



## PLANNING & ZONING DEPARTMENT

### Before the Planning & Zoning Commission Meeting of 26 JULY 2016

## PUBLIC HEARING ITEM NO. 4 STAFF REPORT

**Applicant(s)/Engineer(s):** Amy Payne as Applicant and representative

**File(s):** CUP 040-16

**Analyst:** Robert Hobbs

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### REQUESTED ACTION APPROVAL(S), LOCATION, AND HISTORY

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**1. Conditional Use Permit Approval:**

To allow operation of a commercial daycare for up to 31 children...

**Pertaining to:**

Land identified as Lot 3, Block 2 of Falcon Ridge Subdivision No. 1 and addressed as 1104 W. Roosevelt Avenue (a .24 acre portion of Section 29, T3N, R2W, Boise Meridian, Canyon County, Nampa in a BN (Neighborhood Business) Zone (hereinafter the "Property"))...

**History:** In 2003, a Comprehensive Plan Map Amendment from "Low Density Residential" to "Commercial/Office/Retail" was approved. Correspondingly, a request for a rezone from RS 6 to BC was reviewed. However, Neighborhood Business (BN) zoning was instead applied to the Property. In 2006, CUP 07.1-0627 a request by a different party for conversion of the Property and improvements thereon into a 2-bay carwash was denied by the Commission. Concerns cited included noise potential, operating hours, building aesthetics, CCR non-compliance, etc. The decision letter issued to the applicants for the carwash approval stated, "Staff understood that the Commission action was based on their reasoning that the proposed car wash would not be compatible with the surrounds -- they wanted to protect the adjoining single family neighborhood, questioned the functionality of the site itself for a car wash, and, expressed concerns regarding the car wash's aesthetics."

A 2007 request for a "residential rebuild letter" and subsequent parking variance were issued for the site. The parking variance was issued in conjunction with conversion of the residence into a commercial building that has been used for an interior decorating shop and, Staff believes, an office place.

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## CONDITIONAL USE CONCLUSIONS OF LAW

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Relevant **Conclusions of Law** (evaluation criteria) 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.**

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## NARRATIVE & FINDINGS

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Comes now before the City's Planning and Zoning Commission application for a Conditional Use Permit (CUP) to authorize operation of a 31-child commercial daycare within a single-family residential subdivision. When reviewing commercial daycares, the Planning and Zoning Commission has favored reviewing the loading/unloading plan for the business, operating hours, security of the site (including provision of a fully fenced yard), and, has on occasion [though not required] given deference to neighborhood covenants (CCRs) where such are provided and found to be in force and clearly written. Moreover, the Commission has been amicable to the suggestion that (borrowing from a cross-valley jurisdiction), where possible, at least 35 square feet of indoor and 100 square feet of outdoor play/gathering area be provided per child.

Staff notes and finds as follows regarding the application:

1. That the Property is within a Neighborhood Business (BN) Zone (refer to attached Vicinity Map); and,
2. That the Property is situated within a "Medium Density Residential" Plan setting per the City's currently adopted Comprehensive Plan Future Land Use Map (see attached Comprehensive Plan map printout). The Property lies kitty-corner from an area designated as "Residential Mixed Use" on the City's Master Plan map. The immediately surrounding area has, predominantly, a mix of residential home styles for the most part on fairly homogeneous lot sizes, with some commercial land uses (at the southwest corner of the intersection of W. Roosevelt Avenue and South Midland Boulevard and the southeast corner of the same intersection); and,
3. That the Applicant has represented by submittal of a copy of a Purchase Agreement that they are under contract to purchase the Property; the current record owner of

the Property has signed an Affidavit of Legal Interest vouchsafing that they have consented to the submittal of the application by the Applicant; and,

