

Planning & Zoning Department
Planning & Zoning Commission Meeting
May 14, 2024

Staff Report – Public Hearing

Prepared By: Kristi Watkins, Principal Planner

Conditional Use Permit for the expansion of a currently operating auto detailing business to provide extended services at a new site located in the DV (Downtown Village) zoning district at 1012 & 1014 1st St. S (Parcel#s R1412700000 & R1412700100 totaling 0.31 acres, located in the SE 1/4 of Section 22 T3N, R2W, BM) for David Arredondo (CUP-00339-2024).

(Action: [Decision](#))

PROPERTY DETAILS

Comprehensive Plan Designation: Downtown

Current Zoning: DV (Downtown Village)

Surrounding Land Use and Zoning:

- North-** DV (Downtown Village)
- South-** DH (Downtown Historic)
- East-** DH (Downtown Historic)
- West-** DV (Downtown Village)

Applicant stated request for this application: “Extension of our auto detailing business, currently operating nearby at 403 11th Ave N. Not to be replaced, but to add additional services at a new site.”

Public Utilities & Services:

Already service the property

APPLICABLE REGULATIONS

10-3-2 SCHEDULE OF DISTRICT/ZONE LAND USE CONTROLS

P = Permitted

C = Conditional Use Permit

Blank = Not Permitted

<i>Industrial Land Use/ Building Occupancy Type</i>	DB	DV	DH	BC
Automobile body, paint shop		C		C

Conditional Use Permits

10-25-1: DESCRIPTION AND PURPOSE

Certain types of uses require special consideration prior to their being permitted in a particular district. The reason for special consideration involves, among other things, the size of the area

required for the full development of such uses, the nature of the traffic problems incidental to operation of the use, the effect such uses have on any adjoining land uses and on the growth and development of the community as a whole.

All uses permitted conditionally are declared to typically possess such unique and special characteristics as to make impractical their being included as outright uses in any of the various districts defined within this title. The authority for the location and operation thereof shall be subject to review and the issuance of a conditional use permit (CUP). The purpose of review shall be to determine that the characteristics of any such use shall not be unreasonable or incompatible with the type of uses permitted in surrounding areas, and for stipulating such conditions as may be reasonable so that the basic purposes of the chapter shall be served. Nothing construed herein shall be deemed to require the Commission to grant a CUP.

10-25-4.A: A Conditional Use Permit may be granted only if the proposal conforms to all the following conditional use permit criteria, provisions of the zoning ordinance unless lawfully waived or modified by authorization of the Commission, and the Nampa comprehensive plan. The conditional use permit criteria are as follows:

10-25-4.A.1: That the proposed use is supported by the Nampa Comprehensive Plan.

10-25-4.A.2: That the design, construction, operation and maintenance of the property and project will not adversely impact the intended character and appearance of the general vicinity.

10-25-4.A.3: That the proposed use will be served adequately by essential public facilities and services.

10-25-4.A.4: That the proposed use will not be detrimental to the economic welfare of the community.

10-25-4.A.5: That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors.

Whether the Commission votes to deny or approve the Conditional Use permit request, the statements cited in this report as being from 10-25-4.A above must be found and supported by facts in order to approve the Conditional Use Permit in a reason statement as required by state law. A decision to deny the request must also conclude that at least one of those criteria are not met and also supported by facts.

CORRESPONDENCE

All agency comments received indicated no comment/concerns/impact, and are therefore not included in this summary. For full details, please review the attached exhibits.

- 1) **Nampa Engineering Division:** The Engineering Division does not oppose this application and states that any future development of this site will be regulated by City Codes at the time of building permit submittal.

STAFF ANALYSIS

Immediately Surrounding Land Uses: Pioneer Title, Multi-Tenant Office Building (old library & old Owyhee Sheet Metal building under remodel), RollerDrome, Nampa Fire Station, and an Alignment shop.

Zoning: The property is zoned DV (Downtown Village).

Comprehensive Plan: The future land use designation is Downtown.

Parking: Parking is existing. May need to restripe and establish ADA parking if none is assigned currently.

