

MEMO

Date: December 9, 2021

To: Robb MacDonald, Engineering Department
T.J. Frans, Engineering Department
Alan Perry, Fire Marshal
Chris Bryant, Building Department
Dave Wright, Police Department
Dave Marston, Mapping Department
Angie Hopf, Mapping Department
Anna Turner, Mapping Department
Rob Oates, Caldwell Airport
Vallivue School District
Caldwell School District
Pioneer Irrigation District
Golden Gate Irrigation
Compass Idaho
Caldwell Transportation
Brown Bus Company
Valley Regional Transit
Idaho Power
Intermountain Gas
Hamilton Michaelson & Hilty LLP

From: Debbie Root, Senior Planner
Caldwell P & Z Department

RE: Case Number SUP-21-09 Madison Estates Subdivision

Please review the attached application and information and provide us with your written input. We request that you e-mail any comments as soon as possible but no later than **Friday, December 31, 2021**.

E-mail: **P&Z@cityofcaldwell.org**

Case Number SUB-20P-09: A request by Douglas Adams for a special use permit to construct multi-family four-plex units at the location of **Madison Estates Subdivision**. Madison Estates Subdivision is proposed to be lot line adjusted to fifteen (15) individual lots. Each lot is proposed to be developed with a four-plex unit for a total of 60 residential units on approximately 3.6 acres in an "R2" (Medium Density Residential) zone. Access is proposed as a private internal circulation street easement bisecting the property on the centerline. The subject property is located on the northeast corner of N. 1st Avenue and E. Madison Street, Caldwell, ID.

This case is scheduled to be presented before the **Caldwell Hearing Examiner on Tuesday, January 11, 2022 at 7:00 pm**.

We will assume that you have no objections, concerns or comments if you do not reply to this request within the requested timeframe. If you have any questions, you may contact me at 208-455-4662.



CITY OF Caldwell, Idaho

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): Sup-21-09Project name: Madison EstatesDate filed: 9/20/21 Date complete: _____

Related files: _____

Subject Property Information

Address: Between Madison and Nogales, 1st and 3rd Avenues Parcel Number(s): - see attached page see attached listSubdivision: Madison Estates Block: 1 Lot: 20 Acreage: apprx 4 Zoning: R-2Prior Use of the Property: Multifamily - small lot (Duplexes)Proposed Use of the Property: Multifamily - small lot (4plexes) (Previous Approval - 1999)3.76 acres

Applicant Information:

Applicant Name: Bluedog Investments 2, L.L.C. Phone: 480-200-6039Address: 3527 S Federal way, Ste 103-118 City: Boise State: Idaho Zip: 83705Email: darealestatebiz yahoo.com Cell: 4802006039Owner Name: Sundowner, Inc - Co-Pilote LLC Phone: _____

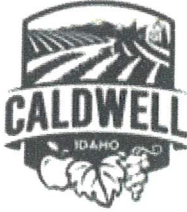
Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) Douglas AdamsAddress: 3527S Federal way City: Boise State: Idaho Zip: 83705Email: darealestatebiz a yahoo.com Cell: (480)200-6039

Authorization

Print applicant name: Douglas Adams For: Bluedog Investments 2, LLCApplicant Signature: [Signature] Date: 8/17/21AI



CITY OF
Caldwell, Idaho

Planning & Zoning
SPECIAL-USE PERMIT

| | |
|---|---------|
| Project Name: Madison Estates | File #: |
| Applicant/Agent: Douglas Adams / Bluedog Investments 2, LLC | |

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

STAFF USE ONLY:

Date Application Received: _____

Received by: _____

Proposed Hearing Date: _____

Hearing Body: _____

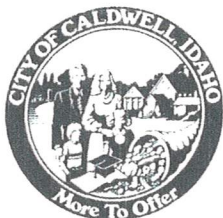
AI

City of Caldwell Receipting 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 | \$ |
| Subdivision Plats | | | | |
| Preliminary | 10180 | 12511 | 22025 | \$ |
| Short plat | 10180 | 12512 | 22025 | \$ |
| PUD | 10210 | 12513 | 22025 | \$ |
| Final | 10180 | 12512 | 22025 | \$ |
| Manufactured Home Park Prelim | 10190 | 12520 | 22025 | \$ |
| Manufactured Home Park Final | 10190 | 12520 | | \$ |
| Plat Amendment | 10280 | | | \$ |
| Time Extension | 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 | \$ |
| Additional Fees | | | | |
| Appeals/ Amendments to Conditions | 10290 | | | \$ |
| Business Permits | 11040 | | | \$ |
| Business Permits Renewal | 11040 | | | \$ |
| Certified Mailing | 10340 | | | \$ |
| Code Enforcement Admin. Fee | 64240 | | | \$ |
| Design Review - New Construction | 10330 | | | \$ |
| Design Review - Rennovations/Additions | 10330 | | | \$ |
| Design Review - Building Maintenance | 10330 | | | \$ |
| Development Agreements | 10335 | | | \$ |
| Development Agreement Modification | 10335 | | | \$ |
| Federal Background check | 11031 | | | \$ |
| Historic Preservation - Staff level | 11042 | | | \$ |
| Lot Line Adjustments | 10280 | | | \$ |
| Lot Split | 10280 | | | \$ |
| Minor Land Use - Mobile Food Unit | 10216 | | 22025 | \$ |
| Minor Land Use Application (Home Occ) | 10216 | | | \$ |
| Minor Land Use Application Renewal (Home Occupation) | 10216 | | | \$ |
| Minor Land Use - Director Approval | 10216 | | | \$ |
| Variance | 10250 | | | \$ |
| Letter Verification | | | | |
| Certificate of zoning compliance | 10360 | | | \$ |
| Legal non-conforming use letter | 10360 | | | \$ |
| Zoning verification letter | 10360 | | | \$ |
| Documents | | | | |
| Comprehensive Plan | 10360 | | | \$ |
| Ordinances | 10360 | | | \$ |
| Master Park Plan/Master Trails & Pathway Plan | 10360 | | | \$ |
| Xerox copies | 1401 | | | \$ |
| Audio Tape Duplication | 10360 | | | \$ |
| Plat Amendments | 10280 | | | \$ |
| Regular Mailing | 10340 | | | \$ |
| Subdivision Time Extension | 10180 | | | \$ |
| Variance | 10250 | | | \$ |
| City Clerk FBI Finger Print fee (\$33.25) | 11031 | | | \$ |
| TOTAL | | | | |

*Sup - Madron Estates
 Paid Check #1085*

GRAND TOTAL \$ 1535-



City of Caldwell

COMMUNITY DEVELOPMENT DEPARTMENT
Planning, Zoning, and Building Services

LINDA JAMES
Community Development Director

DARRELL MAYES
Building Official

July 9, 1999

Sundowner, Inc.
PO box 1055
Caldwell, ID 83606

RE: ORDER OF DECISION --SPECIAL USE PERMIT CASE NO. SUP-58-99.

Dear Mr. Bushnell:

Enclosed for your records is a copy of the above referenced document. Approval of your request to construct one, four-plex dwelling structure on each of 17 respective lots, and one, three-plex unit on the remaining 3 lots within Madison Estates Subdivision was granted on June 15, 1999: and the Order of Decision was approved and signed on July 8, 1999.

Keep in mind that no changes in the Commission's approval can be made unless a new request is made and is granted. Good luck with your project.

Sincerely,

Linda James

Enclosure

cc: Carl Anderson
case file

NARRATIVE FOR
SPECIAL USE PERMIT
MADISON ESTATES SUBDIVISION,
CALDWELL, IDAHO

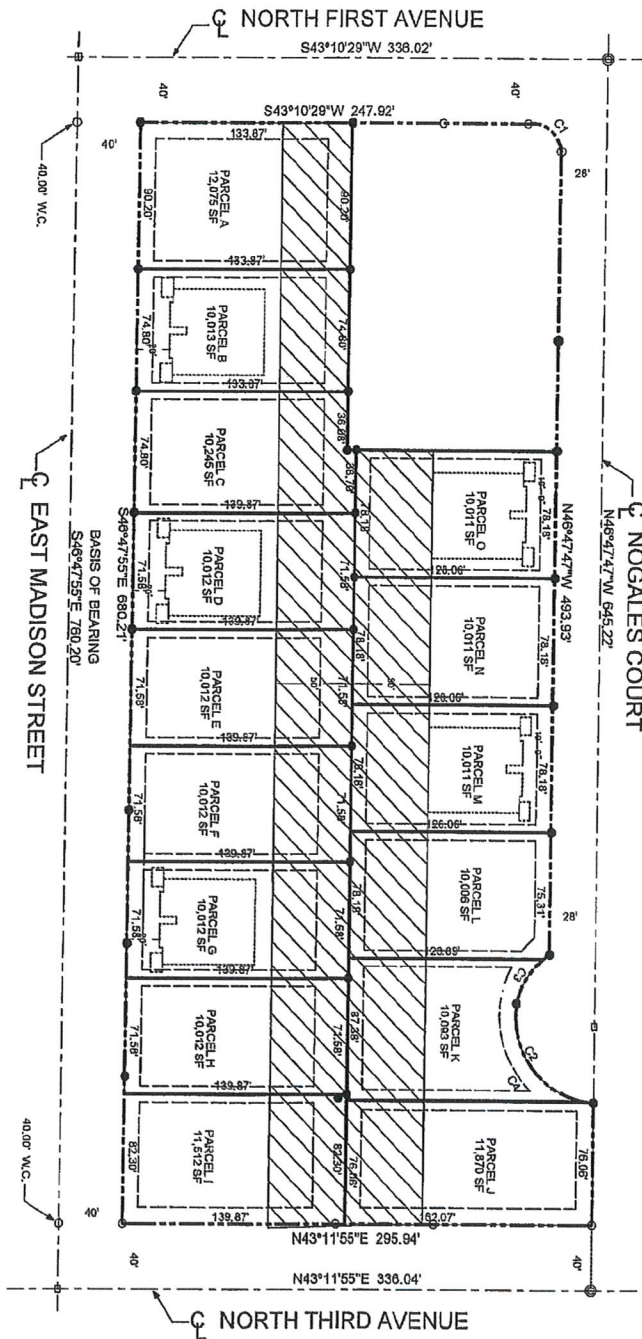
The Madison Estates Subdivision was approved in 1995 and then modified by another plat that was filed in July of 1999. That Plat shrunk the number of lots from 24 to 20, but increased the overall size of each lot to over 9,100 sq ft. Lots on 1st and 3rd Avenues exceed 10,000 sq ft. The owner of record at that time also applied for, and received a Special Use Permit to allow the construction of 17-4plexes and 3 Triplexes on those lots. The modification of the Madison Estates Subdivision was accomplished through filing of a "Lot Line Adjustment Survey and Plat" which was approved by the Caldwell Planning and Zoning Commission on or about July 8th of 1999 but somehow, even though the new Plat was recorded, only 3 of the new lot legal descriptions were filed at the same time and so currently, the Canyon County Tax Assessor Maps show a mixed subdivision; three (3) lots based on the new Plat and the remaining on the old Plat. Having been approved once, we are not seeking to do anything different but this time, the individual lot legal descriptions will be filed so that the County Map reflects an accurate Subdivision. The usage of the parcel isn't changing it just allows 4plexes to be built on all the individual remaining lots. The zoning isn't changing and the land has had this very same Special Use Permit approved before, but then the real estate market crashed. As before, the purpose of this application is to provide affordable housing, rental or for sale at a time when such housing is desperately needed.

15 LOT SUBDIVISION
 MADISON ESTATES LOT LINE ADJUSTMENT
 SUBDIVISION



GENERAL LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT BOUNDARY
- THE LINE
- ADJUSTED LOT LINE
- PLATTED LOT LINE
- VEHICULAR UTILITY AND RECREATIONAL ACCESS EASEMENT



| NUMBER | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEG |
|--------|--------|--------|------------|---------|-------|-------------|
| CT | 31.43 | 20.00 | 90°01'44" | 20.01 | 28.29 | S88°11'21"W |
| CT | 127.19 | 50.00 | 145°04'43" | 162.27 | 95.57 | S55°51'24"E |
| CT | 37.59 | 50.00 | 43°03'54" | 19.73 | 36.70 | N12°29'53"W |
| CT | 89.81 | 50.00 | 102°04'10" | 82.50 | 78.09 | S85°23'24"E |

REVISIONS
 1
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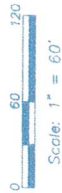
| | | |
|--------|--|----------------|
| Owner: | Project: | Sheet content: |
| | MADISON ESTATES LOT LINE ADJUSTMENT 2 SUBDIVISION | SITE PLAN |

A-1

43

MADISON ESTATES SUBDIVISION

A REPLAT OF BLOCKS 70 AND 71 GOLDEN GATE ADDITION
 RECORDED IN BOOK 3, PAGE 26
 CALDWELL, CANYON COUNTY, IDAHO
 1995



LEGEND

- Set 2" dia. x 36" long aluminum pipe with 2-1/2" dia aluminum cap attached.
- Set 5/8 inch x 30 inch dia. rebar w/ yellow cap
- Found 5/8 inch dia. rebar
- Set 1/2 inch x 24 inch dia. rebar w/yellow cap
- Property boundary line

UTILITY, drainage and irrigation easement is 10ft. wide and shall be set on the street frontage. Set on each side of utility lines. All easements otherwise dimensioned. Should lot lines be adjusted the existing easement shall move with the adjusted lot line, provided that the utilities are not currently installed within the limits of the easements.

