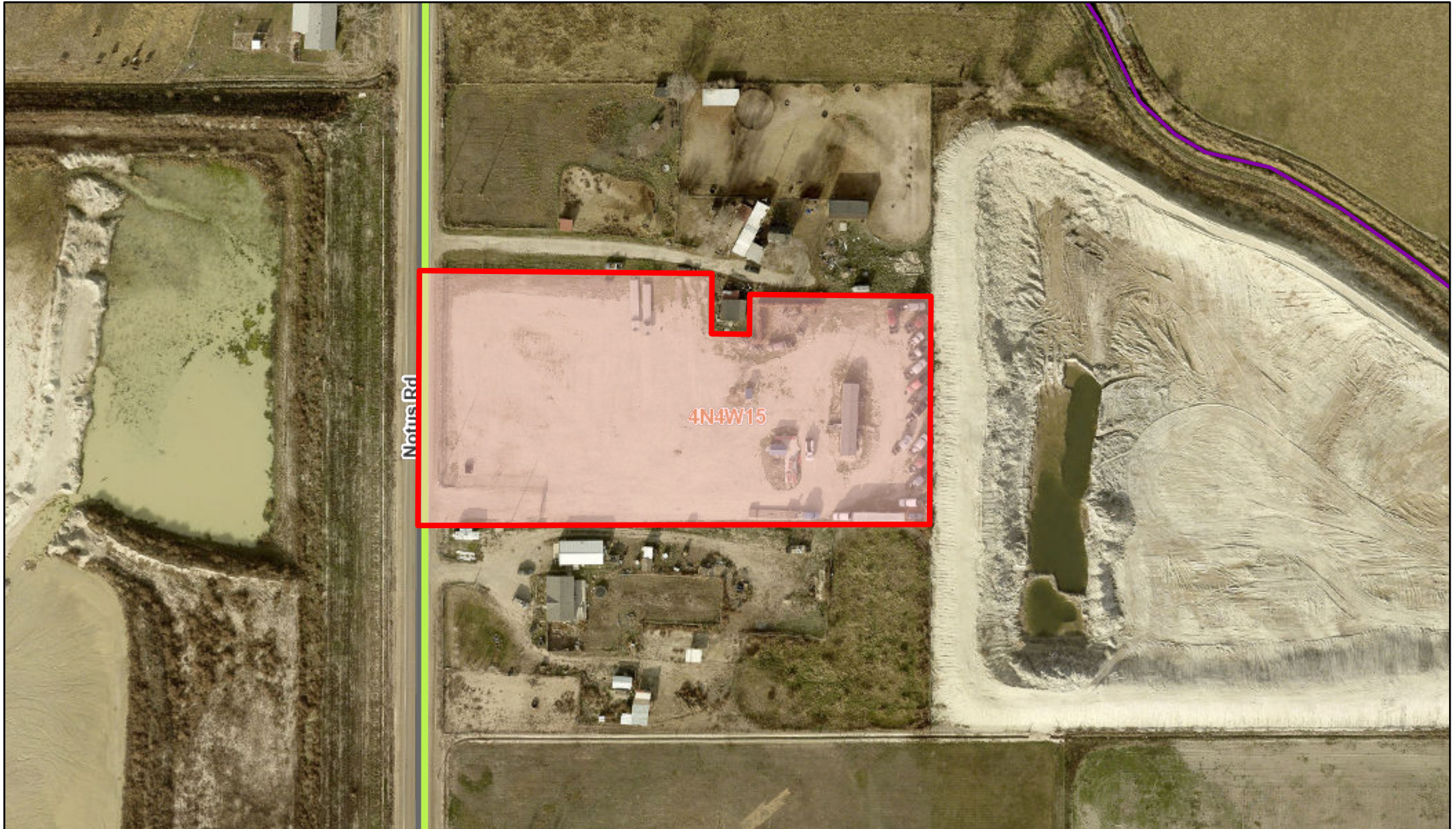
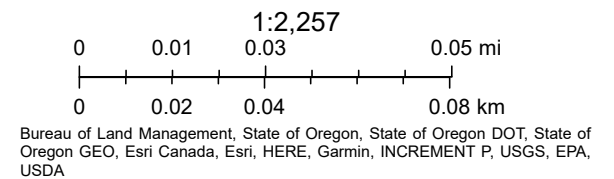


