAMPA	ID	83651
	GARZA LIONEL JR II ✓	11851 HENSEN DR	NAMPA	ID	83651
	SCHUH LAURA A ✓ <i>Duplicate</i>	11959 WINTHER AVE	NAMPA	ID	83651
	ANDERSON MICHAEL R ✓	14684 MIDWAY RD	NAMPA	ID	83651
	HANEY DJ AND ERIN REVOCABLE LIVING TRUST (13)	14648 MIDWAY RD	NAMPA	ID	83651
	ANDERSON RANDY K ✓	14580 MIDWAY RD	NAMPA	ID	83651
	BENAVIDES MIGUEL ✓	14526 MIDWAY RD	NAMPA	ID	83651
	TEMPLE RONALD K ✓	14729 HENSEN DR	NAMPA	ID	83651
	HAMILL FAMILY REVOCABLE LIVING TRUST ✓	11825 HENSEN DR	NAMPA	ID	83651
	CUNNINGHAM TYRONE ✓	11945 PLANTATION CT	NAMPA	ID	83651
	GERVAIS TIMOTHY J ✓	11913 PLANTATION CT	NAMPA	ID	83651
	FL EHLIS FAMILY TRUST ✓	11907 PLANTATION CT	NAMPA	ID	83651
	BALLESTEROS VANESSA ✓	11967 PLANTATION CT	NAMPA	ID	83651
	J M HESS CONSTRUCTION CO INC ✓	519 E KARCHER RD	NAMPA	ID	83687
	LOWE LINDA SUE ✓	12220 APPLE ROSE WAY	NAMPA	ID	83651
	J M HESS CONSTRUCTION CO INC ✓ <i>Duplicate</i>	519 E KARCHER RD	NAMPA	ID	83687
	J M HESS CONSTRUCTION CO INC ✓	519 E KARCHER RD	NAMPA	ID	83687

mailed
1/23/20

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: **14648 MIDWAY RD.**

Parcel Number: **25302000 0**

City: **NAMPA**

State: **IDAHO**

ZIP Code: **83651**

Notices Mailed Date:

01.23.2026

Number of Acres:
ONE

Current Zoning:
RESIDENTIAL

Description of the Request:

CONDITIONAL USE PERMIT

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name:

ERIN AND DARRELL HANEY

Company Name:

HANEY DOOR SERVICE

Current address:

14648 MIDWAY RD.

City: **NAMPA**

State: **IDAHO**

ZIP Code: **83651**

Phone:

Cell:

Fax:

Email:

MEETING INFORMATION

DATE OF MEETING:

FEBRUARY 10TH, 2026

MEETING LOCATION:

14648 MIDWAY RD. NAMPA, ID 83651

MEETING START TIME: **6:30 PM**

MEETING END TIME: **7:30 PM**

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1. *Darrell Haney Jr.*

14648 midway

2. *Erin Haney*

[Signature]

14648 midway

3.

4.
5.
6.
7.
8.
9.

12.
13.
14.
15.

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):

Darrell Haney Jr

APPLICANT/REPRESENTATIVE (Signature): _____

DATE: 02 / 10 / 26



AGENCY ACKNOWLEDGMENT

Date: January 5th, 2026

Applicant: Darrell Haney Jr. / Haney Door Service, LLC

Parcel Number: R25302

Site Address: 14648 Midway Rd. Nampa, Idaho 83651

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: 5/6/26 Signed: _____

[Signature]

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

Fire District:

☒ Applicant submitted/met for informal review.

Date: 1/22/26 Signed: _____

District: Nampa Fire District

[Signature]

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

Highway District:

☒ Applicant submitted/met for informal review.

Date: 6-8-26 Signed: _____

District: Nampa Hwy. Dist. #1

[Signature]

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

Irrigation District:

☒ Applicant submitted/met for informal review.

Date: 04/22/2026 Signed: _____

District: Nampa & Meridian Irrigation District

[Signature]

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

Area of City Impact

☐ Applicant submitted/met for informal review.

