



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

ANN22-000020

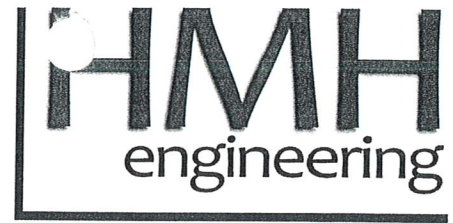
CPM22-000008

ZON22-000010

APPLICANT

SUP22-000025

ITEM	DATE	SUBMITTED BY
A-1 APPLICATION & RECEIPT	8/30/22	Nicolette Womack
A-2 WRITTEN DESCRIPTION	8/30/22	↓
A-3 SITE PLAN OR PLAT	8/30/22	
A-4 VICINITY MAP	8/30/22	
A-5 NEIGHBORHOOD MEETING FORM	8/30/22	
A-6 DEED	8/30/22	
A-7 TRAFFIC IMPACT STUDY (IF REQUIRED)	N/A	
A-8 LANDSCAPING PLAN	8/30/22	
A-9 PROPERTY OWNER ACKNOWLEDGEMENT	8/30/22	
A-10 Legals - word formation CD	8/30/22	
A-11		
A-12		
A-13		
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A-16		
A-17		
A-18		



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PARCEL 1 *Rezone*  
Legal Description

*A parcel of land situate in Government Lot 7 of Section 6, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being a portion of Grantors' parcels (granted under Warranty Deed Instrument No. 2020-071090) more particularly described as follows:*

**COMMENCING** at the Southwest Corner of Section 6 monumented by a found Brass Cap as shown on Corner Record Instrument No. 2019-018955, from which the South Quarter Corner monumented by a found 5/8-inch rebar as shown on Corner Record Instrument No. 200464612 bears, South 89°37'53" East, 2613.76 feet, thence along the west line of Section 6 and the centerline of Midway Road, North 00°24'58" East, 765.90 feet to the **POINT OF BEGINNING**;

Thence continuing North 00°24'58" East, 115.50 feet;

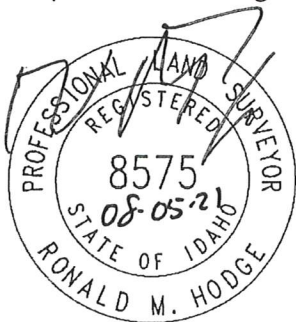
Thence South 89°35'02" East, 404.30 feet;

Thence South 00°24'58" West, 115.50 feet;

Thence North 89°35'02" West, 404.30 feet to the **POINT OF BEGINNING**.

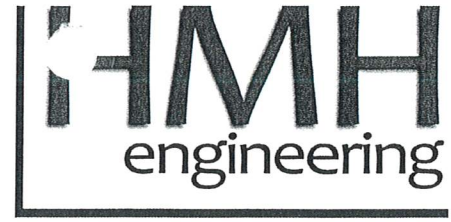
Containing 1.072 acres, more or less  
END OF DESCRIPTION.

Prepared by:  
Ronald M. Hodge, PLS  
Survey Department Manager



RMH:tc

*A-10*



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**PARCEL 2** *annexation*  
**Legal Description**

*A parcel of land situate in Government Lot 7 of Section 6, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being a portion of Grantors' parcels (granted under Warranty Deed Instrument No. 2020-071089) more particularly described as follows:*

**COMMENCING** at the Southwest Corner of Section 6 monumented by a found Brass Cap as shown on Corner Record Instrument No. 2019-018955, from which the South Quarter Corner monumented by a found 5/8-inch rebar as shown on Corner Record Instrument No. 200464612 bears, South 89°37'53" East, 2613.76 feet, thence along the west line of Section 6 and the centerline of Midway Road, North 00°24'58" East, 995.69 feet, thence parallel with the south line of Section 6, South 89°37'53" East, 404.30 feet to the **POINT OF BEGINNING**, monumented by a found 1-inch iron pipe;

Thence parallel with the west line of Section 6, South 00°24'58" West, 995.69 feet to the south line of Section 6 and the centerline of E. Homedale Road monumented by a found 1/2-inch bar;

Thence along said section line and centerline, South 89°37'53" East, 125.05 feet to a found 1/2-inch bar;

Thence North 00°21'32" East, 219.50 feet to a found 1/2-inch bar with cap PLS9336;

Thence South 89°37'53" East, 210.85 feet to a found 1/2-inch bar;

Thence South 00°42'39" East, 219.54 feet to the south line of Section 6 and the centerline of E. Homedale Road;

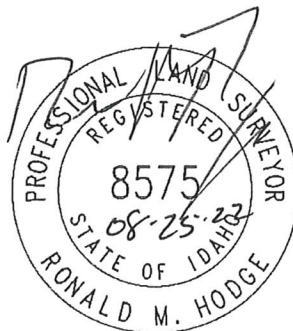
Thence along said section line and centerline, South 89°37'53" East, 300.00 feet to the center line of the Moses Drian right-of-way;

Thence along said center line, North 25°05'47" West, 1102.83 feet;

Thence North 89°37'53" West, 165.00 feet to the **POINT OF BEGINNING**.

Containing 8.128 acres, more or less

Prepared by:  
Ronald M. Hodge, PLS  
Survey Department Manager



RMH:tc

*A-10*



# Property Owner Acknowledgement

I, James D, Palermo, the Executive Vice President of Canyon Village Townhomes, LLC, a Florida limited liability company, the record owner for real property addressed as NNA Homedale Road, Caldwell, ID 83607 and NNA Midway Road, Caldwell, ID 83607, am aware of, in agreement with, and give my permission to Brandon McDougald, of Kimberly-Horn Boise, to submit the accompanying application(s) pertaining to that property.

1. The record owner agrees 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. The record owner hereby grants permission to City of Caldwell staff to enter the subject property for the purpose of site inspections(s) related to processing said application(s).

Dated this 8<sup>th</sup> day of November, 2021

Canyon Village Townhomes, LLC,  
a Florida limited liability company

By: \_\_\_\_\_

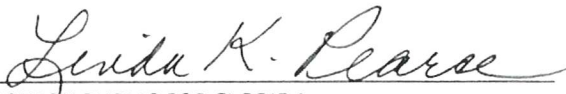
  
James D. Palermo

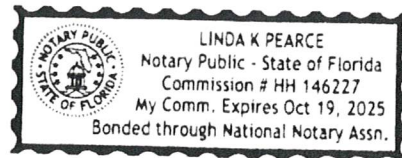
Its: Executive Vice President

## CERTIFICATE OF VERIFICATION

STATE OF FLORIDA            )  
  ) ss.  
County of Hillsborough    )

I, Linda K. Pearce, a Notary Public, do hereby certify that on this 8th day of November, 2021, personally appeared before me James D. Palermo, the Executive Vice President of Canyon Village Townhomes, LLC, a Florida limited liability company, 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 he signed the foregoing document, and that the statements therein contained are true.