4. That the Applicant has not provided information indicating whether or not they will or will not be watching any qualifying children of their own among the children they intend to care for during their operating hours ; and,
5. Staff presumes that given the number of children anticipated to attend the daycare, outside employees are to be employed; and,
6. That the Engineering Division has indicated they are opposed to the application as presently constituted; City Engineering has cited traffic related concerns with respect to the application, to include the drop—off/pick-up arrangement intended for the business's clients, the potential stacking (queueing) of vehicles on Roosevelt as children are dropped off and picked up at/from the facility, and, the expected difficulty of vehicles entering Roosevelt from the Property and crossing the road to get into the east bound left-hand turn lane at the intersection; and,
7. That Staff has concerns paralleling those of Engineering, to include in addition concern about the potential for traffic conflicts associated with operation of the intersection with potential vehicles leaving the site and trying to position themselves in the intersection's turning lanes (north and south on to Midland); we also are concerned about the apparent lack of usable outdoor play area, or, if deemed adequate, then that play area's enclosure; and,
8. That the Nampa Fire Department has indicated an inspection is required for the facility; and,
9. That the Nampa Building Department has indicated they will require "a building permit for a change of occupancy and they will need to [comply] with all of the Fire Department's requirements; and,
10. No right-of-way dedication, environmental impact analysis/permitting, right-of-way improvement, landscaping improvements are, or will be, expectedly required of the Applicant in association with this request if the same is approved given the current condition of the Property and active conformance to such requirements in the past by one or more preceding owners of the Property; and,
11. That trip generation associated with the daycare is expected to be twenty-eight (28) vehicle trips per business day in the morning peak hours, and, twenty-seven (27) vehicle trips in the afternoon peak hours per City Engineering...by comparison, typical single-family residential trips average 9.55 on a daily basis per the Trip Generation Manuals; and,
12. That the Property is located at the northwest intersection of a two thoroughfares one of which is a collector (Roosevelt) and the other an arterial (Midland) by designation on the City's Master Transportation Plan; and,

13. That the proposed day care facility (i.e., building) is positioned at the southeastern end of the Property, has a 8-9 vehicle parking lot associated therewith and a limited yard area on the north/ne side of the lot; and,
14. That imagery of the Property shows that the western and northern sides of the same are lined with a six foot (6') wooden fence; and,
15. That commercial daycares have been approved throughout the City; and,
16. That the City has no record of any covenants, conditions & restrictions that appertain to the subdivision within which the Property is located and we have, or do we maintain, a record pertaining to the applicant and proprietor of the daycare...such issues are left to state Health & Welfare to regulate and oversee; and,
17. That the Commission has been provided with relevant information that we had in our file on this matter by the time this report was ready to go to print. Any correspondence from agencies or the citizenry regarding the CUP application is hereafter attached to this report. Staff has not received commentary from any surrounding property owners or neighbors either supporting or opposing this request -- which should be one of the factors considered as part of evaluating its merits. Attached to this report are copies of all items of City department/outside agency correspondence, any citizen correspondence, a copy of the CUP application germane to this matter, a Vicinity Map, aerial photography image printouts, etc.

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### **RECOMMENDED CONDITIONS OF APPROVAL**

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Should the Commission vote to approve the requested Conditional Use, Staff would then recommend that the Commission consider imposing the following Condition(s) of Approval on the Project/applicant(s):

Generally:

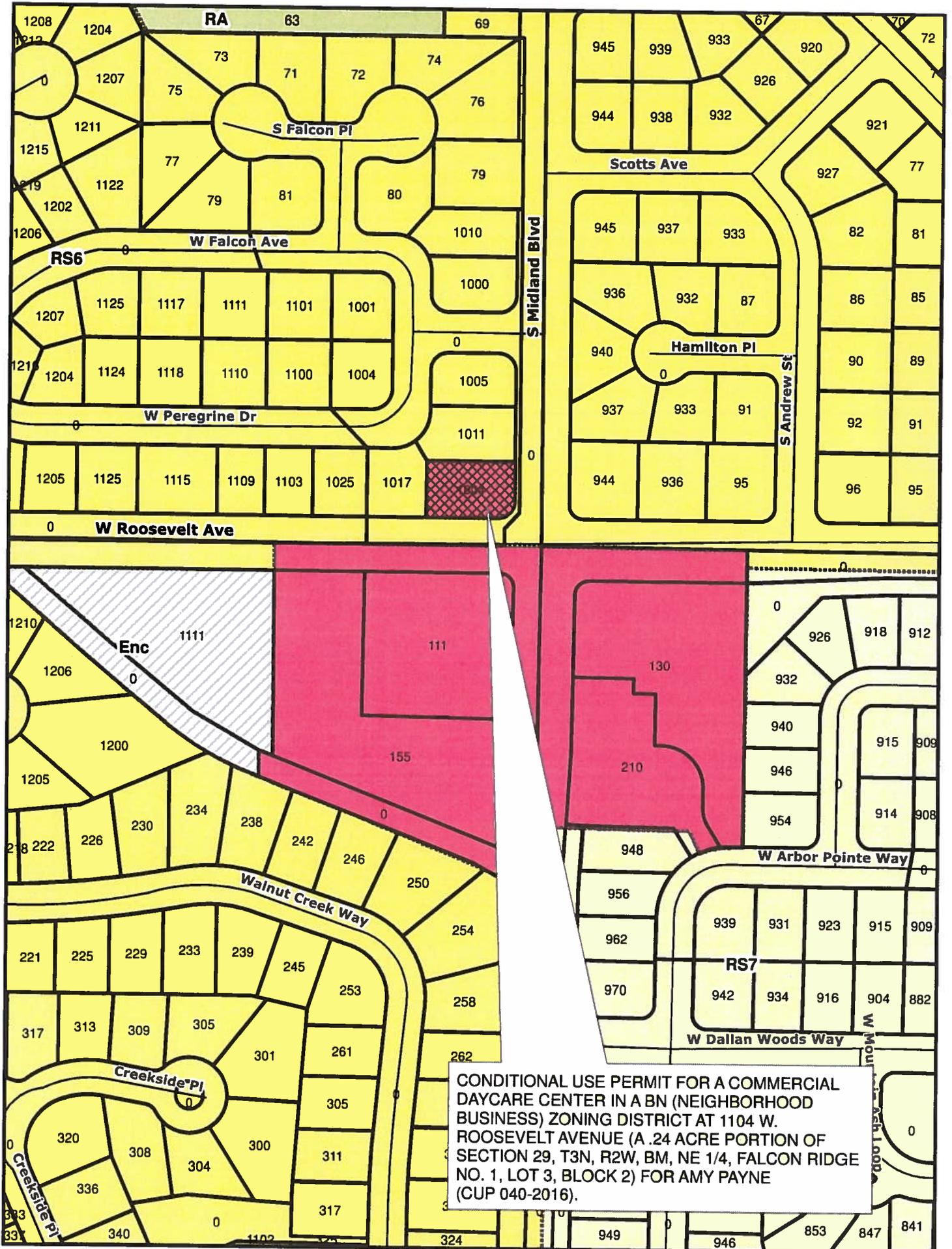
1. Owner/operator/Applicant(s) shall comply with all applicable requirements [including obtaining proper permits] as may be imposed by City agencies appropriately involved in the review of this request (e.g., Nampa Fire, Building, Planning and Zoning and Engineering Departments, etc.) as the CUP approval does not, and shall not have the affect of, abrogating the need to comply with lawful requirements administered by those agencies; and,
2. The existing grassy yard on the Property shall be enclosed with a six foot (6') tall, solid screen fence which shall be positioned no closer than twenty feet (20') to Midland (in conformance with N.C.C. § 10-01-08.E) and shall feature a self-latching gate or similar security gate positioned at the southwest corner of the play yard fence next to the ADA parking stall. The fencing and man-gate shall be installed by the Applicant (or their agent/contractor) prior to occupancy/use of the building on the Property for a daycare facility; and,
3. (Any [other] conditions imposed by the Commission)...

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**ATTACHMENTS**

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- Zoning and location/Vicinity Map  
(page/Exhibit 6)
- Copy of Conditional Use Permit Application  
(page/Exhibit 7)
- Copies of City aerial photo images/Google street imagery  
(pages/Exhibits 8-13)
- Copies of department/agency correspondence  
(pages/Exhibits 14-16)
- Copies of any citizen correspondence items  
(pages/Exhibits 17+)



CONDITIONAL USE PERMIT FOR A COMMERCIAL  
 DAYCARE CENTER IN A BN (NEIGHBORHOOD  
 BUSINESS) ZONING DISTRICT AT 1104 W.  
 ROOSEVELT AVENUE (A .24 ACRE PORTION OF  
 SECTION 29, T3N, R2W, BM, NE 1/4, FALCON RIDGE  
 NO. 1, LOT 3, BLOCK 2) FOR AMY PAYNE  
 (CUP 040-2016).



# Application for Conditional Use Permit

City of Nampa, Idaho

7/22/16 PE  
ROBERT

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: Amy Payne Phone: 208 318 3455

Address: 89 S Canyon City: Nampa State: ID Zip Code: 83655

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

Owner Name: Timothy Mc Mahan Phone: 208 989-1487

Address: 12711 Wild Rose Ln City: Nampa State: ID Zip Code: 83686

Address of subject property: 1004 Roosevelt Av Nampa ID 83655

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 Falcon Ridge #1 Lot 3 Block 2 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: I would like to open a child care center in a BN zone

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

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

Dated this 27 day of June, 20 16

Amy Payne  
Signature of applicant

**Notice to Applicant**

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.

