



CITY OF
Caldwell, Idaho

Planning & Zoning

SUB22-000038 Cirrus Pointe West

APPLICANT		
ITEM	DATE	SUBMITTED BY
A-1 APPLICATION & RECEIPT	10/4/22	Katie Miller
A-2 WRITTEN DESCRIPTION	10/4/22	Katie Miller
A-3 SITE PLAN OR PLAT	10/4/22	Katie Miller
A-4 VICINITY MAP	10/4/22	Katie Miller
A-5 NEIGHBORHOOD MEETING FORM	10/4/22	Katie Miller
A-6 DEED	10/4/22	Katie Miller
A-7 TRAFFIC IMPACT STUDY (IF REQUIRED)	10/4/22	Katie Miller
A-8 LANDSCAPING PLAN	10/4/22	Katie Miller
A-9 PROPERTY OWNER ACKNOWLEDGEMENT	10/4/22	Katie Miller
A-10 Legals	10/4/22	Katie Miller
A-11 Order of Decision	10/4/22	Katie Miller
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**ORDER OF DECISION BY THE MAYOR AND CITY COUNCIL
CITY OF CALDWELL, IDAHO
PUBLIC HEARING HELD NOVEMBER 15, 2021
Continued to DECEMBER 6, 2021
SIGNED DECEMBER 20, 2021**

Subject: Case No. TE21-000005
(Preliminary Plat Time Extension Cirrus Pointe Subdivision)

Planner: Deb Root, Senior Planner

THE FOLLOWING LAND USE ACTION IS THE PRIMARY FEATURE OF THIS APPLICATION:

- In accordance with Ordinance 11-02-03F the applicant is requesting a time extension of the preliminary plat Phase 7 & 8 of Cirrus Pointe Subdivision.

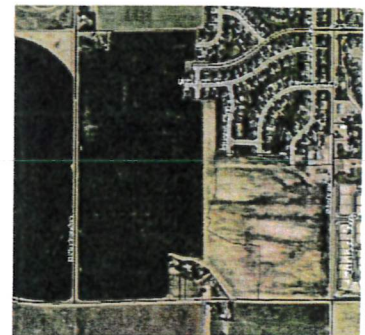
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I COURSE OF PROCEEDINGS

1.1 The Caldwell Planning and Zoning Department issued a notice of Public Hearing on application TE21-000005 to be held before the Caldwell City Council on November 15, 2021. Public notice requirements set forth in Idaho Code, Chapter 65, Local Planning Act, were met. On October 31, 2021 notice was published in the Idaho Press Tribune and on or before October 29, 2021 notices were mailed to all property owners within 300 feet of the site as well as political subdivisions serving the site, and on or before November 4, 2021 notice was posted on the subject property.



1.2 This case was continued to a date certain of December 6, 2021 due to lack of quorum for this specific application.

1.3 The City Council heard this case on December 6, 2021 and approved the request for time extension.

1.4 Files and exhibits relative to this application are available for review in the Planning and Zoning Department, 621 Cleveland, Caldwell, and at applicable public hearings.

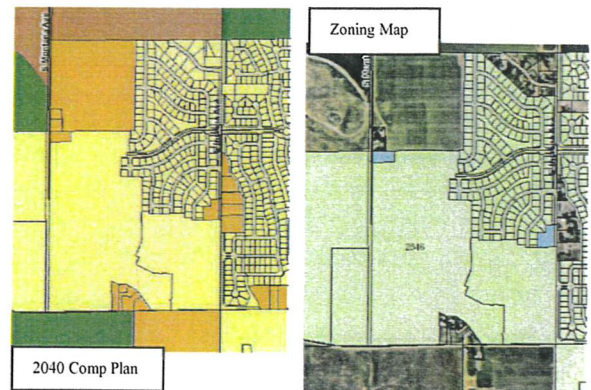
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II GENERAL FACTS

- 2.1 PROPERTY OWNERS: J & J Property Development, LLC, 3516 N. Black Butte Ct., Nampa, Id 83687
John Odom, 3516 N. Black Butte Ct., Nampa, Id 83687
Jonathan January, 3516 N. Black Butte Ct., Nampa, Id 83687
- 2.2 APPLICANT/DEVELOPER: Same as property owner
- 2.3 REPRESENTATIVE: Elwin Butler, Matrix Engineering, Inc., 1020 N Main Street Suite 100 J, Boise, ID 83702
- 2.4 REQUEST: J & J Property Development, LLC is requesting a 24 month Time Extension of a Preliminary Plat for Cirrus Pointe Subdivision specific to Phase 7 & 8 as required by order of decision case file TE-20-07 approving development of Phase 6 containing 76 residential lots and requiring an additional time extension application for subsequent phases of 7 & 8 reflecting the amendments of the required access to the southerly out parcels, the realignment of Cirrus Drive and Montana Avenue, and the affected lot layout providing for public review of the proposed amendments to the original preliminary plat. The original development approval consists of 373 residential lots in an R-1 (Low Density Residential) zone on 162.48 acres. Phases 1-5 containing 159 residential lots were developed prior to 2020. The applicant is requesting to complete the remaining 214 residential lot development of Cirrus Pointe. The 2040 Comprehensive Plan designation is Low Density Residential. The development is located at the southeast corner of Montana Avenue and Orchard Street in Caldwell, ID.

2.5 BACKGROUND:

The City Council at a public meeting conducted to consider a time extension for the Cirrus Pointe Preliminary Plat required that the developers conduct an additional hearing to provide an opportunity for the affected property owners and Council to review the revised preliminary plat and to allow the developer to meet the required conditions affecting the plat and the adjacent neighboring properties.



Conditions required for Cirrus Pointe Preliminary Plat Time Extension: TE-20-07

6.4 The developer shall provide a new preliminary plat drawing showing all modifications for road alignments, the access easement and required adjustments to the lots adjacent to the access easement, and internal road connection for the out-parcels R32855, R32854, R32853, R32853010, and R32852. The preliminary plat shall show all required plat data including lot square footage, dimensions, road widths and approved road names, and updated lot and block numbering. A phasing plan shall also be provided. These documents shall be required to be submitted to the Planning and Zoning Department not later than September 1, 2021. *Staff Note: Met condition*

6.5 The developer shall provide appropriate access into the development for out parcels as approved by Engineering and Planning and Zoning Departments. *Staff Note: Applicant has complied with condition on revised Preliminary Plat*

6.6 The developer agreed to provide a 20 foot wide ingress/egress/utility easement adjacent to the property lines of the five out-parcels [R32855, R32854, R32853, R32853010, and R32852] honoring the current boundaries of the existing easement. There is also a five foot easement on

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the out-parcel side of the property lines which will provide for a total ingress/egress/utility easement width of twenty-five (25) feet. The easement will extend from Orchard Avenue to the north-west corner of parcel R32855 (14218 Orchard Avenue) an approximate distance of 800 feet. This easement shall be reflected on the new preliminary plat required in condition 6.4 above. *Staff Note: Applicant has complied with condition on revised Preliminary Plat*

6.7 The developer shall provide to the City of Caldwell Planning and Zoning Department a recorded easement agreement for the easement referenced in condition 6.6, signed by the property owners of tax parcels R32855, R32854, R32853, R32853010, and R32852 and the developer. This recorded document must be provided before applications for Cirrus Pointe applications for Phases VII and VIII are submitted for review. *Staff Note: Recorded easement instrument #2021-067540 and is Attached Hereto*

6.8 Prior to expiration of the time extension for Cirrus Pointe Preliminary Plat Phase VI the developer shall submit a new time extension application for the remaining phases of Cirrus Pointe Subdivision. *Staff Note: This application fulfills this condition requirement.*

6.9 The development lots immediately adjacent to the out-parcels affected by the access easement including lots 10-18, Block 30 of the 2005 Preliminary Plat will be reduced in size reflecting the required easement. These lots shall meet or exceed the dimensional standards of the R1 zone.

2.6 COMPREHENSIVE PLAN DESIGNATION:

The subject properties are designated Low Density Residential on the 2040 Comprehensive Plan Map. The subject property is zoned "R1" (Low Density Residential) and was annexed in 2005 (ANN-98-04) and subject to Development Agreement recorded as instrument #200519118.

2.7 COMPREHENSIVE PLAN COMPONENTS APPLICABLE TO THE REQUEST:

2.7.1 Transportation/Connectivity: The development has frontage on Indiana Road, Orchard Street, and Montana Avenue and is required to continue the extension of Cirrus Drive. Stub streets are provided to adjacent properties.

2.7.2 Public Utilities and Services: The Engineering Department, Fire Department, Building Department and Police Department were sent a request for comment on October 12, 2021.

2.7.3 CITY OF CALDWELL ENGINEERING: (submitted by TJ Frans)

This was the other TE we talked about. In general the Engineering Department doesn't object to the TE. However, we just need to make sure the "public access" is an access public use but is not shown as a right-of-way dedicated to the City. It should remain privately owned but publically accessible.

2.7.4 Land Use: The subject properties are currently under construction with housing development and/or infrastructure installation.

<u>Direction</u>	<u>Zone</u>	<u>Use</u>	<u>Comprehensive Plan Map</u>
North	County	agricultural/rural residential	Highway Corridor/ Residential Estates
South	County	Wildlife Refuge	Environmentally Sensitive/ Residential Estates
West	R1	Proposed residential development	Low Density Residential
East	R1/County	Sienna Hills Sub/rural residential	Low Density Residential

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2.8 ORDINANCE REQUIREMENTS:

§11-02-03 Review and Hearings

F. Preliminary Plat Expirations And Time Extensions:

1. Preliminary plat approval is valid for twenty-four (24) months from the date of signature on the approving order of decision, meaning a final plat must be recorded within twenty-four (24) months of the date of signature on the approving order of decision for the preliminary plat.

2. One administrative time extension of up to eighteen (18) months may be authorized by the planning and zoning director and city engineer following applicant's submittal of an application requesting a time extension prior to the expiration date of the preliminary plat and along with submittal of the applicable fee as adopted by council through resolution. If an administrative time extension is denied, the applicant may appeal the decision to the council and follow the process as outlined in section 10-03-03 of this code. Administrative time extensions shall not be granted for plats that have become invalid. Criteria for an extension shall be the same as in subsection F3(A) through F3(D) below.

3. All time extensions following the one-time administrative time extension shall be approved by the council. Time extension requests before council are heard through the public hearing process as outlined in section 10-03-03 of this code. Time extensions approved by council are valid for up to twenty-four (24) months. There shall be no limit to the number of time extensions that the council may approve. No preliminary plat shall be granted an extension if it has become invalid or if there are any outstanding city code violations on the subject property.

The council shall approve, approve with conditions or deny time extension requests for preliminary plats and shall make findings based upon the following:

(A) The preliminary plat, as previously approved, is still in the best interests of the safety, health and general welfare of the city.

(B) There have been no significant changes to city code between the date of preliminary plat approval and the application date of the time extension request that would require substantial modifications to the lot layout. *Staff Note: The preliminary plat as presented is in compliance with the requirements of the ordinance.*

(C) Any modification to the layout and design of the originally approved preliminary plat are minimal. *Staff Note: There have been modifications to the preliminary plat to accommodate a number of identified discrepancies due to adjacent developments changing road access locations which required that this developer modify the road alignment in Phase 6 to align with Sienna Hills to the east. A long standing access road that serves five out parcels was not initially allotted for in the original approval of the development. The developer has provided an access easement for the purpose of private and emergency access and utility easement in accordance with conditions of approval of the time extension for Phase 6. The easement is recorded as instrument # 2021-067540 and is attached hereto. The applicant also determined not to realign Montana Avenue. Due to concerns of the neighbors the applicant was required to conduct an additional neighborhood meeting and time extension application to allow the public an opportunity to review the proposed changes to the lots affected by the road alignments. Cirrus Drive was also shifted to align with the proposed Passero Ridge Planned Unit Development. Although multiple modifications were made to the original preliminary plat for road alignments and provision for access to the out parcels the overall impact to the lot configurations and development were minimal and favorable.*

(D) The preliminary plat still conforms with new or amended development master plans, including, but not limited to: public facilities plans, pathways and bike routes plans, parks and recreation master plans. *Staff Note: The development as proposed conforms with the plans.*

4. One preliminary plat renewal of up to eighteen (18) months may be authorized by the City Council for all expired preliminary plat approvals. No preliminary plat renewal shall be granted if there are any outstanding City Code violations on the subject property. The City Council shall consider approval of said renewal in accordance with the criteria listed in subsection F3(A) through F3(D) above. No renewal shall be granted for any expired plat that was originally approved ten (10) years or more prior to the date of the application for renewal. (Ord. 2983, 12-15-2014; Ord. 3328, 5-3-2021)

III TESTIMONY BEFORE CITY COUNCIL, November 15, 2021

3.1 MOVED by Callsen, SECONDED by Hopper to continue this public hearing to the next Regularly Scheduled City Council meeting to be held on December 6, 2021 at 7:00 p.m.

MOTION CARRIED

3.2 Before the Mayor and City Council: December 6, 2021:
(ACTION ITEM: PUBLIC HEARING [QUASI-JUDICIAL]; CASE NO. TE21-000005: [CONTINUED FROM NOVEMBER 15, 2021] J & J PROPERTY DEVELOPMENT, LLC IS REQUESTING A 24 MONTH TIME EXTENSION OF A PRELIMINARY PLAT FOR CIRRUS POINTE SUBDIVISION SPECIFIC TO PHASE 7 & 8 AS REQUIRED BY ORDER OF DECISION CASE FILE TE-20-07 APPROVING DEVELOPMENT OF PHASE 6 CONTAINING 76 RESIDENTIAL LOTS AND REQUIRING AN ADDITIONAL TIME EXTENSION APPLICATION FOR SUBSEQUENT PHASES OF 7 & 8 REFLECTING THE AMENDMENTS OF THE REQUIRED ACCESS TO THE SOUTHERLY OUT PARCELS, THE REALIGNMENT OF CIRRUS DRIVE AND MONTANA AVENUE, AND THE AFFECTED LOT LAYOUT PROVIDING FOR PUBLIC REVIEW OF THE PROPOSED AMENDMENTS TO THE ORIGINAL PRELIMINARY PLAT. THE ORIGINAL DEVELOPMENT APPROVAL CONSISTS OF 373 RESIDENTIAL LOTS IN AN R-1 (LOW DENSITY RESIDENTIAL) ZONE ON 162.48 ACRES. PHASES 1-5 CONTAINING 159 RESIDENTIAL LOTS WERE DEVELOPED PRIOR TO 2020. THE APPLICANT IS REQUESTING TO COMPLETE THE REMAINING 214 RESIDENTIAL LOT DEVELOPMENT OF CIRRUS POINTE. THE 2040 COMPREHENSIVE PLAN DESIGNATION IS LOW DENSITY RESIDENTIAL. THE DEVELOPMENT IS LOCATED AT THE SOUTHEAST CORNER OF MONTANA AVENUE AND ORCHARD STREET IN CALDWELL, ID)

Councilman McGee recused himself from the public hearing. The Mayor declared the continued public hearing open.

Debbie Root, Senior Planner at 621 Cleveland Boulevard, acknowledged being previously sworn in and outlined the contents of the staff report. She noted that the preliminary plat is still in the best interest to the community. The additional parcels do not create traffic concerns and the lot sizes meet the standards within the City Code. Any modifications that were made to the original plat are minimal. The road realignment has been approved by staff. The shifting of lots have not increased the amount of lots or reduced the lot size. A twenty-four (24) month time extension is being requested. Staff recommends its approval.

Councilman Hopper noted that the initial approval of the preliminary plat was granted many years ago. He stated that the original need for the realignment of Montana Avenue was required to resolve vision problems at Montana and Orchard.

Robb MacDonald, City Engineer at 621 Cleveland Boulevard, reported that the site visibility meets the current standards; however, any concerns regarding the vision standards would also be analyzed appropriately within the plat review by Engineering Department staff. He noted that the intent of the original realignment was to keep Montana Road within the easement of the power lines.

Elwin Butler, 3122 Sentry Street, Caldwell, acknowledged being sworn in and spoke in favor of the request. He noted that the development has great potential. The plat is in agreement with the Development Agreement. There is thirteen percent (13%) open space rather than ten percent (10%) as noted within the Development Agreement. Traffic connectivity issues have been resolved with the City Engineer. The design of Montana Avenue meets the traffic alignment requirements.

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MOVED by Hopper, SECONDED by Callsen to close the public testimony portion of the hearing.
MOTION CARRIED

EVIDENCE LIST FOR CASE NO. TE21-000005:
The Mayor presented the Evidence List: staff report, sign-up sheets, original and amended preliminary plat, and CC-1000 (aerial map of Cirrus Pointe presented by Debbie Root).