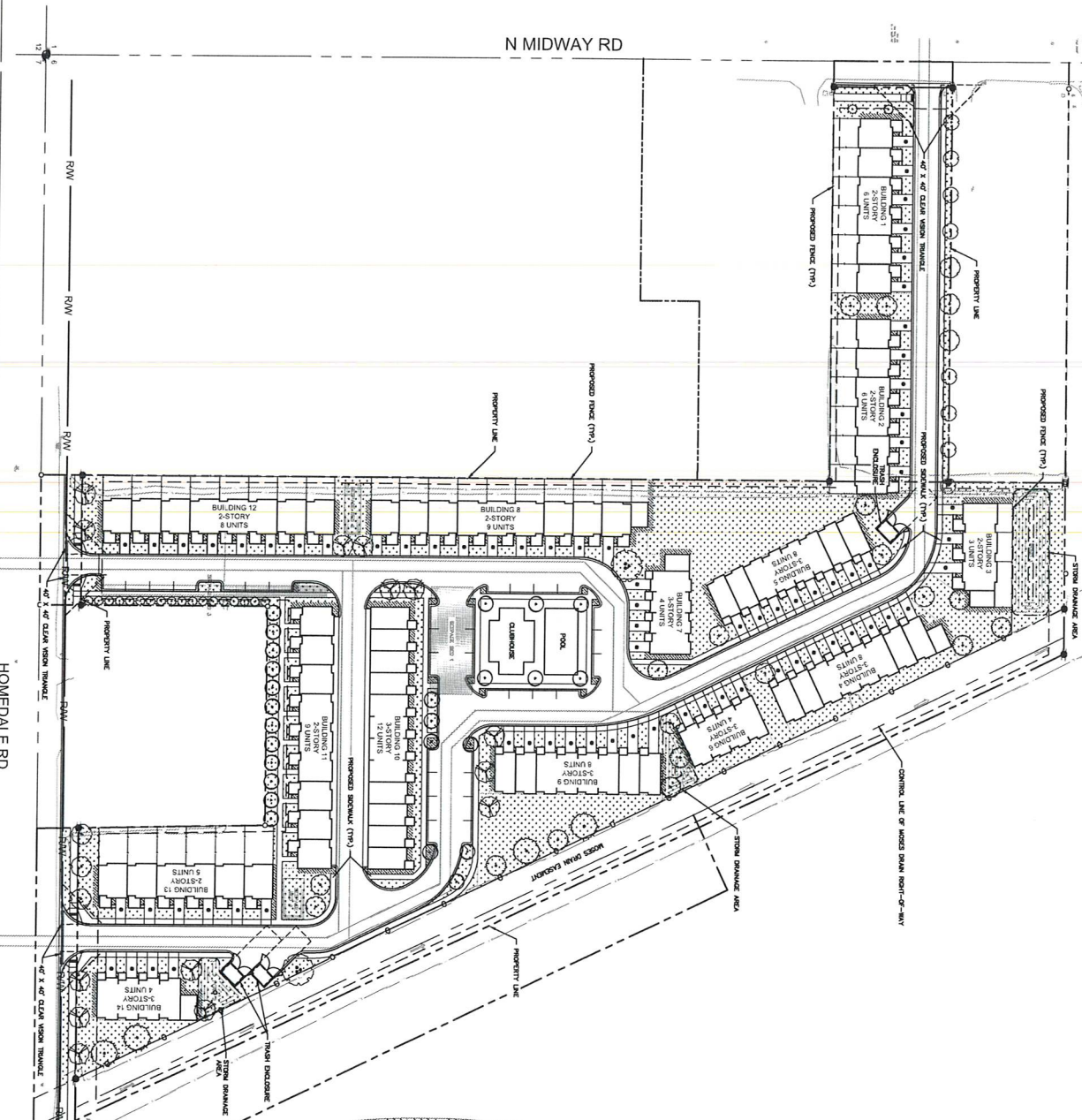
  
NOTARY PUBLIC FOR FLORIDA  
Residing at Tampa, Florida  
My Commissions Expires 10-19-25



A-9



**811**  
 Call before you dig!  
 CAUTION: KNIFE TO CONSTRUCTION  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, NUMBER, EXTENSION OF EXISTING AND PROPOSED UTILITY SERVICES SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION, NUMBER, EXTENSION OF EXISTING AND PROPOSED UTILITY SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.



**PLANTING LEGEND**

TREES	DECIDUOUS TREES	PERENNIALS	QUANTITY
1	Quercus laevis 'Prinos' 'Sycow'	Aquilegia spp. 'Hybrid'	15
2	Shingle Hoop Pine	Carex spp.	2
3	Liriodendron tulipifera	Coreopsis	12
4	Tulip Tree	Erigeron	8
5	Malus Spring Snow	Galium 'Victoria Star'	13
6	Malus Spring Snow Crabapple	Hemerocallis 'Starlet Oie'	14
7	Pinus virginiana 'Canalis Red'	Hosta de Oro 'Dayly'	20
8	Canada Red Chokecherry	Conestoga	4
9	Pyrus calleryana 'Grim's Form'	More Flox	9
10	Chamaecyparis Par	Robinson Ligum Goldstar	
11	Thuja occidentalis 'Lindley'	Shasta Daisy	
12	Juniperus scopulorum 'Moonspow'	Overcast Spinnace	
13	Pinus nigra	Penstemon digitalis 'Tinkler Red'	
14	Moon Glow Juniper	Phlox Red Perfection	
15	Austrasian Pine	Green-Gum Star	
16	Picea pungens 'Glauca'	Robinson Ligum Goldstar	
17	Colorado Blue Spruce	Shasta Daisy	

**RIGHT-OF-WAY LANDSCAPE MAINTENANCE**

The maintenance of all landscape areas within the right-of-way is the responsibility of the property owner.

**IRRIGATION SYSTEM**

All planting areas will be watered with an automatic underground irrigation system. The irrigation controller will include sensors to monitor and regulate watering during times of rain and freezing. Trees and shrubs will be watered with water of the type, pH, and salinity appropriate for the species.

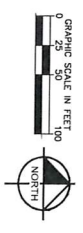
**VISION TRIANGLE**

Parameters of Vision Triangle (Intersection): Vision triangles shall be measured from the projected intersection of the tip of gutter a distance of forty feet (40') along each roadway edge, and connecting the two (2) points with a straight line. This measuring approach defines the boundaries of a vision triangle at the intersection of two (2) roads.

Parameters of Vision Triangle (Diversion): The boundaries of a vision triangle at the intersection of a road with a driveway or alleyway are defined by measuring from the intersection of the roadway and driveway or alleyway connecting the two (2) points with a straight line.

All trees existing in the right-of-way shall be retained to a minimum height of ten feet (10') above the ground surface and be retained to a minimum height of ten feet (10') above the ground surface or be removed.

PLANTING	SIZE	CONTAINER	QTY
Chamaecyparis nana 'Blue Mist'	3 GAL	1 GAL	97,000 SF
Kelii Fostera Reed Grass	3 GAL	1 GAL	
Hydroneuron tenuifolius	3 GAL	1 GAL	
Miscanthus sinensis 'Chandler'	3 GAL	1 GAL	
Molochina	3 GAL	1 GAL	
Heavy Metal Sidelights	3 GAL	1 GAL	
Stachytarax coccineus 'Shining Outlets'	3 GAL	1 GAL	
Standing Vision Lath Screen	3 GAL	1 GAL	



DRAWN BY: DVC 8/23/2022  
 DESIGNED BY: RAS 8/23/2022  
 CHECKED BY: ASD 8/23/2022  
 PROJECT No. 03871002 SCALE: AS SHOWN

PRELIMINARY LANDSCAPE PLAN  
 CANYON VILLAGE LOFTS



8-A

ELECTRONICALLY RECORDED  
STAMPED FIRST PAGE NOW  
INCORPORATED AS PART OF  
THE ORIGINAL DOCUMENT.

**2021-055065**  
RECORDED  
**08/05/2021 03:48 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=4 SCARDENAS \$15.00  
TYPE: DEED  
TITLEONE BOISE  
ELECTRONICALLY RECORDED



**TitleOne**  
a title & escrow co.

Order Number: 21423015

## Warranty Deed

For value received,

**Colorado River 500, LLC, a California limited liability company**

the grantor, does hereby grant, bargain, sell, and convey unto

**Canyon Village Townhomes, LLC, a Florida limited liability company**

whose current address is 15436 N. Florida Avenue Suite 200 Tampa, FL 33613

the grantee, the following described premises, in Canyon County, Idaho, to wit:

**See Exhibit A, attached hereto and incorporated herein.**

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants of recorded (provided, however, nothing contained herein shall be deemed to reimpose same) and, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Order Number: 21423015

Warranty Deed - Page 1 of 3

A-6



**TitleOne**  
a title & escrow co.

Order Number: 21423015

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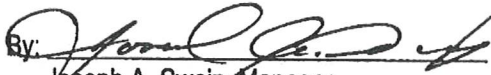
To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants of recorded (provided, however, nothing contained herein shall be deemed to reimpose same) and, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.



Dated: August 3, 2021

Colorado River 500, LLC

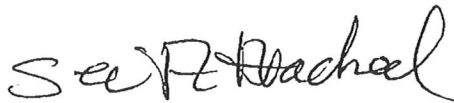
By:   
Joseph A. Swain, Manager

State of \_\_\_\_\_, County of \_\_\_\_\_, ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph A. Swain known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public  
Residing In: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

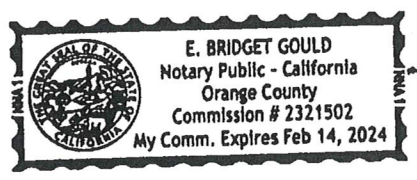
State of California

County of Orange

On 8/4/21 before me, E. Bridget Gould, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Joseph A. Swain  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~was~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature E. Bridget Gould  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Warranty Deed  
Document Date: 8/4/21 Number of Pages: 9 of 4  
Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

A-6

**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PREMISES**

Parcel I:

Commencing at a point 765.9 feet North from the Southwest corner monument of Section 6, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho; thence running East 404.3 feet; thence North 115.5 feet; thence West 404.3 feet; thence South 115.5 feet to the Point of Beginning.

