



# CITY OF Caldwell, Idaho

Planning &  
Zoning  
Hearing  
Review  
Application

## Type of Review Requested

- Annexation/Deannexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- Design Review
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivison- Short Plat
- Time Extension
- Variance
- Other \_\_\_\_\_

<b>STAFF USE ONLY:</b>	
File Number(s)	<u>Cpm22-00003/zon22-00003/</u> <u>Sup22-00007</u>
Project Name:	<u>Bridgepoint RV Park</u>
Date Filed:	_____ Date Complete: _____
Related Files:	_____

## Subject Property Information

Address: 2903 E CHICAGO ST CALDWELL, ID 83605 Parcel Number(s): R353210000  
 Subdivison: \_\_\_ Block: \_\_\_ Lot: \_\_\_ Acreage: 14.31 Zoning: \_\_\_

Prior Use of the Property: \_\_\_\_\_

Proposed Use of the Property: from Cpm manufacturing + Production to  
from zon M-1 to

## Applicant Information

Applicant Name: Hunter Christensen Phone: \_\_\_\_\_  
 Address: 3758 N. Warm Creek Ave City: Meridian State: ID Zip: 83646  
 Email: hunter.christensen@blueterradev.com Cell: \_\_\_\_\_

Owner Name: RUSSI RALPH F Phone: \_\_\_\_\_  
RUSSI AVONA P H/W  
 Address: 2624 E CHICAGO ST City: CALDWELL State: ID Zip: 83605  
CALDWELL, ID 83605  
 Email: \_\_\_\_\_ Cell: \_\_\_\_\_

Agent Name: (e.g., architect, engineer, developer, representative) \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Cell: \_\_\_\_\_

## Authorization

Print Applicant Name: Hunter Christensen

Applicant Signature: \_\_\_\_\_ Date: 04/18/2022

AI



# CITY OF *Caldwell, Idaho*

Planning &  
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- Annexation/Deannexation
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- Time Extension
- Variance
- Other \_\_\_\_\_

<b>STAFF USE ONLY:</b>
File Number(s): <u>Cpm22-000023/zon22-00002/</u> <u>Sup22-00007</u>
Project Name: <u>Bridgepoint Rd Park</u>
Date Filed: _____ Date Complete: _____
Related Files: _____

## Subject Property Information

Address: 2903 E CHICAGO ST CALDWELL, ID 83605 Parcel Number(s): R3532100000 R3531201000+

Subdivision: \_\_\_ Block: \_\_\_ Lot: \_\_\_ Acreage: 14.31 Zoning: \_\_\_

Prior Use of the Property: Farm Land

Proposed Use of the Property: RV Park

## Applicant Information

Applicant Name: Hunter Christensen Phone: \_\_\_\_\_

Address: 3758 N. Warm Creek Ave City: Meridian State: ID Zip: 83646

Email: hunter.christensen@blueterradev.com Cell: \_\_\_\_\_

Owner Name: RUSSI RALPH F Phone: \_\_\_\_\_

Address: RUSSI AVONA P H/W  
2624 E CHICAGO ST City: CALDWELL State: ID Zip: 83605  
CALDWELL, ID 83605

Email: \_\_\_\_\_ Cell: \_\_\_\_\_

Agent Name: (e.g., architect, engineer, developer, representative) Thom Holzschuh

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: rlstatethom@msn.com Cell: 2082509000

## Authorization

Print Applicant Name: Hunter Christensen

Applicant Signature: \_\_\_\_\_ Date: 04/18/2022

AI



# CITY OF *Caldwell, Idaho*

Planning &  
Zoning  
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## Type of Review Requested

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- Variance
- Other \_\_\_\_\_

<b>STAFF USE ONLY:</b>	
File Number(s):	CPM 22-000003 / ZON 22- SUP 22-000007 000002
Project Name:	Bridgepoint RV Park
Date Filed:	_____ Date Complete: _____
Related Files:	_____

## Subject Property Information

R3531201000T

Address: 2903 E CHICAGO ST CALDWELL, ID 83605 Parcel Number(s): R3532100000

Subdivision: \_\_\_ Block: \_\_\_ Lot: \_\_\_ Acreage: 14.31 Zoning: \_\_\_

Prior Use of the Property: Vacant Land

Proposed Use of the Property: RV Park

## Applicant Information

Applicant Name: Hunter Christensen Phone: \_\_\_\_\_

Address: 3758 N. Warm Creek Ave City: Meridian State: ID Zip: 83646

Email: hunter.christensen@blueterradev.com Cell: \_\_\_\_\_

Owner Name: RUSSI RALPH F Phone: \_\_\_\_\_

Address: RUSSI AVONA P H/W  
2624 E CHICAGO ST City: CALDWELL State: ID Zip: 83605  
CALDWELL, ID 83605

Email: \_\_\_\_\_ Cell: \_\_\_\_\_

Agent Name: (e.g., architect, engineer, developer, representative) \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_ Cell: \_\_\_\_\_

## Authorization

Print Applicant Name: Hunter Christensen

Applicant Signature: \_\_\_\_\_ Date: 04/18/2022

A1



April 15, 2022

Planning and Zoning Department  
621 Cleveland Blvd  
Caldwell, ID 83605

**RE: Narrative – Bridge Point RV Park**

The purpose of this Letter of Intent is to briefly describe the project that we, Blue Terra Development, intend to bring to the City of Caldwell. Our proposal requires us to amend the comprehensive plan, rezone the property and obtain a Special Use Permit. For the comp plan amendment, we are hoping to change the designation from Manufacturing and Production to Commercial and Service. We also are hoping to rezone from M-1 zone to C-3 zone. If we successfully obtain these permits, we will also need to perform a lot line adjustment to combine the two parcels totaling 21.19 acres. We feel that Bridge Point RV Park will be a welcome addition to the city that will provide much-needed long and short-term housing for residents and visitors alike.

Blue Terra Development currently owns and operates two RV parks. Center Point RV Park (126 stalls) is located near Northside Boulevard in Nampa and River Point RV Park (179 stalls) is located in Ontario. These parks offer amenities such as 2,500 square foot and 3,500 square foot clubhouses respectively, pickleball courts, basketball courts, picnic areas and dog parks. Each park is full with significant wait lists.

Bridge Point RV Park will have a 4,000 square foot clubhouse complete with a library, pool table, air hockey, ping pong, full-size arcade consuls, business center, media room, laundry facility, gym, and private bathrooms with showers. The park will also provide a pickleball court, basketball court, multiple dog parks, large green spaces, a walking path along the canal and a second 1,500 square foot ancillary building with laundry and bathrooms.

One of our biggest priorities while designing our parks is to be good neighbors and community members. We have held two neighborhood meetings and knocked on all our neighbors' doors to introduce ourselves, explain our intentions, and obtain input from them. We have adjusted our site plan multiple times based on our neighbors' input – some of those adjustments include relocating the main entrance, adding more landscaping and decreasing the number of stalls adjacent to their properties.