MOVED by Hopper, SECONDED by Callsen to accept the Evidence List as presented.
MOTION CARRIED

FINDINGS OF FACT ON CASE NO. TE21-000005:
MOVED by Allgood, SECONDED by Callsen to accept the general facts as outlined in the staff report, the public testimony that was given in this matter and the evidence list that was presented.
MOTION CARRIED

CONCLUSIONS OF LAW ON CASE NO. TE21-000005:
MOVED by Callsen, SECONDED by Hopper that the Caldwell City Council has the authority to hear this case and to make the decision to approve or deny; and the public hearing was noticed and heard within the guidelines of applicable state codes and local ordinances.
MOTION CARRIED

ORDER OF DECISION ON CASE NO. TE21-000005:
MOVED by Callsen, SECONDED by Hopper based on the Findings of Fact and Conclusions of Law, the Caldwell City Council hereby orders that Case No. TE21-000005, a request for a preliminary plat time extension for Cirrus Pointe Subdivision Phase 7 & 8 is **approved** with the conditions as outlined within the staff report.

Roll call vote: Those voting yes: Callsen, McGee, Allgood, Wagoner, and Hopper. Those voting no: none.
Absent and/or not voting: Pollard.
MOTION CARRIED

MOVED by Hopper, SECONDED by McGee to close the public hearing.
MOTION CARRIED

IV FINDINGS OF FACT

4.1 The Caldwell City Council accepts the general facts outlined in the staff report, public testimony and the evidence list approved through a previous motion.

V CONCLUSIONS OF LAW

5.1 The Caldwell City Council has the authority to hear this request and order that it be approved or denied. The public notice requirements were met and the hearing was held and conducted under the requirements of Idaho Code and City Ordinances.

VI ORDER OF DECISION

6.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell City Council hereby orders that Case No. TE21-000005, a request for a preliminary plat time extension for Cirrus Pointe Subdivision Phase 7 & 8 is **approved** with the following conditions:

6.2 Development shall comply with Development Agreement recorded as instrument #200519118.

6.3 Cirrus Pointe Subdivision No. 6, shall be recorded no later than April 5, 2023.
Cirrus Pointe Subdivision No. 7 shall be recorded no later than December 6, 2023 with Phase 8 Final Plat to be recorded within 12 months of the recording of the phase 7 final plat.

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6.4 The Developer shall install the landscaping for Cirrus Pointe Subdivision in substantial compliance with the submitted landscape plan Exhibit A9 in Case File TE21-00005 and attached hereto.

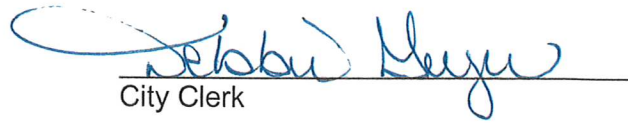
CASE NO. TE21-000005 WAS HEARD BY THE CITY COUNCIL AT A PUBLIC HEARINGS HELD DECEMBER 6, 2021.

WRITTEN FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF DECISION WERE APPROVED BY THE MAYOR AND CITY COUNCIL MEMBERS AND SIGNED BY THE MAYOR AT A REGULARLY SCHEDULED MEETING HELD DECEMBER 20, 2021.



GARRET NANCOLAS, MAYOR

ATTEST:


City Clerk

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Description for
Cirrus Pointe Subdivision No. 9 and 10
October 4, 2022

A parcel of land located in the West 1/2 of the Southeast 1/4 of Section 15, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho more particularly described as follows:

Commencing at the 1/4 corner common to Sections 15 and 22, T.3N., R.3W., B.M., from which the Center 1/4 corner of said Section 15 bears North 00°03'49" East, 2649.90 feet; thence on the south boundary line of said Section 15, North 89°13'47" East, 25.00 feet to the east right-of-way line of S. Montana Avenue and the **REAL POINT OF BEGINNING**;

thence on said east right-of-way line, North 00°03'49" East, 1,919.46 feet;

thence leaving said east right-of-way line, South 89°55'39" East, 94.17 feet;

thence South 30°20'39" East, 138.84 feet;

thence 79.59 feet along the arc of a curve to the left having a radius of 60.00 feet, a central angle of 75°59'55" and a long chord which bears South 06°02'28" East, 73.88 feet;

thence South 24°22'34" East, 18.21 feet;

thence South 00°04'06" West, 10.00 feet;

thence South 89°55'54" East, 65.51 feet;

thence South 22°20'20" East, 543.02 feet;

thence South 67°39'40" West, 98.00 feet;

thence South 22°20'20" East, 56.00 feet;

thence North 67°39'40" East, 20.00 feet;

thence South 67°20'20" East, 31.11 feet;

thence South 22°20'17" East, 649.61 feet;

thence South 23°30'51" West, 27.89 feet;

thence South 22°16'54" East, 56.00 feet;



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thence North 67°43'06" East, 8.88 feet;

thence South 21°59'27" East, 155.90 feet;

thence South 00°46'13" East, 274.08 feet to the south boundary line of said Section 15;

thence on said south boundary line, South 89°13'47" West, 758.82 feet to the **REAL POINT OF BEGINNING**.

Containing 21.639 acres, more or less.

AND

A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho more particularly described as follows:

Commencing at the 1/4 corner common to Sections 15 and 22, T.3N., R.3W., B.M., from which the Center 1/4 corner of said Section 15 bears North 00°03'49" East, 2649.90 feet; thence on the south boundary line of said Section 15, South 89°21'12" West, 25.00 feet to **the REAL POINT OF BEGINNING**;

thence continuing, South 89°21'12" West, 449.22 feet to the centerline of W. Orchard Avenue;

thence on said centerline, North 79°59'44" West, 55.97 feet;

thence leaving said centerline, North 00°03'43" East, 1,314.23 feet to the north boundary line of the Southeast 1/4 of the Southwest 1/4 of said Section 15;

thence on said north boundary line, North 89°19'14" East, 504.36 feet to the west right-of-way line of S. Montana Avenue;

thence South 00°03'43" West, 1,324.86 feet to the **REAL POINT OF BEGINNING**.

Containing 15.330 acres, more or less.

End of Description.



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Property, Owner Acknowledgement

I, Jonathan M. January, the record owner for real property addressed as _____, am aware of, in agreement with, and give my permission to _____, 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).

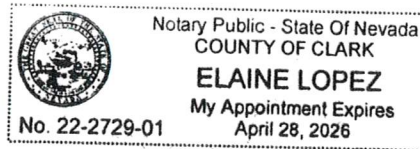
Dated this 15th day of August, 2022

[Signature]
(Signature)

CERTIFICATE OF VERIFICATION

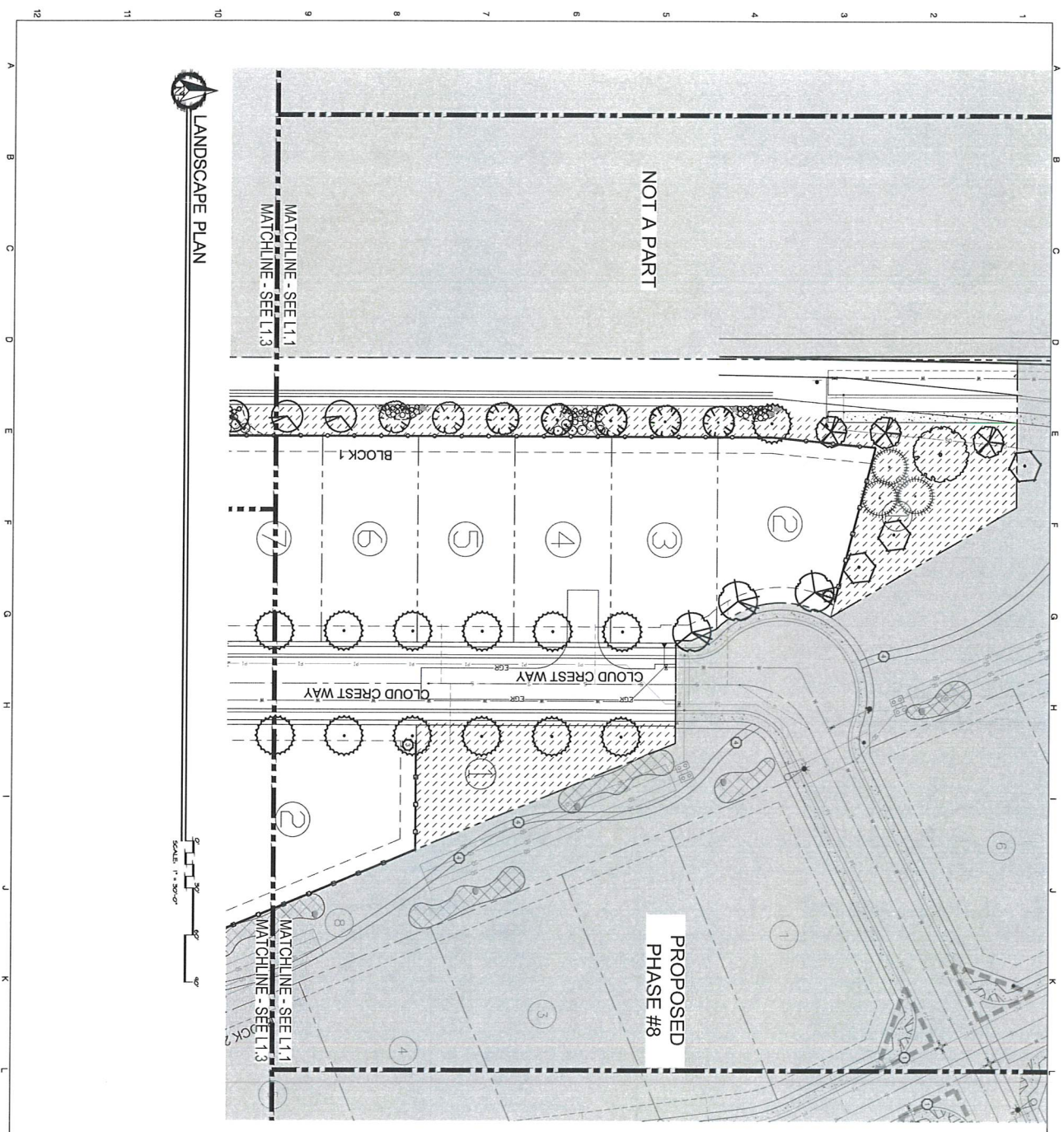
Nevada
STATE OF ~~IDAHO~~ EV)
Clark) ss.
County of ~~Canyon~~)

I, Elaine Lopez, a Notary Public, do hereby certify that on this 15th day of August, 2022, personally appeared before me Jonathan M January 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.



Elaine Lopez EV
NOTARY PUBLIC FOR ~~IDAHO~~ NEVADA
Residing at Henderson, NV
My Commission Expires April 28, 2026

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LANDSCAPE PLAN

SCALE: 1" = 30'-0"

LANDSCAPE LEGEND

- 1. PLANTS TO BE INSTALLED
- 2. SET TYPE FALL APPROVED TOPSOIL AS SPECIFIED
- 3. NATIVE GRASS/T
- 4. QUANTITY
- 5. IDENTIFICATION KEY
- 6. DUTY LOAD SEE DETAIL 24.23
- 7. 5" SOLID PAVEMENT, PRODUCT FENCE, SEE DETAIL 24.23
- 8. WINDOUGHT IRON 1/2" x 3/8" SEE DETAIL
- 9. PROPERTY LINE (OVERLY)

PLANT SCHEDULE

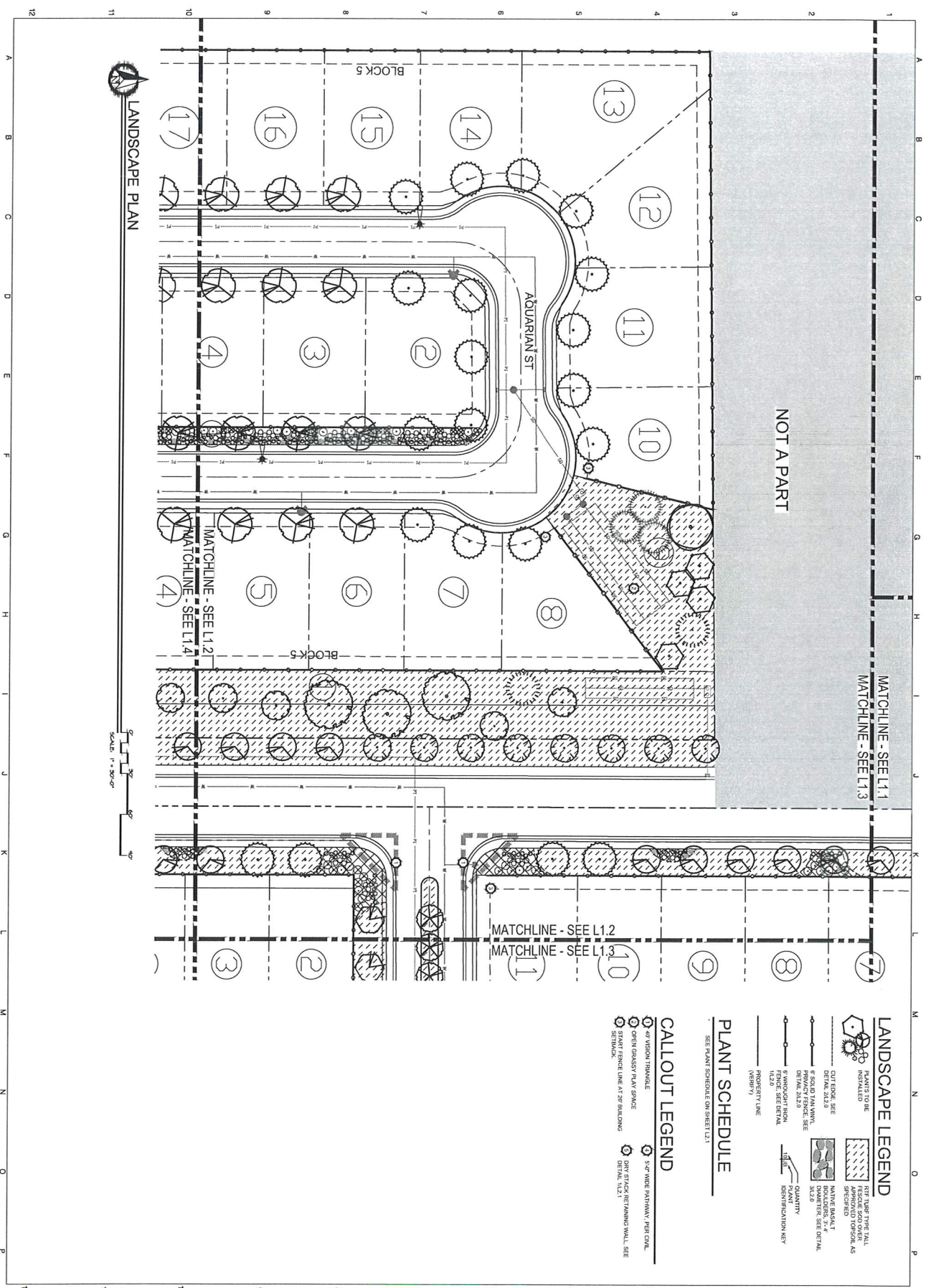
SEE PLANT SCHEDULE ON SHEET L1.1

CALLOUT LEGEND

- 1. 4" VISION TRIANGLE
- 2. OPEN GRASSY PLAY SPACE
- 3. 5'-0" WIDE PAVEMENT PER CIVIL
- 4. 5'-0" WIDE PAVEMENT PER CIVIL
- 5. DRY TACK RETAINING WALL, SEE DETAIL 24.1
- 6. START FENCE LINE AT 5' BUILDING SETBACK

<p>LANDSCAPE PLAN CIRRUS POINT #9/10 CALDWELL, IDAHO</p>	<p>SOUTH BECK & BAIRD South Landscape Architecture P.C. dba South Beck & Baird Landscape Architecture P.C.</p>	<p>2002 S Vista Ave Boise, ID 83705 208.342.2999 Office 208.342.2999 Cell www.sbbpa.com</p>	<p>DATE: 10/24/2022</p>	<p>STAMP</p>	<p>DESIGN: JMS CHECKED BY: JMS PROJECT NUMBER: 22-1049-09 SHEET: L1.1</p>
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LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- TREE TYPE, TALL APPROXIMATE HEIGHT, AS SPECIFIED
- NATIVE PLANT, AS SPECIFIED
- QUANTITY
- IDENTIFICATION KEY (WHERE APPLICABLE)
- OUTLINE SEE DETAIL
- 18" HIGH PLANT, PRODUCT FENCE, SEE DETAIL, 24" x 24"
- 6" WOODPLANT NON 1/2" x 2" SEE DETAIL
- PROPERTY LINE (WHERE APPLICABLE)

