



## PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission  
Meeting of 09 FEBRUARY 2016

### PUBLIC HEARING ITEM NO. 2 STAFF REPORT

**Analyst:** Robert Hobbs

**Applicant(s):**

Mike Mussell as Applicant and representative on behalf of Ruben's Auto Body, Owyhee Sheet Metal and in the interest of the Old Nampa Library

**File(s):** REZ 2121-16 & CUP 2122-16

**Requested Action Approval(s)**

**/Recommendation(s)/and Property Location(s):**

1. **Rezone from DH (Downtown Historic) Zone to DV (Downtown Village)**

*[Recommendation required]*; and,

2. **Conditional Use Permit** *[Decision required]*

**In Order To:**

[per application] "allow Auto Body Repair [and alignment], an [off-site] Storage building, and, Off-Street Parking for the Old Nampa Library Building "

**Pertaining to:**

A certain assembly of lots and/or parcels addressed as 8 10<sup>th</sup> Avenue South, 16 10<sup>th</sup> Avenue South, 1012 1<sup>st</sup> Street South, and, 1014 1<sup>st</sup> Street South (comprising a .962 acre or 41,905 sq. ft. portion of the SE ¼ of Section 22, T3N, R2W) – hereinafter, collectively, the "Property"...

**History:** In 2005 the City approved rezoning of various properties stretching, generally, from Yale/Northside Boulevard to mid block between 16<sup>th</sup> and 17<sup>th</sup> Avenues South and from Front to 4<sup>th</sup> Street South into three new sub-districts (Downtown Business [DB], Downtown Village [DV] and Downtown Historic [DH]) to define and form a new "Downtown". (The DH Zone corresponds to the old Central Business District (CB), the heart of the City's center.) Since that time, one effort in 2014 to rezone land from DV to DH along 11<sup>th</sup> west of the new downtown parking garage failed. That application argued that the area proposed for rules change was simply, by nature of the buildings therein and the new parking garage built in the DH Zone

alongside, really historical in character or appearance. Counter argument recognized the difference in architecture from the traditional downtown structures largely east of the properties proposed of rezoning, but still noted the land and buildings thereon as historical -- just more contemporary in design. Some resistance has been perceived in the past to exist to change the Downtown zones' fairly symmetrical boundaries given the nature of the concept plan's area development plans that gave origin to the zones themselves. Staff does not fully hold to that concept but believes the DV and DH Zones' boundaries should be more specific to existing building types on properties within their confines, as well as housing land to be geared toward a certain form of development (i.e., historical -- or not -- in terms of adopted architectural controls, setback rules, landscaping standards and parking regulations).

---

## **ANNEXATION/[RE]ZONING CONCLUSIONS OF LAW**

---

**10-2-3 (C) Annexations and/or Rezones/Zoning assignments must be reasonably necessary, in the interest of the public, further promote the purposes of zoning, and be in agreement with the adopted Comprehensive Plan for the neighborhood.**

---

## **ANNEXATION/[RE]ZONING FINDINGS OF FACT**

---

**(PERTAINING TO THE APPROXIMATELY .962 ACRES OF LAND REQUESTED TO BE REZONED):**

**Zoning: Regarding Applicant's Proposed/Desired Rezone Request, Staff finds:**

**1. Surrounding Zoning:**

That City DH zoning encompasses the land north, east and south of the Property, City DV zoning overlays lots to the west of the Property (see attached Vicinity Map); and,

**2. Immediately Surrounding Land Uses:**

On the west: Roller Drome [alternatively "Rollerdrome"], to the east: Owyhee Sheet Metal (across the alley) and Gym State, to the south: Downtown Fire Station (No. 1) and Pioneer Title, to the north: Graybill Wholesale; and,

**3. Reasonable:**

That it may be variously argued that consideration for rezoning the Property is reasonable given that: a) the City has received an [acceptable] application to amend its official zoning map by the Property owner; and, b) rezoning is a legally recognized legislative act long sanctioned under American administrative law; and, c) within the City of Nampa, rezoning is a long standing (and code sanctioned) practice; and, d) the Property is eligible by law for rezoning; and, e) that the Property adjoins mixed uses on its sides; and, f) City utility services are available to the Property; and, g) emergency services are available to the Property; and, h) the rezone request is supported by the City's adopted Comprehensive/Master Plan setting of "Downtown"; and, g) it may be argued that there is not much of historical value (e.g., buildings worth preserving) in the current build-out (or lack thereof) of the Property and that a strong probability of the Property re-developing to house structures architecturally designed to appear early 20<sup>th</sup> Century does not seem to exist given the lack of building momentum in the area immediately surrounding the Property; and,

**4. Public Interest:**

That Nampa has determined that it is in the public interest to provide commercial development opportunities. Expressions of that policy are made in Nampa's adopted Comprehensive/Master Plan as well as embodied in its decisions to date regarding similar applications. General commercial land use types are allowed or allowed with a Conditional Use Permit within the DV Zone. The proposed Auto Body Repair shop is one such use as is the storage proposal (via 10-3-2.B. as an "undefined use" and the automobile stand alone parking lot, again by CUP; and,

**5. Promotion of Zoning Purpose(s):**

Among the general (and Nampa endorsed) purposes of zoning is to promote orderly, systematic development and patterns thereof which preserve and/or enhance public health, safety and welfare. Included in our zoning regulations, therefore, are development standards governing allowable land uses, building architecture, building setbacks, building heights, provision of parking and service drives, property landscaping, signage controls, street lighting regulations, etc. We find that the Project proposes an ordered development plan meant as an improvement to present Property circumstances – varying details of the same will be, in the future, addressed through the design review and building permit review processes subsequent to any zoning land entitlement; and,

**6. Comprehensive Plan:**

The currently adopted Comprehensive Plan designates the Property as being within a "Downtown" setting which entertains at least three commercial styled land use districts, to include the DV Zone proposed for imposition on the Property by the Applicant. The Property also lies (at its northeast corner) kitty-corner from an area covered by a setting of "Light Industrial"; and,

**7. Services:**

Utility and emergency services are or can be made available to the Property. Current fire flow at the location is better than 2,000 gallons per minute per City Engineering...

**In summary, the Property may be zoned DV, but nothing will [ultimately] force the Council to do so as it acts in its quasi-judicial capacity to decide on the proper land use zone/district to assign to the Property. Given the findings noted above, however, DV zoning is certainly an "entertainable" zone...**

**Public/Agency/City Department Comments:**

Any correspondence from agencies or the citizenry regarding this application package [received by noon February 03, 2016] is hereafter attached to this report.

**Note:** Any relevant, recommended department/agency requirement(s) are customarily imbedded into the recommended Conditions of Approval made a part of this report...

