



quick search:

Address

Permit #

License #



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

Permit Project



File #: 22-004790 ...
 0 W LOGAN ST CALDWELL ID 83605
 Logan Village Multi-Family

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

EDIT:
File

Edit Permit: SUP22-000033



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

Permit #: SUP22-000033
 Permit Type: Special Use Permit
 Sub Type: Special Use
 Work Description: Logan Village Multi-Family
 NARRATIVE AND SITE PLAN SAVED IN DOCUMENTS

Applicant: Will Mason
 Status: Online Application Received
 Application Date: 12/22/2022
 Total Amount: \$ 0.00
 Approval Date:
 Amount Paid: \$ 0.00
 Issue Date:
 Balance Due: \$ 0.00
 Expiration Date:
 Valuation: 0.00
 Close Date:
 Non-Billable:
 Last Inspection:

- REPORTS:
- Custom
- Detail
- Summary

OFFICE USE ONLY

HE Hearing Date Scheduled: HE Decision:
 CC Hearing Date Scheduled: CC Decision:

PROPERTY INFORMATION

Is this part of a concurrent application?: No
 Prior use of the property: Undeveloped
 Proposed use of the property: Multi-family
 # of Acres: More than 2 acres

CONTACT INFORMATION

Applicant Name: Dinn Lawson
 Address: 924 S 3rd St Ste B
 City: Nampa
 State: Idaho
 Zip: 83651
 Phone: 208-454-0256

A-1

Email:

Address:

State:

Phone:

Property Owner:

different than applicant):

City:

Zip:

Agent Name:

SUBMITTAL DOCUMENTS

Completed & signed

Master Land Use Application:

Photographs of existing site conditions:

Copy of Neighborhood Meeting Mailing List:

Copy of Neighborhood meeting Sign in Sheet:

Narrative fully describing the reason and proposed special use. Include information on # of employees, hours and days of operation, existing off-street parking stalls, and any proposed alterations, changes or additions to existing buildings, and conformance with city codes.:

Site Plan (show existing and proposed streets, buildings, utilities, parking, easements, canals, ditches, etc):

Recorded Warranty Warranty DEED.pdf

Deed for the subject property or evidence of property interest to subject property:

Property Owner Property Owner


Acknowledgement: Acknowledment - 0 W Logan St, Caldwell.pdf

Copy of Neighborhood Meeting Letter Sent:


Metes and bounds legal description:

Vicinity Map to scale labeling the location of the property and adjacent streets:

Building Elevations (colored) showing front, sides, and rear of building. Include scale, legend, materials, colors, screening materials, lighting, entryways, and awnings:

Detailed Landscape 

Plan to scale, indicating type, size and location of all existing and proposed plant materials and other ground covers, the size of plants at planting and maturity, existing vegetation labeled to remain or to be removed, method of irrigation, cross-sections through areas of special features, berms, retaining walls, etc., and footprints of all structures:

By checking this 

box, I certify that all information provided is true to the best of my knowledge and that I have the authority to submit this application. I also understand that the application acceptance date and the scheduling of hearings will not take place until ALL required documents and applications have been submitted and accepted by the P&Z Department, and all fees have been received. In addition, I also acknowledge that the applicant or applicant's representative MUST attend all public hearings:




Applicant Name: Dinn Lawson

Applicant Signature: [signature.png](#) 

Date: 12/22/2022

 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

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

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

STAFF USE ONLY:

File number(s): SUP22-000033

Project name: Logan Village

Date filed: _____ Date complete: _____

Related files: _____

Subject Property Information

Address: 0 West Logan Street Parcel Number(s): R0573200000

Subdivision: Pioneer Sub Block: 44 Lot: _____ Acreage: 5.4 Zoning: R3

Prior Use of the Property: Vacant

Proposed Use of the Property: Multi-Family

Applicant Information:

Applicant Name: Terra Novus, LLC, Robert Ritter, Manager Phone: _____

Address: PO Box 4067 City: Boise State: ID Zip: 83711

Email: _____ Cell: 208-353-2242

Owner Name: Terra Novus, LLC, Robert Ritter, Manager Phone: _____

Address: PO Box 4067 City: Boise State: ID Zip: 83711

Email: _____ Cell: _____


Agent Name: (e.g., architect, engineer, developer, representative) Mason & Associates, Inc.

Address: 924 3rd Street S, Ste B City: Nampa State: ID Zip: 83651

Email: acuellar@masonandassociates.us Cell: 208-454-0256

Authorization

Print applicant name: Terra Novus, LLC, Robert Ritter, Manager

Applicant Signature:  Date: 12/21/22

A-1

Mason & Associates Inc.

Phone (208) 454-0256 • Fax (208) 467-4130

Professional Engineers,
Land Surveyors
& Planners

924 3rd Street South, Suite B
Nampa, ID 83651

LETTER OF TRANSMITTAL

Date <u>1/12/23</u>	Job No. <u>DE/620</u>
Attention:	
Re:	
<u>Sup Payment</u>	

TO: City of Caldwell
Development Services

Attached Under separate cover Hand delivery
 Via _____ the following items
 Shop drawings Prints Plans Engineer's report Specifications
 Copy of letter Original mylar Other _____

Copies	Date	No.	Description
<u>1</u>	<u>1/12/23</u>		<u>Payment Sup 22-000033</u>
			<u>CHK# 234083 \$12,742.95</u>

Transmitted as checked below:

For approval Approved as submitted Resubmit Copies for approval
 For your use Approved as noted Submit Copies for distribution
 As requested Returned for corrections Return Corrected prints
 For review & comment
 For bid due by _____

REMARKS _____

Please Advise with any questions.

Signed: Dim Lawson

Copy to: _____

Received By: [Signature] Date 1-12-23

A1

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

	Planning & Zoning		Engineering		Fire Department		Totals
Comprehensive Plan Amendment							
Map amendment	10260	1	\$				\$
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		\$	12511	\$	22025	\$
Short plat	10180		\$	12512	\$	22025	\$
PUD w Subdivision	10210		\$	12513	\$	22025	\$
PUD w/o Subdivision	10210		\$	12513	\$	22025	\$
Final Plat	10180		\$	12512	\$	22025	\$
Manufactured Home Park Prelim	10190		\$	12520	\$	22025	\$
Manufactured Home Park Final	10190		\$	12520	\$	22025	\$
Plat Amendment (Administrative)	10280		\$				\$
Plat Amendment (Public Hearing)	10280		\$				\$
Time Extension (Administrative)	10280		\$				\$
Time Extension (Public Hearing)	10280		\$				\$
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	1	\$ 2,173.00	12530	1	\$ 472.05	\$ 97.90
More than 20 acres	10200		\$	12530	\$	22025	\$
Additional Fees							
	10290		\$				\$

NOTICE TO CUSTOMER: THIS DOCUMENT HAS A TRUE WATERMARK. ABSENCE OF THIS FEATURE WILL INDICATE A COPY.