PLANT SCHEDULE

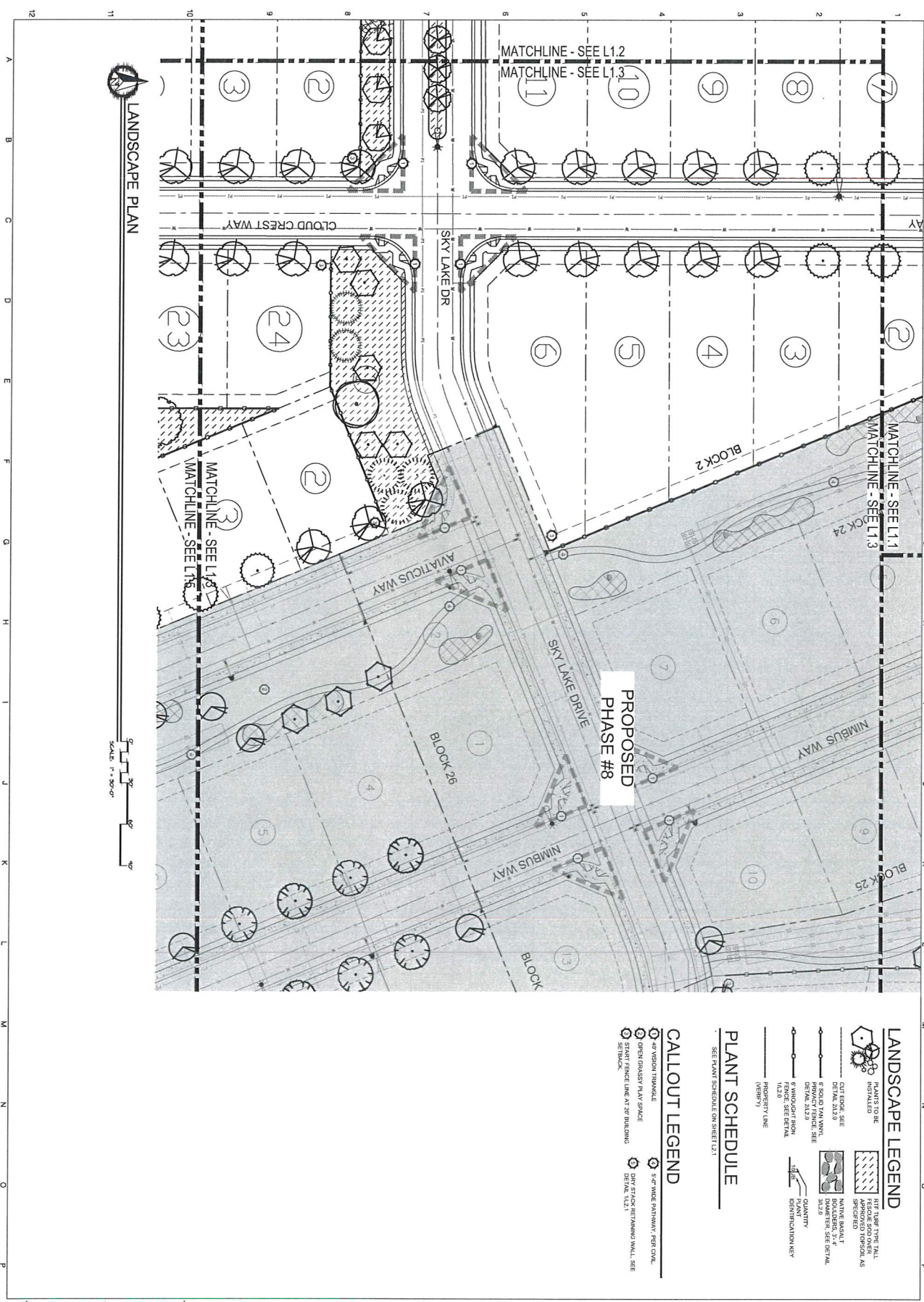
SEE PLANT SCHEDULE ON SHEET L1.1

CALLOUT LEGEND

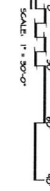
- 4" VISION TRIMMING
- OPEN GRASSY PLANT SPACE
- 5'-0" WIDE FAHAWAY, PER CIVIL
- 8" DEREGULATED REMAINING WALL, SEE DETAIL, 24" x 24"
- START FENCE LINE AT 0' BUILDING SETBACK

<p>LANDSCAPE PLAN CIRRUS POINT #9/10 CALDWELL, IDAHO</p>	<p>DATE: 10/20/2011</p>		<p>SOUTH BECK & BAIRD South Landscape Architecture P.C. dba South Beck & Baird Landscape Architecture P.C.</p>	<p>2002 S. Vista Ave Boise, ID 83705 208.342.2999 Office 208.342.2999 Cell www.sbbpa.com</p>	<p>DRAWN BY: JMS CHECKED BY: JDR PROJECT NUMBER: 22-134-P-10 SHEET: L1.2</p>
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LANDSCAPE PLAN



**PROPOSED
PHASE #8**

LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- RETAINING WALL APPROVED FOR LOCAL AS SPECIFIED
- NATIVE BASKET SPECIFIED
- QUANTITY
- DISSEMINATION KEY
- PROPERTY LINE (OVERLAY)
- OUTLINE SEE DETAIL A1.2.0
- PRODUCT FENCE SEE DETAIL A1.2.0
- WINDUPT IRON 1/2" SEE DETAIL A1.2.0
- START FENCE LINE AT 2' SETBACK
- 48" VISION TRIANGLE
- OPEN GRASSY PLAY SPACE
- START FENCE LINE AT 2' BUILDING SETBACK
- 8" WIDE PATHWAY PER CIVIL
- 2" WIDE PATHWAY PER CIVIL
- DIRTY TRACK REMAINING WALL SEE DETAIL A1.1

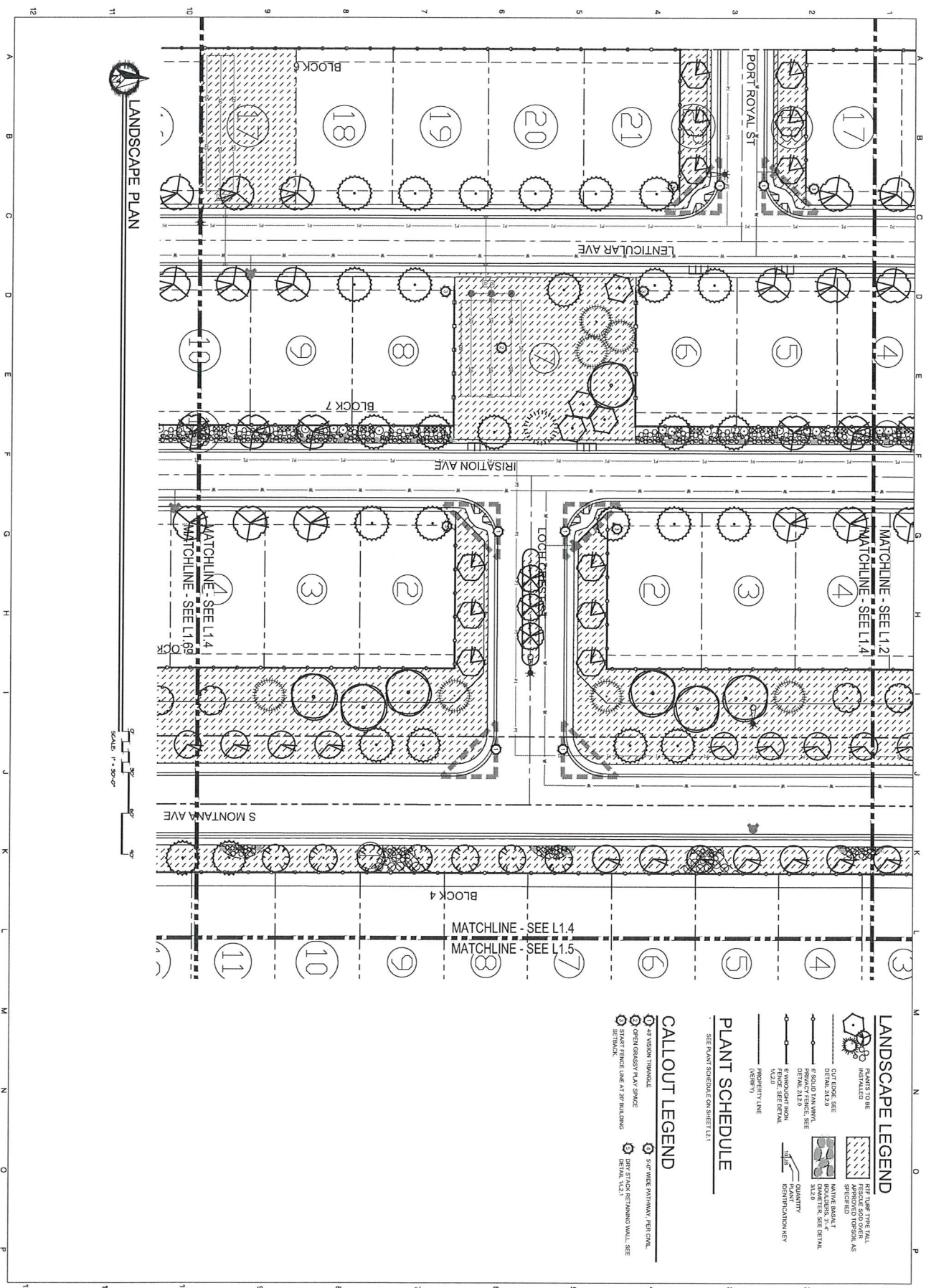
CALLOUT LEGEND

- SEE PLANT SCHEDULE ON SHEET L2.1

PLANT SCHEDULE

<p>L1.3</p>	<p>LANDSCAPE PLAN CIRRUS POINT #9/10 CALDWELL, IDAHO</p>	<p>SOUTH BECK & BAIRD South Landscape Architecture P.C. dba South Beck & Baird Landscape Architecture P.C.</p>	<p>2003 S Vista Ave Boise, ID 83705 208.342.2959 Office 208.342.2959 Cell www.sbbp.com</p>	<p>DATE: 10/24/2022</p>
<p>DRAWN BY: JMB</p>	<p>CHECKED BY: JMB</p>	<p>PROJECT NUMBER: 22-13449-9</p>	<p>SHEET: 11</p>	<p>PRELIMINARY PLAT</p>

A-8



LANDSCAPE PLAN
 CIRRUS POINT #9/10
 CALDWELL, IDAHO

DATE: 4/20/22
 PROJECT NUMBER: 22-1349-15
 SHEET: L1.4

DRAWN BY: JMS
 CHECKED BY: JDR

LANDSCAPE PLAN
CIRRUS POINT #9/10
CALDWELL, IDAHO

2003 S. Vista Ave
 Boise, ID 83705
 206.342.2959 Office
 206.342.2959 Cell
 www.southbeckandbaird.com

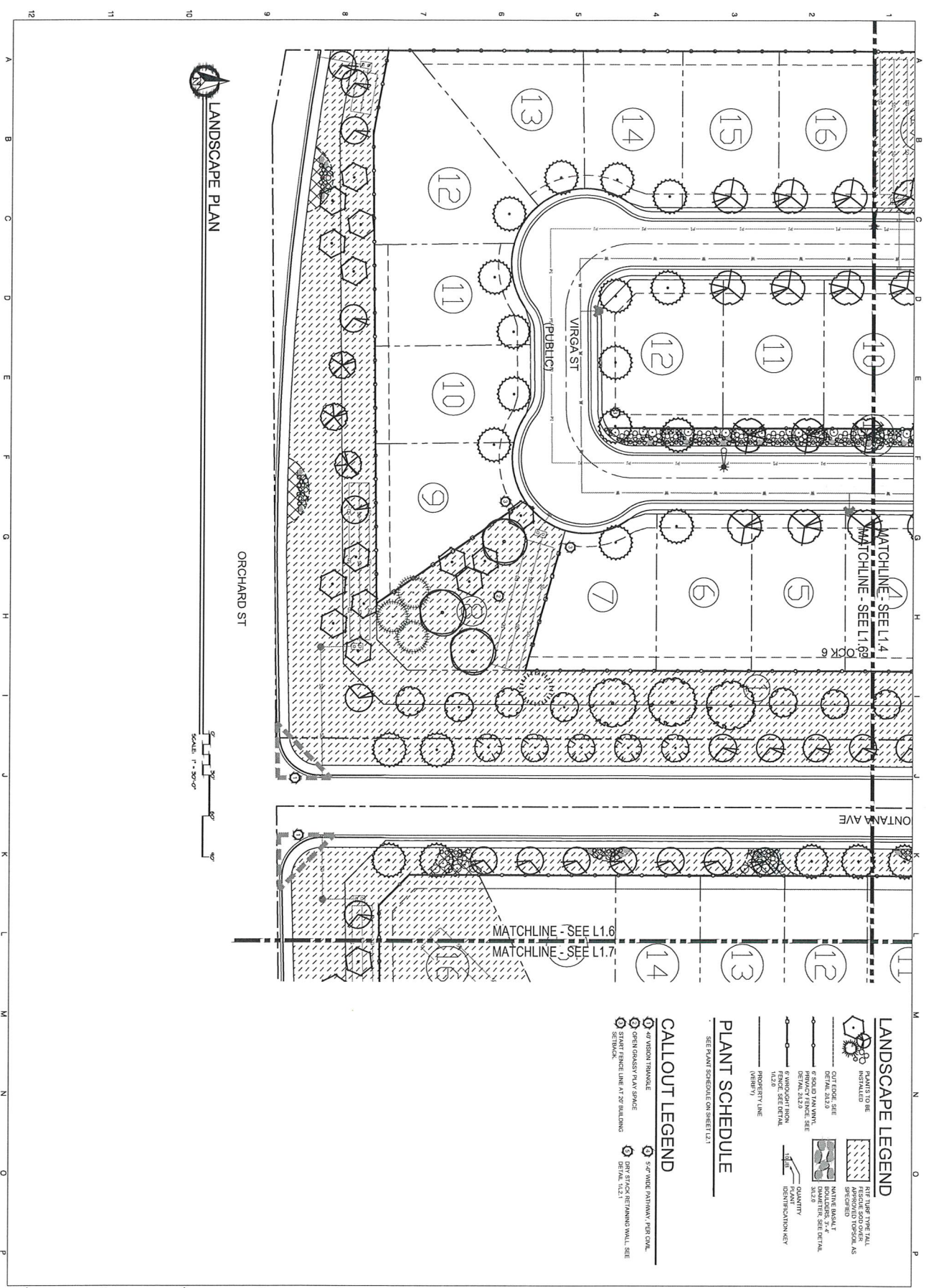
SOUTH BECK & BAIRD
 South Landscape Architecture P.C.
 Dea South Beck & Baird Landscape Architecture P.C.