Public interest: The applicant indicates they are intending to provide a higher end service that caters to ceramic coatings specifically and will use handheld equipment and tools that will not have a serious impact on the noise levels. Ceramic coatings are applied by hand then buffed.

Compatibility: The uses in the area, specifically the alignment shop and the Fire Station, will not be significantly impacted by this type of use. Vehicle maintenance falls in line with what is already taking place in the immediate vicinity and the property seems to have the space to allow for adequate parking.

RECOMMENDED CONDITIONS OF APPROVAL

If the Planning and Zoning Commission approves of the conditional use permit for an auto detailing/ceramic coatings business, the recommended conditions of approval are as follows:

1. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment, including but not limited to a building permit and any associated sub permits, sign permits and parking improvement permits (including but not limited to restriping and ADA parking paint and signage).
2. Any additional conditions the Commission may add...

PROPOSED FINDINGS

1. That the proposed use is supported by the Nampa Comprehensive Plan.

- Chapter 5, Land Use: Objectives and Strategies for improving the city center (Downtown) District, Objective 6: Increase the amount and density of housing, office, retail space and access to technology, public transportation in the City Center District.

Conclusion: The proposed auto detailing business meets the goals and strategies outlined in the Nampa Comprehensive Plan because it provides an auto service/retail business in the downtown core as outlined in Chapter 5, Land Use: Objective 6.

2. That the design, construction, operation and maintenance of the property and project will not adversely impact the intended character and appearance of the general vicinity.

- This existing property provides overhead doors and parking area and is not intended to be significantly remodeled for this proposed use.

- The neighboring properties include Pioneer Title, Multi-Tenant Office Building (old library & old Owyhee Sheet Metal building under remodel), Rollerdrome, Nampa Fire Station, and an Alignment shop.

Conclusion: The proposed auto detailing business will not adversely impact the intended character and appearance of the general vicinity through design, construction, operation and maintenance because it will not change its appearance that is already established and some of the neighboring uses are also vehicle/auto service oriented.

3. That the proposed use will be served adequately by essential public facilities and services.

- City utilities for sewer, water, and pressurized irrigation are all existing and in use by this facility.
- Property is located in the Nampa Fire District boundary.
- Property is located within the service area for Nampa City Police.

Conclusion: The proposed auto detailing business is a use that use will be served adequately by essential public facilities and services because the facility is already being served by essential public facilities and services, including sewer, water, pressurized irrigation, police & fire district services.

4. That the proposed use will not be detrimental to the economic welfare of the community.

- This existing property provides overhead doors and parking area and is not intended to be significantly remodeled for this proposed use.
- The neighboring property is also a vehicle/auto service business.

Conclusion: The proposed auto detailing business will not be detrimental to the economic welfare of the community because the primary use of the property will be a use that fits the apparent, intended purpose for the existing building and is compatible with the surrounding businesses.

5. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors.

- This existing property provides overhead doors and parking area and is not intended to be significantly remodeled for this proposed use.
- The neighboring property is also a vehicle/auto service business.
- The applicant indicates they are intending to provide a higher end service that caters to ceramic coatings specifically and will use handheld equipment and tools that will not have a serious impact on the noise levels. Ceramic coatings are applied by hand then buffed.

Conclusion: The proposed **auto detailing business** will not involve activities or processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors because it will be retain its existing appearance and operation will remain compatible with existing nearby uses and it will not use equipment or tools that will create a serious impact on noise levels.

POTENTIAL MOTIONS

APPROVE:

I move to approve the **Conditional Use Permit for the expansion of a currently operating auto detailing business** to provide extended services at a new site located in the DV zoning district at 1012 & 1014 1st St. S for David Arredondo (CUP-00339-2024) with Recommended Conditions and Proposed Findings.

DENY:

I move to deny the **Conditional Use Permit for the expansion of a currently operating auto detailing business** to provide extended services at a new site located in the DV zoning district at 1012 & 1014 1st St. S for David Arredondo (CUP-00339-2024)...

... because the project fails to comply with _____ (state one or more conclusion of law), because... _____ (state your reasoning/"findings" for denial).