The purchase of an indemnity/surety bond may be required before any cashier's check of this Bank will be replaced in the event it is lost, misplaced, stolen, or destroyed.



234083

92-358/1241

December 16, 2022

\$2,742.95

PAY TO THE ORDER OF: City of Caldwell ***

**** Two Thousand Seven Hundred Forty Two and 95/100 ****

Dollars

Memo SUP Application Fee; Logan

REMITTER Terra Novus LLC

Meloni Christian

Authorized Signature

Legal Non-Conforming Use Letter								
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		\$					\$
			\$ 2,173.00		\$ 472.05		\$ 97.90	\$ 2,742.95
SUP22-000033	LOGAN VILLAGE							
0 W. LOGAN ST	R0573200000						GRAND TOTAL	\$ 2,742.95



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
Email: wmason@masonandassociates.us

NARRATIVE
SPECIAL USE PERMIT
MULTI-FAMILY

A special use permit is requested for multi-family housing on parcel R0573200000 located along Logan Avenue. The subject parcel borders to the east a piece of land that was recently approved for a 64-unit multi-family housing. Both parcels are currently zoned R-3 in the City of Caldwell.

Logan Village is a proposed multi-family development in the vicinity of Marshall Avenue on the north side of Logan Street in Caldwell, Idaho. The proposed project consists of 58 units on approximately +/-5.4 acres. The development is designed to support the shortage of affordable housing within city limits for professionals and families including nearby business and organizations like West Valley Medical Center. With proximity to employment and amenities, the development will afford residents a high degree of walk-ability to help reduce traffic as well as provide convenience. The project design has a mix of 6, 8 and 12 unit buildings with walking paths, open space and recreation areas for the community. Unit configurations will likely range from 1 to 3 bedrooms with most being 2 bedroom, 2 bath, and the project affords sufficient parking within the complex to support the residents. While the primary access point of the project is on Logan Street, Marshall Avenue will provide an alternate egress point for residents. Logan Village is a perfect fit for the needs of the community and nicely fills a community need for well planned residential development.

Sarah Davis

From: William Mason <wmason@masonandassociates.us>
Sent: Monday, January 9, 2023 5:24 PM
To: Sarah Davis; Angie Cuellar
Cc: Dinn Lawson
Subject: RE: SUP22-000033 Missing Documents

Sarah,

That is correct. Our client would like to have the landscaping plan double as the site plan.

Thanks.

-William J. Mason, P.E.
Mason & Associates, Inc.



Professional Engineers, Land Surveyors and Planners
924 3rd St. So., Suite B, Nampa, ID 83651
Ph (208) 454-0256 Fax(208) 467-4130
e-mail: wmason@masonandassociates.us

From: Sarah Davis <sdavis@cityofcaldwell.org>
Sent: Monday, January 9, 2023 4:11 PM
To: Angie Cuellar <acuellar@masonandassociates.us>
Cc: William Mason <wmason@masonandassociates.us>; Dinn Lawson <dlawson@masonandassociates.us>
Subject: RE: SUP22-000033 Missing Documents

Just to confirm, the site plan attached is a landscape plan. The intent is to use it as the site plan as well?

Sarah

From: Angie Cuellar <acuellar@masonandassociates.us>
Sent: Monday, January 9, 2023 10:37 AM
To: Sarah Davis <sdavis@cityofcaldwell.org>
Cc: William Mason <wmason@masonandassociates.us>; Dinn Lawson <dlawson@masonandassociates.us>
Subject: FW: SUP22-000033 Missing Documents

Sarah,

Attached are the documents requested. The site plan is the one the client would like to use. If the City needs something else let me know.

Angie Cuellar, Planner



Professional Engineers, Land Surveyors and Planners

924 3rd St. So., Suite B, Nampa, ID 83651

Ph (208) 454-0256 Fax(208) 467-4130

e-mail: acuellar@masonandassociates.us

From: sdavis@cityofcaldwell.org <sdavis@cityofcaldwell.org>

Sent: Friday, January 6, 2023 4:50 PM

To: William Mason <wmason@masonandassociates.us>

Subject: SUP22-000033 Missing Documents

SUP22-000033 Missing Documents

Hi Will,

I need a couple more documents for you before I post fees. Would you please email me your narrative and a site plan?

Thank you kindly!

Sarah

Total Control Panel

[Login](#)

