



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

APPLICANT

ITEM	DATE	SUBMITTED BY
A-1 APPLICATION & RECEIPT <i>paid 8/13/22</i>	8/25/22	Jane Suggs
A-2 WRITTEN DESCRIPTION	8/25/22	↓
A-3 SITE PLAN OR PLAT <i>A-3.1 Phase map</i>	8/25/22	
A-4 VICINITY MAP	8/25/22	
A-5 NEIGHBORHOOD MEETING FORM	8/25/22	
A-6 DEED	8/25/22	
A-7 TRAFFIC IMPACT STUDY (IF REQUIRED)	8/25/22	
A-8 LANDSCAPING PLAN	8/25/22	
A-9 PROPERTY OWNER ACKNOWLEDGEMENT	8/25/22	
A-10 <i>Legal Description-Annex</i>	8/25/22	
A-11 <i>Legal Description-Rezone</i>	8/25/22	
A-12 <i>Elevations</i>	8/25/22	
A-13 <i>Renderings</i>	8/25/22	
A-14 <i>email approvals Subd &amp; street</i>	9/9/22	
A-15 <i>email explaining Subname</i>	9/9/22	
A-16		
A-17		
A-18		

## Sarah Davis

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**From:** Jane Suggs <jane@gemstateplanning.com>  
**Sent:** Thursday, September 8, 2022 3:21 PM  
**To:** Sarah Davis  
**Cc:** Alexander Jones; Shawn Brownlee  
**Subject:** RE: SUB22-000030 PUD, ANN, SUP, ZON submittal comments  
**Attachments:** Subdivision name approval email.pdf; Street name approval emails.pdf; 07-15-22 neighborhood meeting letter.pdf; 06-21-22 Neighborhood meeting list from Canyon County 34308\_34308010.xlsx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Sarah,

I am back in town and catching up. Sorry for the delay in responding.

1. I've attached the subdivision and street name approvals.
2. The name "Houston Family Farms" was the name of the property owner when we began our due diligence and pre-planning processes over a year ago. It is typical for the development team to use the owner's name during the preliminary planning, including pre-application meetings with the City. Once we know there is a potential development we create a subdivision name for approval. The development is now called "Valencia Village" as shown on the attached approval.
3. Residential LOTS: 10 multi-family Lots; 94 townhomes Lots; 26 single family detached Lots = 130 residential Lots; 360 total dwelling units  
Commercial LOTS: 11 building Lots; plus 2 driveway/private street Lots (lots 5 & 2, Block 8) that are not included in the 11 commercial building lots  
Common LOTS: There are 54 non-buildable lots/common lots; these include the 2 driveway/private street lots noted above and the 2 parking lots in the multi family area. I believe the engineer called out 50 Common/OPEN Lots on the Preliminary Plat and didn't include the 4 lots that are driveway lots and parking lots because they are not OPEN Lots.  
The total number of LOTS is 195. I believe this clarifies the number of LOTS.

Thank you,  
Jane

Jane Suggs

**Gem State Planning, LLC**

9839 W. Cable Car Street, Suite 101  
Boise, ID 83709  
208-602-6941

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**From:** sdavis@cityofcaldwell.org <sdavis@cityofcaldwell.org>  
**Sent:** Thursday, September 1, 2022 1:36 PM  
**To:** Jane Suggs <jane@gemstateplanning.com>  
**Subject:** SUB22-000030 PUD, ANN, SUP, ZON submittal comments



SUB22-000030 PUD, ANN, SUP, ZON submittal comments

Hi Jane,

We've received your applications; upon reviewing we need the following information:

1. An email indicating the approved sub and street names
2. A narrative needs to explain Houston Farms or Houston Family Homes vs. Valencia Village Sub
3. Copies of neighborhood meeting letter and 300 ft. mailing list.
4. Clarification on # of residential lots, commercial lots and common lots as we are finding a discrepancy throughout the applications.

You can email these things to me at [sdavis@cityofcaldwell.org](mailto:sdavis@cityofcaldwell.org). I will upload them into CitizenServe for you.

