

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO TO PROVIDE AN RS8.5 (SINGLE-FAMILY RESIDENTIAL) ZONE DESIGNATION FOR CERTAIN LANDS, COMMONLY KNOWN AS 0 FIRST STREET NORTH, NAMPA, IDAHO (COUNTY PARCEL R1289201000), COMPRISING APPROXIMATELY 0.22 ACRES, MORE OR LESS; DETERMINING THAT SAID ZONING IS IN THE BEST INTEREST OF THE CITIZENS AND CONSISTENT WITH THE CITY’S COMPREHENSIVE PLAN; REZONING SAID PROPERTY FROM IL_RS TO RS8.5 (SINGLE-FAMILY RESIDENTIAL); PROVIDING FOR RECORDATION; INSTRUCTING THE CITY ENGINEER TO DESIGNATE SAID PROPERTY AS RS8.5 (SINGLE-FAMILY RESIDENTIAL) ON THE OFFICIAL ZONING MAP AND OTHER AREA MAPS OF THE CITY; SUBJECT TO CERTAIN TERMS AND CONDITIONS; AND DIRECTING THE CITY ENGINEER TO ALTER THE USE AND AREA MAP ACCORDINGLY; PROVIDING FOR AN EFFECTIVE DATE; AND REPEALING ALL ORDINANCES, RULES AND REGULATIONS, AND PARTS THEREOF, IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF NAMPA, CANYON COUNTY, STATE OF IDAHO:

SECTION 1. Whereas, at its meeting on June 3, 2024 it was been determined by the Nampa City Council, upon the recommendation of the Nampa Planning & Zoning Commission and the public notice and hearing processes required by Idaho Code chapter 65, Title 67, that a rezone request applied for by Ivan Sandoval (ZMA 00187-2024) to rezone the hereinafter described real property from IL_RS to RS8.5 (Single-Family Residential) should be approved subject to the conditions of approval by the Nampa City Council.

SECTION 2. It is hereby determined to be in the best interests of the public, and consistent with the Nampa Comprehensive Plan, that the entirety of the following described property in the City of Nampa, Canyon County, Idaho, commonly known as 0 First Street North, Nampa, Canyon County, Idaho (County Parcel Number R1289201000), comprising approximately 0.22 acres, more or less, be and hereby is, rezoned from IL_RS to RS8.5 (Single-Family See **Exhibit “A” attached hereto and made a part hereof by this reference.**

Said property is also visually depicted in the drawing marked as **Exhibit “B” attached hereto and made a part hereof by this reference.**

SECTION 3. That the recordation of this ordinance shall be deemed for all intents and purposes as an amendment to the zoning ordinance and zoning map of the City of Nampa. The

City Engineer is instructed to designate the property as RS8.5 (Single-Family Residential) on the Official Zoning Map and other area maps of the City of Nampa. This zoning approval is subject to the conditions of approval adopted by the Nampa City Council in this case attached hereto and made part hereof as **Exhibit “C”**.

SECTION 4. This ordinance shall be in full force and effect from and after its passage, approval, publication and recordation according to law.

SECTION 5. All ordinances, rules and regulations, and parts thereof, in conflict herewith are repealed.

PASSED BY THE COUNCIL OF THE CITY OF NAMPA, IDAHO, this ____ day of _____, 2024.

APPROVED BY THE MAYOR OF THE CITY OF NAMPA, IDAHO, this ____ day of _____, 2024.

Attest:

Mayor Debbie Kling

City Clerk

EXHIBIT A - Legal Description

Land Description - Parcel B

A parcel of land being Lot 21, Block 16, Nampa City Acres No.3 Subdivision recorded as Instrument No. 248722, Records of Canyon County, said parcel is located in the Northeast Quarter of the of the Northwest Quarter of Section 22, Township 3 North, Range 2 West, of the Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at the at the found ½ inch diameter iron pin with plastic cap labeled PLS 12220 at the Northerly corner of said Lot 21, as shown in Record of Survey Instrument No. 2014-034526, Canyon County Records; thence S 43° 44' 52" W along the line common to Lots 20 and 21, Block 16, Nampa City Acres No.3 Subdivision for a distance of 122.00 feet to a set 5/8 inch diameter iron pin stamped PLS 11463, the **POINT OF BEGINNING**;

Thence S 46° 15' 08" E for a distance of 50.00 feet to a set 5/8 inch diameter iron pin stamped PLS 11463;

Thence S 43° 44' 52" W along the line common to Lots 21 and 22, Block 16, Nampa City Acres No.3 Subdivision for a distance of 188.00 feet to a set 5/8 inch diameter iron pin stamped PLS 11463 at the most southerly corner of said Lot 21;

Thence N 46° 15' 08" W along the railroad right-of-way for a distance of 50.00 feet to a found ½ inch diameter iron pin with plastic cap labeled PLS 12220 at the most westerly corner of said Lot 21;