Professional Seal
 State of Idaho
 License No. 12345

DATE: 4/20/22
 PROJECT NUMBER: 22-1349-15
 SHEET: L1.4

PRELIMINARY PLAT

8-A



LANDSCAPE LEGEND

PLANTS TO BE INSTALLED

1. 48" VISION TRIANGLE

2. OPEN GRASSY PLAY SPACE

3. START FENCE LINE AT 30' BUILDING SETBACK

4. 5'-0" WIDE PATHWAY / PER CIVIL

5. 2'-0" WIDE PATHWAY / PER CIVIL

6. 2'-0" WIDE PATHWAY / PER CIVIL

7. 2'-0" WIDE PATHWAY / PER CIVIL

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14. 2'-0" WIDE PATHWAY / PER CIVIL

15. 2'-0" WIDE PATHWAY / PER CIVIL

16. 2'-0" WIDE PATHWAY / PER CIVIL

PLANT SCHEDULE

SEE PLANT SCHEDULE ON SHEET 22-104P-120

1. 48" VISION TRIANGLE

2. OPEN GRASSY PLAY SPACE

3. START FENCE LINE AT 30' BUILDING SETBACK

4. 5'-0" WIDE PATHWAY / PER CIVIL

5. 2'-0" WIDE PATHWAY / PER CIVIL

6. 2'-0" WIDE PATHWAY / PER CIVIL

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14. 2'-0" WIDE PATHWAY / PER CIVIL

15. 2'-0" WIDE PATHWAY / PER CIVIL

16. 2'-0" WIDE PATHWAY / PER CIVIL

CALLOUT LEGEND

1. 48" VISION TRIANGLE

2. OPEN GRASSY PLAY SPACE

3. START FENCE LINE AT 30' BUILDING SETBACK

4. 5'-0" WIDE PATHWAY / PER CIVIL

5. 2'-0" WIDE PATHWAY / PER CIVIL

6. 2'-0" WIDE PATHWAY / PER CIVIL

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11. 2'-0" WIDE PATHWAY / PER CIVIL

12. 2'-0" WIDE PATHWAY / PER CIVIL

13. 2'-0" WIDE PATHWAY / PER CIVIL

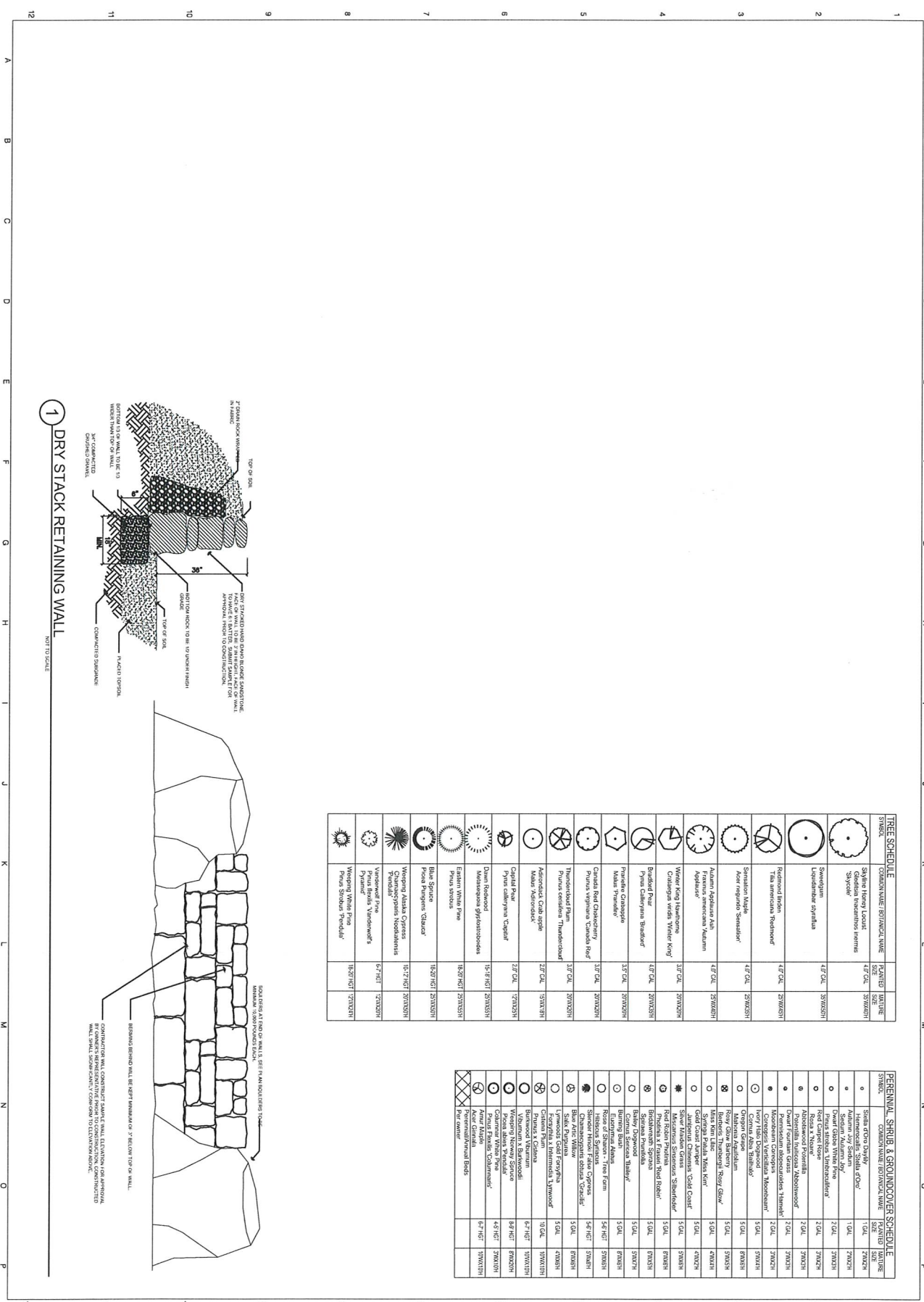
14. 2'-0" WIDE PATHWAY / PER CIVIL

15. 2'-0" WIDE PATHWAY / PER CIVIL

16. 2'-0" WIDE PATHWAY / PER CIVIL

<p>LANDSCAPE PLAN CIRRUS POINT #9/10 CALDWELL, IDAHO</p>	<p>DATE: 11/14/2023</p>	<p>SOUTH BECK & BAIRD South Landscape Architecture P.C. 2002 S. Virga Ave Boise, ID 83705 208.342.2999 www.southbeckandbaird.com</p>	<p>2023</p>
	<p>PROJECT NUMBER: 22-104P-119</p>		
<p>SCALE: 1" = 30'-0"</p>	<p>PROJECT NUMBER: 22-104P-119</p>	<p>PROJECT NUMBER: 22-104P-119</p>	<p>PROJECT NUMBER: 22-104P-119</p>

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1 DRY STACK RETAINING WALL
NOT TO SCALE

TREE SYMBOL	TREE NAME / BOTANICAL NAME	PLANTING DATE	PLANTING SIZE
	Shady Holly Leaf Saxifraga hypnifolia	4/27/21	30/30/25H
	Spineflower Limonium carolinianum	4/27/21	30/30/25H
	Redwood Shrub Tilia americana	4/27/21	25/25/25H
	Sensation Maple Acer incense 'Sensation'	4/27/21	25/25/25H
	Autumn Apple Malus domestica 'Autumn Apple'	4/27/21	25/25/25H
	Water King Hawthorn Crataegus viridis 'Water King'	1/27/21	30/30/25H
	Redwood Pine Pinus resinosa	4/27/21	30/30/25H
	Prunella Prunella canadensis	1/27/21	30/30/25H
	Canadian Red Chokeberry Aronia arbutifolia	1/27/21	30/30/25H
	Thunderbolt Plant Pyrus calleryana 'Thunderbolt'	1/27/21	30/30/25H
	Adirondack Crab Apple Malus adirondackensis	2/27/21	30/30/25H
	Canada Pear Pyrus calleryana 'Canada Pear'	2/27/21	30/30/25H
	Dawn Shadblow Mastigophora spicata	1/27/21	30/30/25H
	Eastern White Pine Pinus strobus	1/27/21	25/25/25H
	Blue Spruce Picea pungens 'Glauca'	1/27/21	25/25/25H
	Western White Pine Pinus strobus 'Pendula'	1/27/21	25/25/25H

TREE SYMBOL	TREE NAME / BOTANICAL NAME	PLANTING DATE	PLANTING SIZE
	Siberian Elm Ulmus pumilus	1/24/21	25/25/25H
	Autumn Yellow Fraxinus pennsylvanica	1/24/21	25/25/25H
	Red Cedar Juniperus horizontalis	2/24/21	30/30/25H
	Blackberry Rubus strigosus	2/24/21	30/30/25H
	Blackberry Rubus strigosus	2/24/21	30/30/25H
	Blackberry Rubus strigosus	2/24/21	30/30/25H
	Blackberry Rubus strigosus	2/24/21	30/30/25H
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	Blackberry Rubus strigosus	2/24/21	30/30/25H
	Blackberry Rubus strigosus	2/24/21	30/30/25H

LANDSCAPE DETAILS
CIRRUS POINT #9/10
CALDWELL, IDAHO

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
2025 S. Vista Ave.
Boise, ID 83705
208.342.2929
www.southbeckandbaird.com

DATE: 04/14/2022

PROJECT NUMBER: 22-104749-B

SHEET: L2.1

DRAWN BY: JMB

CHECKED BY: JPR

PROJECT NUMBER: 22-104749-B

SHEET: L2.1

A-8

Nevada ^{er} AFFIDAVIT OF LEGAL INTEREST

STATE OF ~~IDAHO~~)
Clark ^{er})
COUNTY OF ~~CANYON~~)

I, Jonathan M. January, 3175 E. Warm Springs Road, Suite 130
(name) (address)

Las Vegas, Nevada
(city) (state)

being first duly sworn upon, oath, depose and say:

- 1. That I am the record owner of the property described on the attached, and I grant my permission to:

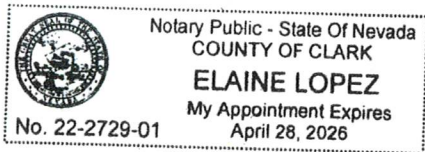
_____, _____
(name) (address)
to submit the accompanying application(s) pertaining to that property.

- 2. 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 statements contained herein or as to the ownership of the property which is the subject of the application.
- 3. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 15th day of August, 2022

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.



Elaine Lopez
(Notary Public for ~~Idaho~~ ^{Nevada} ^{er})

Residing at: Henderson, NV

My Commission Expires: April 28, 2026

2020-065078
RECORDED
11/03/2020 03:14 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=6 MBROWN \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Re-recording to correct Parcel I
of legal description

When recorded return to:

J & J Property Development, LLC

Attn: _____

2020-064304
RECORDED
10/30/2020 02:53 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=5 HCRETAL \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

31373876

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, Combs Land Development, Inc., an Idaho corporation ("Grantor"), does hereby bargain, sell, and convey unto J&J Property Development LLC, an Idaho limited liability company ("Grantee") whose address is 16070 Idaho Center Blvd., #105, Nampa, Idaho 83687, all of Grantor's right, title, and interest in and to the real property located in Canyon County, Idaho, more specifically described on Schedule I attached hereto and incorporated herein ("Property").

TOGETHER WITH all of Grantor's right, title and interest in and to all streets, alleys and rights of way adjacent thereto, all mineral and water rights appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the Property, as well in law as in equity.

TO HAVE AND TO HOLD the Property with its appurtenances unto Grantee, its successors and assigns, forever.

AND Grantor for itself, its successors, heirs, and assigns does hereby covenant to and with Grantee that Grantor is the owner of the Property in fee simple and that the Property is free from all liens, claims, and encumbrances done, made, or suffered by Grantor, except: (a) matters of record, (b) all matters that would be disclosed by an accurate ALTA survey of the Property, (c) real property taxes and assessments for the current year that are not yet due and payable, and (d) any matters arising from the acts or omissions of Grantee or Grantee's agents. Grantor hereby covenants to and with Grantee and its successors, heirs, and assigns that Grantor shall warrant and defend the same against any other liens, claims, or encumbrances done, made, or suffered by Grantor, but none other.

[Remainder of page intentionally left blank; signature page follows.]

Re-recording to correct Parcel I
When recorded return to: of legal description

J & J Property Development, LLC
Attn: _____

30373876

SPECIAL WARRANTY DEED

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TOGETHER WITH all of Grantor’s right, title and interest in and to all streets, alleys and rights of way adjacent thereto, all mineral and water rights appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the Property, as well in law as in equity.

TO HAVE AND TO HOLD the Property with its appurtenances unto Grantee, its successors and assigns, forever.

AND Grantor for itself, its successors, heirs, and assigns does hereby covenant to and with Grantee that Grantor is the owner of the Property in fee simple and that the Property is free from all liens, claims, and encumbrances done, made, or suffered by Grantor, except: (a) matters of record, (b) all matters that would be disclosed by an accurate ALTA survey of the Property, (c) real property taxes and assessments for the current year that are not yet due and payable, and (d) any matters arising from the acts or omissions of Grantee or Grantee’s agents. Grantor hereby covenants to and with Grantee and its successors, heirs, and assigns that Grantor shall warrant and defend the same against any other liens, claims, or encumbrances done, made, or suffered by Grantor, but none other.

[Remainder of page intentionally left blank; signature page follows.]

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of October 29, 2020

GRANTOR:

Combs Land Development, Inc.,
an Idaho corporation

By: [Signature]
Name: Dennis Combs
Its: President

STATE OF Idaho)
County of Canyon) ss.

This record was acknowledged before me on the 29 day of October __, 2020 by Dennis Combs, as president of Combs Land Development, Inc., an Idaho corporation.

[Signature]
Notary Public for Idaho
Residing at Boa
My commission expires 03/30/2026



A-6

SCHEDULE I

Legal Description of Property

Parcel I:

A parcel of land located in the Southeast Quarter of the Southwest Quarter and the Southeast Quarter of Section 15, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being further described as follows:

Basis of Bearings:

The West line of the Southeast Quarter of Section 15, Township 3 North, Range 3 West, Boise Meridian, derived from found monuments and taken as North 00°04'21" East with the distance between monuments found to be 2649.73 feet.

Beginning at the Center South 1/16 corner being the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 15, Township 3 North, Range 3 West, Boise Meridian; thence along the West line of the Northwest Quarter of the Southeast Quarter of said Section 15

North 00°04'21" East a distance of 1169.31 feet; thence leaving said West line

North 89°19'53" East a distance of 334.03 feet; thence

North 00°04'21" East to a point on the North line of said Northwest Quarter of the Southeast Quarter of Section 15 a distance of 155.57 feet; thence along said North line

North 89°19'50" East to a point on the boundary of Cirrus Pointe Subdivision No. 1 a distance of 931.57 feet; thence along said boundary of Cirrus Pointe Subdivision No. 1, Book 39, Page 36, Records of Canyon County, the following three (3) courses:

South 00°19'28" West a distance of 120.02 feet;

South 89°19'53" West a distance of 23.33 feet;

South 00°40'07" East to the Southwest corner of said Cirrus Pointe Subdivision No. 1 also being point on the boundary of future phase Cirrus Pointe Subdivision No. 2 common to said Cirrus Pointe Subdivision No. 1 a distance of 206.24 feet; thence along said Westerly boundary of said future phase Cirrus Pointe Subdivision No. 2 the following ten (10) courses:

North 90°00'00" West a distance of 40.12 feet;

South 00°00'00" West a distance of 60.00 feet;

North 90°00'00" West a distance of 76.69 feet;

South 00°00'00" West a distance of 181.00 feet;

North 90°00'00" West a distance of 13.31 feet;

South 00°00'00" East a distance of 110.00 feet;

North 90°00'00" East a distance of 294.38 feet;

South 44°28'20" East a distance of 6.91 feet;

From a tangent which bears North 89°18'21" East, along a non-tangent curve to the right with a radius of 926.00 feet and a central angle of 01°39'28", an arc length of 26.79 feet (with a chord bearing of North 88°28'37" East, and a chord distance of 26.79 feet);

South 00°00'00" East to the Southwest corner of said future phase Cirrus Pointe Subdivision No. 2 also being the Northwest corner of future phase Cirrus Pointe Subdivision No. 3 common to said future phase Cirrus Pointe Subdivision No. 2 at a distance of 502.54 feet; thence along the Westerly boundary of said future phase Cirrus Pointe Subdivision No. 3 the following fifteen (15) courses:

South 45°10'32" West a distance of 14.10 feet;

South 00°00'00" East a distance of 160.00 feet;

South 44°49'31" East a distance of 14.19 feet;

South 00°00'00" East a distance of 240.88 feet;

South 21°39'34" West a distance of 251.00 feet;

South 68°20'26" East a distance of 50.97 feet;
South 21°39'34" West a distance of 116.25 feet;
South 63°58'52" East a distance of 296.33 feet;
South 89°17'37" East a distance of 80.47 feet;
South 82°36'17" East a distance of 56.00 feet;
North 07°23'43" East a distance of 15.38 feet;
South 82°36'17" East a distance of 147.55 feet
South 00°23'01" East a distance of 346.92 feet;
South 31°03'58" West a distance of 40.58 feet;
South 03°32'59" East to a point on the South line of the Southeast Quarter of the Southeast Quarter of said Section 15 a distance of 149.90 feet; thence along the said South line
South 89°16'11" West a distance of 314.99 feet; thence leaving said South line
North 00°30'47" East a distance of 25.01 feet; thence
North 37°50'04" West a distance of 332.19 feet; thence
North 59°17'46" West a distance of 182.17 feet; thence
South 89°09'15" West a distance of 124.78 feet; thence
North 65°56'55" West a distance of 118.28 feet; thence
00 ~~South 00°51'02" East to a point on the South line of the Southwest Quarter of the Southeast Quarter of said Section 15 a distance of 434.72 feet; thence along said South line~~
South 89°11'23" West to the South Quarter corner of said Section 15 a distance of 994.87 feet; thence along the South line of the Southeast Quarter of the Southwest Quarter of said Section 15
South 89°21'53" West to a point on the centerline of Orchard Road a distance of 474.46 feet; thence along said Centerline of Orchard Road
North 80°12'42" West a distance of 55.70 feet; thence leaving said Centerline
North 00°04'21" East to a point on the North line of said Southeast Quarter of the Southwest Quarter of Section 15 a distance of 1314.34 feet; thence along said North line
North 89°18'54" East a distance of 529.36 feet to the Point of Beginning.

Except therefrom those portions conveyed to Canyon County under Right of Way Deeds recorded February 22, 1954 as Instrument Numbers 407390 and 407391.

Parcel II:

A parcel of land located in the Southeast Quarter of Section 15, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho and described as follows:

Basis of bearing being the East line of said Southeast Quarter derived from found monuments and taken as South 00°02'08" West.