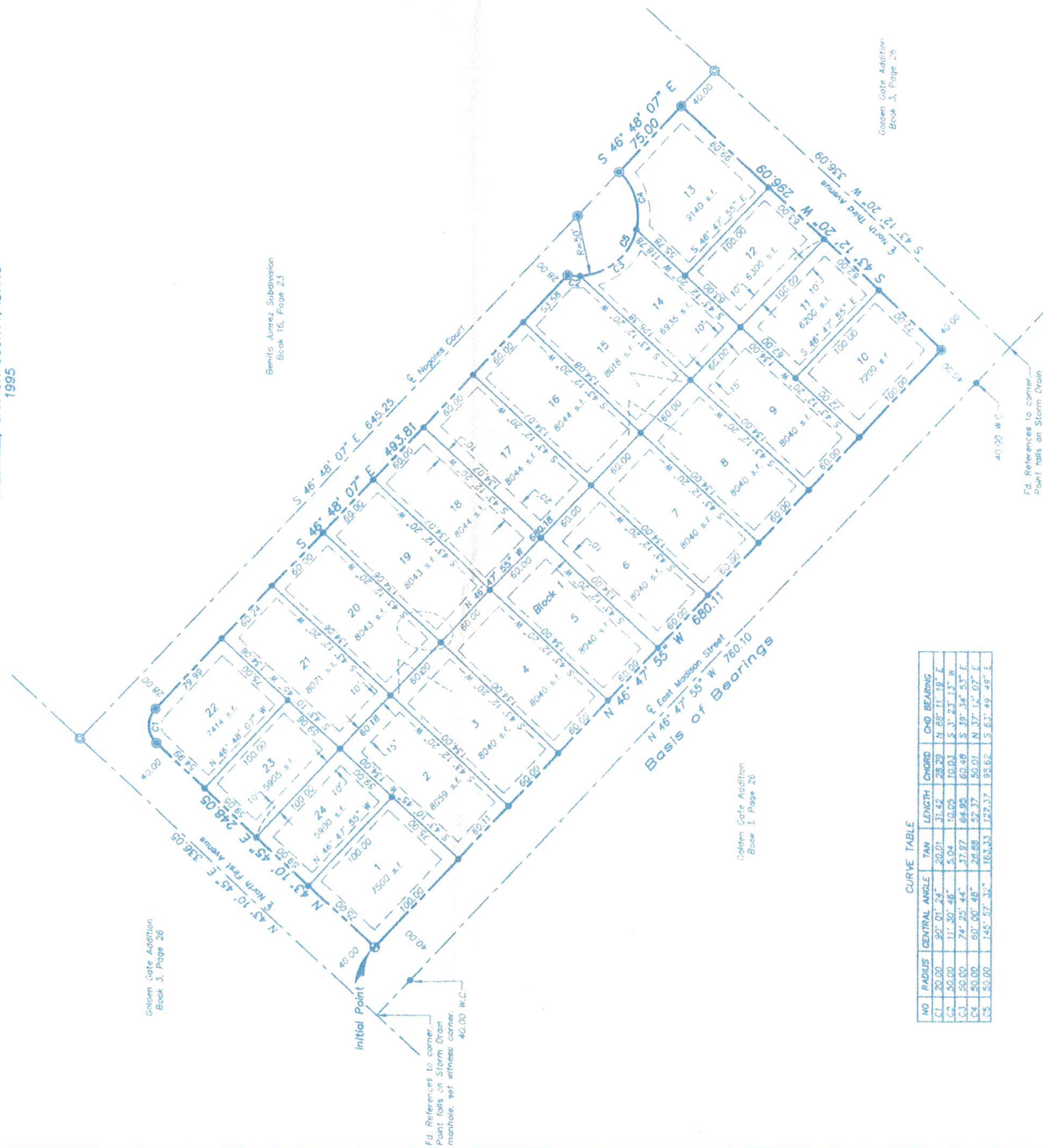
EXHIBIT 'A'
FINAL
PLAT
7/3/95



Stewart, Fort &
 Associates, Inc.
 400 Blaine & Caldwell, ID
 (208) 454-0953
 Idaho

SHEET 1 of 2

BK. _____ PG. _____



Golden Gate Addition
 Book 3, Page 26

FD References to corner...
 monument, set witness corner

CURVE TABLE

| NO | RADIUS | CENTRAL ANGLE | TAN | CHORD | CHD BEARING |
|----|--------|---------------|-------|--------|-----------------|
| C1 | 50.00 | 90° 01' 24" | 31.42 | 28.29 | N 85° 11' 19" E |
| C2 | 50.00 | 11° 30' 46" | 5.04 | 10.02 | S 3° 23' 13" W |
| C3 | 50.00 | 74° 29' 44" | 37.87 | 64.85 | S 39° 34' 53" E |
| C4 | 50.00 | 50° 00' 48" | 28.88 | 52.37 | N 37° 14' 07" E |
| C5 | 50.00 | 145° 37' 34" | 68.03 | 120.37 | S 63° 49' 48" E |

Golden Gate Addition
 Book 3, Page 26

Golden Gate Addition
 Book 3, Page 26

A3

THW R3W Sec. 15

009928933

RECORDED JUL 21 PM 3 55 JAN 21 1999

LOT LINE ADJUSTMENT FOR MADISON ESTATES SUBDIVISION

AS RECORDED IN BOOK 24 AT PAGE 27 RECORDS OF CANYON COUNTY, IDAHO SITUATED IN A PORTION OF THE SE1/4 OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN CANYON COUNTY, IDAHO 1999

CERTIFICATE OF SURVEYOR

I, Craig R. McCullough, do hereby certify that I am a Registered Professional Surveyor, licensed by the State of Idaho, and that this is a reasonably accurate and correct survey, and is in conformity with the laws of the State of Idaho Code 55-1601 through 1607, and the rules and regulations governing the corner perpetuation and filing act.

CRAG R. MCCULLOUGH 8501

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. STATE OF IDAHO COUNTY OF CANYON) SS I hereby certify that this instrument was filed for record at the request of Pinnacle Engineers, Inc. at _____ minutes past _____ o'clock _____, 1999.

EX-OFFICIO RECORDER

BENITO JUAREZ SUBDIVISION BOOK 15, PAGE 23

CERTIFICATE OF OWNERS

This is to certify that the undersigned is the owner of the Platted Property shown on this Lot Line Adjustment and that they agree to the relocation of the lot lines as shown.

ROBERT A. BUSHNELL ROBERT A. BUSHNELL

ACKNOWLEDGMENT

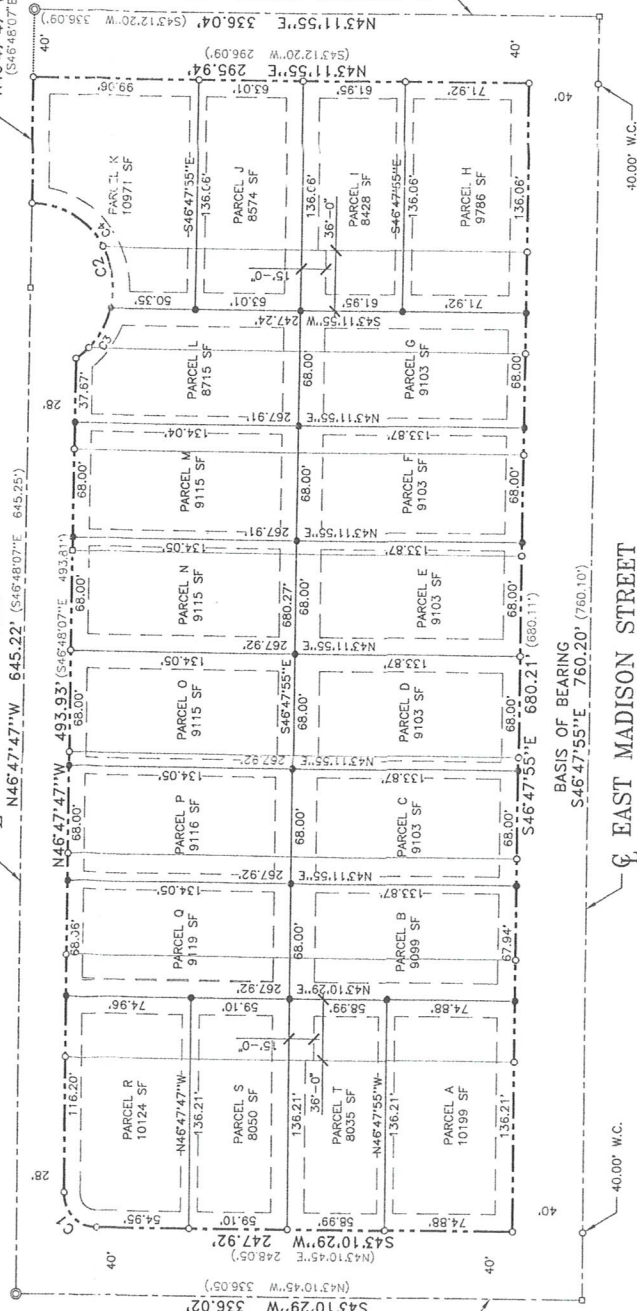
STATE OF IDAHO COUNTY OF CANYON) SS

On this _____ day of _____ in the year 1999, before me, the undersigned Notary Public in and for said State, personally appeared Cort Anderson, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.



NOGALES COURT

N46°47'47"W 645.22' (S46°48'07"E 645.25') N43°10'29"W 336.02' (N43°10'45"W 336.03')



GENERAL LEGEND

- BOUNDARY LINE
- ROADWAY CENTER LINE
- EASEMENT BOUNDARY
- TIE LINE
- ADJUSTED LOT LINE
- PLATTED LOT LINE
- FOUND 5/8" REBAR L/S 4477
- FOUND 1/2" REBAR L/S 4477
- SET 1/2" REBAR W/CAP
- CALCULATED POINT
- RECORD DATA