Parcel II:

Commencing at the Southwest corner of Section 6, Township 3 North, Range 2 West of the Boise Meridian and proceed thence North, along the West boundary line of said Section 6 a distance of 995.9 feet; thence proceed East along a line parallel with the South boundary line of said Section 6 a distance of 404.3 feet to the Real Point of Beginning; thence proceed South a distance of 995.9 feet along a line parallel with the West boundary line of said Section 6 to a point in the South line of said Section 6, which is 404.3 feet East of the Southwest corner of said Section 6; thence proceed East a distance of 640 feet along the South boundary line of Section 6 to the center line of the Moses Slough Drain; thence proceed in a generally Northwest direction along the center line of the Moses Slough Drain to a point which is 165 feet East of the Point of Beginning; thence West a distance of 165 feet along a line parallel with the South line of said Section 6 to the Point of Beginning.

Excepting therefrom:

A parcel of land being a portion of Government Lot 7 of Section 6, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of said Government Lot 7 (corner common to Sections 6 and 7 of Township 3 North, Range 2 West and Sections 1 and 12 of Township 3 North, Range 3 West of the Boise Meridian), said corner marked with a 3 inch brass disk; thence South 89°45'24" East a distance of 529.35 feet along the South boundary of said Government Lot 7 to the Point of Beginning; thence North 00°17'18" East a distance of 219.50 feet to a point; thence South 89°45'24" East a distance of 210.85 feet to the said South boundary to a point; thence South 00°47'08" East a distance of 219.53 feet to a point on the said South boundary; thence North 89°45'24" West a distance of 214.97 feet along said South boundary to the Point of Beginning.



**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: 6:00 pm

End Time of Neighborhood Meeting: 6:30 pm

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. Cecilia + Missy McDaniel 5505 Midway Rd Caldwell, Id  
208-459-6625 83605

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_

7. \_\_\_\_\_

8. \_\_\_\_\_

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19. \_\_\_\_\_

A-5

- 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: Comp Plan Amendment, Annex/zonings, SUP for 95THs.

Date of Round Table meeting: 6/9/2022

Notice sent to neighbors on: 6/6/2022

Date & time of the neighborhood meeting: 6/16/2022 @ 6:00pm

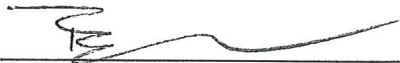
Location of the neighborhood meeting: Caldwell Public Library

**Developer/Applicant:**

Name: Brandon McDougald

Address, City, State, Zip: 1100 W Idaho St, Suite 210 Boise, ID 83702

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 8/30/22

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Account	OwnerName	InCareOf	Address	City	State	ZipCode
R30905	ESKEW GLEN T		5403 E HOMEDALE RD	CALDWELL	ID	83607
R30901010	SPRINGBOK DEVELOPMENT INC		6297 S RUDDSDALE AVE	BOISE	ID	83709
R30901	ILKA MELVIN L LIFE ESTATE		5505 E HOMEDALE RD	CALDWELL	ID	83607
R30970	BARTON COREY		1977 E OVERLAND RD	MERIDIAN	ID	83642-6649
R30906010	CANYON VILLAGE TOWNHOMES LLC		15436 N FLORIDA AVE STE 20C	TAMPA	FL	33613
R30896	LENNARTZ MICHAEL		5309 MIDWAY RD	CALDWELL	ID	83607
R30904	MCDANIEL CECILIA F		5505 MIDWAY RD	CALDWELL	ID	83605
R25128	PATTERSON JERRIMY L		5212 NEZ PERCE RD	CALDWELL	ID	83607
R25127	DOOMS RANDY L		5416 MIDWAY RD	CALDWELL	ID	83607
R25126	LEJARCEGUI JOSE L		5512 MIDWAY RD	CALDWELL	ID	83607
R32476	BRADFORD SHIRLEY TRUST	JOHN CODY JOHNSTON=	2338 CHILCOMBE AVE	SAINT PAUL	MN	55108
R30902	MATTHEWS LILA LEE		5425 MIDWAY RD	CALDWELL	ID	83605
R30902010	MADRIZ RAFAEL		5421 MIDWAY RD	CALDWELL	ID	83607
R25142	DEL HOYO PABLO		5217 NEZ PERCE RD	CALDWELL	ID	83607
R25143	ZUNIGA JUAN C		5209 NEZ PERCE RD	CALDWELL	ID	83605
R30897	CLEVELAND HOLDINGS LLC		14405 GOODSON RD	CALDWELL	ID	83607
R30897011	SANCHEZ ALFREDO ESCOBEDO		224 DEARBORN ST	CALDWELL	ID	83605
R30897010	GORDILLO JOSE L		2100 W ORCHARD AVE	NAMPA	ID	83651-7528
R30898010	BEOUGHNER ROYCE D		1100 BURNETT DR NO 408	NAMPA	ID	83651
R30903	RIOS JOSE A CASILLAS		5307 HOMEDALE RD	CALDWELL	ID	83607
R25546	DORENKAMP JAMES W		5712 HOMEDALE RD	CALDWELL	ID	83607
R30906	SANABRIA MODESTO		5407 MIDWAY RD	CALDWELL	ID	83607
R30895	MIDLAND CONGREGATION OF JEHOVAHS WITNESSES NAMPA ID INC		140 1ST ST N	NAMPA	ID	83687
R30899	CANYON VILLAGE MULTIFAMILY LLC		15436 N FLORIDA AVE STE 20C	TAMPA	FL	33613

CANYON COUNTY LISTING - R30901010 & R30906010 - 300 fee  
June 6, 2022



**PROPERTY LISTING DISCLAIMER**

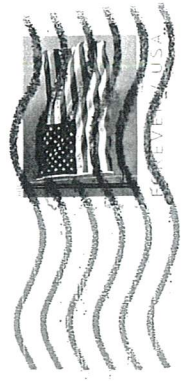
This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.



**Kimley»»Horn**

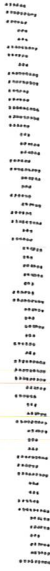
1100 West Idaho Street  
Suite 210  
Boise, ID 83702

**Kimley-Horn**  
1100 W. Idaho Street, Suite 210  
Boise, ID 83702



BOISE ID 836

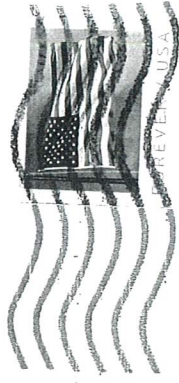
6 JUN 2022 PM 2 L



83702-569560

A-5

**Kimley-Horn**  
1100 W. Idaho Street, Suite 210  
Boise, ID 83702



BOISE ID 836

6 JUN 2022 PM 2 L

SPRINGBOK DEVELOPMENT INC  
6297 S RUDDSDALE AVE  
BOISE, ID 83709

SPRI297 837094058-1522 009 06/15/22  
RETURN TO SENDER  
: SPRINGBOK DEVELOPMENT  
MOVED LEFT NO ADDRESS  
UNABLE TO FORWARD  
RETURN TO SENDER



