

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

## Permit Project



File #: 23-000623 ...  
 4605 BEAR LN CALDWELL ID 83605  
 40.60 AC with 140 total lots, 118 single-family residential lots and 20 qualified common lots and 2 common driveway lots

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

EDIT:  
File

Edit Permit: SUB23-000009



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

Permit #: SUB23-000009  
 Permit Type: Subdivision Plats  
 Sub Type: Preliminary  
 Work Description: 40.60 AC with 140 total lots, 118 single-family residential lots and 20 qualified common lots and 2 common driveway lots

Applicant: J-U-B Engineers, Inc - Terry O'B

Status: Online Application Received  
 Total Amount: \$ 0.00  
 Amount Paid: \$ 0.00  
 Balance Due: \$ 0.00  
 Valuation: 0.00

Application Date: 03/06/2023

Approval Date:

Issue Date:

Expiration Date:

Close Date:

Last Inspection:

Revised

Subdivision Name:

- REPORTS:
- Custom
  - Detail
  - Summary

Non-Billable:   
 Original Prelim: Prairie Creek Subdivision

Plat Approved  
 Subdivision Name:  
 Subdivision  
 Revised Name  
 Change Approval  
 Date:

### OFFICE USE ONLY

HE Hearing Date	Scheduled:	HE Decision:
P&Z Hearing Date	Scheduled:	P&Z Decision:
CC Hearing Date	Scheduled:	CC Decision:

### CONTACT INFORMATION

Applicant Name:	Matt Price-JUB Engineers	Address:	2760 W Excursion Ln, Ste 400
City:	Meridian	State:	Idaho
Zip:	83642	Email:	mprice@jub.com

A-1  
1/5

Phone: 3767330

Agent Name: - Shawn Brownlee

City: Meridian

Zip: 83642

Phone: 208-376-7330

Property Ow: ENDURANCE HOLDINGS LLC

different than applicant):

Address: 1977 E Overland Rd

State: ID

Email: shawn@trilogydaho.com

PROPERTY INFORMATION

Is this part of a concurrent application?: No

Prior use of the property: Vacant

Proposed use of the property: Single Family Residential Homes

TOTAL NUMBER OF LOTS

Residential: 118

Industrial: 0

Commercial: 0

Common: 20 + 2 Driveway & 1 Irrig

TOTAL NUMBER OF DWELLING UNITS

Single Family (attached or detached): 118

Triplex Units: 0

Multi-Family Units (7 or >): 0

Duplex Units: 0

Four, Five, or Six Family Units: 0

Phased Project:

Total Acreage: 40.60

Max. Lot Size (excluding common lots): 13,182 SF

% Usable Open Space: 10.0 %

List all types of usable open space: Landscape, play space w/ structure

What phase # is this application for (i.e. Ph. 1, Ph. 2): No 1

Min. Lot Size (excluding common lots): 8,000 SF

Avg. Lot Size (excluding common lots): 8,290 SF

% Qualified Open Space: 6.3%

SUBMITTAL DOCUMENTS

Completed & signed

Master Land Use Application: Hearing Review Application.pdf

Copy of Meeting Mailing List.pdf

Meeting Mailing List (not required for final plats):

Copy of Neighborhood Meeting Letter.pdf

Meeting Letter Sent

Copy of Sign-in Sheet from Neighborhood Meeting.pdf

meeting Sign in



A-1

(not required for final plats):  
Recorded Warranty Deed for the subject property or evidence of property interest to subject property:

Recorded Warranty Deed.PDF  

Vicinity map drawn

to scale, clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.:

Metes and bounds legal description: 10-22-028\_Prairie Creek Bndy.pdf  

Preliminary Plat

Drawings (if applicable), scaled at 1' = 100', containing all contents as specified in 11-02-

Sheet (not required for final plats):

Property Owner Property Owner    
**Acknowledgement:** Acknowledgement.pdf

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

Narrative fully describing the project to include the type of land uses, number and types of lots, size of lots, number of dwelling units, density, proposed amenities, conformance of the subdivision with the comprehensive plan and zoning district, availability of public services and utilities, etc .(not required for final plats):

A-1

02(1) of Caldwell


City Code:

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:

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

Traffic Impact

Study: Prairie Creek Subdivision TIS - FINAL 11182022.pdf  

Copy of any

Applicable Record of Surveys:

Building Elevations (colored) showing front, sides, and rear of building. Include scale, legend, materials, colors, screening materials, lighting, entryways, and awnings. (not required for final plats):

ELEVATION

RENDERING.pdf



Copy of Order of

Decision's Regarding this Project:

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

A-1

applicant's  
representative  
MUST attend all  
public hearings:

Applicant Signature:

**Applicant Name:** Terry O'Brien

**Date:** 03/06/2023

Permit Fees



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

Payments



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

A-1



CITY OF *Caldwell, Idaho*

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

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

**STAFF USE ONLY:**  
 File number(s): SUB23-000009  
 Project name: Prairie Creek  
 Date filed: \_\_\_\_\_ Date complete: \_\_\_\_\_  
 Related files: \_\_\_\_\_

Subject Property Information

Address: 4605 Bear Lane, Caldwell ID 83605 Parcel Number(s): R3258500000, R3258501000  
 Subdivision: Prairie Creek Subdivision Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 40.74 Zoning: R-1  
 Prior Use of the Property: Open land  
 Proposed Use of the Property: Single-Family Residential Development

Applicant Information:

Applicant Name: J-U-B Engineers, Inc - Matt Price Phone: (208) 376-7330  
 Address: 2760 W Excursion lane, Ste 400 City: Meridian State: Idaho Zip: 83642  
 Email: mprice@jub.com Cell: \_\_\_\_\_

Owner Name: Endurance Holdings, LLC Phone: (208) 895-8858  
 Address: 1977 E Overland Rd City: Meridian State: Idaho Zip: 83642  
 Email: shawna@trilogyidaho.com Cell: \_\_\_\_\_

Agent Name: (e.g., architect, engineer, developer representative) Trilogy Development - Shawn Brownlee  
 Address: 9839 W Cable Car Street, Ste 101 City: Boise State: Idaho Zip: 83642  
 Email: shawna@trilogyidaho.com Cell: \_\_\_\_\_

Authorization

Print applicant name: Matt Price  
 Applicant Signature: Matt Price Date: 2/21/2023

A-1



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: <u>Prairie Creek Subdivision</u>		File #:
Applicant/Agent: <u>Matt Price - J-U-B Engineers, Inc</u>		
<i>Please check with the Engineering Department prior to submitting your application to see if a Traffic Impact Study will be required.</i>		
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	
N/A	Copy of the Order of Decision, and/or other documents pertaining to prior approvals of the site	
X	Preliminary Plat (full size, 1 copy, folded)	
N/A	Final Plat (full size, 2 copies, folded)	
X	Approved Subdivision name and approved street names (please provide written verification from Mapping Department)	
X	Landscape Plan, specific to submitted phase	
X	Traffic Impact Study – <i>must be completed prior to submittal</i>	
X	Vicinity map	
X	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	
X	Fee	

**Total # Lots**

Residential: 118 Commercial: 0 Industrial: 0 Common: 20 + 2 Shared Driveway Lots, 1 Irrigation Lot

Phased Project:  Yes  No If "yes", Phase #: 2 Phases total Total Acreage: 40.60

Min. Lot Size (excluding common lots): 8,000 SF Max. Lot Size (excluding common lots): 13,182 SF

Avg. Lot Size (excluding common lots): 8,290 SF % Useable Open Space: 10.0%

List all types of useable open space: Landscaping, pathways, grassy play space, shelter w/ BBQ grill and table.

**STAFF USE ONLY:**

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

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

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

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

A-1



CITY OF  
*Caldwell, Idaho*

Planning & Zoning  
LANDSCAPE PLAN

Project Name: Prairie Creek Subdivision	File #:
Project Address: 4605 Bear Lane, Caldwell, Idaho	

Applicant (v)	Description	Staff (v)
X	Detailed plan at a scale no smaller than 1" to 50' submitted in 8 1/2 x 11 paper format AND in electronic format (PDF)	
<b>Landscape Plan must include a table with the following information:</b>		
X	Names of all streets upon which the property has frontage, including amount of linear feet of frontage	
X	# of trees provided in each street landscape buffer	
X	# of shrubs provided in each street landscape buffer	
X	Width of each street landscape buffer	
X	Total # of parking spaces provided (regular, ADA, and bicycle)	
X	Types of vegetation and/or rock ground cover	
X	Note indicating whether or not the landscape plan complies with City Code Chapter 10-07 (Caldwell Landscaping Ordinance). If plan does not comply, state which areas & the reason for the variation.	

*Landscape plans shall be prepared by a landscape architect, a landscape designer, or a qualified nursery person. Landscape plans shall be stamped by a licensed landscape architect.*

<p><b>STAFF USE ONLY:</b></p> <p>Date Application Received: _____</p> <p>Received by: _____</p> <p>Date Approved: _____</p> <p>Approved by: _____</p>
---

A-1



**City of Caldwell Preliminary Plat Checklist:**

**Development Name:** Prairie Creek Subdivision No 1

**Applicant:** J-U-B Engineers, Inc. - Matt Price

Applicant	City	11-02-02: CONTENT: (1) Content; Preliminary Plat
		<b>A. Form Of Presentation:</b>
X		<p>The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, or by letter, or by a combination thereof, and may comprise several sheets showing various elements or required data.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
		<b>B. Scale:</b>
X		<p>All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty- four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
		<b>Identification and Descriptive Data</b>
X		<p>1. Proposed name of subdivision, said name not being a duplicate name of any other recorded subdivision within Canyon County or any of the cities in Canyon County; all recorded subdivisions with their recorded given name shall be known by said recorded name and the only way to change a subdivision name is to rerecord the final plat. Subdivision names, other than the recorded name, shall not be recognized by the city. Location of subdivision by section, township and range; reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
X		<p>2. Name, address and phone number of property owner(s), subdivider, engineer, planner, surveyor who prepared the plat, and any other professional persons involved in the subdivision.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
X		<p>3. Scale, north arrow and date of preparation including dates of any subsequent revisions.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>

X		<p>4. Vicinity map drawn to a maximum scale of one inch equals five hundred feet (1" = 500'), clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.</p> <p><b>Comments:</b> Included in Submittal Package</p>
X		<p>5. Topography based on NAVD 88 datum shown on the same map as the proposed subdivision layout. Contour lines shown at five foot (5') intervals where land slope is greater than ten percent (10%) and at two foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established bench mark, including location and elevation.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
X		<p>6. Location of existing water wells and type, streams, canals, irrigation laterals, drainage facilities, private ditches, washes, lakes and other water features; direction of flow; regulatory floodplain and floodway boundaries if any; and location and extent of known areas subject to inundation if any.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
X		<p>7. Location, widths and names of all existing streets and location, arrows indicating direction of slopes, type of surface and existence of any curb, gutter and/or sidewalks. Other important features such as railroads, utility rights of way and easements of public record, public areas, permanent structures to remain including water wells, and municipal corporation lines within or adjacent to the tract.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
X		<p>8. Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
X		<p>9. By note, the existing zoning classification of the tract with any requested zoning changes.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
X		<p>10. By note, the total acreage of the entire subdivision.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>

X		<p>11. By note, the total number of buildable lots by use. A phasing plan shall be submitted with the preliminary plat application showing the total number of phases, total number of buildable lots for the entire projects and the total number of buildable lots in each phase.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
X		<p>12. By note, the total number of common lots.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
X		<p>13. By note, the total gross acreage, the average buildable lot size and the dwelling units per gross acre.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
X		<p>14. The subdivision boundary with dimensions and bearings. Shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
X		<p>15. Show all public dedications of rights of way or easements.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
X		<p>16. If any area is not intended to be developed, it should be identified as open space within a common lot, or noted if protected as environmentally sensitive such as wetlands, natural habitats set aside or floodplain area.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
X		<p>17. Names, addresses and tax parcel numbers of all property owners within three hundred feet (300') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations. (Ord. 2768, 4-20-2009)</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>

X		18. Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. (Ord. 2811, 11-2-2009) <b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.
X		19. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision. <b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.
X		20. Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways and easements; pedestrian and vehicular connections to adjoining properties. (Ord. 2768, 4-20-2009) <b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.
X		21. Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage. <b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.
X		22. Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. (Ord. 2811, 11-2-2009) <b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.
X		23. Designation of all land to be dedicated or reserved for public use with purpose indicated. <b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.
N/A		24. If plat includes land for which multi-family, commercial, industrial or mixed use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any. <b>Comments:</b>
X		25. Appropriate information that sufficiently details the proposed subdivision within any special development area, such as hillside, planned unit development or a subdivision within a designated floodplain. <b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.