Conditional Use Permit Conclusions of Law:

1. That the proposed use is supported by the Nampa Comprehensive Plan.
2. That the design, construction, operation and maintenance of the property and project will not adversely impact the intended character and appearance of the general vicinity.
3. That the proposed use will be served adequately by essential public facilities and services.
4. That the proposed use will not be detrimental to the economic welfare of the community.
5. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors.

ATTACHMENTS

- Application
- Narrative
- Comprehensive Plan Future Land Use Map
- Zoning Map
- Aerial View
- Citizen, agency and other correspondence



Planning & Zoning Department

Master Application

Staff Use Only

Project Name: Arredondo's Auto Detail Expansion
File Number: CUP-00339-2024 (per 10-3-2.C)
Related Applications: _____

Type of Application

- | | |
|--|--|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Legal Non-Conforming Use |
| <input type="checkbox"/> Annexation/Pre-Annexation | <input type="checkbox"/> Planned Unit Development/MPC |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Short |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final |
| <input type="checkbox"/> Multi-Family Housing | <input type="checkbox"/> Condo |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Fireworks Stand |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Daycare | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Kennel License | <input type="checkbox"/> Staff Level |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Zoning Map/Ordinance Amendment (Rezone) |
| <input type="checkbox"/> Mobile Home Park | <input type="checkbox"/> Other: _____ |

You must attach any corresponding checklists with your application or it will not be accepted

Applicant Name: David Arredondo DBA: Arredondo Auto Details Phone: 208-713-5095

Applicant Address: 403 11th Ave. N. Email: arredondoautodetails@gmail.com

City: Nampa State: ID Zip: 83687

Interest in property: Own Rent Other: _____

Owner Name: Brian & Melissa Pierce Phone: c/o Jeremy Hefner 208-249-2533

Owner Address: 722 W. Bitterroot Ct Email: _____

City: Nampa State: ID Zip: 83686

Contractor Name (e.g., Engineer, Planner, Architect): _____

Firm Name: _____ Phone: _____

Contractor Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Subject Property Information

Address: 1012 1st St. S Nampa 83651 **1014 1st St S**

Parcel Number(s): R1412700000 & R1412700100 Total acreage: .31 Zoning: DV

Type of proposed use: Residential Commercial Industrial Other: _____

Project/Subdivision Name: Partridge Resub

Description of proposed project/request: extension of our auto detailing business, currently operating nearby @403 11th Ave N. 83687 (not to be replaced but add additional services @new site)

Proposed Zoning: DV Acres of each proposed zone: .31

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	0	
Commercial	2	.31
Industrial		
Total Common Area		
Internal Roadways	Provide acres only	
Frontage ROW to be dedicated	Provide acres only, if applicable	
Total	2	.31

Development Project Information (if applicable) n/a

Minimum residential lot size (s.f.): _____ Maximum residential lot size (s.f.): _____

Gross density: _____ (# of lots divided by gross plat/parcel area)

Subdivision Qualified Open Space: _____ % of gross area _____ acres

Type of dwelling proposed: Single-family Detached Single-family Attached (townhouse)

Duplex Multi-family Condo Other: _____

Commercial/Industrial/Multi-Family Project Information (if applicable)

Min. sq. feet of structure: 2000 Max building height: 20' Gross Floor Area: 2000 sq. ft

Proposed number of residential (multi-family) units: n/a

Total number of parking spaces provided : 5

Print applicant name: David Arredondo

Applicant signature:  Date: 3/08/24

City Staff	
Received by: JKW	Received date: 3/15/2024



City of Nampa

PLANNING and ZONING DEPARTMENT

OFFICE (208) 468-5484

CITY HALL

411 THIRD STREET SO.

NAMPA, IDAHO 83651

FAX (208) 465-2261

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
) :SS
COUNTY OF CANYON)

A. I, Ronald J. Pierce, whose address is 1012 1st St S. Nampa, ID 83651, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.

B. I grant my permission to Arredondo Auto Details LLC, whose address is 403 11th Ave. N Nampa 83687, to submit the accompanying application pertaining to the property described on the attached application.

C. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 14 day of MARCH, 2024.