<b>For Office Use Only:</b>	
File Number: CUP <u>046</u> -20 <u>16</u>	Project Name: <u>Child Care Center in BN zone</u>



# Map



Address Candidates



Address Points



County Parcels











# Memorandum

**To:** Planning and Zoning

**Cc:** Daniel Badger, P.E., Staff Engineer

**Cc:** Michael Fuss, P. E., Nampa City Public Works Director

**From:** Jim Brooks – Engineering Division

**Date:** July 13, 2016

**Rev:**

**Re:** CUP – Commercial Daycare

**Applicant:** Amy Payne

**Applicant Address:** 89 So. Canyon, Nampa, Idaho 83651

**Parcel Address:** 1004 W. Roosevelt Avenue, Nampa, Idaho 83686

**CUP00040-16 for the Jul 26, 2016 Planning and Zoning Meeting**

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Applicant's request is to have a commercial daycare for up to 31 children at 1400 W. Roosevelt Avenue.

Trip generation reports by the Institute of Transportation Engineers for daycare facilities with up to 31 children create, on average, the following number of trips:

- AM Peak – 28 vehicle trips
- PM Peak – 27 vehicle trips

The Engineering Division opposes owner's request to be granted a CUP to operate a commercial daycare at this location:

1. What is owner's proposal to provide area for drop-off and pick-up of children?
2. How will the existing site be configured to provide for on-site stacking of vehicles during drop-off and pick-up times?
3. With signalization of the intersection, left turns from site will be an issue.

The Engineering Division may reconsider our recommendation, if the applicant provides a TIS (Traffic Impact Study) evaluating the site access, site circulation, and stacking.

## Shellie Lopez

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**From:** Brent Hoskins  
**Sent:** Tuesday, July 05, 2016 7:26 AM  
**To:** Shellie Lopez  
**Subject:** RE: Conditional Use Permit for a Commercial Daycare Center in a BN zone / CUP 040 16

Shellie,

The owner/applicant will need to schedule a daycare fire inspection for the proposed facility.

Thank you,

Brent Hoskins  
Deputy Fire Marshal  
IAAI-CFI 56-050912

Nampa Fire Department  
820 2nd ST S  
Nampa, ID 83651  
Phone (208) 468-5770  
Cell (208) 250-3257  
Fax (208) 468-5780  
hoskinsb@cityofnampa.us

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**From:** Shellie Lopez  
**Sent:** Tuesday, June 28, 2016 11:59 AM  
**To:** Amanda Morse; Beth Ineck; Brent Hoskins; Carl Miller; Craig Tarter; Daniel Badger; Don Barr; Eric Skoglund; Jennifer Yost; Jim Brooks; Michael Fuss; Neil Jones; Patrick Sullivan; Ray Rice; Robin Collins; Soyla Reyna; Sylvia Mackrill; Tina Fuller; Tom Laws; Vickie Holbrook  
**Subject:** Conditional Use Permit for a Commercial Daycare Center in a BN zone / CUP 040 16

Good Morning! ☺

### CUP 040-16:

Amy Payne has requested a Conditional Use Permit for a Commercial Daycare Center in a BN (Neighborhood Business) zoning district at 1104 W. Roosevelt Avenue. (.24 acre portion of Section 29, T3N, R2W, BM, NE 1/4, Falcon Ridge No. 1, Lot 3, Block 2).

The applicant will go before the Planning & Zoning Commission as a public hearing item on the July 26, 2016 agenda.

Please find attached the CUP 040-16 file for your review and send all comments to my attention or to Sylvia Mackrill ([mackrill@cityofnampa.us](mailto:mackrill@cityofnampa.us)) no later than July 13, 2016.

## Shellie Lopez

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**From:** Neil Jones  
**Sent:** Wednesday, July 06, 2016 11:28 AM  
**To:** Shellie Lopez  
**Cc:** Bret Caulder  
**Subject:** RE: Conditional Use Permit for a Commercial Daycare Center in a BN zone / CUP 040 16

Building Department will require a building permit for a change of occupancy and they will need to meet all of the Fire Department conditions.