Date: N/A Signed: _____

City: Nampa

Not Applicable

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

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

ACCESSORY USE APPLICATION (\$75)

Accessory use approval depends on several factors, such as site evaluation, daily sewage flow limits, house size and location, well and surface water proximity, soil conditions or changes, distance to neighboring structures, the proposed land use, etc. Approval will only be given once these items are submitted in writing with the plot plan/application and found to meet current regulations. If you are a commercial applicant, you must also provide a detailed letter of intent (which may include a Non-Domestic Wastewater Application) that explains the number of employees, type of operation, expected water use, and wastewater details. **Incomplete applications will not be processed.**

Property Information

Property Address: 14648 midway Rd Nampa Id 83651
Parcel #: 25302000 0 Acres: 1
Township: 3N Section: 19 Range: 2W County: Canyon
Subdivision Name: Parkcrest Acres Lot: 4 Block: _____
Directions to Site: _____

Applicant Information

Applicant Name: Hanex Door Service LLC
Phone #: [REDACTED] E-Mail Address: [REDACTED]
Mailing Address: 14648 midway Rd. Nampa Id 83651
Applicant Is: ☒ Property Owner ☐ Contractor ☐ Installer ☐ Other _____

Property Owner Information

Owner Name: Darrell Haney Jr + Erin Haney
Phone #: [REDACTED] E-Mail Address: [REDACTED]
Mailing Address: 14648 Midway Rd Nampa Id 83651

Proposal Information

Proposed Usage: ☐ Residential ☒ Commercial Existing structure on parcel: ☒ Yes ☐ No
Will the Footprint of the existing structure's foundation change?: ☐ Yes ☒ No
The proposed change will be: ☐ Remodel Only ☐ Replacement of an Existing Dwelling
☐ Outbuilding Requiring Water/Septic ☒ Outbuilding Not Requiring Water/Septic
Tank must be pumped if septic permit is not on file. Permit on file: ☒ Yes ☐ No (pump and provide copy)
Is the current on-site sewage disposal system in use: ☐ Yes ☐ No
of bedrooms on the property (include primary home): 3 # of bedrooms after change: 3
Property is located in: ☐ City ☐ Impact Zone ☒ County
Water Supply: ☒ Private Well ☐ Shared Well ☐ Public Water System
Structure located within 1,000 ft or less of a city sewer or central wastewater collection system?: ☐ Yes ☒ No
Proposal (include dimensions): shop was built and approved in 2023.
This is for a cup application

Plot Plan

Please draw or provide an aerial view of the property showing your proposal and the outline of buildings, property lines, well location(s), water lines, location of septic tank, drain fields, drain field replacement area, ditches, streams, easements, right of way, driveway, parking area, cut banks, and location of streets. Indicate dimensions and separation distances of each from septic tank or drain field. **A plot plan is incomplete until all these items are included.**