[Handwritten Signature]
Signature

SUBSCRIBED AND SWORN to before me the 14th day of March, 2024

NATHAN VEIBELL
COMMISSION # 20234671
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 11/08/2029

[Handwritten Signature]
Notary Public for Idaho
Residing at: Canyon County, Nampa ID
Commission Expires: 8 November 2029

Reason for Proposed Conditional Use Permit

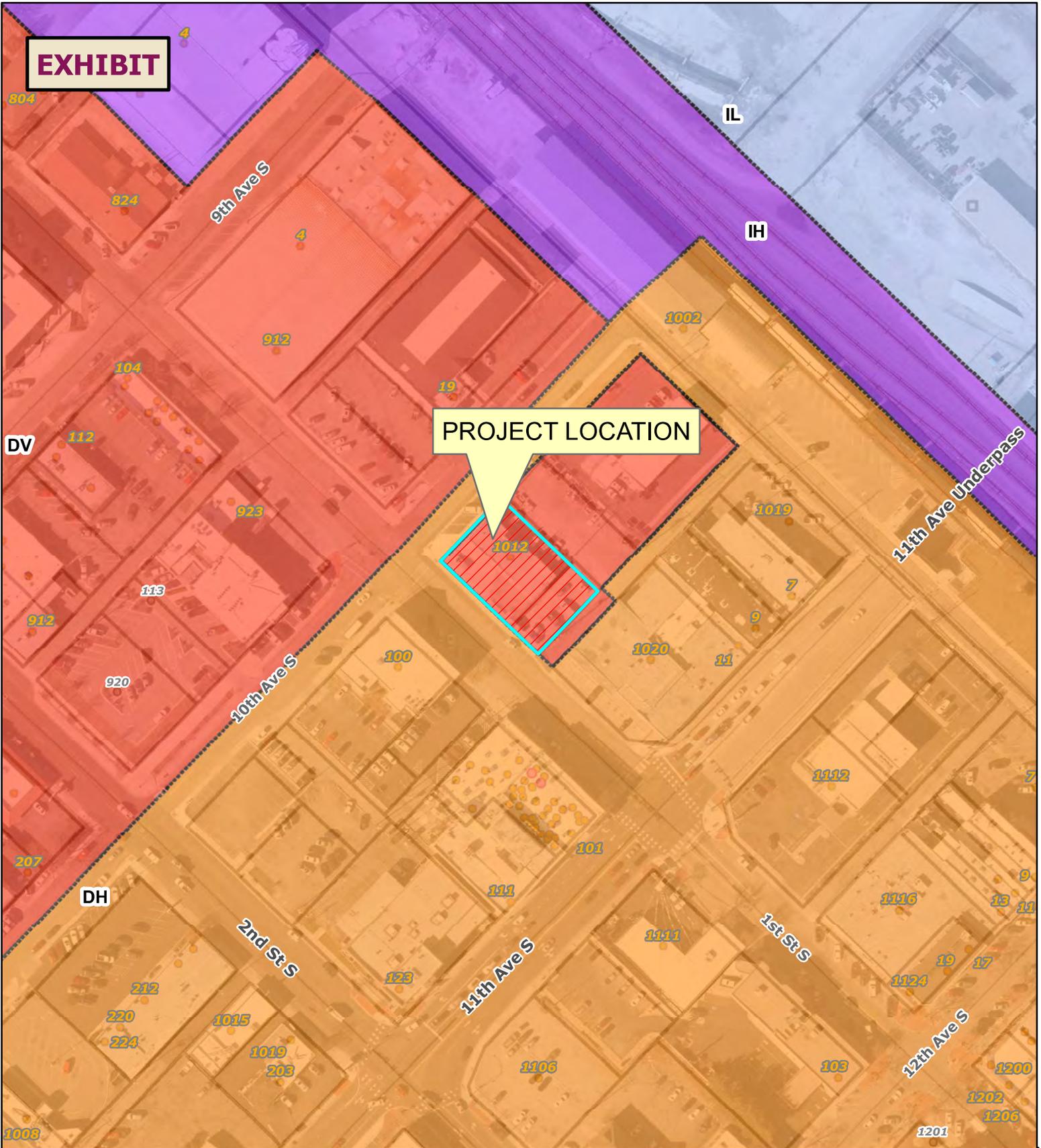
We have been operating our auto detailing shop for 20 years this year and have been at our current location for 17 years near downtown Nampa at 403 11th Ave North. We serve many dealerships in the community like Peterson Dodge, Edmark Toyota and Tom Scott Honda just to name a few. We also serve private citizens as well as the Nampa School District and other community departments.