The park will employ a full-time, on-site manager as well as a team of part-time workers who will maintain the grounds making sure the park remains clean, well kept, and attractive to our customers and neighbors. Often, these managers will live full-time in the park to further increase the security and cleanliness of the area and more quickly address any concerns that could arise.



Surrounding the entire park will be a vinyl fence to maintain privacy and to provide a clean, uniform look around the perimeter of the park.

Since we own and operate the parks (and not just develop them) we are keenly aware of the substantial need for this product type in the Treasure Valley. Center Point RV Park opened in August of 2021 and was full within a couple weeks. As of this month, there are over 400 people on the waitlist for this park. River Point RV Park opened in December of 2021 and is likewise completely full with a waitlist. The quick stabilization of these parks is a clear indicator to us that hundreds of people are being forced out of traditional housing given the outrageous and ever-rising housing costs. Our parks provide a welcome and essential solution for those looking for housing.

Besides those being priced out of the traditional housing market, Bridge Point RV park will also provide housing for vacationers, retirees, young couples, short-term workers, and individuals that simply need a temporary place to stay. The diversity of people who use the parks serves as an economic boost for the area. Nearby businesses have thrived with the addition of many new people coming into their market.

We look forward to working with the city to provide a park that meets all of the city's criteria and meets the needs of the residents of Caldwell, while also providing a destination for people who visit the beautiful city. We know Bridge Point RV Park will bring commerce to the city as well as be an aide in solving the housing crisis that is affecting the community as a whole.

We hope that this letter provides insightful information as you review our development applications. We are grateful for the city's cooperation and are looking forward to bringing yet another successful project to Caldwell!

Regards,

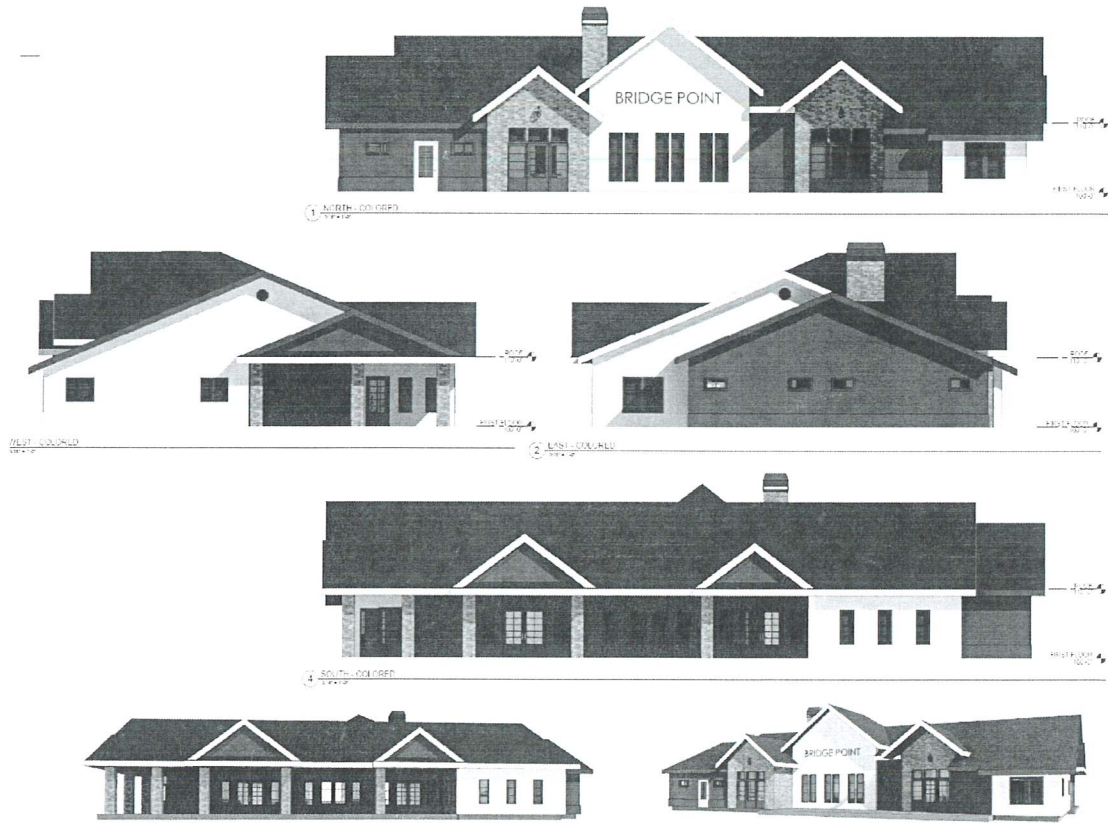
Paul Hilbig

Below we have included renderings of the clubhouse and pictures of our existing RV Parks.