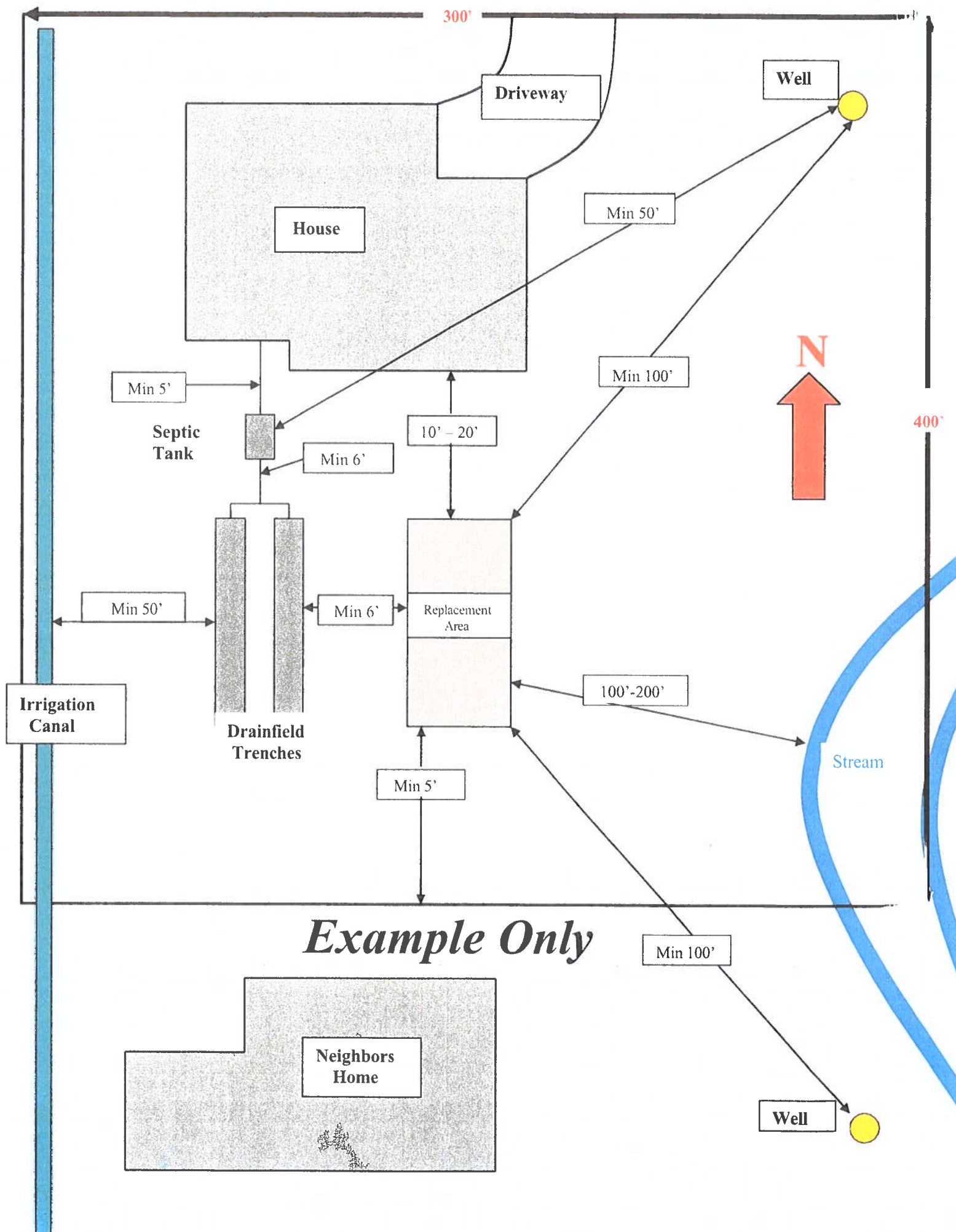
If completing online, please email plot plan to EnvironmentalSupport@swdh.id.gov with the property address as the subject line.



Signature: _____

Date: _____

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my permit canceled. I accept responsibility of notifying Southwest District Health of any changes to the above information provided prior to completion of the permitted site. I hereby authorize Southwest District Health to have access to this property for the purpose of conducting a site evaluation.



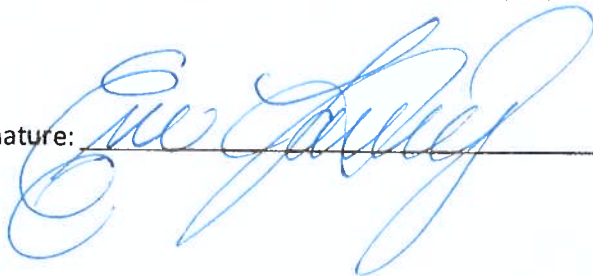
Accessory Use Acknowledgements

I am the current owner and/or authorized agent of real property located at the address provided above. I hereby acknowledge, understand, and agree to the following:

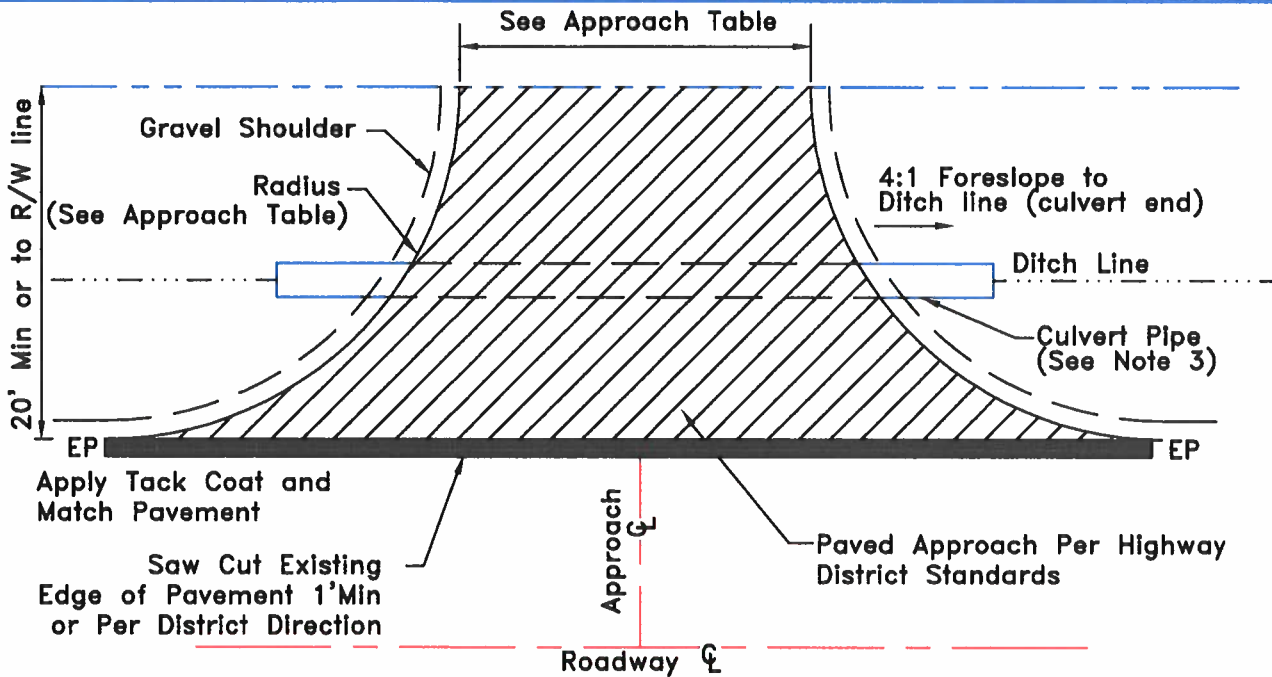
1. I acknowledge that I am jointly and individually responsible for maintaining conformance with Idaho's Rules for Individual/Subsurface Sewage Disposal, IDAPA 58, Title 01, Chapter 03, as defined in IDAPA 58.01.03.002.04.
2. I understand that the Rules for Individual/Subsurface Sewage Disposal, IDAPA 58, Title 01, Chapter 03, must be met, and that Southwest District Health (SWDH) has granted this approval based on information I have provided.
3. I understand that I am voluntarily requesting this change to the property, and if I violate the below rules my subsurface sewage disposal system may be considered a non-conforming system. I understand that non-conforming systems do not meet the Rules for Individual/Subsurface Sewage Disposal, IDAPA 58, Title 01, Chapter 03, and that neither I, nor future owners, will be allowed future voluntary additions or alterations unless current permitting requirements are met.
4. I understand the following: that any modifications to the existing structure or the new structure foundation will not be within twenty feet (20') with basements, or ten feet (10') without basement, of my drain field(s); the septic tank will not be within five feet (5') of the foundation; the drain field(s) will not be within five feet (5') of property lines; the drain field(s) area must be protected from vehicular traffic; the subsurface sewage disposal system(s) will not be receiving additional flows beyond those specified on the application; and the above requirements apply to both my primary and replacement drain field system(s).
5. I agree to waive or release any right, claim, or cause of action which I may now have, or which I may have in the future, against SWDH, from any and all additional effects that may be caused or may have been caused by this approval.
6. I acknowledge that upon sale of this property, disclosure of any and all information relating to this subsurface sewage disposal system lies solely with me and/or my representatives/agent, and not with SWDH.

Applicant Signature: _____

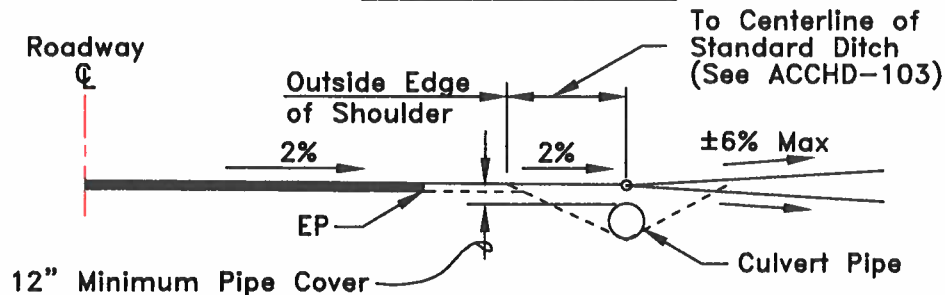
Date: _____



04/24/2026



APPROACH PLAN



APPROACH SECTION

APPROACH TABLE

APPROACH TYPE	Appr Width*		Min**
	Min	Max**	Radius
Residential, Three or More	24'	30'	20'
Commercial (One Way)	20'	30'	20'
Commercial (Two Way)	24'	40'	20'

* Does not include required 2' gravel shoulder on each side of approach.