A-1

X		<p>26. The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
X		<p>27. Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
		28. PROPOSED UTILITY METHODS:
X		<p>(A) Sewage Disposal: It shall be the responsibility of the subdivider to furnish such evidence as may be required relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
X		<p>(B) Water Supply: It shall be the responsibility of the subdivider to furnish such evidence as may be required relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
X		<p>(A) Stormwater Disposal: It shall be the responsibility of the subdivider to furnish such evidence as may be required relative to the design and operation of the stormwater disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All stormwater design shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal.</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>
X		<p>(B) Irrigation System: A statement describing the proposed irrigation system, consistent with section <u>10-07-12</u> of this code, shall appear on the preliminary plat. (Ord. 2768, 4-20-2009)</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>

X	<p>29. Note acknowledging that, to the best of the preparer's knowledge, the preliminary plat meets all requirements of city code; or if said plat does not meet all requirements then the plat has been submitted as a planned unit development and any and all requested exceptions have been listed in detail as part of the planned unit development application or it is not a planned unit development but any exceptions as allowed in this chapter have been noted on the preliminary plat and specifically requested as a part of the application. (Ord. 2811, 11-2-2009)</p> <p><b>Comments:</b> Please see Preliminary Plat dated 10/31/2022.</p>

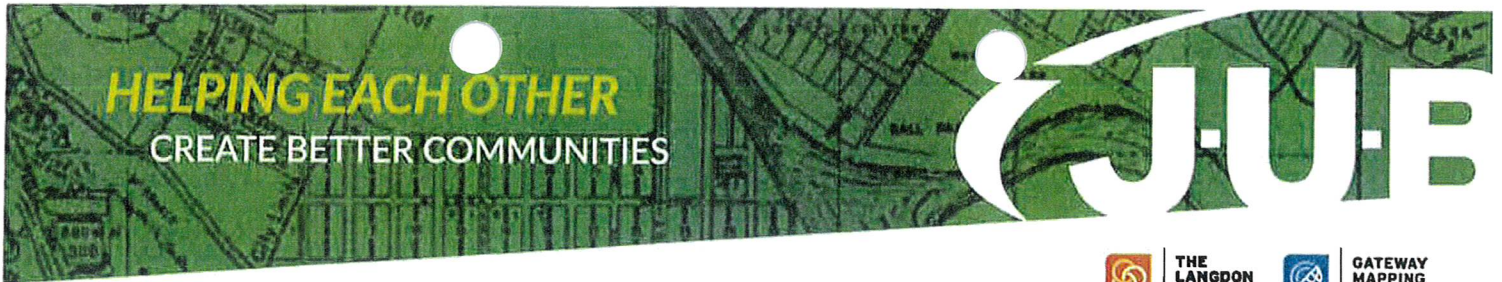
Date of Application			
Date of Review		Reviewed by:	
Resubmittal Required			

A-1

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

	Planning & Zoning		Engineering		Fire Department		Totals	
<b>Comprehensive Plan Amendment</b>								
Map amendment	10260	\$					\$	
Text Amendment	10270	\$					\$	
<b>Annexation</b>								
Less than 2 acres	10240	\$	12550	\$	22025	\$	\$	
More than 2 acres	10240	\$	12550	\$	22025	\$	\$	
More than 20 acres	10240	\$	12550	\$	22025	\$	\$	
DeAnnexatin	10240	\$					\$	
<b>Subdivision Plats</b>								
Preliminary Plat	10180	1 \$ 5,508.00	12511	1 \$ 3,498.53	22025	1 \$ 432.35	\$ 9,438.88	
Short plat	10180	\$	12512	\$	22025	\$	\$	
PUD w Subdivision	10210	\$	12513	\$	22025	\$	\$	
PUD w/o Subdivision	10210	\$	12513	\$	22025	\$	\$	
Final Plat	10180	\$	12512	\$	22025	\$	\$	
Manufactured Home Park Prelim	10190	\$	12520	\$	22025	\$	\$	
Manufactured Home Park Final	10190	\$	12520	\$	22025	\$	\$	
Plat Amendment (Administrative)	10280	\$					\$	
Plat Amendment (Public Hearing)	10280	\$					\$	
Time Extension (Administrative)	10280	\$					\$	
Time Extension (Public Hearing)	10280	\$					\$	
<b>Zone Change</b>								
Less than 2 acres	10220	\$			22025	\$	\$	
More than 2 acres	10220	\$			22025	\$	\$	
<b>Special Use Permit</b>								
Less than 2 acres	10200	\$	12530	\$	22025	\$	\$	
More than 2 acres	10200	\$	12530	\$	22025	\$	\$	
More than 20 acres	10200	\$	12530	\$	22025	\$	\$	
<b>Additional Fees</b>								
Appeals/ Amendments to Conditions	10290	\$					\$	
Business Permits (No change in use)	11040	\$					\$	
Business Permits (Change in use)	11040	\$					\$	
Business Permits Renewal	11040	\$					\$	
Certified Mailing	10340	\$					\$	
Code Enforcement Admin. Fee	64240	\$					\$	
Design Review - New Construction (Hearing Level)	10330	\$					\$	
Design Review - Rennovations/Add.'s (Staff)	10330	\$					\$	
Design Review - Building Maint. (Staff)	10330	\$					\$	
Development Agreements	10335	\$					\$	
Development Agreement Modification	10335	\$					\$	
City Clerk FBI Background Check/Finger Print (\$33.25)	11031	\$					\$	
Historic Preservation (Staff level)	11042	\$					\$	
Historic Preservation (Hearing level)	11042	\$					\$	
Lot Line Adjustments	10280	\$					\$	
Lot Split	10280	\$					\$	
Minor Land Use App. (Home Occupation, Temp. Use, Mobile Food Unit)	10216	\$			22025	\$	\$	
Minor Land Use App. Renewal (Home Occupation, Temp. Use, Mobile Food Unit)	10216	\$			22025	\$	\$	
Minor Land Use App. (Admin. Deter. Dir. Appr.)	10216	\$					\$	
Ordinance Text Amendment	10230	\$					\$	
Outdoor Dining Permit	11040	\$					\$	
Variance (Hearing Level)	10250	\$					\$	
<b>Letter Verification</b>								
Certificate of Zoning Compliance Letter	10360	\$					\$	
Legal Non-Conforming Use Letter	10360	\$					\$	
Zoning Verification Letter	10360	\$					\$	
<b>Documents - Copies</b>								
Audio Tape Duplication	10360	\$					\$	
Bike & Pedestrian Master Plan	10360	\$					\$	
Comprehensive Plan	10360	\$					\$	
Parks & Recreation Master Plan	10360	\$					\$	
Subdivision Ordinances	10360	\$					\$	
Treasure Valley Tree Selection Guide	10360	\$					\$	
Xerox copies	1401	\$					\$	
Zoning Ordinance	10360	\$					\$	
		\$ 5,508.00		\$ 3,498.53		\$ 432.35	\$ 9,438.88	
SUB23-000009 PRAIRIE CREEK SUB 4605 Bear Ln. R3258500000							<b>GRAND TOTAL</b>	\$ 9,438.88

A-1



J-U-B FAMILY OF COMPANIES

February 13, 2023

City of Caldwell  
Planning and Zoning Department  
621 Cleveland Blvd  
Caldwell, ID 83605

**RE: Prairie Creek Subdivision | Preliminary Plat Application**

Dear Staff and Commissioners:

We are pleased to submit the enclosed preliminary plat application associated with the Prairie Creek Subdivision. JUB Engineering is pleased to represent the landowner as the applicant/developer for this request. The property is located South of Ustick and East of Bear Lane, Caldwell, Idaho. Parcel numbers R3258500000 and R3258501000.

In total, the Prairie Creek Subdivision includes approximately 40.60 acres with 140 total lots, including 119 single-family residential lots, 18 qualified common area lots (6.51 AC), 2 shared driveway lots and 1 irrigation district lot. The common lots will provide amenities such as landscape, pathways throughout, grassy play space, and shelter with BBQ grill and picnic table.

The project will be developed in two phases.

All lots within the subdivision will be provided sanitary sewer service by the City of Caldwell.

Water service for domestic use and fire-protection will be provided by the City of Caldwell.

Streets throughout the development will be dedicated to the public and shall be constructed to the City of Caldwell standards with curb, gutter, and detached sidewalks. Two access points into the subdivision is proposed, one from Bear Lane, an extension of Keogh Lane and one from Gold Bar Court.

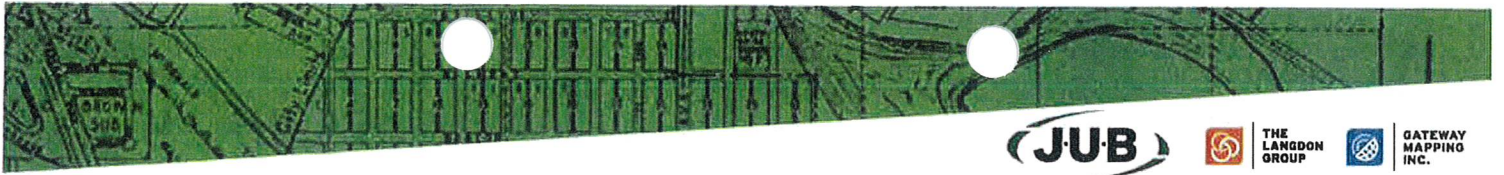
A traffic impact study is included.

Storm Water will be retained on site.

The proposed development is in conformance with the comprehensive development plan.

A-2





J-U-B ENGINEERS, INC.



THE LANGDON GROUP



GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

Storm Water will be retained on site.

The proposed development is in conformance with the comprehensive development plan.

Public services are available to accommodate the proposed development.

The proposed Development will not cause adverse health, safety, or environmental problems.

The proposed development will be consistent with, and complementary to existing residential uses. Streets are suitable and adequate to carry the anticipated traffic. The proposed project is in conformance with the Comprehensive Plan, and utility infrastructure is sufficient for the project.

We appreciate the opportunity to formally present these applications to the Planning and Zoning Commission. As you complete your review, please do not hesitate to let me know if we can provide any additional information to clarify the project's vision. I can be reached via email to [mprice@jub.com](mailto:mprice@jub.com) or at 208-376-7330.

Kind regards,

Matt Price, PM, P.E.

J-U-B Engineers, Inc



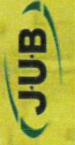
## Location Map

TOTAL ACRES	40.60 ACRES
RESIDENTIAL ZONING	R-1
RESIDENTIAL LOTS	118 LOTS
OTHER LOTS	3 LOTS
COMMON LOTS	201 LOTS
TOTAL LOTS	141 LOTS
RESIDENTIAL DENSITY	2.91 DU/JAC
AVERAGE RESIDENTIAL LOT SIZE	8,200 SF
SMALLEST RESIDENTIAL LOT SIZE	9,000 SF
TOTAL COMMON AREA	7.36 ACRES = 18.1%
QUALIFIED COMMON AREA	2.51 ACRES = 6.2%
USEABLE COMMON AREA	4.06 ACRES = 10.0%
REQUIRED QUALIFIED AREA	6%

## Site Information



# Prairie Creek Subdivision



PRELIMINARY PLAN FOR  
**PRAIRIE CREEK SUBDIVISION**  
 CITY OF CALDWELL, CANYON COUNTY, IDAHO  
 2023

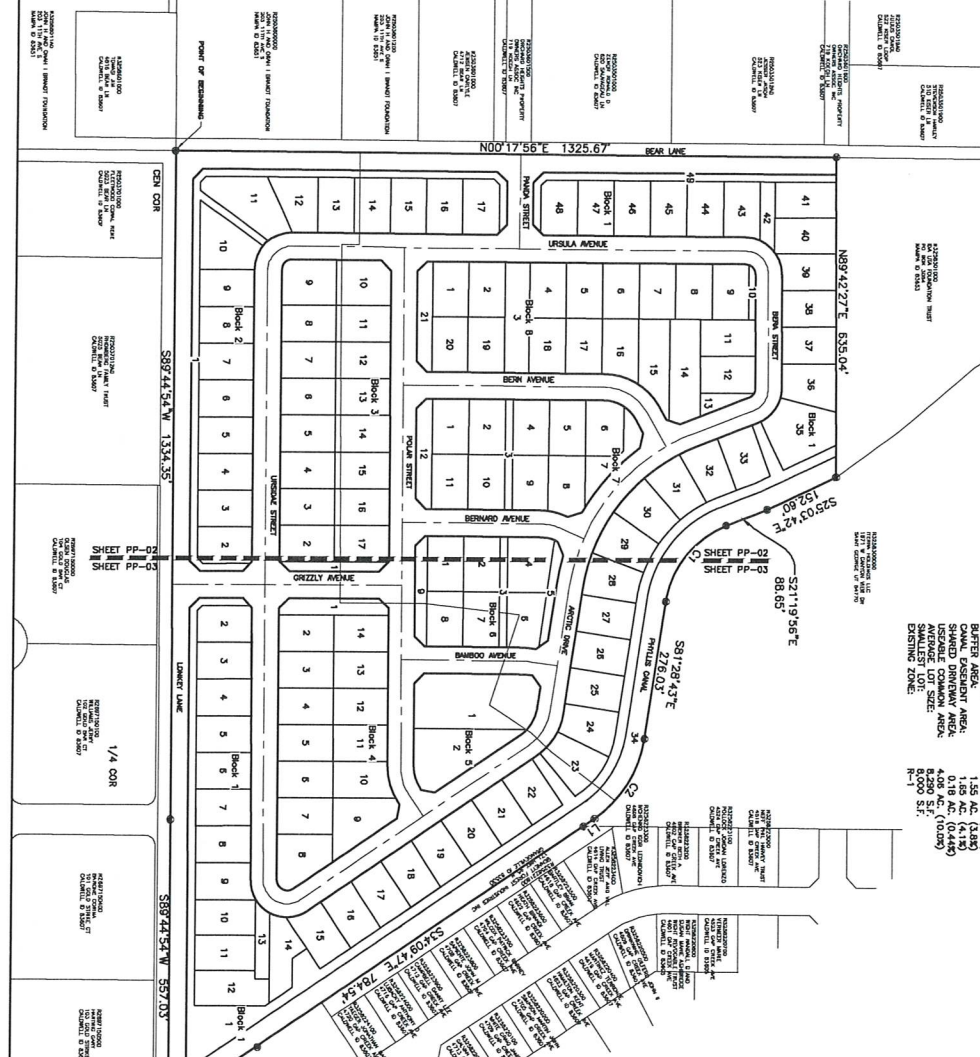
A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTH EAST QUARTER OF SECTION 4,  
 TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN,  
 CITY OF CALDWELL, CANYON COUNTY, IDAHO

Curve #	Length	Radius	Chord Bearing	Chord Length
C1	201.52'	194.80'	S87°14'44"	192.87'
C2	192.53'	227.45'	S67°14'44"	187.20'

Lot #	Area	Length
L1	320,902.27 S.F.	218.80'

LAND USE SUMMARY

Category	Area (S.F.)	Area (Ac.)
TOTAL AREA	42,800	0.97
RESIDENTIAL LOTS	118	2.60
COMMERCIAL LOTS	20	0.44
SHARED DRIVEWAY LOTS	2	0.00
QUALIFIED COMMON AREA	2,511	0.06
GRASSY AREA	1,427	0.03
PAVED DRIVEWAY AREA	1,456	0.03
PAVED DRIVEWAY AREA	0.18	0.00
AVERAGE LOT SIZE	8,500 S.F.	0.19
SMALLEST LOT	8,000 S.F.	0.18
LARGEST LOT	10,000 S.F.	0.23



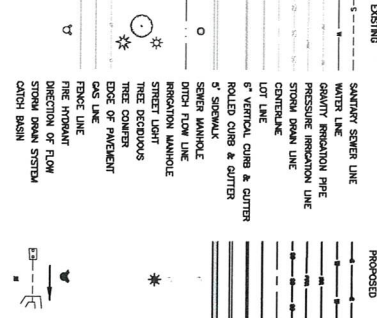
BOUNDARY LEGEND

- Subdivision Boundary Line
- Lot Line
- Right-of-Way Line
- Easement Line
- Section Corner
- Quarter-Section Corner
- Property Corner

NOTES:

1. CORNER AND SPOT ELEVATION DATA IS REFERENCED TO NAD 83 DATA.
2. PROPERTY BOUNDARIES SHALL BE SHOWN IN ACCORDANCE WITH CITY OF CALDWELL STANDARDS.
3. ALL LOTS ARE SEPARATELY BOUNDARY LOTS EXCEPT LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LEGEND



**OWNER:**  
 EQUIMANCE HOLDINGS LLC  
 1877 E OVERLAND RD  
 SHAWW BOWEN/CTE  
 BOISE, IDAHO 83709  
 208-858-8838

**DEVELOPER:**  
 TRILOGY DEVELOPMENT  
 SHAWN BOWEN/CTE  
 2750 W. EXCURSION LANE  
 MERIDIAN, ID 83642  
 208-376-7300

**CIVIL ENGINEER:**  
 JUB ENGINEERS, INC.  
 2760 W. EXCURSION LANE  
 MERIDIAN, ID 83642  
 208-376-7300

Professional Engineer Seal for JUB ENGINEERS, INC. License No. 11704, State of Idaho, dated 11/14/2022.

