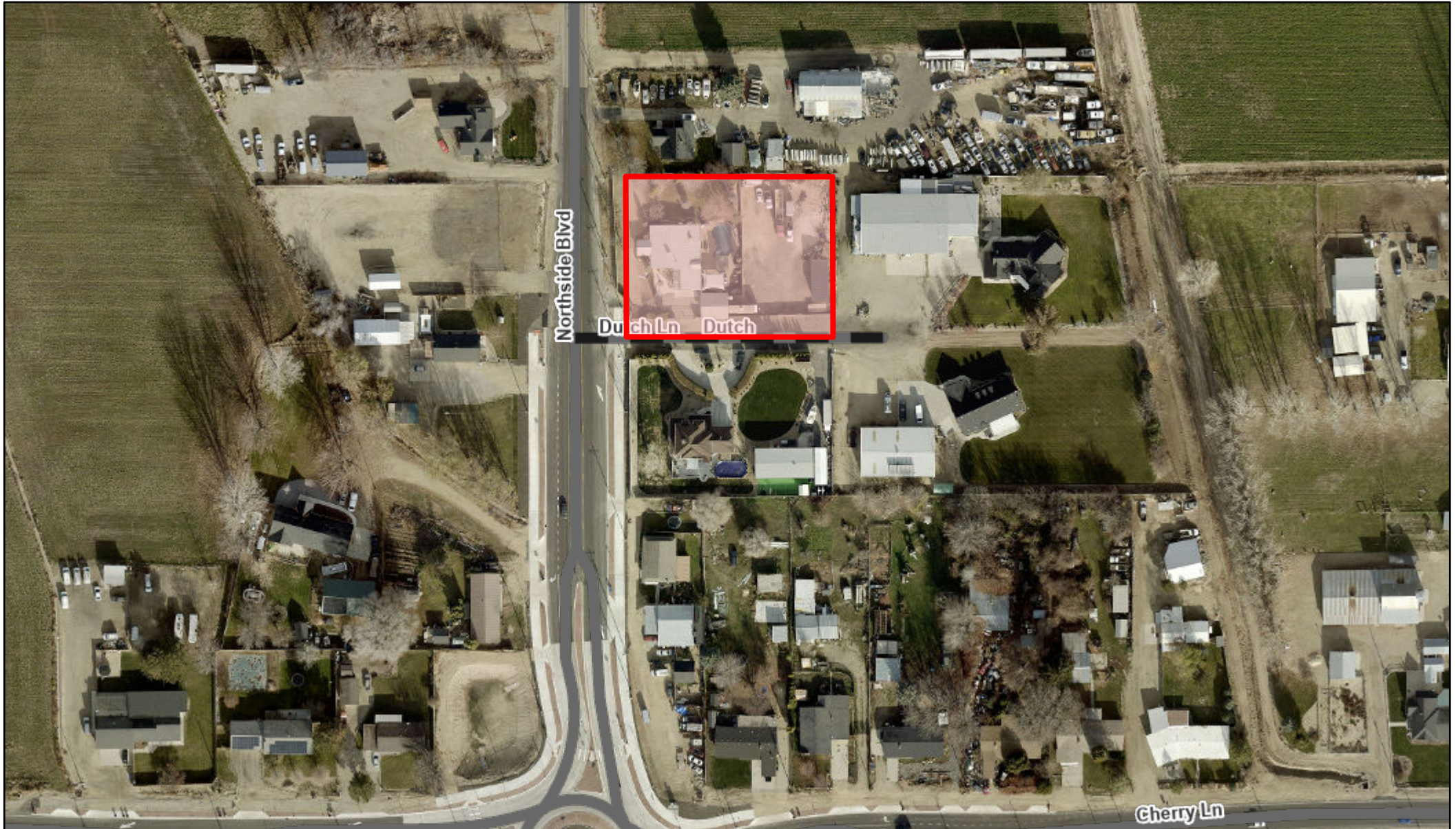
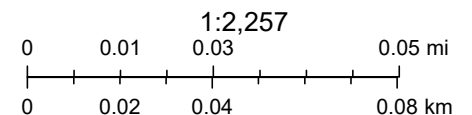