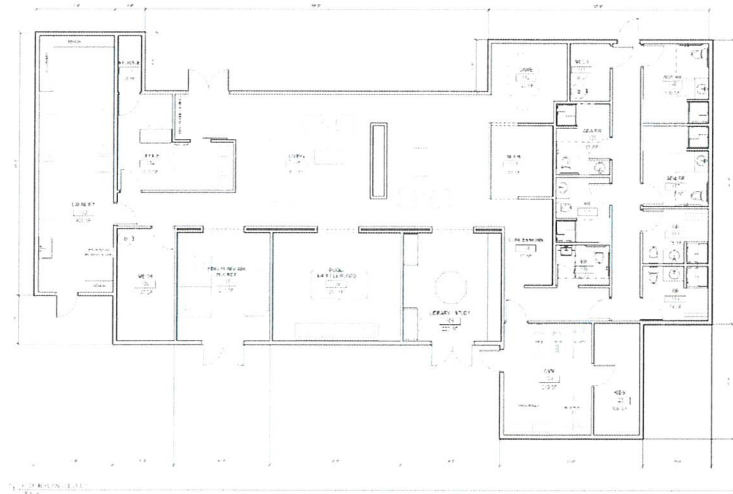




# Bridge Point RV Park Clubhouse Renderings



# Bridge Point RV Park Clubhouse Floor Plan

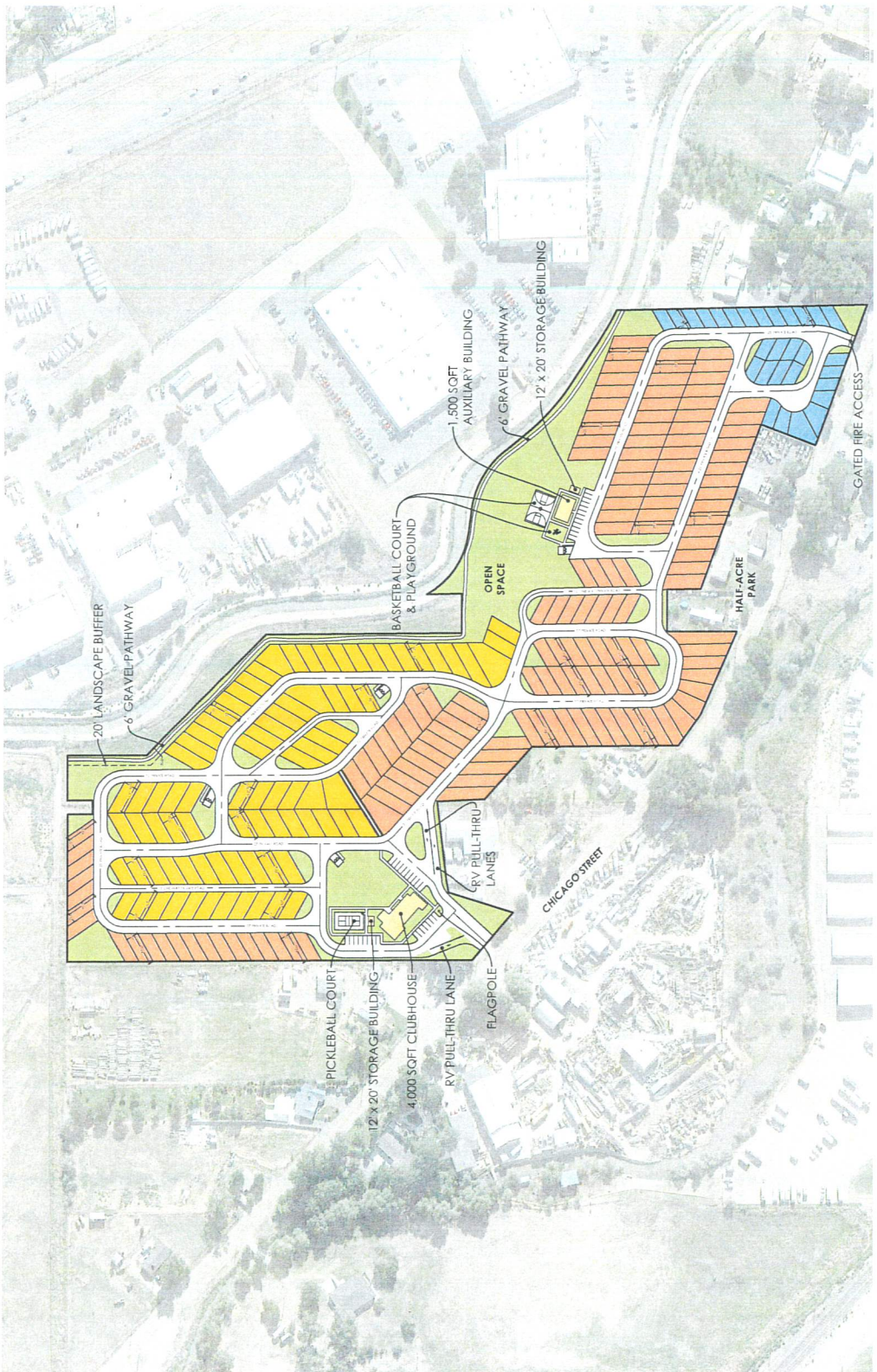




Center Point RV Park, Nampa, ID Clubhouse







**PROPERTY OVERVIEW**  
 TOTAL ACRES 221.3 ACRES  
 RV PADS 260  
 TOTAL DENSITY 12.2 UNITS/ACRE

- STALL WIDTHS**
- 25' x 40' (29 STALLS)
  - 25' (147 STALLS)
  - 28' - 30' (84 STALLS)

**A3**

**BRIDGE POINT RV PARK concept plan G**

CALDWELL CITY, CANYON COUNTY

4/12/2022

21-0581

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.



# Untitled Map

Write a description for your map.

## Legend

- Best Western Plus Caldwell Inn & Suites
- Feature 1
- Feature 2
- Feature 3
- Wolfe Field



**NEIGHBORHOOD MEETING FORM**  
City of Caldwell Planning and Zoning Department  
621 E. Cleveland Blvd., Caldwell, ID 83605  
Phone: (208) 455-3021

Start Time of Neighborhood Meeting: 5:30

End Time of Neighborhood Meeting: 6:00

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

1. Cynthia Kessel-Madrid 3124 Chicago St Caldwell, Idaho
2. ALMON LINZE 3117 E. Chicago St. Caldwell, Id. 83605
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
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18. \_\_\_\_\_
19. \_\_\_\_\_

- 20. \_\_\_\_\_
- 21. \_\_\_\_\_
- 22. \_\_\_\_\_
- 23. \_\_\_\_\_
- 24. \_\_\_\_\_
- 25. \_\_\_\_\_

**Neighborhood Meeting Certification:**

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project: RV Park

Date of Round Table meeting: 1/20/2022

Notice sent to neighbors on: 3/3/2022

Date & time of the neighborhood meeting: MARCH 16, 2023 5<sup>30</sup> PM

Location of the neighborhood meeting: ON SITE

**Developer/Applicant:**

Name: BLUE TERRA DEVELOPMENT / PAUL HILBIG

Address, City, State, Zip: \_\_\_\_\_

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.


DEVELOPER/APPLICANT SIGNATURE  DATE 3/4/18/2022



Exhibit "A"

A part of the East Half of the Southeast Quarter of Section 26, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described to-wit:

COMMENCING at the Southeast 1/16 corner of said Section 26; thence  
North 0° 03' 28" East 52.08 feet, along the West line of the said East Half to the INITIAL POINT of  
this description; thence continue  
North 0° 03' 28" East 558.54 feet, to a point on the centerline of the Notus Canal; thence meandering  
along said centerline and curving to the left 156.10 feet, and having a radius of 164.22 feet, a central angle of  
54° 27' 43", a tangent of 84.51 feet and a chord bearing South 54° 16' 14" East 150.29 feet; thence  
South 81° 30' 05" East 45.76 feet, to a point on a curve; thence curving to the right 142.44 feet along a  
curve having a radius of 184.00 feet, a central angle of 44° 12' 40", a tangent of 74.98 feet and a chord bearing  
South 59° 23' 45" East 138.94 feet; thence  
South 37° 17' 25" East 49.17 feet, to a point on a curve; thence curving to the left 148.72 feet along a  
curve having a radius of 466.13 feet, a central angle of 18° 16' 50", a tangent of 75.00 feet and a chord bearing  
South 46° 25' 50" East 148.09 feet; thence  
South 55° 34' 15" East 98.07 feet, to a point on a curve; thence curving to the left 73.47 feet along a  
curve having a radius of 660.53 feet, a central angle of 6° 22' 24", a tangent of 36.77 feet and a chord bearing  
South 58° 45' 27" East 73.44 feet; thence leaving said centerline  
South 0° 03' 32" West 514.12 feet to a point on the Northerly right-of-way line of Chicago Street;  
thence  
North 68° 13' 39" West 303.81 feet, said Northerly right-of-way line; thence  
North 21° 46' 18" East 119.65 feet, (formerly stated as North 21° 44' East 120.00 feet); thence  
North 68° 13' 42" West (formerly stated as North 68° 16' West) 355.22 feet, to the INITIAL POINT of  
this description.