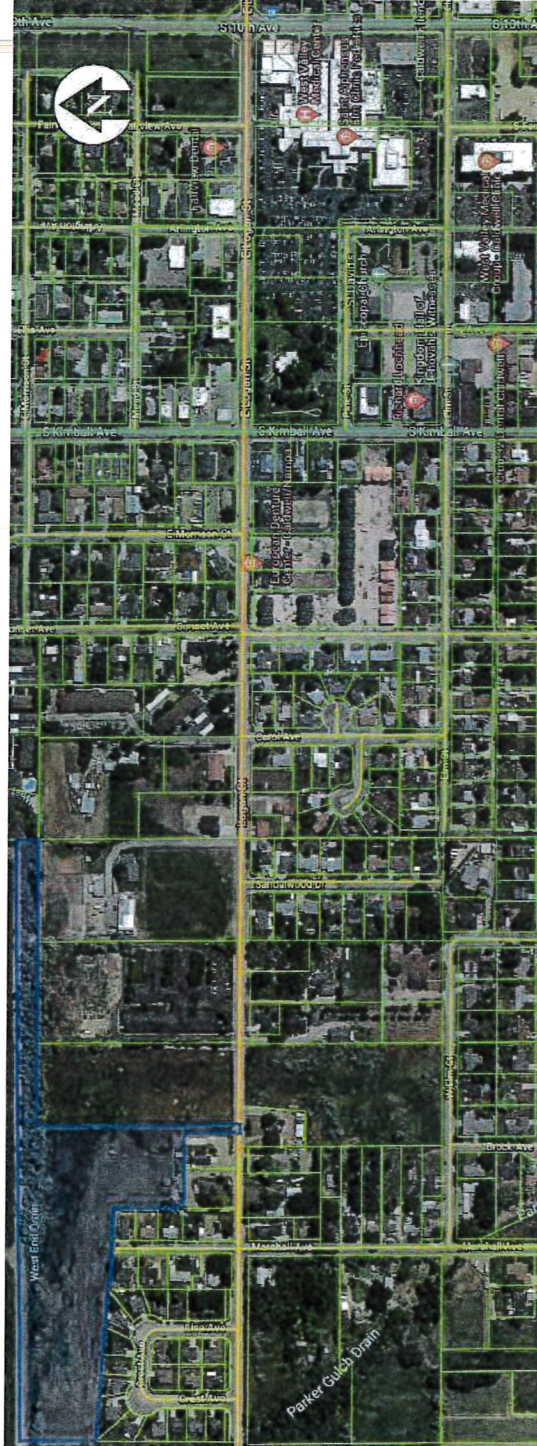
To: sdavis@cityofcaldwell.org

[Remove](#) this sender from my allow list

From: wmason@masonandassociates.us

You received this message because the sender is on your allow list.

VICINITY MAP





Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Suite B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

December 12, 2022

Dear Property Owner and Neighbor,

AMENDED DATE- The meeting date of the 22nd was typed in error. The neighborhood meeting will be held on December 21st at the location below. Thank you.

You are invited to participate in a neighborhood meeting on December 21, 2022 starting at 5pm. This meeting will be held at Empire Title, 211 E Logan, Ste 101. Please see attached exhibit to view the property that will be discussed at the neighborhood meeting.

There will be a request to the City of Caldwell for a Special Use Permit to allow multi-family housing on this property.

Please attend the neighborhood meeting to have your questions answered.

Thank you,

Angie Cuellar, Planner
Mason & Associates, Inc.