Canyon County, ID Web Map



4/2/2026, 4:17:40 PM

-  Multiple Parcel Search _Query result
-  CC_PrivateRoads
-  Green: Band_2
-  Roads
-  Red: Band_1
-  Blue: Band_3
-  Imagery_2025_2026



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

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: <u>Manuel Ortiz Baeza</u>
	MAILING ADDRESS: <u>17122 Northside Blvd Nampa Id 83687</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 owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Manuel Ortiz Date: 3-6-26

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: <u>17122 Northside Blvd Nampa Id 83687</u>
	PARCEL #: <u>R308200000</u> LOT SIZE/AREA: <u>.81 acres</u>
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: TOWNSHIP: RANGE:
	ZONING DISTRICT: <u>Exc</u> FLOODZONE (YES/NO): <u>No</u>

HEARING LEVEL APPS	☒ CONDITIONAL USE	☐ COMP PLAN AMENDMENT	☐ CONDITIONAL REZONE
	☐ ZONING AMENDMENT (REZONE)	☐ DEV. AGREEMENT MODIFICATION	☐ VARIANCE > 33%
	☐ MINOR REPLAT	☐ VACATION	☐ APPEAL
	☐ SHORT PLAT SUBDIVISION	☐ PRELIMINARY PLAT SUBDIVISION	☐ FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	☐ ADMINISTRATIVE LAND DIVISION	☐ EASEMENT REDUCTION	☐ SIGN PERMIT
	☐ PROPERTY BOUNDARY ADJUSTMENT	☐ HOME BUSINESS	☐ VARIANCE 33% >
	☐ PRIVATE ROAD NAME	☐ TEMPORARY USE	☐ DAY CARE
	☒ OTHER <u>staging</u>		

CASE NUMBER: <u>CU 2026-0011</u>	DATE RECEIVED: <u>4/2/26</u>
RECEIVED BY: <u>N. Olachea</u>	APPLICATION FEE: <u>\$1600</u> ☒ MO ☐ CC ☐ CASH

#0503

Revised 1/3/21



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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)	✓	
Operation Plan (see standards on next page)	✓	
Land Use Worksheet	✓	
Neighborhood Meeting sheet/letter completed and signed	✓	
Proof of application/communication with the following agencies:		
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 (CUP Modification) - Per Adopted Fee Schedule		
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☐ Contractor Shop
- ☐ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☐ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

***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.

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



LAND USE WORKSHEET

Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

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: Cedar Picket Height: 6 ft.

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 _____ ☐ 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: Park vehicles used for landscape business Staging

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? 2 ☒ 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: 12

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

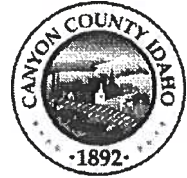
☐ Other: AV

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: 17122 Northside Blvd	Parcel Number: R3082000000
City: Nampa ID	State: ID ZIP Code: 83687
Notices Mailed Date:	Number of Acres: .81 Current Zoning: Encl
Description of the Request: Notice of Neighborhood meeting	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Manuel Ortiz		
Company Name:		
Current address: 17122 Northside Blvd		
City: Nampa	State: ID	ZIP Code: 83687
Phone:	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 02/14/2026	MEETING LOCATION: Dutch Ln- 17122 Northside Blvd
MEETING START TIME: 2:00 pm	MEETING END TIME:

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Don Cole	[Signature]	17085 Northside Blvd Nampa
2. Elwin Hightower	[Signature]	8562 Dutch Ln Nampa
3. RYAN STANLEY	[Signature]	8959 DUTCH LANE, NAMPA
4. Nick Boyra	[Signature]	17136 North side Blvd
5. Lore Bishop	[Signature]	8955 Dutch Ln NAMPA
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):

APPLICANT/REPRESENTATIVE (Signature): Maniel Ortiz

DATE: 3 / 6 / 26

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

Date January 30, 2026

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (or variance, zoning ordinance map amendment, expansion or extension of nonconforming use, ect) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details as follows:

Date: Saturday, February 14, 2026

Time: 2:00 pm

Meeting Location: Dutch Lane – 17122 Northside Blvd, Nampa ID 83687

Property Description: 17122 Northside Blvd Nampa Idaho

The project is summarized below:

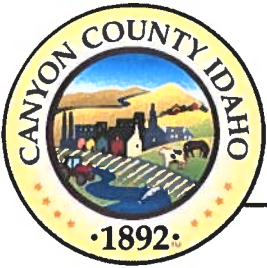
Site Location: 17122 Northside Blvd Nampa Idaho - Application Conditional Use Permit

We look forward to the neighborhood meeting and encourage you to attend. At that time we will try to answer any questions you may have.