83709-1522

A-5

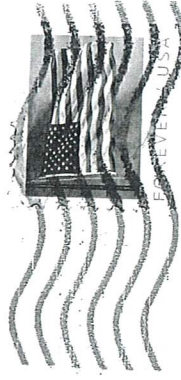
**Kimley-Horn**

1100 W. Idaho Street, Suite 210  
Boise, ID 83702



BOISE ID 836

6 JUN 2022 PM 2 L



CANYON VILLAGE TOWNHOMES LLC  
15436 N FLORIDA AVE STE 200  
TAMPA, FL 33613

NIXIE 339 EE 1 0206/20/22

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

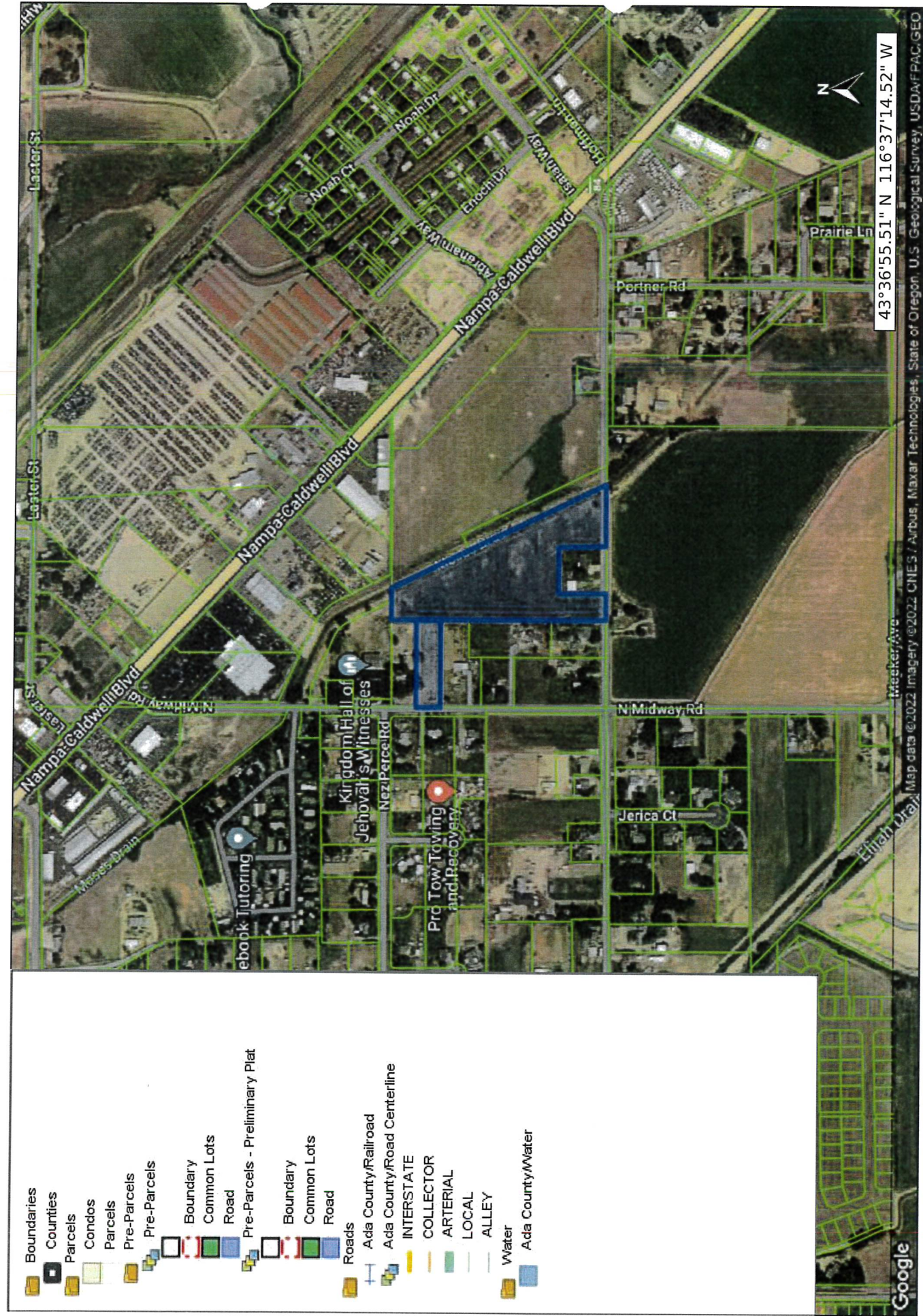
MANUAL PROC REQ \*1436-09333-06-39

UTF  
99619-1205EWD



A-5



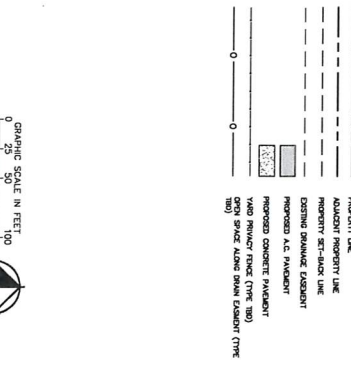
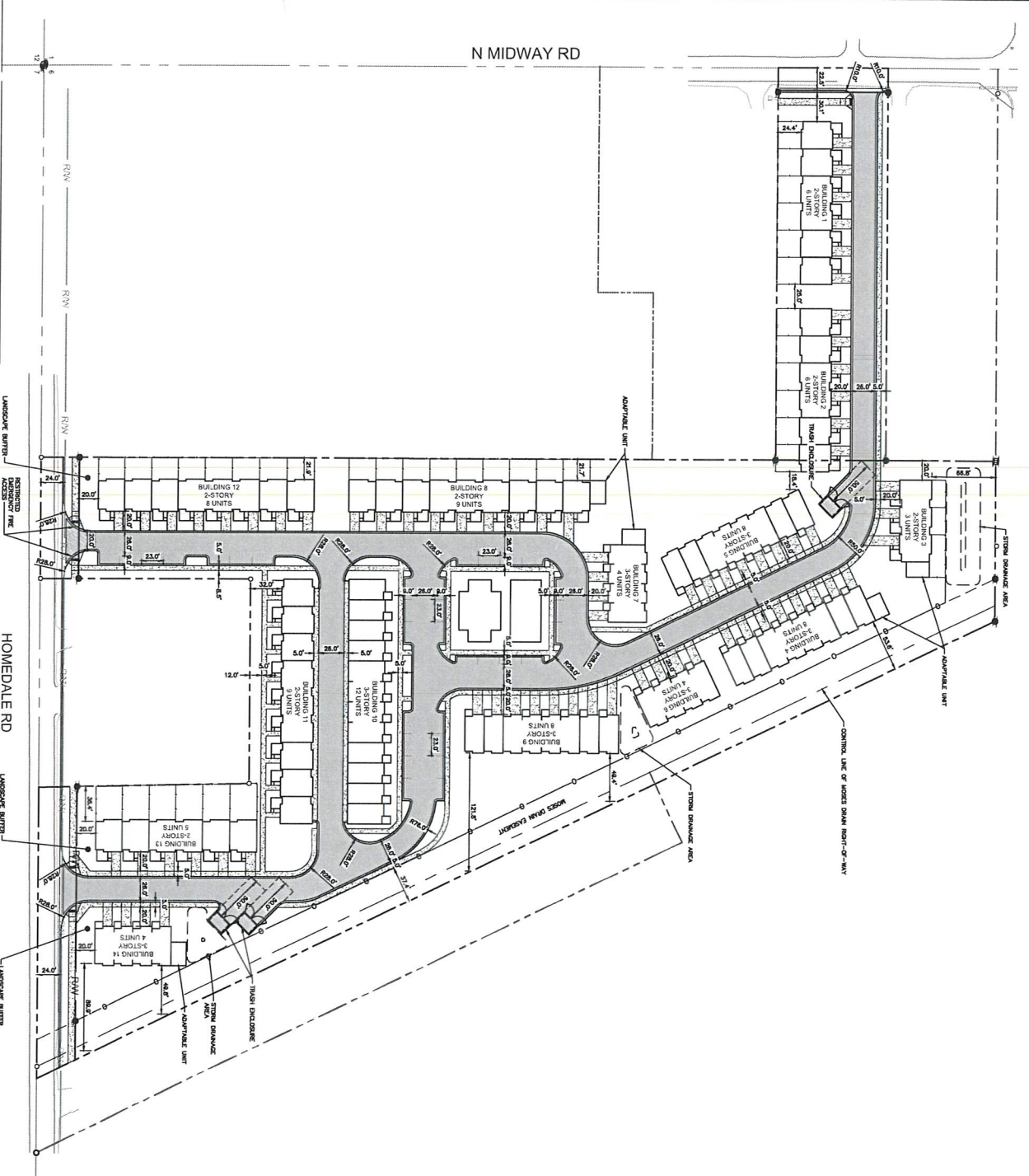


	Boundaries
	Counties
	Parcels
	Condos
	Parcels
	Pre-Parcels
	Pre-Parcels
	Boundary
	Common Lots
	Road
	Pre-Parcels - Preliminary Plat
	Boundary
	Common Lots
	Road
	Roads
	Ada County/Railroad
	Ada County/Road Centerline
	INTERSTATE
	COLLECTOR
	ARTERIAL
	LOCAL
	ALLEY
	Water
	Ada County/Water





**CAUTION NOTICE TO CONSTRUCTION**  
 THE CONSTRUCTION IS SPECIFICALLY CALIBRATED THAT THE LOCATION AND/OR ELEVATION OF EXISTING AND/OR PROPOSED UTILITIES SHOWN ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE UTILITY OWNERS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND/OR ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR ELEVATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR ELEVATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR ELEVATION OF ALL UTILITIES.