SEE MADISON ESTATES SUBDIVISION INST. NO. 9724636

GOLDEN GATE ADDITION BOOK 3, PAGE 26

GOLDEN GATE ADDITION BOOK 3, PAGE 26

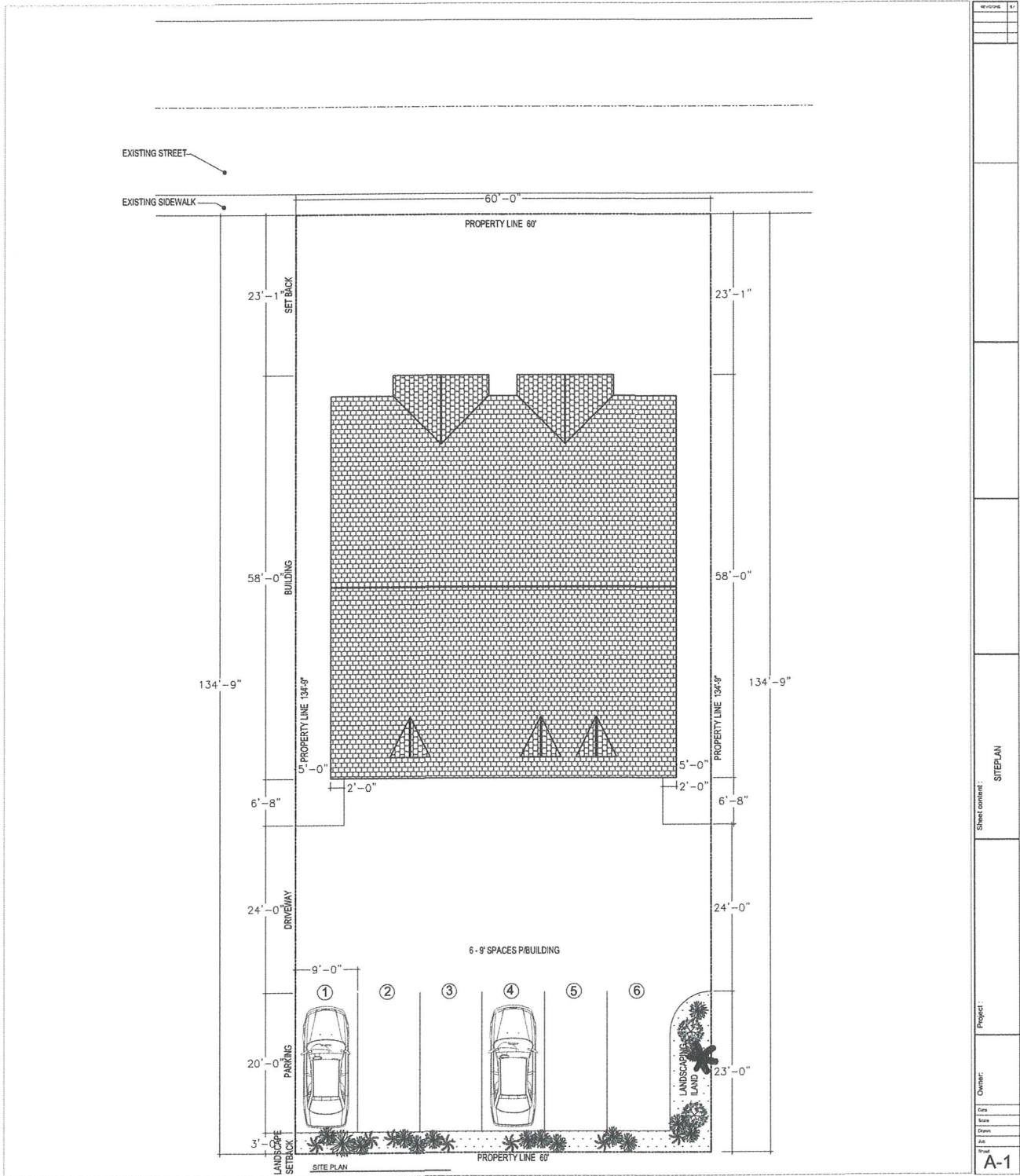
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| 2 | 127.19 | 50.00 | 145°44'55" | 162.27 | 95.57 | S53°51'24"E |
| 3 | 37.58 | 50.00 | 43°03'54" | 19.73 | 36.70 | N12°30'53"W |
| 4 | 89.61 | 50.00 | 102°41'01" | 62.50 | 78.09 | S85°23'21"E |

INDEX# 434-15-2-24-27

PINNACLE
Engineers, Inc.
 870 N. Lincoln Suite B, Meridian, Idaho 83642
 (208) 887-7760

DRAWING NO. C996163bs.dwg SHEET 1 OF 1

Handwritten initials/signature



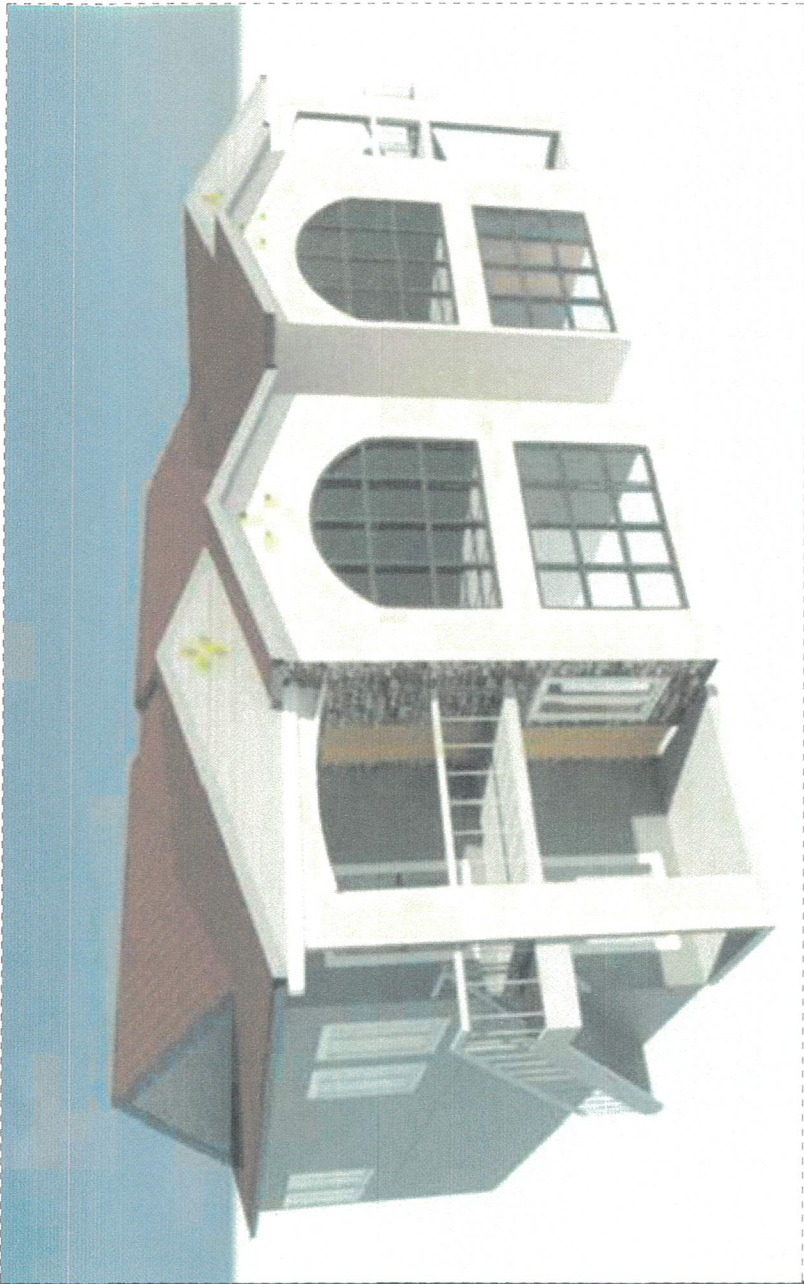
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| Sheet content: | |
| Created: | |
| File | |
| Scale | |
| Date | |
| Drawn | |
| Job | |
| Sheet | A-1 |

A3

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DRAWING INDEX

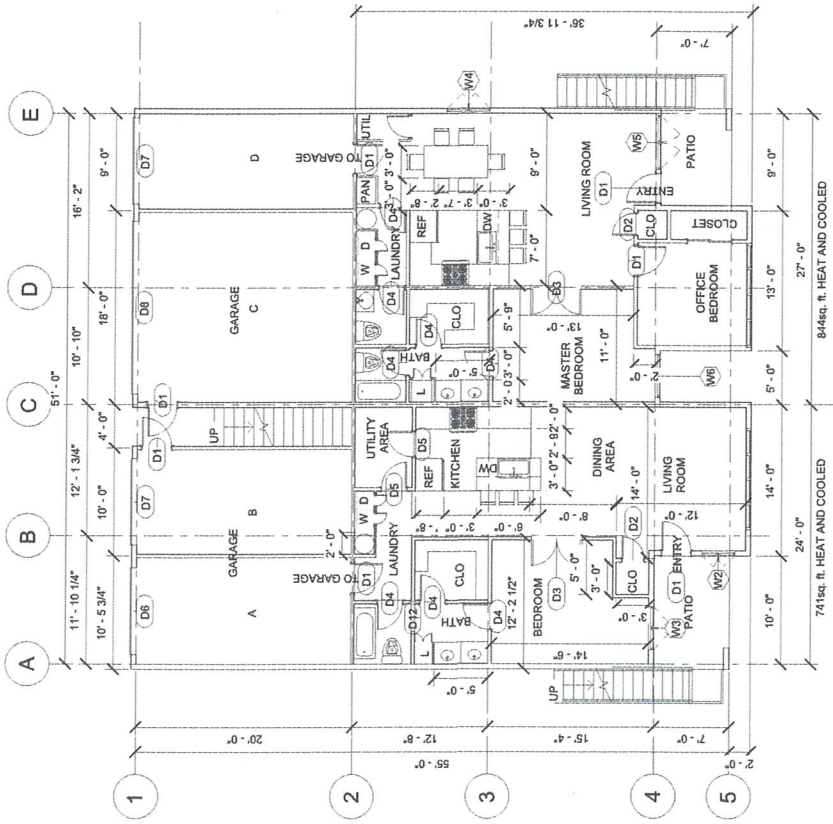
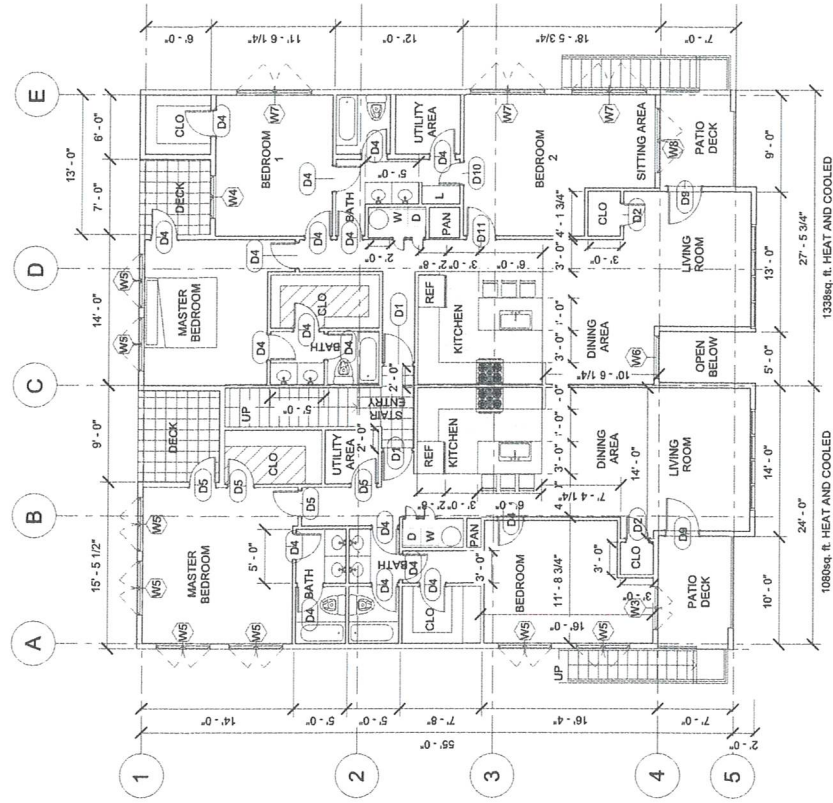
| SHEET NO. | SHEET CONTENTS |
|-----------|---|
| | ARCHITECTURAL |
| 01 OF 25 | A1 PERSPECTIVE, TABLE OF CONTENTS |
| 02 OF 25 | A2 GROUND FLOOR PLAN, SECOND FLOOR PLAN |
| 03 OF 25 | A3 ROOF PLAN, DOORS AND WINDOWS SCHEDULE |
| 04 OF 25 | A4 FRONT AND REAR ELEVATION |
| 05 OF 25 | A5 LEFT SIDE AND RIGHT SIDE ELEVATION |
| | STRUCTURAL |
| 06 OF 25 | S1 FOUNDATION PLAN, TYPICAL DETAILS |
| 07 OF 25 | S2 SECOND FLOOR FRAMING PLAN, GENERAL NOTES |
| 08 OF 25 | S3 ROOF FRAMING PLAN |
| 9 OF 25 | S4 ISOMETRIC |
| 10 OF 25 | S5 HOUSE SECTION, TYPICAL DETAILS |
| | ELECTRICAL |
| 11 OF 25 | E1 GENERAL NOTES, SERVICE ENTRANCE DETAIL, SCHEDULE OF LOADS |
| 12 OF 25 | E2 ELECTRICAL LEGEND, GROUND FLOOR LIGHTING LAYOUT |
| 13 OF 25 | E3 SECOND FLOOR LIGHTING LAYOUT |
| 14 OF 25 | E4 GROUND FLOOR LIGHTING LAYOUT |
| 15 OF 25 | E5 SECOND FLOOR LIGHTING LAYOUT |
| | MECHANICAL |
| 16 OF 25 | M1 GENERAL NOTES, TYPICAL DETAILS |
| 17 OF 25 | M2 GROUND FLOOR HVAC LAYOUT, EQUIPMENT SCHEDULE |
| 18 OF 25 | M3 SECOND FLOOR HVAC LAYOUT |
| 19 OF 25 | M4 HVAC ISOMETRIC |
| | PLUMBING |
| 20 OF 25 | P1 GENERAL NOTES, TYPICAL DETAILS |
| 21 OF 25 | P2 GROUND FLOOR COLD WATER / HOT WATER AND SANITARY LAYOUT |
| 22 OF 25 | P3 SECOND FLOOR COLD WATER / HOT WATER AND SANITARY LAYOUT |
| 23 OF 25 | P4 SECOND FLOOR COLD WATER / HOT WATER AND SANITARY ISOMETRIC |
| | FIRE PROTECTION |
| 24 OF 25 | FP1 GROUND FLOOR SPRINKLER LAYOUT |
| 25 OF 25 | FP2 SECOND FLOOR SPRINKLER LAYOUT |