---

## CONDITIONAL USE CONCLUSIONS OF LAW

---

Relevant Conclusions of Law for a/this Conditional Use Permit hearing item:

- A. That the location, size, design and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities; to the harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development.
- B. That the location, design and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.
- C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.

---

## CUP COMMENTARY

---

An "Automobile Body" [and alignment] Shop" requires Conditional Use Permit (CUP) approval in a DV Zone to operate. Off-site (stand alone) private business "Storage" use does not appear to be clearly called out by the zoning code as a recognized land use in the DV Zone. Accordingly, under the auspices of N.C.C. § 10-3-2.B., said proposed use may [must] be entertained by virtue of the filing of a CUP application. A stand alone "Automotive Parking Lot" is also reviewable as a CUP in the DV Zone. This application is a conglomerate of those [afore] stated land uses.

Staff has provided the Commission with all of the information we have regarding the application according to what was submitted. The proposed site plan and a concept building elevation for the project are hereto attached. No opposition, or statement of objection, has been provided to Staff. Conversely, no responses from the public favoring the proposal have been received either. The Commission is at liberty to approve or deny the CUP application and must use findings and the conclusions of law (criteria) made a part of Nampa's CUP review process to substantiate and iterate their decision. *As the CUP is, in this case, necessarily associated with a rezone action, its ultimate viability (even if approved) will hinge on the rezone request's outcome.*

---

## ABBREVIATED FINDINGS

---

1. The Property made the subject of this report lies within a DH (Downtown Historic) Zone; and,
2. Adjoining land uses to the Property include, but are not limited to, the following: On the west: [the] Roller Drome [alternatively "Rollerdrome"], to the east: Owyhee Sheet Metal

(across the alley) and Gym State, to the south: [the] Downtown Fire Station (No. 1) and Pioneer Title, to the north: Graybill Wholesale; and,

3. Applicant desires to recondition the Property on behalf of other interested parties for the following uses: An automobile body/alignment business, a storage building for Owyhee Sheet Metal and an off-site parking lot to serve the old Nampa library and,

4. The intended use is proposed to be located in a proposed Downtown Village (DV) Zone in an area relegated to downtown historic (DH) zoning since that district's 2005 inception; and,

5. The proposed land uses slated for operation on/from the Property require Conditional Use Permit approval in order to function thereon; and,

6. The Applicant of this action has submitted a Conditional Use Permit (CUP) Application (in conjunction with a Rezone Application) to seek approval of use of the Property as above stated; and,

7. The City has deemed the CUP Application complete and received in the same for processing, review and decision; and,

8. Comments have been received from City departments or outside agencies regarding this matter as follows:

- a. The City Engineering Division has expressed no opposition to the proposed CUP (and rezone); and,
- b. The City Building Department has expressed no opposition to the proposed CUP (and rezone); and,
- c. The City Code Enforcement Division has expressed no opposition to the proposed CUP (and rezone); and,
- d. The Economic Development Department has not provided comment.

9. No written comments from the public have been received to date regarding this matter; and,

10. Staff has provided the Commission with all of the information we have regarding the application according to what was submitted; and,

11. City Staff have reviewed the CUP application and remind the Commission to review the proposal in context of the Conclusions of Law [criteria] associated with CUPs as cited in the Staff report appertaining to the application set; and,

12. <Commission findings>

---

## RECOMMENDED CONDITIONS OF APPROVAL

---

Should the Commission vote to recommend that the Council approve the requested Rezone, Staff would then suggest that the Commission consider recommending to the Council that they impose the following minimal Condition(s) of Approval against the requested Project/Developer:

### **Rezone/Development Agreement Related:**

#### **Generally:**

1. [Optional] That the Applicant, as Owner/Developer, [shall] enter into a Development Agreement with the City of Nampa. The Agreement shall contain such conditions, terms, restrictions, representations, exhibits, acknowledgments and timelines as necessary to facilitate development of the Property as contemplated by the Applicant and agreed to and conditioned by the City through its Council or executive departments or outside agencies properly involved in the review of the Applicant's requests. Inclusively, the Agreement shall contain any/the concept development plans proposed by virtue of this application [Project] submittal as accepted, or accepted with required changes, by the City's Council...

Should the Commission vote to approve the requested Conditional Use Permit, and then approve the requested Conditional Use Permit, Staff would then suggest that the Commission consider imposing the following minimal Condition(s) of Approval against the requested Project/Developer:

### **Conditional Use Permit Related:**

#### **Generally:**

1. Owner/Applicant shall comply with all applicable requirements [including obtaining proper permits\*] as may be imposed by City departments or outside agencies appropriately involved in the review of this request (e.g., Nampa Fire, Building, Planning and Zoning and Engineering Departments, etc.) as the CUP approval does not, and shall not, have the affect of abrogating requirements from those agencies...