**GENERAL NOTES**

- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
- CONTRACTOR TO VERIFY ALL UTILITIES, EXISTING AND PROPOSED, ARE CORRECTLY LOCATED AND DEPTHS ARE CORRECT. ALL UTILITIES SHALL BE PROTECTED AND NOT DAMAGED. ALL UTILITIES SHALL BE PROTECTED AND NOT DAMAGED.
- ALL EXISTING STRUCTURES, IMPROVEMENTS OR APPURTENANCES TO REMAIN THAT IS REMOVED DURING CONSTRUCTION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

**SITE INFORMATION**

UNIT COUNT	80 UNITS
TOTAL SITE AREA	5.3 AC (464,700 SQ FT)
REQUIRED OPEN SPACE	40,000 SQ FT (10%)
PROPOSED OPEN SPACE	40,000 SQ FT (10%)
REQUIRED PARKING	116 SPACES (1.36 SPACES/UNIT)
PROPOSED PARKING	116 SPACES (1.36 SPACES/UNIT)
PARALLEL PARKING PROVIDED	32 SPACES
PERPENDICULAR PARKING PROVIDED	74 SPACES (1.36 SPACES/UNIT)
TOTAL PARKING PROVIDED	106 SPACES (1.32 SPACES/UNIT)

DRAWN BY: KC 9/22/2022  
 DESIGNED BY: KC 9/22/2022  
 CHECKED BY: AH 9/22/2022  
 PROJECT No. 093871002 SCALE AS SHOWN

PRELIMINARY SITE PLAN  
 CANYON VILLAGE LOFTS

**Kimley Horn**  
 1100 W. Plano St. Suite 210 | Boise, ID 83722 | Tel: No. (208) 291-2885

A-3

September 26, 2022

Planning & Zoning  
City of Caldwell  
621 Cleveland Boulevard  
Caldwell, ID 83605

**RE: Canyon Village Lofts Request**

On behalf of DeBartolo Development, LLC we are submitting the Canyon Village Lofts request for review and approval of a Comprehensive Plan Amendment, Annexation and Zoning, and Special Use Permit.

The subject property is located west of the Homedale Road/Cleveland Blvd intersection (Parcel No. R3090601000 & R3090101000) and consists of 9 1/2 acres. The existing site is undeveloped with no structures. The larger parcel is currently within Canyon County, and we are requesting annexation into the City of Caldwell. The smaller parcel was previously annexed into Caldwell. The Future Land Use Map designates the site as 'Low Density Residential' which allows up to 3 units per gross acre. However, a Comprehensive Plan Amendment is requested to designate the site as 'High Density Residential' which allows up to 25 units per gross acre, of which we will be using just 10.32 per acre. The project is also requesting 'R-3 – High Density Residential' zoning and a Special Use Permit to develop a town-home style multi-family development. These approvals will complement the surrounding area which has been developing with medium and high-density residential to the east and south. Directly adjacent, across the canal to the east, DeBartolo Development received approval to develop Canyon Village Apartments which includes 316 total multifamily units at four stories in height. The new Wagers Acres development was also recently approved to the south.

8.87 acres





## Project Overview

As aforementioned, Canyon Village Lofts is an upscale development of 95 attached townhome-style units, with a density of 10.32 units per acre. This density sits well below the 25 units per gross acre maximum allowed within the R-3 zoning designation. The project is comprised of five building types which include a variety of two- and three-bedroom units, single and double car garages, and front and rear loaded designs. The units are organized within 14 buildings.

The planned three-story buildings are concentrated adjacent the Moses Drain canal to the east, stepping down to two-story homes, which have been placed intentionally to create a soft transition between the apartments to the east and the neighboring residential homes to the west. These residences abutting the neighborhood to the west are also designed to live as owner-occupied units, with private enclosed backyard space.



In addition to limiting the west-side residences to two-stories, all balconies have been removed from the second-floor bedrooms of these residences to reduce the impact of this development on the neighbors. A six-foot privacy fence will also be installed along this border and along the border with the outparcel to the south. The project provides 148 total parking spaces (1.55 per dwelling unit), which exceeds that required by City code. These parking spaces include all available garage, parallel, and driveway spaces.







Vehicular Site Access

Vehicular site access includes one full access and one emergency only access onto Homedale Road, and one full access onto Midway Road. An internal service drive and 5' wide sidewalks provide connectivity internal to the site. A 15' wide landscape buffer is provided along Midland Road and a 20' landscape buffer is provided along Homedale Road. Additional right-of-way will be dedicated along both rights-of-way as requested by the City with detached sidewalk.

A-2



## Traffic Impact Study

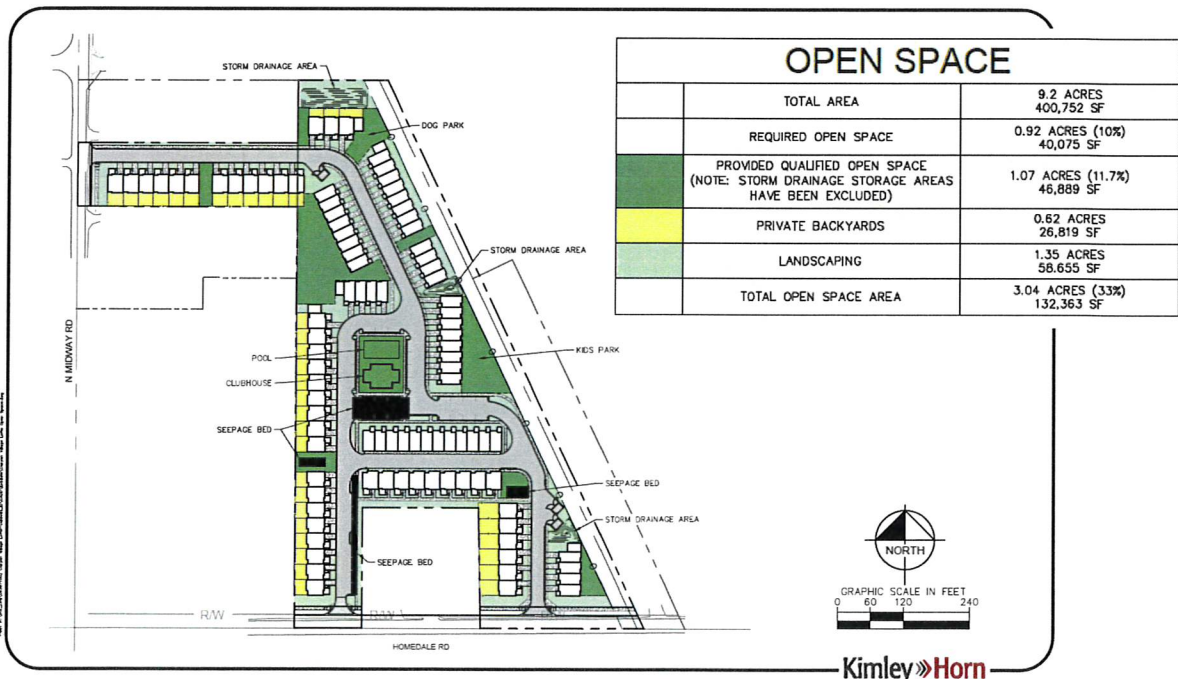
A traffic impact study has been conducted and submitted with the application for review. The project is estimated to generate 673 daily trips on a typical weekday, with 44 trips occurring in the AM peak hour and 53 trips occurring in the PM peak hour on a typical weekday. The study concludes the project traffic impacts are insignificant to the surrounding transportation network. There are deficiencies in the existing network and current traffic conditions unrelated to the project, however the project does not degrade any traffic movements or intersection's functionality. As such, no transportation network mitigations are recommended at this time.

## City Utilities & Community Impact

City water and sewer are available to the site. Neither the Police nor Fire departments had any objections to this development. After a pleasant discussion with the Vallivue School District, set with the intention to better understand the impact of this development on their operations, the developer has offered to donate \$500 per door voluntary impact fee to the to offset the impact of this development on the school district.

## Project Amenities & Open Space:

Project amenities include a large kid's park, dog park, club house with a resort style pool, game room, BBQ area, community room and co-working space. The project exceeds the 10% required qualified open space, by providing 1.07 acres or 12% qualified open space. In addition to the qualified open space provided, many of the homes include landscaped private backyards, which increases the overall green space within the development to 33% of the overall property.