PERSPECTIVE
SCALE 1/8" = 1'-0"
NTS

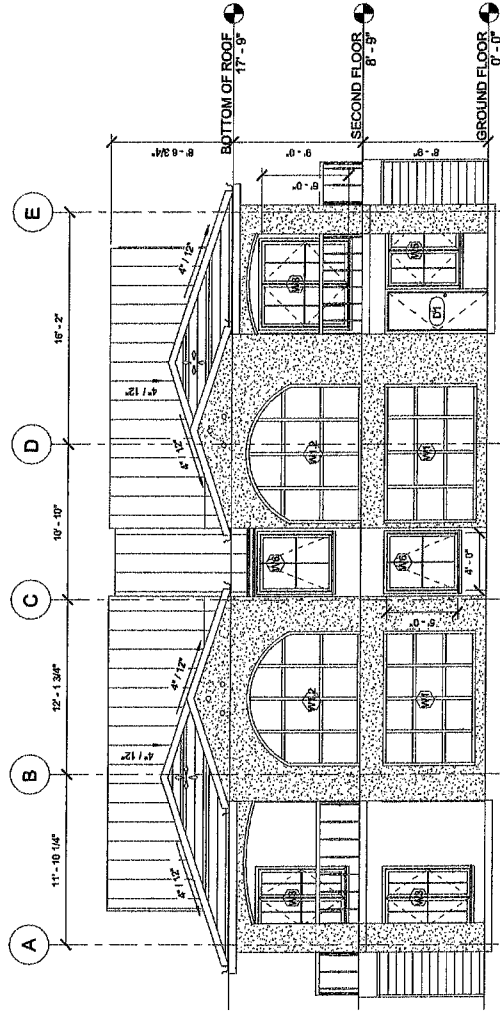
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| | BOISE 4PLEX CONDOMINIUMS | DOUGLAS ADAMS | PERSPECTIVE TABLE OF CONTENTS | 1 | |
| | LOCATION: 3027 S FEDERAL WAY, STE 102-218 BOISE, IDAHO 83705 | | | A1 | |
| | | | | 25 | |

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

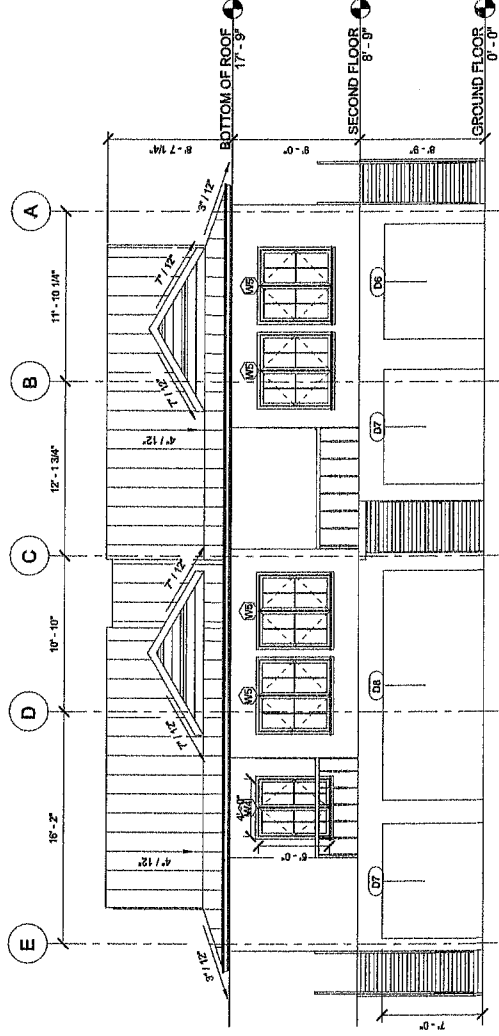


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| SHEET NO. | 2 | REVISIONS | JOB NO. |
| | A2 | | |
| PROJECT OWNER | | PROJECT TITLE | |
| DOUGLAS ADAMS | | BOISE 4PLEX CONDOMINIUMS | |
| SHEET CONTENT | | LOCATION: 1025 S. BROADWAY, WY. SITE 102-218 BOISE, IDAHO 83702 | |
| GROUND FLOOR PLAN SECOND FLOOR PLAN | | DESIGNER: DOUGLAS ADAMS | |
| ARCHITECT: DOUGLAS ADAMS | | DATE: 07/27/2021 | |
| DRAWN BY: DOUGLAS ADAMS | | APPROVED BY: | |
| CHECKED BY: DOUGLAS ADAMS | | DATE: 07/27/2021 | |
| DESIGNED BY: DOUGLAS ADAMS | | DATE: 07/27/2021 | |
| DRAWING NO.: | | JOB NO.: | |

A3

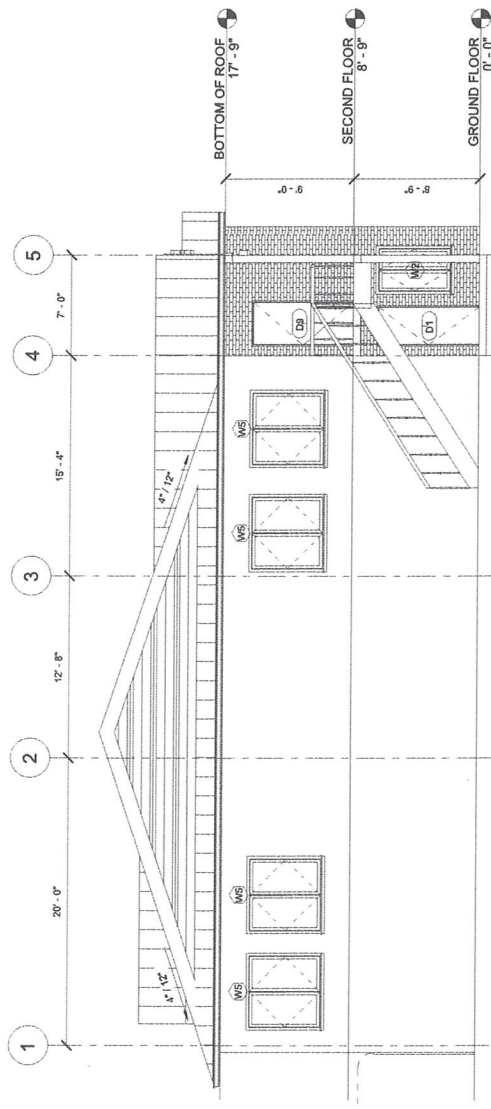


1 FRONT ELEVATION
SCALE 1/4" = 1'

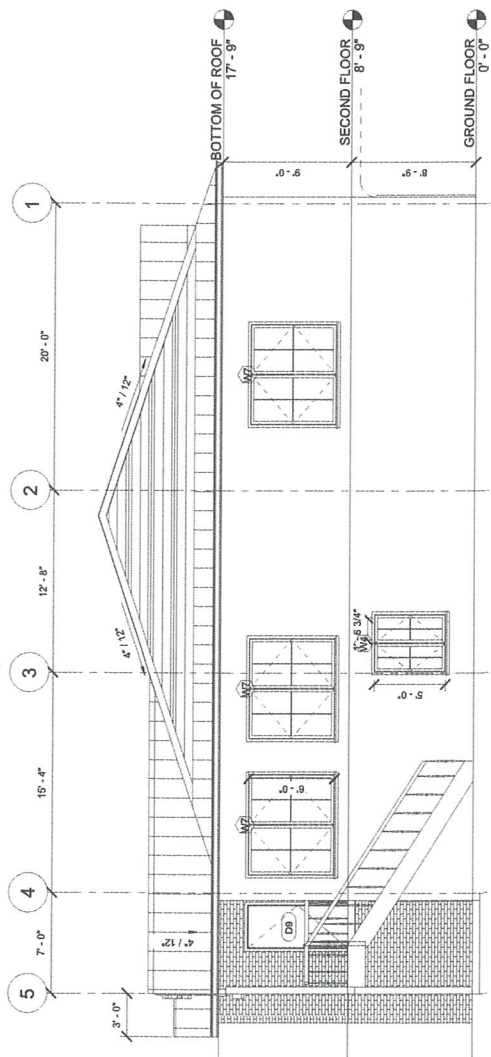


2 REAR ELEVATION
SCALE 1/4" = 1'

| | | | | | |
|--|--|---------------------------------------|---|-----------------|-----------|
| ENGINEER | PROJECT TITLE BOISE 4PLEX CONDOMINIUMS | PROJECT OWNER DOUGLAS ADAMS | SHEET CONTENT FRONT ELEVATION, REAR ELEVATION | REVISIONS | SHEET NO. |
| | | | | NO. DESCRIPTION | NO. |
| L.S.O. DESIGN: DATE: 05/27/2011 DRAWN BY: J. J. JAMES CHECKED BY: J. J. JAMES PROJECT NO.: 100-218 | | | | 4 | 25 |
| LOCATION: 5227 S FEDERAL WAY, STE 100-218 BOISE, IDAHO 83735 | | | | JOB NO. | |



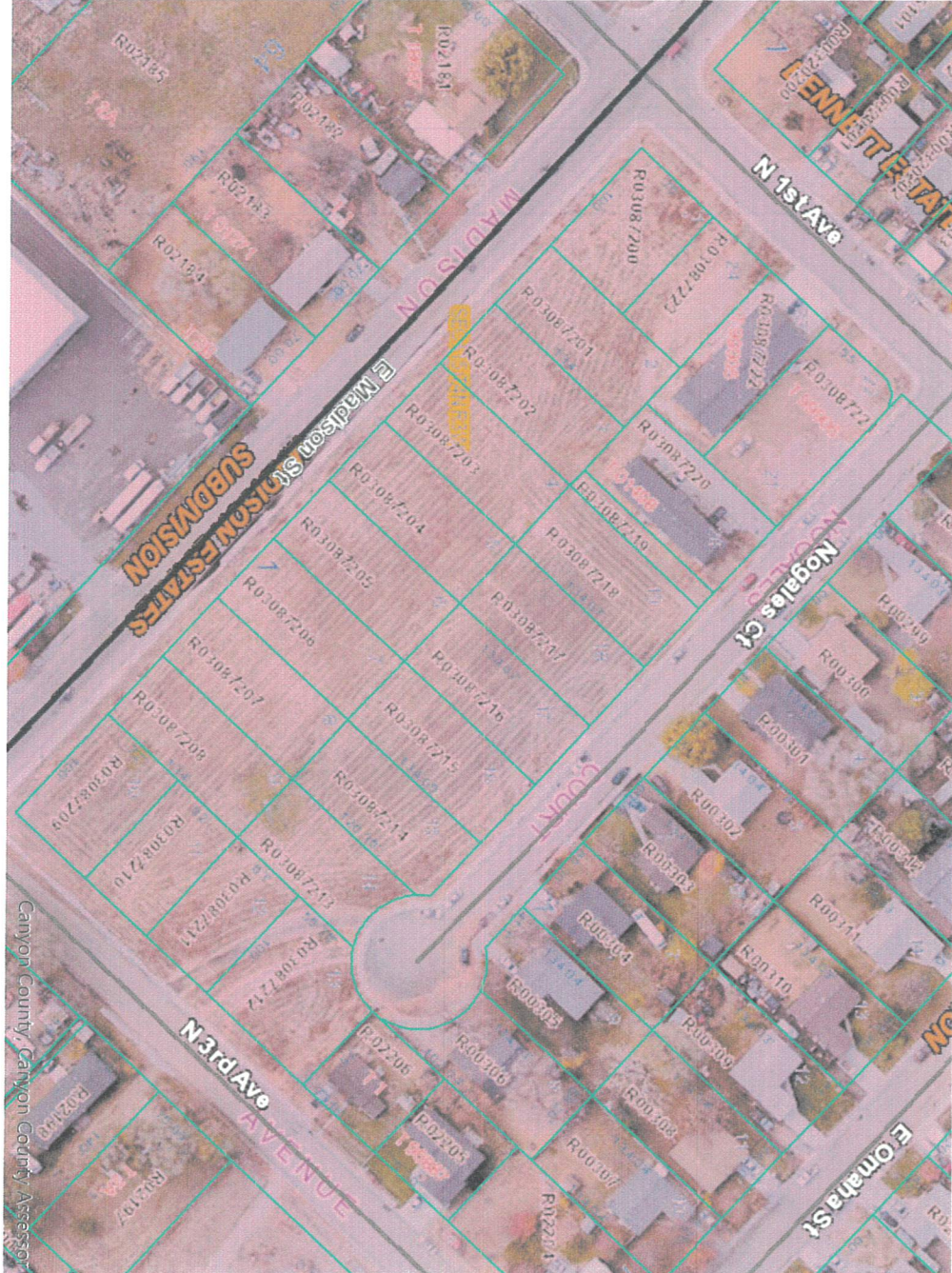
1 LEFT SIDE ELEVATION
SCALE 1/4" = 1'