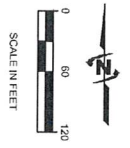
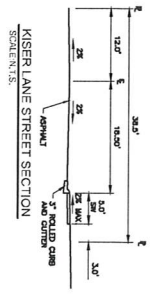
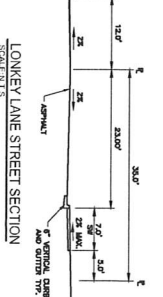
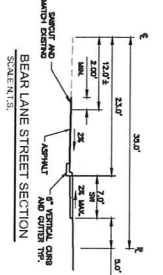
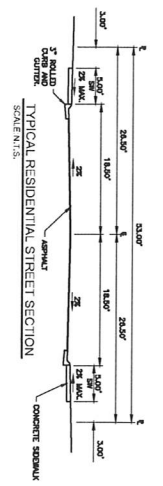
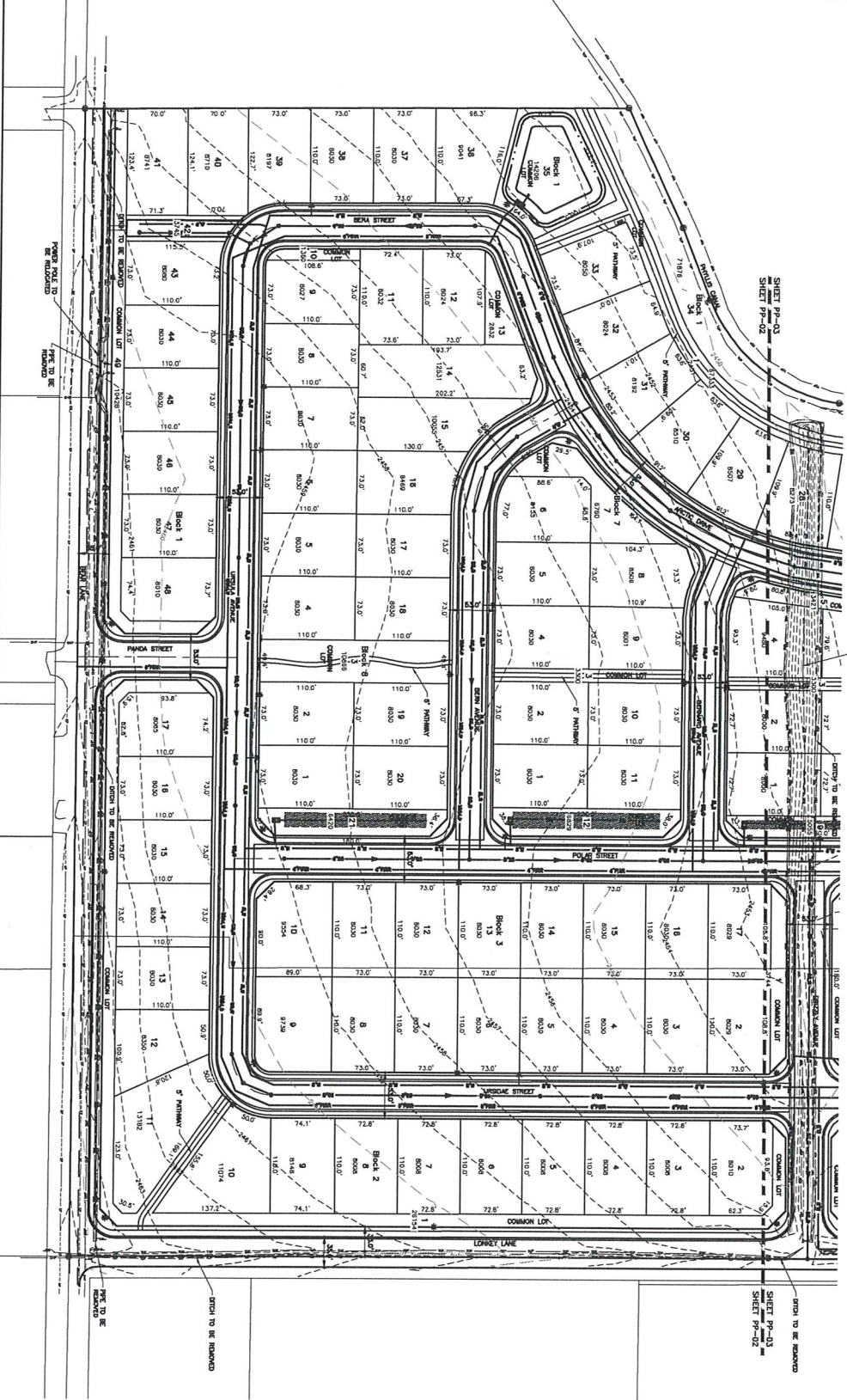
PRAIRIE CREEK SUBDIVISION  
 CITY OF CALDWELL, CANYON COUNTY, IDAHO

BOUNDARY AND PROJECT INFORMATION

NO.	DESCRIPTION	DATE

JUB ENGINEERS, INC.  
 2760 W. Excursion Lane  
 Suite 400  
 Meridian, ID 83642  
 Phone: 208.376.7300  
 www.jub.com

A-3



SHEET NUMBER: PP-02

PRAIRIE CREEK SUBDIVISION  
 CITY OF CALDWELL, CANYON COUNTY, IDAHO

EXISTING AND PROPOSED CONDITIONS

REQUIRE OF DRAWER AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT THE WRITTEN CONSENT OF THE DRAWER. ANY REUSE WITH WRITTEN CONSENT BY A USER SHALL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

REVISION

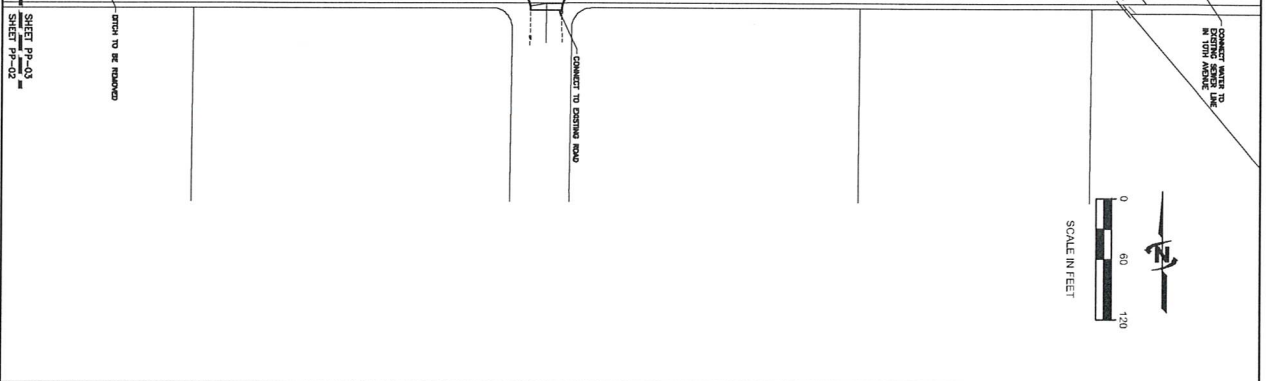
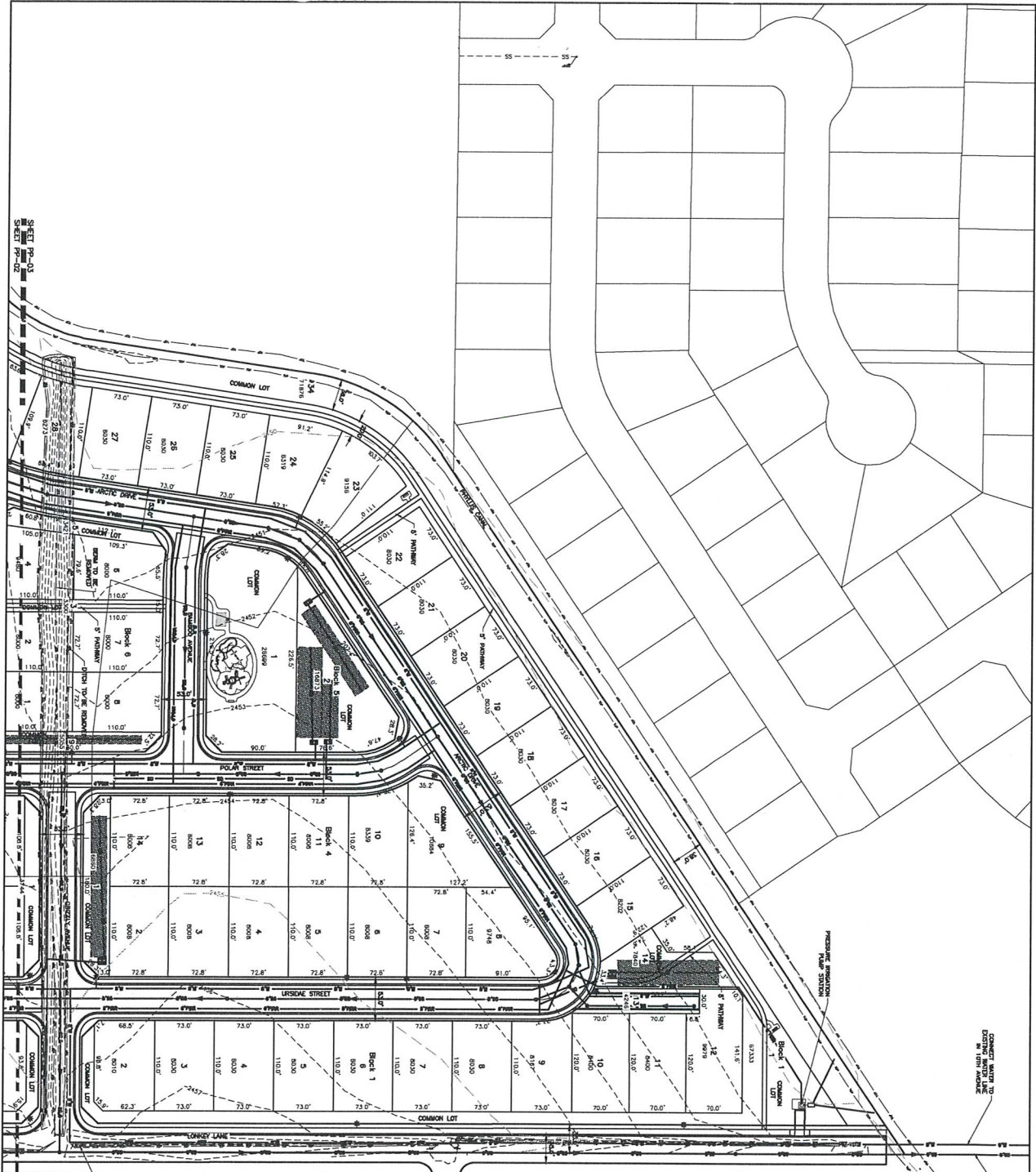
DATE

BY

DESCRIPTION

J-U-B ENGINEERS, INC.  
 2760 W. Excursion Lane  
 Suite 400  
 Meridian, ID 83642  
 Phone: 208.376.7330  
 www.jub.com

A-3

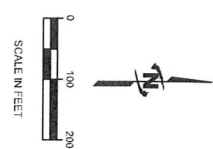


**J-U-B ENGINEERS, INC.**  
 2760 W. Excursion Lane  
 Suite 400  
 Meridian, ID 83642  
 Phone: 208.376.7330  
 www.jub.com

