



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 Planned Unit Development

STAFF USE ONLY:

File number(s): _____

Project name: _____

Date filed: _____ Date complete: _____

Related files: _____

Subject Property Information

Address: 0 Lake Avenue, Caldwell, ID Parcel Number(s): R3273101100 & R3273101000

Subdivision: _____ Block: _____ Lot: _____ Acreage: 37.276 Zoning: R1 & AG (county)

Prior Use of the Property: Agricultural - crops

Proposed Use of the Property: Residential Subdivision with Commercial Site for Daycare Facility

Applicant Information:

Applicant Name: Trilogy Development - Shawn Brownlee Phone: 208-639-7293

Address: 9839 W. Cable Car, Ste 101 City: Boise State: ID Zip: 83709

Email: shawn@trilogyidaho.com Cell: _____

Owner Name: Endurace Holdings, LLC Phone: 208-991-4931

Address: 1977 E Overland Road City: Meridian State: ID Zip: 83642

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) NV5 - Bonnie Layton

Address: 690 S. Industry Way, Suite 10 City: Meridian State: ID Zip: 83642

Email: bonnie.layton@nv5.com Cell: 208-724-2624

Authorization

Print applicant name: Bonnie Layton

Applicant Signature: Bonnie Layton Date: 1-31-24



The following documents will need to be uploaded with your 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 WORD format
- ✓ Landscape Plan (if applicable)
- ✓ Neighborhood Meeting sign-in sheet



INVOICE

Permit #: ANN24-000002
Address: 0 LAKE AVE

Fee	Account Code	Amount
P&Z Fee - Annexation (More than 2-acres)	10240	3,080.50
P&Z Fee - Development Agreement	10335	950.00
Eng Fee - Annexation (2 to 20 acres)	12550	495.18
Eng Fee - Annexation (More than 20 acres)	12550	1,100.40
Fire Fee - Annexation (More than 1 acre)	22025	224.70
TOTAL		5,850.78



INVOICE

Permit #: PUD24-000001
Address: 0 LAKE AVE

Fee	Account Code	Amount
P&Z Fees - Planned Unit Development (Base Fee)	10210	2,400.00
Eng Fees - Planned Unit Development (Base Fee)	12513	643.74
Fire Fees - Planned Unit Development (Base Fee)	22025	242.55
Fire Fees - Planned Unit Development (\$1.35 / per lot)	22025	263.25
TOTAL		3,549.54



INVOICE

Permit #:	SUB24-000006	
Address:	0 LAKE AVE	
Fee	Account Code	Amount
Preliminary Plat (WITH PUD) - P&Z - Base Fee	10210	2,688.00
Preliminary Plat (WITH PUD) - P&Z Fee (\$20/Unit or lot)	10210	5,300.00
Preliminary Plat (WITH PUD) - P&Z Fee (\$20/Common Lot)	10210	620.00
Preliminary Plat (WITH PUD) - Engineering - Base Fee	12513	643.74
Preliminary Plat (WITH PUD) - Engineering Fee (\$21.46 / lot)	12513	4,184.70
Preliminary Plat (WITH PUD) - Fire Fee - Base Fee	22025	363.82
Preliminary Plat - Fire Fee - (\$1.35 / lot)	22025	263.25
TOTAL		14,063.51

January 31, 2024

Ms. Katie Wright
Caldwell Planning & Zoning Dept.
621 Cleveland Blvd
Caldwell, ID 83605

sent via email

RE: Emery Sky Planned Unit Development, Annexation and Preliminary Plat Applications

Dear Ms. Wright,

On behalf of Trilogy Development, Inc., please accept our applications for a Annexation, Planned Unit Development and Preliminary Plat for our Emery Sky Planned Unit Development (formerly known at BamBam). As discussed at our roundtable meeting held on September 14, 2023, Emery Sky is mixed use Planned Unit Development encompassing a mix of single-family residential lots, 4-plexes and one commercial lot, along with a variety of open spaces and amenities across nearly twenty percent of the site.

SITE HISTORY

The western portion of our site is already annexed into the City of Caldwell with as zoning designation of R1 (Parcel No. R3273101100). Since the time of annexation, that parcel has remained as farm ground. The eastern parcel of our site (Parcel No. R3273101000) is not currently annexed and is also used for farming.