SUBJECT TO a right-of-way for the Notus Canal on the Northerly side.

EXCEPTING THEREFROM

A part of the East Half of the Southeast Quarter of Section 26, Township 4 North, Range 3 West, Boise Meridian, Caldwell, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Southeast 1/16 corner of said Section 26; thence  
North 0° 03' 28" East 52.08 feet along the West line of said East Half to a point on said West line;  
thence  
South 68° 13' 42" East 355.22 feet; thence  
South 21° 46' 18" West 104.65 feet to the POINT OF BEGINNING; thence  
South 68° 13' 39" East 297.83 feet; thence  
South 0° 03' 32" West 16.15 feet; thence  
North 68° 13' 39" West 303.81 feet; thence  
North 21° 46' 18" East 15.00 feet to the POINT OF BEGINNING.

Alp

(A)

(1)

Instrument No 877768

30685

### WARRANTY DEED

For Value Received

JACKIE L. STITES and TERESA L. STITES, husband and wife, also known as JACKIE STITES and TERESA STITES, husband and wife the grantor s, do hereby grant, bargain, sell and convey unto RALPH E. RUSSI and ANITA P. RUSSI, husband and wife

the grantee s, whose current address is 2624 E. Chicago, Caldwell, Idaho 83605 Canyon County Idaho, to-wit: the following described premises, in

AS PER EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF

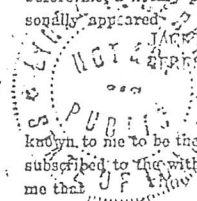
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee s, their heirs and assigns forever. And the said Grantor s do hereby covenant to and with the said Grantee s that they the owner s in fee simple of said premises; that they are free from all incumbrances except 1970 taxes, easements, rights of way, etc.

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: November 2, 1970

*Jackie L. Stites*  
JACKIE L. STITES  
*Teresa L. Stites*  
TERESA L. STITES

STATE OF IDAHO, COUNTY OF Canyon  
On this 2nd day of November, 1970, before me, a notary public in and for the said State, personally appeared JACKIE L. STITES and TERESA L. STITES known to me to be the person s whose name s are subscribed to the within instrument, and acknowledged to me that they executed the same.  
*Annita P. Russi*  
Notary Public  
Residing at Caldwell Idaho  
Comm. Expires



STATE OF IDAHO, COUNTY OF  
I hereby certify that this instrument was filed for record at the request of  
at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock M., this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, in my office, and duly recorded in Book \_\_\_\_\_ of Deeds at Page \_\_\_\_\_  
\_\_\_\_\_  
Ex-Officio Recorder  
By \_\_\_\_\_ Deputy.  
Fees \$ \_\_\_\_\_  
Mail to: \_\_\_\_\_

INSTRUMENT NO.

Al6

\* Pg 2

Order No. 11-30685

EXHIBIT A

This parcel is situated in the NW 1/4 SE 1/4 of Section 26, Twp. 4 N., R. 3 W.B.M., Canyon County, Idaho, and is more particularly described as follows:

COMMENCING at the Northwest corner of said NW 1/4 SE 1/4; thence N. 89°36'30" E. along the North boundary of said NW 1/4 SE 1/4, a distance of 569.00 feet (formerly 584.30 feet) to the TRUE POINT OF BEGINNING; thence continuing N. 89°36'30" E., a distance of 300 feet; thence S. 0°02'30" E., a distance of 50.00 feet; thence N. 89°36'30" E. parallel with the North boundary of said NW 1/4 SE 1/4, a distance of 30.00 feet; thence S. 0°02'30" E., a distance of 1091.36 feet to a point on the Northeasterly boundary of the right-of-way for Chicago Street; thence N. 46°49'00" W., along the Northeasterly boundary of said right-of-way, a distance of 228.16 feet; thence N. 0°02'30" W., a distance of 452.21 feet; thence S. 89°36'30" W. parallel with the North boundary of said NW 1/4 SE 1/4, a distance of 160.48 feet; thence N. 0°23'30" W., a distance of 531.85 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

COMMENCING at the Northwest corner of the NW 1/4 SE 1/4 of Section 26, Twp. 4 N., R. 3 W.B.M., Canyon County, Idaho; thence N. 89°36'30" E. along the North boundary of said NW 1/4 SE 1/4, a distance of 569.00 feet (formerly 584.30 feet); thence S. 0°23'30" E., a distance of 834.00 feet to a point on the Northeasterly boundary of Chicago Street right-of-way, said point being the TRUE POINT OF BEGINNING; thence S. 46°49'00" E. along the Northeasterly boundary of said right-of-way, a distance of 445.33 feet; thence N. 0°02'30" W., a distance of 20.59 feet; thence N. 46°49'00" W., a distance of 445.50 feet; thence S. 0°23'30" E., a distance of 20.70 feet to the TRUE POINT OF BEGINNING.

8 7 7 7 6 8

FILED

NOV 5 12 27 PM '79

RECEIVED

*C. Lind def*

RECORDED

AT THE REQUEST OF

SAFECO TITLE INS CO

*Deeda*

FILED

GRANTOR

*Stites, Jackson & others*

GRANTEE

*Quinn, Ralph F*

*et al*

RETURN TO

*Deeda*

RECORDER

*AL*



(B) 976721

**INSTRUMENT NO. 976721 WARRANTY DEED**

FOR VALUE RECEIVED JACKIE L. STITES and TERESA L. STITES, husband and wife also known as JACKIE STITES and TERESA STITES, husband and wife

the Grantors do hereby grant, bargain, sell and convey unto RALPH L. RUSSI and AVONA P. RUSSI, husband and wife

the Grantees, whose address is 2917 East Chicago, Caldwell, Idaho 83605

the following described premises, to-wit:

See attached EXHIBIT "A" attached hereto and made a part hereof by reference.

Subject to: That certain Deed of Trust of recorded, dated May 22, 1981 and recorded May 28, 1981, as Instrument No. 921782, records of Canyon County, Idaho, which the said grantees herein agree to assume and pay.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT for general taxes and assessments for the year 1983, and subsequent years, covenants, conditions, restrictions and easements of record.

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: May 27, 1983

*Jackie L. Stites*  
\_\_\_\_\_  
JACKIE L. STITES  
*Teresa L. Stites*  
\_\_\_\_\_  
TERESA L. STITES

STATE OF IDAHO, COUNTY OF Canyon

On this 27th day of May, 1983, before me, a notary public in and for said State, personally appeared JACKIE L. STITES and TERESA L. STITES

known to me to be the persons who set names are identified to the within instrument, and acknowledged to me that they executed the same.

*Heida Jones*  
\_\_\_\_\_  
Notary Public  
Residing at Nampa, Idaho  
Comm. Expires Lifetime

STATE OF IDAHO, COUNTY OF

I hereby certify that this instrument was filed for record at the request of

at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock m., this \_\_\_\_\_ day of 19\_\_\_\_, in my office, and duly recorded in Book \_\_\_\_\_ of Deeds at page \_\_\_\_\_

\_\_\_\_\_  
Ex-Officio Recorder

By \_\_\_\_\_ Deputy.