**JUB ENGINEERS, INC.**

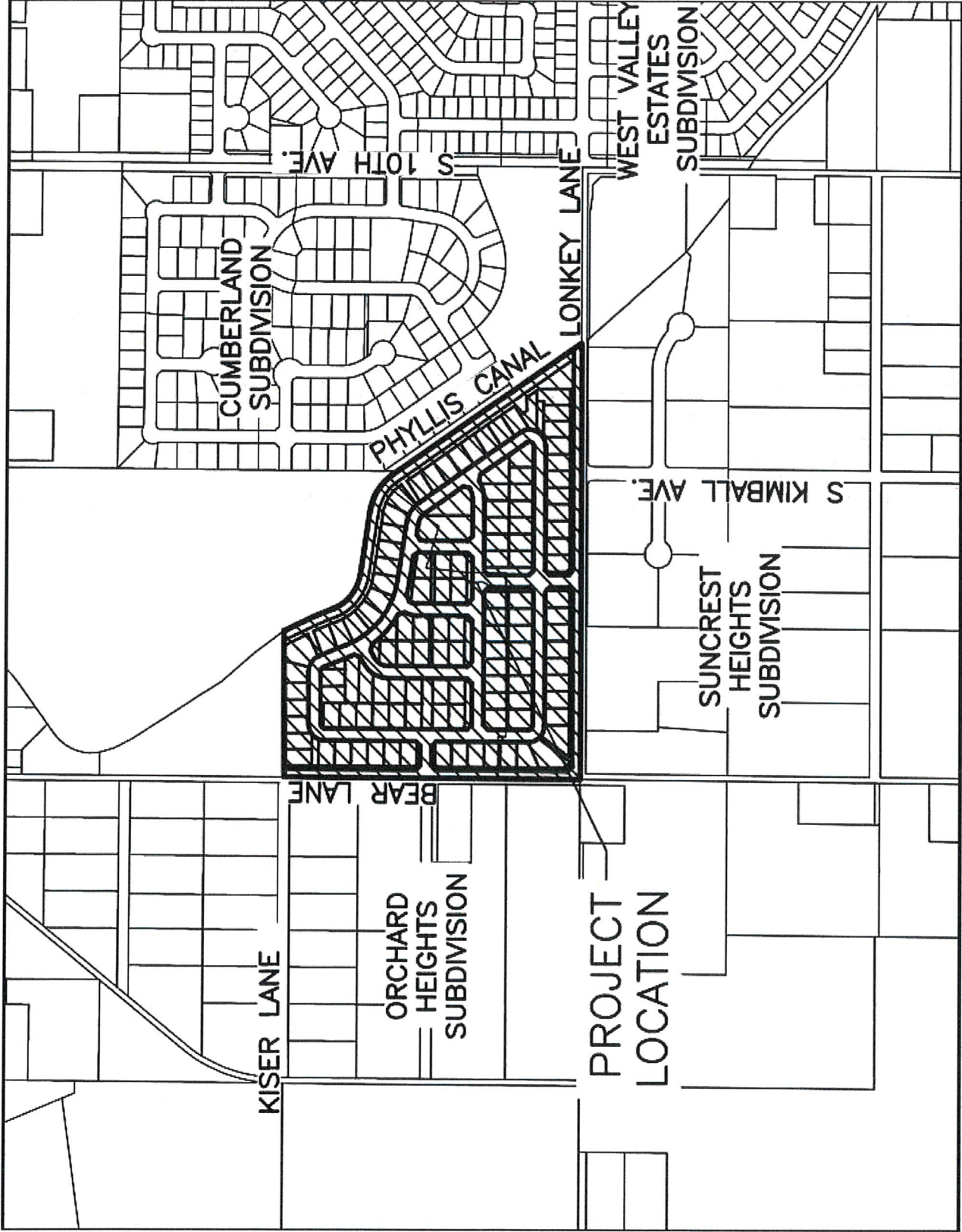
**PP-03**

A-3



<p>DATE: 11/07/23 1:21 PM                  PROJECT: B. E. White Estate                  FILE: C:\Users\j\Documents\Projects\11704\11704_Plan\11704_Plan.dwg</p>	<p><b>PRAIRIE CREEK SUBDIVISION</b>                  CITY OF CALDWELL, CANYON COUNTY, IDAHO</p> <p>PHASING PLAN</p>	<p>REUSE OF DRAWINGS</p> <p>THIS DRAWING IS A REUSE OF AN EXISTING DRAWING. THE ORIGINAL DRAWING IS FILED IN THE PROJECT FOLDER. ANY REUSE OF THIS DRAWING IS AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.</p> <p>DATE: 2/02/2023</p>		<p>J-U-B ENGINEERS, INC.                  2760 W. Excursion Lane                  Suite 400                  Meridian, ID 83642</p> <p>Phone: 208.376.7330                  www.jub.com</p>
---	---	--	--	---

A-3



**VICINITY MAP**

SCALE: 1"=1000'



J-U-B ENGINEERS, INC.



THE LANGDON GROUP



GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

December 29, 2022

RE: **NOTICE OF NEIGHBORHOOD MEETING | January 11, 2023**

Dear Property Owner:

You are cordially invited to attend a Neighborhood Meeting for a Preliminary Plat for a single-family residential development near your property.

- Meeting Date: **Wednesday, January 11, 2023**
- Meeting Time: **5:30 p.m.**
- Meeting Location: **4605 Bear Lane, Caldwell (Outside)**

The proposed subdivision project is located at 4605 Bear Lane, Caldwell, ID, parcel numbers R3258500000 and R3258501000. This proposed project consists of approximately 119 residential lots. The existing zone for the property is R-1 which we will be adhering to. The overall total area is approximately 40.72 AC for this property.

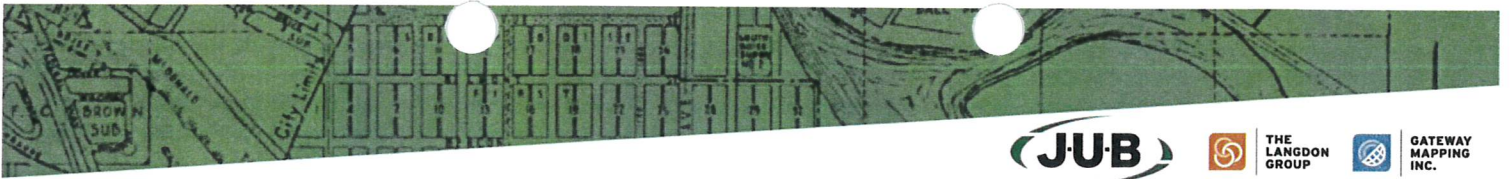
**This second Neighborhood Meeting is being held in accordance with Caldwell's neighborhood meeting notice requirements. The proposed development plans have not changed from what was presented at the first neighborhood meeting.**

**Please dress warm, this meeting is being held outside!** Should you have any questions prior to the meeting or cannot attend, please do not hesitate to contact me at [tobrien@jub.com](mailto:tobrien@jub.com).

Sincerely,  
J-U-B Engineers, Inc.

Terry O'Brien  
Assistant Planner





J-U-B ENGINEERS, INC.

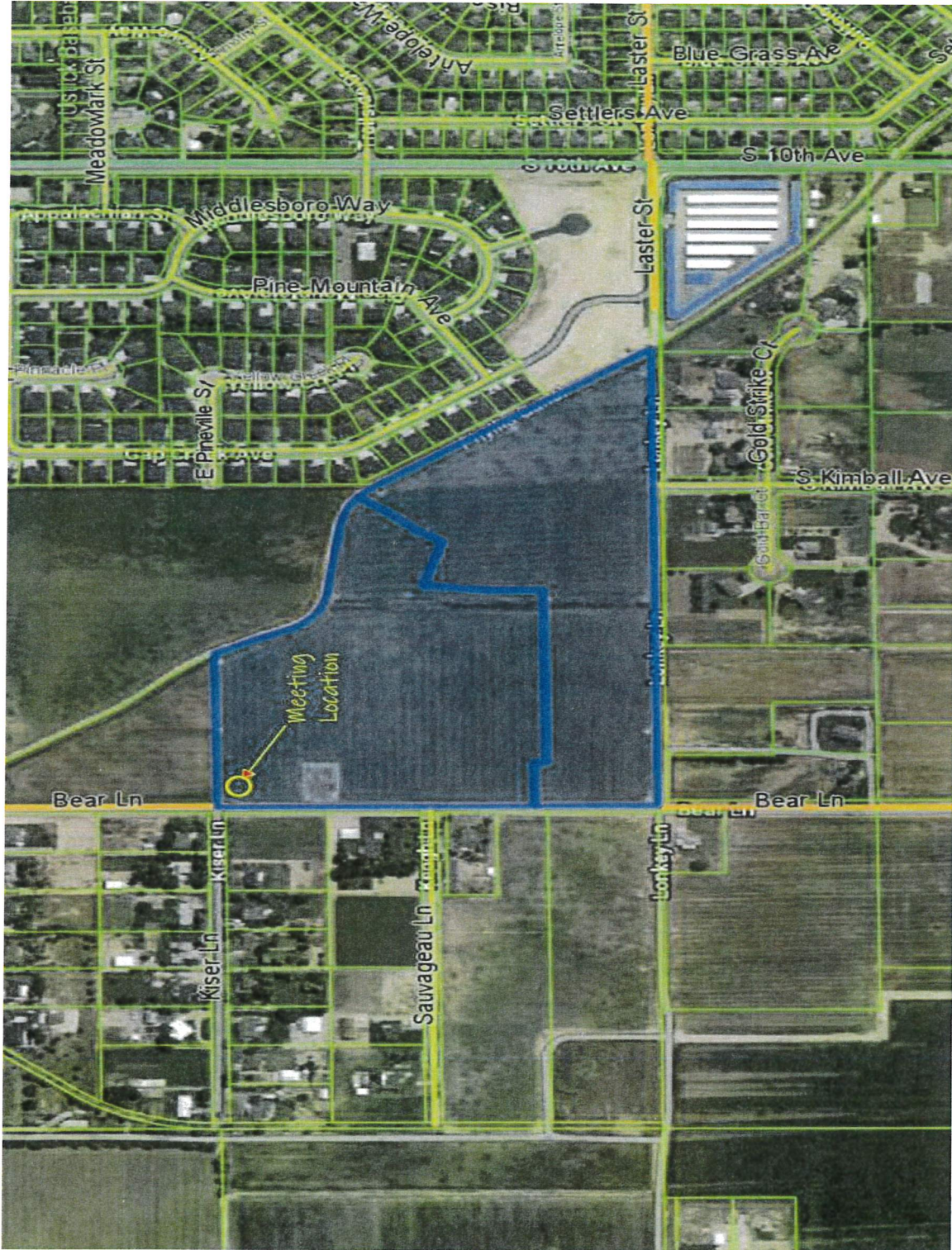


THE LANGDON GROUP



GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES



A-5

# Neighborhood mailing List

Parcel	Primary Owner	Property Address	Property City	Owner Address	Owner City
R2503601600	INC	0 KISER LN	CALDWELL, ID	719 KOEGH LN	CALDWELL ID 83607
R3258301000	ORCHARD HEIGHTS PROPERTY OWNERS ASSOC	4321 BEAR LN	CALDWELL, ID 83607	PO BOX 3064	NAMPA ID 83653
R2503501900	STEVENSON HARLEY	510 KISER LN	CALDWELL, ID	510 KISER LN	CALDWELL ID 83607
R25035019A0	JULIUS CAROL	522 KISER LN	CALDWELL, ID	522 KISER LOOP	CALDWELL ID 83607
R3258500000	ENDURANCE HOLDINGS LLC	4605 BEAR LN	CALDWELL, ID	1977 E OVERLAND RD	MERIDIAN ID 83642
R25035012A0	JESSER JASON	523 KISER LN	CALDWELL, ID	523 KISER LN	CALDWELL ID 83607
R2503501000	ZENOR RONALD D	620 SAUVAGEAU LN	CALDWELL, ID	620 SAUVAGEAU LN	CALDWELL ID 83607
R2503601400	JENSEN CARLYLE	0 SAUVAGEAU LN	CALDWELL, ID	4712 BEAR LN	CALDWELL ID 83607
R2503800000	RRGS LLC	417 LASTER ST	CALDWELL, ID 83607	PO BOX 5119	KETCHUM ID 83340
R2697150600	ROBERTS COLLIN M	107 GOLD STRIKE CT	CALDWELL, ID	107 GOLD STRIKE CT	CALDWELL ID 83607
R2697150500	HARTWIG GARY	103 GOLD STRIKE CT	CALDWELL, ID	103 GOLD STRIKE CT	CALDWELL ID 83605
R2697150400	BARONE CORINA	101 GOLD STRIKE CT	CALDWELL, ID	101 GOLD STRIKE CT	CALDWELL ID 83607
R2697150100	WILLIAMS JERRY	102 GOLD BAR CT	CALDWELL, ID	102 GOLD BAR CT	CALDWELL ID 83607
R2697150000	OLSEN DOUGLAS	104 GOLD BAR CT	CALDWELL, ID	104 GOLD BAR CT	CALDWELL ID 83607
R3258601000	TOMASI JIM	4816 BEAR LN	CALDWELL, ID	4816 BEAR LN	CALDWELL ID 83607
R32586011A0	JOHN H AND ORAH I BRANDT FOUNDATION	0 LONKEY LN	CALDWELL, ID 83607	203 11TH AVE S	NAMPA ID 83651
R2503701000	FLEETWOOD CORAL RENE	5023 BEAR LN	CALDWELL, ID	5023 BEAR LN	CALDWELL ID 83607
R3258224100	YAEGER JONATHAN MARK	4720 GAP CREEK AVE	CALDWELL, ID 83607	4720 GAP CREEK AVE	CALDWELL ID 83607
R3258201100	BENNETT FOREST INDUSTRIES INC	0 S 10TH AVE	CALDWELL, ID 83607	171 HWY 95 N	GRANGEVILLE ID 83530
R3258224000	LUBACKY ANTHONY D	4716 GAP CREEK AVE	CALDWELL, ID 83607	4716 GAP CREEK AVE	CALDWELL ID 83607
R3258223900	CAMPBELL DANNY LEE	4712 GAP CREEK AVE	CALDWELL, ID 83607	4712 GAP CREEK AVE	CALDWELL ID 83607
R3258223800	SAPIENTE JOHN M	4708 GAP CREEK AVE	CALDWELL, ID 83607	4708 GAP CREEK AVE	CALDWELL ID 83607
R3258220000	GALVAN MIGUEL A	4713 GAP CREEK AVE	CALDWELL, ID 83607	4713 GAP CREEK AVE	CALDWELL ID 83607
R3258223700	WILCOX PATRICK BARNEY	4704 GAP CREEK AVE	CALDWELL, ID 83607	4704 GAP CREEK AVE	CALDWELL ID 83607
R3258223600	HEATH BRANDI	4622 GAP CREEK AVE	CALDWELL, ID 83607	4622 GAP CREEK AVE	CALDWELL ID 83607
R3258220200	SIMPSON MARTIN JOHN	4705 GAP CREEK AVE	CALDWELL, ID 83607	4622 GAP CREEK AVE	CALDWELL ID 83607
R3258223500	BARTLEY BRIAN	4618 GAP CREEK AVE	CALDWELL, ID 83607	4705 GAP CREEK AVE	CALDWELL ID 83607
R3258220300	HAMILTON KENT	4623 GAP CREEK AVE	CALDWELL, ID 83607	4618 GAP CREEK AVE	CALDWELL ID 83607
R3258223400	ALLEN JEFF AND VAL LIVING TRUST	4614 GAP CREEK AVE	CALDWELL, ID 83607	4623 GAP CREEK AVE	CALDWELL ID 83607
R3258223300	IVCHENKO IGOR	4608 GAP CREEK AVE	CALDWELL, ID 83607	4614 GAP CREEK AVE	CALDWELL ID 83607
R3258220400	MARTINEZ TERENCE	4619 GAP CREEK AVE	CALDWELL, ID 83607	4608 GAP CREEK AVE	CALDWELL ID 83607
R3258223200	BREWER BETH A	4602 GAP CREEK AVE	CALDWELL, ID 83607	4619 GAP CREEK AVE	CALDWELL ID 83607
				4602 GAP CREEK AVE	CALDWELL ID 83607