2 RIGHT SIDE ELEVATION
SCALE 1/4" = 1'

| | | | | | |
|----------|--|---------------|---|-----------|-----------|
| ENGINEER | PROJECT TITLE | PROJECT OWNER | SHEET CONTENT | REVISIONS | SHEET NO. |
| | BOISE 4PLEX CONDOMINIUMS | DOUGLAS ADAMS | LEFT SIDE ELEVATION RIGHT SIDE ELEVATION | | 5 |
| | LOCATION: 3027 S FEDERAL HWY, STE 102-218 BOISE, ID 83705 | | | | A5 |
| | | | | | 25 |
| | | | | | JOB NO. |

A3



NEIGHBORHOOD MEETING FORM

INSTRUCTIONS:

Section 10-03-12: NEIGHBORHOOD MEETINGS:

- (1) Applicants shall conduct a neighborhood meeting prior to the first public hearing for any of the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications; and, rezone applications.
- (2) The neighborhood meeting shall be conducted after a round table meeting has been held, provided a round table meeting was required, and prior to the first public hearing related to the application. In no instances shall the application be heard at a public hearing until the neighborhood meeting has been held.
- (3) It shall be the sole duty of the applicant to provide written notice of a neighborhood meeting to all property owners or purchasers of record owning property within three hundred feet (300') of the exterior boundary of the subject property; except that in the case of variance applications only, written notice of a neighborhood meeting only needs to be provided to property owners immediately adjacent to the subject property. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (4) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
- (4) The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday or holiday weekend.
- (5) The meeting shall be held at one of the following locations:
 - A. On the subject property;
 - B. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
 - C. An office space with suitable meeting facilities if such facilities are within a one-mile radius of the nearest public meeting place.
- (6) The neighborhood meeting shall be conducted after a round table meeting has been held at the City, provided a round table meeting was required, and prior to acceptance of the application (except as listed in #2 above).
 - Notices of the neighborhood meeting shall be placed in the mail at least ten (10) days prior to the date of the neighborhood meeting.
- (7) The neighborhood meeting form shall be obtained from the Planning and Zoning Department and shall be completed and submitted to the Planning and Zoning Department when complete.

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 PM

End Time of Neighborhood Meeting: 6 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. JOE ARREDONDO 213 NOGALES ST. ID 83605

2. Dlga Arredondo " "

3. Joe A Arredondo 1610 N. ILLINOISE AVE 83605

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: 4 plex lots & subdivision

Date of Round Table meeting: 06/17/21

Notice sent to neighbors on: 08/23/21

Date & time of the neighborhood meeting: 09/01/21

Location of the neighborhood meeting: North end of subject property

Developer/Applicant:

Name: Blue Dog Investments #2, L.L.C.

Address, City, State, Zip: 3527 S. Federal Way Ste 103-218 Boise ID 83705

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 [Signature] DATE 9/1/21

NEIGHBORHOOD PROPERTY INFORMATION
FOR
RE-ACTIVATION OF THE MADISON ESTATES SUBDIVISION & SPECIAL USE PERMIT
AKA
THE 3.76 ACRES OF VACANT LAND FRONTING MADISON STREET
BETWEEN 1ST AVE AND 3RD AVE

Greetings neighbors!

We are pleased to announce Madison Estates II, a new housing project in the city of Caldwell. This property is currently zoned R2 for approximately 80+/- apartments and has been granted prior City approval in the form of a Special Use Permit which allowed 4plexes to be built on approximately 20 lots. Two (2) of those 4 plexes have been built, with all the utilities for the lots installed, however, the project is being updated with new exterior designs and interior floor plans. We have applied to reactivate the Special Use Permit that will allow us to build 4plexes on those lots again with the intent of constructing 18 - 4plexes.

We plan to build 4plexes that are attractive and will enhance the neighborhood's overall appeal. In addition, the project will include a Homeowners Association to maintain the property and landscaping to a high standard of community beauty and charm.

We will be available to meet with neighbors Monday, September 1st at the north end of the subject property at 5 pm to share information about Madison Estates II. This is an exciting addition to Caldwell's housing market, and we are excited to share our vision with you. Look forward to meeting you!

Regards,

The Madison Estates II Team

AS

Postal Annex of Boise

3527 S Federal Way, Ste 103

Boise, Idaho 83705

August 23, 2021

To Whom it May Concern:

I am the proprietor of the Postal Annex of Boise. Today Douglas Adams, a person I know to be a customer of Postal Annex, purchased postage for and I mailed 51 separate envelopes. I do not know what the envelopes contained I can only attest to the fact that I mailed those 51 envelopes that Mr. Adams handed me.

Further, I cannot attest.

Signed:

A handwritten signature in black ink, appearing to read "J Heron", written over a horizontal line.

Printed

Joseph Heron

Postal Annex of Boise
3527 S. Federal Way, Ste 103
Boise, ID 83705
Phone: 208-384-0777
Fax: 208-384-1277

| | |
|-------------------------|-------|
| Stamp - Indiv 51 @ 0.70 | 35.70 |
| SUBTOTAL | 35.70 |
| TAX | 0.00 |
| TOTAL | 35.70 |
| TEND Credit Card | 35.70 |

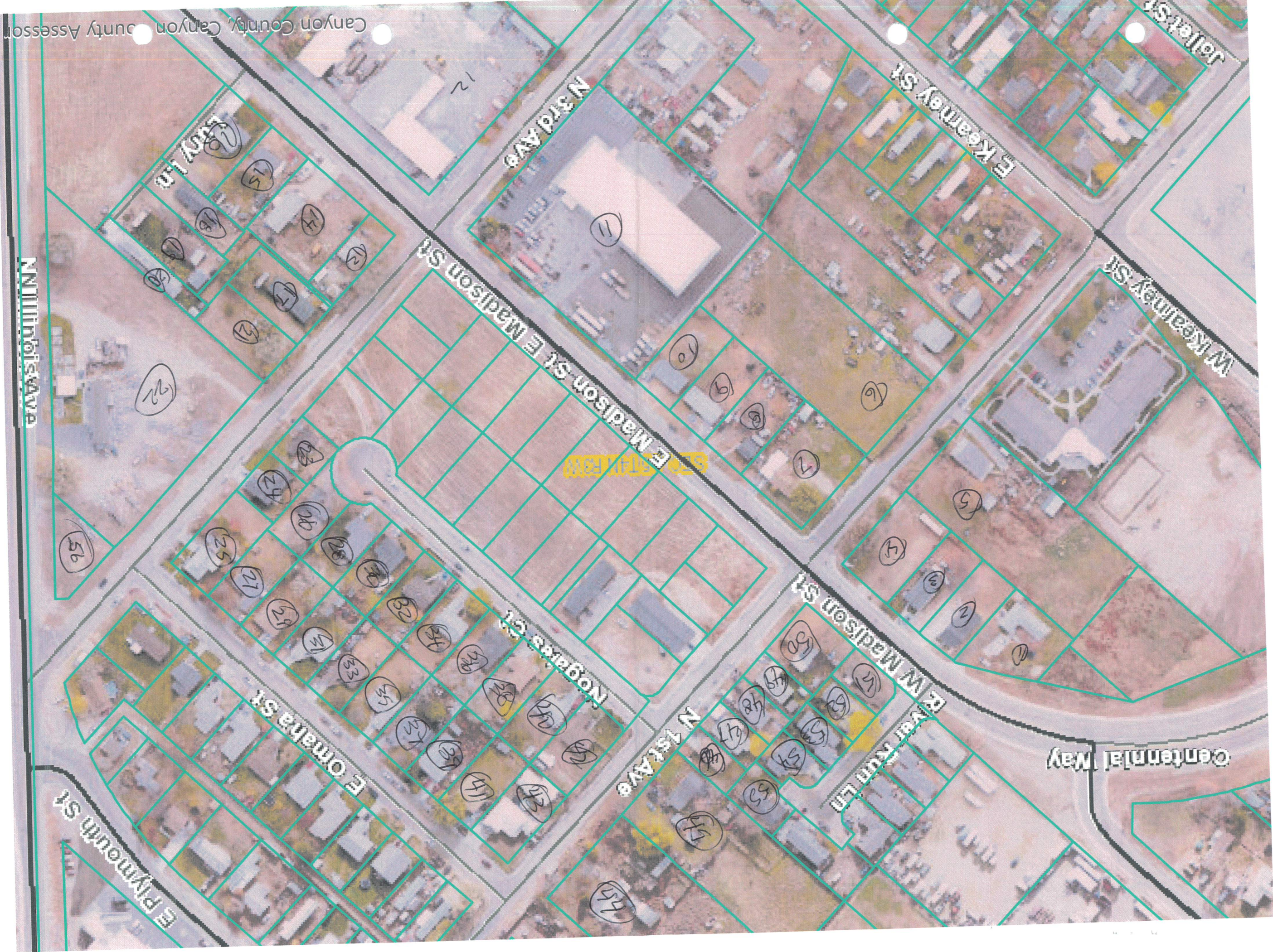
Total shipments: 0
Customer: None selected

JOSEPH 08/23/2021
#449726 10:48 AM
Workstation: 0 - Master Workstation

Gift cards and checks are not insurable.
All claims and refunds subject to carrier
rules, regulations and time-frames.
Refunds eligible up to paid amount.
No refunds for stamps or postage.

Thank you for using our Services!