A-5

SIMPLOT FEED LOTS INC
PO BOX 27
BOISE, ID 83707

SIMPLOT FEED LOTS INC
PO BOX 27
BOISE, ID 83707

MVA PARKVIEW CALDWELL LLC
1100 W IDAHO ST, STE 630
BOISE, ID 83702

MVA PARKVIEW CALDWELL LLC
1100 W IDAHO ST, STE 630
BOISE, ID 83702

MVA PARKVIEW CALDWELL LLC
1100 W IDAHO ST, STE 630
BOISE, ID 83702

LUISA MENDOZA
404 W LOGAN STREET
CALDWELL, ID 83605

JENNY & DENNIS MARSON
502 W LOGAN STREET
CALDWELL, ID 83605

LOGAN PARK ASSOC LTD
612 W LOGAN STREET
CALDWELL, ID 83605

SCHMIDT INVESTMENTS LP
1016 W SANETTA STREET
NAMPA, ID 83651

AARON DOUGHTY
5299 N LAKEMONT LN
BOISE, ID 83714

TIM HEALY
1301 ARTHUR STREET
CALDWELL, ID 83605

KATIE & DARRYL SMITHERMAN
815 LOGAN
CALDWELL, ID 83605

GENE POWELL
819 W LOGAN STREET
CALDWELL, ID 83605

KAREN GARDNER
823 W LOGAN STREET
CALDWELL, ID 83605

KATRINA & STEPHEN FOX
804 W LOGAN STREET
CALDWELL, ID 83605

AMANDA WILLIS & CONNER
COOPER
806 W LOGAN STREET
CALDWELL, ID 83605

KATE & ROBERT STANCLIFF
824 W LOGAN STREET
CALDWELL, ID 83605

JOSHUA MURPHY
1615 MARSHALL AVE
CALDWELL, ID 83605

EVAN MILLER
1605 MARSHALL AVE
CALDWELL, ID 83605

SHELLY GREVER & JOAN SPENCER
1521 MARSHALL AVE
CALDWELL, ID 83605

CHERYL & JOSHUA HAYES
1606 MARSHALL AVE
CALDWELL, ID 83605

ANTHONY GARCIA
1604 MARSHALL AVE
CALDWELL, ID 83605

GRETCHEN KURTZ & WAYNE
WALLIS
1602 MARSHALL AVE
CALDWELL, ID 83605

KATHRYN LARSON
1600 MARSHALL AVE
CALDWELL, ID 83605

CARL ANDERSON HOA
505 S 7TH AVE
CALDWELL, ID 83605

KRISTEN VANSCHOIACK
910 W LOGAN STREET
CALDWELL, ID 83605

LETICIA & EDMUNDO LUNA
1613 LISA AVE
CALDWELL, ID 83605

LONNIE DICKSON
1607 LISA AVE
CALDWELL, ID 83605

CILVINA VALENCIA
908 PIKES PEAK STREET
CALDWELL, ID 83605

ALBERTO ARROYO
920 PIKES PEAK STREET
CALDWELL, ID 83605

CAROL OREAR
1004 PIKES PEAK STREET
CALDWELL, ID 83605

RICHARD SILER
1016 PIKES PEAK STREET
CALDWELL, ID 83605

SABRINA & DAVID BOWMAN
1022 PIKES PEAK STREET
CALDWELL, ID 83605

PATRICIA SANCHEZ
1604 CREST AVE
CALDWELL, ID 83605

CONNIE BLELE
1612 CREST AVE
CALDWELL, ID 83605

BESSIE SELLS
1618 CREST AVE
CALDWELL, ID 83605

CANDACE MARTINEAU
1712 E HANDEL STREET
MERIDIAN, ID 83646

ROBERT HELTON
1007 PIKES PEAK STREET
CALDWELL, ID 83605

MARGY & TIMOTHY VANZANT
305 N HULLEN PL
STAR, ID 83669

MARIE JEPPESEN
1623 CREST AVE
CALDWELL, ID 83605

KEYTE BEHUNIN
524 3RD ST SOUTH, STE 149
NAMPA, ID 83651

FAITH & NATHAN MIKITA
5737 W DONATELLA ST
EAGLE, ID 83616

SHIRLEY MCCASLIN & IZACC
RUPP
1620 LISA AVE
CALDWELL, ID 83605

CRISTELA REDON-CEJA
1619 EMERALD AVE
CALDWELL, ID 83605

GINGER & RONALD PHILLIPS
1601 EMERALD AVE
CALDWELL, ID 83605

GINGER & RONALD PHILLIPS
1601 EMERALD AVE
CALDWELL, ID 83605

GINGER & RONALD PHILLIPS
1601 EMERALD AVE
CALDWELL, ID 83605

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

Start Time of Neighborhood Meeting: 5:00 PM

End Time of Neighborhood Meeting: 5:46 PM

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

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

- 1. DAVID BOWMAN 1022 Pikes Peak St
- 2. Sabrina Bowman 1022 Pikes Peak St
- 3. Patricia Sanchez 1604 Crest Ave
- 4. CAROL OREAR 1004 Pikes Peak St
- 5. JUAN ECILVINA Valencia 908 pikes peak st
- 6. ROBERT HELTON 1007 PIKES PEAK ST
- 7. WAYNE WALLIS 1602 Marshall Ave
- 8. ~~Source / Dele~~ 1612 Sweet Ave Caldwell
- 9. Amanda Willis Cooper 806 W Logan St
- 10. KEYTE BETHUNIN 923 PIKES PEAK ST
- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____
- 17. _____
- 18. _____
- 19. _____

A-5

- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____

Neighborhood Meeting Certification:

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

Description of the proposed project: Logan Village Apartments - SUP

Date of Round Table meeting: 7/15/21 10:00 am

Notice sent to neighbors on: 12/12/2022

Date & time of the neighborhood meeting: 12/21/2022 5:00 pm

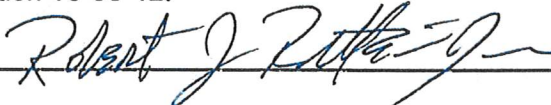
Location of the neighborhood meeting: 211 E Logan St, Ste 101, Caldwell

Developer/Applicant:

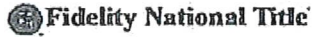
Name: Terra Novus, LLC

Address, City, State, Zip: PO Box 4067, Boise, ID 83711

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 12/22/2022

A-5



Escrow No.: 34602021993-KY

2021-077614
 RECORDED
11/10/2021 01:47 PM
 CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
 Pgs=7 LBERG \$15.00
 TYPE: DEED
 FIDELITY NATIONAL TITLE - BOISE
 ELECTRONICALLY RECORDED

2021-076557
 RECORDED
11/05/2021 12:54 PM
 CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
 Pgs=4 HCRETAL \$15.00
 TYPE: DEED
 FIDELITY NATIONAL TITLE - BOISE
 ELECTRONICALLY RECORDED

*Re-Record to fix legal

WARRANTY DEED

FOR VALUE RECEIVED

Raymond L. Roark, Successor Trustee of the Roark 1996 Revocable Trust established August 15th, 1996

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Terra Novus LLC, a Wyoming limited liability company

GRANTEE(S), whose current address is: **5531 N Glenwood St., Boise, ID 83714**

the following described real property in Canyon County, Idaho, more particularly described as follows, to wit:

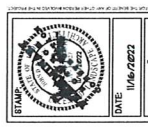
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 5th day of November, 2021.

A-6



DATE: 11/07/2022

South Beck & Baird
 2025 S. 500th Ave
 Boise, ID 83725
 208.342.9925
 www.southbeck.com

David L. Beck
 P.E., No. 12487
 David L. Baird
 P.L.A., No. 2113

South Beck & Baird
 2025 S. 500th Ave
 Boise, ID 83725
 208.342.9925
 www.southbeck.com

Copyright © 2022

REVISIONS	DATE	DESCRIPTION

OVERALL LANDSCAPE PLAN

Logan Street Apartments

O. W. Logan Sr.
 Caldwell, ID 83607

DRAWN BY: ALU
 CHECKED BY: JDR
 PROJECT NUMBER: 22-293
 SHEET: NM

SPECIAL USE PERMIT

LOGAN STREET APARTMENTS
 A PARCEL OF LAND, LOCATED IN
 THE S1/2 OF THE NW1/4 SECTION 28, T. 4N., R. 3W., B.M.,
 CALDWELL, CANYON COUNTY, IDAHO
 NOVEMBER 2022