Beginning at the Southeast corner of Section 15, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; Thence along the South line of said Section 15
South 89°16'11" West a distance of 746.58 feet; thence leaving said South line
North 03°32'59" West a distance of 149.90 feet; thence
North 31°03'58" East a distance of 40.58 feet; thence
North 00°23'01" West a distance of 346.92 feet; thence
North 82°36'17" West a distance of 147.55 feet; thence
South 07°23'43" West a distance of 15.38 feet; thence
North 82°36'17" West a distance of 56.00 feet; thence
North 89°17'37" West a distance of 80.47 feet; thence
North 63°58'52" West a distance of 296.33 feet; thence
North 21°39'34" East a distance of 116.25 feet; thence

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North 68°20'26" West a distance of 50.97 feet; thence
North 21°39'34" East a distance of 251.00 feet; thence
North 00°00'00" East a distance of 240.88 feet; thence
North 44°49'31" West to the Southwest corner of Cirrus Pointe Subdivision No. 2 a distance of 14.19 feet; thence
along the South boundary of said subdivision the following courses:
North 00°00'00" East a distance of 160.00 feet; thence
North 45°10'32" East a distance of 14.10 feet; thence
North 89°38'59" East a distance of 105.22 feet; thence
South 00°23'01" East a distance of 35.13 feet; thence
North 89°36'59" East a distance of 161.00 feet; thence
South 00°23'01" East a distance of 6.27 feet; thence
North 89°36'59" East a distance of 155.00 feet; thence
North 00°23'01" West a distance of 16.36 feet; thence
North 89°36'59" East a distance of 227.14 feet; thence
South 00°02'08" West a distance of 70.32 feet; thence
South 89°57'52" East a distance 110.00 feet; thence
South 00°02'08" West a distance of 34.24 feet; thence
South 89°57'13" East a distance of 176 feet; thence leaving said South boundary
North 89°16'49" East to the East line of said Section 15 a distance of 266.00 feet; thence along the East line
South 00°02'08" West a distance of 1322.52 feet to the Point of Beginning.

B Bailey Engineering, Inc.
CIVIL ENGINEERING|PLANNING|CADD

July 13, 2021

Dear Neighbor:

Please accept this invitation to attend a neighborhood meeting to review a soon to be submitted request for Preliminary Plat approval for 36 acres located north of W. Orchard Ave. and both east and west of S. Montana Ave.

The city has requested that the property owner conduct a meeting with the immediate neighbors to inform them of the request prior to submittal to the City. While only those neighbors within 300' will receive this letter, any interested parties are welcome to join.

A representative of the owner will be present to provide neighboring property owners with information on the application. For those interested, please join us at 6:00 p.m. on Wednesday, July 27 in the Community Room at the Caldwell Public Library – 1010 Dearborn St. Caldwell.

We will have preliminary maps and plans available for review and will be happy to answer any questions you have.

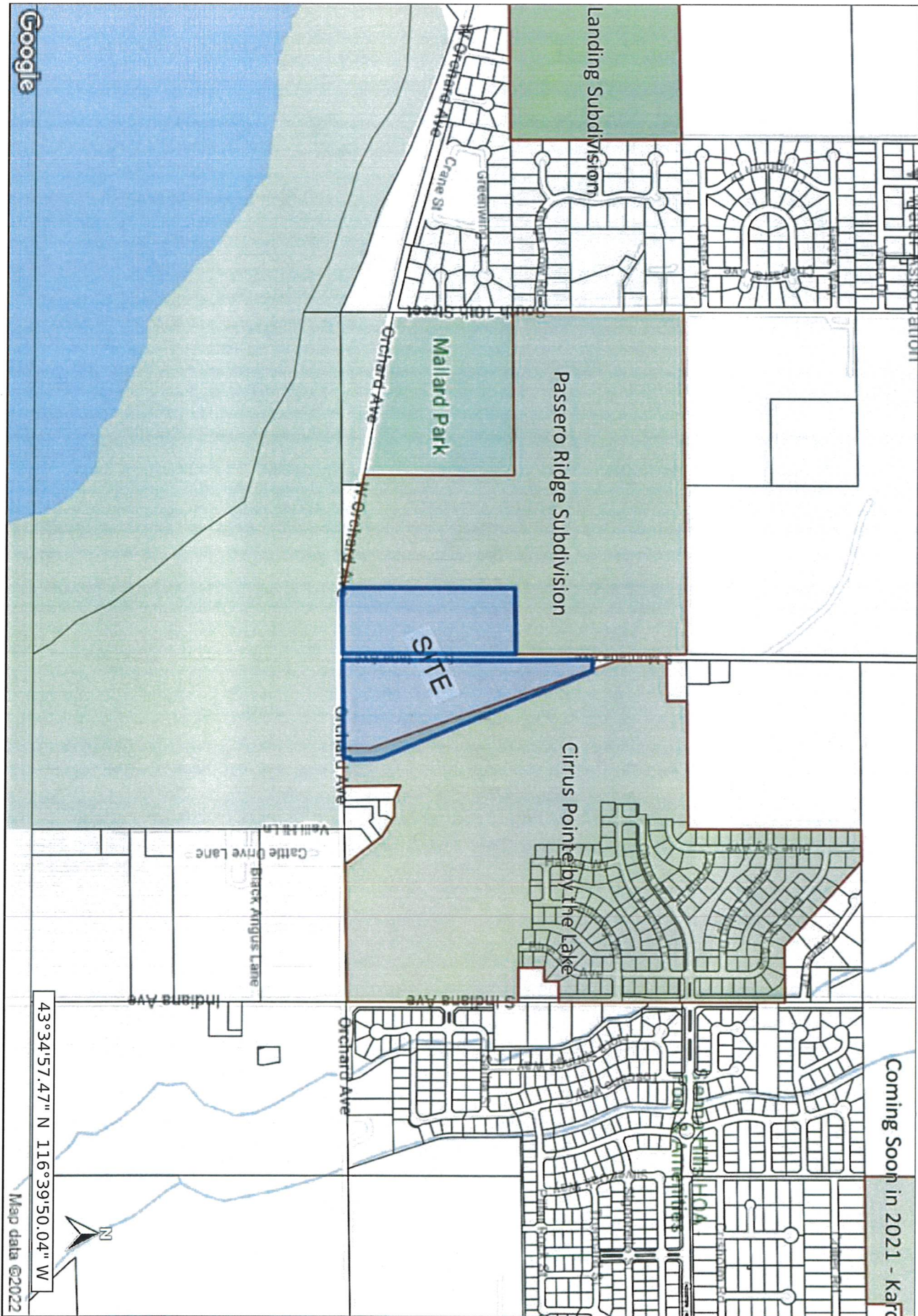
Please note, this is not a public hearing and city officials will not be present. The purpose of this meeting is to provide neighboring property owners the opportunity to review the application prior to formal submittal of an application to the city. At a future date, a public hearing will be noticed as a requirement of the city. If you have any questions and do not wish to attend, please call me at 208-938-0013.

Sincerely,



Katie Miller
Bailey Engineering, Inc.

Cirrus Pointe West Vicinity Map



A-5

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: 6:00pm

End Time of Neighborhood Meeting: 6:45pm

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. Robin + Charma Haddler 14218 Orchard Caldwell

2. 208-989-9667

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

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: Cirrus Pointe West Subdivision Preliminary Plat Application for 99 Buildable Lots, 18 Common Lots, 117 Total Lots

Date of Round Table meeting: July 7, 2022

Notice sent to neighbors on: July 13, 2022

Date & time of the neighborhood meeting: July 27, 2022, 6:00pm

Location of the neighborhood meeting: Caldwell Public Library - 1010 Dearborn St., Caldwell

Developer/Applicant:

Name: Katie Miller - Bailey Engineering, Inc.

Address, City, State, Zip: 1119 E. State St., Ste. 210 Eagle, ID 83616

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 *K Miller* DATE 7/27/22

A-5

300 ft mailing list

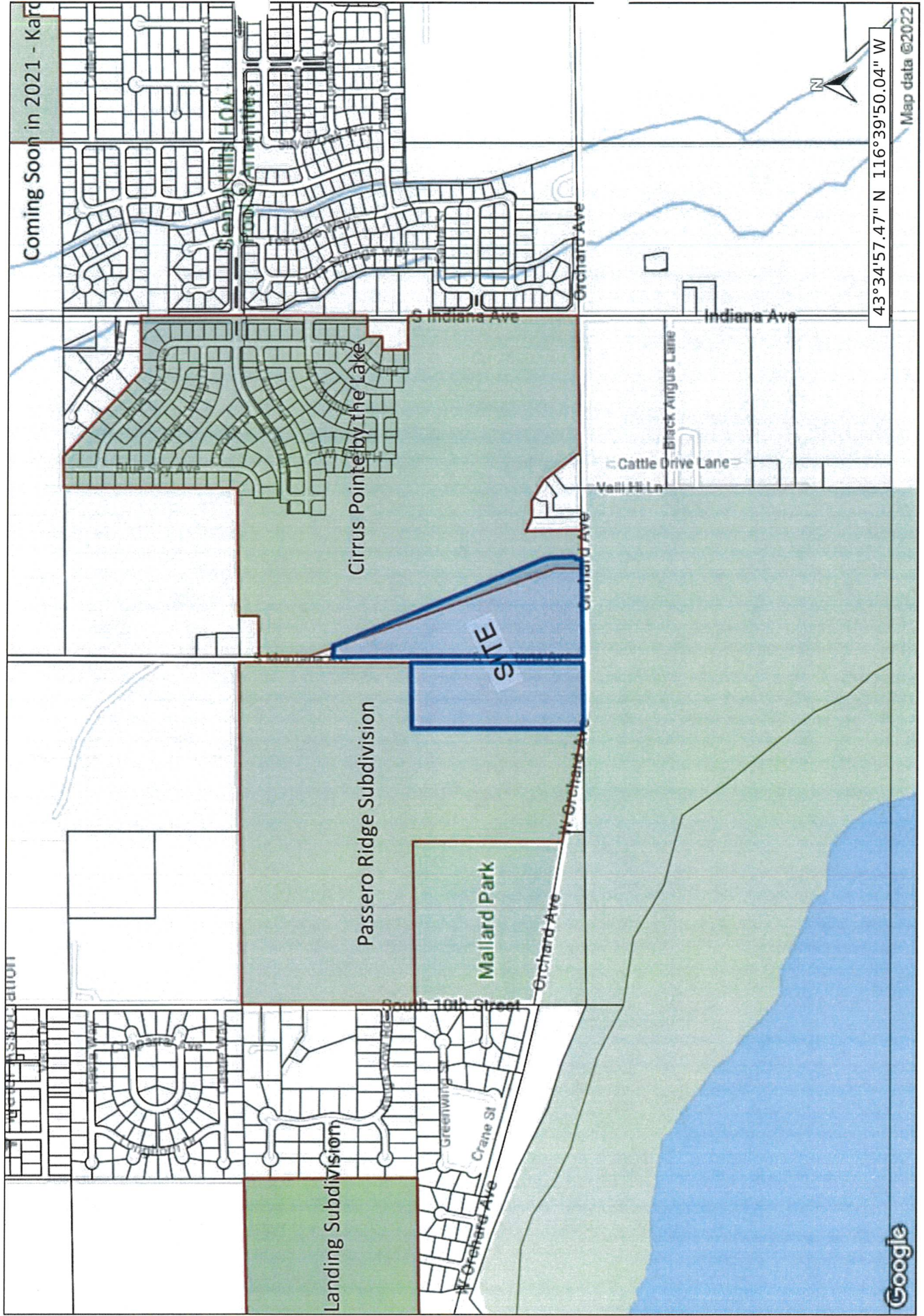
Parcel	Primary Owner	Property Address	Property City	Owner Address
R3285600000	BHEG PASSERO RIDGE LLC	0 MONTANA AVE	CALDWELL, ID	1140 VIRGINIA DR
R3285700000	BUREAU OF LAND MANAGEMENT	0 ORCHARD AVE	CALDWELL, ID	3948 DEVELOPMENT AVE
R3285500000	CASTAGNETO CHARMA L	14218 ORCHARD AVE	CALDWELL, ID	14218 ORCHARD AVE
R3285400000	VERMILLION JAMES H	14216 ORCHARD AVE	CALDWELL, ID	5660 DIAMOND RIDGE WAY
R3285300000	SCHANDORFF TIMOTHY E	14214 ORCHARD AVE	CALDWELL, ID	14214 ORCHARD AVE
R3285301000	VERMILLION JIM AND NORMA LIVING TRUST	0 ORCHARD AVE	CALDWELL, ID	5660 DIAMOND RIDGE WAY
R3285200000	DIAZ MARILYN	14220 ORCHARD AVE	CALDWELL, ID	14220 ORCHARD AVE
R3296700000	JENKINS EDWARD G AND BILLYE O FAMILY TRUST	14221 ORCHARD AVE	CALDWELL, ID 83607	915 MAIN ST
R3297100000	BUREAU OF RECLAMATION	0 ORCHARD AVE	NAMPA, ID	230 COLLINS RD
R3285001000	J AND J PROPERTY DEVELOPMENT LLC	0 INDIANA AVE	CALDWELL, ID	2501 E STATE AVE
R3285000000	AG ESSENTIAL HOUSING MULTI STATE 2 LLC	0 INDIANA AVE	CALDWELL, ID	8585 E HARTFORD DR STE 118

300 ft. mailing list

Owner City	Legal 1	Legal 2
FORT WASHINGTON PA 19034	15-3N-3W SW	TX 21955 IN GOV 3N3W-15-SW
BOISE ID 83705	15-3N-3W SW	TAX 6 IN S 1/2 SW 3N3W-15-SW
CALDWELL ID 83607	15-3N-3W SE	TX 4 IN SWSE 3N3W-15-SE
NAMPA ID 83686	15-3N-3W SE	TX 2-A IN SWSE 3N3W-15-SE
CALDWELL ID 83607	15-3N-3W SE	TX 13348 LS TX 14 3N3W-15-SE
NAMPA ID 83686	15-3N-3W SE	TX 14 IN S 1/2 SE 3N3W-15-SE
CALDWELL ID 83607	15-3N-3W SE	TX 1 IN SE 1/4 LESS 3N3W-15-SE
CALDWELL ID 83605	22-3N-3W NE	N 1/2 N 1/2 E 1/2 3N3W-22-NE
BOISE ID 83702-4520	22-3N-3W NE	W 1/2 NE-E OF RE: 3N3W-22-NE
MERIDIAN ID 83642	15-3N-3W SE	TX 08133 IN SE 1/4 3N3W-15-SE
SCOTTSDALE AZ 85255	15-3N-3W SE	TX 21943 IN SE 3N3W-15-SE

Cirrus Pointe West

Vicinity Map



A-4

**PRELIMINARY PLAT FOR
THE CIRRUS POINTE WEST SUBDIVISION**
SITUATED IN THE SW 1/4, SECTION 14, AND THE W 1/2 OF THE
SE 1/4, SECTION 15, T4N, R10E, S20E, CALDWELL, CANYON COUNTY, IDAHO
2022

PLAT LEGEND

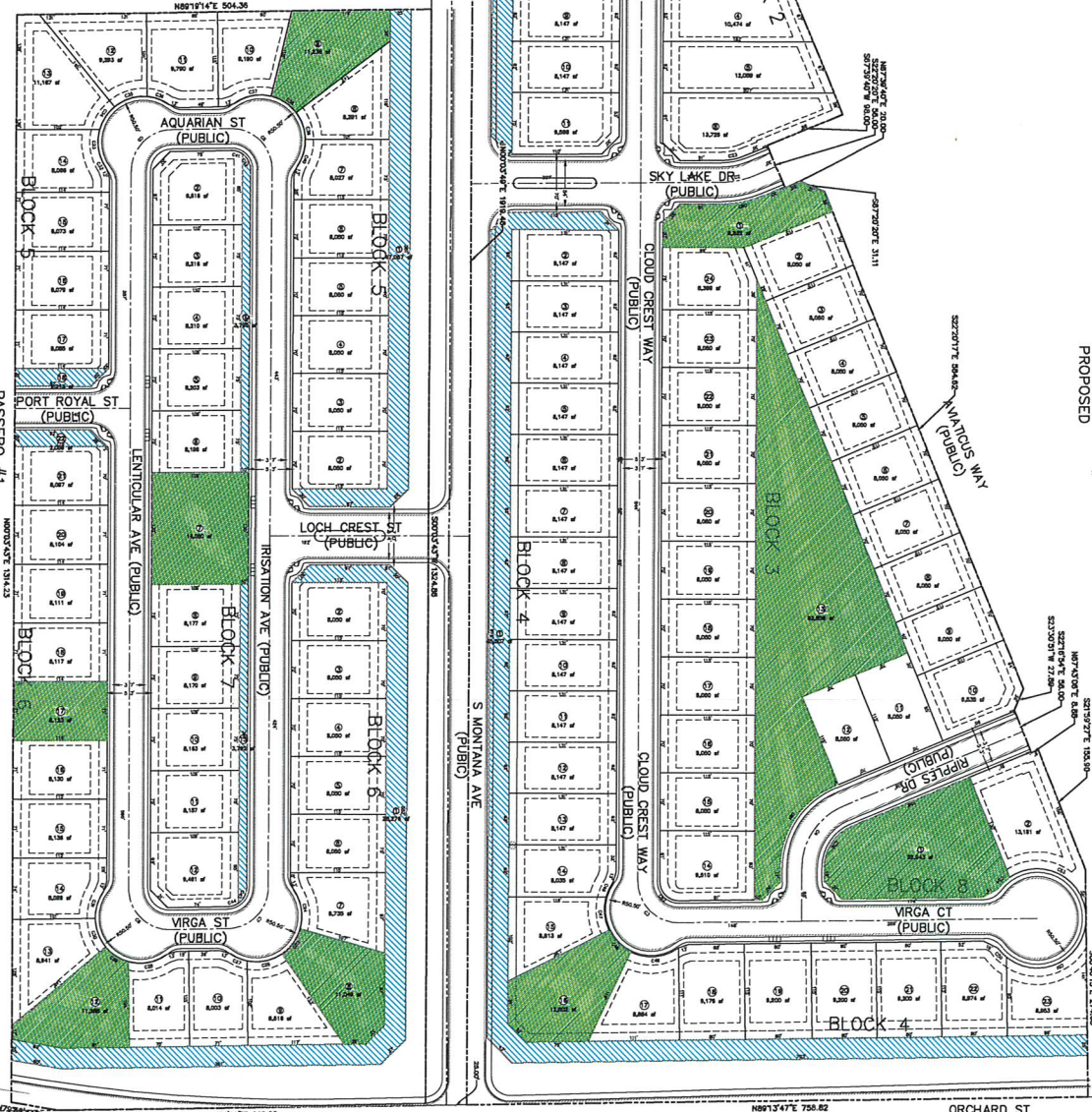
BOUNDARY	—
ROAD CENTERLINE	—
RIGHT-OF-WAY	—
LOT NUMBER	①
BLOCK NUMBER	1
STREET NAME	W. ASTORIA DR.
STREET WIDTH	—
SEWER LINE	—
SEWER MAIN	—
WATER MAIN	—
PROPOSED RESOLUTION	—
FLOW DIRECTION	—