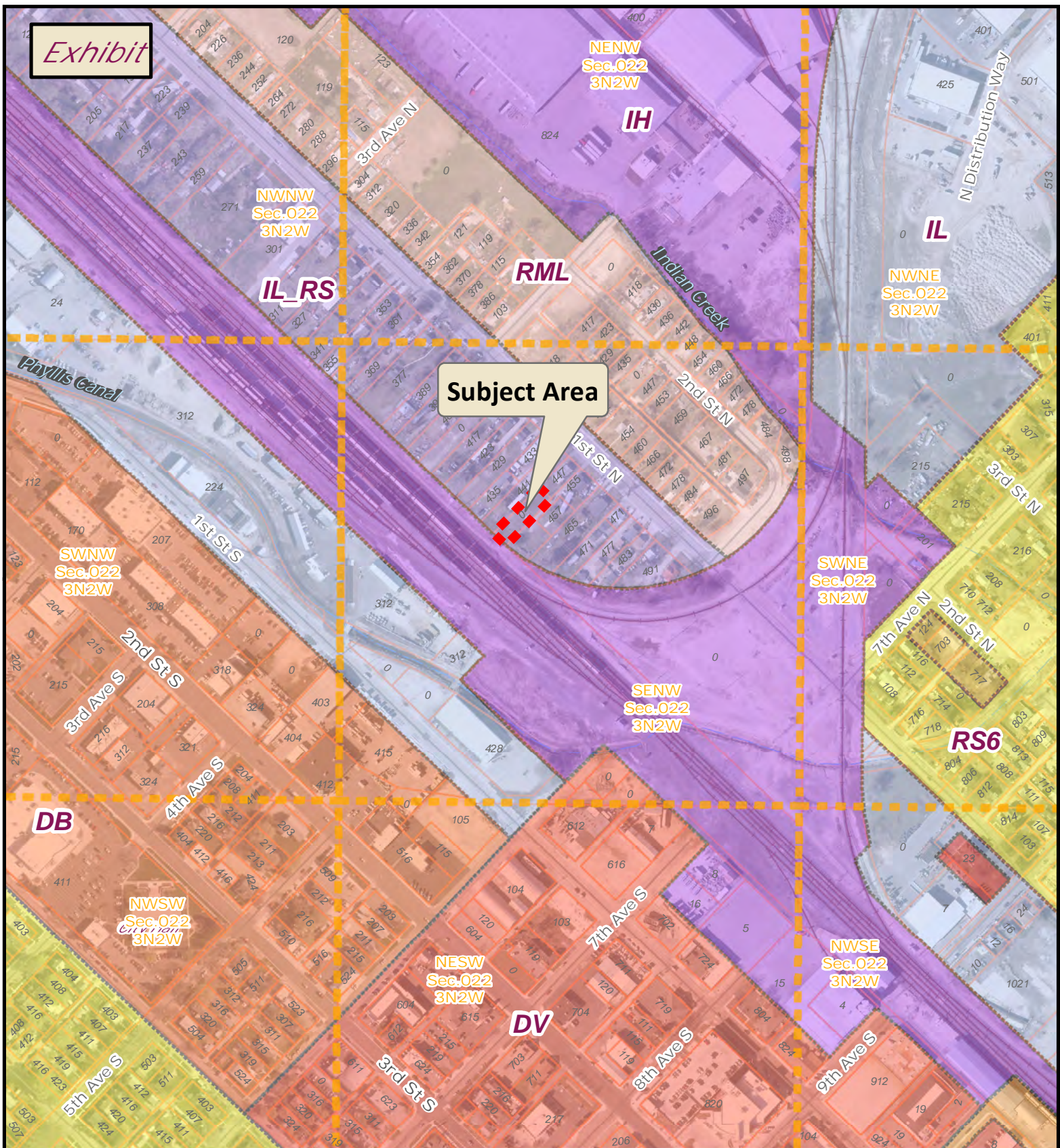
Thence N 43° 44' 52" E along the line common to Lots 20 and 21, Block 16, Nampa City Acres No.3 Subdivision for a distance of 188.00 feet to the **POINT OF BEGINNING**.

Parcel contains 0.216 acres or 9,400 square feet, more or less.



EXHIBIT B – Map/Property Depiction

Exhibit



Subject Area

DB

NWSW
Sec.022
3N2W

NESW
Sec.022
3N2W

DV

SENE
Sec.022
3N2W

SWNE
Sec.022
3N2W

RS6

NWSE
Sec.022
3N2W

NENW
Sec.022
3N2W

IH

RML

NWNW
Sec.022
3N2W

IL_RS

NWNE
Sec.022
3N2W

IL



NAMPA Proud

0 1st St N Zoning Map Amendment

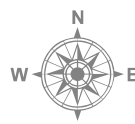
Zoning Map Amendment from IL_RS to RS 8.5

ZMA-00187-2024

6/11/2024

For illustrative purposes only.

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



0 90 180 270 360 Feet

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

EXHIBIT C –Conditions of Approval

1. For any new construction, the owner shall comply with all City Codes, Policies and Standards in place at the time of property development/redevelopment for all city/public agencies, departments and districts.
 - a. Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at the time of building permit application.
2. Record a 14' wide access easement along the northwest property boundary of 447 1st St N.
 - a. Satisfied by recordation of Instrument # 2024-003348 on February 5, 2024.