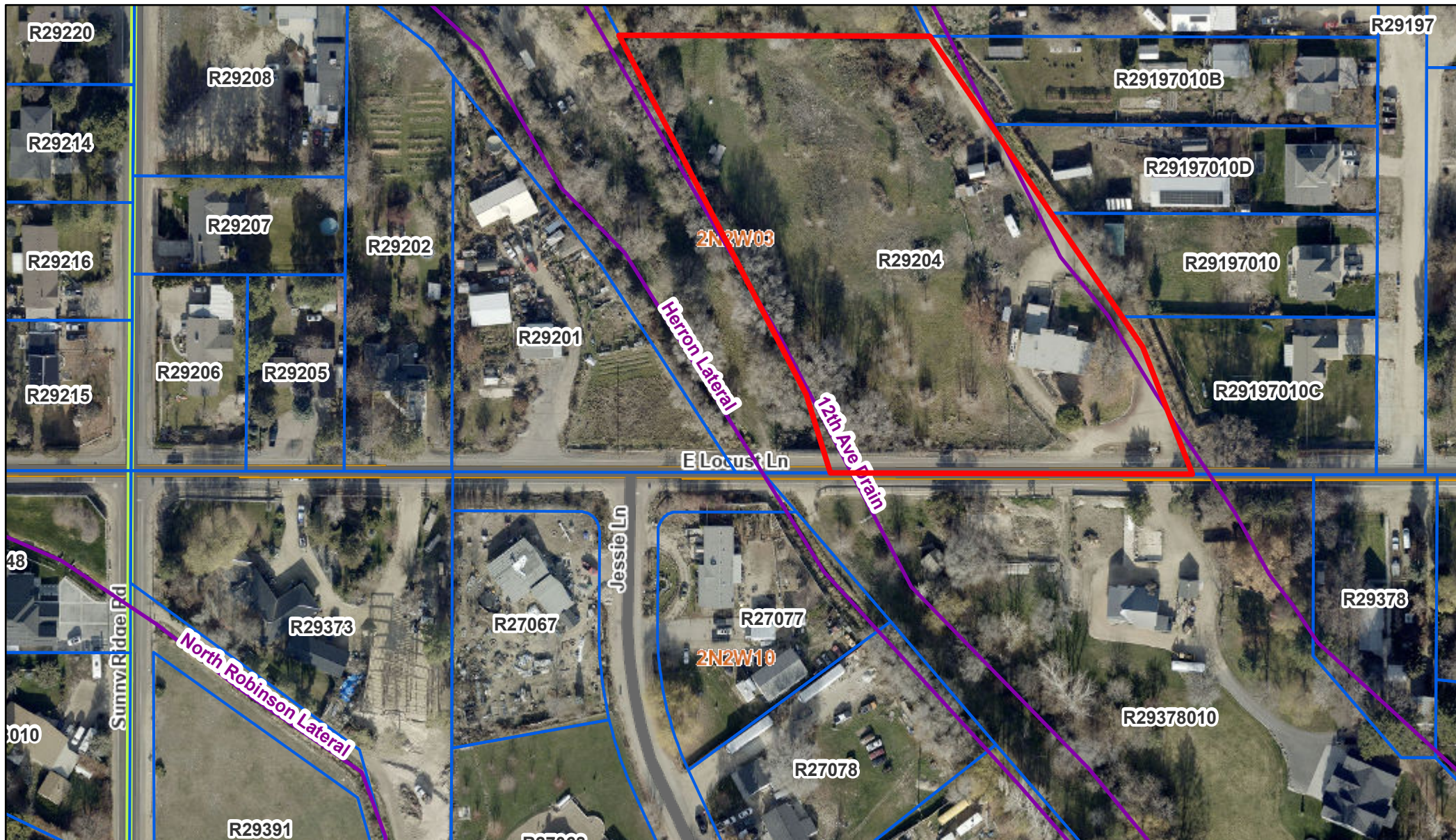
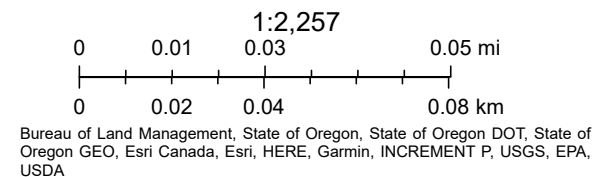