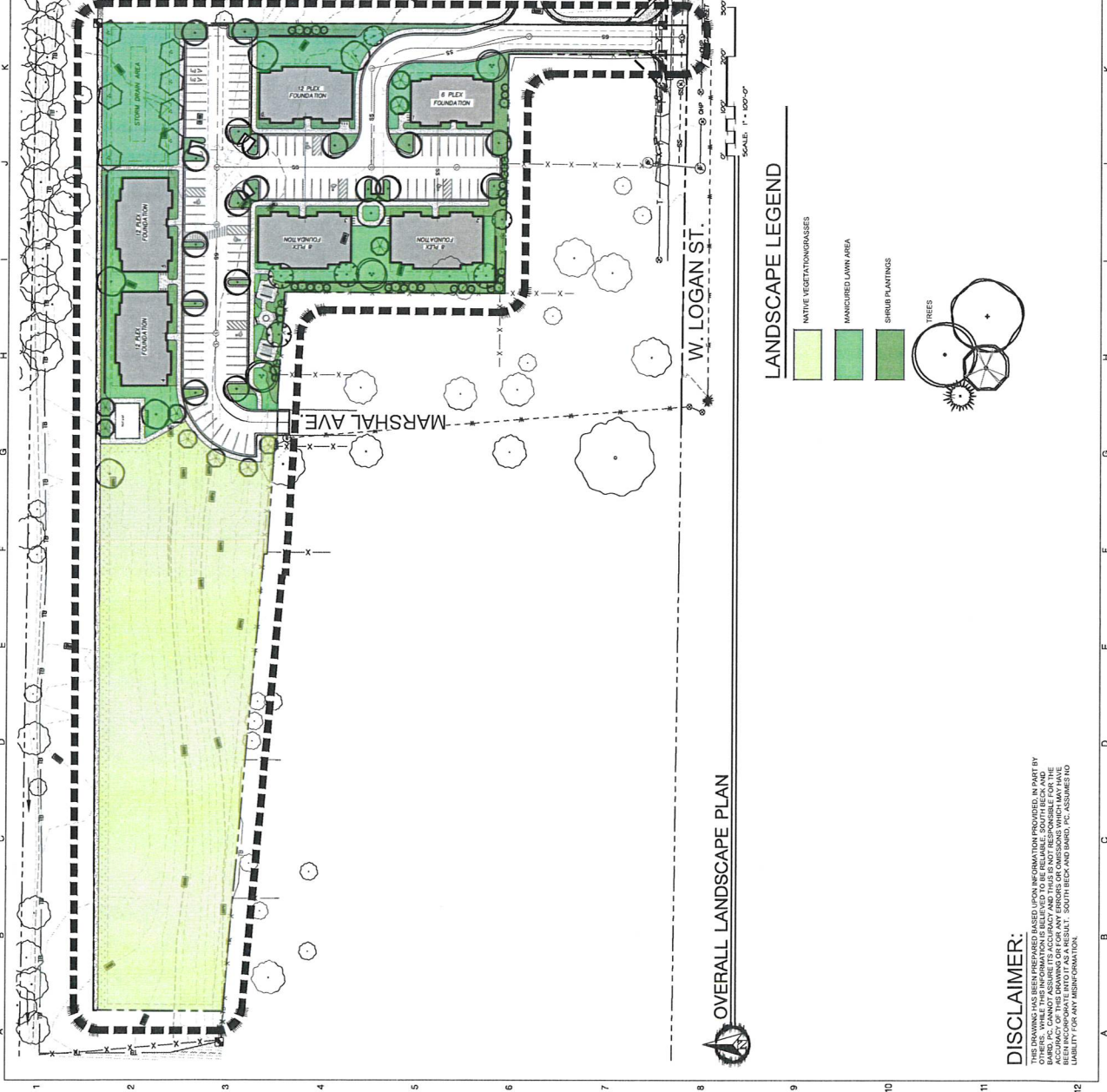
VICINITY MAP

SITE DEVELOPMENT FEATURES

TOTAL AREA:	62.5 AC OR 2,611,713 SF
RESIDENTIAL ZONING:	R-5
SETBACKS:	FRONT 25', SIDE 10', REAR 10'
MULTIFAMILY PARKING:	REQUIRED: 1 PER UNIT MAX.
BICYCLE PARKING:	REQUIRED: 1 PER UNIT MAX.
RESIDENTIAL UNITS:	112 UNITS
BUILDING COVERAGE:	29.71% (MAX)
VEHICULAR LANDSCAPE:	20,713 SF = 12.8%
LANDSCAPE LANDSCAPE:	54,498 SF = 21.6%
QUALIFIED COMMON AREA:	50,908 SF = 21.6%
REQUIRED QUALIFIED AREA:	10,000 SF = 16.1%

LANDSCAPING INFORMATION

- * BUFFER ZONES (NO ACCESS CONNECTIONS ONLY - NO FRONTAGE)
- * LANDSCAPE BUFFERS BETWEEN LOTS
- * NORTH BOUNDARY, CLASS B & CLASS B (NO BUFFER REQUIRED)
- * EAST BOUNDARY, CLASS B & CLASS B (NO BUFFER REQUIRED)
- * SOUTH BOUNDARY, CLASS B & CLASS B (NO BUFFER REQUIRED)
- * WEST BOUNDARY, CLASS B & CLASS B (NO BUFFER REQUIRED)
- * CLASS B TREES @ 1/25' = 24 TREES REQUIRED
- * CLASS B TREES @ 1/25' = 32 EVERGREEN TREES REQUIRED
- * CLASS B TREES @ 1/25' = 32 EVERGREEN TREES REQUIRED
- * SHRUBS @ 1/4' = 150 SHRUBS PROPOSED
- * SHRUBS @ 1/4' = 150 SHRUBS PROPOSED
- * WEST BOUNDARY, CLASS B & CLASS B (NO BUFFER, NO LANDSCAPE IMPROVEMENTS INCORPORATED)
- * PATHWAY LANDSCAPING:
- * 1' STRIP OF MICROPATHWAYS
- * SHRUBS @ 1/4' (MIN.) = 4 TREES PROPOSED
- * SHRUBS @ 1/4' (MIN.) = 4 TREES PROPOSED
- * SHRUBS @ 1/4' (MIN.) = 4 TREES PROPOSED
- * MITIGATION FOR REMOVAL OF EXISTING TREES:
- * ALL EXISTING TREES TO BE REMOVED ARE EITHER NURSANCE TREES OR
- * TREES WITH A DBH OF 8" OR SMALLER. THESE TREES WILL BE REPLANTED
- * WITH THE CITY CENTER IN THE FIELD OR IN ANY EXISTING TREES
- * ARE DAMAGED OR REMOVED.
- * SITE AMENITIES:
- * MICROPATHWAY CONNECTIONS, OPEN GRAVEL PLAY AREAS,
- * PARK BENCHES, PICNIC AREA, SHELTER, BIKES, FIRE PIT



DISCLAIMER:

THE DRAWINGS, SPECIFICATIONS, AND ALL INFORMATION PROVIDED HEREIN IS FOR INFORMATION PURPOSES ONLY. THE USER OF THIS INFORMATION IS BELIEVED TO BE RELIABLE. SOUTH BECK AND BAIRD, INC. AND ALL OTHERS ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY OCCUR IN THE ACCORDANCE OF THIS DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY OCCUR IN THE ACCORDANCE OF THIS DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY OCCUR IN THE ACCORDANCE OF THIS DRAWING. SOUTH BECK AND BAIRD, INC. ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.

Property Owner Acknowledgement

I, Robert Ritter, the record owner for real property addressed as 0 W. Logan St., Caldwell, ID 83607, am aware of, in agreement with, and give my permission to Mason & Associates Inc., 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 12/22/2022 day of DECEMBER, 2022

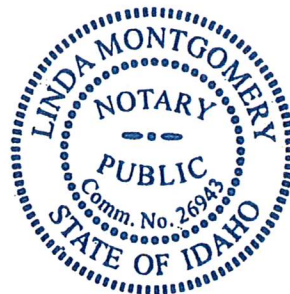
Robert J Ritter
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Linda Montgomery, a Notary Public, do hereby certify that on this 22nd day of December, 2020,²⁰²² personally appeared before me Robert Ritter, 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.

