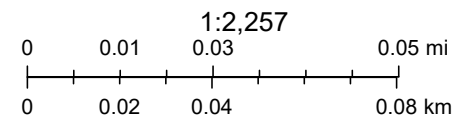


Canyon County, ID Web Map



9/8/2026, 2:41:49 PM

- | | | |
|--|---|--|
| Multiple Parcel Search _Query result | CC_PrivateRoads | Sections |
| CanyonCountyRoads | County Boundary | Imagery_2025_2026 |
| Hwy | Current Impact Area | Red: Band_1 |
| Roads | City Limits | Green: Band_2 |



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>Grigore Bistriceanu</u>
	MAILING ADDRESS: <u>110 E. Chavel Dr. Nampa ID 83686</u>
	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>5-14-26</u>	

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

SITE INFO	STREET ADDRESS: <u>5112 12th Ave S. Nampa 83686</u>	
	PARCEL NUMBER: <u>R29419010</u>	
	PARCEL SIZE: <u>1.69 acres</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>RR</u>	PROPOSED ZONING: <u>R2</u>
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT: <u>County</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CR2026-0016</u>	DATE RECEIVED:	<u>9/8/26</u>
RECEIVED BY:	<u>MG</u>	APPLICATION FEE:	<u>\$2400</u>
		CK MO CC CASH	☒

pd.



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	2400	
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 5-14-26

DSD Planner: _____ Date _____

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	

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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

Revised 3/29/23

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? there are currently 2 individual wells

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

☐ N/A – Explain why this is not applicable: they currently have their own individual septic tanks and share one drain field

3. **IRRIGATION WATER PROVIDED VIA:**

☐ Surface ☒ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

☐ Pressurized ☐ Gravity

5. **ACCESS:**

☐ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**

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

7. **FENCING** ☒ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

8. **STORMWATER:** ☐ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 2 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☒ Water supply source: well water

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

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

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

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

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

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

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES	
1. MAXIMUM NUMBER OF ANIMALS:	_____
2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?	☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____
3. HOW DO YOU PROPOSE TO MITIGATE NOISE?	☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars
4. ANIMAL WASTE DISPOSAL	☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System ☐ Other: _____

LETTER OF INTENT

Rezone Request from RR to R-2

Parcel No. R29419010

5112 12th Ave S & 110 E Chavel Dr

Nampa, Idaho 83686

To Whom It May Concern,

This Letter of Intent is submitted in support of the requested rezone of Parcel R29419010, located at 5112 12th Ave S and 110 E Chavel Dr, Nampa, Idaho 83686, from Rural Residential (RR) to R-2 zoning.

The subject property consists of approximately 1.67 acres and currently contains two existing single-family residences located on one legal parcel. The purpose of this application is to allow the property to be divided into two separate residential parcels so that each existing home may have its own legal lot.

1. Description of Proposed Use

The proposed use of the property is continued residential use through the creation of two separate residential lots, each containing one existing single-family residence. No additional homes or increased density are proposed.

2. Description of Existing Use

The property is currently used as residential property with two existing single-family homes located on one parcel under common ownership. The use of the property will remain exactly the same following approval of the rezone and lot split.

3. Expected Impacts and Traffic of Future Development

There will be no impact to traffic, infrastructure, or surrounding properties as part of this request. No new homes, additional density, or expanded development are being proposed. The property will remain exactly as it exists today, with the only change being the creation of two legal parcels for the two existing residences.

4. Consistency with the Comprehensive Plan and Zoning Criteria

The requested R-2 zoning is consistent with the residential character of the surrounding area and supports orderly residential development within the Nampa impact area. The request aligns the zoning designation with the existing residential use of the property and allows for a practical and appropriate division of the parcel.

The proposal supports responsible land use planning by creating two conforming residential lots for two already existing homes without changing the residential nature of the property.

5. Explanation of the Concept Plan

The submitted concept plan illustrates the proposed division of the existing 1.67-acre parcel into two separate residential lots. Each proposed lot will contain one existing residence and maintain appropriate access and layout consistent with applicable development standards.

6. Proposed Conditions of Approval

The applicant is open to reasonable conditions of approval as determined appropriate by Canyon County and reviewing agencies.

Thank you for your consideration of this application.

Sincerely,

Grigore Bistriceanu

110 E Chavel Dr

Nampa, ID 83686

[REDACTED]

[REDACTED]

NOTICE OF NEIGHBORHOOD MEETING

Pre-Application Requirement for a Public Hearing

Date: 05/26/2026

Dear Neighbor,

This notice is being sent to inform you of a proposed rezone application that will be submitted to Canyon County Development Services for the property located at 5112 12th Ave S and 110 E Chavel Dr, Nampa, Idaho 83686, Parcel No. R29419010.