#### **Specifically:**

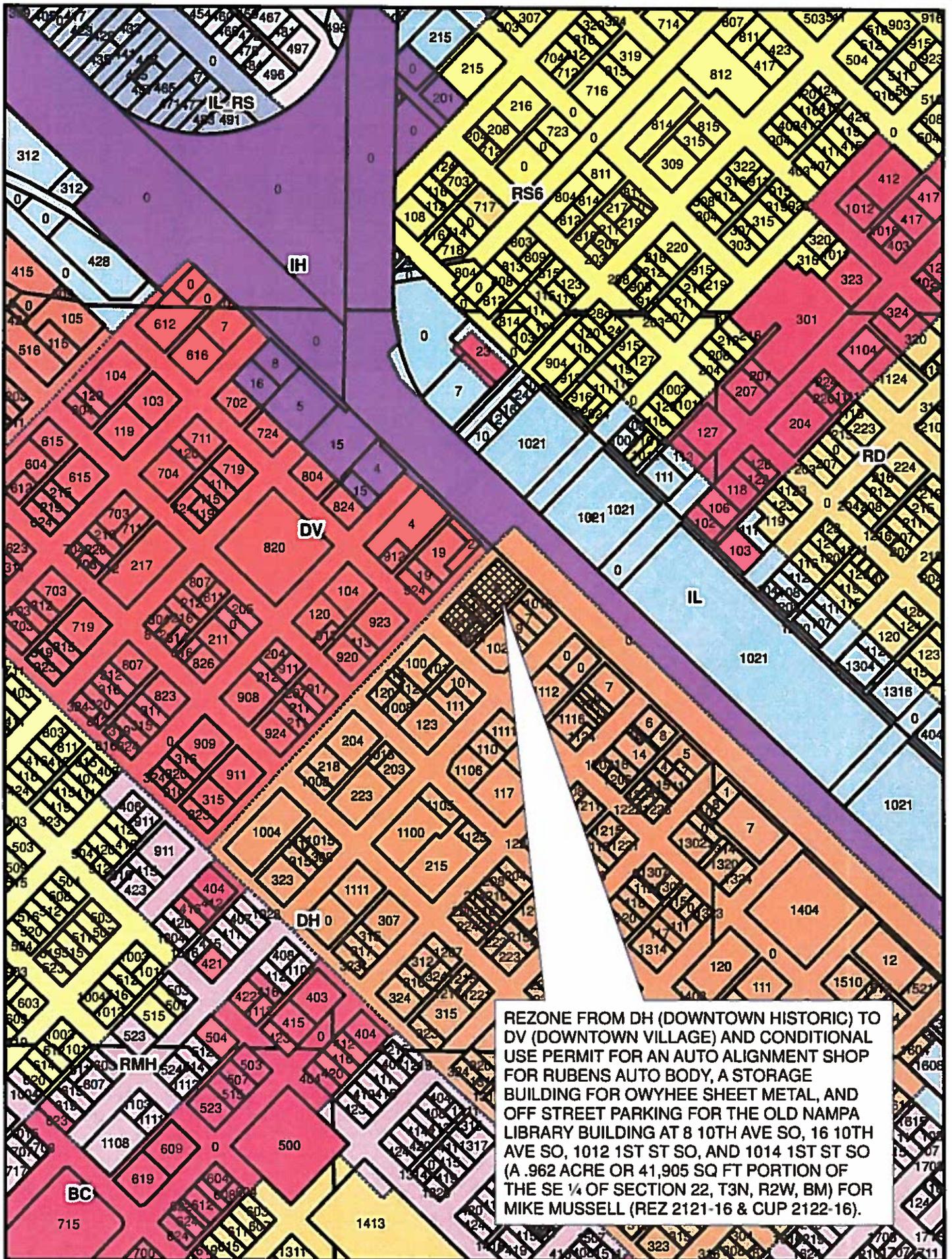
2. The Conditional Use Permit sanctions only the general acceptability of the use and the affiliated concept site plan reviewed and approved by the City in the location identified by City reporting as the Property. Accordingly, the Applicant shall develop/construct the auto body repair shop, storage building and parking lot as authorized by the Conditional Use Permit approval in accordance with the City's Design Review and Commercial Building Permit Review processes' conditions (as based in zoning, building, engineering, and fire codes and standards adopted by the City of Nampa; and,
3. <Any other conditions imposed by the Commission or by [other] City departments or outside agencies in relation to the/this CUP request...>

---

## ATTACHMENTS

---

- Copy of Vicinity Map  
(page/Exhibit 8)
- Copy of Map Amendment (Rezone) application form  
(page/Exhibit 9)
- Copy of Conditional Use Permit application form  
(page/Exhibit 10)
- Copy of Comprehensive Plan Future Land Use Map depicting Property and surrounds  
(page/Exhibit 11)
- Copy of aerial photo of depicting Property and surrounds  
(page/Exhibit 12)
- Copy of Property conceptual development plans and aerial photo  
(pages/Exhibits 13-17)
- Copy of inter-departmental & any agency/citizen correspondence  
(pages/Exhibits 18+)



REZONE FROM DH (DOWNTOWN HISTORIC) TO DV (DOWNTOWN VILLAGE) AND CONDITIONAL USE PERMIT FOR AN AUTO ALIGNMENT SHOP FOR RUBENS AUTO BODY, A STORAGE BUILDING FOR OWYHEE SHEET METAL, AND OFF STREET PARKING FOR THE OLD NAMPA LIBRARY BUILDING AT 8 10TH AVE SO, 16 10TH AVE SO, 1012 1ST ST SO, AND 1014 1ST ST SO (A .962 ACRE OR 41,905 SQ FT PORTION OF THE SE ¼ OF SECTION 22, T3N, R2W, BM) FOR MIKE MUSSELL (REZ 2121-16 & CUP 2122-16).



APPLICATION FOR AMENDMENT OF ZONING ORDINANCE OR MAP

City of Nampa, Idaho

2/9/16 PZ  
ROBERT

9

This application must be filled out in detail and submitted to the office of the Planning Director for the City of Nampa, Idaho, accompanied by a nonrefundable fee of \$406.00 (for 1 acre or less), and \$811.00 (for more than 1 acre) for a map amendment; or \$213.00 for a text amendment.

Name of Applicant/Representative: MIKE MUSSELL Phone: 850-7777

Address: 320 11th AVE SO. SUITE 207 City: NAMPA State: IDAHO Zip Code: 83651

Applicant's interest in property: (circle one) Own Rent Other GROUP OWNED

Owner Name: MIKE MUSSELL Phone: 466-3331

Address: PO Box 3304 City: NAMPA State: IDA Zip Code: 83651

Address of subject property: 1/2 Block of 10th Ave So. and 1st St. (N.E. Corner)

Is a copy of one of the following attached? (circle one) Warranty Deed Proof Of Option Earnest Money Agreement.

Subject Property Information

(Please provide one form of the following REQUIRED DOCUMENTATION to complete the amendment):

Original Legal description of property AND a legible WORD formatted document. (Must have for final recording) Old or illegible title documents will need to be retyped in a WORD formatted document

Subdivision 22-3N-2W SE. Nampa Lot 34.6 Block 5 Book Page

Project Description

State the zoning desired for the subject property: DV with a conditional use permit

State (or attach a letter stating) the zoning amendment desired, text or map, and the reason for the change, together with any other information considered pertinent to the determination of the matter. In the case of a text amendment please attach the full text of the proposed amendment.

See Master Plan, we are proposing a DV zone change from DH. It will include an alignment shop for Rubens AUTO Body, Storage for Ouphee Sheet Metal, and a parking lot for the Old Library

Dated this 4th day of January, 2016

Signature of applicant

NOTICE TO APPLICANT

MIKE MUSSELL

This application will be referred to the Nampa Planning Commission for its consideration. The Planning Commission shall hold a public hearing on the application and will then make its recommendation to the City Council. The City Council will then hold a second public hearing. Notice of the public hearings must be published in the Idaho Press-Tribune 15 days prior to said hearings. In the case of map amendments notice shall also be posted on the premises not less than 1 week prior to the hearings and notices will be mailed to property owners or purchasers of record within 300 feet of the subject property. You will be given notice of the public hearings and should be present to answer any questions.

For Office Use Only:

File Number: REZ 2121 - 2016

Project Name: Rezone from DH to DV



# Application for Conditional Use Permit

City of Nampa, Idaho

2/1/16 PR  
Robert

10

This application must be filled out in detail and submitted to the office of the Planning Director for the City of Nampa, Idaho, accompanied by the appropriate fee of \$234.00 (1 acre or less) or \$463.00 (more than 1 acre).