COMPREHENSIVE PLAN, FUTURE LAND USE MAP & ZONING

The City of Caldwell's 2040 Comprehensive Plan and Future Land Use Map these parcels as Low Density Residential and Medium Density Residential (respectively).

Emery Sky is proposing a total of 265 dwelling units with an overall density of 7.02 dwelling units per acre. This is well within the maximum dwelling units per acre ranges outlined in the Comprehensive Plan and is less than what could be proposed (325 dwelling units) with a Planned Unit Development application.

PUD ORDINANCE

Per the City of Caldwell's Planned Unit Development Ordinance, the intent of a planned unit development "involves a parcel of land which is planned and developed as a unit under single ownership or control, containing one or more uses, buildings, and common open space or recreational facilities..."¹ The PUD Ordinance goes on to further state that the purpose of the PUD is to "encourage the unified and planned development of a site."

¹ 10-03-07(1) Intent: A planned unit development involves a parcel of land which is planned and developed as a unit under single ownership or control, containing one or more uses, buildings, and common open space or recreational facilities. The planned unit development process is not intended to skirt development rules nor results in a detrimental impact on the surrounding community through its implementation. The administrative procedures for a planned unit development shall be the same as applied to special use permits.

and that the “planned unit development process is intended to provide flexibility, latitude and relief from the provisions of the zoning ordinance...”²

Additionally, to qualify for a Planned Unit Development application the proposed development must be consistent with two (2) or more instances as described in code section 10-03-07(2)A.³ As described in our Planned Unit Development application forms (attached), the Emery Sky project design qualifies this project for a PUD:

1. ***Offers a maximum choice of living environments by allowing a variety of housing and building types:*** Emery Sky provides for a variety of housing types including traditional single family detached lots, alley loaded and street loaded patio home lots along with three story walk-up style apartments. This mix of product type offers a range of housing options for the residents of Emery Sky to choose from.
2. ***The development promotes mixed use projects which are functionally integrated within the development and provides services to the primary use.*** Emery Sky has been designed to provide just over 39.039 acres of Highway Corridor zoned (HC) area adjacent to Highway 20/26. There are a total of 9 parcels in this zone to allow for flexibility in the development of commercial and retail spaces that will provide non-residential services and amenities for the residents of Emery Sky and other residents in the area.

PROJECT DESIGN

Emery Sky is a thoughtfully planned mixed-use development project that is designed in accordance with the City of Caldwell’s Comprehensive Plan and Zoning Code. Primary access into the project will be from Lake Avenue and the extension of Moss Lane. There are a variety of housing types and a total of 265 residential units, along with one commercial lot. The variety of lot sizes allows in flexibility and housing choices for residents and provides the possibility for a daycare operator to locate here.

PHASING PLAN

Emery Sky will be developed in three (3) phases. Phase 1 will start in the southeast corner of our site and will include improvements along Lake Avenue, and along a portion of our southern boundary at Moss Lane. Phase 2 will include development of the northern portion of our site, concluding with Phase 3 along the western end of our site.

² 10-03-07(2) Purpose: It shall be the purpose of this section to encourage the unified and planned development of a site held in individual or corporate ownership at the time of development by the use of a planned unit development process. Such developments may be permitted without customary division into individual lots, or without specific conformance with the zoning district regulations as applicable to individual lots or traditional subdivisions subject to the regulations as provided in this chapter; 2A. The planned unit development process is intended to provide flexibility, latitude and relief from the provisions of the zoning ordinance ...”

³ A. The planned unit development process is intended to provide flexibility, latitude and relief from the provisions of the zoning ordinance only if the proposed development is consistent with two (2) or more of the following instances:

1. The development offers a maximum choice of living environments by allowing a variety of housing and building types.
2. The development promotes mixed use projects which are functionally integrated within the development and provides services to the primary use.
3. The development provides a layout which preserves and properly utilizes natural topography and geologic features, trees, scenic vistas or other vegetation.
4. Where a land parcel is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes.