Parcel	Primary Owner	Property Address	Property City	Owner Address	Owner City
R3258220600	WIGHT RANDALL G AND SUSAN MARIE ASHBRIDGE	4601 GAP CREEK AVE	CALDWELL, ID 83607	4601 GAP CREEK AVE	CALDWELL ID 83605
R3258223100	WIGHT REVOCABLE TRUST	4524 GAP CREEK AVE	CALDWELL, ID 83607	4524 GAP CREEK AVE	CALDWELL ID 83607
R3258220700	POLLOCK JORDAN LORENZO	4523 GAP CREEK AVE	CALDWELL, ID 83607	4523 GAP CREEK AVE	CALDWELL ID 83605
R3258223000	VERMEER MARIE	4518 GAP CREEK AVE	CALDWELL, ID 83607	4518 GAP CREEK AVE	CALDWELL ID 83607
R3258222800	NEFF PHIL HARVEY TRUST	4721 GAP CREEK AVE	CALDWELL, ID 83607	4721 GAP CREEK AVE	CALDWELL ID 83607
R3258220100	BULL PAUL JR	4709 GAP CREEK AVE	CALDWELL, ID 83607	4709 GAP CREEK AVE	CALDWELL ID 83607
R3258220500	WHITE CRAIG JAMES	4609 GAP CREEK AVE	CALDWELL, ID 83607	4609 GAP CREEK AVE	CALDWELL ID 83607
R3258300000	DRINKWINE GILFERD JOHN II	205 W USTICK RD	CALDWELL, ID	1871 W CANYON VIEW DR	SAINT GEORGE UT 84770
R25037012A0	ITERRA HOLDINGS LLC	0 BEAR LN	CALDWELL, ID 83607	5025 BEAR LN	CALDWELL ID 83607
	RHOMBERG FAMILY TRUST				

A5

**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  
~~5:30 PM~~

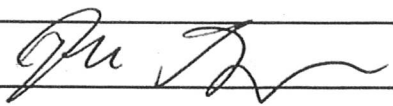
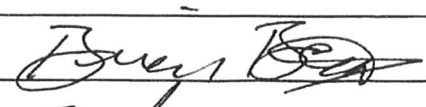
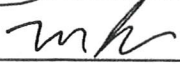

End Time of Neighborhood Meeting: 6:30 PM

Prairie Creek Subdivision No 1

**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. Paul Bull JR 4721 Gap Creek Ave
- 2. Craig James White 4709 Gap Creek Ave
- 3. Gilferd John Drinkwine II 4609 Gap Creek Ave
- 4. Iterra Holdings LLC 1871 W Canyon View Dr
- 5. Rhomberg Family Trust 5025 Bear Lane 
- 6. Neff Phil Harvey Trust 4518 Gap Creek Ave
- 7. Marie Vermeer 4523 Gap Creek Ave
- 8. Jordan Lorenzo Pollock 4524 Gap Creek Ave
- 9. Randall G Wright and Susan M Achbridge Wright Revocable Trust 4601 Gap Creek Ave
- 10. Beth A Brewer 4602 Gap Creek Ave
- 11. Terrence Martinez 4619 Gap Creek Ave
- 12. Igor Ivchenko 4608 Gap Creek Ave
- 13. Jeff and Val Allen Living Trust 4614 Gap Creek Ave
- 14. Kent Hamilton 4623 Gap Creek Ave
- 15. Brian Bartley 4618 Gap Creek Ave 
- 16. Martin John Simpson 4705 Gap Creek Ave 
- 17. Brandi Heath 4622 Gap Creek Ave
- 18. Patrick Barney Wilcox 4704 Gap Creek Ave
- 19. Miguel A Galvan 4713 Gap Creek Ave
- 20. John M Sapiente 4708 Gap Creek Ave 

A-5

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

Start Time of Neighborhood Meeting: 5:00 PM  
5:30 PM

End Time of Neighborhood Meeting: 10:20 PM

**Prairie Creek Subdivision No 1**

**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>	<u>INITIALS</u>
21. Danny Lee Campbell	4712 Gap Creek Ave	
22. Anthony D Lubacky	4716 Gap Creek Ave	
23. Bennett Forest Industries Inc	171 HWY 95 N	
24. Jonathan Mark Yaeger	4720 Gap Creek Ave	
25. Coral Rene Fleetwood	5023 Bear Lane	CF
26. John H and Orah I Brandt Foundation	203 11th Ave S	
27. Jim Tomasi	4816 Bear Lane	
28. Douglas Olsen	104 Gold Bar Court	
29. Jerry Williams	102 Gold Bar Court	JW
30. Corina Barone	101 Gold Strike Court	
31. Gary Hartwig	103 Gold Strike Court	
32. Collin M Roberts	107 Gold Strike Court	
33. PRGCS LLC	PO Box 5119, Ketchum ID 83340	
34. Carlyle Jensen	4712 Bear Lane	CF
35. Ronald D Zenor	620 Sauvageau Ln	
36. Jason Jesser	523 Kiser Lane	
37. Endurance Holdings LLC	1977 E Overland Rd	
38. Carol Julius	522 Kiser Loop	
39. Harley Stevenson	510 Kiser Lane	Harley Stevenson
40. IDA UTA Foundation Trust Orchard Heights Property	PO Box 3064, Nampa ID 83653	
41. Owners Association Trc	719 Koehn Lane	

Prairie Creek  
Neighborhood Meeting  
Jan 11, 2023 @ 5:00-6:30

Jenn Sousa 4217 Bear Ln.  
~~Steve Wright~~ ~~522 Kiser Ln~~  
Grace E. Davis 4413 Pinnacle Place  
Miguel Muroz 819 Kiser Ln.  
Brian McPherson 509 W. Homedale  
Gary + Cindy Keltner 710 Kiser Ln  
John + Roseanna 5220 Bear Ln  
Jason + Nikki Jesser 523 Kiser Ln  
Ron + Donna Zemer 620 Sauvageau Ln  
Patty + John Moran 522 Keogh Ln  
Eric Barboze 619 Keogh Ln  
~~Donna + John Perkins~~ 5415 Bear Ln  
Bev + Chuck Canty 401 Smokey Ln  
Ron + Eileen Lloyd 317 Smokey Ln  
David + Donna McDowell 607 Kiser Ln  
Steve + Amy Christoffersen 5616 Castle Heights Dr  
Greg + Kim Heimer 5665 Castle Heights Dr  
Chad Gibson 16726 Buckaroo Circle  
JERRY ZAUGG 224 W. Pat Lane Caldwell 83667  
Alex + Vanessa Chavez 414 W Pat Lane  
Jerry Williams 102 Gold Ranch  
Chris Miller 4520 Pine Mt. Ave Caldwell, ID  
Charles Miller 4606 Yellow Creek Pl  
Conrad + Rhiannon Wood 705 Kiser Lane Caldwell  
KAYLA + MICHAEL MENENDEZ 511 KEOGH LN.  
Dixie + Glenda Dutton 619 Kiser Lane  
Alex Whyte 108 E Pat Ln

Bruce E Davis 2413 Pinnacle PL

**2020-017087**  
RECORDED  
**03/31/2020 11:52 AM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=3 PBRIDGES \$15.00  
TYPE: DEED  
FIRST AMERICAN TITLE INSURANCE  
ELECTRONICALLY RECORDED

AFTER RECORDING MAIL TO:

Iterra Holdings, LLC  
2476 E LaGrasse Circle  
St. George, Utah 84790

ELECTRONICALLY RECORDED - DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT.

### WARRANTY DEED

File No.: 4106-3423098 (SH)

Date: **March 26, 2020**

For Value Received, **Sheila Dines as Personal Representative of the Estates of Dean M. Strange and Jean Strange, deceased**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Iterra Holdings, LLC, an Utah limited liability company**, hereinafter referred to as Grantee, whose current address is **316 E 1400 S, Suite A2, St. George, UT 84790**, the following described premises, situated in **Canyon County, Idaho**, to wit:

**LEGAL DESCRIPTION:** Real property in the County of Canyon, State of Idaho, described as follows:

**All that part of the Southwest Quarter of the Northeast Quarter of Section 4, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, lying North and East of the Phyllis Canal;**

**AND**

**All of Lot 2, of Section 4, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho,**

**EXCEPTING THEREFROM:**

**Beginning at the Northwest corner of the Northeast Quarter of said Section 4; thence**

**South on the Quarter Section line 600 feet; thence**

**East 55 feet to the Phyllis Canal; thence in a Northeasterly direction along said Phyllis Canal to the Township line on the North of said Section 4; thence**

**West on said Township line 505 feet to the Place of Beginning.**

**ALSO EXCEPTING THEREFROM:**

**Right of way to Canyon County described in Deed recorded June 25, 1932, Book 121 of Deeds, Page 325, records of Canyon County, Idaho.**

**FURTHER EXCEPTING THEREFROM:**

A-6



APN:

Warranty Deed  
- continued

File No.: 4106-3423098 (SH)  
Date: 03/26/2020

**This parcel is a portion of Government Lot 2 of Section 4, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:**

**BEGINNING at the Southwest corner of said Government Lot 2; thence**

**North 0°00'33" West along the West boundary of said Government Lot 2 a distance of 828.64 feet to a point which lies 600.00 feet South of the Northwest corner of said Government Lot 2; thence**

**South 89°59'18" East parallel with the North boundary of said Government Lot 2 a distance of 98.50 feet to a point on the centerline of the Phyllis Canal as it now exists; thence traversing said centerline as follows:**

**South 16°32'21" East a distance of 20.18 feet;**

**South 16°12'16" East a distance of 45.22 feet;**

**South 27°12'51" East a distance of 90.12 feet;**

**South 32°29'16" East a distance of 475.07 feet;**

**South 40°49'37" East a distance of 196.47 feet;**

**South 35°45'46" East a distance of 159.80 feet to a point on the South boundary of said Government Lot 2; thence**

**South 89°23'58" West along said South boundary a distance of 634.99 feet to the Point of Beginning.**

**AND FURTHER EXCEPTING THEREFROM any house trailer or mobile home standing on the premises.**

APN:

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.