As required by Canyon County prior to submission of a public hearing application, a Neighborhood Meeting will be held to provide nearby property owners with information regarding the proposal and an opportunity to ask questions.

Proposed Request

The property is approximately 1.67 acres and currently contains two existing single-family homes located on one legal parcel. The proposed request is to rezone the property from Rural Residential (RR) to R-2 in order to divide the existing parcel into two separate residential lots so that each existing home may have its own legal parcel.

No new homes, additional density, commercial uses, or expanded development are proposed as part of this request. The property will remain exactly as it exists today. The only proposed change is the legal division of the parcel for the two already existing residences.

Because no new development is being proposed, there will be no impact to traffic, infrastructure, utilities, surrounding properties, or neighborhood character.

Neighborhood Meeting Information

Date: 06/08/2026

Time: 2PM

Location: 110 E Chavel Dr Nampa ID 83686

This meeting is for informational purposes only and is not a public hearing before Canyon County. After the application is formally submitted, Canyon County will schedule an official public hearing and provide separate notice at that time.

Property Information

Parcel No.: R29419010

Addresses: 5112 12th Ave S & 110 E Chavel Dr
Nampa, ID 83686

Current Zoning: RR (Rural Residential)

Requested Zoning: R-2

If you have any questions regarding this proposal, please contact:

Grigore Bistriceanu

110 E Chavel Dr

Nampa, ID 83686

[REDACTED]

[REDACTED]

Sincerely,

Grigore Bistriceanu

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: 5112 12 th Ave S	Parcel Number: R 29419010
City: Nampa	State: ID ZIP Code: 83686
Notices Mailed Date: 5-26-2026	Number of Acres: 1.69 Current Zoning: RR
Description of the Request: proposed rezoning for lot split	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Grigore Bistriceanu	
Company Name:	
Current address: 110 E Chavel Dr	
City: Nampa	State: ID ZIP Code: 83686
Phone:	Cell: [REDACTED] Fax:
Email: [REDACTED]	

MEETING INFORMATION

DATE OF MEETING: 6/8/26	MEETING LOCATION: 110 E Chavel Dr Nampa ID
MEETING START TIME: 2pm	MEETING END TIME: 2:30pm

ATTENDEES: 0

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
---------------------	------------	----------

1.

2.

3.

4.

5.

6.

7.

8.

9.

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

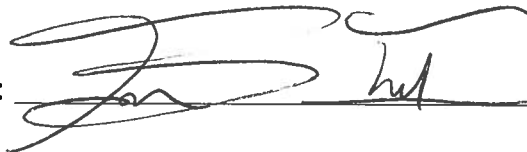
NEIGHBORHOOD MEETING CERTIFICATION:

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):

Grigore Bistriceanu

APPLICANT/REPRESENTATIVE (Signature):



DATE: 6 / 8 / 26



Greg Bistriceanu

Fw: Link to ITD application

Shona Tonkin <Shona.Tonkin@itd.idaho.gov>

To: Greg Bistriceanu

Wed, Sep 2, 2026 at 2:50 PM

Hi Greg,

This correspondence is to document ITD's understanding regarding the existing unpermitted approach onto 5112 12th Avenue in Nampa. ITD acknowledges that you have contacted the agency regarding the existing access and the requirement to obtain the appropriate permit. During our discussions, you agreed to submit an application for a permit for the existing approach. ITD further indicated its willingness to permit the existing access in its current configuration, subject to the applicable permitting requirements and approval process, as an existing, non-conforming access. This indication of willingness to permit the access does not constitute approval of the access or issuance of a permit. Final approval remains subject to ITD's review and compliance with all applicable requirements. If you have any questions regarding the permitting process or required documentation, please contact me.

Thank you,

Thank you,



Shona Tonkin

Permits Project Coordinator

District 3 Development Services

O: 208.334.8341 | C: 208.550.1425

Email: shona.tonkin@itd.idaho.gov

Website: itd.idaho.gov

The safety of the people should be the highest law.

From: Greg Bistriceanu

Sent: Wednesday, September 2, 2026 2:41 PM

To: Shona Tonkin <Shona.Tonkin@itd.idaho.gov>

Subject: Re: Fw: Link to ITD application



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 05/26/2026 Signed: _____

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

Fire District:

District: _____

☒ Applicant submitted/met for informal review.

Date: 5-11-26 Signed: _____

Mike Pugh *Should be allowed at least 20 ft entry*
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: Nampa

☒ Applicant submitted/met for informal review.

