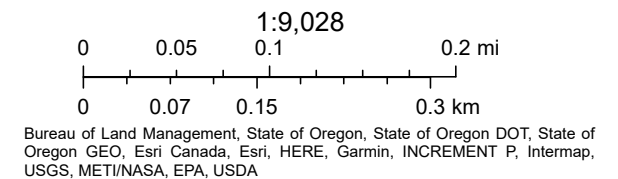
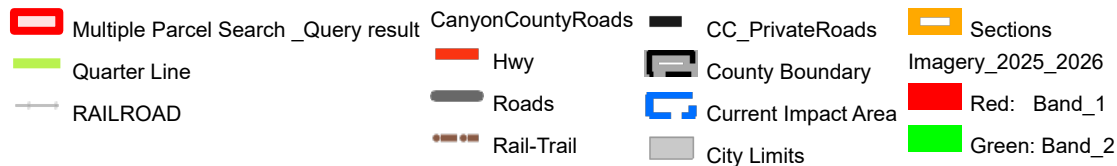


Canyon County, ID Web Map



5/26/2026, 2:31:40 PM





ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Jose Tapia</u>
	MAILING ADDRESS: <u>17733 Mink Rd. Caldwell, ID 83608</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: _____	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Silvestre Castaneda poa. for Jose Tapia</u>
	COMPANY NAME:
	MAILING ADDRESS: <u>119. 7th Ave - 8th 2, Nampa, ID 83681</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>17733 Mink Rd Caldwell ID 83608</u>	
	PARCEL NUMBER: <u>R3457800000</u>	
	PARCEL SIZE: <u>20.11 Acres</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☒ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>Agriculture</u>	PROPOSED ZONING: <u>Rural Residential</u>
	FLOOD ZONE (YES/NO) <u>(NO)</u>	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CR2026-0005</u>	DATE RECEIVED: <u>5/26/26</u>
RECEIVED BY: <u>[Signature]</u>	APPLICATION FEE: <u>2800.00</u> CK MO CC CASH



Applying for a Rural Residential
Conditional Rezone with
a restriction on
lot sizes.

RECEIVED
MAY 26 2026

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: _____ Date _____

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	

4/24/2026

Letter of intent

17733 Mink Rd
Caldwell, ID 83605

The intent is to divide 21.11 acres
Agricultural land into 3 parcels of approx. 6.7 acres
properties (3), for residential use, according
to Agriculture area ~~and~~ use.

NE Residents shall be of no less than
1500' for Agriculture-Residential use, according
to Canyon County Ordinance.

— This intention is to change or little
or possible the expansion of local
area looks and facilities

Ingen
Silvestre

Caulder

CASTANEDA, POA. FOR JUSE TAPIA

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? yes, 2 more

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: chain link Height: 5'

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 3 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: Rural fire Department

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: 5

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: Not Needed

Notice of Neighborhood Meeting
Pre-application requirement for a Public Hearing

Date 04/06/2026

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a Conditional Rezone [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: 4/20/2026
Time: 6 PM
Location: 17733 Mink Rd. Caldwell. ID 83608
Property description: R3457800000

The project is summarized below:

Site Location: 17733 - Mink Rd Caldwell ID 83608
Proposed access: 6-7 Acres each
Total acreage: 21 Acres
Proposed lots: 3 parcels or approx. 6-7 acres each

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,

Jose Lopez
Jose Lopez
119. 7th Ave. S #2.
Nampa, ID 83651
POA. PO Jose Lopez

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: 17733 Mink Rd	Parcel Number: R3457800000	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date: 04/6/2026	Number of Acres:	Current Zoning:
Description of the Request: Split 21-Acres - in 3 parcel of approx - 6-7-Acres each		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Silvestre Castaneda		
Company Name: MISSION MANOR Realty		
Current address: 1197th Ave-S. #2		
City: Nampa	State: ID	ZIP Code: 83651
Phone: [REDACTED]	Cell:	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 4/20/2026	MEETING LOCATION: 17733 Mink Rd - Caldwell	
MEETING START TIME: 6pm	MEETING END TIME: 7:20 pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Silvestre Castaneda	[Signature]	1197th Ave-S. Nampa ID-83651
2. Jose Tapia	[Signature]	17733 Mink Rd. Caldwell. 83607
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.