** Or based on applicable commercial design vehicle.

PAVED APPROACH

STRUCTURAL SECTION **

2.5" Surfacing (Required)
6" Base
9" Subbase

COMMERCIAL APPROACH OR RESIDENTIAL APPROACH SERVING THREE (3) OR MORE PROPERTIES

N.T.S.

NOTES:

1. Approaches spacing shall conform to section 3000 of the ACCHD Manual.
2. Ingress/Egress by forward motion only.
3. Culvert pipe shall be 12" min. diameter. Culvert pipe shall extend to the intersection of the ditch line and the 4:1 approach foreslope. Pipe material shall be either 0.064" thick corrugated steel, 0.060" corrugated Aluminum or Class V reinforced concrete.
4. For approach serving primarily commercial trucks refer to section 3061.050.
5. Serving One (1) Commercial Property or Three (3) or More Residences.

REVISED 01/22

ASSOCIATION OF
CANYON COUNTY
HIGHWAY DISTRICTS
CANYON COUNTY, IDAHO

COMMERCIAL & MULTIPLE
RESIDENTIAL APPROACH

STANDARD DRAWING
ACCHD-106



ASPHALT DRIVEWAYS & PATCHING

PO BOX 702
NAMPA ID 83653
208.467.5368

ESTIMATE 00184-26

PROJECT ADDRESS:
14648 Midway Rd.
Nampa ID 83651

Project Contact

Attention : Armando Duvman

€

©

DATE: 05/04/2026

CANYON COUNTY APPROVED APPROACH

PREP AND PAVE

24' wide x 30' deep with 20' radiuses. Sawcut road way edge. ADP to strip existing material, remove and dispose. Add 9" of structural base material and 6" of 3/4 base material. Compact prior to paving. Pave with a new 3.25" asphalt matt, compacted to 2.5". Finished with rollers and compactors.

FLAT RATE

..... \$11,500.00

CULVERT- IF REQUIRED- PROVIDE AND INSTALL CULVERT- 12"-

FLA RATE

..... \$3,000.00

APPROACH PERMIT/RIGHT OF WAY PERMIT..... \$650.00

TRAFFIC CONTROL (FLAGGERS, SIGNAGE AND CONES FOR PREPPING AND PAVING \$975.00

APPROVAL SIGNATURE:

DATE SIGNED:

PROJECT TOTAL: \$16,125.00



Order Number: 22451210 TB

Warranty Deed

For value received,

Anne Aschenbrener, an unmarried woman

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

Erin Haney and Darrell Haney Jr., wife and husband

whose current address is 14648 Midway Rd Nampa, ID 83651

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

2022-025417	
RECORDED	
05/13/2022 09:19 AM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 SCARDENAS	\$15.00
TYPE: DEED	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	

Dated: May 11, 2022

Anne Aschenbrener
Anne Aschenbrener

State of Idaho, County of Canyon, ss.

On this 11th day of May in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Anne Aschenbrener, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she executed the same.

Crystal Sandy
Notary Public

Residing In:
My Commission Expires:
(seal)

Residing in Wilder, ID
My Commission Expires 4-27-2028



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Lot 4 of Parkcrest Acres, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 33, records of Canyon County, Idaho.

After Recording Return To:

AMERISAVE MORTGAGE CORPORATION
3525 PIEDMONT RD NE, 8 PIEDMONT CENTER, SUITE 600
ATLANTA, GEORGIA 30305
Loan Number: 18573108

2022-025418
RECORDED
05/13/2022 09:19 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=15 SCARDENAS \$45.00
TYPE: MTG D OF T
TITLEONE BOISE
ELECTRONICALLY RECORDED

_____[Space Above This Line For Recording Data]_____

DEED OF TRUST

MIN: 100277210185731089

MERS Phone: 888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated May 12, 2022, together with all Riders to this document.