Linda Montgomery
NOTARY PUBLIC FOR IDAHO
Residing at Boise, Idaho
My Commission Expires 9-13-27





Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

e-mail: dholzhey@masonandassociates.us

METES & BOUNDS DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOCKS 44 AND 45 OF PIONEER SUBDIVISION, FILED IN BOOK 4, PAGE 52, OFFICIAL RECORDS, AND LYING SOUTH OF THE PARKER DRAIN AS CREATED IN QUITCLAIM DEED RECORDED FEBRUARY 7, 1916 AS INSTRUMENT NO. 71604 LYNING IN THE S1/2 NW1/4 OF SECTION 28, T4N, R3W, BOISE MERIDIAN, CANYON COUNTY, IDAHO,

COMMENCING AT THE SOUTHWEST CORNER OF THE S1/2 NW1/4;

THENCE S 89° 20' 52" E., 694.94 FEET ALONG THE SOUTH BOUNDARY OF THE S1/2 NW1/4 TO THE SOUTHWEST CORNER OF LOGAN'S CREST SUBDIVISION;

THENCE N 00° 39' 05" E., 458.07 0.00 FEET ALONG THE WEST BOUNDARY OF LOGAN'S CREST SUBDIVISION TO THE NORTHWEST CORNER OF LOGAN'S CREST SUBDIVISION MARK WITH A FOUND 5/8" PIN PLS 3627;

THENCE S 85° 05' 31" E., 31.25 FEET ALONG THE NORTHERLY BOUNDARY OF LOGAN'S CREST SUBDIVISION TO THE POINT OF BEGINNING;

THENCE ALONG THE RIGHT OF WAY OF THE WEST END DRAIN & PARKER DRAIN PER QUITCLAIM DEED 71604 THE FOLLOWING COURSES AND DISTANCES;

THENCE N 00° 28' 26" E., 131.10 FEET;

THENCE N 89° 56' 26" E., 993.79 FEET TO A FOUND A 5/8" PIN LS 6605;

THENCE LEAVING SAID RIGHT OF WAY S. 00° 08' 23" W., 599.21 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SE1/4 NW1/4;

THENCE N 89° 20' 58" W., 29.83 FEET ALONG THE SOUTH BOUNDARY OF THE SE1/4 NW1/4;

THENCE N 00° 08' 21" E., 180.01 FEET TO A FOUND 1/2" PIN LS 3627;



Professional Engineers, Land Surveyors and Planners

Page 1 of 2

A-10

THENCE N 89° 21' 03" W., 241.76 FEET;

THENCE N 00° 19' 15" E., 224.99 FEET TO A FOUND 1/2" PIN;

THENCE N 86° 26' 59" W., 110.99 FEET TO A FOUND 5/8" PIN PLS 8960;

THENCE S 00° 14' 09" W., 00.27 FEET;

THENCE N 89° 19' 58" W., 37.00 FEET TO A FOUND 5/8" PIN PLS 8960;

THENCE N 00° 14' 09" E., 2.16 FEET TO A FOUND 5/8" PIN PLS 8960;

THENCE N 86° 29' 32" W., 116.48 FEET TO A FOUND 5/8" PIN PLS 8960;

THENCE N 00° 05' 23" E., 3.23 FEET TO A FOUND 5/8" PIN PLS 6901 BEING THE NORTHEAST CORNER OF LOGAN'S CREST SUBDIVISION;

THENCE N 85° 05' 31" W., 461.20 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 5.421 ACRES, MORE OR LESS.

SUBJECT TO: ALL EXISTING RIGHTS OF WAY AND EASEMENTS OF RECORD OR IMPLIED APPEARING ON THE ABOVE-DESCRIBED PARCEL OF LAND.