We now have the opportunity to expand our services by leasing a building at 1012 1st St. South. This is the reason for this application. My initial contact with staff at City of Nampa P&Z confirmed that our scope of work is indeed allowed and so we are taking the next step in seeking approval to begin operations. We will be focusing on a higher-end niche in the auto detailing industry; ceramic coatings. We don't anticipate any significant change in traffic due to our business operating in the area. We use handheld equipment and tools for our detailing services so no significant increase in noise level is anticipated either. In fact, ceramic coatings are applied by hand with some buffing involved.

We love our community and have turned hundreds of repeat customers into long-time friends. This is to say we are excited to occupy another small space in this area for years to come.

-David & Gloria Arredondo

EXHIBIT



NAMPA Proud

**1012 & 1014 1ST ST S
CONDITIONAL USE PERMIT
FOR THE EXPANSION OF A CURRENTLY
OPERATING AUTO DETAILING BUSINESS IN
THE DV (DOWNTOWN VILLAGE) ZONE**

CONDITIONAL USE PERMIT

CUP-00339-2024

5/14/2024

Visit Planning & Zoning
at cityofnampa.us
for more info.

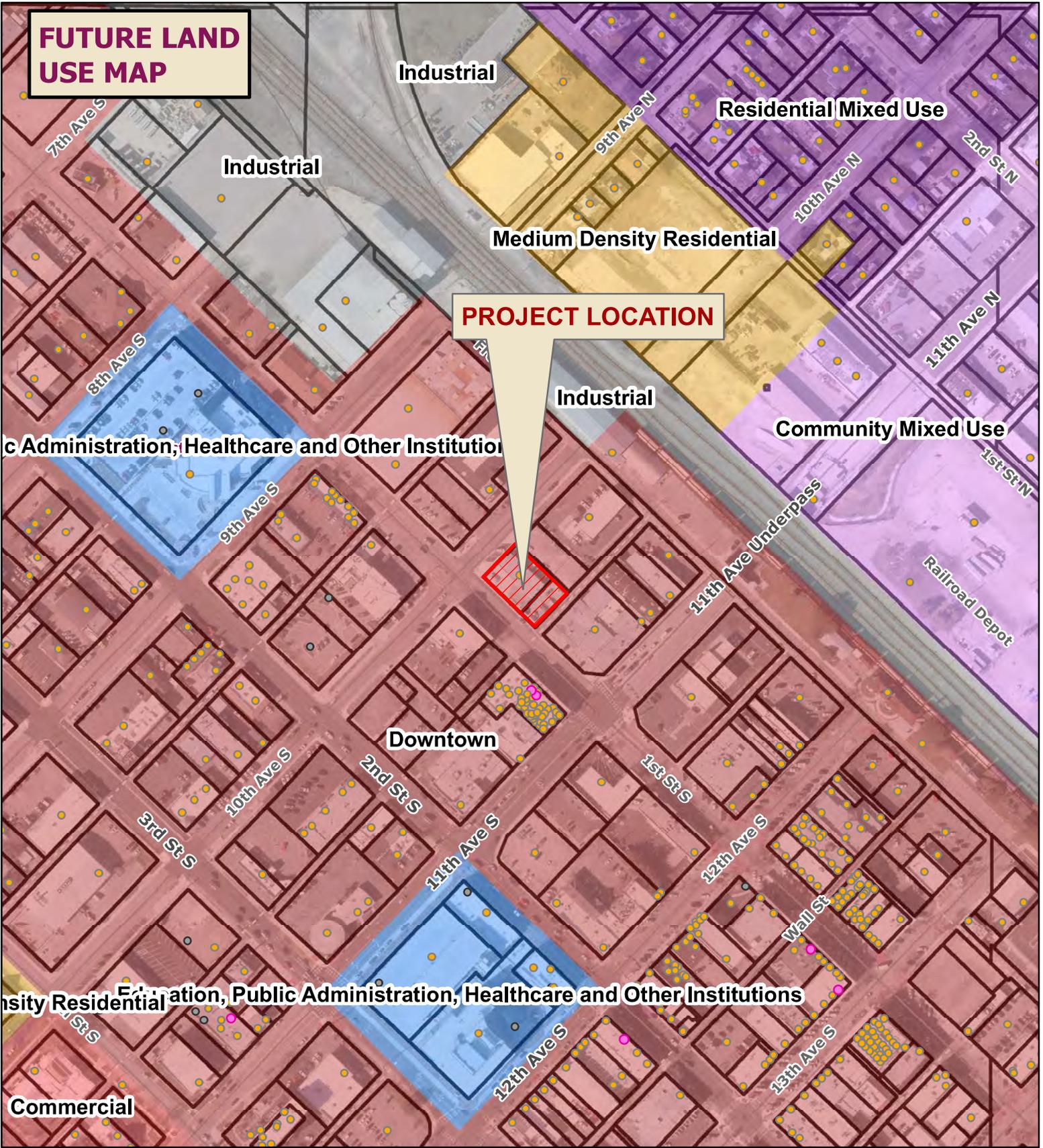


AG	GB2	RD_PUD	RS8.5
BC	GBE	RMH	RS8.5_PUD
BC_PUD	HC	RML	RS12
BF	IH	RML_PUD	RS12_PUD
BN	IL	RP	RS15
BN_PUD	IL_PUD	RP_PUD	RS15_PUD
DB	IL_RS	RS4	RS18
DH	IP	RS6	RS18_PUD
DV	IP_RS	RS6_PUD	RS22
Enc	RA	RS7	RS22_PUD
GB1	RD	RS7_PUD	U
			UnZoned