BULK ZONING STANDARDS

As part of the PUD process, Emery Sky proposes a modification to the bulk zoning standards as follows:

Zoning District	Max. Height ¹	Minimum Setbacks				Interior Lots	Corner Lots	All Lots
		Front Yard	Rear Yard	Interior Side Yard	Street Side Yard ²	Min. Lot Area (Sq. Ft.) ⁷	Min. Lot Area (Sq. Ft.) ⁷	Min. Lot Frontage ³
R-1	25	20	20	5*	15	2,200	6,800	36' & 22'*
R-2	35	15	15	5*	15	2,200	3,000	22*

* 22' wide lots for townhome units and 0' side yard setbacks at common wall

OPEN SPACES & AMENITIES

In accordance with the Planned Unit Development Ordinance⁴ and City of Caldwell’s Landscaping Ordinance⁵ Emery Sky has been designed to provide for a robust and highly amenitized site plan. For PUD residential developments ten percent (10%) percent open space is required. Emery Sky includes 6.89 acres or 18.26% of qualified open space. Additionally, due to the irrigation easement running north-south through the site, there is a substantial amount of additional open space connected to the qualified open spaces which is not included in these calculations as restricted by code.

The PUD Ordinance requires a variety of amenities which we have located throughout the site. In addition to the 8’ wide pathway running east-west through our large central park, there are a number of micro pathways that connect to larger open spaces. The community also has a variety of playground and tot lot areas and sport courts.

PUBLIC SERVICES

Water, Wastewater and Irrigation:

Sewer (15”) exists in Florida Avenue. Sewer line extension is required and will provide for a 25” line. Water will be extended with a minimum 12” line as required by the engineering department. Pressurized irrigation will be developed to extend from the Milagro station with any of the necessary upgrades as determined by staff.

⁴ See 10-03-07:Planned Unit Developments (4)A.3.
⁵ See 10-07-05:Common Open Space Standards(2)A.

On behalf of Trilogy Development and the entire design team we appreciate your time and effort in reviewing our application and I am happy to answer any questions you might have. I can best be reached at 208-724-2624. Thank you for your time and I look forward to hearing from you.

Kind regards,

Bonnie Layton

Bonnie Layton

CANYON COUNTY LISTING -R32731-011 & R32731-010 50

March 19, 2024

This information should be used for informational use only and does not insure the accuracy of these data & is subject to change without notice. The Canyon County Assessor's Office disclaims any responsibility.

PIN	Owner Name
32722000 0	OPEN DOOR RENTALS LLC
32722011 0	BARTON COREY
32724000 0	BEDIENT MARVIN AND CAROL TRUST
32724010 0	ATWOOD BRIAN L
32724012 0	CORTEZ FAMILY LIVING TRUST
32725000 0	CRICHTON KARRY
32725010 0	CORTEZ CARLOS G
32726010 0	RYR HOMES LLC
32729000 0	BARTON COREY
32731000 0	BLOCK ERIC
32732000 0	HERDT GARY ALAN
32733000 0	OPEN DOOR RENTALS LLC
32735000 0	PINTLER CHARLES AND CAROL FAMILY T
32739010 0	OPEN DOOR RENTALS LLC
32791210 0	CHALLENGER DEVELOPMENT INC
32791211 0	CHALLENGER DEVELOPMENT INC
32791212 0	CHALLENGER DEVELOPMENT INC
32791213 0	CHALLENGER DEVELOPMENT INC
32791214 0	CHALLENGER DEVELOPMENT INC
32791215 0	CHALLENGER DEVELOPMENT INC
32791216 0	CHALLENGER DEVELOPMENT INC
32791217 0	CHALLENGER DEVELOPMENT INC
32791218 0	CHALLENGER DEVELOPMENT INC
32791219 0	CHALLENGER DEVELOPMENT INC
32791220 0	CHALLENGER DEVELOPMENT INC
32791221 0	CHALLENGER DEVELOPMENT INC
32791262 0	CHALLENGER DEVELOPMENT INC
32791269 0	CHALLENGER DEVELOPMENT INC
32791270 0	CHALLENGER DEVELOPMENT INC
32791271 0	CHALLENGER DEVELOPMENT INC
32792100 0	WINDSOR CREEK HOMEOWNERS ASSN
32792101 0	HARENS LAWRENCE WILLIAM TRUST
32792102 0	SMITH ANDREW SCOTT
32792103 0	HUGHES BRITTANY NICOLE
32792104 0	REED RICHARD L
32792105 0	STEIMER HARRY F
32792106 0	ROGERS JASON W
32792107 0	SOLTERO ERIKA
32792108 0	NOVOTNY MICHAEL J