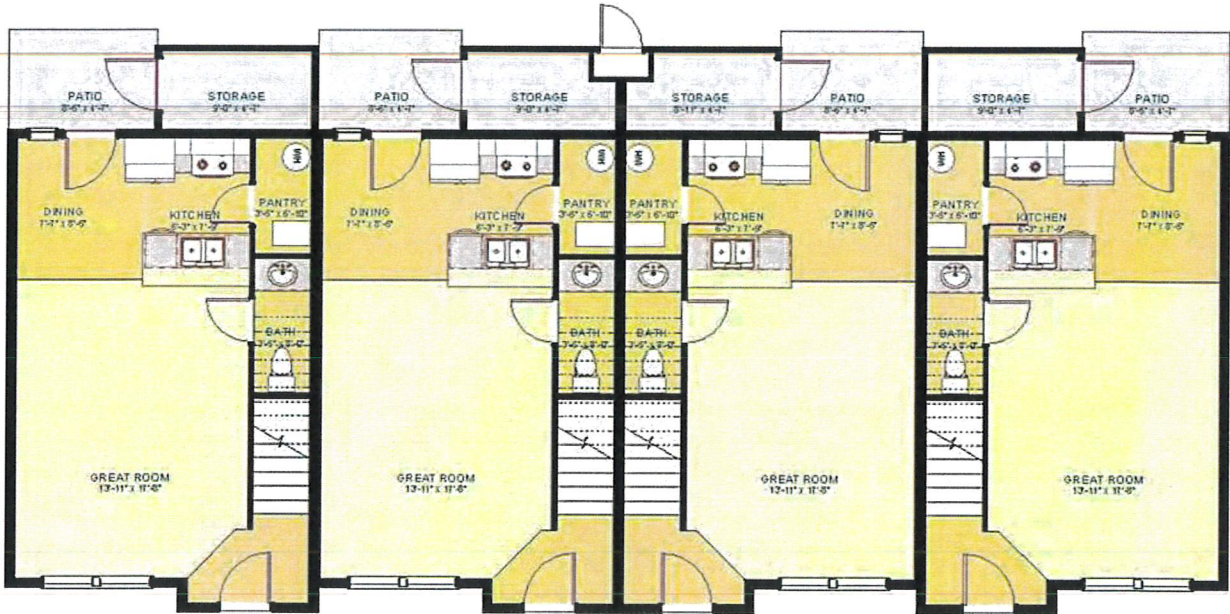


CONTEMPLATED ELEVATIONS

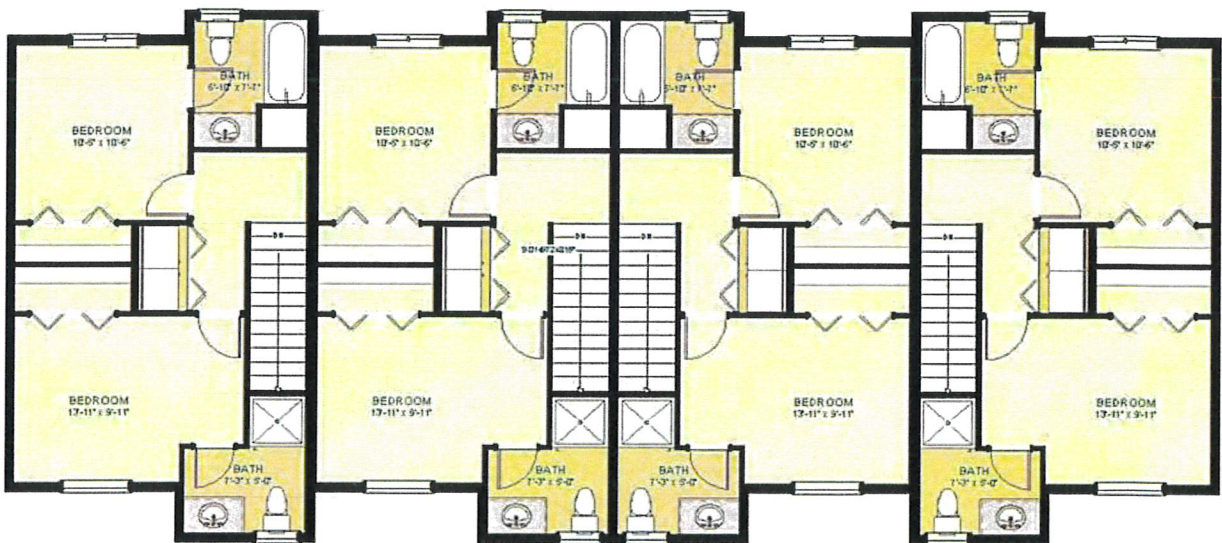


CONTEMPLATED FLOOR PLANS

1ST FLOOR

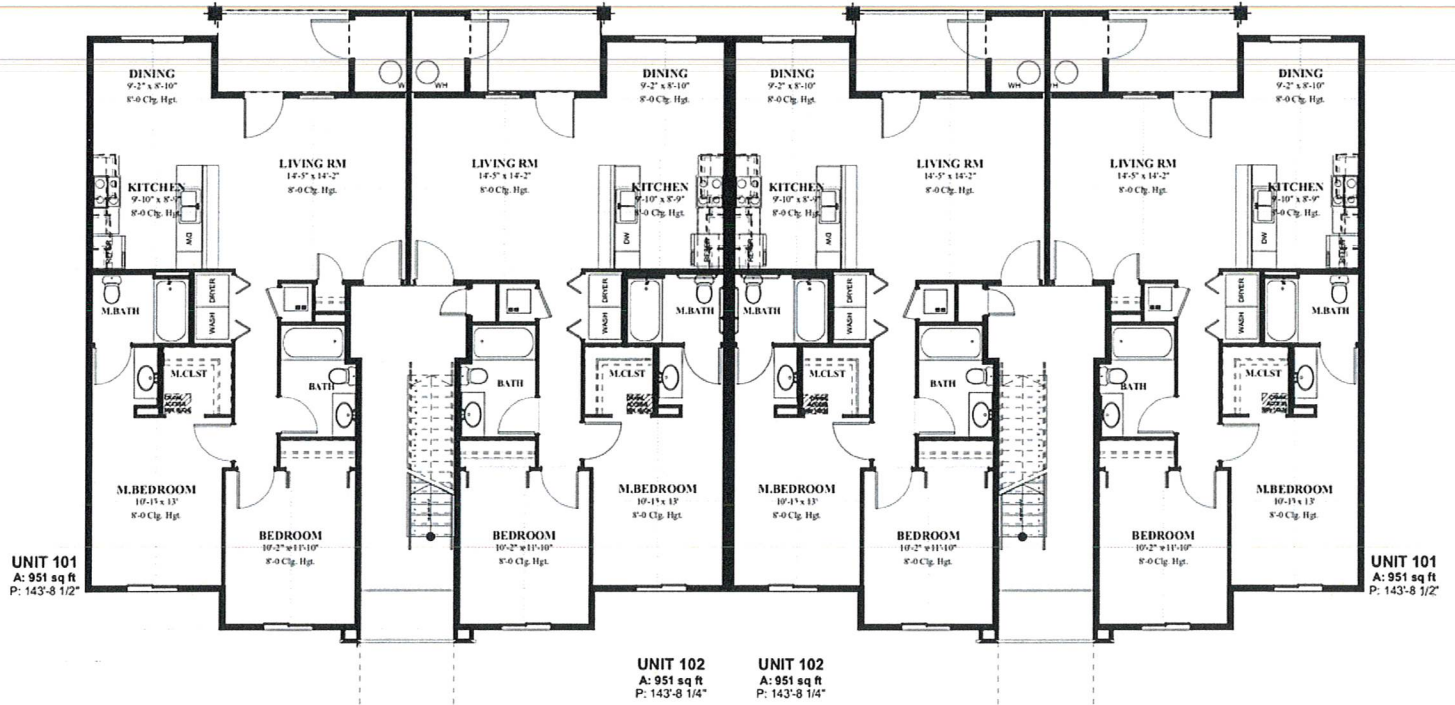