For illustrative purposes only.

FUTURE LAND USE MAP



PROJECT LOCATION



ARREDONDO AUTO DETAILING
1012 & 1014 1ST ST S

CONDITIONAL USE PERMIT

Visit *Planning & Zoning*
 at cityofnampa.us
 for more info.



- Agricultural
- Airport
- Commercial
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- Industrial
- Parks
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential Mixed Use
- Community Mixed Use

NAMPA*Proud*

CUP-00339-2024

5/8/2024

For illustrative purposes only.

AERIAL

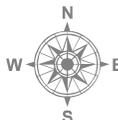
PROJECT LOCATION



ARREDONDO AUTO DETAILING
1012 & 1014 1ST ST S

CONDITIONAL USE PERMIT

Visit Planning & Zoning
 at cityofnampa.us
 for more info.



NAMPA Proud

CUP-00339-2024

5/8/2024

For illustrative purposes only.



Candace Fry

From: David Moiza
Sent: Friday, April 5, 2024 11:30 AM
To: Planning-Zoning Staff
Subject: 1014 1ST ST S

1014 1ST S HAS NO CODE VIOLTIONS AT THIS TIME

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DATE: April 8, 2024
TO: Planning and Zoning Department
FROM: Peter Nielsen, Civil Engineering Plans Examiner
CC: Caleb LaClair, P.E., Assistant City Engineer
CC: Daniel Badger, P.E., Nampa City Engineer
CC: Tom Points, P.E., Nampa City Public Works Director
APPLICANT: David Arredondo
OWNER: Brian & Melissa Pierce
ADDRESS: 1012 & 1014 1st St S
RE: **CUP-00339-2024 – Arredondo Auto Detail Expansion**

The Engineering Division has reviewed the subject application and provide the following comments and recommended conditions.