(B) "Borrower" is Erin Haney and Darrell Haney Jr, wife and husband

Borrower is the trustor under this Security Instrument.

(C) "Lender" is AMERISAVE MORTGAGE CORPORATION

Lender is a GEORGIA CORPORATION organized
and existing under the laws of GEORGIA
Lender's address is 3525 PIEDMONT RD NE, 8 PIEDMONT CENTER, SUITE 600, ATLANTA,
GEORGIA 30305

(D) "Trustee" is Title One
904 Dearborn, Caldwell, Idaho 83605

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated May 12, 2022.
The Note states that Borrower owes Lender SIX HUNDRED EIGHT THOUSAND AND 00/100
Dollars (U.S. \$ 608,000.00) plus interest.

Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than June 1, 2052

(G) **"Property"** means the property that is described below under the heading "Transfer of Rights in the Property."

(H) **"Loan"** means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) **"Riders"** means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | |
|--|---|
| ☐ Adjustable Rate Rider | ☐ Planned Unit Development Rider |
| ☐ Balloon Rider | ☐ Biweekly Payment Rider |
| ☐ 1-4 Family Rider | ☐ Second Home Rider |
| ☐ Condominium Rider | ☐ Other(s) [specify] |

(J) **"Applicable Law"** means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) **"Community Association Dues, Fees, and Assessments"** means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) **"Electronic Funds Transfer"** means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) **"Escrow Items"** means those items that are described in Section 3.

(N) **"Miscellaneous Proceeds"** means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) **"Mortgage Insurance"** means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) **"Periodic Payment"** means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) **"RESPA"** means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) **"Successor in Interest of Borrower"** means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY of CANYON :

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

which currently has the address of

14648 Midway Rd

[Street]

Nampa

[City]

, Idaho

83651

[Zip Code]

("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

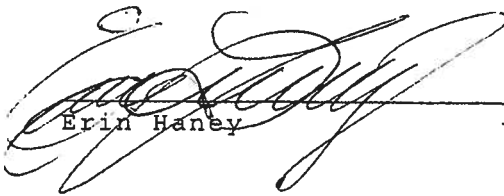
1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check,

fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law.

24. Substitute Trustee. Lender may, for any reason or cause, from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Applicable Law.

25. Area and Location of Property. The Property is (a) located within an incorporated city or village; (b) not more than 80 acres, regardless of its location, provided it is not principally used for the agricultural production of crops, livestock, dairy or aquatic goods; or (c) not more than 40 acres, regardless of its use or location.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

 (Seal)
Erin Haney -Borrower

 (Seal)
Darrell Haney Jr -Borrower

Witness

Witness

_____[Space Below This Line For Acknowledgment]_____

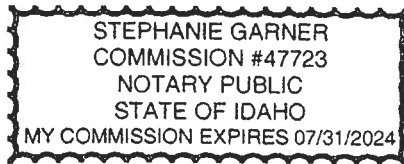
State of IDAHO

County of CANYON

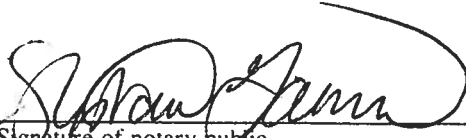
This record was acknowledged before me on May 12, 2022 _____
Date

by Erin Haney AND Darrell Haney Jr _____

Name(s) of individual(s)



(Stamp)



Signature of notary public

My commission expires: _____

Loan Originator: Lance Orlob, NMLSR ID 44252
Loan Originator Organization: C & E Financial Group, Inc., NMLSR ID 287106
Loan Originator Organization: AmeriSave Mortgage Corporation, NMLSR ID 1168

Loan Number: 18573108

Date: May 12, 2022

Property Address: 14648 Midway Rd
Nampa, Idaho 83651

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 4 of Parkcrest Acres, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 33, records of Canyon County, Idaho.

A.P.N. # :

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: 88877

Date: 7/10/2026

Date Created: 7/10/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Erin Haney

Comments: CU2026-0026

Site Address: 14648 MIDWAY RD, Nampa ID / Parcel Number: 25302000 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)	CU2026-0026	\$1,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2026-0026	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2026-0026	\$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>
Credit Card	200867627	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00