32792153 0	ROBINSON KEITH AND CARA TRUST
32792164 0	RUPE ROBERT
32792165 0	WALSH THOMAS JR
32792166 0	GRAY GARY L
32792174 0	BLOOM KRISTOPHER ALAN
32792175 0	HUCK KRISTOPHER
32792176 0	SHORT LOREN
32792177 0	TUCKER LAURA M
32792178 0	BUYS RACHEL NAY
32792179 0	HIRANO RYAN
32792180 0	SHIREY MICHAEL
32792181 0	BROCKMAN ISAAC
32792182 0	VIDALES LUCIA
32792183 0	LOPEZ NOEMAR GONZALEZ
32792184 0	WILLMORE CORY
32792306 0	OOGJEN ARTHUR J
32792307 0	MATA CLEMENTE JR
32792308 0	BELNAP KELLY LYN
32792309 0	HAMMOND RIVER T
32792310 0	NIETO-REYES VIRGINIA
32792311 0	CORRAL PHILLIP JONATHAN
32792312 0	WILLCOX DYANNE A
32792313 0	CAMPOS HECTOR D FLORES
32792314 0	WINDSOR CREEK HOA
32792315 0	WARBY MICHAEL
32792316 0	JESSUP JOSHUA M
32792317 0	FRANKLIN JACQUELINE
32792318 0	AYARD EVARISTO
32792319 0	BETANCOURT JILL M
32792320 0	SHIPLEY BARBARA L
32792321 0	WILKE CHRISTOPHER SEAN
32792322 0	STEWART TIFFANY LEANN
32792323 0	ALTAMIRANO-GRAMAJO MARVIN
32792324 0	MAGEE KATY LYNN MARTINEZ
32792325 0	WOODS BRIAN D
32792326 0	AYALA GEORGE GABRIEL
32792327 0	AYALA MARTINIANO ARIZMENDI
32792328 0	HILL LACEY
32792329 0	WINDSOR CREEK SUBDIVISION NEIGHBC
32792330 0	AH4R PROPERTIES TWO LLC
32792332 0	GUINN STEPHEN AUSTIN JR
32792333 0	SELB BRIAN C
32792334 0	MEJIA YOLANDA
32792335 0	PRESHER KYLE E
32792336 0	WAGNER MERI
32792337 0	CROCKER ENTERPRISES LLC
32792338 0	MIX BRIDGET REVOCABLE LIVING TRUST

32792339 0	KENT COREY D
32792344 0	LERUDE ANDREW JAMES
32792345 0	ALAPISCO CANDIDO
32792348 0	BRAGAR LILIYA
32792349 0	RODRIGUEZ MELISSA
32792353 0	ARCE DANIEL
32792354 0	HUTH ELAINE R
32792355 0	NVI DAWSON LLC
32792356 0	HEMANEE NOPPANET
32792357 0	MURPHY ROY
32792358 0	MANN AUTUMN
32792359 0	GINTZ REBECCA
32792360 0	MARTINEZ LISA NOELLE
32792361 0	NARBERES GARY ALLEN

0 feet

not constitute a legal document for the description of these properties. Every effort has been made to
e; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy.
ty or liability for any direct or indirect damages resulting from the use of these property listings.

In Care Of

Address

1977 E OVERLAND RD
1977 E OVERLAND RD
16789 LAKE AVE
16787 LAKE AVE
16795 LAKE AVE
16805 S LAKE AVE
16795 LAKE AVE
PO BOX 909
1977 E OVERLAND RD
16725 LAKE AVE
16671 LAKE AVE
1977 E OVERLAND RD

RUST

6510 RIM RD
1977 E OVERLAND RD
1977 E OVERLAND RD
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BOARDWALK ASSOCIATION MANAGEMENT=

PO BOX 968
1030 GALENA CT
6352 S ASTORIA AVE
16767 RACHEL AVE
16779 RACHEL AVE
16791 RACHEL AVE
16801 RACHEL AVE
4290 WILSON LN
12988 ALICIA ST