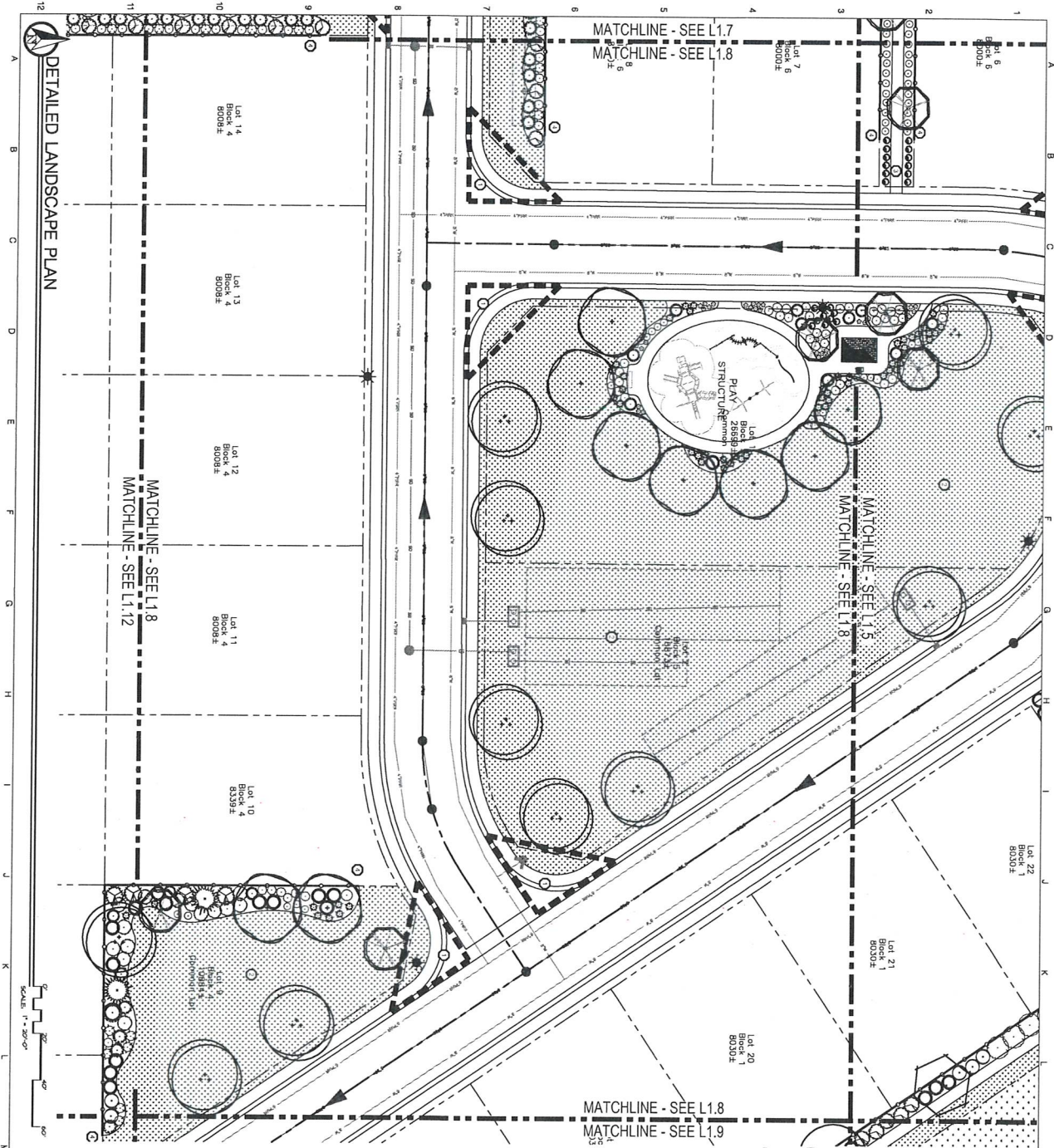












DETAILED LANDSCAPE PLAN

MATCHLINE - SEE L.1.8  
MATCHLINE - SEE L.1.12

MATCHLINE - SEE L.1.8  
MATCHLINE - SEE L.1.9

### LANDSCAPE LEGEND

- 1. SPREADER SYMBOL
- 2. APPROVED CONCRETE
- 3. APPROVED CONCRETE
- 4. APPROVED CONCRETE
- 5. APPROVED CONCRETE
- 6. APPROVED CONCRETE
- 7. APPROVED CONCRETE
- 8. APPROVED CONCRETE
- 9. APPROVED CONCRETE
- 10. APPROVED CONCRETE
- 11. APPROVED CONCRETE
- 12. APPROVED CONCRETE
- 13. APPROVED CONCRETE
- 14. APPROVED CONCRETE
- 15. APPROVED CONCRETE
- 16. APPROVED CONCRETE
- 17. APPROVED CONCRETE
- 18. APPROVED CONCRETE
- 19. APPROVED CONCRETE
- 20. APPROVED CONCRETE
- 21. APPROVED CONCRETE
- 22. APPROVED CONCRETE
- 23. APPROVED CONCRETE
- 24. APPROVED CONCRETE
- 25. APPROVED CONCRETE
- 26. APPROVED CONCRETE
- 27. APPROVED CONCRETE
- 28. APPROVED CONCRETE
- 29. APPROVED CONCRETE
- 30. APPROVED CONCRETE
- 31. APPROVED CONCRETE
- 32. APPROVED CONCRETE
- 33. APPROVED CONCRETE
- 34. APPROVED CONCRETE
- 35. APPROVED CONCRETE
- 36. APPROVED CONCRETE
- 37. APPROVED CONCRETE
- 38. APPROVED CONCRETE
- 39. APPROVED CONCRETE
- 40. APPROVED CONCRETE
- 41. APPROVED CONCRETE
- 42. APPROVED CONCRETE
- 43. APPROVED CONCRETE
- 44. APPROVED CONCRETE
- 45. APPROVED CONCRETE
- 46. APPROVED CONCRETE
- 47. APPROVED CONCRETE
- 48. APPROVED CONCRETE
- 49. APPROVED CONCRETE
- 50. APPROVED CONCRETE
- 51. APPROVED CONCRETE
- 52. APPROVED CONCRETE
- 53. APPROVED CONCRETE
- 54. APPROVED CONCRETE
- 55. APPROVED CONCRETE
- 56. APPROVED CONCRETE
- 57. APPROVED CONCRETE
- 58. APPROVED CONCRETE
- 59. APPROVED CONCRETE
- 60. APPROVED CONCRETE
- 61. APPROVED CONCRETE
- 62. APPROVED CONCRETE
- 63. APPROVED CONCRETE
- 64. APPROVED CONCRETE
- 65. APPROVED CONCRETE
- 66. APPROVED CONCRETE
- 67. APPROVED CONCRETE
- 68. APPROVED CONCRETE
- 69. APPROVED CONCRETE
- 70. APPROVED CONCRETE
- 71. APPROVED CONCRETE
- 72. APPROVED CONCRETE
- 73. APPROVED CONCRETE
- 74. APPROVED CONCRETE
- 75. APPROVED CONCRETE
- 76. APPROVED CONCRETE
- 77. APPROVED CONCRETE
- 78. APPROVED CONCRETE
- 79. APPROVED CONCRETE
- 80. APPROVED CONCRETE
- 81. APPROVED CONCRETE
- 82. APPROVED CONCRETE
- 83. APPROVED CONCRETE
- 84. APPROVED CONCRETE
- 85. APPROVED CONCRETE
- 86. APPROVED CONCRETE
- 87. APPROVED CONCRETE
- 88. APPROVED CONCRETE
- 89. APPROVED CONCRETE
- 90. APPROVED CONCRETE
- 91. APPROVED CONCRETE
- 92. APPROVED CONCRETE
- 93. APPROVED CONCRETE
- 94. APPROVED CONCRETE
- 95. APPROVED CONCRETE
- 96. APPROVED CONCRETE
- 97. APPROVED CONCRETE
- 98. APPROVED CONCRETE
- 99. APPROVED CONCRETE
- 100. APPROVED CONCRETE

### PLANT SCHEDULE

SEE DETAIL 50.1.2.0

PLANT CODE	PLANT NAME	PLANT SIZE	PLANT CLASS
1	Very Fine Dogwood	5 GAL	SEE DETAIL 50.1.2.0
2	White Dogwood	5 GAL	SEE DETAIL 50.1.2.0
3	Black Dogwood	5 GAL	SEE DETAIL 50.1.2.0
4	Red Dogwood	5 GAL	SEE DETAIL 50.1.2.0
5	Yellow Dogwood	5 GAL	SEE DETAIL 50.1.2.0
6	Green Dogwood	5 GAL	SEE DETAIL 50.1.2.0
7	Blue Dogwood	5 GAL	SEE DETAIL 50.1.2.0
8	Purple Dogwood	5 GAL	SEE DETAIL 50.1.2.0
9	Pink Dogwood	5 GAL	SEE DETAIL 50.1.2.0
10	Orange Dogwood	5 GAL	SEE DETAIL 50.1.2.0
11	Red Dogwood	5 GAL	SEE DETAIL 50.1.2.0
12	Yellow Dogwood	5 GAL	SEE DETAIL 50.1.2.0
13	Green Dogwood	5 GAL	SEE DETAIL 50.1.2.0
14	Blue Dogwood	5 GAL	SEE DETAIL 50.1.2.0
15	Purple Dogwood	5 GAL	SEE DETAIL 50.1.2.0
16	Pink Dogwood	5 GAL	SEE DETAIL 50.1.2.0
17	Orange Dogwood	5 GAL	SEE DETAIL 50.1.2.0
18	Red Dogwood	5 GAL	SEE DETAIL 50.1.2.0
19	Yellow Dogwood	5 GAL	SEE DETAIL 50.1.2.0
20	Green Dogwood	5 GAL	SEE DETAIL 50.1.2.0
21	Blue Dogwood	5 GAL	SEE DETAIL 50.1.2.0
22	Purple Dogwood	5 GAL	SEE DETAIL 50.1.2.0
23	Pink Dogwood	5 GAL	SEE DETAIL 50.1.2.0
24	Orange Dogwood	5 GAL	SEE DETAIL 50.1.2.0
25	Red Dogwood	5 GAL	SEE DETAIL 50.1.2.0
26	Yellow Dogwood	5 GAL	SEE DETAIL 50.1.2.0
27	Green Dogwood	5 GAL	SEE DETAIL 50.1.2.0
28	Blue Dogwood	5 GAL	SEE DETAIL 50.1.2.0
29	Purple Dogwood	5 GAL	SEE DETAIL 50.1.2.0
30	Pink Dogwood	5 GAL	SEE DETAIL 50.1.2.0
31	Orange Dogwood	5 GAL	SEE DETAIL 50.1.2.0
32	Red Dogwood	5 GAL	SEE DETAIL 50.1.2.0
33	Yellow Dogwood	5 GAL	SEE DETAIL 50.1.2.0
34	Green Dogwood	5 GAL	SEE DETAIL 50.1.2.0
35	Blue Dogwood	5 GAL	SEE DETAIL 50.1.2.0
36	Purple Dogwood	5 GAL	SEE DETAIL 50.1.2.0
37	Pink Dogwood	5 GAL	SEE DETAIL 50.1.2.0
38	Orange Dogwood	5 GAL	SEE DETAIL 50.1.2.0
39	Red Dogwood	5 GAL	SEE DETAIL 50.1.2.0
40	Yellow Dogwood	5 GAL	SEE DETAIL 50.1.2.0
41	Green Dogwood	5 GAL	SEE DETAIL 50.1.2.0
42	Blue Dogwood	5 GAL	SEE DETAIL 50.1.2.0
43	Purple Dogwood	5 GAL	SEE DETAIL 50.1.2.0
44	Pink Dogwood	5 GAL	SEE DETAIL 50.1.2.0
45	Orange Dogwood	5 GAL	SEE DETAIL 50.1.2.0
46	Red Dogwood	5 GAL	SEE DETAIL 50.1.2.0
47	Yellow Dogwood	5 GAL	SEE DETAIL 50.1.2.0
48	Green Dogwood	5 GAL	SEE DETAIL 50.1.2.0
49	Blue Dogwood	5 GAL	SEE DETAIL 50.1.2.0
50	Purple Dogwood	5 GAL	SEE DETAIL 50.1.2.0
51	Pink Dogwood	5 GAL	SEE DETAIL 50.1.2.0
52	Orange Dogwood	5 GAL	SEE DETAIL 50.1.2.0
53	Red Dogwood	5 GAL	SEE DETAIL 50.1.2.0
54	Yellow Dogwood	5 GAL	SEE DETAIL 50.1.2.0
55	Green Dogwood	5 GAL	SEE DETAIL 50.1.2.0
56	Blue Dogwood	5 GAL	SEE DETAIL 50.1.2.0
57	Purple Dogwood	5 GAL	SEE DETAIL 50.1.2.0
58	Pink Dogwood	5 GAL	SEE DETAIL 50.1.2.0
59	Orange Dogwood	5 GAL	SEE DETAIL 50.1.2.0
60	Red Dogwood	5 GAL	SEE DETAIL 50.1.2.0
61	Yellow Dogwood	5 GAL	SEE DETAIL 50.1.2.0
62	Green Dogwood	5 GAL	SEE DETAIL 50.1.2.0
63	Blue Dogwood	5 GAL	SEE DETAIL 50.1.2.0
64	Purple Dogwood	5 GAL	SEE DETAIL 50.1.2.0
65	Pink Dogwood	5 GAL	SEE DETAIL 50.1.2.0
66	Orange Dogwood	5 GAL	SEE DETAIL 50.1.2.0
67	Red Dogwood	5 GAL	SEE DETAIL 50.1.2.0
68	Yellow Dogwood	5 GAL	SEE DETAIL 50.1.2.0
69	Green Dogwood	5 GAL	SEE DETAIL 50.1.2.0
70	Blue Dogwood	5 GAL	SEE DETAIL 50.1.2.0
71	Purple Dogwood	5 GAL	SEE DETAIL 50.1.2.0
72	Pink Dogwood	5 GAL	SEE DETAIL 50.1.2.0
73	Orange Dogwood	5 GAL	SEE DETAIL 50.1.2.0
74	Red Dogwood	5 GAL	SEE DETAIL 50.1.2.0
75	Yellow Dogwood	5 GAL	SEE DETAIL 50.1.2.0
76	Green Dogwood	5 GAL	SEE DETAIL 50.1.2.0
77	Blue Dogwood	5 GAL	SEE DETAIL 50.1.2.0
78	Purple Dogwood	5 GAL	SEE DETAIL 50.1.2.0
79	Pink Dogwood	5 GAL	SEE DETAIL 50.1.2.0
80	Orange Dogwood	5 GAL	SEE DETAIL 50.1.2.0
81	Red Dogwood	5 GAL	SEE DETAIL 50.1.2.0
82	Yellow Dogwood	5 GAL	SEE DETAIL 50.1.2.0
83	Green Dogwood	5 GAL	SEE DETAIL 50.1.2.0
84	Blue Dogwood	5 GAL	SEE DETAIL 50.1.2.0
85	Purple Dogwood	5 GAL	SEE DETAIL 50.1.2.0
86	Pink Dogwood	5 GAL	SEE DETAIL 50.1.2.0
87	Orange Dogwood	5 GAL	SEE DETAIL 50.1.2.0
88	Red Dogwood	5 GAL	SEE DETAIL 50.1.2.0
89	Yellow Dogwood	5 GAL	SEE DETAIL 50.1.2.0
90	Green Dogwood	5 GAL	SEE DETAIL 50.1.2.0
91	Blue Dogwood	5 GAL	SEE DETAIL 50.1.2.0
92	Purple Dogwood	5 GAL	SEE DETAIL 50.1.2.0
93	Pink Dogwood	5 GAL	SEE DETAIL 50.1.2.0
94	Orange Dogwood	5 GAL	SEE DETAIL 50.1.2.0
95	Red Dogwood	5 GAL	SEE DETAIL 50.1.2.0
96	Yellow Dogwood	5 GAL	SEE DETAIL 50.1.2.0
97	Green Dogwood	5 GAL	SEE DETAIL 50.1.2.0
98	Blue Dogwood	5 GAL	SEE DETAIL 50.1.2.0
99	Purple Dogwood	5 GAL	SEE DETAIL 50.1.2.0
100	Pink Dogwood	5 GAL	SEE DETAIL 50.1.2.0

## LANDSCAPE PLAN

### Prairie Creek Subdivision

4605 Bear Ln.      Caldwell, ID 83607

DATE: 04/23/2014

PROJECT NUMBER: 27-210

PROJECT NAME: PRAIRIE CREEK SUBDIVISION

PROJECT LOCATION: 4605 BEAR LN., CALDWELL, ID

PROJECT OWNER: [REDACTED]

PROJECT ARCHITECT: [REDACTED]

PROJECT LANDSCAPE ARCHITECT: [REDACTED]

PROJECT ENGINEER: [REDACTED]

PROJECT SURVEYOR: [REDACTED]

PROJECT PLUMBER: [REDACTED]

PROJECT ELECTRICIAN: [REDACTED]

PROJECT MECHANICAL: [REDACTED]

PROJECT CIVIL: [REDACTED]

PROJECT OTHER: [REDACTED]