Canyon County, ID Web Map



4/30/2026, 4:27:43 PM

- ▬ Parcel Number Search_Query result
- ▬ Hydro_NHDFlowline
- ▬ Quarter Line
- ▬ CanyonCountyRoads
- ▬ Roads
- ▬ County Boundary
- ▬ Current Impact Area
- ▬ City Limits
- ▬ Sections
- ▬ Imagery_2025_2026
- ▬ Red: Band_1





VARIANCE >33%

PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Jared Fullmer</u>
	MAILING ADDRESS: <u>1012 E. Locust Ln Nampa, ID 83686</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: <u>4-30-26</u>	

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

SITE INFO	STREET ADDRESS: <u>1012 E Locust Ln Nampa, ID 83686</u>	
	PARCEL NUMBER: <u>292040000</u>	
	PARCEL SIZE: <u>3.58 acres</u>	
	FLOOD ZONE (YES/NO) <u>No</u>	ZONING DISTRICT: <u>R1</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>242026-0004</u>	DATE RECEIVED: <u>04/30/2026</u>
RECEIVED BY: <u>LO</u>	APPLICATION FEE: <u>\$1350.00</u> ☒ CK ☐ MO ☐ CC CASH

3141

950 variance
350 Notification
50 case mapping



VARIANCE >33% PUBLIC HEARING - CHECKLIST

Variance Over 33%: The commission shall consider all other applications for variances in accordance with the notice and hearing procedure of article 5 of this chapter **CCZO Section 07-08-01(3)**

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)		✓
Site Plan (see standards on next page)		✓
Proof of application/communication with (varies per application):		
Southwest District Health		✓
Irrigation District		✓
Fire District		✓
Highway District/ Idaho Transportation Dept.		✓
Area of City Impact (if applicable)		✓
Deed or evidence of property interest to the subject property		✓
Fee: Per Adopted Fee Schedule		\$1350
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.

REFERENCE: R22024-0004

RECEIVED
APR 30 2026
BY: LO

Letter of Intent

I am requesting to subdivide parcel number 29204000 0 into 3 separate lots that will be approximately 1.13, 1.18 and 1.26 acres. The newly created lots will be for my mother and daughter. The parcel is currently 3.58 acres with one single family residence.

I am requesting a variance to reduce the required distance from the corner of the house to the edge of the property line on the western boundary so the road can be brought up to code.

1. The property is located at 1012 E Locust Ln Nampa, ID 83686.

The Property was Recently approved for a Conditional Rezone that is:

a. Limited to no more than 3 lots that are a minimum of 1 acre.

This is a private driveway and the variance isn't expected to create any hardships for the community.

Requested by:

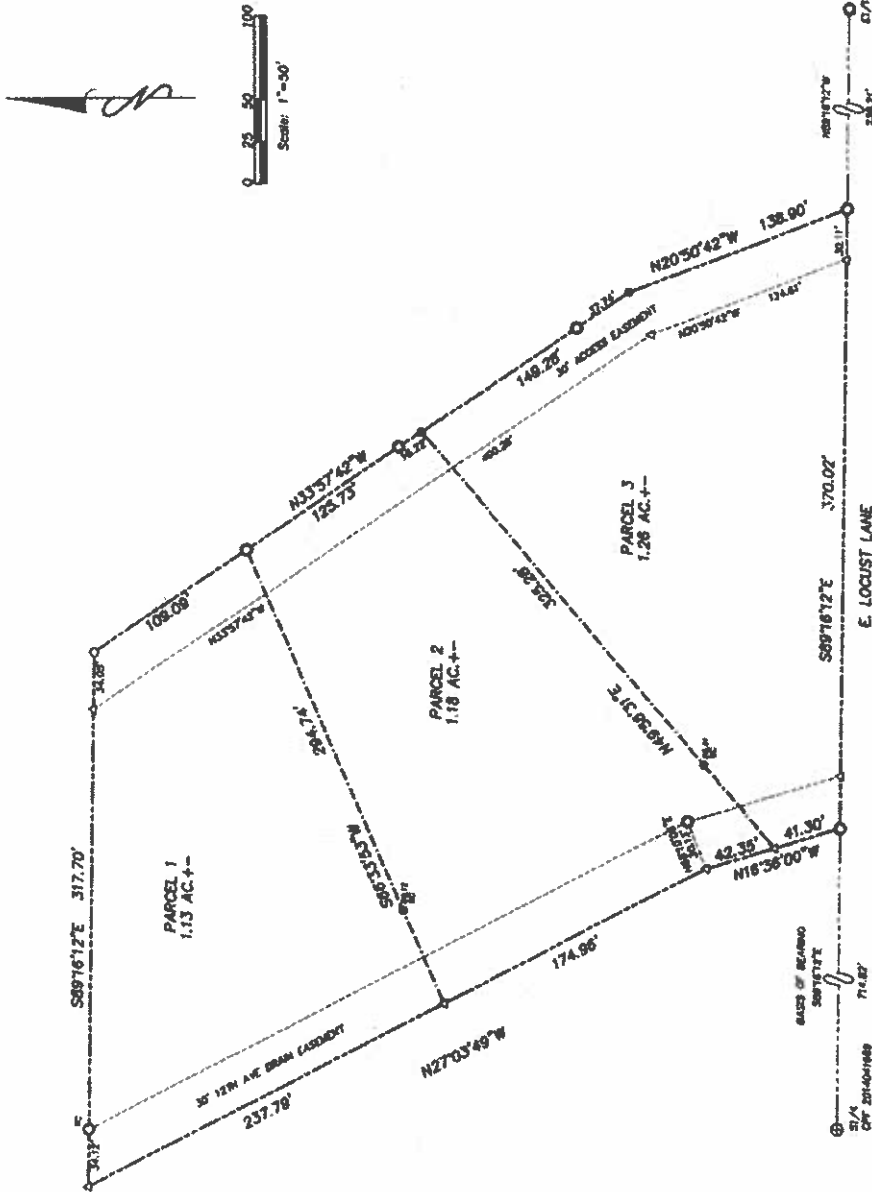
Jared Fullmer (owner)

Sent from my iPhone



- Rezoned R-1 = setback 30'
- proposing 30' easement for future priv Rd, needs setback waived to 10'.

RECORD OF SURVEY A PART OF THE SW1/4 SET/4, SECTION 3, T. 2 N., R. 2 W., B.M., CANYON COUNTY, IDAHO 2026



- LEGEND**
- BENCHMARK
 - CALCULATED POINT
 - FOUND ALUMINUM CAP MONUMENT
 - FOUND 1/2" IRON PIN
 - FOUND 5/8" IRON PIN
 - SET 1/2" x 24" IRON PIN
 - W/ PLASTIC CAP PLS 9366
 - WITNESS CORNER
 - DEED LINE
 - PARTITION LINE
 - SECTION LINE
 - EASEMENT LINE

CERTIFICATE OF SURVEYOR
I, Darin Holzhay, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this Record of Survey correctly represents a survey made by me or under my direct supervision in accordance with Idaho Code 31-2709, 1947 and accepted procedures of land surveying. I further certify that I have complied with Title 56, Chapter 16, Idaho Code.



Darin Holzhay

P.L.S. License No. 9366

NARRATIVE
ADMINISTRATIVE LOT DIVISION OF
DEED INST. No. 2019010296 INTO
THREE PARCELS AS SHOWN.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Percent
C1	42.21	24.00	68°27'13"	S70°14'50"E	38.32	26.98
C2	45.79	24.00	67°57'42"	S70°03'07"E	40.83	28.43
C3	21.71	24.00	67°23'17"	S69°07'00"E	20.69	12.07

RECORD DATA
ROS INST. No. 9713344
DEED INST. No. 2019010296

The recording of this Record of Survey does not enable the owners of the Parcels to convey ownership based solely on this map. A written conveyance must accompany such change in ownership. This Record of Survey does not serve as a legal description for the property shown on this map.