2011 TERRACE DR
16740 RACHEL AVE
16752 RACHEL AVE
16764 RACHEL AVE
12903 ADELAIDE ST
12915 ADELAIDE ST
PO BOX 546
16668 BERKLEY AVE
12926 ADELAIDE ST
12938 ADELAIDE ST
12950 ADELAIDE ST
12962 ADELAIDE ST
12974 ADELAIDE ST
12986 ADELAIDE ST
16667 BERKLEY AVE
16658 BERKLEY AVE
16650 BERKLEY AVE
16659 BERKLEY AVE
16653 BERKLEY AVE
16641 BERKLEY AVE
16629 BERKLEY AVE
16617 BERKLEY AVE
16605 BERKLEY AVE
PO BOX 968
16593 BERKLEY AVE
16581 BERKLEY AVE
16569 BERKLEY AVE
16557 BERKLEY AVE
16545 BERKLEY AVE
16626 BERKLEY AVE
16614 BERKLEY AVE
16602 BERKLEY AVE
16590 BERKLEY AVE
12868 ADELAIDE ST
16566 BERKLEY AVE
5217 BOOMERANG WAY
5517 BEACHSIDE PL
12920 MARNA ST
PO BOX 968
23975 PARK SORRENTO STE 300
16533 BERKLEY AVE
16521 BERKLEY AVE
16509 BERKLEY AVE
12955 SONDR A ST
12943 SONDR A ST
26011 OLD RIVER RD
12919 SONDR A ST

BWM LLC =
PROPERTY TAX DEPT =

PO BOX 90
12899 MARNA ST
12898 CONNER ST
7436 LIMERICK AVE
12896 SONDRRA ST
16542 BERKLEY AVE
16541 DAWSON AVE
3225 MCLEOD DR STE 100
16565 DAWSON AVE
16577 DAWSON AVE
16589 DAWSON AVE
16601 DAWSON AVE
16613 DAWSON AVE
16625 DAWSON AVE

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CALABASAS	CA	91302
CALDWELL	ID	83607
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CALDWELL	ID	83607
CALDWELL	ID	83607
MONROE	OR	97456
CALDWELL	ID	83607

December 13, 2023

Trilogy

9839 W. Cable Car Street, Suite 101

Boise, ID 83709

RE: Neighborhood Meeting Notice for Emery Sky Planned Unit Development, Annexation and Subdivision

To whom it may concern,

You are invited to a neighborhood meeting to discuss our proposed Emery Sky Planned Unit Development, Annexation and Subdivision we are proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

Meeting Date: January 3rd, 2024

Meeting Time: 6pm

Meeting Location: Caldwell Public Library - 1010 Dearborn St., Caldwell, ID 83605

Project Summary:

Emery Sky Planned Unit Development, Annexation and Subdivision encompasses approximately 37.73 acres at the northwest corner of Lake Avenue and Moss Street (planned extension) intersection. The project proposes a mix of 264 residential housing units including 4-plexes, alley loaded townhomes, patio homes and single-family detached homes. The project also includes a daycare site along with ample open space and related open space amenities.