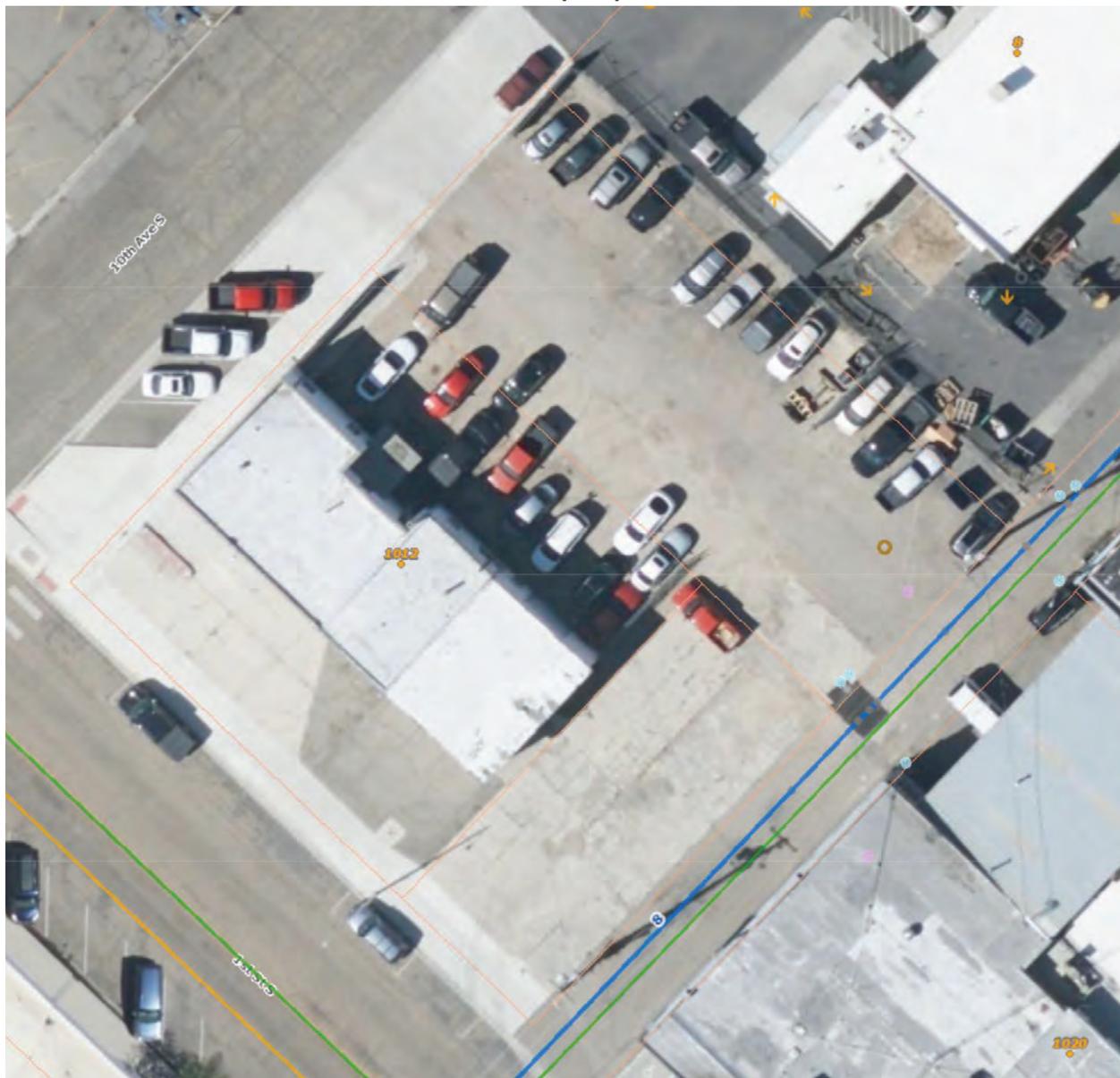
General Comments:

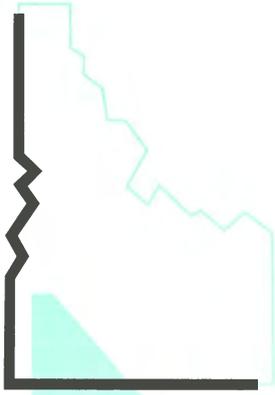
1. Any future development of this site is subject to City of Nampa building permit plan review process. Any applicable conditions or required inspections for the project will be generated via that process. Applicable utility connection and engineering inspection fees are to be paid upon approval of and prior to receiving any building permits.
2. Streets providing access:
 - 1st St S – Classified as a local road, 20 MPH.
 - 10th Ave S – Classified as a local road, 20 MPH.
3. Water and sewer services are currently existing. Any new taps for services will require coordination with City of Nampa.