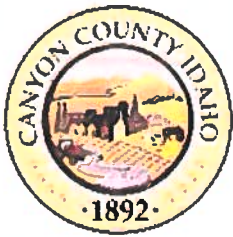
Canyon County, ID Web Map



6/22/2026, 3:42:59 PM

- | | | | | | |
|--|--------------------------------------|---|---------------------|---|-------------------|
|  | Multiple Parcel Search _Query result |  | CanyonCountyRoads |  | City Limits |
|  | Hydro_NHDFlowline |  | Roads |  | Sections |
|  | Quarter Line |  | County Boundary |  | Imagery_2025_2026 |
| | |  | Current Impact Area |  | Red: Band_1 |





ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

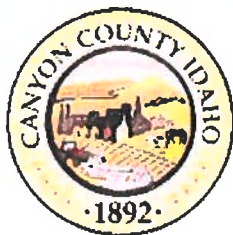
PROPERTY OWNER	OWNER NAME: Franco Pedro	
	MAILING ADDRESS: 21720 Notus RD, Greenleaf, ID, 83626	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. Signature: <u>[Signature]</u> Date: <u>5/26/2026</u>		

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

SITE INFO	STREET ADDRESS: 21720 Notus RD, Greenleaf, ID, 83626	
	PARCEL NUMBER: R36093011	
	PARCEL SIZE: 3acers	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Agriculture	PROPOSED ZONING: M1
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Ag to m1

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CR 2026-0008	DATE RECEIVED:	6/22/26
RECEIVED BY:	N.P.O.	APPLICATION FEE:	\$800
		CK MO CC CASH	



ZONING AMENDMENT PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

- ☐ Rezone
☐ Conditional Rezone with Development Agreement

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed.	F.P.	
Letter of Intent (see standards on next page)	F.Y.	
Land Use Worksheet	F.I.	
Neighborhood Meeting form was completed and signed	F.I.	
Completed Agency Acknowledgement form including:	F.I.	
Southwest District Health	F.I.	
Irrigation District		
Fire District	F.I.	
Highway District/Idaho Transportation Dept	F.P.	
Area of City Impact (If applicable)	F.I.	
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		

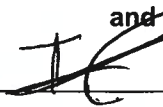
****Fees are non-refundable****

***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 6/15/26

DSD Planner: _____ Date _____

RESIDENTIAL USES**1. NUMBER OF LOTS REQUESTED:**

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

2. FIRE SUPPRESSION:

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES**1. SPECIFIC USE:** Truck parking with contractors shop**2. DAYS AND HOURS OF OPERATION:**

- ☐ Monday 9:00am to 6:00pm
☐ Tuesday 9:00am to 6:00pm
☒ Wednesday 9:00am to 6:00pm
☐ Thursday 9:00am to 6:00pm
☐ Friday 9:00am to 5:00pm
☐ Saturday Closed to Closed
☐ Sunday Closed to Closed

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 6 ☐ 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? 20