Name of Applicant/Representative: Mike Mussell Phone: 850-7777  
Address: 320 11<sup>th</sup> Ave So, Suite 207 City: Nampa State: Idaho Zip Code: 83651  
Applicant's interest in property: (circle one)  Own  Rent  Other Group Owned  
Owner Name: Mike Mussell Phone: 466-3331  
Address: P.O. Box 3304 City: Nampa State: Idaho Zip Code: 83653

Address of subject property: 1/2 Block of 10<sup>th</sup> Ave. So and 1<sup>st</sup> St. (N.E. Corner)

Is a copy of one of the following attached? (circle one)  Warranty Deed  Proof Of Option  Earnest Money Agreement.

### Subject Property Information

(Please provide the following REQUIRED DOCUMENTATION to complete the CUP):

- Original Legal description of property AND a legible WORD formatted document. (Must have for final recording)  
Old or illegible title documents will need to be retyped in a WORD formatted document
- OR, Subdivision 22-3N-2W SE. Nampa Lot 24.6 Block 5 Book \_\_\_\_\_ Page \_\_\_\_\_
- A sketch drawing of the site and any adjacent property affected, showing all existing and proposed locations of streets, easements, property lines, uses, structures, driveways, pedestrian walks, off-street parking and off-street loading facilities and landscaped areas, preliminary or final building plans and building elevations, together with any other information considered pertinent to the determination of this matter.

### Project Description

State (or attach a letter stating) the reason for the proposed Conditional Use Permit: would like to clean up entire 1/2 block see plan for details, current plan does not allow

Length of time requested for the Conditional Use Permit: \_\_\_\_\_ Months and/or permanant Years.

Date conditional use is expected to begin after permit is granted: \_\_\_\_\_ / \_\_\_\_\_ / 6 months or sooner  
Please note: Conditional use permits expire if not used within six (6) months after granting.

Dated this 4<sup>th</sup> day of January, 20 16  
Mike Mussell  
Signature of applicant

### Notice to Applicant

MIKE MUSSELL

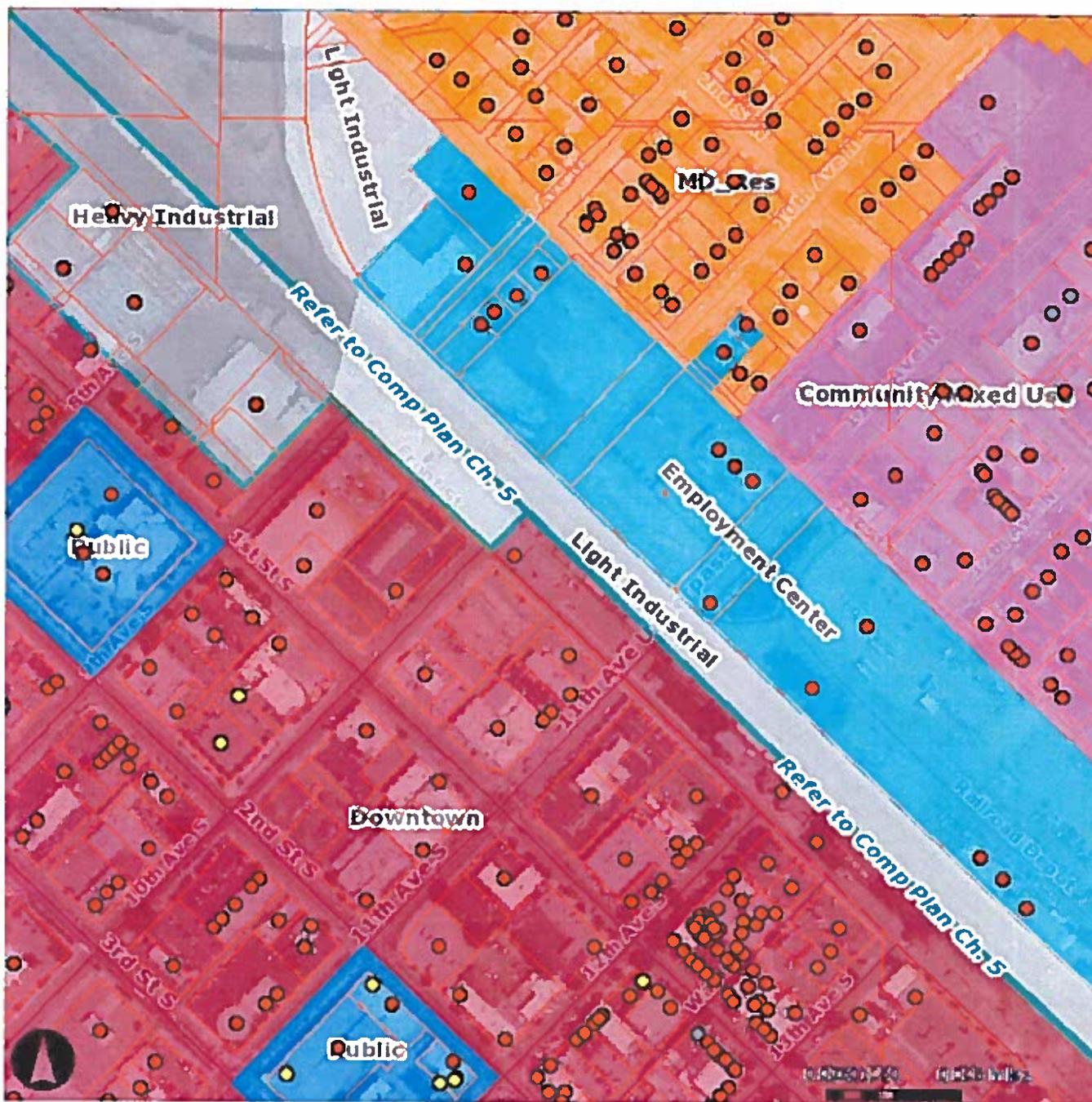
This application will be referred to the Nampa Planning Commission for its consideration. The Planning Commission shall hold a public hearing on the application and it shall be granted or denied. Notice of public hearing must be published in the Idaho Press-Tribune 15 days prior to said hearing. Notice shall also be posted on the premises not less than 1 week prior to the hearing. Hearing notices will also be mailed to property owners or purchasers of record within 300 feet of the subject property. You will be given notice of the public hearing and should be present to answer any questions.

If a Conditional Use Permit is granted by the Planning Commission it shall not become effective until after an elapsed period of 15 days from the date of Planning Commission action. During this time any interested person may appeal the action to the City Council. You will be notified of any pending appeals.