Fees \$ \_\_\_\_\_  
Mail to: \_\_\_\_\_

**PIONEER TITLE COMPANY  
OF CANYON COUNTY**  
901 12th Ave. South  
Nampa, Idaho 83851 - 208 466-8100

\* PJZ

AG

EXHIBIT "A"

This parcel is situated in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 26, Township 4 North, Range 3 West of the Boise Meridian, and is more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4); thence

North 89°36'30" East along the North boundary of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), a distance of 569.00 feet (formerly 584.30 feet); thence

South 0°23'30" East, a distance of 531.85 feet to the TRUE POINT OF BEGINNING; thence

North 89°36'30" East parallel with the North boundary of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) a distance of 160.48 feet; thence

South 0°02'30" East, a distance of 452.21 feet to a point on the Northeasterly boundary of Chicago Street right of way; thence

North 46°49'00" West along the Northeasterly boundary of said right of way a distance of 217.71 feet; thence

North 0°23'30" West, a distance of 302.15 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

COMMENCING at the Northwest corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 26, Township 4 North, Range 3 West of the Boise Meridian; thence

North 89°36'30" East along the North boundary of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), a distance of 569.00 feet (formerly 584.30 feet); thence

South 0°23'30" East, a distance of 834.00 feet to a point on the Northeasterly boundary of Chicago Street right of way, said point being the TRUE POINT OF BEGINNING; thence

South 46°49'00" East along the Northeasterly boundary of said right of way, a distance of 445.33 feet; thence

North 0°02'30" West, a distance of 20.59 feet; thence

North 46°49'0" West, a distance of 445.50 feet; thence

South 0°23'30" East, a distance of 20.70 feet to the TRUE POINT OF BEGINNING.

REGISTERED PIONEER TITLE CO.  
1111 - Deed No. 4.00

*U. Claug*

MAY 31 4 08 PM '83

976721

Al

INSTRUMENT NO. 8618285

WARRANTY DEED

FOR VALUE RECEIVED DANIEL R. JUDD and MARTA JUDD, Husband and Wife,

the Grantors do hereby grant, bargain, sell and convey unto RALPH F. RUSSI and AVONA RUSSI, Husband and Wife,

the Grantee, whose address is 3709 E. Cleveland, Caldwell, ID 83605

the following described premises, to-wit:

See Exhibit A attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances except for general taxes and assessments for the year 1986 and subsequent years, covenants, conditions, restrictions and easements of record;

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: July 22, 1986

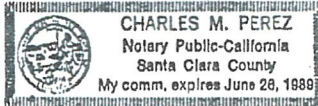
Signatures of Daniel R. Judd and Marta Judd

CALIFORNIA STATE OF SANTA CLARA COUNTY OF santa clara

On this 22 day of July, 1986, before me, a notary public in and for said State, personally appeared Daniel R. Judd and Marta Judd

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Signature of Charles M. Perez, Notary Public, Residing at San Jose, CA, Comm. Expires 6-26-89



PIONEER TITLE COMPANY OF CANYON COUNTY

901-12th Ave. South Nampa, Idaho 83651

Handwritten green asterisk and blue 'A6' in the bottom right corner.

EXHIBIT "A"

A part of the Northwest Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 26, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, more particularly described to wit:

COMMENCING at the Brass Monument at the Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 26, Township 4 North, Range 3 West of the Boise Meridian; thence

North 0° 01' 10" East 100 feet, along the East line of the said Northwest Quarter of the Southeast Quarter, to the INITIAL POINT of this description; thence continue

North 0° 01' 10" East 421 feet, along the said East line, to the Westerly right of way line of the Notus Canal; thence meandering along the said Canal right of way line

South 88° 47' West 80 feet; thence

North 0° 00' West 400 feet; thence

North 45° 00' West 345 feet; thence

North 0° 00' West 161.18 feet, to a point in the North line of

the Northwest Quarter of the Southeast Quarter; thence

South 89° 36' 30" West 100.8 feet along the said North line; thence

South 0° 02' 30" East 842.22 feet; thence

South 46° 49' East 150 feet; thence

South 0° 02' 30" East 300 feet, to a point in the Northeasterly right of way line of Chicago Street; thence meandering along said Street right of way line

South 54° 10' 50" East 76.63 feet; thence

South 60° 22' 30" East 71.58 feet, to a point in the South line of the said Northwest Quarter of the Southeast Quarter; thence

South 68° 16' East 113.02 feet; thence leaving the said right of way line

North 0° 01' 10" East 42.61 feet, to a point on the North line of the said Southwest Quarter of the Southeast Quarter; thence continue

North 0° 01' 10" East 100.55 feet; thence

North 89° 57' 30" East 85 feet, to the INITIAL POINT of this description.