Is there is a loading or unloading area? Yes

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:**
☐ Pressurized ☐ Gravity

5. **ACCESS:**
☒ Frontage ☐ Easement Easement width _____ Inst. # _____

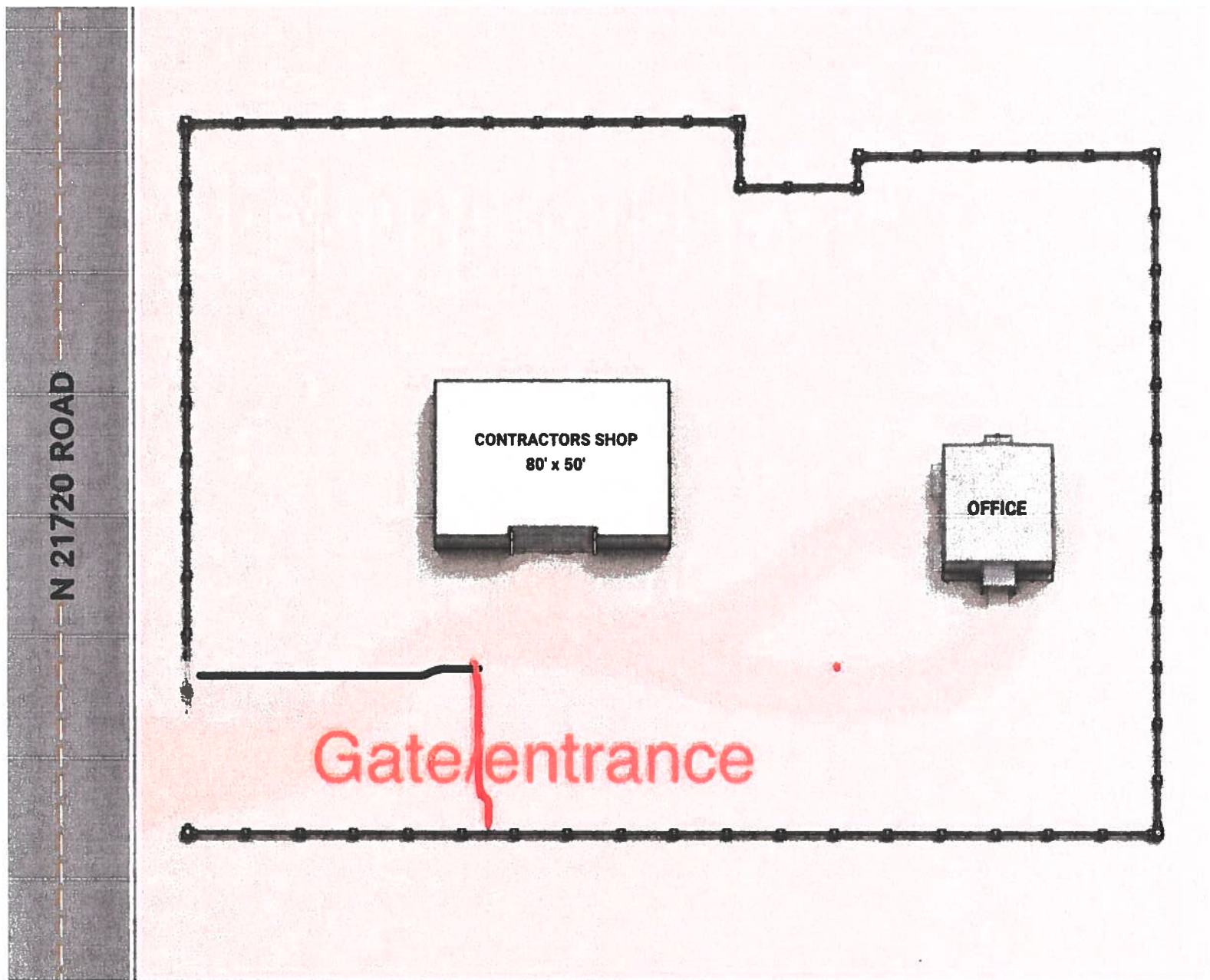
6. **INTERNAL ROADS:**
☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☒ Fencing will be provided (Please show location on site plan)
Type: Sight obscuring Height: 6ft

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)
None

21720 notus rd Greenleaf id 83651
Office with contractors shop
3.04 acres
Site obscuring fence
15 semi truck parking spots