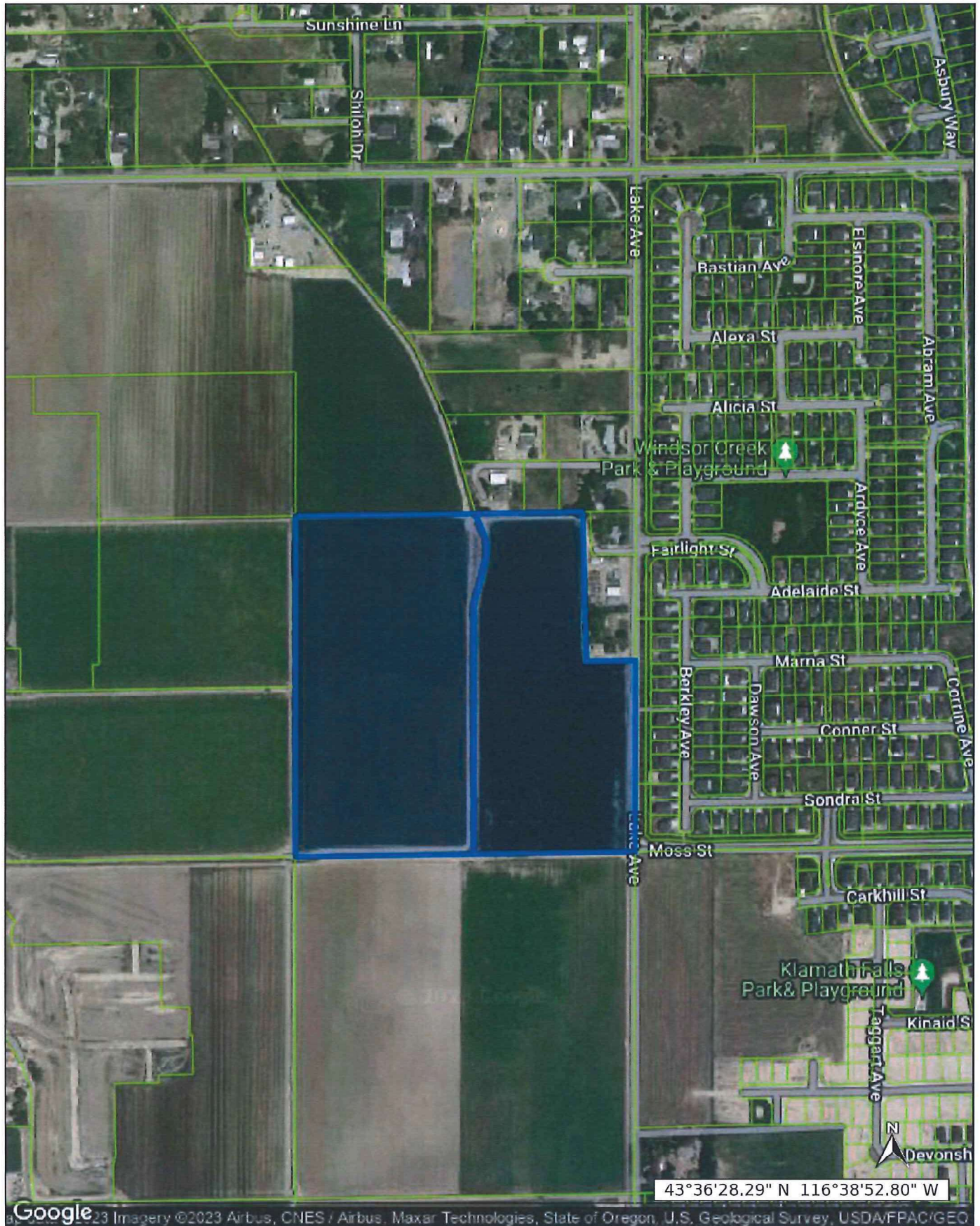
If you would like to contact us ahead of the meeting, please feel free to reach us at *Bonnie Layton* 208-342-5400 or bonnie.layton@nv5.com.

Thank you,



Bonnie Layton

Project Site Caldwell, Idaho



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

Start Time of Neighborhood Meeting: 6pm

End Time of Neighborhood Meeting: 7:20pm

January 3, 2024

Those in attendance please print your name and address.

If no one attended, Applicant please write across this form "No one attended".

<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1. <u>Renee Heedt</u>	<u>16671 Lake Ave Caldwell, Id 83607</u>
2. <u>Roseanna Block</u>	<u>16225 Lake Ave Caldwell 83607</u>
3. <u>Eric Block</u>	<u>" "</u>
4. <u>Erik Block Jr</u>	<u>" "</u>
5. <u>Gary Heedt 208-459-1238</u>	<u>16671 LAKE AVE. CALDWELL 83607</u>
6. <u>Rherdt9166@gmail.com</u>	
7. _____	
8. _____	
9. _____	
10. _____	
11. _____	
12. _____	
13. _____	
14. _____	
15. _____	
16. _____	

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:

Mixed use PUD
with a variety of housing types and
a location for a day care.