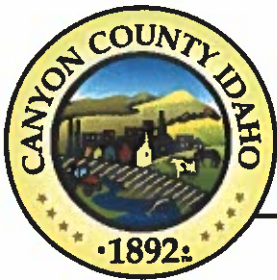
This drawing does not necessarily show all of the physical features of the property. Mason & Associates, Inc. assumes no liability for present or future compliance or non-compliance with governing jurisdictional restrictions pertaining to building permits, vehicle access permits or septic permits.

JARED FULLMER

INDEX NO. 894-02-02-02-00
SURVEY FOR:

JOB NO.	080726
DRAWN BY	DESIGNER
SCALE	1" = 60'
REV	Δ
DATE	09/13/2026
BY	09/13/2026
DATE	09/13/2026
BY	09/13/2026

Mason & Associates
Professional Engineer,
Land Surveyor
IDAHO REG. NO. 10000
2019



AGENCY ACKNOWLEDGMENT

Date: 4-13-26
Applicant: Sarah Fuller
Parcel Number: 292040000
Site Address: 1012 E. Locust Ln Nampa, ID 83686

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: 04/21/2026 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.

Date: 4/14/26 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for informal review.

Date: 4/14/26 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☒ Applicant submitted/met for informal review.

Date: 4-14-2026 Signed: [Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

☒ Applicant submitted/met for informal review.

Date: 4/14/2026 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 ISSUED

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: 1012 E. Locust Ln	Parcel Number: 292040000	
City: Nampa	State: ID	ZIP Code: 83686
Notices Mailed Date:	Number of Acres: 3.58	Current Zoning: R1
Description of the Request: Variance because there's not enough room from the corner of the house to the property boundary.		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jared Fullmer		
Company Name:		
Current address: 1012 E. Locust Ln		
City: Nampa	State: ID	ZIP Code: 83686
Phone:	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 4-14-26	MEETING LOCATION: 1012 E. Locust Ln Nampa, ID 83686	
MEETING START TIME: 11:00 am	MEETING END TIME: 11:25	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Audra Bryant		830 East Locust Ln
2. JoAnn Roozer		1116 E Locust Ln
3. Gene Roozer		1116 E Locust Ln
4. Neal Ward		1120 E. LOCUST LN.
5.		
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):

Jared Fullmer

APPLICANT/REPRESENTATIVE (Signature): Jared Fullmer

DATE: 4, 14, 26

Quitclaim Deed

For value received, **Megan M. McGowan**, an unmarried woman who acquired title as **Megan M. McGowan-Fullmer**

Does hereby convey, release, remise, and forever quit claim unto

Jared Fullmer, an unmarried man

whose current address is 1012 E. Locust Lane, Nampa, ID 83686,

the following described premises:

A portion of the Southwest quarter of the Southeast quarter of Section 3, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a found brass cap monument marking the Southwest corner of the Southwest quarter of the Southeast quarter, Section 3 from which the Southeast corner of the Southwest quarter of the Southeast quarter bears

South 89°50'23" East 1323.02 feet; thence

South 89°50'23" East 714.80 feet (formerly described as East 730 feet) along the Southerly boundary of said Southwest quarter of the Southeast quarter to the True Point of Beginning; thence continuing

South 89°50'23" East 370.02 feet (formerly described as East 350 feet) to a set railroad spike being 18.00 feet Westerly from the center line of the community ditch, said point also being the Southwest corner of Parcel E as shown on that certain Record of Survey Instrument No. 9513485, Canyon County records; thence leaving said Southerly boundary

North 21°24'53" West 138.90 feet along the Westerly boundary of said Record of Survey also being parallel with and 18.00 feet Westerly from said center line of the community ditch to a found half inch iron pin; thence

North 34°31'53" West 384.10 feet along said Westerly boundary and being parallel with and 18.00 feet Southwesterly from said center line of the community ditch to a found half inch iron pin; thence