R36093011 PARCEL INFORMATION REPORT

11/12/2025 2:41:22 PM

PARCEL NUMBER: R36093011

OWNER NAME: SARABIA FRANCO JAHDAI PEDRO

CO-OWNER: SANTOS FRANCO PEDRO

MAILING ADDRESS: 21720 NOTUS RD GREENLEAF ID 83626

SITE ADDRESS: 21720 NOTUS RD

TAX CODE: 1520000

TWP: 4N **RNG:** 4W **SEC:** 15 **QUARTER:** NE

ACRES: 3.04

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: DD6

ZONING DESCRIPTION: AG / AGRICULTURE

HIGHWAY DISTRICT: GOLDEN-GATE HWY #3

FIRE DISTRICT: CALDWELL RURAL FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139

IMPACT AREA: GREENLEAF

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AGRICULTURE

IRRIGATION DISTRICT: POOR BOY DITCH CO INC

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0216F

WETLAND: NOT In **WETLAND**

NITRATE PRIORITY: NO Nitrate Prio

FUNCTIONAL Classification: MINOR ARTERIAL

INSTRUMENT NO. : 2025021457

SCENIC BYWAY: NOT In **Scenic Byway**

LEGAL DESCRIPTION: 15-4N-4W NE TX 25008 IN NE

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS, POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

Letter of Intent

21720 Notus Rd
Greenleaf, ID 83651

5/26/2026

Franco Pedro

At 21720 Notus Rd in Greenleaf, Idaho, we intend to use it as a staging area/ semi truck parking for our own trucks and trailers with an office and contractors shop. We will have about 15 trucks and trailers, not all of them will be onsite at the same time as we run over the road . There is already a site-obscuring fence up front, and there is a house on site with a restroom that will be used as an office. The property has its own septic tank and a well for water and uses no city sewer or irrigation. Traffic patterns should not be affected due to minimal entry and exit. currently it is zoned as agricultural and applying to have it rezoned to m1. There will also be a 50 by 80 contractors shop that is currently in the works. The proposed rezone should not effect much as there is a gravel pit directly in front and behind 21720 notus rd greenleaf id and there is a lot of semi truck and gravel truck traffic that commutes through that road evrey day and we are not leaving and entering evrey day. Hour of operation will be 9am to 5pm monday through friday. There is a house currently on site which will be used as a office and there is a well on site with its own septic system. The concept is a area to park our trucks and trailers/ equipment and to have a contractors shop built.

Sincerely,

Franco Pedro

Emily Bunn

From: Franco Pedro <[REDACTED]>
Sent: Monday, August 24, 2026 11:00 AM
To: Emily Bunn
Subject: [External] Re: CR2026-0008

1. Yes, we would only be doing Transit or trucking terminal and/or service facility, and Warehousing, wholesaling and distribution facility
2. Yes, would I be able to restrict the rezone to include a caretaker's residence for the house that is onsite
3. Yes, we will be installing A. site obscuring fence and also B. downward facing lighting, and B. hours of operation would be Monday - Friday 9am - 5pm

On Mon, Aug 24, 2026 at 10:05 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

I am following up on my email below. I am hoping to get your case out for noticing soon, so if you could let me know the answers to the questions below, I would appreciate it.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Emily Bunn
Sent: Monday, July 27, 2026 9:44 AM
To: [REDACTED]
Subject: CR2026-0008

Hello,

I am the planner assigned to your conditional rezone case – CR2026-0008.

I have reviewed your application and have a couple of questions:

1. The conditional rezone criteria allows conditions to be placed on the property to mitigate effects of the area. Are you open to restricting the uses on site that are applicable to your business or ones you foresee occurring on site? For example: it appears the uses you want on site are transit or trucking terminal/and or service facility and a warehousing, wholesaling and distribution facility. If you only wanted these uses to be allowed on site, then a condition could be proposed to restrict the conditional rezone to only those uses to mitigate the effects to the area.
 - a. You can review all of the uses allowed in the Light Industrial zone here in case there are uses you wanted to restrict: https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-3051
2. I understand the residence on site is planned to be used as an office. Are you planning on leaving it as residence or are you wanting to fully convert it to a commercial structure? The reason I ask is because if you want to leave it is a residence, I would suggest also restricting the rezone to include a caretaker's residence as well.
3. Other conditions I would suggest being open to are:
 - a. Site-obscuring fencing
 - b. Hours of operation
 - c. Downward facing lighting