Date: 5-14-26 Signed: _____

Shannon Talbot *ITD & callie from HD said if entry*
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Boise-Kuna Irrigation District

☒ Applicant submitted/met for informal review.

Date: 9-2-2026 Signed: _____

Shana Kline *Secretary-Treasurer*
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

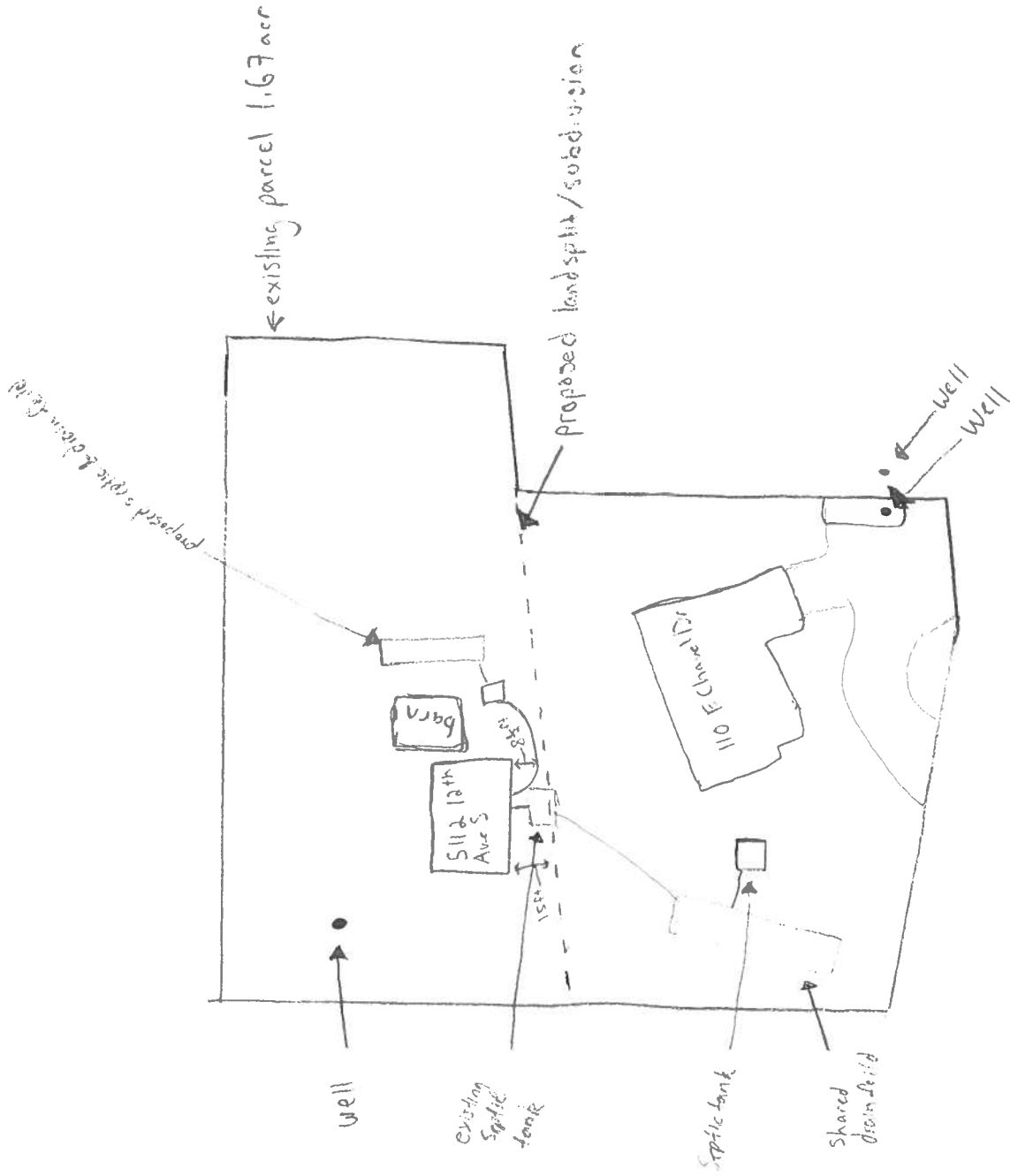
Area of City Impact

City: Nampa

☒ Applicant submitted/met for informal review.