Please do **not** call Canyon County Development Services regarding this meeting. This is a **PRE-APPLICATION** requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at [REDACTED]

Respectfully,
Manuel Ortiz Baeza



AGENCY ACKNOWLEDGMENT

Date:

Applicant: Manuel Ortiz Baeza

Parcel Number: R3082000000

Site Address: 17122 Northside Blvd Nampa Id 83687

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 03/30/2026 Signed:

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

Fire District:

☒ Applicant submitted/met for official review.

Date: 4/1/26 Signed:

District: Nampa Fire District
Juliana L
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☐ Applicant submitted/met for official review.

Date: 04/01/26 Signed:

District: Nampa Highway District No 1
unofficial
Don
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☐ Applicant submitted/met for official review.

Date: 4/2/26 Signed:

District: Pioneer Irrigation District
Megan McGuire
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

☒ Applicant submitted/met for official review.

Date: 4/1/26 Signed:

City: Nampa
Kristi Watkins
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



Property Address: 17122 Northside Blvd, Nampa



Canyon County Parcel Information

Property Information

Parcel ID #: R3082000000
Property Address: 17122 Northside Blvd Nampa, ID 83687
Property Type: Residential

Owner Information

Owner Name: Baeza, Manuel Ortiz
Mailing Address: 17122 Northside Blvd Nampa, ID 83687

Assessor Information

Abbreviated Legal: 03-3N-2W SW TX 02297 IN S 1/2 SWSW LS ROW
Plat / Subdivision:
Lot/Block: /
Twtn/Rng/Sec: 03N/02W/03
Acres: 0.81
Irrigation District: Pioneer Irrigation District
Zoning: Enc
Zoning Description: Enclaved
School District: Vallivue

Tax Information

Year: 2025	Tax: \$2,941.80
Year: 2024	Tax: \$2,887.28
Year: 2023	Tax: \$3,001.41
Levy Code 2025:	061-00
Levy Rate 2025:	0.005062471

Assessment Information

Year	Description	Acres	Value
2025	Land Value	0.81	\$191,200.00
2025	Improvement Value		\$389,900.00
Totals:		0.81	\$581,100.00
Homeowner's Exemption:			\$0.00