2ND FLOOR

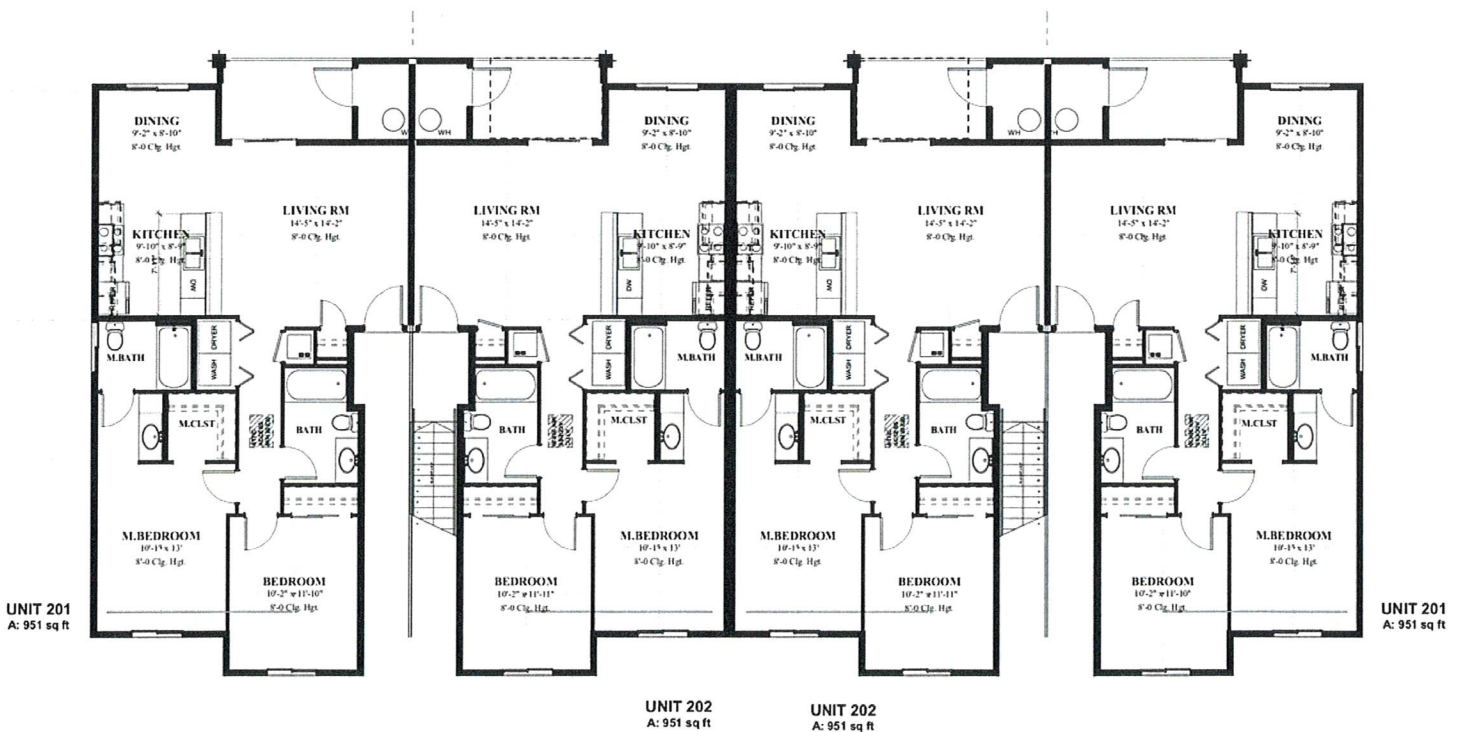


CONTEMPLATED FLOOR PLANS

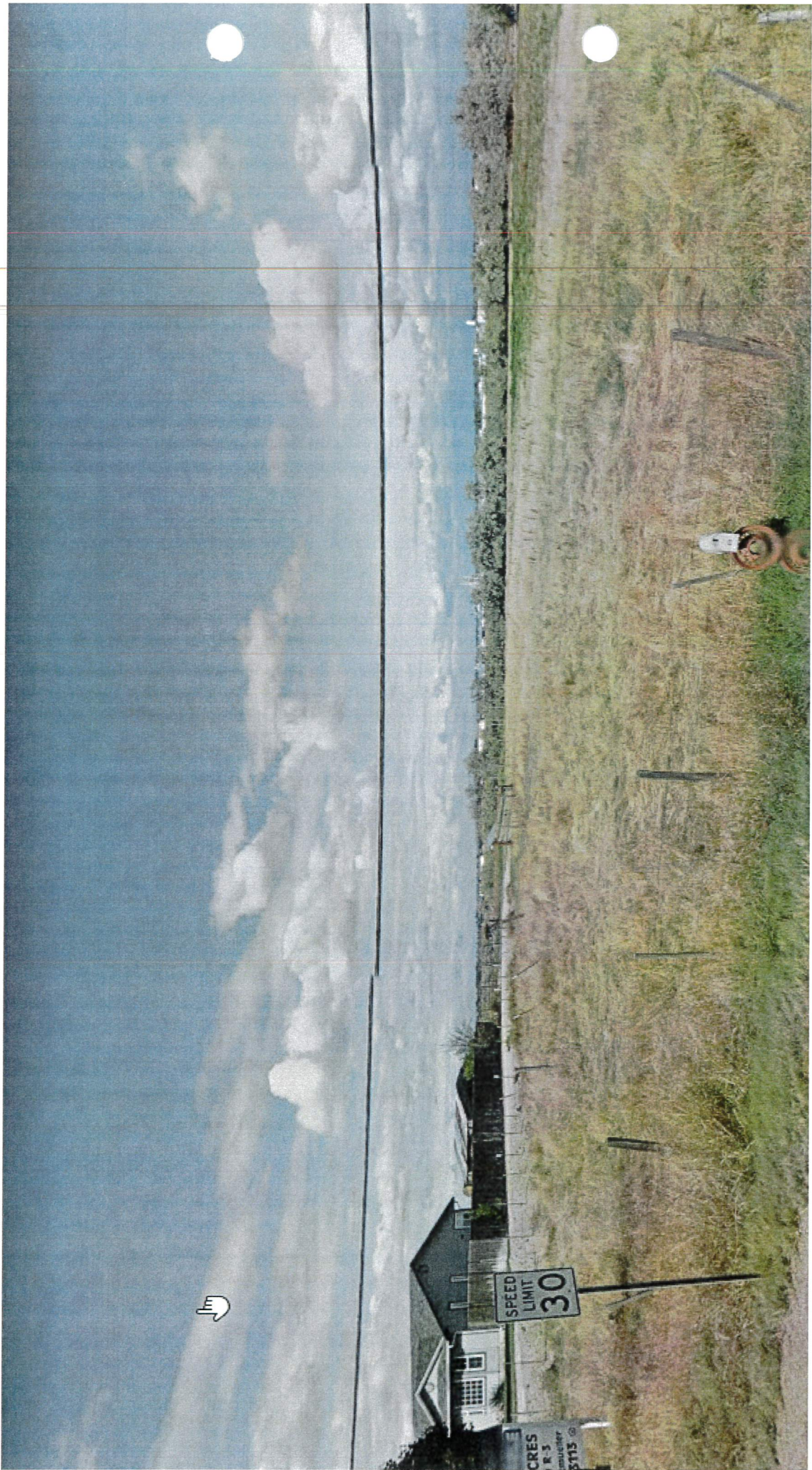
1ST FLOOR



2ND FLOOR



A-11



A-12