12.
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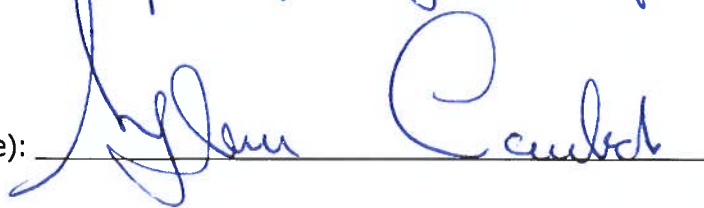
NEIGHBORHOOD MEETING CERTIFICATION:

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):

Silvestre Castaned POA for Jose Tapia.

APPLICANT/REPRESENTATIVE (Signature):



DATE: 04/20/2026

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R34579	BOWER GARY D	19152 CREMER TRAIL WAY	CALDWELL	ID	83607-9029
R34578010A	BROWN FAMILY FARMS	PO BOX 364	NOTUS	ID	83656
R34582010	DIAMOND S FARMS LLC	23460 STAFFORD RD	CALDWELL	ID	83607
R34584010A	FAHY KAREN	17785 MINK RD	CALDWELL	ID	83607
R34584010	JENSEN RICHARD W	17885 MINK RD	CALDWELL	ID	83607
R34584011	PAYNE PAMELA D	24295 FARMWAY RD	CALDWELL	ID	83607-8813
R34582	SKOGSBERG MIKE AND	23460 STAFFORD RD	CALDWELL	ID	83607
R34573	ST JEOR STANLEY G	409 COLUMBIA	COULEE D/WA		99116
R34578	TAPIA JOSE JESUS	23544 STAFFORD RD	CALDWELL	ID	83607



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 04/28/2014 Signed: _____

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

Fire District:

District: _____

☒ Applicant submitted/met for official review.

Date: 5/5/20 Signed: _____

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

Highway District:

District: _____

☒ Applicant submitted/met for official review.

Date: 5-7-20 Signed: _____

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

Any new approaches must meet ACCTO standards 330' spacing
Notus Parma Highway District #2

Irrigation District:

District: _____

☐ Applicant submitted/met for official review.

Date: 5/13/2020 Signed: _____

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

Area of City Impact:

City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff



May 1 2026

Silverstre Castaneda
119 7th Ave. S. Apt. 2
Nampa, ID 83651

RE: Jose Tapia Parcel Split – PROJECT 15-26

Black Canyon Irrigation District has reviewed the project application related to Parcel R3457800000 to split 21 acres into three parcels. We have no concerns with the proposed split, nor do we have any irrigation structures on the parcel. BCID requests the landowner or project manager contact our office to split the irrigation water on the property after approval from the county. Don't hesitate to contact me if you have any questions.

Thank-you.

Mike Meyers

A handwritten signature in blue ink, appearing to read 'Mike Meyers'.

Manager
Black Canyon Irrigation District
mikem@blackcanyonirrigationdistrict.com

Limited Power of Attorney

KNOWN TO ALL MEN BY THE PRESENTS: That Jose Tapia hereby makes, constitutes and appoints Silvestre Castaneda Delfin as his true and lawful attorney(s), for Him and in his name, place and stead for use and benefit: To sign and execute all documents in his name(s) Related to Zoning change and procedures to divide the property at 17733 Mink Rd. Caldwell Id. 83605 According to Canyon County Planning and Zoning ordinance. The goal is to divide this property into 3 properties of approximately 7 Acres each.

GIVING AND GRANTING unto him attorney(s) full power and authority to do and perform all and every act and thing whatsoever requisite, necessary, or appropriate to be done in and about all legal procedures in his name and place, with all purposes and intents as he might or could be personally present, hereby ratifying all that his attorney(s) shall lawfully do or cause to be done by virtue of these presents.