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

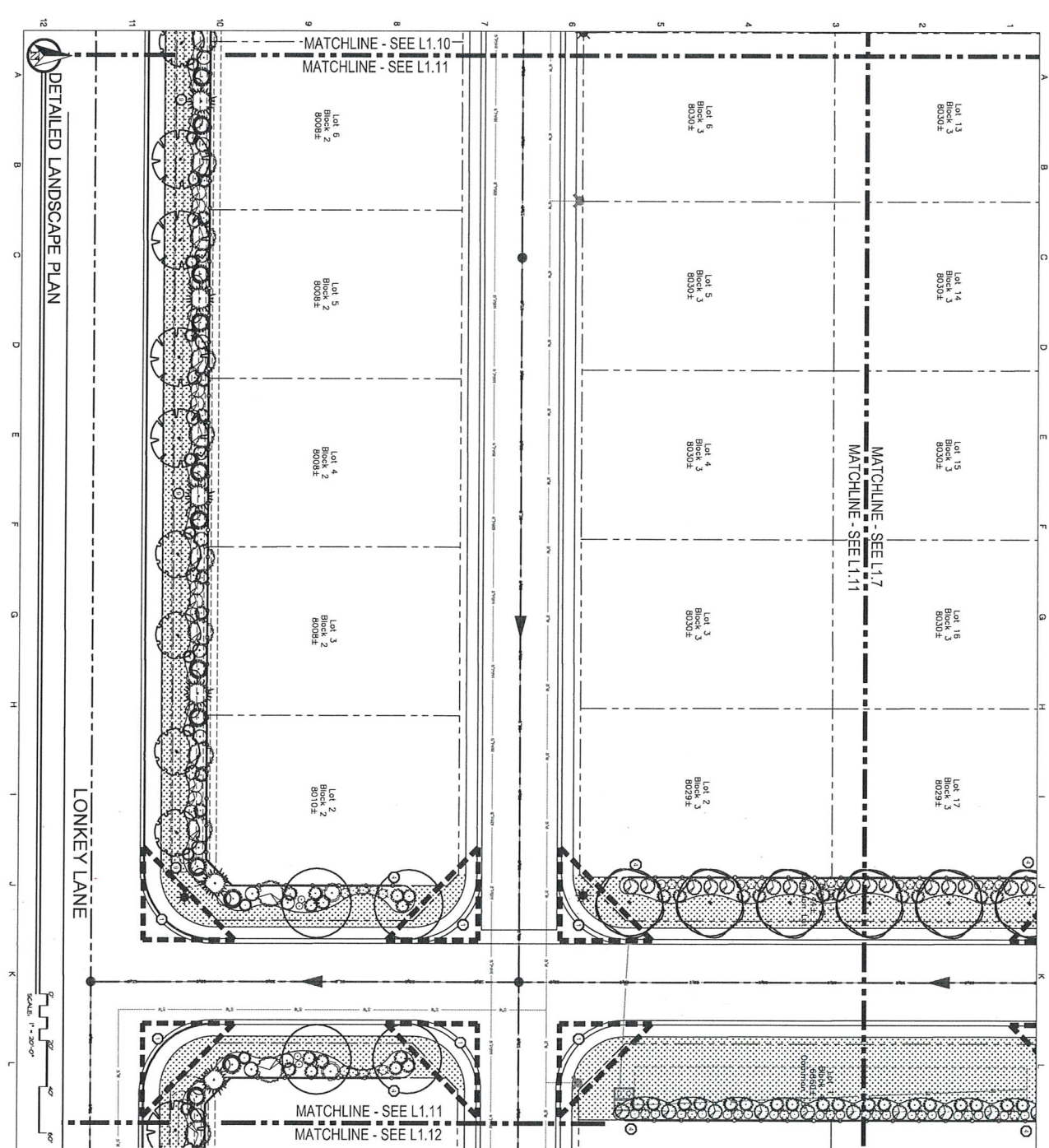
2003 S. West Ave.  
551 E. 10th St.  
208.342.2999 Office  
www.sbakp.com

CALL FOR A FREE QUOTE  
208.342.2999  
208.342.2999  
208.342.2999

A-8







### LANDSCAPE LEGEND

Symbol	DESCRIPTION
[Symbol]	SHRUB, GROUND COVER, SEE DETAIL 41.2.0
[Symbol]	WANTY PLANT, SEE DETAIL 41.2.0
[Symbol]	RETAINING WALL, SEE DETAIL 41.2.0
[Symbol]	RETAINING WALL, SEE DETAIL 41.2.0

### PLANT SCHEDULE

REF.	SYMBOL	COMMON NAME	PLANTING MATURE SIZE	CLASS
1	[Symbol]	Acacia saligna	40' H x 25' W	CLASS B
2	[Symbol]	Acacia saligna	40' H x 25' W	CLASS B
3	[Symbol]	Acacia saligna	40' H x 25' W	CLASS B
4	[Symbol]	Acacia saligna	40' H x 25' W	CLASS B
5	[Symbol]	Acacia saligna	40' H x 25' W	CLASS B
6	[Symbol]	Acacia saligna	40' H x 25' W	CLASS B
7	[Symbol]	Acacia saligna	40' H x 25' W	CLASS B
8	[Symbol]	Acacia saligna	40' H x 25' W	CLASS B
9	[Symbol]	Acacia saligna	40' H x 25' W	CLASS B
10	[Symbol]	Acacia saligna	40' H x 25' W	CLASS B
11	[Symbol]	Acacia saligna	40' H x 25' W	CLASS B
12	[Symbol]	Acacia saligna	40' H x 25' W	CLASS B

### CALLOUT LEGEND

SYMBOL	DESCRIPTION
[Symbol]	CONCRETE
[Symbol]	ASPHALT
[Symbol]	GRAVEL
[Symbol]	WOOD
[Symbol]	IRON
[Symbol]	STEEL
[Symbol]	GLASS
[Symbol]	PLASTER
[Symbol]	STUCCO
[Symbol]	BRICK
[Symbol]	STONE
[Symbol]	ROCK
[Symbol]	PAVING
[Symbol]	LANDSCAPE
[Symbol]	STRUCTURE
[Symbol]	VEGETATION
[Symbol]	WATER
[Symbol]	SOIL
[Symbol]	FOUNDATION
[Symbol]	ROOF
[Symbol]	WALL
[Symbol]	DOOR
[Symbol]	WINDOW
[Symbol]	STAIR
[Symbol]	ELEVATOR
[Symbol]	MECHANICAL
[Symbol]	ELECTRICAL
[Symbol]	PLUMBING
[Symbol]	HEATING
[Symbol]	Cooling
[Symbol]	INSULATION
[Symbol]	GLAZING
[Symbol]	SCREENING
[Symbol]	SHADING
[Symbol]	VENTILATION
[Symbol]	ACCOMMODATION
[Symbol]	ADAPTATION
[Symbol]	REPAIR
[Symbol]	REPLACEMENT
[Symbol]	RENOVATION
[Symbol]	RESTORATION
[Symbol]	RECONSTRUCTION
[Symbol]	DEMOLITION
[Symbol]	CONSTRUCTION
[Symbol]	INSTALLATION
[Symbol]	OPERATION
[Symbol]	MAINTENANCE
[Symbol]	REPAIR
[Symbol]	REPLACEMENT
[Symbol]	RENOVATION
[Symbol]	RESTORATION
[Symbol]	RECONSTRUCTION
[Symbol]	DEMOLITION
[Symbol]	CONSTRUCTION
[Symbol]	INSTALLATION
[Symbol]	OPERATION
[Symbol]	MAINTENANCE

**LANDSCAPE PLAN**  
**Prairie Creek Subdivision**  
 4805 Bear Ln. Caldwell, ID 83607

**SOUTH BECK & BAIRD**  
 South Landscape Architecture P.C.  
 2301 S. 1600 Ave. Boise, ID 83705  
 208.342.2559  
 www.southbeck.com

DATE: 2/14/2023

PROJECT NUMBER: 22-210

SHEET: L1.11

OWNER: [Redacted]

DESIGNER: [Redacted]

CHECKED BY: [Redacted]

DATE: [Redacted]

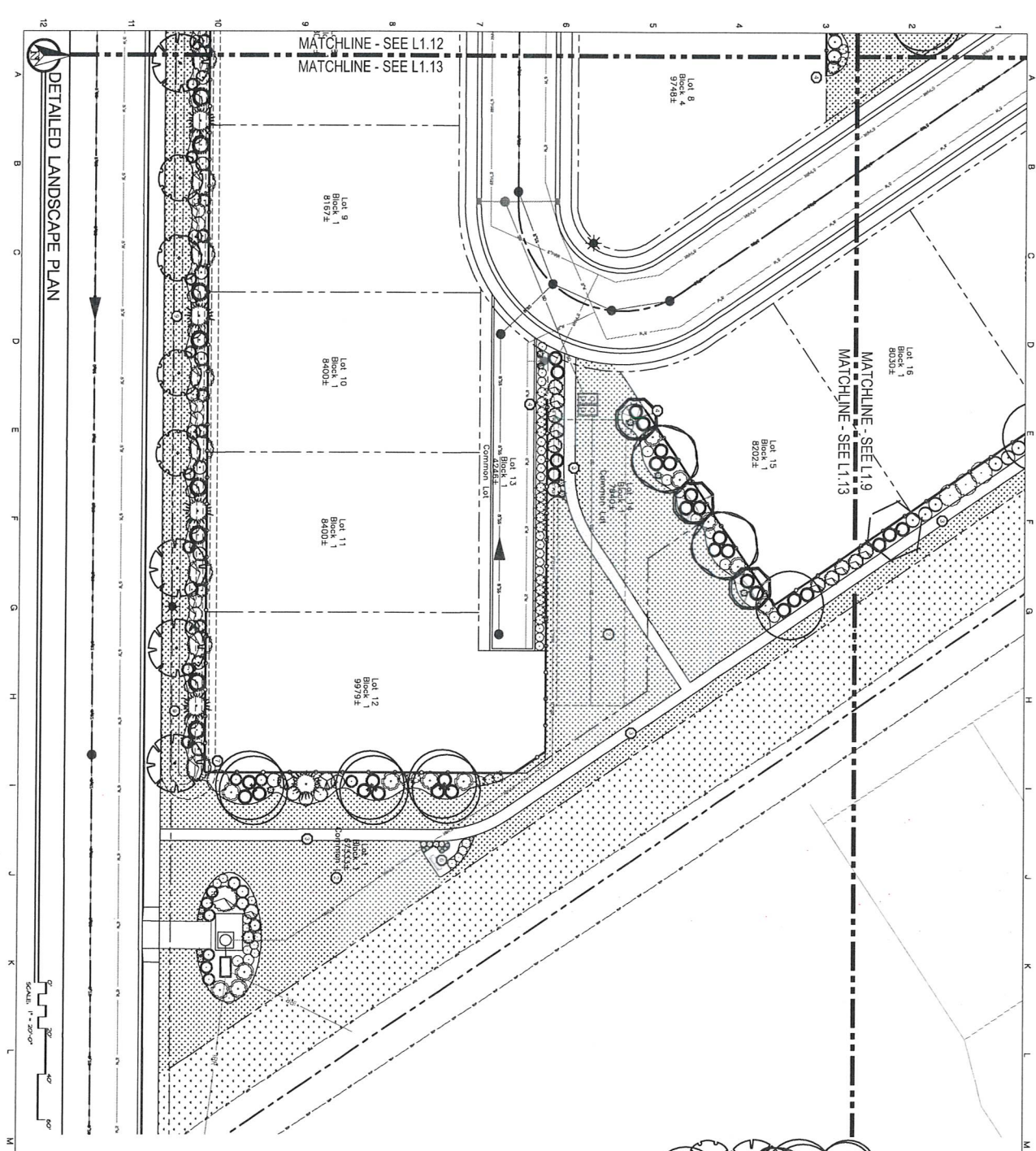
SCALE: 1" = 20'-0"

PROJECT NUMBER: 22-210

SHEET: L1.11

A-8





### LANDSCAPE LEGEND

- 12' TALL FESCUE SOFTWOOD
- 10' TALL FESCUE SOFTWOOD
- 8' TALL FESCUE SOFTWOOD
- 6' TALL FESCUE SOFTWOOD
- 4' TALL FESCUE SOFTWOOD
- 2' TALL FESCUE SOFTWOOD
- 1' TALL FESCUE SOFTWOOD
- 12' TALL FESCUE SOFTWOOD
- 10' TALL FESCUE SOFTWOOD
- 8' TALL FESCUE SOFTWOOD
- 6' TALL FESCUE SOFTWOOD
- 4' TALL FESCUE SOFTWOOD
- 2' TALL FESCUE SOFTWOOD
- 1' TALL FESCUE SOFTWOOD

### PLANT SCHEDULE

SYM	SYMBOL	PLANTING MATERIAL	PLANTING MATERIAL SIZE	CLASS
1		12' TALL FESCUE SOFTWOOD	12' TALL	CLASS 1
2		10' TALL FESCUE SOFTWOOD	10' TALL	CLASS 2
3		8' TALL FESCUE SOFTWOOD	8' TALL	CLASS 3
4		6' TALL FESCUE SOFTWOOD	6' TALL	CLASS 4
5		4' TALL FESCUE SOFTWOOD	4' TALL	CLASS 5
6		2' TALL FESCUE SOFTWOOD	2' TALL	CLASS 6
7		1' TALL FESCUE SOFTWOOD	1' TALL	CLASS 7
8		12' TALL FESCUE SOFTWOOD	12' TALL	CLASS 8
9		10' TALL FESCUE SOFTWOOD	10' TALL	CLASS 9
10		8' TALL FESCUE SOFTWOOD	8' TALL	CLASS 10
11		6' TALL FESCUE SOFTWOOD	6' TALL	CLASS 11
12		4' TALL FESCUE SOFTWOOD	4' TALL	CLASS 12

### CALLOUT LEGEND

- 12' TALL FESCUE SOFTWOOD
- 10' TALL FESCUE SOFTWOOD
- 8' TALL FESCUE SOFTWOOD
- 6' TALL FESCUE SOFTWOOD
- 4' TALL FESCUE SOFTWOOD
- 2' TALL FESCUE SOFTWOOD
- 1' TALL FESCUE SOFTWOOD
- 12' TALL FESCUE SOFTWOOD
- 10' TALL FESCUE SOFTWOOD
- 8' TALL FESCUE SOFTWOOD
- 6' TALL FESCUE SOFTWOOD
- 4' TALL FESCUE SOFTWOOD
- 2' TALL FESCUE SOFTWOOD
- 1' TALL FESCUE SOFTWOOD

- 12' TALL FESCUE SOFTWOOD
- 10' TALL FESCUE SOFTWOOD
- 8' TALL FESCUE SOFTWOOD
- 6' TALL FESCUE SOFTWOOD
- 4' TALL FESCUE SOFTWOOD
- 2' TALL FESCUE SOFTWOOD
- 1' TALL FESCUE SOFTWOOD
- 12' TALL FESCUE SOFTWOOD
- 10' TALL FESCUE SOFTWOOD
- 8' TALL FESCUE SOFTWOOD
- 6' TALL FESCUE SOFTWOOD
- 4' TALL FESCUE SOFTWOOD
- 2' TALL FESCUE SOFTWOOD
- 1' TALL FESCUE SOFTWOOD