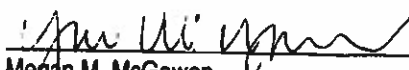
North 89°50'23" West 317.70 feet (formerly described as West 315 feet) parallel with and 444.99 feet Northerly from said Southerly boundary of the Southwest quarter of the Southeast quarter to a point on the center line of the 12th Avenue Drain; thence

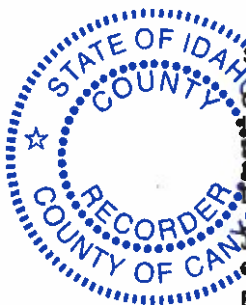
South 27°38'00" East 412.75 feet along said center line to a point; thence continuing along said center line

South 17°10'11" East 83.65 feet to the True Point of Beginning.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: 03/04/2019


Megan M. McGowan



State of Idaho

County of Canyon

I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.

DATED

04/30/2024

Jess Urresti, Clerk of the District Court
and Ex Officio Recorder

By

Deputy

2019-010296

RECORDED

03/14/2019 03:56 PM



00426248201900102960020027

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 DLSTEPHENS

\$15.00

DEED

JARED FULLMER

State of Idaho, County of Canyon, ss.

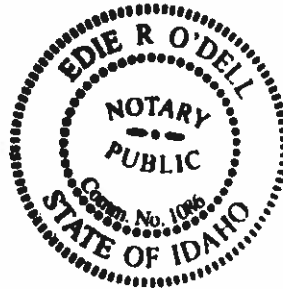
On this 5th day of March in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Megan M. McGowan known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Edie R. O'Dell, Notary Public

Residing at: _____

My Commission Expires: _____
(seal)

Residing in Nampa, Idaho
My Commission Expires 4/17/2021



01/350
paid
4-30

DEVELOPMENT SERVICES DEPARTMENT

PUBLIC HEARING APPLICATIONS

**May require entitlement research if not previously completed*

PLANNING

Conditional Use Permit (CUP)/Conditional Use Permit Modification	\$1200
Conditional Use Permit Gravel Extraction	\$2400
Comprehensive Plan Map Amendment	\$3200
Rezone (or Conditional Rezone)	\$1250
+ if >10 acres, \$ per acre	\$40
Development Agreement (DA) (*add to any Rezone with conditions; includes < 1 hour County legal time)	\$500
County Legal time < 1 hour	actual cost
Time Extension for CUP or Development Agreement	\$750
Variance Greater than ~~15%~~ 33%	\$950
Zoning Ordinance Text Amendment	\$4600
Comprehensive Plan Text Amendment	\$4600
Planned Unit Development	BOCC resolution required
Solar or Wind Farm Development	BOCC resolution required
Short Plat (No Improvements Required)	\$1000
+ Conformity Review with Development Agreement (if applicable)	\$125
Plat Vacation	\$600
Preliminary Plat	\$1550
+ per lot fee if >29 lots	\$20
+ Conformity Review with Development Agreement (if applicable)	\$250
Final Plat	\$700
+ per lot fee if >29 lots	\$20
+ Conformity Review with Development Agreement (if applicable)	\$125
Minor Replats or Amendments	\$500

ENGINEERING

Contract/External Engineering Services (per hour)	actual cost
Preliminary Plat	\$900
+ Per Lot	\$20
+ Area of City Impact Review (if applicable)	\$200
Final Plat	\$500
+ Per Lot	\$20
+ Area of City Impact Review (if applicable)	\$200
Short Plat & when no improvements are required	\$600
+ Per Lot	\$20
+ Area of City Impact Review (if applicable)	\$200
Plat Vacation	\$900
Plat re-review (per review, after 2)	\$600
Minor Replats and Amendments	\$400
Flood plain specialized engineering review (per hour)	\$175
Private Road Review	\$400
Hillside Review	\$325
Grading/Drainage Review	\$200.00 for no engineered drainage facility \$500 for 1 engineered drainage facility Additional drainage facilities > 1; \$115 per facility