Dated: 3-20-2026--

JOSE TAPIA

County of Canyon

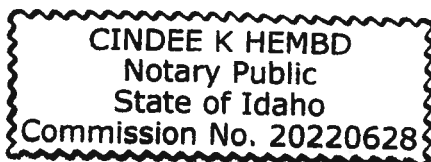
State of Idaho

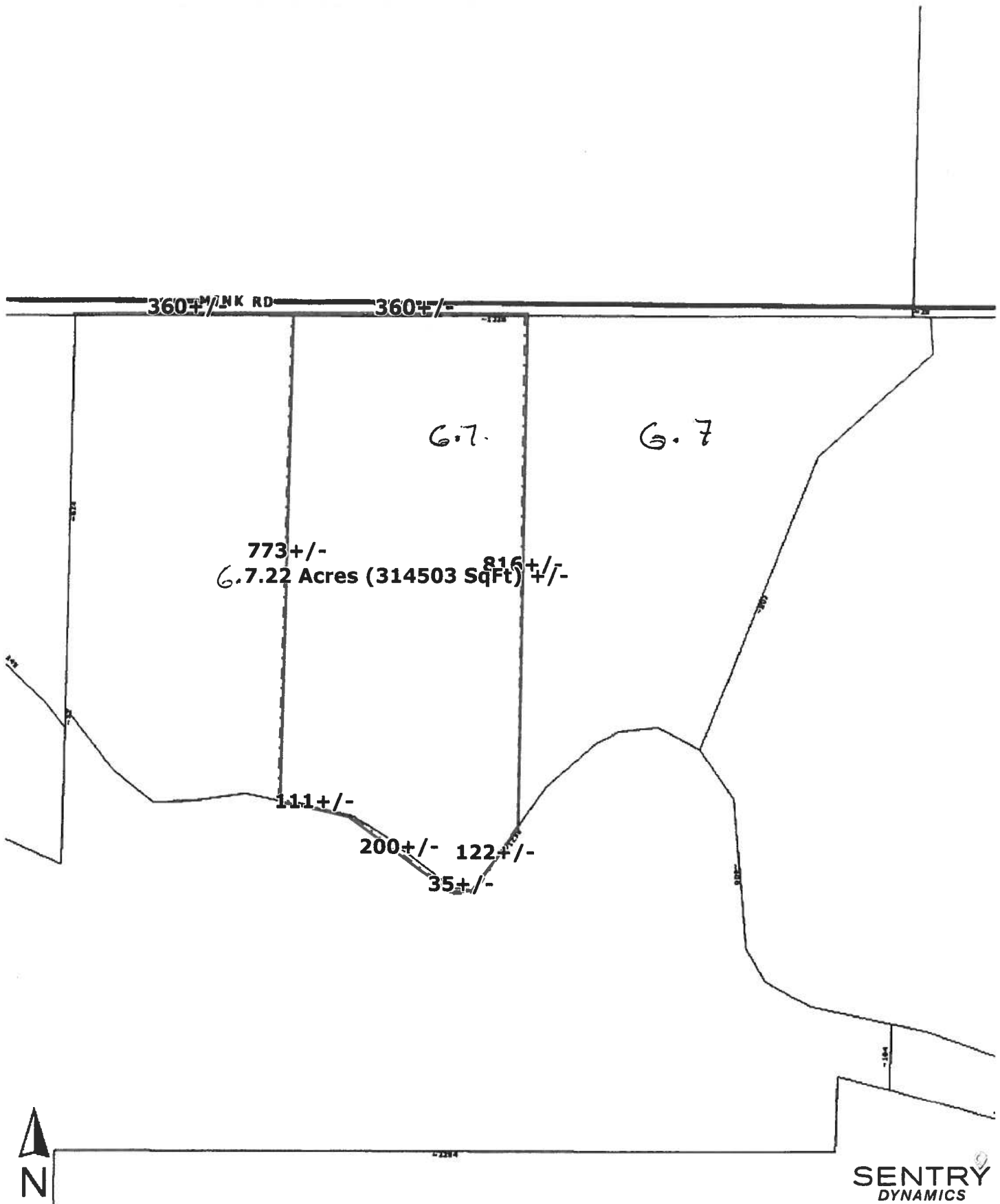
On this 20, March 2026

Appeared before me Jose Tapia (only), known or identified to me, to be the person(s) whose names are subscribed to the within instrument, and knowledge to me that they executed the attached document. (Power of Attorney)

IN WITNESS HEREOF, I have hereunto set my hand and affixed my official seal the day and year written above.

Cindee K Hembd Notary public _____ for the state of Idaho, residing in Caldwell, Id, my commission expires on 02-08-2028





PioneerTitleCo.
GOING BEYOND

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



610 S. Kimball Avenue
Caldwell, ID 83605

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

2026-001588
RECORDED
01/15/2026 02:07 PM

JESS URRESTI
CANYON COUNTY RECORDER
Pgs=3 JGOLDMAN \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 891129 VH/SL

WARRANTY DEED

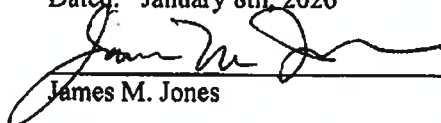
For Value Received James M. Jones and Deborah R. Jones, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