**LANDSCAPE PLAN**  
**Prairie Creek Subdivision**  
 4805 Bear Ln. Caldwell, ID 83607

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

2022 © 2022  
 Copyright © 2022  
 2022 © 2022

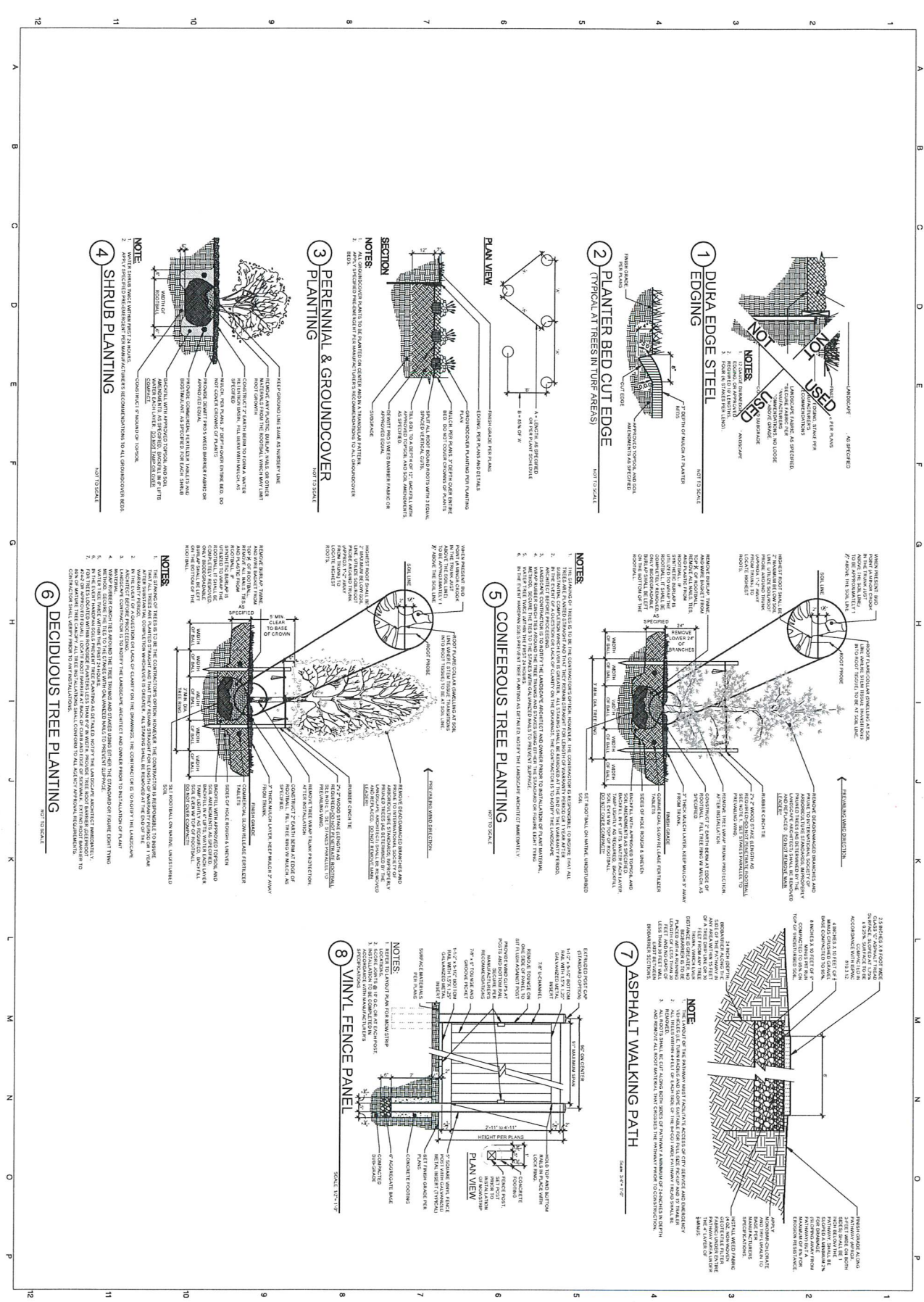
PROJECT NUMBER: 22-242  
 SHEET: L1.13

DATE: 3/14/2023

OWNER: JAMES  
 ARCHITECT: JAMES  
 LANDSCAPE ARCHITECT: JAMES

A-8





<p><b>REVISIONS</b></p> <table border="1"> <tr><td>NO.</td><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION										<p><b>DATE:</b> 2/16/2023</p>	<p><b>SCALE:</b> 3/4" = 1'-0"</p>
	NO.	DATE	DESCRIPTION											
<p><b>DRAWN BY:</b> AJM</p>	<p><b>PROJECT NUMBER:</b> 22-210</p>													
<p><b>CHECKED BY:</b> JPC</p>	<p><b>SHEET:</b> L2.0</p>													
<p><b>LANDSCAPE DETAILS</b>  <b>Prairie Creek Subdivision</b>                  4605 Bear Ln.      Caldwell, ID 83607</p>														

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

20025 1901 Ave  
 Boise, ID 83705  
 208.342.2999 Office  
 208.342.2999 Cell  
[www.southbeck.com](http://www.southbeck.com)

A-8

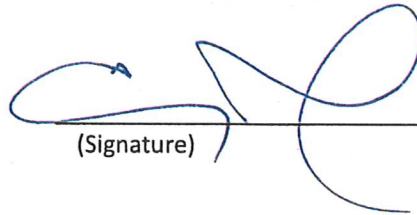


# Property Owner Acknowledgement

I, Cory Barton with Endurance Holdings LLC, the record owner for real property addressed as 4605 Bear Lane, Caldwell, ID 83605, am aware of, in agreement with, and give my permission to Matt Price, P.E. at J-U-B Engineers, 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).

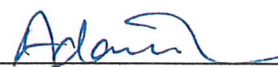
Dated this 7<sup>th</sup> day of November, 2022

  
(Signature)

## CERTIFICATE OF VERIFICATION

STATE OF IDAHO )  
County of Ada ) ss.  
~~Canyon~~ )

I, Adair Koltes, a Notary Public, do hereby certify that on this 7<sup>th</sup> day of November, 2021, personally appeared before me Cory Barton, 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.

  
NOTARY PUBLIC FOR IDAHO  
Residing at Nampa, ID  
My Commission Expires 6-05-28

ADAIR KOLTES  
Notary Public - State of Idaho  
Commission Number 30052  
My Commission Expires 06-05-2028

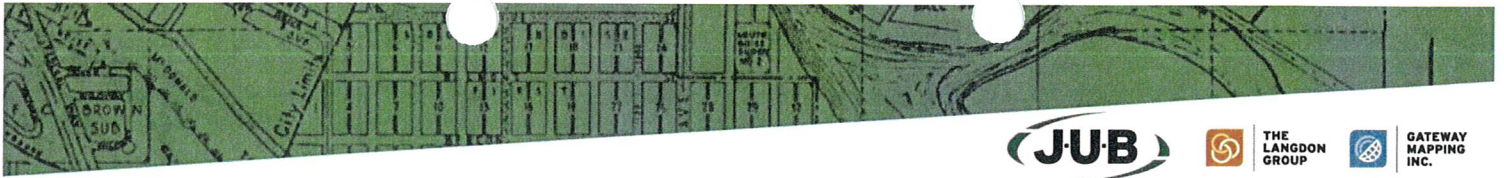


Exhibit "A"

**Prairie Creek Subdivision  
Boundary Description**

Project No. 10-22-028 October 26, 2022

A Tract of land located in the South half of the Northeast quarter of Section 4, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, County of Canyon, State of Idaho, and being more particularly described as follows:

**Beginning** at an aluminum cap marking the Southwest corner of said Northeast quarter of said Section 4; thence

from said **Point of Beginning**, North 00°17'56" East, along a line coincident with the west line of said Northeast quarter a distance of 1325.67 feet to a 5/8-inch rebar marking the North sixteenth corner of said Section 4; thence

leaving said west line North 89°42'27" East along a line coincident with the north line of the Southwest quarter of the Northeast quarter of said Section 4, a distance of 635.04 feet to a point on the center line of Phyllis Canal; thence

leaving said North line and along said centerline the following eight (8) courses:

1. South 25°03'42" East a distance of 152.60 feet;
2. South 21°19'56" East a distance of 88.65 feet;
3. along the arc of a non tangent curve to the left, of which the radius point lies North 67°46'01" East, a radial distance of 194.90 feet and having a chord bearing of South 51°51'21" East, 192.67 feet; thence southeasterly along the arc through a central angle of 59°14'44", a distance of 201.53 feet;
4. South 81°28'43" East a distance of 276.03 feet;
5. along the arc of a non tangent curve to the right, of which the radius point lies South 08°31'53" West, a radial distance of 237.43 feet and having a chord bearing of South 58°14'18" East, 187.30 feet; thence southeasterly along the arc through a central angle of 46°27'38", a distance of 192.53 feet;
6. South 35°00'22" East a distance of 26.90 feet;
7. South 34°09'47" East a distance of 784.54 feet;
8. South 33°32'43" East a distance of 204.07 feet to a point on the south line of said Northeast quarter; thence

South 89°44'54" West, coincident with the south line of said Northeast quarter a distance of 557.03 feet to a rebar and cap stamped "PLS 7729" thence

South 89°44'54" West, coincident with said south line a distance of 1334.35 feet to the **Point of Beginning**.

Containing an area of 40.60 acres of land, more or less.

The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

**J-U-B ENGINEERS, Inc.**

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Brad Daley, PLS, all professional liability associated with this document is hereby declared null and void.

A-10

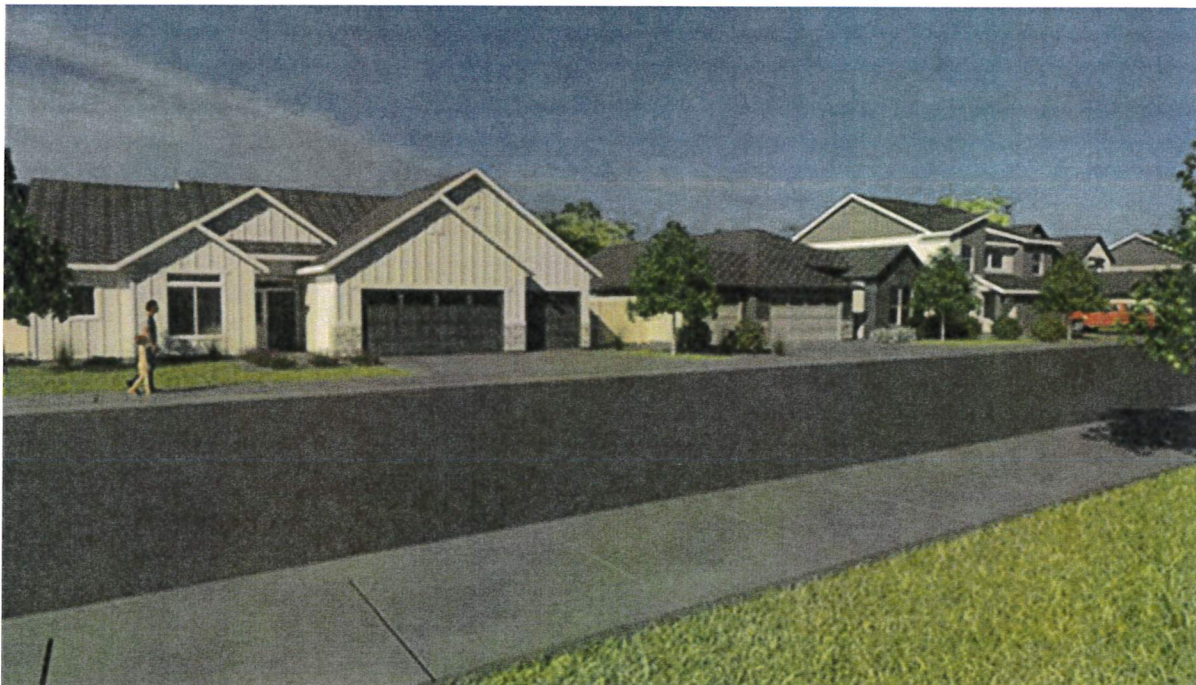
\_\_\_\_\_  
Brad Daley, PLS 20908

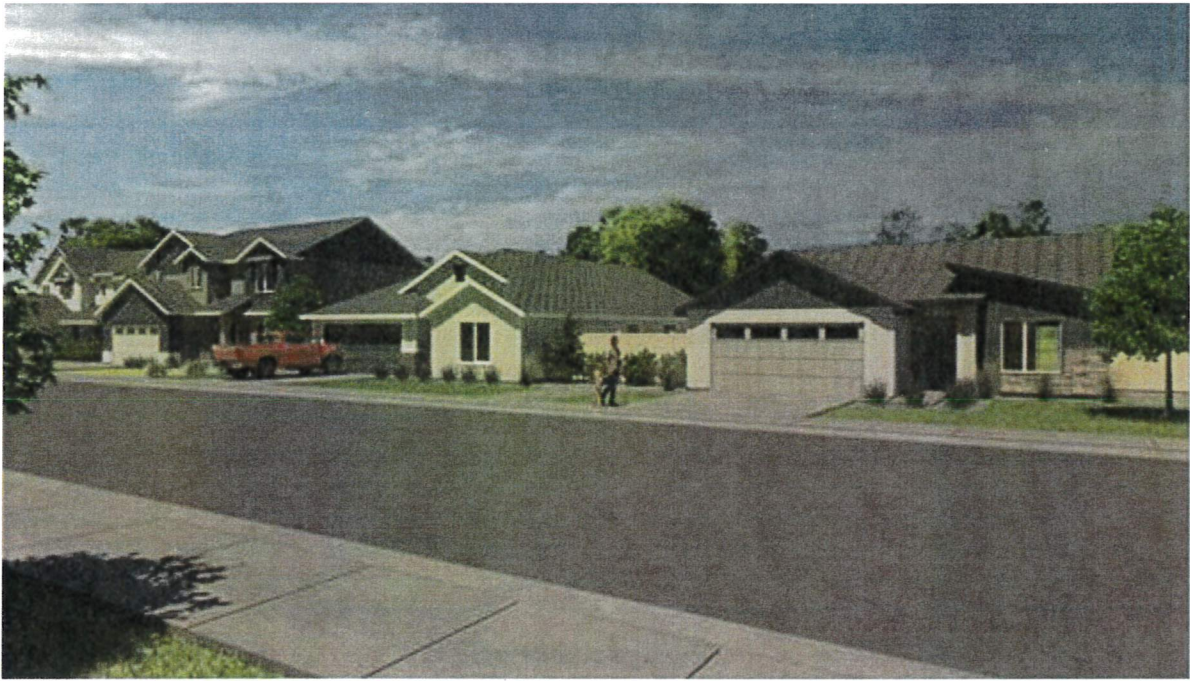
\_\_\_\_\_  
Date



A-10

# ELEVATION RENDERING





111