### Neil Jones

Plans Examiner Supervisor

P: 208.468.5492 F: 208.468.4494

[Department of Building Safety](#), [Like us on Facebook](#)

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**From:** Shellie Lopez

**Sent:** Tuesday, June 28, 2016 11:59 AM

**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>; Eric Skoglund <skoglundl@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooks@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>; Soyla Reyna <reynas@cityofnampa.us>; Sylvia Mackrill <mackrill@cityofnampa.us>; Tina Fuller <tfuller@compassidaho.org>; Tom Laws <tlaws@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>

**Subject:** Conditional Use Permit for a Commercial Daycare Center in a BN zone / CUP 040 16

Good Morning! ☺

### CUP 040-16:

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The applicant will go before the Planning & Zoning Commission as a public hearing item on the July 26, 2016 agenda.

Please find attached the CUP 040-16 file for your review and send all comments to my attention or to Sylvia Mackrill ([mackrill@cityofnampa.us](mailto:mackrill@cityofnampa.us)) no later than July 13, 2016.

Thank you & have a great day!

Property Address: **1004 W ROOSEVELT AVE** Permit No: **2558** Filling Ref: **07.3-07100**

**STEP 1-Type of Permit: Variance**

**Name:** Robert & Jean Stockwell **Work Phone:** 2086970137  
**BusName:** **Home Phone:** 2089890712  
**Address:** 1004 W ROOSEVELT AVE **Fax:**  
**CSZ:** Nampa, ID 83651  
**Mailing Address-if different:** **CSZ:**  
**Is applicant property owner:** No **Relationship to Owner:** Stockwell's Daught

**Status:** **Followup Date:** **7/28/2016**

**Followup**  
**Last Action:** Home Occ Verify Ltr **Cost:** \$255.00  
**MailType:** **Payment:** \$0.00  
**Last Date:** 7/18/2016 **Date Paid:**

**Conditions**  
 1.) This approval does not abrogate the applicant(s) to comply with all lawful requirements of governmental agencies (e.g., Nampa Fire, Building, Planning & Zoning, Wastewater and Engineering Departments, Southwest District Health/Health and Welfare, etc.) that will or may be

**Nature or Description of Request or Use:** Variance request to City of Nampa Zoning Ordinance 10-14-5-D, which requires that a commercial property abutting residentially zoned

**Type of Occupation:** Land Uses

**Category:** Parking, landscaping and setback standards

**Use begins:** **Length in Months:** 0 **Map Zone:**  
**Issued:** 4/24/07 **Expires:** **Zoning:** BN

**Inspect by:**  
**Officer:** Robert **Acct No:** 0850150500

PA	AddrDesc:	1004 W ROOSEVELT AVE	Address	1004 W ROOSEVELT AVE	Acct#	0850150500
CE	Legal	LT 3 BLK 2	Tax#	Govrn	Inst#	200705050
L			Sect	29 3N2WNE	Acres	0.24
	Sub	FALCON RIDGE NO 1	Block:	2	Lot:	3
			Value	129320.000	Zone	12
			Survey#		Pa	N2
			Edit Dat	7/18/2016		

post	qualifier	OwnerName	C/O	Owneraddr	OwnerCSZ	tr
01	OWN	TIMOTHY MCMAHAN		12711 WILD ROSE LN	NAMPA, ID 83686	
02	OWN	MCMAHAN CRISTI		12711 WILD ROSE LN	NAMPA, ID 83686	
01	OWN	TIMOTHY and CRISTI MCMAHA		1004 W ROOSEVELT AVE	NAMPA, ID 83651	
		CURRENT OCCUPANT		1004 W ROOSEVELT AVE	Nampa, ID 83651	

FIN  
D  
OW  
NE  
RS



# City of Nampa

PLANNING & ZONING DEPARTMENT

411 3RD ST S NAMPA, ID 83651

Office (208) 468-5457

CITY HALL

Email HOBBSR@CI.NAMPA.ID.US

Fax (208) 465-2261

18 July 2016

Robert & Jean Stockwell

1004 W ROOSEVELT AVE  
Nampa, ID 83651

## Verification Request

Dear Robert ,

Our records are being updated and verified. We would like to confirm that the following name, address, and occupation/or use is still operating and that the accompanying file sheet information is correct. Please call or write back to the above address to confirm you are still operating your business/or continuing your use and please correct any new or missing information. Please note the conditions included with this letter and ensure that you are operating within these standards. Home Occupations please make special note that only one sign of a name plate not over two square feet in area is allowed. Please keep us advised if you change address, occupations/use or discontinue occupations/use. Failure to confirm your home occupation/use may result in cancellation of your permit/use.