## Concluding Remarks

The proposal is consistent with the Goals, Objective, and Strategies of the 2040 *Comprehensive Plan* for the City of Caldwell, specifically:

- *Land Use Goal 3* encourages creating communities that are more livable, affordable, connectable and sustainable.
- *Land Use Policy 3-2* calls for maximizing the use of land by encouraging high-density residential development in areas that have adequate services to act as a buffer between less dense residential and commercial uses and support public transit.
- *Land Use Goal 4* calls for creating communities that generate cost effective public services and infrastructure by annexing land provided with public services and only extending public systems to new development when annexed.
- *Housing Goal 2* calls for supporting enhanced housing standards that will improve the visual appearance of residential neighborhoods.
- *Housing Goal 1* calls for supporting adequate housing for a range of income levels and residential needs.

Agency requirements will be fully met and submitted for your review and comment as the project continues. Initial meetings indicate that agencies are in alignment and agreement for the proposed project; however, as additional needs arise, they will be mitigated and incorporated in the project design. The best engineering, architectural, and construction practices will be employed and implemented by the ownership and consultant team.

We look forward to bringing this quality residential neighborhood to Caldwell. We greatly appreciate your time and review of our application submittal. In accordance with the submittal checklists, we are submitting electronically with all required information. Please contact me at (208) 207-8477 or [Nicolette.Womack@kimley-horn.com](mailto:Nicolette.Womack@kimley-horn.com) should you have any questions.

Sincerely,

*Nicolette Womack*

Nicolette Womack, AICP  
Planner



- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

### Permit Project



File #: 22-003933 \*\*\*  
 0 MIDWAY RD CALDWELL ID 83605  
 Canyon Village Lofts

- Permits
- Reviews
- Inspections
- Activities
- Documents
- Contacts
- History

EDIT:  
File

Edit Permit: ZON22-000010



- ADD:
- Activity
- Address
- Alert
- Contact
- Document
- Email
- Inspection
- Letter
- Note
- Payment
- Permit
- Route

**Permit #:** ZON22-000010  
**Permit Type:** Rezone  
**Sub Type:** Less than 2 acres  
**Work Description:** Canyon Village Lofts

**Applicant:** Kimley-Horn - Nicolette Womacl \*\*\*  
**Status:** Online Application Received  
**Total Amount:** \$ 0.00  
**Amount Paid:** \$ 0.00  
**Balance Due:** \$ 0.00  
**Valuation:** 0.00  
**Non-Billable:**

**Application Date:** 09/28/2022  
**Approval Date:**  
**Issue Date:**  
**Expiration Date:**  
**Close Date:**  
**Last Inspection:**

- REPORTS:
- Custom
- Detail
- Summary

#### OFFICE USE ONLY

**HE Hearing Date Scheduled:**  
**HE Decision:**  
**P&Z Legal Ad Publish Date:**  
**CC Hearing Date Scheduled:**  
**CC Decision:**

**HE Legal Ad Publish Date:**  
**P&Z Hearing Date Scheduled:**  
**P&Z Decision:**  
**CC Legal Ad Publish Date:**

#### PROPERTY INFORMATION

**Is this part of a concurrent application:** Yes  
**Prior use of the property:**  
**Current Zone:**

**Permit #:** CPM22-000008  
**Proposed use of the property:**  
**Desired Zone:**

#### CONTACT INFORMATION

**Property Owner:** **Agent:** Kimley-Horn - Nicolet

#### SUBMITTAL DOCUMENTS

A-1  
1/2

Will you be submitting for review:  Yes  No Projectdox Per

Site Plan:    Metes and bounds legal description: Parcel 1 Legal   Description.pdf

Vicinity map:    Neighborhood.meeting.sign.in.sheet: Neighborhood   Meeting Info.pdf

Project narrative: Narrative.pdf   **Property Owner** Property Owner    
**Acknowledgement:** Acknowledgement Form.pdf

Landscape plan: Landscape Plan.pdf   Recorded warranty deed: Signed   Warranty Deed.pdf

Copy of the Order of Decision:  Copy of the Record of Survey:

**Permit Fees**

Quantity	Fee	Description	Amount	Total
<b>Plan Check Fees:</b>			<b>0.00</b>	
<b>Other Fees:</b>			<b>0.00</b>	
<b>Total Fees:</b>			<b>0.00</b>	

**Payments**

Date	Type	Reference	Note	Receipt #	Received From	Amount
<b>Amount Paid:</b>						<b>0.00</b>
<b>Balance Due:</b>						<b>0.00</b>



quick search:

Address

Permit #

License #



- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

### Permit Project



File #: 22-003894 ...  
 0 MIDWAY RD CALDWELL ID 83605  
 Canyon Village Lofts

- Permits
- Reviews
- Inspections
- Activities
- Documents
- Contacts
- History

EDIT:  
File

Edit Permit: ANN22-000020



- ADD:
  - Activity
  - Address
  - Alert
  - Contact
  - Document
  - Email
  - Inspection
  - Letter
  - Note
  - Payment
  - Permit
  - Route

Permit #: ANN22-000020  
 Permit Type: Annexation  
 Sub Type: Annexation  
 Work Description: Canyon Village Lofts

Applicant: Kimley-Horn - Nicolette Womacl  
 Status: Online Application Received  
 Total Amount: \$ 0.00  
 Amount Paid: \$ 0.00  
 Balance Due: \$ 0.00  
 Valuation: 0.00  
 Non-Billable:

Application Date: 09/26/2022  
 Approval Date:  
 Issue Date:  
 Expiration Date:  
 Close Date:  
 Last Inspection:

- REPORTS:
  - Custom
  - Detail
  - Summary

#### OFFICE USE ONLY

P&Z Hearing Date Scheduled:  
 P&Z Decision:  
 CC Legal Ad Publish Date:  
 CC Meeting Date:  
 Bill and Ordinance #:

P&Z Legal Ad Publish Date:  
 CC Hearing Date Scheduled:  
 CC Decision:  
 CC Meeting Decision:

#### PROPERTY INFORMATION

Is this part of a concurrent application: No  
 Prior use of the property: Vacant Land  
 Proposed use of the property: Town-home style multi-family development  
 # of Acres: More than 2 acre

#### CONTACT INFORMATION

Property Owner: Kimley-Horn - Nicolet

#### SUBMITTAL DOCUMENTS

Will you be submitting plans for Projectdox Permit #: ANN22-000020

A-1  
1/2



review:

Site Plan:

Select File

Site Plan.pdf  

Annexation Checklist.pdf

Hearing Review

Application.pdf  



Parcel 2 Legal

Description.pdf  



Vicinity map:

Select File

Vicinity Map.pdf  

Metes and bounds legal description: Parcel 1 Legal  

Description.pdf

Neighborhood meeting sign in sheet: Neighborhood  

Meeting

Info.pdf

Project narrative:

Narrative.pdf  

**Property Owner**

Property Owner  

**Acknowledgement:**

Acknowledgement

Form.pdf

Landscape plan:

Landscape  

Plan.pdf

Recorded warranty deed:

Signed  

Warranty

Deed.pdf

Copy of the Order of Decision:

Select File


Copy of the Record of Survey:

Select File

B. Compaction tests shall be completed in accordance with ISPWC and submitted to the City.

Permit Fees  

Quantity	Fee	Description	Amount	Total
			<b>Plan Check Fees:</b>	<b>0.00</b>
			<b>Other Fees:</b>	<b>0.00</b>
			<b>Total Fees:</b>	<b>0.00</b>

Payments  

Date	Type	Reference	Note	Receipt #	Received From	Amount	
						<b>Amount Paid:</b>	<b>0.00</b>
						<b>Balance Due:</b>	<b>0.00</b>



start new search

(1-1 of 1)

22-003805 BR22-001207 20340 STOCKBRIDGE WAY

- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

### Permit Project



File #: 22-003895 ...  
 0 MIDWAY RD CALDWELL ID 83605  
 Canyon Village Lofts

- Permits
- Reviews
- Inspections
- Activities
- Documents
- Contacts
- History

EDIT:  
File

Edit Permit: CPM22-000008



- ADD:
- Activity
- Address
- Alert
- Contact
- Document
- Email
- Inspection
- Letter
- Note
- Payment
- Permit
- Route

Permit #: CPM22-000008  
 Permit Type: Comp Plan Map Change  
 Sub Type: Comm Plan Map Change  
 Work Description: Canyon Village Lofts