A5



| <u>Parcel</u> | <u>Name</u> | <u>Address</u> |
|-----------------------------------|--------------------|---|
| 1) R02186012 R02186 | ✓ EREG JOHNSON | 121 W MADISON ST mail - PO BOX 192 Meridian, I 83680 |
| 2) R02186 | ✓ ESMERALDA SILVA | 45 W Madison St c/o - 3061 S Androsky Meridian #342 |
| 3) R02186011 | ✓ WILLIAM ATEK | 379 TOUCHET NORTH RD Touchet WA 99360 |
| 4) R02186010 | ✓ JOEL GARCIA | 411 MADISON ST Caldwell 83605 |
| 5) R021870 | ✓ LARA LUNDQUIST | 3408 Pleasant Ct, Flower Mound TX 75022 |
| 6) R021850 | ✓ LEONA GEFORD | 1224 N 1st AVE Caldwell 83605 |
| 7) R02181 | ✓ LUIS ACOSTA | 106 E MADISON ST Caldwell 83605 |
| 8) R02182 | ✓ ARIEL VALDEZ | 112 E Madison St Caldwell 83605 |
| 9) R02183 | ✓ ANA MELCHOR | 823 Teton AVE Caldwell 83605 |
| 10) R02184 | ✓ CONRAD WOOD | 705 Kiser Ln. Caldwell 83607 |
| 11) R0218 | ✓ City of Caldwell | PO BOX 1179 Caldwell 83606 |
| 12) R0218 | ✓ City of Caldwell | " " " " |
| 13) R02201 | ✓ ERIC THOMAS | 1402 N 3rd Ave Caldwell 83605 |
| 14) R02200011 | ✓ LARA MERCEDES | 309 E MADISON ST Caldwell 83605 |
| 15) R02200010 | ✓ RICHARD WATERS | 315 E MADISON ST Caldwell 83605 |
| 16) R02200 | ✓ ROMAN BARRAJAS | 313 E Madison St Caldwell AS |

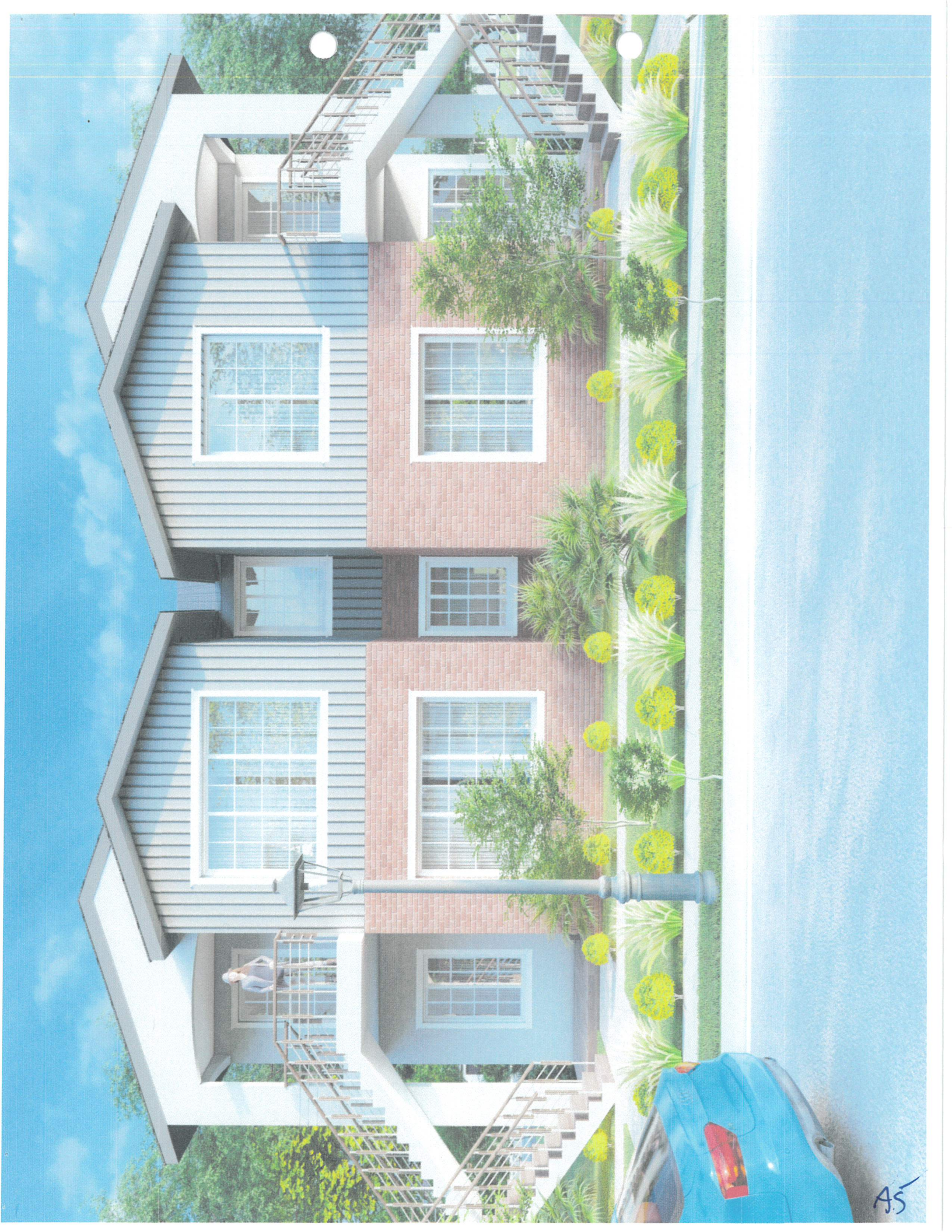
- ✓ ~~1418~~ ✓ ~~MARIA RAMIREZ~~ ADRESS
1) R02198 ✓ Leslie Thomas ~~1418~~ N 3rd Ave Caldwell 83605
- 18) R02199 ✓ SUSAN SABASTIAN FOX 641 CALDWELL ID 83605
- 19) R02196 ✓ EDWARD STELLA 1419 N 4th Ave Caldwell
- 20) R02195 ✓ LUCY ARMENTA 1423 LUCY Ln Caldwell Stone arch
- 21) R02197 ✓ Leslie Thomas 1418 N 3rd Ave Caldwell
- 22) R02203 ✓ Phillip Fouts 516 N GEORGIA AVE Caldwell
- 23) R02206 ✓ Nicole Hirschi 1501 N 3rd Ave Caldwell
- 24) R02205 ✓ MAURICE ~~NAVARRETE~~ NAVARRETE 2719 TWILIGHT ~~ST~~ Caldwell
- 25) R02204 ✓ ISABEL PAZ 4717 JONAGOLD PL Caldwell 83607
- 26) R00306 ✓ TROY PAUL 219 NOGALES CT Caldwell
- 27) R00307 ✓ MARIO CERVANTES 220 E OMAHA ST Caldwell
- 28) R00305 ✓ JOSEPH ARREDONDO 213 NOGALES CT Caldwell
- 29) R00308 ✓ MARIA VALDEZ 214 E OMAHA ST Caldwell
- 30) R00304 ✓ ELTON ALDON 207 NOGALES CT Caldwell
- 31) R00309 ✓ Gilberato Soto 200 E Omaha St Caldwell
- 32) R00303 ✓ JAVIER CHAVILLO 203 NOGALES CT Caldwell
- 33) R00300 ✓ MARGARITA RAMIREZ 202 E Omaha St Caldwell AS

| MAPLE/✓ | Name | Address |
|---------------------------|------------------|--|
| 34) R00302 | MARIA ROSALES | 123 NOGALES CT Caldwell |
| 35) R00311 | GLORIA IBAARRA | 124 E OMAHA ST Caldwell |
| 36) R003010 | IANA BUTIERREZ | 119 NOGALES CT Caldwell |
| 37) R003012 | IVAN NAVARRO | 120 E OMAHA ST Caldwell |
| 38) R00300 | EDGAR ARIAGA | 113 NOGALES CT Caldwell |
| 39) R00313 | EULALIO DELGADO | 114 E OMAHA ST CALD |
| 40) R00299 | TOBIAS SANTOYO | 107 NOGALES CT CALD |
| 41) R00314 | MARK GOEHRY | 108 E OMAHA ST CALD |
| 42) R00290 | AUSTIN HEAPS | 103 NOGALES CT CALD. |
| 43) R00315 | KALINA SHIPPY | 102 E OMAHA ST CALD |
| 44) R00 R02207 | JOEL MILLER | 9025 W WOODHAVEN CT Boise 83704 |
| 45) R02208 | VICTOR SANCHEZ | 1507 N 1st AVE Caldwell |
| 46) R00320204 | ROSALBA DELAROSA | 1417 N 1st AVE Caldwell |
| 47) R00320203 | JOHN SWAIM | 1915 W 1st AVE Caldwell → 23374 Kingsbury Rd Middletn 83644 |
| 48) R00320202 | JULIE INGRAM | 1409 N 1st AVE Caldwell |
| 49) R00320201 | MORTY RUSH | 1403 N 1st AVE Caldwell |

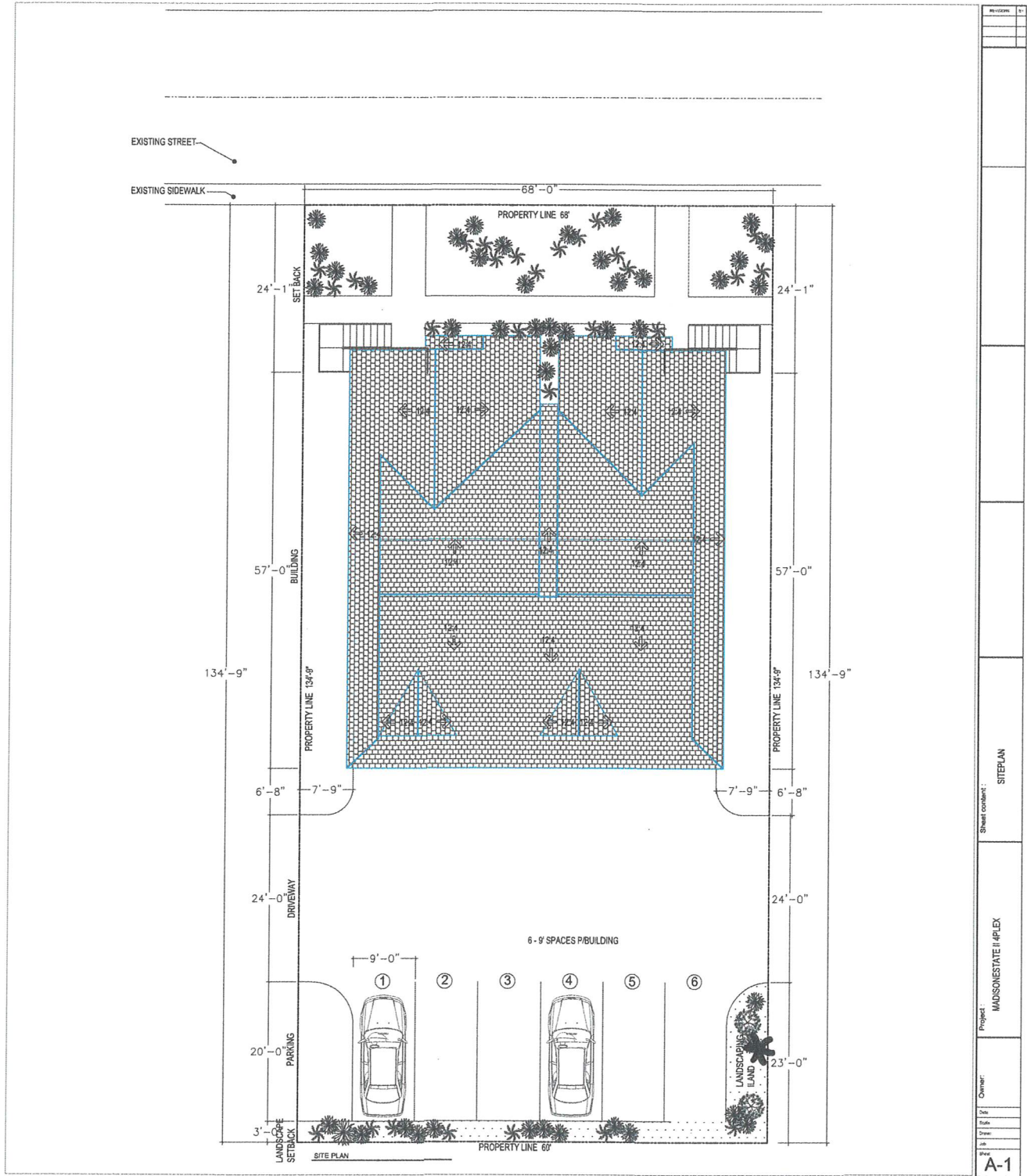
| TRACT # | NAME | ADDRESS |
|-----------------|---------------------|--------------------------------|
| 50) R00320201 ✓ | Deborah Cottle | 109 W Madison St Caldwell |
| 51) R00965100 ✓ | Pablo Guzman | 1707 5th St N NAMPA 83287 |
| 52) R00965101 ✓ | Jim Homes | 111 Filer Ave Twin Falls 83301 |
| 53) R00965102 ✓ | Francisco Cervantes | 1410 River Run Ln Caldwell |
| 54) R00965103 ✓ | Richard Barnett | 1414 River Run Ln Caldwell |
| 55) R00965104 ✓ | Zachariah Adamson | 1418 River Run Ln Caldwell |