If the conditional use permit is denied by the Planning Commission, you may appeal the decision to the City Council within 15 days from the date such action is taken by the Planning Commission. At the time the Conditional use permit becomes effective you will be sent a document which constitutes an official "Conditional Use Permit". This document will enumerate the conditions attached to the issuance of the permit and state the consequences of failure to comply.

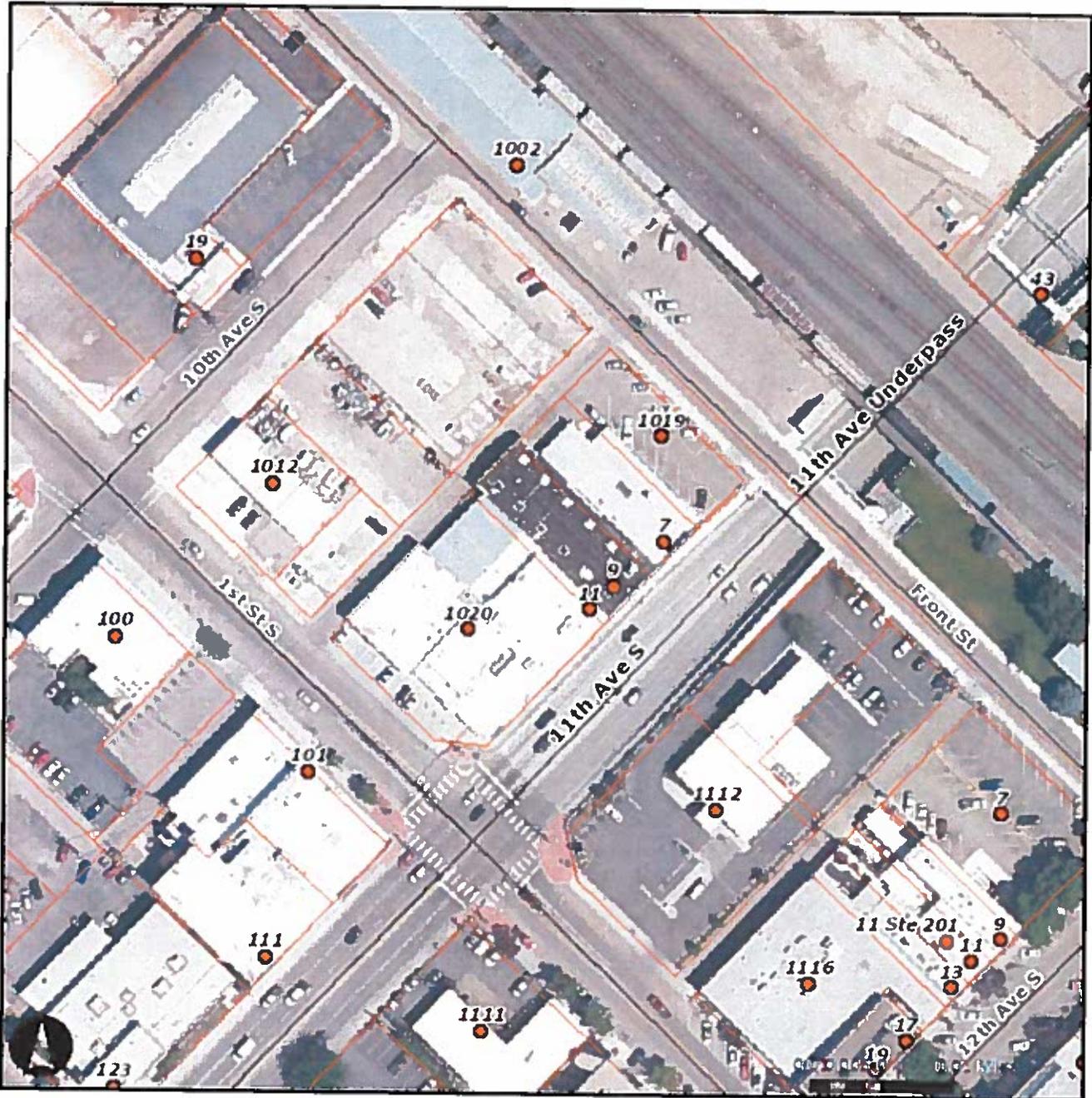
### For Office Use Only:

File Number: CUP 2102 -2016 Project Name: Alignment Shop, Storage + Parking Lot



12

# Map



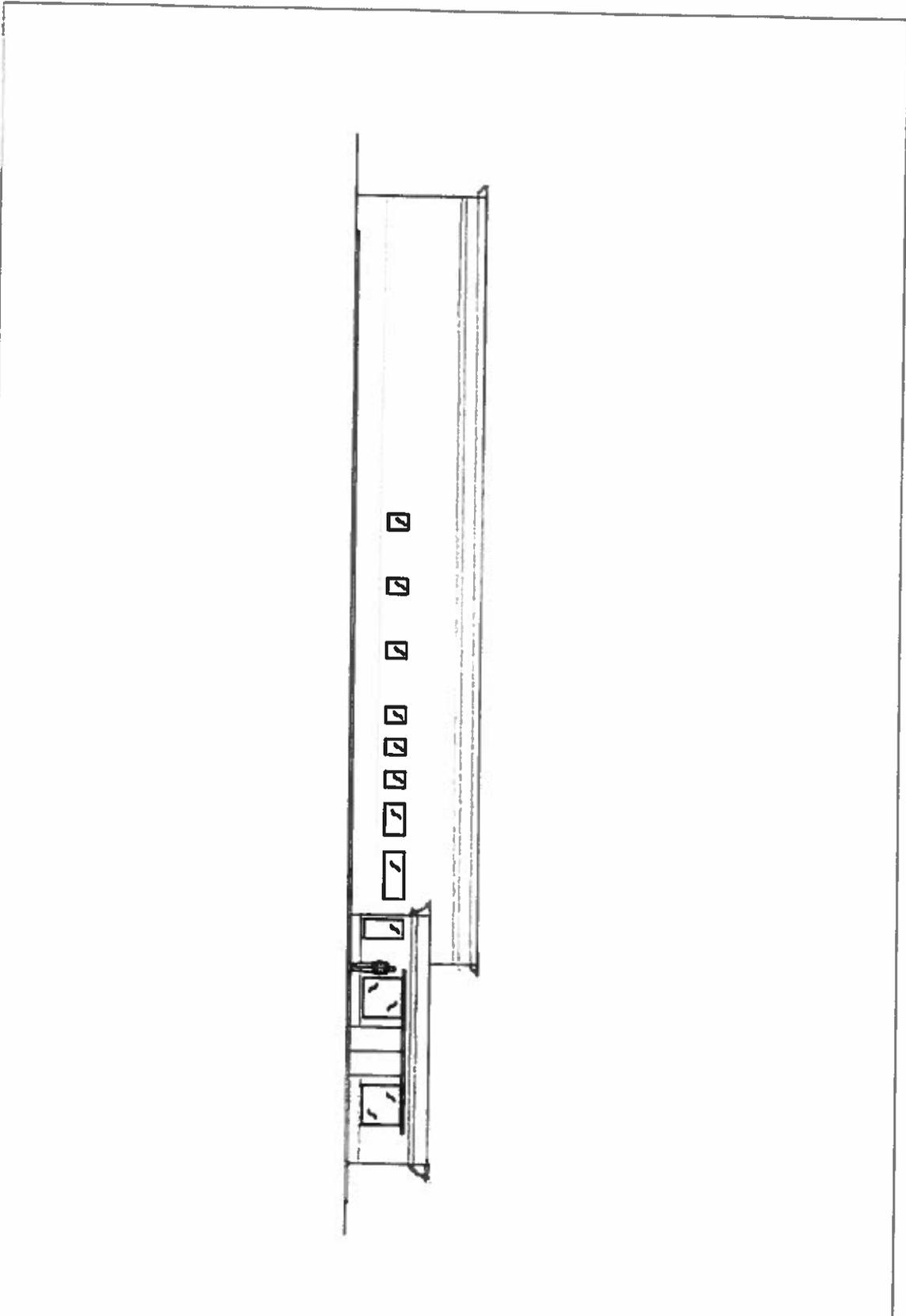
Address Points

- Active
- Hold
- Proposed
- Retired
- Other

County Parcels







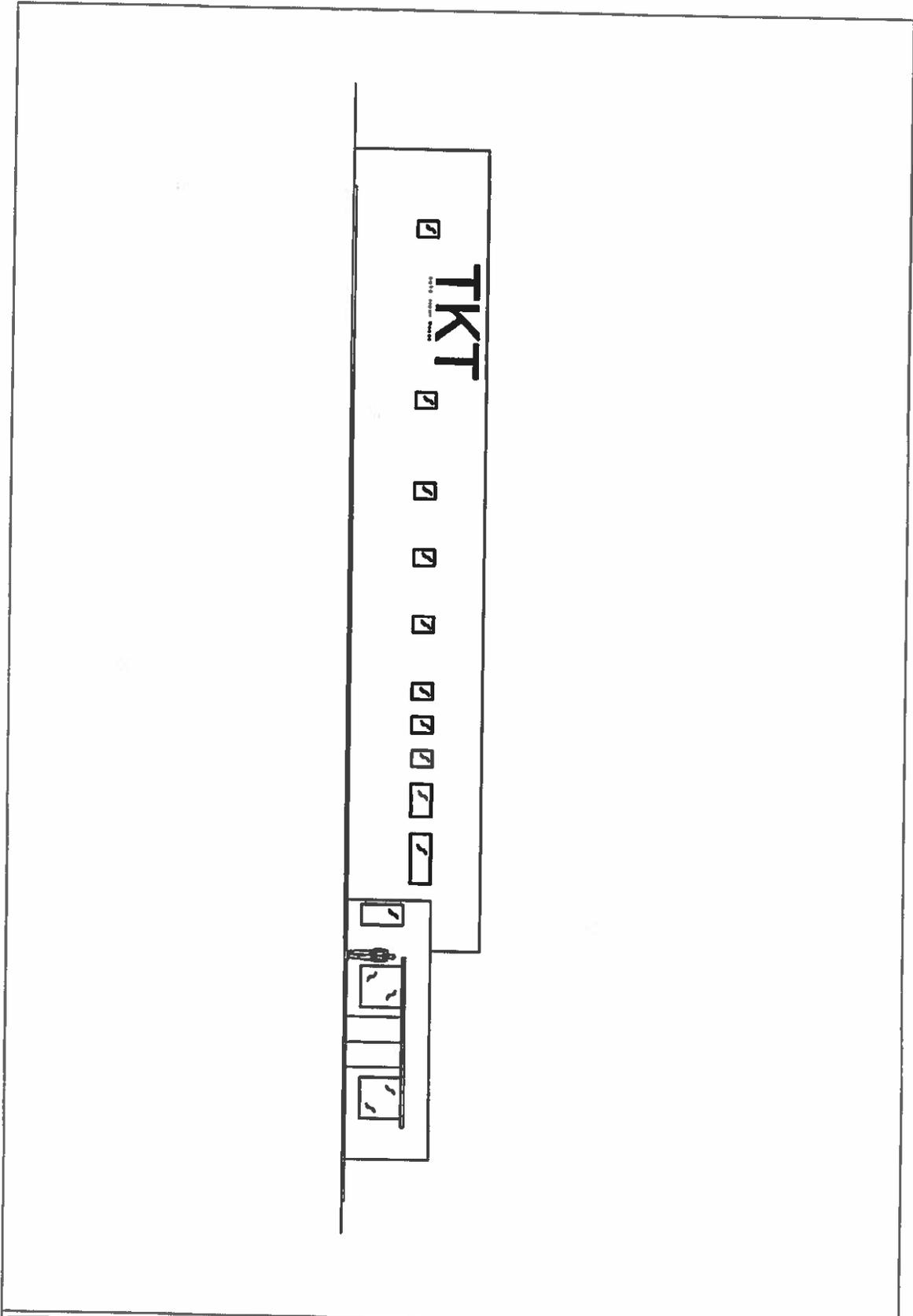
Floor Plan

TKT Unlimited



**MUSSELL**  
CONSTRUCTION INC  
PO Box 3304  
Nampa, ID 83855  
Phone: (208) 488-3331

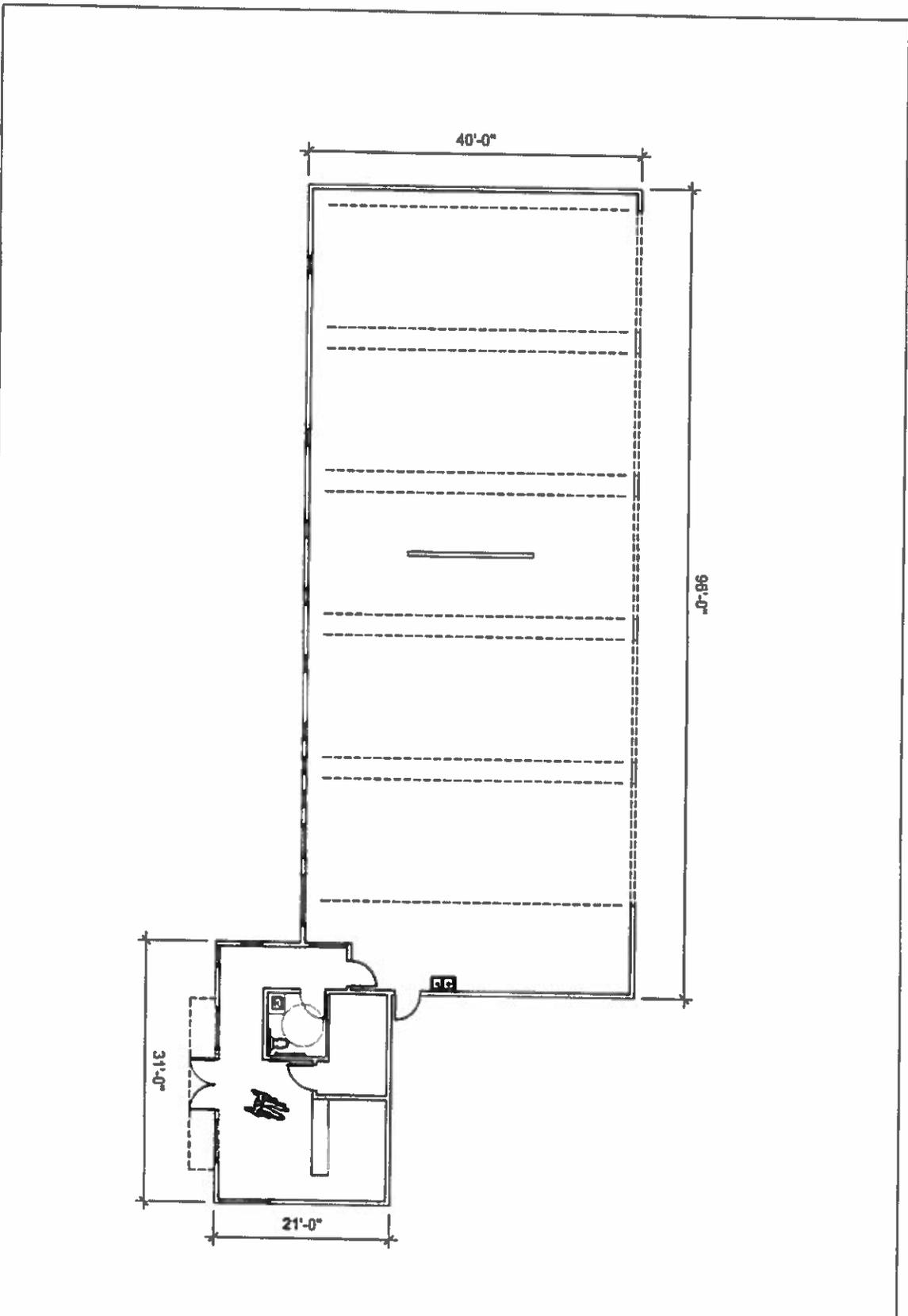
15



Elevation

**TKT Unlimited**

 **MUSSELL**  
CONSTRUCTION INC  
PO Box 3304  
Nampa, ID 83653  
Phone: (208) 468-3331

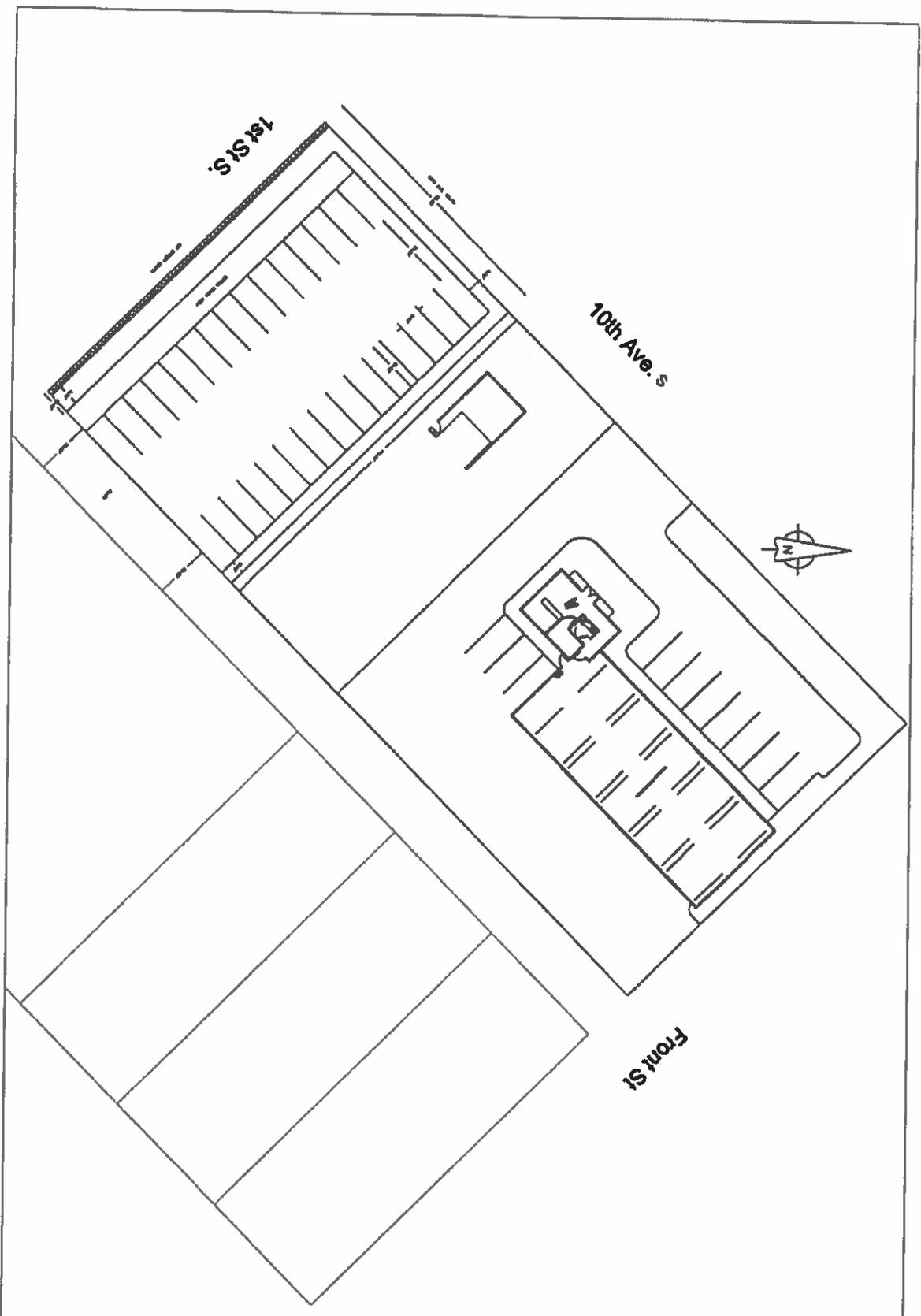


Floor Plan

TKT Unlimited



**MUSSELL**  
CONSTRUCTION INC  
PO Box 3304  
Nampa, ID 83653  
Phone: (208) 468-3331



Site Plan

TKT Unlimited

 **MUSSELL**  
CONSTRUCTION INC.  
PO Box 3304  
Nampa, ID 83853  
Phone: (208) 468-3331

# Memorandum

**To:** Planning and Zoning  
**Cc:** Daniel Badger, P. E., Staff Engineer  
**Cc:** Michael Fuss, P. E., MBA, Nampa City Public Works Director  
**From:** Jim Brooks – Engineering Division  
**Date:** January 12, 2016  
**Re:** Rezone request DH to DV  
**Applicant:** Mike Mussell  
**Addresses:** 8-10<sup>th</sup> Ave So., 16-10<sup>th</sup> Ave So., 1012-1<sup>st</sup> St. So., and 1014-1<sup>st</sup> St. So.

**REZ2121-16 for February 9, 2016 Planning & Zoning Meeting**

Current fire flow at this location is better than 2,000 GPM from 12” main in Front Street.

Applicant is desirous to have parcel rezoned in conjunction with a Conditional Use Permit (CUP22122-16) to allow for –

- Automotive alignment shop for Rubens Auto Body
- Storage for Owyhee Sheet Metal
- Parking for the old Nampa Library.

The Engineering Division does not oppose the granting of this rezone request.



# Memorandum

**To:** Planning and Zoning  
**Cc:** Daniel Badger, P. E., Staff Engineer  
**Cc:** Michael Fuss, P. E., MBA, Nampa City Public Works Director  
**From:** Jim Brooks – Engineering Division  
**Date:** January 12, 2016  
**Re:** Conditional Use Permit-Alignment Shop for Ruben’s Body Shop  
**Applicant:** Mike Mussell  
**Addresses:** 8-10<sup>th</sup> Ave So., 16-10<sup>th</sup> Ave So., 1012-1<sup>st</sup> St. So., and 1014-1<sup>st</sup> St. So.

**CUP2122-16 for February 9, 2016 Planning & Zoning Meeting**

---