**Robert & Jean Stockwell**

**Variance**

**Land Uses**

**Parking, landscaping and setback standards**

### Conditions

- 1.) This approval does not abrogate the applicant(s) to comply with all lawful requirements of governmental agencies (e.g., Nampa Fire, Building, Planning & Zoning, Wastewater and Engineering Departments, Southwest District Health/Health and Welfare, etc.) that will or may be appropriately involved in the review of any requested change of use of the Property or expansion over 25% of the existing one;**
  - 2.) That the five foot (5') setback areas be landscaped with a fast growing, evergreen hedge of Euonymus or similar variety shrub and that such shall be perpetually maintained in a healthy, attractive manner and kept adequately dense to screen the properties to the west and north of the Property from view;**
  - 3.) That no sign shall be placed on the Property that exceeds the building height on the same and shall not be closer than 5' to either of the Property's side/interior property line.**
- The Council further specified that this/the

**Variance approval shall run with the land and is issued and to be, therefore, in force in perpetuity.**

Robert

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**G. Robert Hobbs**  
**Assistant Planning Dir.**

Property Address: **1004 W ROOSEVELT AVE** Permit No: **2511** Filling Ref: **07.3-0770**

**STEP 1-Type of Permit: Rebuild Letter**

Status: Followup Date: **7/28/2016**

**Name:** Dustin Edwards **Work Phone:** 2084612900  
**BusName:** Apex Mortgage **Home Phone:**  
**Address:** **Fax:** 208-461-2932  
**CSZ:** Nampa, ID 83651  
**Mailing Address-if different:** **CSZ:**  
**Is applicant property owner:** No **Relationship to Owner:** mortgage lender

**Followup**  
**Last Action:** Home Occ Verify Ltr **Cost:** \$46.00  
**MailType:** **Payment:** \$0.00  
**Last Date:** 7/18/2016 **Date Paid:**  
 Conditions

**Nature or Description of Request or Use:** Rebuild letter for residential house in BN zone

**Type of Occupation:** Land Uses

**Category:** Residential dwelling in BN zone

**Use begins:** **Length in Months:** 0 **Map Zone:**

**Issued:** 2/21/07 **Expires:** **Zoning:** BN

**Inspect by:**  
**Officer:** **Acct No:** 0850150500

AddrDesc: 1004 W ROOSEVELT AVE	Address: 1004 W ROOSEVELT AVE	Acct#: 0850150500
Legal: LT 3 BLK 2	Tax#: Govn	Inst#: 200705050 Survey#: Pa N2
Sub: FALCON RIDGE NO 1	Sect: 29 3N2WNE Acres: 0.24	Edit Dat: 7/18/2016
Block: 2	Lot: 3	Value: 129320.000 Zone: 12

post	qualifier	OwnerName	C/O	Owneraddr	OwnerCSZ	rr
01	OWN	TIMOTHY MCMAHAN		12711 WILD ROSE LN	NAMPA, ID 83686	
02	OWN	MCMAHAN CRISTI		12711 WILD ROSE LN	NAMPA, ID 83686	
01	OWN	TIMOTHY and CRISTI MCMAHA		1004 W ROOSEVELT AVE	NAMPA, ID 83651	
		CURRENT OCCUPANT		1004 W ROOSEVELT AVE	Nampa, ID 83651	

FIN  
D  
OWNERS

18 July 2016

Dustin Edwards  
Apex Mortgage

Nampa, ID 83651

## **Verification Request**

Dear Dustin ,

Our records are being updated and verified. We would like to confirm that the following name, address, and occupation/or use is still operating and that the accompanying file sheet information is correct. Please call or write back to the above address to confirm you are still operating your business/or continuing your use and please correct any new or missing information. Please note the conditions included with this letter and ensure that you are operating within these standards. Home Occupations please make special note that only one sign of a name plate not over two square feet in area is allowed. Please keep us advised if you change address, occupations/use or discontinue occupations/use. Failure to confirm your home occupation/use may result in cancellation of your permit/use.

**Dustin Edwards  
Rebuild Letter  
Land Uses  
Residential dwelling in BN zone**

**Conditions**