~~56) R02239~~

~~57) ?~~



AS



AS

| DOOR SCHEDULE | | | | |
|---------------|-------|-------|-------|-------|
| MARK | SIZE | | Type | NOTES |
| | WD | HGT | | |
| 1 | 2'-0" | 7'-0" | SWING | |
| 2 | 2'-0" | 7'-0" | SWING | |
| 3 | 2'-0" | 7'-0" | SWING | |
| 4 | 2'-0" | 7'-0" | SWING | |
| 5 | 2'-0" | 7'-0" | SWING | |
| 6 | 2'-0" | 7'-0" | SWING | |
| 7 | 2'-0" | 7'-0" | SWING | |
| 8 | 2'-0" | 7'-0" | SWING | |
| 9 | 2'-0" | 7'-0" | SWING | |
| 10 | 2'-0" | 7'-0" | SWING | |
| 11 | 2'-0" | 7'-0" | SWING | |

| WINDOW SCHEDULE | | | | | |
|-----------------|-------|--------|----------|-------------|-------|
| MARK | SIZE | | TYPE | Head Height | NOTES |
| | Width | HEIGHT | | | |
| 1 | 4'-0" | 6'-0" | CASUALTY | 7'-0" | |
| 2 | 4'-0" | 6'-0" | CASUALTY | 7'-0" | |
| 3 | 4'-0" | 6'-0" | CASUALTY | 7'-0" | |
| 4 | 4'-0" | 6'-0" | CASUALTY | 7'-0" | |
| 5 | 4'-0" | 6'-0" | CASUALTY | 7'-0" | |
| 6 | 4'-0" | 6'-0" | CASUALTY | 7'-0" | |
| 7 | 4'-0" | 6'-0" | CASUALTY | 7'-0" | |
| 8 | 4'-0" | 6'-0" | CASUALTY | 7'-0" | |
| 9 | 4'-0" | 6'-0" | CASUALTY | 7'-0" | |
| 10 | 4'-0" | 6'-0" | CASUALTY | 7'-0" | |
| 11 | 4'-0" | 6'-0" | CASUALTY | 7'-0" | |

FIRST FLOOR PLAN

MADISONESTATE II APLEX

Project:

Owner:

Date:

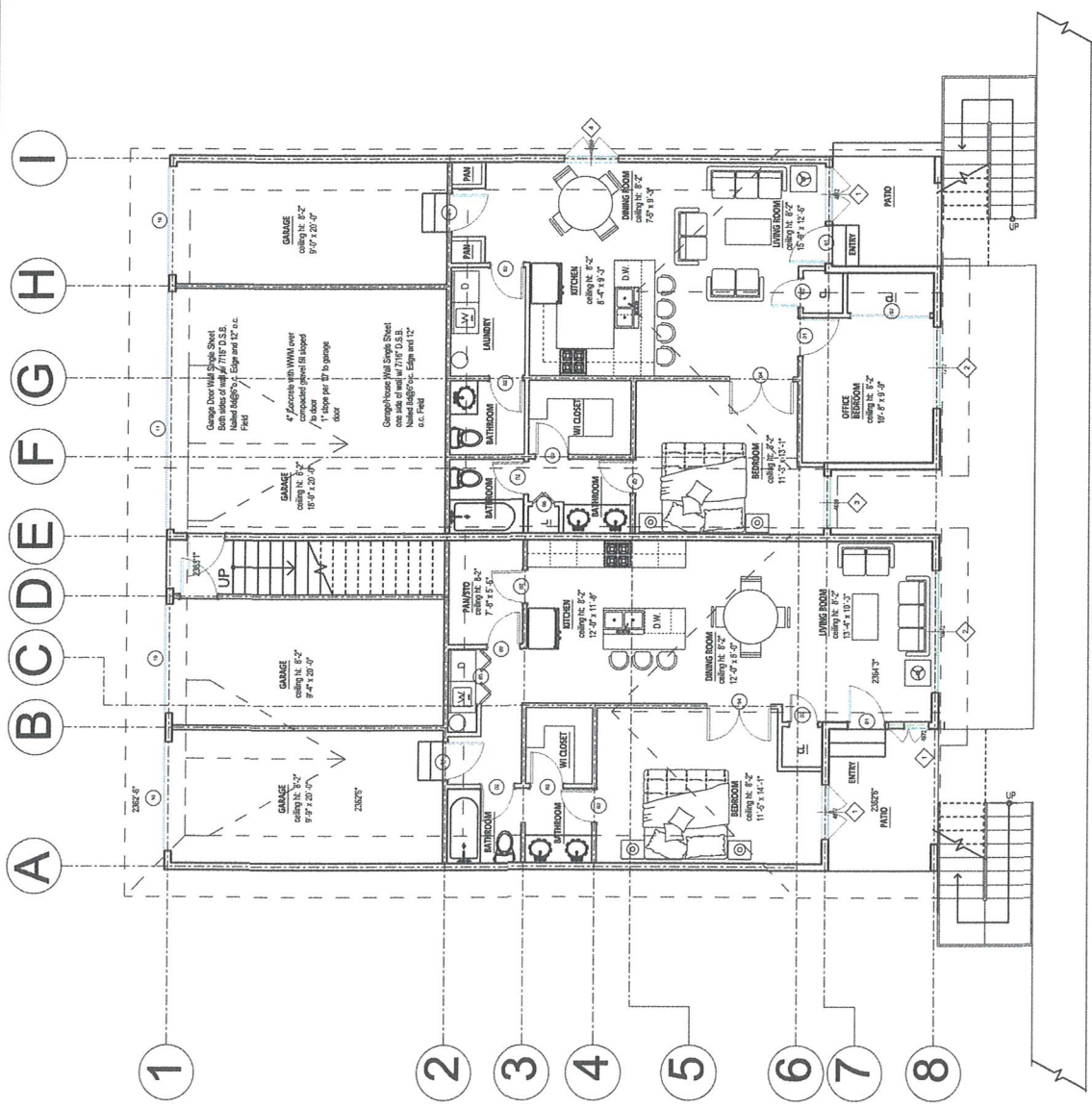
Scale:

Drawn:

Job:

Sheet:

A-2



FIRST FLOOR PLAN

FIRST FLOOR AREAS:
 DUPLEX 01: 812.19 SQ. FT., DUPLEX 02: 822.74 SQ. FT.
 PANTO DUPLEX 03: 844.72 SQ. FT., PANTO DUPLEX 04: 826.89 SQ. FT.
 GARAGE DUPLEX 01: 24.22 SQ. FT., GARAGE DUPLEX 02: 27.77 SQ. FT.
 SCALE: 1/4" = 1'-0"

AS

FLOOR PLAN

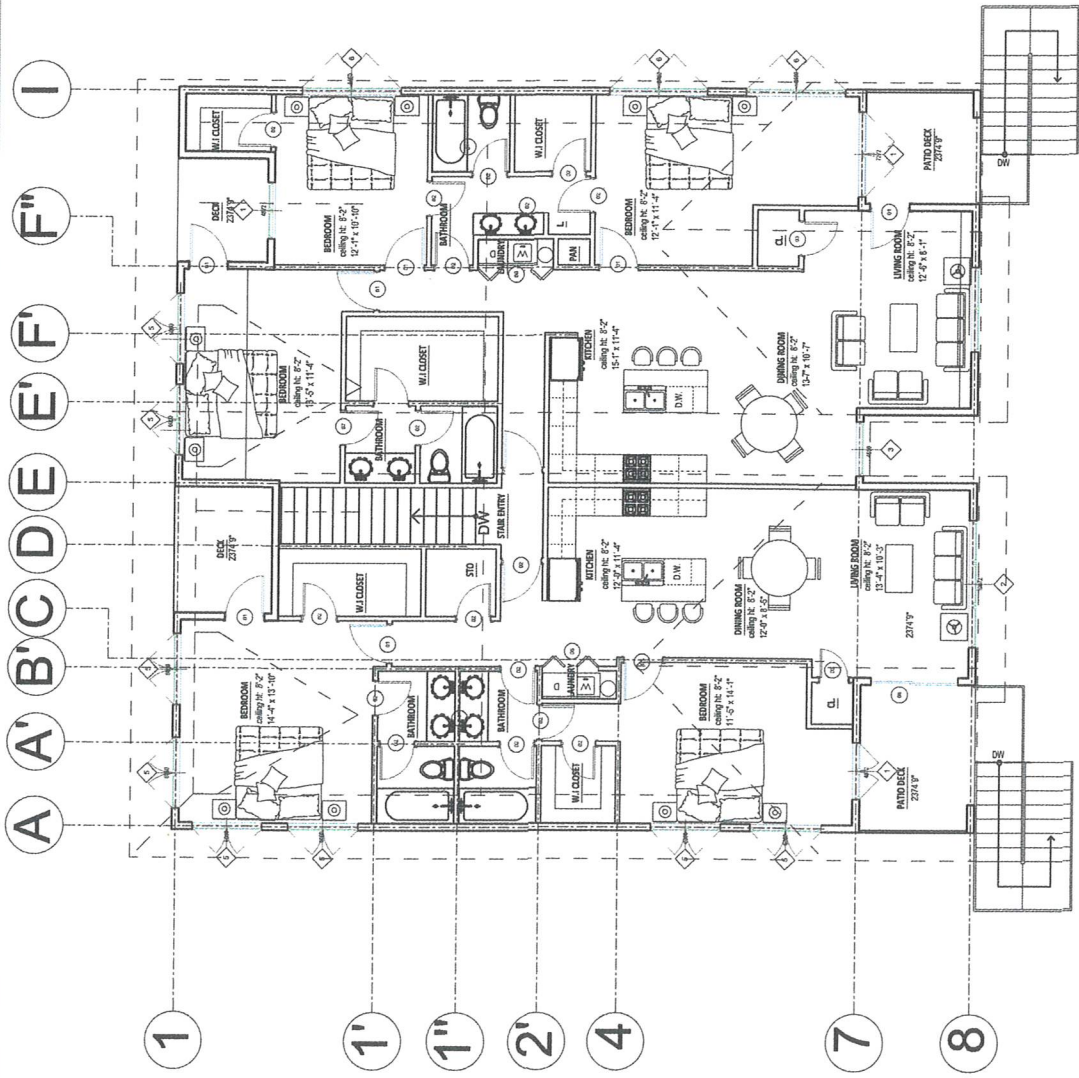
Sheet content:

DOOR SCHEDULE

| MARK | DOOR SIZE | | Type | NOTES |
|------|-----------|-------|-------------------|-------|
| | WD | HGT | | |
| 1 | 2'-0" | 7'-0" | SWING | |
| 2 | 2'-0" | 7'-0" | SWING | |
| 3 | 2'-0" | 7'-0" | SWING | |
| 4 | 2'-0" | 7'-0" | DOUBLE DOOR SWING | |
| 5 | 2'-0" | 7'-0" | DOUBLE DOOR SWING | |
| 6 | 1'-6" | 7'-0" | SWING | |
| 7 | 1'-6" | 7'-0" | SWING | |
| 8 | 1'-6" | 7'-0" | SWING | |
| 9 | 5'-4" | 7'-0" | SWING | |
| 10 | 5'-4" | 7'-0" | SWING | |
| 11 | 15'-0" | 7'-0" | DOUBLE DOOR | |

WINDOW SCHEDULE

| MARK | WINDOW SIZE | | TYPE | Head Height | NOTES |
|------|-------------|--------|--------|-------------|-------|
| | Width | Height | | | |
| 1 | 8'-0" | 8'-0" | DOUBLE | 7'-0" | |
| 2 | 8'-0" | 8'-0" | DOUBLE | 7'-0" | |
| 3 | 8'-0" | 8'-0" | DOUBLE | 7'-0" | |
| 4 | 8'-0" | 8'-0" | DOUBLE | 7'-0" | |
| 5 | 8'-0" | 8'-0" | DOUBLE | 7'-0" | |
| 6 | 8'-0" | 8'-0" | DOUBLE | 7'-0" | |
| 7 | 8'-0" | 8'-0" | DOUBLE | 7'-0" | |
| 8 | 8'-0" | 8'-0" | DOUBLE | 7'-0" | |
| 9 | 8'-0" | 8'-0" | DOUBLE | 7'-0" | |
| 10 | 8'-0" | 8'-0" | DOUBLE | 7'-0" | |
| 11 | 8'-0" | 8'-0" | DOUBLE | 7'-0" | |



SECOND FLOOR PLAN
 SECOND FLOOR AREA:
 DUPLEX 04: 1,220.96 SQ. FT. DIMENSIONS: 1,370.28 SQ. FT.
 DUPLEX 05: 1,220.96 SQ. FT. DIMENSIONS: 1,370.28 SQ. FT.
 GARAGE DUPLEX 06: 95.31 SQ. FT. GARAGE DUPLEX 07: 14.50 SQ. FT.
 0 2 4 8'
 SCALE: 1/4" = 1'-0"