Date of Round Table meeting: 9/14/23

Notice sent to neighbors on: 12/15/23

Date & time of the neighborhood meeting: 1/3/24 @ 6pm

Location of the neighborhood meeting: Caldwell Public Library
1010 Dearborn Street, Caldwell, ID

Developer/Applicant:

Name: Bonnie Layton - NV5

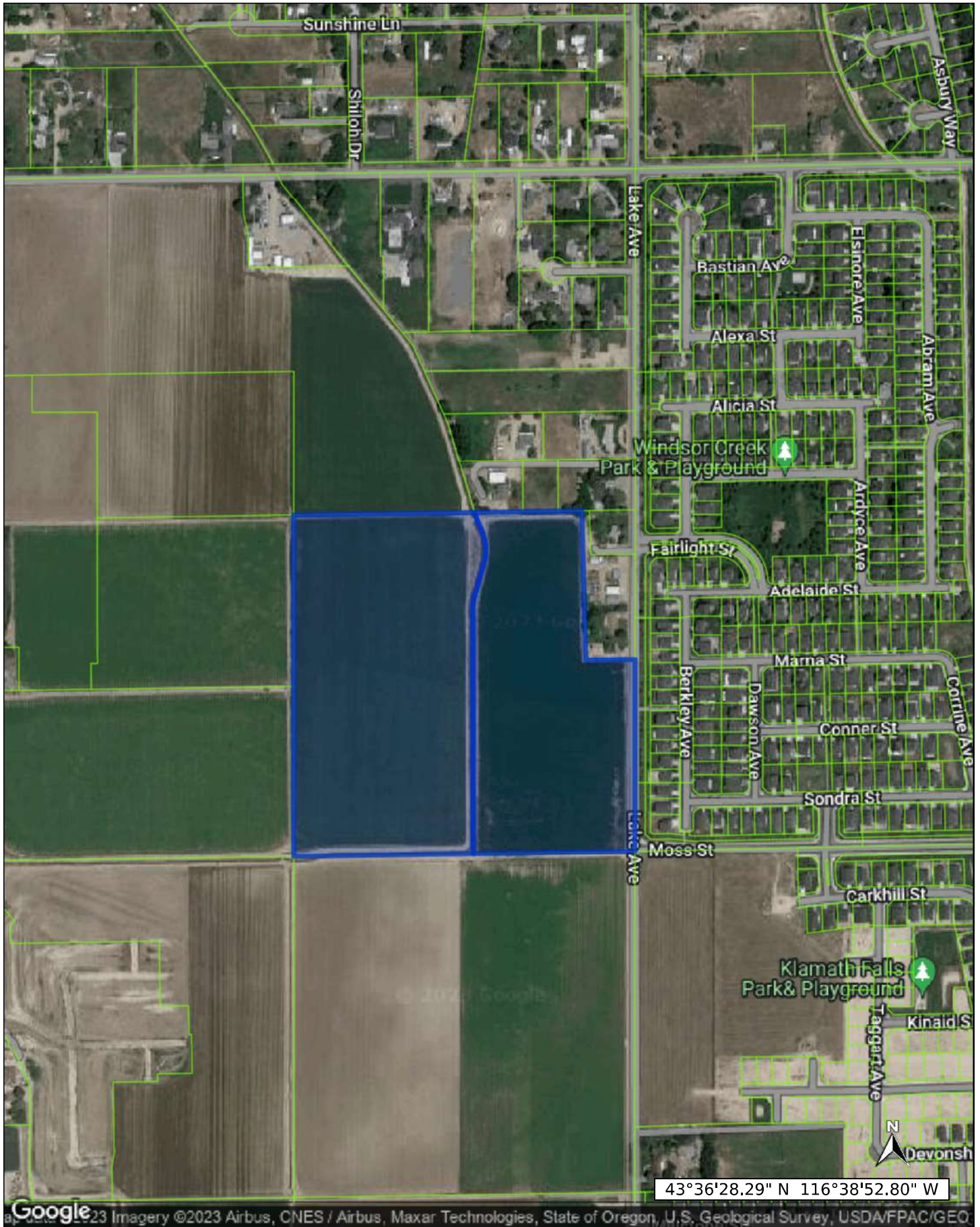
Address, City, State, Zip: 690 S. Industry Way, Ste 10, Meridian, ID 83642

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 1/3/24

Emery Sky Caldwell, Idaho



Google Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, State of Oregon, U.S. Geological Survey, USDAFPAC/Geo