Date: 5-11-26 Signed: _____

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





5680 E. Franklin Rd., Ste. 250
Nampa, ID 83687

**ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT**

File No. 817140 MK/JB

2022-044848

RECORDED

09/27/2022 04:11 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=3 ZBLAKESLEE \$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

QUITCLAIM DEED

For Value Received

George Bistriceanu and Niculina Bistriceanu, husband and wife and Grigore Bistriceanu, Grantor
do hereby convey, release, remise and forever quit claim unto
Grigore Bistriceanu and Elizabeth C. Bistriceanu, husband and wife and George Bistriceanu and Niculina
Bistriceanu, husband and wife, Grantee
whose address is 7615 Madden Drive Nampa, ID 83686

the following described premises, to-wit:

A parcel of land located in the West 1/2 of the Southwest 1/4 of Section 10, Township 2 North,
Range 2 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The West line of the Southwest 1/4 of the Southwest 1/4 of Section 10, Township 2 North, Range
2 West, Boise Meridian, derived from found monuments and taken as North 00°50'57" East with
the distance between monuments found to be 1322.81 feet.

BEGINNING at a point on the East Right-of-Way line of 12th Avenue in said Section 10,
Township 2 North, Range 2 West, Boise Meridian from which the South 1/16 Corner of said
Section 10 bears North 10°55'07" West a distance of 294.22 feet;

Thence along said East Right-of-Way line the following two (2) course:

North 00°50'55" East, a distance of 288.12 feet;

North 00°50'46" East, to a point on the South line of Crestview Heights Subdivision Recorded in
Book 35 at page 13 Instrument Number 200461453, Canyon County, a distance of 54.51 feet;

Thence along said South line, South 89°14'31" East, a distance of 251.93 feet;

Thence South 01°01'39" West, a distance of 60.21 feet;

Thence South 00°41'34" West, a distance of 49.48 feet;

Thence South 81°44'12" West, a distance of 62.11 feet;

Thence South 00°50'55" West, to a point on the South Easement line of Robinson Lateral, a distance of 233.76 feet;

Thence along said South Easement line the following two (2) courses

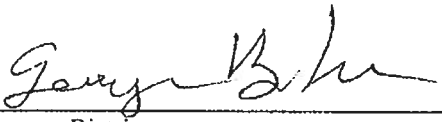
from a tangent which bears South 84°46'29" West, along curve to the right with a radius of 273.00 feet, and having a central angle of 10°32'17" an arc length of 50.21 feet with a chord bearing of North 89°57'22" West, and a chord distance of 50.14 feet;

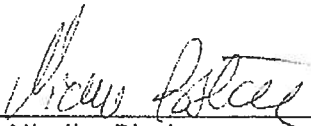
North 84°41'14" West, a distance of 140.84 feet to the POINT OF BEGINNING.

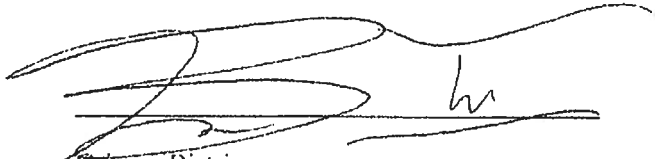
ALSO SHOWN as Parcel 1 on Record of Survey recorded October 1, 2020, as Instrument No. 2020-057322, records of Canyon County, Idaho.

together with their appurtenances.

Dated: September 27, 2022

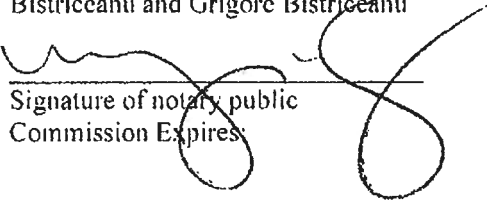

George Bistriceanu


Niculina Bistriceanu


Grigore Bistriceanu

State of ID, County of Canyon

This record was acknowledged before me on 9/27/22 by George Bistriceanu, Niculina Bistriceanu and Grigore Bistriceanu



Signature of notary public
Commission Expires:

Residing In: Nampa, Idaho
Commission Expires: 05/17/2028

MEGAN KING
COMMISSION #42153
NOTARY PUBLIC
STATE OF IDAHO



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: 89296

Date: 9/8/2026

Date Created: 9/8/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Grigore Bistriceanu

Comments: CR2026-0016

Site Address: 5112 12TH AVE S, Nampa ID 83686-0000 / Parcel Number: 29419010 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 - Notification - Public Hearing Level Cases (2 Hearings)	CR2026-0016	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CR2026-0016	\$50.00	\$0.00	\$0.00
Planning - Conditional Rezone	CR2026-0016	\$1,250.00	\$0.00	\$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2026-0016	\$500.00	\$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>
Cash		\$2,400.00

Total Payments: \$2,400.00

ADJUSTMENTS

Receipt Balance: \$0.00