AS

F. Parcel = ADDRESS

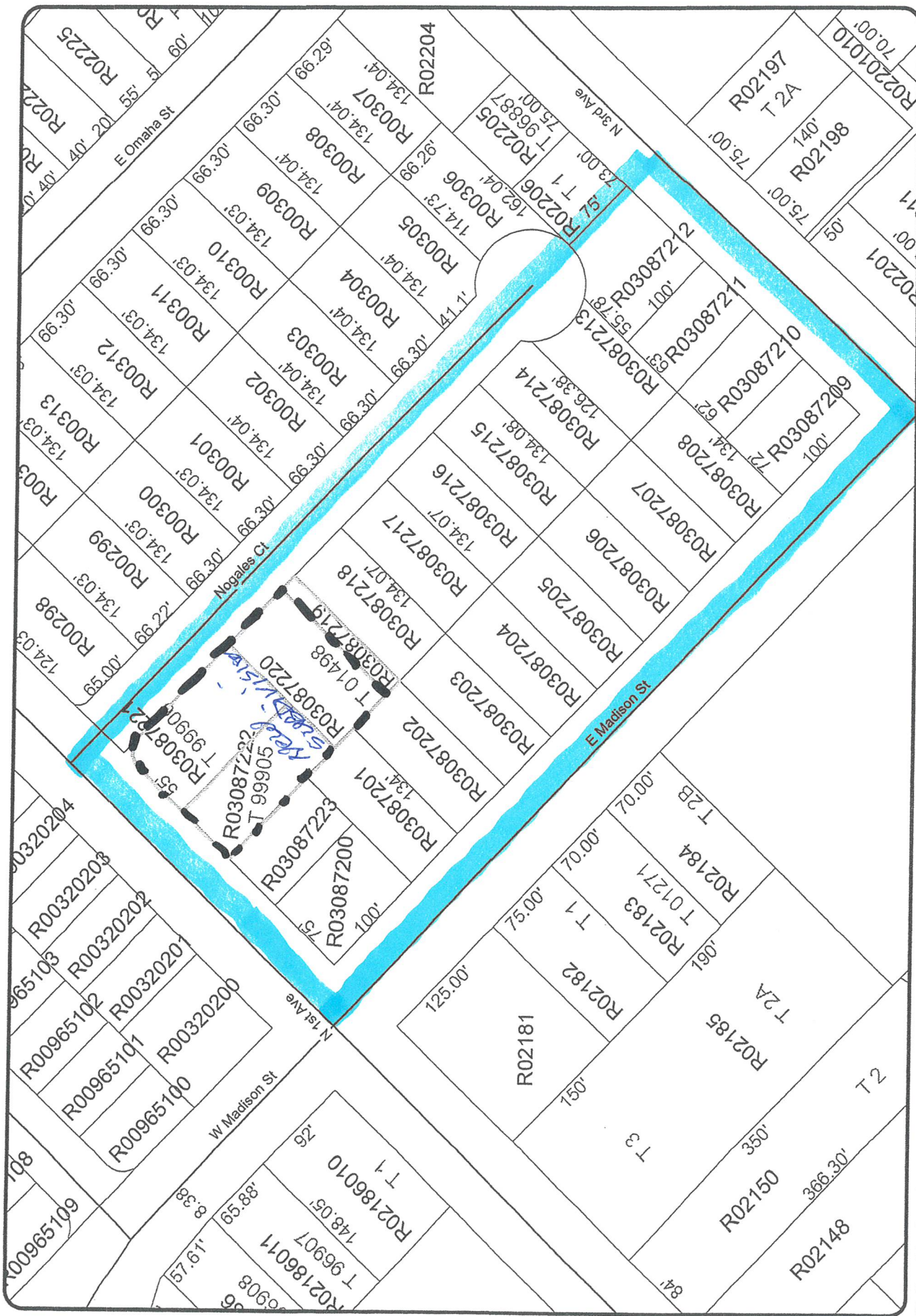
EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY


| Parcel | Property Address | Acres |
|------------------------|---------------------------|-----------------|
| R0308721300 | 0 NOGALES CT | 0.16 |
| R0308720600 | 0 E MADISON ST | 0.18 |
| R0308721200 | 220 NOGALES CT | 0.21 |
| R0308720700 | 0 E MADISON ST | 0.18 |
| R0308721100 | 0 N 3RD AVE | 0.14 |
| R0308720800 | 0 E MADISON ST | 0.18 |
| R0308721000 | 0 N 3RD AVE | 0.14 |
| R0308720900 | 0 N 3RD AVE | 0.16 |
| R0308722100 | 0 N 1ST AVE | 0.23 |
| R0308721700 | 122 NOGALES CT | 0.18 |
| R0308720200 | 0 E MADISON ST | 0.18 |
| R0308721600 | 204 NOGALES CT | 0.18 |
| R0308720300 | 0 E MADISON ST | 0.18 |
| R0308721500 | 0 NOGALES CT | 0.18 |
| R0308720400 | 0 E MADISON ST | 0.18 |
| R0308721400 | 214 NOGALES CT | 0.18 |
| R0308720500 | 0 E MADISON ST | 0.18 |
| R0308720000 | 0 N 1ST AVE | 0.17 |
| R0308721900 | 0 NOGALES CT | 0.05 |
| R0308721800 | 118 NOGALES CT | 0.18 |
| R0308720100 | 0 E MADISON ST | 0.18 |
| R0308722200 | 1412 N 1ST AVE | 0.18 |
| R0308722000 | 114 NOGALES CT | 0.21 |
| R0308722300 | 0 N 1ST AVE | 0.14 |

DA
Buyer Initials

Seller Initials

Ale

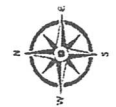




Pioneer Title Co.

 GOING BEYOND

THIS IS NOT A SURVEY. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. PIONEER TITLE COMPANY MAKES NO REPRESENTATIONS AS TO THE ACCURACY OF THE MAP AND ASSUMES NO LIABILITY FOR IT.





 SPS

This Map and data displayed is a graphic representation derived from the Canyon County Geographic Information System (GIS) data. It was designed and intended for staff use only. This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Canyon County and Single Point Solutions, LLC are not liable for errors or omissions resulting from the use of this product for any purpose.



200346156

RECORDED

2003 JUL 25 PM 4:11

NOEL...
CANYON...
BY...

REQUEST...
TYPE...
FEE \$1.00

WARRANTY DEED

FOR VALUE RECEIVED

ROBERT A. BUSHNELL, SR., a single person and ROBERT A. BUSHNELL, SR., as Personal Representative of the Estate of Marjorie K. Bushnell, deceased (collectively "Grantor"), does hereby grant, bargain, sell and convey unto SUNDOWNER, INC., an Idaho corporation, whose current address is 1002 Arthur Street, Caldwell, Idaho 83705 ("Grantee"), the premises located in Canyon County, Idaho, more particularly described on Exhibit A attached hereto and made a part hereof.

To have and to hold the said premises, with its appurtenances, unto the Grantee, its successors and assigns forever. And the Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that the premises are free and clear from all encumbrances, except current taxes and assessments, easements, rights of way, encumbrances, restrictions and reservations of record and that it will warrant and defend the quiet and peaceful possession of said premises by the Grantee, and its successors and assigns forever, against all lawful claims whatsoever.

DATED: July 23, 2003.

GRANTOR:

Robert A. Bushnell, Sr.
ROBERT A. BUSHNELL, SR.

Robert A. Bushnell
ROBERT A. BUSHNELL, SR., as
Personal Representative of the
Estate of Marjorie K. Bushnell,
deceased.

AL

STATE OF IDAHO)
) ss.
County of Canyon)

On This 23 day of July, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ROBERT A. BUSHNELL, SR.**, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

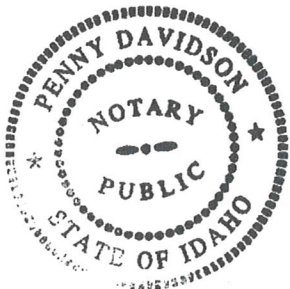


Penny Davidson
Notary Public for Idaho
Residing at: Caldwell
My Commission Expires: 3-27-07

STATE OF IDAHO)
) ss.
County of Canyon)

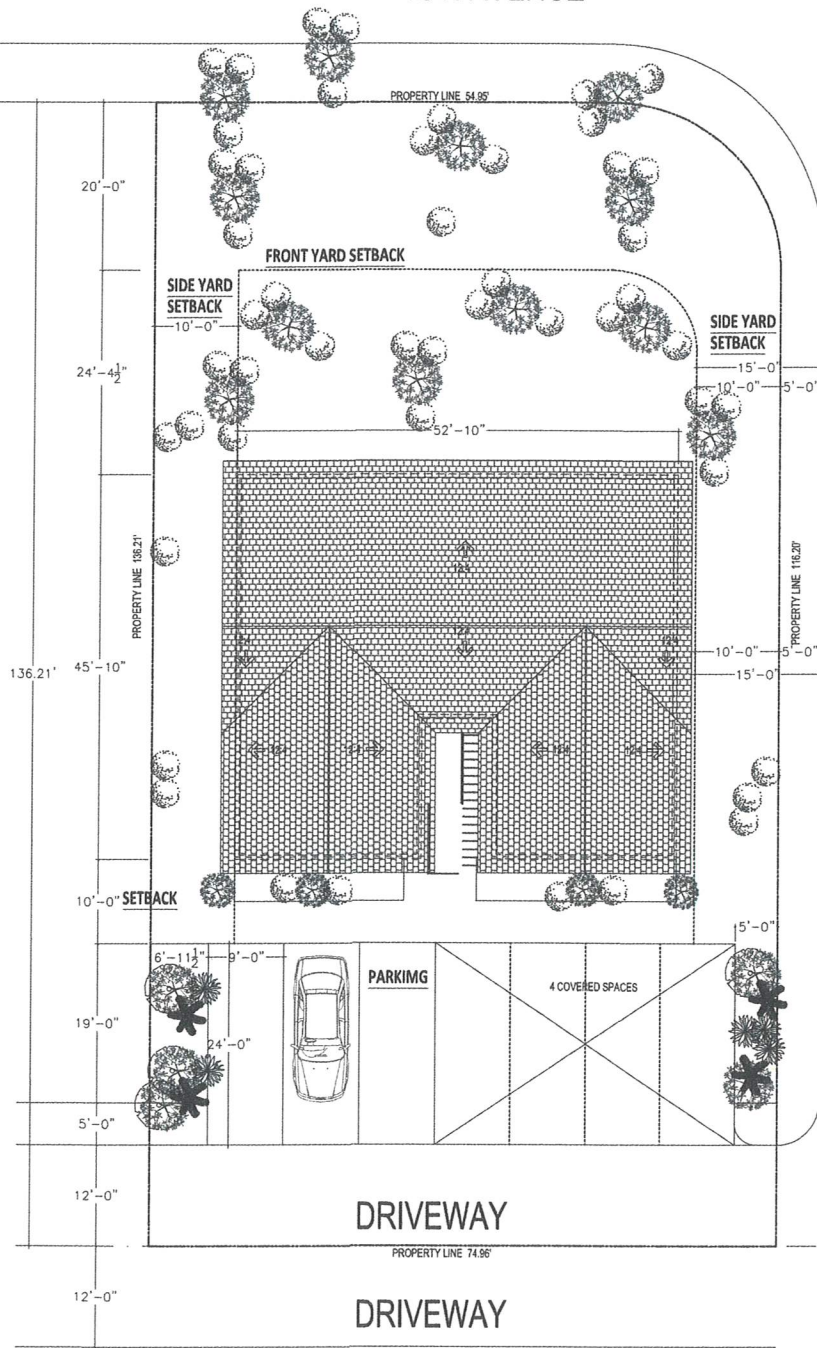
On This 23 day of July, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ROBERT A. BUSHNELL, SR.**, as Personal Representative of the Estate of Marjorie K. Bushnell, deceased, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same as such personal representative.

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



Penny Davidson
Notary Public for Idaho
Residing at: Caldwell
My Commission Expires: 3-27-07

1ST. AVENUE



NOGALES COURT

SITE PLAN

| | |
|-----------|-----------|
| Sheet No. | 17 |
| Project | SITE PLAN |
| Owner | |
| Date | |
| Name | |
| Client | |
| Job | |
| Drawn | |
| Scale | |
| Sheet | A-1 |

A8

Property Owner Acknowledgement

I, ROBERT PILOTE, SUNDOWNER INC., the record owner for real property addressed as MADISON ESTATES, am aware of, in agreement with, and give my permission to BLUEDOG INVESTMENTS #2, LLC, to submit the accompanying application(s) pertaining to 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 18th day of AUGUST, 2021

ROBERT PILOTE
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Barbara S. Negri a Notary Public, do hereby certify that on this 18 day of August, 2021, personally appeared before me Robert Pilote 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.

Barbara S. Negri
NOTARY PUBLIC FOR IDAHO
Residing at Laurel
My Commission Expires 10-13-2022