Current fire flow at this location is better than 2,000 GPM from 12” main in Front Street.

- Application is for a Conditional Use Permit (CUP22122-16) to allow for –
- Automotive alignment shop for Rubens Auto Body
  - Storage for Owyhee Sheet Metal
  - Parking for the old Nampa Library.

The Engineering Division does not oppose the granting of this conditional use permit request with the conditions that will be required at time of application and issuance of a building or site improvement permit.



## Shellie Lopez

---

**From:** Neil Jones *Je*  
**Sent:** Thursday, January 28, 2016 7:11 AM  
**To:** Shellie Lopez  
**Subject:** RE: REZ 2121 - 16 Rezone from DH to DV & CUP 2122 - 16 for an Alignment shop, Storage and a parking lot - Mike Mussell

**Categories:** P & Z

Building Department has no conditions.

Neil Jones  
Assistant Building Official

**From:** Shellie Lopez  
**Sent:** Friday, January 08, 2016 4:54 PM  
**To:** Amanda Morse <morsea@cityofnampa.us>; Beth Ineck <ineckb@cityofnampa.us>; Brent Hoskins <hoskinsb@cityofnampa.us>; Carl Miller <CMiller@compassidaho.org>; Craig Tarter <tarterc@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Don Barr <barrd@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooks@cityofnampa.us>; Kent Lovelace <lovelacek@cityofnampa.us>; Marlen Salinas <salinasm@cityofnampa.us>; Michael Fuss <fussm@cityofnampa.us>; Neil Jones <jonesn@cityofnampa.us>; Patrick Sullivan <sullivanw@cityofnampa.us>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <collinsrr@cityofnampa.us>; Sylvia Mackrill <mackrill@cityofnampa.us>; Tina Fuller <tfuller@compassidaho.org>; Tom Laws <tlaws@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>  
**Subject:** REZ 2121 - 16 Rezone from DH to DV & CUP 2122 - 16 for an Alignment shop, Storage and a parking lot - Mike Mussell

REZ 2121 - 16 & CUP 2122 - 16:

Mike Mussell has requested a rezone from DH (Downtown Historic Subdistrict) zoning designation to DV (Downtown Village Subdistrict) for the properties located at 8 10<sup>th</sup> Ave So., 16 10<sup>th</sup> Ave So., 1012 1<sup>st</sup> St. So. and 1014 1<sup>st</sup> St. So., ½ blk of 10<sup>th</sup> Ave. So. & 1<sup>st</sup> St. So. (N.E. Corner 22-3N-2W SE) lots 2, 4 and 6 of Block 5. Mike has also requested a Conditional Use Permit.

The applicant states the rezone is requested in order to allow (with a Conditional Use Permit) an Alignment shop for Rubens Auto Body, Storage for Owyhee Sheet Metal and a parking lot for the old library.

The Rezone and Conditional Use Permit will go before the Planning and Zoning Commission as a public hearing item on the February 09, 2016 agenda.

Please review and forward any comments to my attention or to Sylvia Mackrill ([mackrill@cityofnampa.us](mailto:mackrill@cityofnampa.us)).

Thank you & Have a great weekend!

*Shellie A. Lopez*

**Shellie Lopez**

CIP-2127-16 + Per-2121-16

**From:** Jonathan Cortez  
**Sent:** Tuesday, January 12, 2016 3:29 PM  
**To:** Shellie Lopez  
**Subject:** P&Z inspection 8 10th Ave South

21

No current code violations observed.

Thanks,

Jonathan

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

**Shellie Lopez**

22  
CIP. 2122.16 + Per 2121.16

**From:** Jonathan Cortez  
**Sent:** Tuesday, January 12, 2016 2:59 PM  
**To:** Shellie Lopez  
**Subject:** P&Z inspection 16 10th Ave South

No code violations currently observed.

Thanks, Jonathan

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

23

CUP2122-16 + Rez 2121-16

**Shellie Lopez**

---

**From:** Jonathan Cortez  
**Sent:** Tuesday, January 12, 2016 4:43 PM  
**To:** Shellie Lopez  
**Subject:** P&Z inspection 1012 1st south

No code violations found at this time.

Thanks,

Jonathan

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

27

CVP. 2/22-16 + Ber 2/21-16

**Shellie Lopez**

**From:** Jonathan Cortez  
**Sent:** Tuesday, January 12, 2016 4:45 PM  
**To:** Shellie Lopez  
**Subject:** P&Z inspection 1014 1st st south

No code violations found at this time.

Thanks,

Jonathan

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.