CIRRUS POINTE #8
PROPOSED

CIRRUS POINTE #7
PROPOSED

PASSERO #2
PROPOSED

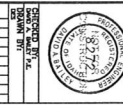
PASSERO #1
PROPOSED



	<p>PRELIMINARY PLAT</p> <p>CIRRUS POINTE WEST SUBDIVISION</p> <p>LENNAR HOMES OF IDAHO</p>	<table border="1"> <tr> <th>REVISED</th> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISED	NO.	DATE	DESCRIPTION													<p>BAILEY ENGINEERING, INC.</p> <p>CIVIL ENGINEERING PLANNING CADD</p> <p>111 E. BRYAN ST. STE 210 TEL: 208-848-0113 CALDWELL, IDAHO 83402 WWW.BAILEY-ENG.COM</p>
	REVISED	NO.	DATE	DESCRIPTION															
<p>SCALE IN FEET 1"=40'</p>	<p>UNPLATTED</p>	<p>7/27/2022</p>	<p>7-3</p>																
<p>PP-2</p>	<p>ORCHARD ST (PUBLIC)</p>	<p>ORCHARD ST (PUBLIC)</p>																	

**PRELIMINARY PLAT FOR
THE CIRRUS POINTE WEST SUBDIVISION**
STANDARD 1/4" OR THERE TO, AND ONE 1/2" OF THE
SECTION 10, T.1N., R.10E., S.10M.,
CARMEL, CANYON COUNTY, IDAHO
2020

Pailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
TEL: 208-330-0112
WWW.PAILEYENGINEERING.COM



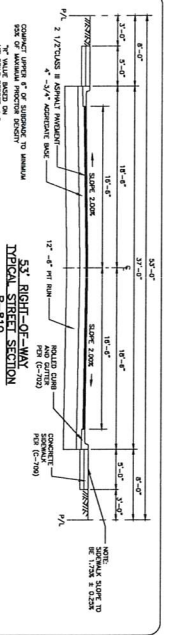
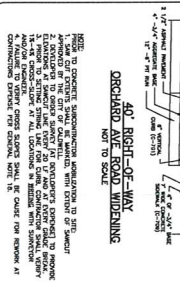
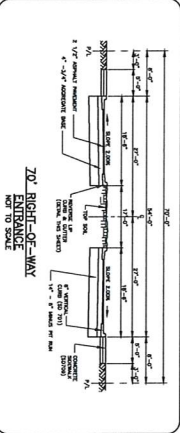
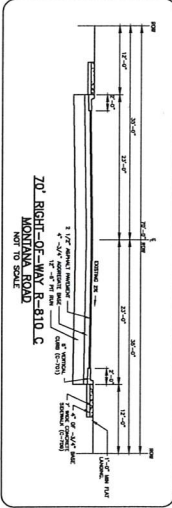
NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR PERMIT	08/27/20	AS SHOWN

CIRRUS POINTE WEST SUBDIVISION
LENNAR HOMES OF IDAHO

Corner #	Radius	Length	Curve	Bearing	Utility
C1	85.00	13.29	12.88	N09°02'57" E	15' SIDEWALK
C2	100.00	38.39	38.15	N15°00'00" E	15' SIDEWALK
C3	85.00	13.27	13.22	N42°00'00" E	15' SIDEWALK
C4	85.00	14.47	14.67	N44°00'00" E	15' SIDEWALK
C5	85.00	17.25	17.33	N44°00'00" E	15' SIDEWALK
C6	85.00	20.15	20.17	N44°00'00" E	15' SIDEWALK
C7	85.00	23.17	23.17	N44°00'00" E	15' SIDEWALK
C8	85.00	26.31	26.31	N44°00'00" E	15' SIDEWALK
C9	85.00	29.56	29.56	N44°00'00" E	15' SIDEWALK
C10	85.00	32.91	32.91	N44°00'00" E	15' SIDEWALK
C11	85.00	36.36	36.36	N44°00'00" E	15' SIDEWALK
C12	85.00	40.00	42.84	N44°00'00" E	15' SIDEWALK
C13	85.00	43.84	47.84	N44°00'00" E	15' SIDEWALK
C14	85.00	47.97	53.07	N44°00'00" E	15' SIDEWALK
C15	85.00	52.39	59.56	N44°00'00" E	15' SIDEWALK
C16	85.00	57.11	67.34	N44°00'00" E	15' SIDEWALK
C17	85.00	62.14	76.42	N44°00'00" E	15' SIDEWALK
C18	85.00	67.48	86.80	N44°00'00" E	15' SIDEWALK
C19	85.00	73.13	98.49	N44°00'00" E	15' SIDEWALK
C20	85.00	79.09	111.49	N44°00'00" E	15' SIDEWALK
C21	85.00	85.36	125.80	N44°00'00" E	15' SIDEWALK
C22	85.00	91.94	141.42	N44°00'00" E	15' SIDEWALK
C23	85.00	98.94	158.35	N44°00'00" E	15' SIDEWALK
C24	85.00	106.35	176.60	N44°00'00" E	15' SIDEWALK
C25	85.00	114.17	196.17	N44°00'00" E	15' SIDEWALK
C26	85.00	122.40	217.06	N44°00'00" E	15' SIDEWALK
C27	85.00	131.04	239.27	N44°00'00" E	15' SIDEWALK
C28	85.00	140.09	262.80	N44°00'00" E	15' SIDEWALK
C29	85.00	149.55	287.65	N44°00'00" E	15' SIDEWALK
C30	85.00	159.42	313.82	N44°00'00" E	15' SIDEWALK
C31	85.00	169.70	341.32	N44°00'00" E	15' SIDEWALK
C32	85.00	180.40	370.15	N44°00'00" E	15' SIDEWALK
C33	85.00	191.52	400.31	N44°00'00" E	15' SIDEWALK
C34	85.00	203.06	431.80	N44°00'00" E	15' SIDEWALK
C35	85.00	215.02	464.63	N44°00'00" E	15' SIDEWALK
C36	85.00	227.40	508.80	N44°00'00" E	15' SIDEWALK
C37	85.00	240.20	564.32	N44°00'00" E	15' SIDEWALK
C38	85.00	253.42	631.20	N44°00'00" E	15' SIDEWALK
C39	85.00	267.06	709.44	N44°00'00" E	15' SIDEWALK
C40	85.00	281.12	800.00	N44°00'00" E	15' SIDEWALK
C41	85.00	295.60	903.00	N44°00'00" E	15' SIDEWALK
C42	85.00	310.50	1018.50	N44°00'00" E	15' SIDEWALK
C43	85.00	325.82	1146.60	N44°00'00" E	15' SIDEWALK
C44	85.00	341.56	1287.20	N44°00'00" E	15' SIDEWALK
C45	85.00	357.72	1440.40	N44°00'00" E	15' SIDEWALK
C46	85.00	374.30	1606.20	N44°00'00" E	15' SIDEWALK
C47	85.00	391.30	1784.60	N44°00'00" E	15' SIDEWALK
C48	85.00	408.72	1975.60	N44°00'00" E	15' SIDEWALK
C49	85.00	426.56	2189.20	N44°00'00" E	15' SIDEWALK
C50	85.00	444.82	2425.40	N44°00'00" E	15' SIDEWALK
C51	85.00	463.50	2684.20	N44°00'00" E	15' SIDEWALK
C52	85.00	482.60	2965.60	N44°00'00" E	15' SIDEWALK
C53	85.00	502.12	3279.60	N44°00'00" E	15' SIDEWALK
C54	85.00	522.06	3626.20	N44°00'00" E	15' SIDEWALK
C55	85.00	542.42	4005.40	N44°00'00" E	15' SIDEWALK
C56	85.00	563.20	4417.20	N44°00'00" E	15' SIDEWALK
C57	85.00	584.40	4861.60	N44°00'00" E	15' SIDEWALK
C58	85.00	606.02	5338.60	N44°00'00" E	15' SIDEWALK
C59	85.00	628.06	5848.20	N44°00'00" E	15' SIDEWALK
C60	85.00	650.52	6390.40	N44°00'00" E	15' SIDEWALK
C61	85.00	673.40	6965.20	N44°00'00" E	15' SIDEWALK
C62	85.00	696.70	7572.60	N44°00'00" E	15' SIDEWALK
C63	85.00	720.42	8212.60	N44°00'00" E	15' SIDEWALK
C64	85.00	744.56	8885.20	N44°00'00" E	15' SIDEWALK
C65	85.00	769.12	9590.40	N44°00'00" E	15' SIDEWALK
C66	85.00	794.10	10328.20	N44°00'00" E	15' SIDEWALK
C67	85.00	819.50	11108.60	N44°00'00" E	15' SIDEWALK
C68	85.00	845.42	11931.60	N44°00'00" E	15' SIDEWALK
C69	85.00	871.86	12797.20	N44°00'00" E	15' SIDEWALK
C70	85.00	898.82	13705.40	N44°00'00" E	15' SIDEWALK
C71	85.00	926.30	14656.20	N44°00'00" E	15' SIDEWALK
C72	85.00	954.30	15659.60	N44°00'00" E	15' SIDEWALK
C73	85.00	982.82	16715.60	N44°00'00" E	15' SIDEWALK
C74	85.00	1011.86	17824.20	N44°00'00" E	15' SIDEWALK
C75	85.00	1041.42	18985.40	N44°00'00" E	15' SIDEWALK
C76	85.00	1071.50	20209.20	N44°00'00" E	15' SIDEWALK
C77	85.00	1102.10	21495.60	N44°00'00" E	15' SIDEWALK
C78	85.00	1133.22	22844.60	N44°00'00" E	15' SIDEWALK
C79	85.00	1164.86	24256.20	N44°00'00" E	15' SIDEWALK
C80	85.00	1197.02	25730.40	N44°00'00" E	15' SIDEWALK
C81	85.00	1229.70	27267.20	N44°00'00" E	15' SIDEWALK
C82	85.00	1262.90	28867.60	N44°00'00" E	15' SIDEWALK

Block	Area	Perimeter	Type
BLOCK 4 LAT 10	8147	347	SFR
BLOCK 4 LAT 9	8147	347	SFR
BLOCK 4 LAT 8	8147	347	SFR
BLOCK 4 LAT 7	8147	347	SFR
BLOCK 4 LAT 6	8147	347	SFR
BLOCK 4 LAT 5	8147	347	SFR
BLOCK 4 LAT 4	8147	347	SFR
BLOCK 4 LAT 3	8147	347	SFR
BLOCK 4 LAT 2	8147	347	SFR
BLOCK 4 LAT 1	8147	347	SFR
BLOCK 3 LAT 10	8029	370	SFR
BLOCK 3 LAT 9	8029	370	SFR
BLOCK 3 LAT 8	8029	370	SFR
BLOCK 3 LAT 7	8029	370	SFR
BLOCK 3 LAT 6	8029	370	SFR
BLOCK 3 LAT 5	8029	370	SFR
BLOCK 3 LAT 4	8029	370	SFR
BLOCK 3 LAT 3	8029	370	SFR
BLOCK 3 LAT 2	8029	370	SFR
BLOCK 3 LAT 1	8029	370	SFR
BLOCK 2 LAT 10	8994	418	SFR
BLOCK 2 LAT 9	8994	418	SFR
BLOCK 2 LAT 8	8994	418	SFR
BLOCK 2 LAT 7	8994	418	SFR
BLOCK 2 LAT 6	8994	418	SFR
BLOCK 2 LAT 5	8994	418	SFR
BLOCK 2 LAT 4	8994	418	SFR
BLOCK 2 LAT 3	8994	418	SFR
BLOCK 2 LAT 2	8994	418	SFR
BLOCK 2 LAT 1	8994	418	SFR
BLOCK 1 LAT 10	9556	398	SFR
BLOCK 1 LAT 9	9556	398	SFR
BLOCK 1 LAT 8	9556	398	SFR
BLOCK 1 LAT 7	9556	398	SFR
BLOCK 1 LAT 6	9556	398	SFR
BLOCK 1 LAT 5	9556	398	SFR
BLOCK 1 LAT 4	9556	398	SFR
BLOCK 1 LAT 3	9556	398	SFR
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BLOCK 1 LAT 1	9556	398	SFR
BLOCK 0 LAT 10	9556	398	SFR
BLOCK 0 LAT 9	9556	398	SFR
BLOCK 0 LAT 8	9556	398	SFR
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BLOCK 0 LAT 6	9556	398	SFR
BLOCK 0 LAT 5	9556	398	SFR
BLOCK 0 LAT 4	9556	398	SFR
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BLOCK 0 LAT 1	9556	398	SFR