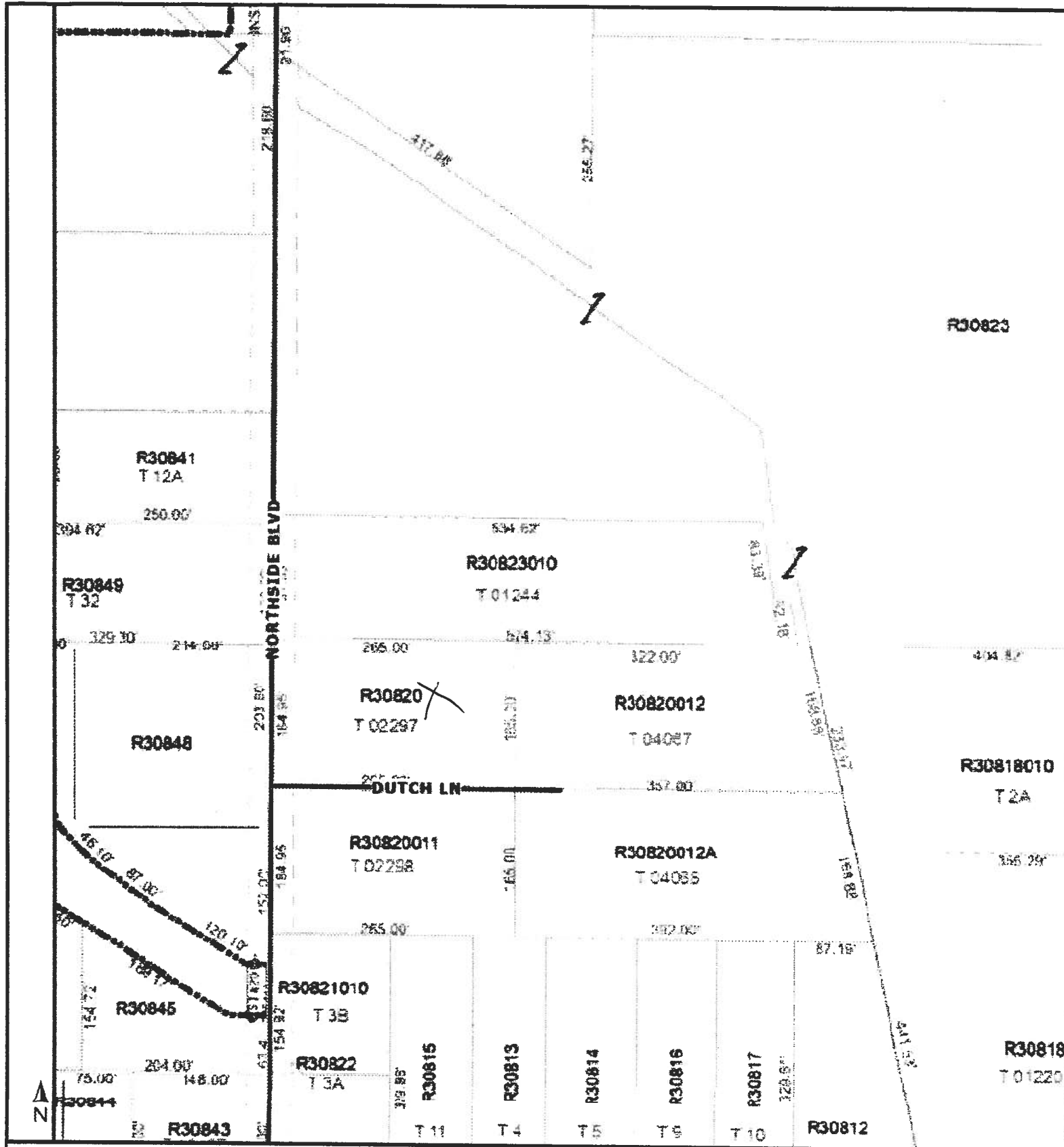
Land Information

Residential Acres: 0.81

Residential Characteristics

Walk Score[®]: 2	Bike Score[®]: 27		
Main Floor Sq Ft: 1342	Deck Sq Ft: 0	Garage Sq Ft: 484	Year Built: 1957
Lower Floor Sq Ft: 1342	Porch Sq Ft: 1136	Carport Sq Ft: 0	AC: Y
Upper Floor Sq Ft: 0	Patio Sq Ft: 0	Bedrooms: 3	
Attic Fin. Sq Ft: 0	Attic Unf. Sq Ft: 0	Bathrooms: 3	
Bsmnt Fin. Sq Ft: 0	Bsmnt Unf. Sq Ft: 448	Fireplace: 1	
Total Sq Ft: 1342	Total Unfinished: 448	Pool: Y	

This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.



TitleOne
a title & escrow co.

ParcelID: R3082301000

17136 Northside Blvd, Nampa ID 83687

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.

LETTER OF INTENT

17122 Northside Blvd Nampa ID 83687

March 6, 2026

Conditional Use permit requested for 17122 Northside Blvd Nampa ID for staging purposes to park landscape trucks & equipment on property.

Attached is the printed aerial view with markings to demonstrate parking area on property.

Characteristics of the parcel is .81 acres with private access from Dutch Lane and plenty of room to park vehicles that are used for landscape business.

No other properties are impacted by parking vehicles on parcel.

Manuel Ortiz Baeza

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: 88012

Date: 4/2/2026

Date Created: 4/2/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Evergreen Landscape & Construction LLC

Comments: CU2026-0011

Site Address: 17122 NORTHSIDE BLVD, Nampa ID / Parcel Number: 30820000 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)	CU2026-0011	\$1,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2026-0011	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2026-0011	\$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>
Check	0503	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00



Dutch Ln

Dutch Ln

Dutch Ln

Google Maps

East Lateral

East Lateral

17136

8962