Let me know your thoughts and once we get some conditions nailed down, I can send out the initial agency notice.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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AGENCY ACKNOWLEDGMENT

12:31

80



agency acknowledgement form
signature request for 21720
norus rd greenleaf idaho



me May 28
to poorboyditchco ^



From FNS Freight fnsfreightllc@gmail.com
To poorboyditchco@gmail.com
Date May 28, 2026 at 11:37 AM

Hello, I was looking to see if we could come in to get an agency acknowledgement form signature for a pre-permit application for 21720 Notus Rd, Green Leaf, Idaho. Or if there would be a good time to come in, I have attached the form below with a letter of intent and rough site plan any questions, feel free to reach out.(Franco 208-807-6324) Thanks, 5/28/26

FNS FREIGHTS LLC-Nampa, ID
Franco Pedro -Operations Manager
Office 208.297.3472

MC-1059524



← Reply

→ Forward



12:31

80



OFFICE 208.297.3412

MC-1059524

Agency.Acknowledgement.Form...

PDF



me Jun 5
to poorboyditchco ^



From FNS Freight [REDACTED]
To poorboyditchco@gmail.com
Date Jun 5, 2026 at 12:11PM

Was following up on this for a acknowledgement
form signature to see if there was any update
thanks

FNS Freights LLC
Nampa ID
MC-1059524
DOT-3326888
[REDACTED]

0 0 0

Reply

Forward



Notice of Neighborhood Meeting: Pre-application requirement for a
Public Hearing Date (6/15/26) 9:00AM
For 21720 Notus Rd, Green Leaf, Idaho 83626

Dear Neighbor, We are in the process of presenting an application to Canyon County Development Services for a rezone from agricultural to a conditional M1 light industrial 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: Monday, June 15 at 9:00 am at 21720 Notus Road, Greenleaf, Idaho 83626. The project is summarized below: 15 semi-truck parking spots for our trucks and a contractor's shop; trucks will not be going in and out every day as they are long haul and are mainly based over the road. 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 [REDACTED]

Sincerely, Franco Pedro

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: 21720 Notus RD,	Parcel Number:	
City: Greenleaf	State: Id	ZIP Code: 83626
Notices Mailed Date:	Number of Acres: 3	Current Zoning: Ag
Description of the Request: Conditional rezone from ag to m1		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Franco pedro		
Company Name: Fns		
Current address: 21720 notus rd		
City: Greenleaf	State: Idaho	ZIP Code: 83626
Phone: [REDACTED]	Cell: [REDACTED]	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 6/15/21	MEETING LOCATION: 21720 Notus Rd Greenleaf ID	
MEETING START TIME: 9:00	MEETING END TIME: 9:45	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE: [Signature]	ADDRESS:
1. Nobody showed up		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

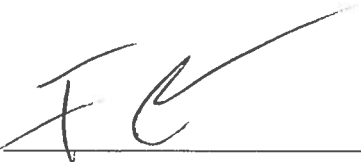
10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

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):

FRANCA PEDRO

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 6, 15, 20

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: 88692

Date: 6/22/2026

Date Created: 6/22/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Franco Pedro Santos

Comments: CR2026-0008

Site Address: 21720 NOTUS RD, Greenleaf ID 83626 / Parcel Number: 36093011 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Administration - Miscellaneous	CR2026-0008	\$800.00	\$0.00	\$0.00

Sub Total: \$800.00

Sales Tax: \$0.00

Total Charges: \$800.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	193	\$800.00

Total Payments: \$800.00

ADJUSTMENTS

Receipt Balance: \$0.00