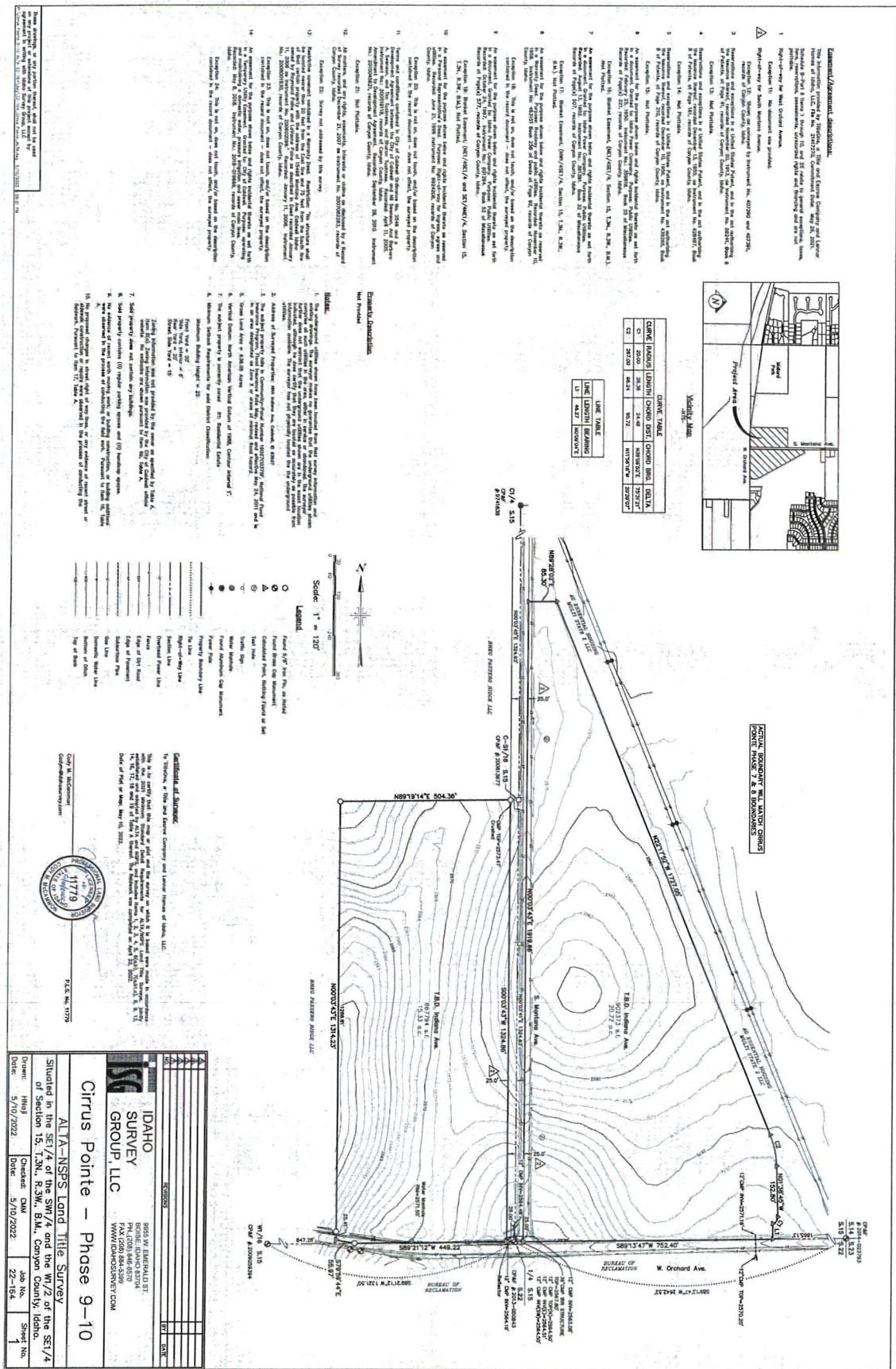
Block	Area	Perimeter	Type
BLOCK 5 LAT 10	8147	347	SFR
BLOCK 5 LAT 9	8147	347	SFR
BLOCK 5 LAT 8	8147	347	SFR
BLOCK 5 LAT 7	8147	347	SFR
BLOCK 5 LAT 6	8147	347	SFR
BLOCK 5 LAT 5	8147	347	SFR
BLOCK 5 LAT 4	8147	347	SFR
BLOCK 5 LAT 3	8147	347	SFR
BLOCK 5 LAT 2	8147	347	SFR
BLOCK 5 LAT 1	8147	347	SFR
BLOCK 4 LAT 10	8147	347	SFR
BLOCK 4 LAT 9	8147	347	SFR
BLOCK 4 LAT 8	8147	347	SFR
BLOCK 4 LAT 7	8147	347	SFR
BLOCK 4 LAT 6	8147	347	SFR
BLOCK 4 LAT 5	8147	347	SFR
BLOCK 4 LAT 4	8147	347	SFR
BLOCK 4 LAT 3	8147	347	SFR
BLOCK 4 LAT 2	8147	347	SFR
BLOCK 4 LAT 1	8147	347	SFR
BLOCK 3 LAT 10	8029	370	SFR
BLOCK 3 LAT 9	8029	370	SFR
BLOCK 3 LAT 8	8029	370	SFR
BLOCK 3 LAT 7	8029	370	SFR
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BLOCK 2 LAT 9	8994	418	SFR
BLOCK 2 LAT 8	8994	418	SFR
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BLOCK 2 LAT 1	8994	418	SFR
BLOCK 1 LAT 10	9556	398	SFR
BLOCK 1 LAT 9	9556	398	SFR
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BLOCK 0 LAT 7	9556	398	SFR
BLOCK 0 LAT 6	9556	398	SFR
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BLOCK 0 LAT 4	9556	398	SFR
BLOCK 0 LAT 3	9556	398	SFR
BLOCK 0 LAT 2	9556	398	SFR
BLOCK 0 LAT 1	9556	398	SFR



Block	Area	Perimeter	Type
BLOCK 1 LAT 10	8147	347	SFR
BLOCK 1 LAT 9	8147	347	SFR
BLOCK 1 LAT 8	8147	347	SFR
BLOCK 1 LAT 7	8147	347	SFR
BLOCK 1 LAT 6	8147	347	SFR
BLOCK 1 LAT 5	8147	347	SFR
BLOCK 1 LAT 4	8147	347	SFR
BLOCK 1 LAT 3	8147	347	SFR
BLOCK 1 LAT 2	8147	347	SFR
BLOCK 1 LAT 1	8147	347	SFR
BLOCK 0 LAT 10	9556	398	SFR
BLOCK 0 LAT 9	9556	398	SFR
BLOCK 0 LAT 8	9556	398	SFR
BLOCK 0 LAT 7	9556	398	SFR
BLOCK 0 LAT 6	9556	398	SFR
BLOCK 0 LAT 5	9556	398	SFR
BLOCK 0 LAT 4	9556	398	SFR
BLOCK 0 LAT 3	9556	398	SFR
BLOCK 0 LAT 2	9556	398	SFR
BLOCK 0 LAT 1	9556	398	SFR



EXISTING TOPOLOGY FOR
THE CIRRUS POINTE WEST SUBDIVISION
SITUATED IN THE SE1/4 OF SECTION 15, T.3N., R.3W., E.M., AND THE W1/2 OF THE
SE1/4 OF SECTION 15, T.3N., R.3W., E.M., OF THE
CALDWELL CANYON COUNTY, IDAHO
2022



CORNER TABLE

CORNER	FAVOR	LENGTH	CORNER DIST.	CORNER BEING	DEPT. V.
C1	2020	20.26	24.68	ANALOGOUS	729297
C2	2020	26.21	52.12	ANALOGOUS	729297

LINE TABLE

LINE	LENGTH	BEARING
L1	427.1	109.02°

ALTA-NSPS Land Title Survey
SITUATED IN THE SE1/4 OF THE SW1/4 AND THE W1/2 OF THE SE1/4
OF SECTION 15, T.3N., R.3W., E.M., CANYON COUNTY, IDAHO.

IDAHO SURVEY GROUP, LLC
BOB W. HERRMANN
BOB W. HERRMANN
BOB W. HERRMANN
BOB W. HERRMANN
WWW.IDAHOSURVEY.COM

Cirrus Pointe - Phase 9-10

Drawn:	9/10/2022	Checked:	9/10/2022
Date:	9/10/2022	Date:	9/10/2022
Job No.:	22-154	Sheet No.:	1

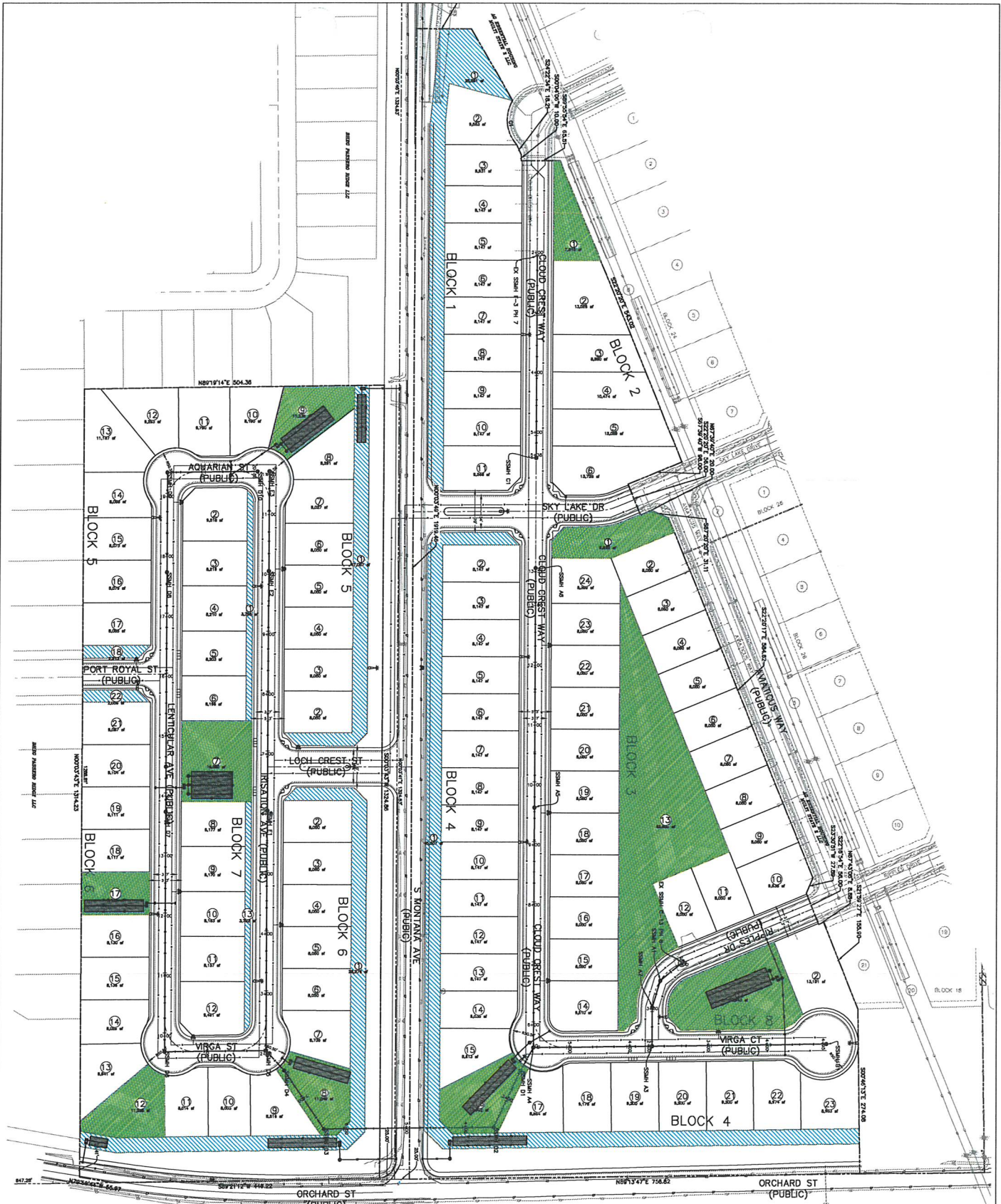
EXISTING TOPOLOGY
CIRRUS POINTE WEST SUBDIVISION
LENNAR HOMES OF IDAHO

REVISED	NO.	DATE	DESCRIPTION

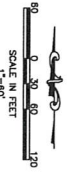
Palley Engineering, Inc.
CIVIL ENGINEERING/PLANNING/CADD
11712 STATE ST. STE 101
BOISE, IDAHO 83725
PHONE: 208-333-8888
WWW.PALLEYENGINEERING.COM

11719
CANYON COUNTY, IDAHO
CIRRUS POINTE WEST SUBDIVISION
CADD/REVISIONS

PP-4

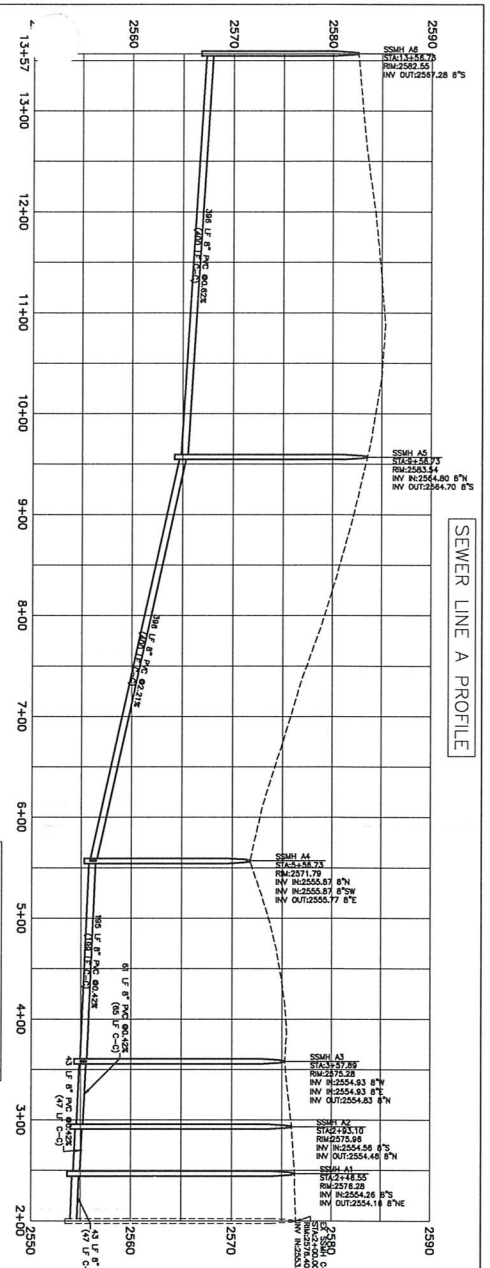


NOT FOR CONSTRUCTION
 PRELIMINARY ENGINEERING REPORT
 FOR ANALYSIS OF UTILITIES
 OWNER - CALDWELL
 DESIGNER - CALDWELL
 DATE - 08/11/11
 DRAWN BY - [Name]
 CHECKED BY - [Name]
 APPROVED BY - [Name]

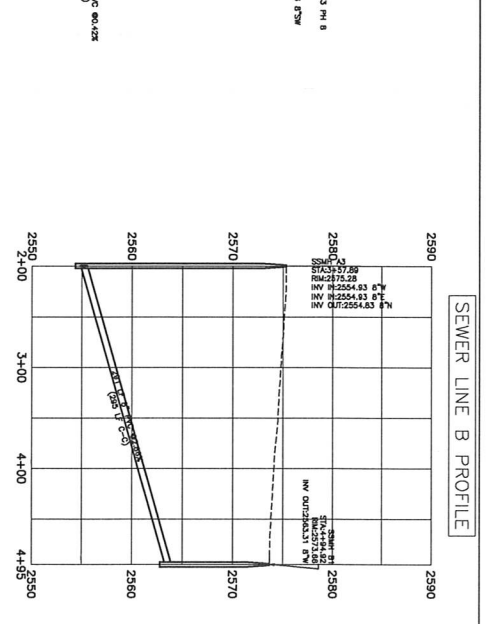


	PRELIMINARY ENGINEERING		REVISION NO. DATE DESCRIPTION
	CIRRUS POINTE WEST SUBDIVISION		
	LENNAR HOMES OF IDAHO		
		Bailey Engineering, Inc. CIVIL ENGINEERING PLANNING CADD 401 N. BROOKSIDE LANE BOISE, ID 83714 TEL: 208-330-0112 WWW.BAILEYENGINEERING.COM	