REQUEST  
TYPE Deed FEE 1.00  
PIONEER TITLE CO

'86 JUL 28 PM 3 41  
BILL A. STAKER  
CANYON COUNTY RECORDER  
BY B. B. BARNES

RECORDED

8618285

ALC

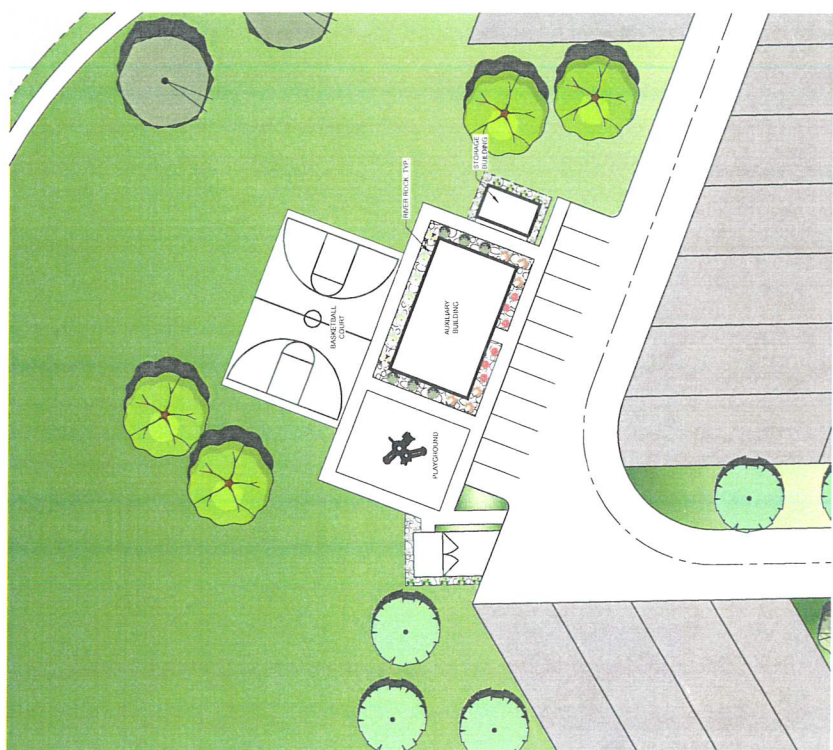


FOR REVIEW ONLY

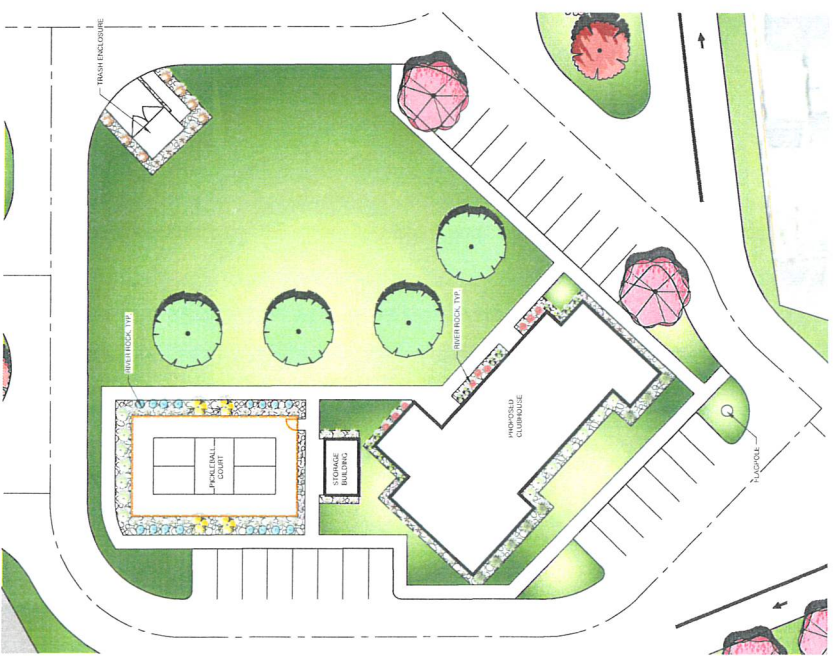
BRIDGE POINT RV PARK  
CALDWELL, IDAHO  
LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
1	11/11/2021	PRELIMINARY
2	11/11/2021	REVISED
3	11/11/2021	REVISED
4	11/11/2021	REVISED
5	11/11/2021	REVISED
6	11/11/2021	REVISED
7	11/11/2021	REVISED
8	11/11/2021	REVISED
9	11/11/2021	REVISED
10	11/11/2021	REVISED

LANDSCAPE PLAN  
L1.0



LANDSCAPE ENLARGEMENT PLAN - AMENITY AREA 2  
SCALE: 1" = 20'



LANDSCAPE ENLARGEMENT PLAN - AMENITY AREA 1  
SCALE: 1" = 20'



GRAPHIC SCALE  
1" = 20'

AS

# Property Owner Acknowledgement

I, Ralph Russi, the record owner for real property addressed as 2903 E. Chicago St., am aware of, in agreement with, and give my permission to Blue Terra Development, to submit the accompanying application(s) pertaining the that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 5<sup>th</sup> day of April, 2022

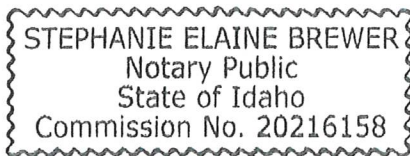
Ralph Russi  
(Signature)

### CERTIFICATE OF VERIFICATION

STATE OF IDAHO )  
 ) ss.  
County of Canyon )

Stephanie, a Notary Public, do hereby certify that on this 5<sup>th</sup> day of April, 2022, personally appeared before me Ralph, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

Stephanie Elaine Brewer  
NOTARY PUBLIC FOR IDAHO  
Residing at 1110 Blaine, Caldwell, ID 83605  
My Commission Expires 01/10/2028



49

# Property Owner Acknowledgement

I, Mike Laird, the record owner for real property addressed as 3319 E. Chicago St., am aware of, in agreement with, and give my permission to Blue Terra Development, to submit the accompanying application(s) pertaining the that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 8<sup>th</sup> day of April, 2022

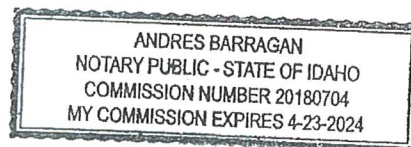
[Signature], Trustee  
(Signature)

## CERTIFICATE OF VERIFICATION

STATE OF IDAHO )  
 ) ss.  
County of Canyon )

I, Andres Barragan, a Notary Public, do hereby certify that on this 8 day of April, 2022, personally appeared before me Mike Laird, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

[Signature]  
NOTARY PUBLIC FOR IDAHO  
Residing at Nampa ID  
My Commission Expires 4-23-2024







*Boundary Description*

*April 15, 2022*

A portion of the Southeast Quarter of Section 26, Township 4 North, Range 3 West of the Boise Meridian, located in the City of Caldwell, County of Canyon, State of Idaho, being more particularly described as follows:

**COMMENCING** at the Center Quarter Corner of said Section 26, from which the East Quarter Corner of said Section 26 bears South 89°47'58" East a distance of 2647.64 feet; thence on the North line of said Southeast Quarter, South 89°47'58" East a distance of 568.97 feet to the **REAL POINT OF BEGINNING**;

thence continuing on said North line, South 89°47'58" East a distance of 300.00 feet;

thence leaving said North line, South 00°32'47" West a distance of 50.00 feet;

thence South 89°47'58" East a distance of 30.00 feet;

thence North 00°32'47" East a distance of 50.00 feet to said North line;

thence on said North line, South 89°47'58" East a distance of 100.80 feet;

thence leaving said North line, South 00°35'17" West a distance of 161.17 feet;

thence South 44°24'43" East a distance of 345.00 feet;

thence South 00°35'17" West a distance of 400.00 feet;

thence North 89°22'17" East a distance of 79.56 feet;

thence North 00°32'52" East a distance of 38.02 feet;

thence 156.10 feet on a curve to the left with a radius of 164.22 feet, a central angle of 54°27'47" and a long chord which bears South 53°42'01" East a distance of 150.29 feet;

thence South 80°55'52" East a distance of 45.76 feet;

thence 142.45 feet on a curve to the right with a radius of 184.60 feet, a central angle of 44°12'46" and a long chord which bears South 58°49'32" East a distance of 138.94 feet;

thence South 36°43'12" East a distance of 49.17 feet;

thence 148.72 feet on a curve to the left with a radius of 466.13 feet, a central angle of 18°16'49" and a long chord which bears South 45°51'37" East a distance of 148.09 feet;

thence South 55°00'02" East a distance of 98.07 feet;



thence 72.53 feet on a curve to the left with a radius of 341.73 feet, a central angle of  $12^{\circ}09'37''$  and a long chord which bears South  $59^{\circ}35'35''$  East a distance of 72.39 feet;

thence South  $00^{\circ}37'45''$  West a distance of 447.96 feet to the Northeasterly Right-Of-Way line Chicago St.;

thence on said Northeasterly Right-Of-Way line, North  $67^{\circ}40'06''$  West a distance of 297.84 feet;

thence leaving said Northeasterly Right-Of-Way line, North  $22^{\circ}20'31''$  East a distance of 104.70 feet;

thence North  $67^{\circ}39'29''$  West a distance of 354.51 feet;

thence North  $00^{\circ}36'17''$  East a distance of 47.74 feet;

thence North  $89^{\circ}27'13''$  West a distance of 85.00 feet;

thence South  $00^{\circ}36'27''$  West a distance of 142.68 feet to said Northeasterly Right-Of-Way line;

thence on said Northeasterly Right-Of-Way line the following five (5) courses and distances:

North  $67^{\circ}40'43''$  West a distance of 113.66 feet;

North  $56^{\circ}23'04''$  West a distance of 147.99 feet;

North  $46^{\circ}13'47''$  West a distance of 150.15 feet;

North  $00^{\circ}32'47''$  East a distance of 20.59 feet;

North  $46^{\circ}13'42''$  West a distance of 445.47 feet;

thence leaving said Northeasterly Right-Of-Way line, North  $00^{\circ}11'45''$  East a distance of 813.32 feet to the **REAL POINT OF BEGINNING**.

Containing an approximate area of 988,482 square feet or 22.69 acres.

End of Description.





CITY OF  
*Caldwell, Idaho*

Round Table Meeting Form

Date: 1/20/22 11am

Project Name: Sage Point RV

The intent of the roundtable meeting is to provide information in regards to city code, policies, and procedures. It does not constitute approvals of a site plan, access points, street sections, variances or waivers of policy, etc. Additional requirements may become apparent upon review of an application.

Site Address: 2903 E. Chicago

Parcel #: R3532100000

Applicant  Architect  Engineer  Other: Partner

Name: Paul Hilbig

Email Address:

Phone #:

Applicant  Architect  Engineer  Other: Partner

Name: Scott Stewart

Email Address:

Phone #:

Applicant  Architect  Engineer  Other:

Name:

Email Address:

Phone #:

Applicant  Architect  Engineer  Other:

Name:

Email Address:

Phone #:

City Staff Present

Deb R.  Robb M.  Chris B.  Alan P.  Lisa R.  Jerome M.  Steven

Proposal Description

We plan to construct a high-end, 180 stall, long-term RV park with a 3500 square foot club house. RV park will include 3.4+ acres of green space including dog parks, play areas, and 1-2 pickle-ball courts.

All

PROCESS ✓

1. Comp. - ADJUSTMENT
2. REZONE
3. SPECIAL USE PERMIT
4. LETTER APPROV THE AIRPORT MANAGER

Collection  
Held by  
P/Z &  
City Council

NO REQUIREMENTS

**PLANNING & ZONING DEPARTMENT**  
Project Name: Sage Point RV

Type of Application (check all that apply)

Annexation     Rezone     Special-Use Permit     Planned Unit Dev.     Preliminary Plat

Simple Lot Split     Variance     Ordinance Amend.       

<u>Zoning:</u> Current: M1 Proposed: C3	<u>Comp Plan:</u> Current: MP Proposed: CS	<u>City Limits:</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Overlay, Districts &amp; Corridors:</u> <input checked="" type="checkbox"/> APO-1 <input type="checkbox"/> Historic District <input type="checkbox"/> APO-2 <input type="checkbox"/> Indian Creek Corridor
---	--	---	---

General Site Information

# of existing buildings:                      Total sq. ft.:                      Buildings to be torn down?  Yes  No

New construction:  Yes  No    Total new sq. ft.:                      Addition:  Yes  No    Total addition sq. ft.:

Parking

Parking required:  Yes  No    Minimum # spaces:                      Maximum # spaces:

Parking Lot Landscaping Required?  Yes  No    Bicycle Parking Required?  Yes  No

See City Zoning Code 10-02-05 and 10-07-09 for additional parking/parking lot requirements.

Street Landscape Buffers  Not Required

Street #1: Chicago                      Width: 20'    Street #3:                      Width:

Street #2:                      Width:    Street #4:                      Width:

Buffers between differing land uses:  Yes  No    Width:                      Landscaping required:  Yes  No

Pathways required?  Yes  No     Major Pathway   

Signage

New signage?  Yes  No    Sign permit required?  Yes  No    See City Zoning Code 10-02-06 and 10-07-04(15).

<u>Minimum Setbacks</u>				<u>Minimum Lot Dimensions:</u>		
Front:	Rear:	Internal Side:	Street Side:	Width:	Depth:	Frontage:

Additional Information

• 180 RV pods • how long term?

RV park/compground only allow temporary parking/stay as per definition

• noise sensitive use in APO1 F2 zone

Δ REZONE. APO-1 overlay - Residential is no conflict  
M-1 no, rezone C3.

NEEDS to Contact ~~MANAGER~~ ASHEY NEWBRY, ASST. CITY ENGINEER. 208-455-4672

Contract AIRPORT MANAGER

~~REZONE~~ DEFINITION of A RV PARK  
APO ZONE (overlay)  
ARTICLE 6  
LANDSCAPING - Buffer around property