Conditions:

1. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of building permit.

Utility Map





ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

April 22, 2024

City of Nampa
Planning & Zoning
500 12th Avenue South
Nampa, ID 83651

RE: CUP-00339-2024/ Arredondo's Auto Detail Expansion; 1012 1st St S

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as no facilities are impacted and plans show storm water is retained on site.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID will need to review drainage plans. The developer must comply with Idaho Code 31-3805.

Please feel free to contact me with any further questions.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ eol

Cc:

Office/ file



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

Candace Fry

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Wednesday, April 24, 2024 8:37 AM
To: Planning-Zoning Staff
Cc: Candace Fry
Subject: RE: Arredondo Auto Detail Expansion- CUP-00339-2024

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After careful review of the transmittal submitted to ITD on April 5, 2024 regarding Arredondo Auto Detail Expansion – CUP-00339-2024, the Department has no comments or concerns to make at this time. This proposed development does not abut a state highway and does not meet the square footage threshold to warrant a TIS review, therefore, minimal impact can be anticipated.

Thank you,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Candace Fry <fryc@cityofnampa.us>
Sent: Friday, April 5, 2024 10:15 AM
Subject: Arredondo Auto Detail Expansion- CUP-00339-2024

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Good Morning,

RE: Arredondo Auto Detail Expansion- CUP-00339-2024

I have attached for your review the application for Conditional Use Permit for the expansion of a currently operating auto detailing business to provide extended services at a new site located in the DV (Downtown Village) zoning district at 1012 & 1014 1st St. S (Parcels # R1412700000 & R141270010018232 totaling 0.31 acres, located in the SE 1/4 of Section 22 T3N, R2W, BM) for David Arredondo (CUP-00339-2024).

This application will go before the Planning and Zoning Commission as a public hearing item on the May 14, 2024.

Candace Fry

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, April 8, 2024 6:57 AM
To: Planning-Zoning Staff
Subject: FW: Arredondo Auto Detail Expansion- CUP-00339-2024
Attachments: CUP-00339-2024_Arredondo Auto Detail Expansion_Application.pdf; CUP-00339-2024_Arredondo Auto Detail Expansion_Legal Description Updated.docx; CUP-00339-2024_Arredondo Auto Detail Expansion_Narrative.docx; CUP-00339-2024_Arredondo Auto Detail Expansion_Site Map - Specific Parcels Used.pdf

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Good Morning,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Candace Fry <fryc@cityofnampa.us>
Sent: Friday, April 5, 2024 10:15 AM
Subject: Arredondo Auto Detail Expansion- CUP-00339-2024

Good Morning,

RE: Arredondo Auto Detail Expansion- CUP-00339-2024

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Please return all comments to the Planning and Zoning staff (pzall@cityofnampa.us) prior to May 3, 2024.

Thanks,
Candace

Candace Fry

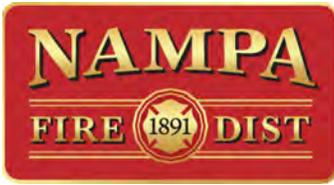
From: Ron Johnson <johnsonrl@nampafire.org>
Sent: Friday, May 3, 2024 11:37 AM
To: Planning-Zoning Staff
Subject: RE: [EXTERNAL]Arredondo Auto Detail Expansion- CUP-00339-2024

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Nampa Fire District has no concerns with this project. A certificate of occupancy will be required prior to the business occupying the building.

Please contact me if you have any questions.

Regards,



Ron Johnson
Deputy Chief / Fire Marshal
9 12th Ave South, Nampa, ID
O: 208.468.5760
C: 208.250.7005
[Nampa Fire Website](#) - [Facebook](#)

From: Candace Fry <fryc@cityofnampa.us>
Sent: Friday, April 5, 2024 10:15 AM
Subject: [EXTERNAL]Arredondo Auto Detail Expansion- CUP-00339-2024

CAUTION: This email originated outside the Nampa Fire domain. DO-NOT CLICK on links or open attachments unless you recognize sender email or are sure content is safe.

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Thanks,
Candace