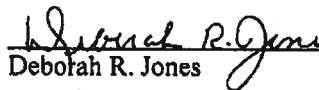
Jose Jesus Tapia, a married man as his sole and separate property
hereinafter referred to as Grantee, whose current address is 23544 Stafford Rd. Caldwell, ID 83607
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

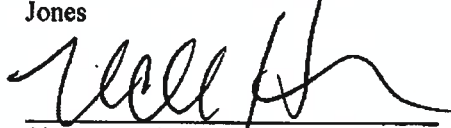
Dated: January 8th, 2026


James M. Jones


Deborah R. Jones

State of ID, County of Canyon

This record was acknowledged before me on January 9th, 2026 by James M. Jones and Deborah R. Jones


Signature of notary public
Commission Expires: _____

VICKI HUNSPERGER
COMMISSION #3113
NOTARY PUBLIC
STATE OF IDAHO

VICKI HUNSPERGER
COMMISSION #31135
NOTARY PUBLIC
STATE OF IDAHO

Residing in: Caldwell, ID
Commission Expires: 12/02/2028

EXHIBIT A

Parcel I

A portion of the Northeast Quarter of the Southwest Quarter of Section 6, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Northwest corner of said Northeast Quarter of the Southwest Quarter; thence

North 89° 35' 44" East along the North boundary of said Northeast Quarter of the Southwest Quarter a distance of 143.59 feet; thence

South 0° 32' 53" West a distance of 779.08 feet to a point on the North right of way for the Sebree Canal; thence traversing said right of way as follows:

North 52° 14' 09" West a distance of 83.79 feet;

North 37° 09' 38" West a distance of 129.51 feet to a point on the West boundary of said Northeast Quarter of the Southwest Quarter; thence

North 0° 45' 57" East along said West boundary a distance of 623.56 feet to the POINT OF BEGINNING.

Parcel II

A portion of the Northwest Quarter of the Southeast Quarter and of the Northeast Quarter of the Southwest Quarter of Section 6, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of said Northeast Quarter of the Southwest Quarter; thence

North 89° 35' 44" East along the North boundary of said Northeast Quarter of the Southwest Quarter a distance of 143.59 feet to the TRUE POINT OF BEGINNING; thence continuing

North 89° 35' 44" East along said North boundary a distance of 1,180.41 feet to the Northwest corner of said Northwest Quarter of the Southeast Quarter; thence

North 89° 35' 44" East along the North boundary of said Northwest Quarter of the Southeast Quarter a distance of 29.05 feet; thence

South 5° 07' 15" East a distance of 58.34 feet; thence

South 47° 19' 56" West a distance of 242.81 feet; thence

South 21° 26' 24" West a distance of 501.34 feet to a point on the Northerly right of way for the Sebree Canal; thence traversing said right of way as follows:

North 62° 31' 19" West a distance of 71.47 feet;

South 82° 48' 05" West a distance of 61.98 feet;

South 60° 44' 05" West a distance of 43.29 feet;

South 48° 24' 08" West a distance of 102.85 feet;

South 33° 57' 07" West a distance of 198.50 feet;

North 84° 21' 01" West a distance of 35.25 feet;

North 53° 30' 49" West a distance of 136.43 feet;

North 59° 41' 43" West a distance of 59.02 feet;

North 79° 12' 47" West a distance of 172.83 feet;

South 81° 04' 28" West a distance of 79.86 feet;

South 86° 45' 51" West a distance of 65.57 feet; thence leaving said right of way and bearing

North 0° 32' 53" East a distance of 779.08 feet to the TRUE POINT OF BEGINNING.

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: 88479

Date: 5/26/2026

Date Created: 5/26/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Silvester Castaneda dba Falcon Construction

Comments: CR2026-0005

Site Address: 17733 MINK RD, Caldwell ID / Parcel Number: 34578000 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	CR2026-0005	\$1,250.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CR2026-0005	\$50.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	CR2026-0005	\$600.00	\$0.00	\$0.00
Planning - Rezone - If Greater Than 10 Acres - (Cost Per Acre)	CR2026-0005	\$400.00	\$0.00	\$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2026-0005	\$500.00	\$0.00	\$0.00

Sub Total: \$2,800.00

Sales Tax: \$0.00

Total Charges: \$2,800.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	3416	\$2,800.00

Total Payments: \$2,800.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: lheidell

Page 1 of 1