TYPE use to  
Limitation 5?  
Indian Creek All

1-20-22  
 BUILDING DEPARTMENT E CHICAGO  
 Project Name: Sage Point RV

NO REQUIREMENTS

<u>Applications Required</u>		
<input checked="" type="checkbox"/> New Construction/Addition	<input type="checkbox"/> Change of Use/Occupancy	<input checked="" type="checkbox"/> Electrical Permit
<input checked="" type="checkbox"/> Plumbing Permit	<input checked="" type="checkbox"/> Mechanical Permit	<input checked="" type="checkbox"/> Sign Permit
<input type="checkbox"/> Demolition Permit	<input checked="" type="checkbox"/> Fence Permit <i>IF REQUIRED</i>	<input checked="" type="checkbox"/> Other: <i>AS REQUIRED</i>
<u>ADA Requirements</u> <input type="checkbox"/> N/A		
<input checked="" type="checkbox"/> Entrances	<input checked="" type="checkbox"/> Ramps	<input checked="" type="checkbox"/> Bathrooms
<input checked="" type="checkbox"/> Doorways	<input checked="" type="checkbox"/> Door Hardware	<input checked="" type="checkbox"/> Accessible Route to Public Way
Building Separation Requirements: <input type="checkbox"/> Yes <input type="checkbox"/> No Plans prepared by State of Idaho licensed architect: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Current Building Occupancy Classification: <i>VACANT LAND</i> Proposed Building Occupancy Classification: <i>A-3 U</i>		
Will the proposed use require: <input type="checkbox"/> Underground grease interceptor <input type="checkbox"/> Under-the-sink grease trap <input type="checkbox"/> N/A		
<u>Plumbing Information</u> <input type="checkbox"/> N/A		
Water Pipe Sizing: <i>YES</i>	Drain Sizing: <i>YES</i>	Treated Building Drainage: <i>TBD</i> <input type="checkbox"/> Yes <input type="checkbox"/> No
When these items are field reviewed, typically the job is already installed and corrections may involve stopping the project from cover and possible removal of pipe and/or fixtures and days in waiting to hear back from the design professional.		
<u>Additional Information</u> <i>180 RV SPACES</i> <i>1- CLUB HOUSE W/ LAUNDRY &amp; RESTROOMS</i>		
<u>Building Permit Process</u>		
<ol style="list-style-type: none"> <li>1. Complete the appropriate Building Department application.</li> <li>2. Submit completed application to the Building Department with two (2) COMPLETE SETS OF PLANS.</li> <li>3. Two (2) complete sets of plans shall be submitted along with the building permit application. The two sets of plans shall have the wet stamp of the architects and/or engineers that prepared the plans. A complete package shall include but not be limited to architectural, structural, plumbing, mechanical and electrical plans. Please include additional documentation such as structural calculations, specification books and energy compliance forms to help speed up the plan review process. The complete package shall also include all storm water calculations and detailed civil plans as prepared and stamped by a civil engineer. The complete package shall also include a landscaping plan, along with the landscaping plan application, that has been stamped by a licensed landscaped architect.</li> <li>4. Application is processed through the Building Department and distributed to Planning and Zoning, Engineering and Fire for review and approval. The Building Department does not review the application until P&amp;Z, Engineering and Fire have reviewed and approved the application. PLEASE NOTE: Most of the time revisions to the plans are necessary before approval is received from any department.</li> <li>5. Once the Building Department receives the approved application from P&amp;Z, Engineering and Fire, It performs its review and issues a plan review letter that typically asks for revisions before a permit may be issued.</li> <li>6. Once the revisions have been re-submitted to the Building Department, as a complete packaged set in all 4 sets, and the revisions have been reviewed and approved, the Building Department will issue a permit.</li> <li>7. Applicant will receive a phone call letting him/her know the permit is ready to pick up, along with the amount of the fees, which are payable at the time of picking up the permit.</li> </ol>		
<u>Certificate of Occupancy (C of O) Process</u>		
<ol style="list-style-type: none"> <li>1. Inspections must be requested by the applicant. The applicant is responsible for calling to schedule inspections.</li> <li>2. No temporary or permanent C of O or certificate of completion shall be issued until all inspections have been requested, conducted and passed.</li> <li>3. If an inspection is not passed the first time, the applicant is responsible for completing the items necessary to pass a re-inspection and is also responsible for calling to schedule a re-inspection.</li> <li>4. On shell buildings, a C of O (either temporary or permanent) will not be issued for any tenant improvement until the certificate of completion has been issued for the shell.</li> <li>5. THE BUILDING MAY NOT BE OCCUPIED IN ANY WAY, FASHION OR FORM UNTIL A TEMPORARY OR PERMANENT C OF O HAS BEEN ISSUED. THIS INCLUDES OCCUPATION FOR ANY STAFF TRAININGS AS WELL AS MOVING IN ANY EQUIPMENT, FURNITURE, ETC. IT INCLUDES ANYONE OCCUPYING THE BUILDING EXCEPT CONSTRUCTION PERSONNEL.</li> <li>6. A permanent C of O is not issued until every single item required from all 4 departments has been completed, inspected and approved.</li> </ol>		
Commercial Permit Guide Packet Provided to Applicant(s): <input type="checkbox"/> Yes <input type="checkbox"/> No		

*All*

1-20-2022

**FIRE DEPARTMENT**

NO REQUIREMENTS

Project Name: Sage Point RV

# existing fire hydrants: 20      Need upgrade:  Yes  No  Not at this time      # required new fire hydrants: yes

TRSD

Sprinkler system required:  Yes  No  Existing      Type: )

Fire monitoring system required:  Yes  No  Existing      Type: under 300 occupant

Fire alarm system required:  Yes  No  Existing      Type: )

Fire extinguishers must be located within a 75-foot travel distance of each other and must be present during construction.

Addressing  N/A

Addressed:  Yes  No      Change in address:  Yes  No      New Address:  Yes  No

Address # size:      Address # location:

Knox box required:  Yes  No      # required:      Location(s):

Islands, medians, traffic calming, roundabouts:  Yes  No  N/A      Turnaround required:  Yes  No  N/A

Fire lanes required:  Yes  No      Entry signage:  Yes  No      NPFL curbs or signage:  Yes  No

Hazardous or dangerous processes:  Yes  No  N/A

Describe:

Hazardous Materials

On-site:  Yes  No      Stored:  Yes  No      Used:  Yes  No      Waste:  Yes  No

Type:      Quantity:

Additional Information

2018 IFC

Please note that Caldwell City Policy requires all structures larger than 5,000 square feet to typically be fire sprinkled. Please contact the City Fire Marshal at (208) 250-4945 if you have questions regarding this Policy. State Fire Marshal's website with list of approved contractors: <http://www.doi.idaho.gov/sfm/SprinklerContractorList.aspx>

All

**ENGINEERING DEPARTMENT**

NO REQUIREMENTS

Project Name: Sage Point RV

<u>Right-of-Way Dedications</u> <span style="float:right;"><input type="checkbox"/> N/A</span>		
Street #1: <i>Chicago</i>	ROW required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Feet from centerline: <i>40'</i>
Street #2:	ROW required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Feet from centerline:
Street #3:	ROW required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Feet from centerline:
Street #4:	ROW required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Feet from centerline:
No encroachments allowed within the public right-of-way.		
<u>Approaches</u>		
# of existing: <i>1</i>	Location(s): <i>Chicago</i>	
# of proposed: <i>2</i>	Location(s): <i>Chicago</i>	
<u>Street Improvements:</u> <span style="float:right;"><input type="checkbox"/> N/A</span>		
Curb/gutter installation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sidewalk installation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Street asphalt widening: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alley improvements: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<u>Storm water requirements:</u>		<u>Irrigation requirements:</u>
<input checked="" type="checkbox"/> Yes, per City Manual <input type="checkbox"/> Not Required		<input checked="" type="checkbox"/> Yes, per City Standards <input type="checkbox"/> Not Required
Existing sewer/water facilities running through property: <input type="checkbox"/> Yes <input type="checkbox"/> No    Encroachments in easements: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Closest sewer: <i>Chicago</i>	Size of sewer line: <i>10"</i>	
Sewer extension required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Size of required sewer line:	
Closest water: <i>8" Chicago</i>	Size of water line: <i>8"</i>	
Water extension required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Size of required water line:	
Traffic Impact Study: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Usage Fees:	Flood Plain: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    Floodway: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mitigation Fees: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<p><i>CMID Compliant PE Station Frontage Through out parcels Between approaches. could be Required.</i></p>		

Addressing related to any new development and/or re-development of a site is subject to change in accordance with City Code. Addressing should be verified with Mapping Dept. prior to incurring any expense related to marketing materials, letterhead, etc.

*All*