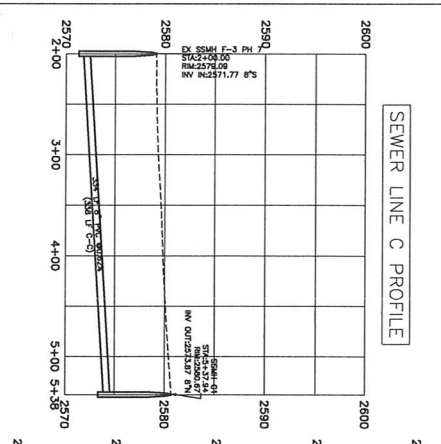
A-3



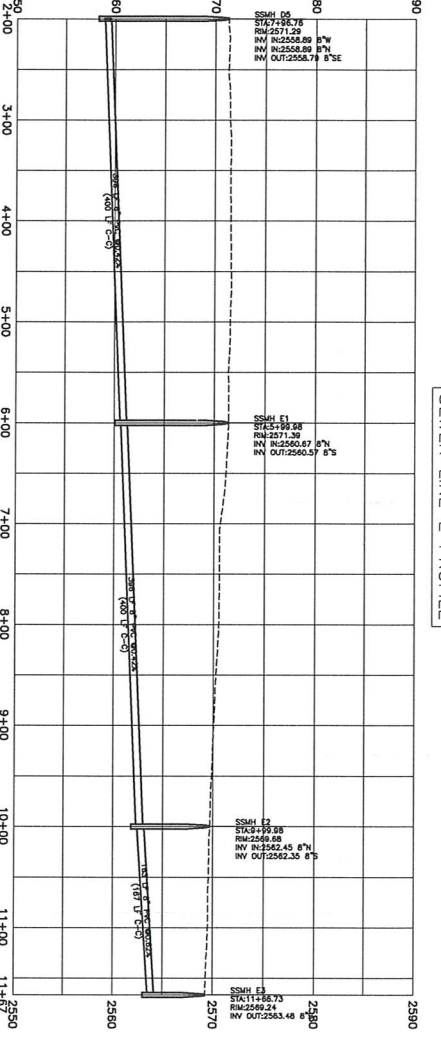
SEWER LINE A PROFILE



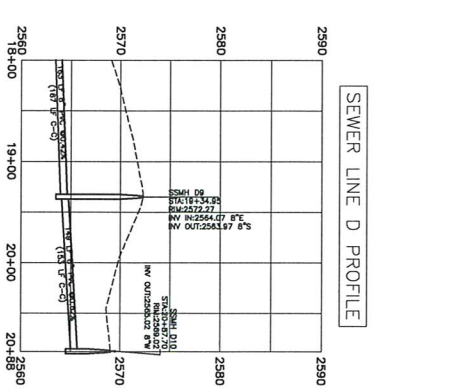
SEWER LINE B PROFILE



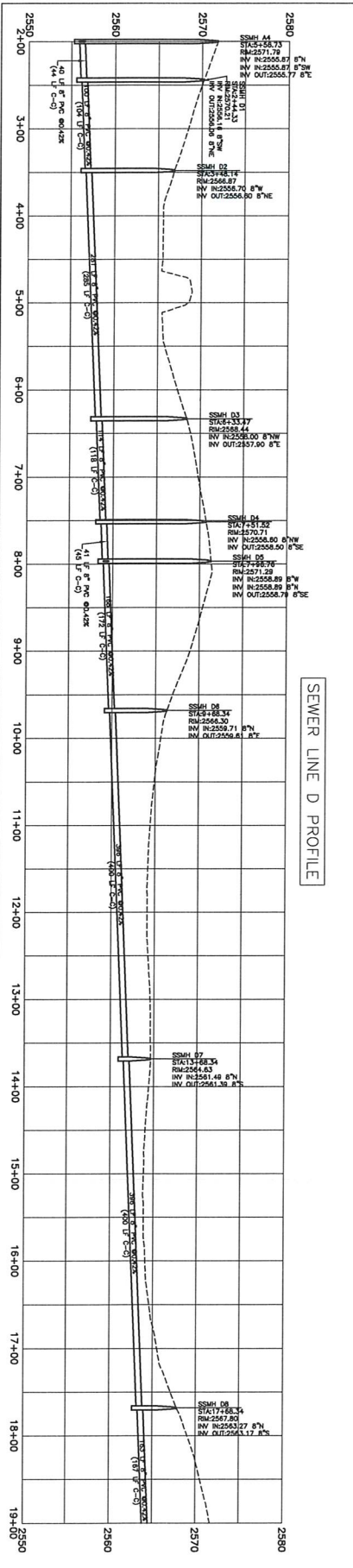
SEWER LINE C PROFILE



SEWER LINE E PROFILE



SEWER LINE D PROFILE

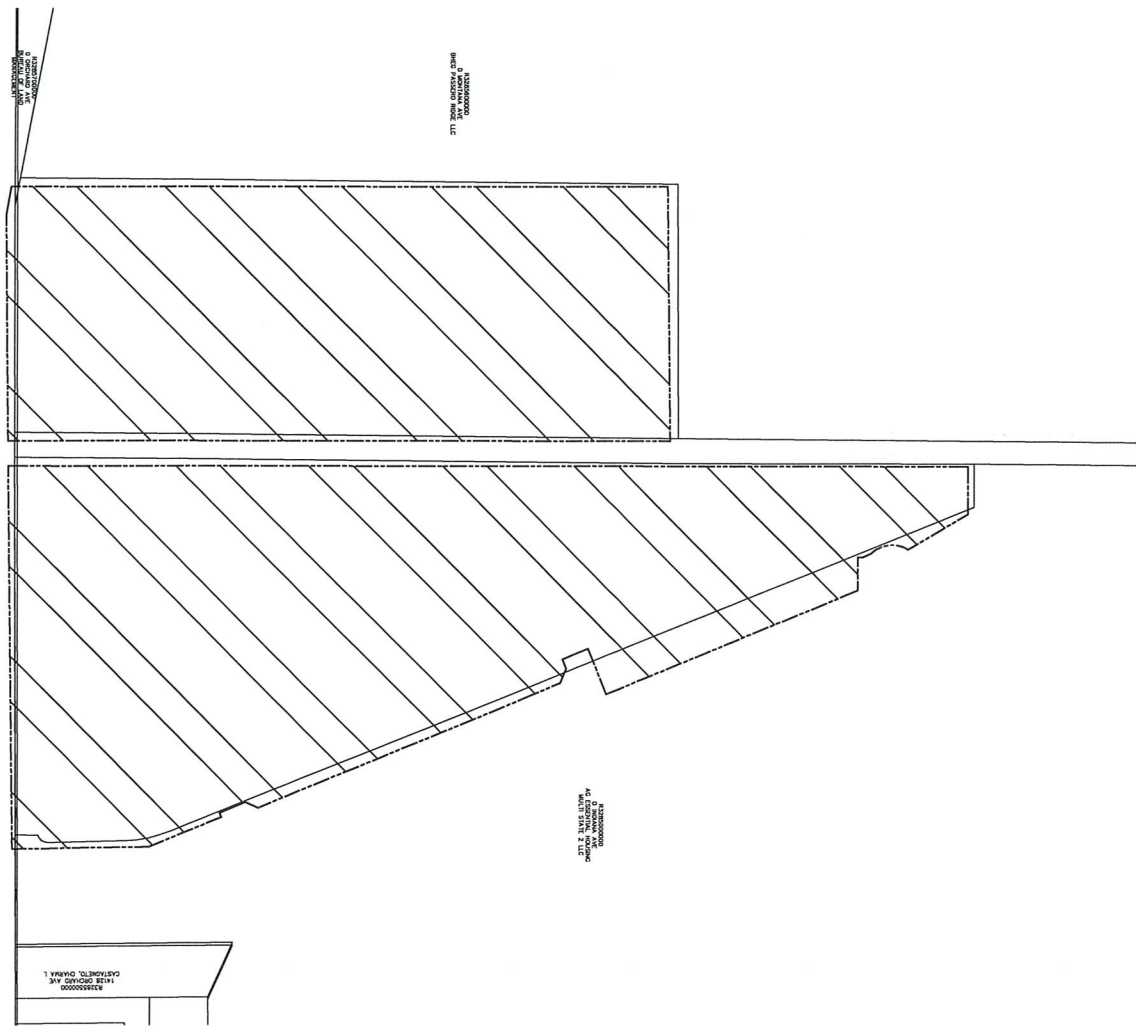


SEWER LINE D PROFILE

	BAILEY ENGINEERING, INC. CIVIL ENGINEERING PLANNING CADD 4424 N. BRUNSWICK LANE BOISE, ID 83714	REVISION NO. DATE DESCRIPTION
		PRELIMINARY ENGINEERING PROFILES CIRRUS POINTE WEST SUBDIVISION LENNAR HOMES OF IDAHO

A-3

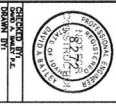
PRELIMINARY PLAT FOR
 THE CIRRUS POINTE WEST SUBDIVISION
 SITUATED IN THE SE 1/4 OF SECTION 16, T.14N., R.27E., S.1E.,
 S.W. 1/4 OF SECTION 15, T.14N., R.27E., S.1E.,
 CALDWELL, CANYON COUNTY, IDAHO
 2022



100
 0 50 100 200
 SCALE IN FEET
 1"=100'

REVISED	NO.	DATE	DESCRIPTION

ADJACENT PROPERTIES
CIRRUS POINTE WEST SUBDIVISION
LENNAR HOMES OF IDAHO



B Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 1514 E. STATE ST. STE 210
 BOISE, ID 83725
 TEL: 208-338-0012
 WWW.BAILEYENGINEERING.COM

A-3



October 4, 2022

Steve Fultz, Planning Director
Caldwell Planning and Zoning Department
621 Cleveland Blvd.
Caldwell, ID 83605

Subject: Cirrus Pointe West Subdivision Preliminary Plat Application

Dear Mr. Fultz,

Lennar Homes of Idaho, LLC is pleased to submit for consideration, the enclosed preliminary plat application for Cirrus Pointe West Subdivision located north of W. Orchard Ave. and both east and west of S. Montana Ave.

At 36.97 acres, this final phase of Cirrus Pointe is annexed into the City of Caldwell and is zoned R-1 – low density residential. Property surrounding the site includes agriculture and single-family residential communities. The adjacent developments Passero Ridge and Cirrus Pointe 6, 7, 8 are also R-1. Cirrus Pointe West fills a consistent the gap between those approved developments.

Preliminary Plat

Cirrus Pointe West will include 101 single family detached residences developed in one phase with lots ranging from 8003 sq feet to 13,726 sq feet with an average lot size of 8443 sq feet. The overall density is 2.73 du/acre. The new development will also include 18 common lots with amenities to include open park space with benches, picnic shelters and landscaping.

Landscaping and Open Space

A landscape plan is included with our application. The plan includes 8 common space lots that calculate to 6.99 acres (19.24%). This doesn't include an additional 10 qualified open space lots totaling 4.04 acres (11.12%).

B Bailey Engineering, Inc.

CIVIL ENGINEERING|PLANNING|CADD

Access

The proposed Cirrus Pointe West will have a access points from S. Montana Avenue as well as through the neighboring subdivisions Cirrus Pointe 7 and 8 and Passero Ridge.

Utilities

Utilities, including water, sewer and irrigation are available to serve the site. Sewer and water will be available on the east side from Cirrus Pointe Phase 7. One the west side of Montana Avenue sewer and water will be available from Passero Ridge Phase 1.

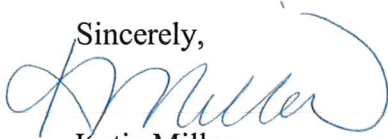
Irrigation for the site will be served by the Caldwell Municipal Irrigation District, with pressure irrigation mains located in the roadways. Water rights for the site are said to be sufficient per 1/17/2022 analysis from Hydro Logic.

Summary

Lennar Homes of Idaho is excited to complete this final phase of Cirrus Pointe that fills the gap between developments with a quality neighborhood in the City of Caldwell. The proposed development meets the existing R-1 zoning requirements and is complimentary to the surrounding area.

Thank you for the opportunity to submit this application for consideration. If there are any questions or additional information needed, please feel free to contact me at 208-412-3478 or KMiller@baileyengineers.com

Sincerely,



Katie Miller
Bailey Engineering, Inc.

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

Permit Project

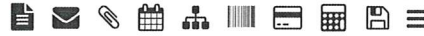


File #: 22-003991 ***
 0 INDIANA AVE CALDWELL ID 83605
 Cirrus Pointe West

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

EDIT:
File

Edit Permit: SUB22-000038



- ADD:
 - Activity
 - Address
 - Alert
 - Contact
 - Document
 - Email
 - Inspection
 - Letter
 - Note
 - Payment
 - Permit
 - Route
- REPORTS:
 - Custom
 - Detail
 - Summary

Permit #: SUB22-000038
 Permit Type: Subdivision Plats
 Sub Type: Preliminary
 Work Description: Cirrus Pointe West

Applicant: Bailey Engineers - Katie Miller
 Status: Online Application Received
 Total Amount: \$ 0.00
 Amount Paid: \$ 0.00
 Balance Due: \$ 0.00
 Valuation: 0.00
 Non-Billable:

Application Date: 10/04/2022
 Approval Date:
 Issue Date:
 Expiration Date:
 Close Date:
 Last Inspection:

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: No
 Prior use of the property: Agriculture
 Proposed use of the property: Single Family Residential

CONTACT INFORMATION

Property Owner: J AND J PROPERTY DEVELOP
 Agent: Bailey Engineers - Katie Miller

SUBMITTAL DOCUMENTS

Will you be submitting plans for review: Yes
 Site Plan:
 Metes and bounds legal description: Cirrus Pointe No. 9-10 Desc.pdf
 Vicinity map:
 Project narrative: Cirrus Pointe West Narrative.pdf

Projectdox Permit #: SUB22-000038
 Preliminary Plat:
 Cirrus Point West FULL SET 20220928.pdf
 Neighborhood meeting sign in sheet: Neighborhood Meeting Sign-in.pdf
 Property Owner: Cirrus Pointe Property
 Acknowledgement: Affidavits

4/2

Landscape plan: 22-134 Cirrus Point 9-
 10_Landscape Set_PP
 221004.pdf

Recorded warranty deed: Vesting_Deed.pdf_7_28_2022.pdf

Copy of the Order of Decision:
 CirrusPointe_OrderOfDecision.pdf

Copy of the Record of Survey:

Please check with the Engineering Department to see if a Traffic Impact Study is required.

Traffic Impact Study:
 Cirrus_Pointe_Memo07_28_2022signed.pdf

TOTAL NUMBER OF LOTS

Residential: 101
 Industrial: 0
 Phased Project
 Total Acreage: 36.97
 Max. Lot Size (excluding common lots): 13726
 % Usable Open Space: 11.12

Commercial: 0
 Common: 18
 If Phased, Phase #: 1
 Min. Lot Size (excluding common lots): 8000
 Avg. Lot Size (excluding common lots): 8443
 List all types of usable open space: Open park space with benches, picn

Permit Fees

Quantity	Fee	Description	Amount	Total
		Plan Check Fees:		0.00
		Other Fees:		0.00
		Total Fees:		0.00

Payments

Date	Type	Reference	Note	Receipt #	Received From	Amount
					Amount Paid:	0.00
					Balance Due:	0.00



CITY OF
Caldwell, Idaho

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: <u>Cirrus Pointe West</u>		File #: <u>SUB22-000038</u>
Applicant/Agent: <u>Katie Miller</u>		
Please check with the Engineering Department prior to submitting your application to see if a Traffic Impact Study will be required.		
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	
	Copy of the Order of Decision, and/or other documents pertaining to prior approvals of the site	
	Preliminary Plat (full size, 1 copy, folded, D Size Minimum)	
	Approved Subdivision name and approved street names (please provide written verification from Mapping Department)	
	Landscape Plan, specific to submitted phase	
	Traffic Impact Study – <i>must be completed prior to submittal</i>	
	Vicinity map	
	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	

Total # Lots

Residential: 101 Commercial: _____ Industrial: _____ Common: 18

Phased Project: Yes No If "yes", Phase #: _____ Total Acreage: 36.97

Min. Lot Size (excluding common lots): 8003 Max. Lot Size (excluding common lots): 13.726

Avg. Lot Size (excluding common lots): 8443 % Useable Open Space: _____

List all types of useable open space: park,

R-1

STAFF USE ONLY:

Date Application Received: _____

Received by: _____

Proposed Hearing Date: _____

Hearing Body: _____



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
- 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: 0 INDIANA AVE CALDWELL, ID 83605 Parcel Number(s): R3285001000

Subdivision: _____ Block: _____ Lot: _____ Acreage: _____ Zoning: _____

Prior Use of the Property: Agriculture

Proposed Use of the Property: Single Family Residential

Applicant Information

Applicant Name: Katie Miller Phone: (208) 938-0013

Address: 1119 E. State Street, Ste 210 City: Eagle State: ID Zip: 83616

Email: kmiller@baileyengineers.com Cell: (208) 938-0013

Owner Name: J AND J PROPERTY DEVELOPMENT LLC Phone: _____

Address: 16070 IDAHO CENTER BLVD NO 105 City: NAMPA State: ID Zip: 83687

NAMPA, ID 83687

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) Bailey Engineers

Address: 1119 E. State Street, Ste 210 City: Eagle State: ID Zip: 83616

Email: kmiller@baileyengineers.com Cell: (208) 412-3478

Authorization

Print Applicant Name: Katie Miller

Applicant Signature: _____ Date: 10/04/2022

621 Cleveland Boulevard • Caldwell, Idaho 83605 • Phone: (208) 455-3021 • www.cityofcaldwell.com/PlanningZoning

AI 1/1

City of Caldwell Receiving Form
 Planning & Zoning, Engineering, and Fire Department

	Planning & Zoning		Engineering		Fire Department		Totals				
Comprehensive Plan Amendment											
Map amendment	10260	\$					\$				
Text Amendment	10270	\$					\$				
Annexation											
Less than 2 acres	10240	\$	12550	\$	22025	\$	\$				
More than 2 acres	10240	\$	12550	\$	22025	\$	\$				
More than 20 acres	10240	\$	12550	\$	22025	\$	\$				
DeAnnexatin	10240	\$					\$				
Subdivision Plats											
Preliminary Plat	10180	1	\$ 5,068.00	12511	1	\$ 3,048.41	22025	10	\$ 402.65	\$ 8,519.06	
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	\$							\$		
Zone Change											
Less than 2 acres	10220	\$					22025	\$	\$		
More than 2 acres	10220	\$					22025	\$	\$		
Special Use Permit											
Less than 2 acres	10200	\$		12530	\$		22025	\$	\$		
More than 2 acres	10200	\$		12530	\$		22025	\$	\$		
More than 20 acres	10200	\$		12530	\$		22025	\$	\$		
Additional Fees											
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	\$							\$		
Letter Verification											
Certificate of Zoning Compliance Letter	10360	\$							\$		
Legal Non-Conforming Use Letter	10360	\$							\$		
Zoning Verification Letter	10360	\$							\$		
Documents - Copies											
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	\$							\$		
		\$	5,068.00		\$	3,048.41		\$	402.65	\$	8,519.06
SUB22-000038 Cirrus Pointe West											
0 Indiana											
									GRAND TOTAL	\$	8,519.06

10/19/22 paid via credit card online Receipt #8658

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