DEVELOPMENT SERVICES DEPARTMENT



GENERAL SERVICES, APPLICATIONS, AND PERMITS

Property Specific Zoning Inquiry	\$75
Entitlement Status, per parcel (deposit only, additional surveyor & title report fees may apply)	\$150
Property Specific Consultation Meeting with Planner	\$50
County Surveyor, if required (per hour)	\$150
Completeness Review (per review, after 2)	\$75
Certificate of Zoning Compliance	\$100
Agricultural Exempt Permit	\$135
Flood Plain Development Permit (engineering fees may also apply)	\$150
Appeal to the Board of County Commissioners	\$750
Board of County Commissioners Remand to Planning and Zoning Commission	\$750
Agricultural Protection Area Designation	\$1400

NOTIFICATION

Administrative Level Cases Notification	\$100
Public Hearing Level Cases Notification (1 Hearing)	\$350
Public Hearing Level Cases Notification (2 Hearings)	\$600
Re notification (per hearing)	\$350

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

Case Mapping (Fee per case set)	\$50
Addressing	\$75
External Map Request (Per hour)	\$50

ADMINISTRATIVE LEVEL APPLICATIONS

**May require entitlement verification if not previously completed*

Type "A"	\$425
Assisted Care Facility	
Bed and Breakfast w/employees	
Day Care Facility	
Firewood Sales	
Home Business	
Quasi-Public Use	
Signs (when exceeding height/size requirement)	
Variance (33% or less)	
Property Boundary Adjustment	
Temporary Use Residence permit	
Frontage, Easement and/or Road Lot Reduction	
Road Name Change	
Type "B"	\$775
Administrative Land Division	
Relocation of Building Permit	
Non-viable Agricultural Division	
Simple Changes to a Recorded Plat	
Mineral Extraction (Short-Term)	
Private Road	
Public Service Agency Telecommunication Facilities exceeding 75'	
Utility Facility	
Winery/Brewery/Distillery	

DEVELOPMENT SERVICES DEPARTMENT

CODE ENFORCEMENT

Administrative Fee for Re-inspections (Per Inspection, After Two)	\$50
Administrative Fee for Filing of Certificate of Non Compliance	\$500
Administrative Fee for Contracted Abatements	\$750

PRINTED DOCUMENTS

Printed Comprehensive Plan	\$20
Printed Zoning Ordinance	\$20
Printing of Maps 18 X 24 (per page)	\$4
Printing of Maps 24 X36 (per page)	\$6

NOTES

1. *Fees are additive based on services provided and application type. A case may require multiple fees, including but not limited to, case specific entitlement verification, planning, engineering, notification, and GIS.*
2. *Fees will not be reduced based on number of applications submitted.*
3. *Fees do not include the following, when required, which the applicant is required to pay after costs are determined:*
 - a. *Bonding for Improvements*
 - b. *Actual expenses incurred for contracted engineering review and/or inspections (plat/plan review, improvement inspections, etc.)*
 - c. *County surveyor time*
 - d. *County legal time in excess of 1 hour, if case specific*
4. *Refund Policy: Up to 75% of unused fees will be refunded if requested within seven (7) days of application acceptance. No refunds will be given if request is after seven (7) days of application acceptance.*
5. *Fee Waivers: An applicant may request, in writing, a fee waiver in accordance with § 07-04-05 of the CCZO.*
6. *Applications requiring fees not specifically listed above will be calculated at the discretion of the Director based upon the most comparable fee established in this resolution.*

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: 88269

Date: 4/30/2026

Date Created: 4/30/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Sherrie Fullmer

Comments: ZV2026-0004

Site Address: 1012 E LOCUST LN, Nampa ID / Parcel Number: 29204000 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 - Variance Greater Than 35%	ZV2026-0004	\$950.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	ZV2026-0004	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	ZV2026-0004	\$50.00	\$0.00	\$0.00

Sub Total: \$1,350.00

Sales Tax: \$0.00

Total Charges: \$1,350.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	3141	\$1,350.00

Total Payments: \$1,350.00

ADJUSTMENTS

Receipt Balance: \$0.00