Applicant: Kimley-Horn - Nicolette Womacl  
 Status: Online Application Received  
 Total Amount: \$ 0.00  
 Amount Paid: \$ 0.00  
 Balance Due: \$ 0.00  
 Valuation: 0.00  
 Non-Billable:

Application Date: 09/26/2022  
 Approval Date:  
 Issue Date:  
 Expiration Date:  
 Close Date:  
 Last Inspection:

- REPORTS:
- Custom
- Detail
- Summary

#### OFFICE USE ONLY

P&Z Hearing Date Scheduled:  
 P&Z Legal Ad Publish Date:  
 P&Z Decision:  
 CC Hearing Date Scheduled:  
 CC Legal Ad Publish Date:  
 CC Decision:

#### Subject Property Information

Prior Use of the Property:  
 Proposed Use of the Property:

#### Applicant Information

Owner Name:  
 Phone:  
 Address:  
 City:  
 State:

A-1

Zip:  
 Email:  
 Cell:  
 Agent Information: (e.g., architect, engineer, developer, representative)  
 Name: Nicolette Womack - Kiml  
 Address: 1100 W. Idaho Street, St  
 City: Boise  
 State: ID  
 Zip: 83702  
 Email: Nicolette.Womack@kiml  
 Cell: 208.207.8477

**Submittal Requirements**

Narrative fully describing the proposed map change, including the following:

Select File

Total # of acres being re-classified and the new map classification

Narrative.pdf  

How the proposed change will complement with the surrounding area

Comp Plan Amendment Checklist.pdf  

:

Hearing Review Application.pdf  

Site Plan (PDF):

Parcel 1 Legal Description.pdf  

Landscape Plan (PDF):

Parcel 2 Legal Description.pdf  

Site Plan.pdf  

Neighborhood Meeting (PDF):

Landscape Plan.pdf  

Plan.pdf

Neighborhood Meeting Info.pdf  

Warrant deed for the subject property:



Meeting Info.pdf

Select File

Signed Warranty Deed.pdf  

Signed Property Owner Acknowledgement (if applicable):

Select File

Property Owner Acknowledgement Form\_11-8-21.pdf  

Vicinity, map, showing the location of the subject property:


Select File

Vicinity Map.pdf  

Please indicate # of Property Owners within 300 feet:

**Authorization**



Print applicant name: Nicolette Womack

Applicant Signature: signature.png 

Date: 09/26/2022

 Permit Fees  

Quantity	Fee	Description	Amount	Total
		Plan Check Fees:	0.00	0.00
		Other Fees:	0.00	0.00
		<b>Total Fees:</b>	<b>0.00</b>	<b>0.00</b>

 Payments 

Date	Type	Reference	Note	Receipt #	Received From	Amount
					<b>Amount Paid:</b>	<b>0.00</b>
					<b>Balance Due:</b>	<b>0.00</b>

- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

## Permit Project



File #: 22-003896 \*\*\*  
0 MIDWAY RD CALDWELL ID 83605  
Canyon Village Lofts

- Permits
- Reviews
- Inspections
- Activities
- Documents
- Contacts
- History

EDIT:  
File

Edit Permit: SUP22-000025



- ADD:
- Activity
- Address
- Alert
- Contact
- Document
- Email
- Inspection
- Letter
- Note
- Payment
- Permit
- Route

Permit #: SUP22-000025  
 Permit Type: Special Use Permit  
 Sub Type: Special Use  
 Work Description: Canyon Village Lofts

Applicant: Kimley-Horn - Nicolette Womacl  
 Status: Online Application Received  
 Total Amount: \$ 0.00  
 Amount Paid: \$ 0.00  
 Balance Due: \$ 0.00  
 Valuation: 0.00  
 Non-Billable:

Application Date: 09/26/2022  
 Approval Date:  
 Issue Date:  
 Expiration Date:  
 Close Date:  
 Last Inspection:

- REPORTS:
- Custom
- Detail
- Summary

### OFFICE USE ONLY

HE Hearing Date Scheduled:  
 HE Decision:  
 P&Z Legal Ad Publish Date:  
 City Council Hearing Date Scheduled:  
 CC Decision:

HE Legal Ad Publish Date:  
 P&Z Hearing Date Scheduled:  
 P&Z Decision:  
 CC Legal Ad Publish Date:

### PROPERTY INFORMATION

Is this part of a concurrent application: No  
 Prior use of the property:  
 # of Acres: More than 2 acre

Proposed use of the property:

### CONTACT INFORMATION

Property Owner: Kimley-Horn - Nicolet

### SUBMITTAL DOCUMENTS



Will you be submitting this for review:  Yes  No

Projectdox Permit #: SUP22-000025

Site Plan:  Site Plan.pdf

Vicinity map:  Vicinity Map.pdf

Project narrative: Narrative.pdf

Landscape plan: Landscape Plan.pdf

Copy of the Order of Decision:

Copy of the Record of Survey:

Metes and bounds legal description: Parcel 1 Legal Description.pdf

Neighborhood meeting sign in sheet: Neighborhood Meeting Info.pdf

**Property Owner** Property Owner

**Acknowledgement:** Acknowledgement Form.pdf

Recorded warranty deed: Signed Warranty Deed.pdf

Permit Fees

Quantity	Fee	Description	Amount	Total
		<b>Plan Check Fees:</b>		0.00
		<b>Other Fees:</b>		0.00
		<b>Total Fees:</b>		0.00

Payments

Date	Type	Reference	Note	Receipt #	Received From	Amount
					<b>Amount Paid:</b>	0.00
					<b>Balance Due:</b>	0.00



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

SPECIAL-USE PERMIT

Project Name: <b>Canyon Village Lofts</b>	File #: <b>SUP22-000025</b>
Applicant/Agent: <b>Brandon McDougald - Kimley Horn</b>	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
	Completed & signed Hearing Review Master Application	✓
	Narrative fully describing the proposed use/request	✓
	Recorded warranty deed for the subject property	✓
	Signed Property Owner Acknowledgement (if applicable)	✓
	Vicinity map, showing the location of the subject property	✓
	Site Plan The following are suggested items that may be shown on the site plan:	✓
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
	Floor Plan	
	Landscape Plan (if applicable)	✓
	Neighborhood Meeting sign-in sheet	✓
	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	
	Fee	

<b>STAFF USE ONLY:</b>
Date Application Received: _____
Received by: _____
Proposed Hearing Date: _____
Hearing Body: _____

A-1



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

COMP PLAN MAP CHANGE

Project Name: Canyon Village Lofts	CPM22-000008
Applicant/Agent: Brandon McDougald, Kimley-Horn	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
X	Completed & signed Hearing Review Master Application	✓
X	Narrative fully describing the proposed map change, including the following: <ul style="list-style-type: none"> <li>➢ Total # of acres being re-classified and the new map classification</li> <li>➢ How the proposed change will complement with the surrounding area</li> </ul>	✓
X	Warranty deed for the subject property	✓
X	Signed Property Owner Acknowledgement (if applicable)	✓
X	Vicinity map, showing the location of the subject property	✓
X	Metes and bounds legal description for the site	✓
X	Neighborhood Meeting	✓
X	Site Plan <b>The following are suggested items that may be shown on the site plan:</b>	✓
X	• Property boundaries of the site	
X	• Existing buildings on the site	
X	• Parking stalls and drive aisles	
X	• Sidewalks or pathways (proposed and existing)	
X	• Fencing (proposed and existing)	
X	Landscape Plan	✓
X	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	
X	Please indicate # of property owners within 300 feet: <u>24</u>	✓
X	Fee	

**STAFF USE ONLY:**

Date Application Received: \_\_\_\_\_

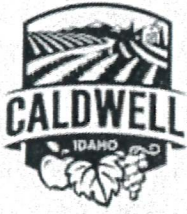
Received by: \_\_\_\_\_

Proposed Hearing Date: \_\_\_\_\_

Hearing Body: \_\_\_\_\_

A-1





CITY OF  
*Caldwell, Idaho*

Planning & Zoning

ANNEXATION

Project Name: <u>Canyon Village Lofts</u>	File #: <u>ANN 22-000020</u>
Applicant/Agent: <u>Brandon McAugald - Kimley Horn</u>	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
	Completed & signed Hearing Review Master Application	✓
	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	✓
	Recorded warranty deed for the subject property	✓
	Signed Property Owner Acknowledgement (if applicable)	✓
	Vicinity map, showing the location of the subject property	✓
	Site Plan The following are suggested items that may be shown on the site plan:	✓
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
	Metes and bounds legal description for the site to be annexed in <b>WORD format</b>	✓
	Landscape Plan (if applicable)	✓
	Neighborhood Meeting sign-in sheet	✓
	All of the above items shall be submitted in 8 1/2 x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.	
	Fee	

CMP

- = SUP
- = CMP
- = ANN

**STAFF USE ONLY:**

Date Application Received: \_\_\_\_\_

Received by: \_\_\_\_\_

Proposed Hearing Date: \_\_\_\_\_

Hearing Body: \_\_\_\_\_

A-1



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

REZONE

Project Name: <u>Canyon Village Lofts</u>	File #: <u>ZON22-000010</u>
Applicant/Agent: <u>Brandon McDougald - Kimley Horn</u>	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
	Completed & signed Hearing Review Master Application	✓
	Narrative fully describing the proposed use/request	✓
	Recorded warranty deed for the subject property	✓
	Signed Property Owner Acknowledgement (if applicable)	✓
	Vicinity map, showing the location of the subject property	✓
	Site Plan	✓
	<b>The following are suggested items that may be shown on the site plan:</b>	
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
	Metes and bounds legal description for the site to be rezoned in WORD format	✓
	Landscape Plan (if applicable)	✓
	Neighborhood Meeting sign-in sheet	✓
	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	
	Fee	

<b>STAFF USE ONLY:</b>
Date Application Received: <u>9/28/22</u>
Received by: <u>Sarah D.</u>
Proposed Hearing Date: _____
Hearing Body: _____

A-1





# CITY OF Caldwell, Idaho

Planning & Zoning

## HEARING REVIEW APPLICATION

### Type of Review Requested (check all that apply)

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

**STAFF USE ONLY:**

File number(s): \_\_\_\_\_

Project name: \_\_\_\_\_

Date filed: \_\_\_\_\_ Date complete: \_\_\_\_\_

Related files: \_\_\_\_\_

### Subject Property Information

Address: Homedale Road/Cleveland Blvd Intersection Parcel Number(s): R3090601000, R3090101000

Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 8.8 acres Zoning: R-2 (county), R-1 (city)

Prior Use of the Property: Vacant

Proposed Use of the Property: Multi-family

### Applicant Information:

Applicant Name: Brandon McDougald, P.E., LEED AP Phone: 208-918-0100

Address: 1100 W. Idaho Street, Suite 210 City: Boise State: Idaho Zip: 83702

Email: Brandon.McDougald@kimley-horn.com Cell: \_\_\_\_\_

Owner Name: James D. Palermo Phone: \_\_\_\_\_

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

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

Agent Name: (e.g., architect, engineer, developer, representative) Nicolette Womack, Abbey Hahn

Address: 1100 W. Idaho Street, Suite 210 City: Boise State: Idaho Zip: 83702

Email: Nicolette.Womack@kimley-horn.com, Abbey.Hahn@kimley-horn.com Cell: Nicolette: 208-207-8477, Abbey: 208-917-4977

### Authorization

Print applicant name: Brandon McDougald

Applicant Signature: [Signature] Date: 6/30/2022

AI



City of Caldwell Receipting Form

Planning & Zoning, Engineering, and Fire Department

	Planning & Zoning			Engineering			Fire Department			Totals		
<b>Comprehensive Plan Amendment</b>												
Map amendment	10260	1	\$ 2,575.00							\$ 2,575.00		
Text Amendment	10270		\$							\$		
<b>Annexation</b>												
Less than 2 acres	10240		\$	12550	\$		22025	\$		\$		
More than 2 acres	10240	1	\$ 1,855.00	12550	1	\$ 450.00	22025	1	\$ 195.00	\$ 2,500.00		
More than 20 acres	10240		\$	12550		\$	22025		\$	\$		
DeAnnexatin	10240		\$							\$		
<b>Subdivision Plats</b>												
Preliminary Plat	10180		\$	12511		\$	22025		\$	\$		
Short plat	10180		\$	12512		\$	22025		\$	\$		
PUD w Subdivision	10210		\$	12513		\$	22025		\$	\$		
PUD w/o Subdivision	10210		\$	12513		\$	22025		\$	\$		
Final Plat	10180		\$	12512		\$	22025		\$	\$		
Manufactured Home Park Prelim	10190		\$	12520		\$	22025		\$	\$		
Manufactured Home Park Final	10190		\$	12520		\$	22025		\$	\$		
Plat Amendment (Administrative)	10280		\$							\$		
Plat Amendment (Public Hearing)	10280		\$							\$		
Time Extension (Administrative)	10280		\$							\$		
Time Extension (Public Hearing)	10280		\$							\$		
<b>Zone Change</b>												
Less than 2 acres	10220	1	\$ 775.00				22025	1	\$ 157.00	\$ 932.00		
More than 2 acres	10220		\$				22025		\$	\$		
<b>Special Use Permit</b>												
Less than 2 acres	10200		\$	12530		\$	22025		\$	\$		
More than 2 acres	10200	1	\$ 1,030.00	12530	1	\$ 450.00	22025	1	\$ 89.00	\$ 1,569.00		
More than 20 acres	10200		\$	12530		\$	22025		\$	\$		
<b>Additional Fees</b>												
Appeals/ Amendments to Conditions	10290		\$							\$		
Business Permits (No change in use)	11040		\$							\$		
Business Permits (Change in use)	11040		\$							\$		
Business Permits Renewal	11040		\$							\$		
Certified Mailing	10340		\$							\$		
Code Enforcement Admin. Fee	64240		\$							\$		
Design Review - New Construction (Hearing Level)	10330		\$							\$		
Design Review - Rennovations/Add.'s (Staff)	10330		\$							\$		
Design Review - Building Maint. (Staff)	10330		\$							\$		
Development Agreements	10335		\$							\$		
Development Agreement Modification	10335		\$							\$		
City Clerk FBI Background Check/Finger Print (\$33.25)	11031		\$							\$		
Historic Preservation (Staff level)	11042		\$							\$		
Historic Preservation (Hearing level)	11042		\$							\$		
Lot Line Adjustments	10280		\$							\$		
Lot Split	10280		\$							\$		
Minor Land Use App. (Home Occupation, Temp. Use, Mobile Food Unit)	10216		\$				22025		\$	\$		
Minor Land Use App. Renewal (Home Occupation, Temp. Use, Mobile Food Unit)	10216		\$				22025		\$	\$		
Minor Land Use App. (Admin. Deter. Dir. Appr.)	10216		\$							\$		
Ordinance Text Amendment	10230		\$							\$		
Outdoor Dining Permit	11040		\$							\$		
Variance (Hearing Level)	10250		\$							\$		
<b>Letter Verification</b>												
Certificate of Zoning Compliance Letter	10360		\$							\$		
Legal Non-Conforming Use Letter	10360		\$							\$		
Zoning Verification Letter	10360		\$							\$		
<b>Documents - Copies</b>												
Audio Tape Duplication	10360		\$							\$		
Bike & Pedestrian Master Plan	10360		\$							\$		
Comprehensive Plan	10360		\$							\$		
Parks & Recreation Master Plan	10360		\$							\$		
Subdivision Ordinances	10360		\$							\$		
Treasure Valley Tree Selection Guide	10360		\$							\$		
Xerox copies	1401		\$							\$		
Zoning Ordinance	10360		\$							\$		
			\$ 6,235.00				\$ 900.00				\$ 441.00	\$ 7,576.00
ANN22-000020 CPM22-000008 ZON22-000010 SUP22-000025 Canyon Village Lofts												
									<b>GRAND TOTAL</b>	\$ 7,576.00		

*paid by credit card 10/4/22*

*A-1*



**City of Caldwell**  
DEPARTMENT OF BUILDING SAFETY

621 Cleveland Blvd.  
Caldwell, ID 83605

Phone: (208) 455-3024  
Fax: (208) 455-3050  
Inspector Line: (208) 455-4605

# RECEIPT

Permit #: ANN22-000020  
Address: 0 MIDWAY RD LOT #[BuildingProject:::9800:::85555] BLOCK #[BuildingProject:::9800:::85556] [BuildingProject:::9800:::84620]  
Payment Date: 10/04/2022  
Payment Amount: 7576.00

Fee	Amount
Annexation Fee	7,576.00
<b>TOTAL</b>	<b>7,576.00</b>