Thanks,

Sarah Davis



**City of Caldwell**  
 DEPARTMENT OF BUILDING SAFETY

### Application Submittal Comments

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Permit #: SUB22-000030  
 Address: 0 HWY 20 26  
 Project Name: mixed use plat with commercial uses and residential uses and amenities  
 Permit Type: Preliminary

September 01, 2022

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Department Signature

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Date

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Total Control Panel

To: [sdavis@cityofcaldwell.org](mailto:sdavis@cityofcaldwell.org) [Remove](#) this sender from my allow list [Login](#)  
 From: [jane@gemstateplanning.com](mailto:jane@gemstateplanning.com)

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

A-15

**Jane Suggs**

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**From:** Dave Marston <dmarston@cityofcaldwell.org>  
**Sent:** Thursday, August 4, 2022 1:58 PM  
**To:** Jane Suggs  
**Cc:** Trilogy Development; Angie Hopf; Steve Pendleton; Juli McCoy; Alexander Jones  
**Subject:** RE: Houston--Valencia Village

Jane,

The subdivision name of Valencia Village is approved. Please continue to work with Angie on street name approval. We will also need the overall site layout showing lot/block numbering and phase lines for review prior to preliminary plat submittal.

Thank you.

*Dave Marston*

City of Caldwell  
(208) 455-4676



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**From:** Jane Suggs <jane@gemstateplanning.com>  
**Sent:** Thursday, August 4, 2022 1:28 PM  
**To:** Dave Marston <dmarston@cityofcaldwell.org>  
**Cc:** Trilogy Development <Info@trilogyidaho.com>  
**Subject:** RE: Houston--Valencia Village

Hi Dave,  
Yes!  
Thanks,  
Jane

Jane Suggs  
**Gem State Planning, LLC**  
9839 W. Cable Car Street, Suite 101  
Boise, ID 83709  
208-602-6941

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**From:** Dave Marston <[dmarston@cityofcaldwell.org](mailto:dmarston@cityofcaldwell.org)>  
**Sent:** Thursday, August 4, 2022 12:59 PM  
**To:** Trilogy Development <[Info@trilogyidaho.com](mailto:Info@trilogyidaho.com)>  
**Cc:** Jane Suggs <[jane@gemstateplanning.com](mailto:jane@gemstateplanning.com)>  
**Subject:** RE: Houston--Valencia Village

Just to confirm, this development is located south of Hwy 20/26, east of Middleton Rd, and north of the Skyway St. alignment?

Thank you.

*Dave Marston*

City of Caldwell  
(208) 455-4676



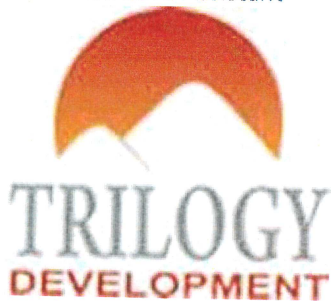
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**From:** Trilogy Development <[Info@trilogyidaho.com](mailto:Info@trilogyidaho.com)>  
**Sent:** Thursday, August 4, 2022 10:39 AM  
**To:** Dave Marston <[dmarston@cityofcaldwell.org](mailto:dmarston@cityofcaldwell.org)>  
**Cc:** Jane Suggs <[jane@gemstateplanning.com](mailto:jane@gemstateplanning.com)>  
**Subject:** Houston--Valencia Village

Good Morning Dave,

Angie had done a "soft approval" on our street names at our Houston Family Farms project. Can you confirm that we would be able to use Valencia Village as the subdivision name? I had ran it by Angie but she did not give a direct answer in regards to the sub name, just the street names.

Thank you,  
**Sierra Hinojosa**  
Administrative Assistant



9839 W. Cable Car St.  
Suite 101  
Boise, ID 83709  
Office (208) 895-8858

A-14

street names

**Jane Suggs**

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**From:** Jane Suggs  
**Sent:** Thursday, August 4, 2022 10:21 AM  
**To:** Jane Suggs  
**Subject:** Houston Family Farms aka Valencia Village

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**From:** Angie Hopf <[ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)>  
**Sent:** Friday, July 22, 2022 12:39 PM  
**To:** Trilogy Development <[Info@trilogyidaho.com](mailto:Info@trilogyidaho.com)>  
**Subject:** RE: Houston Family Farms

This would be acceptable.

**Angie Hopf**

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**From:** Trilogy Development <[Info@trilogyidaho.com](mailto:Info@trilogyidaho.com)>  
**Sent:** Tuesday, July 19, 2022 8:49 AM  
**To:** Angie Hopf <[ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)>  
**Subject:** RE: Houston Family Farms

Can we replace that with Vinewood?

Thank you,  
**Sierra Hinojosa**  
Administrative Assistant

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**From:** Angie Hopf <[ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)>  
**Sent:** Tuesday, July 19, 2022 7:39 AM  
**To:** Trilogy Development <[Info@trilogyidaho.com](mailto:Info@trilogyidaho.com)>  
**Subject:** RE: Houston Family Farms

Viola is a duplicate.

**Angie Hopf**

---

**From:** Trilogy Development <[Info@trilogyidaho.com](mailto:Info@trilogyidaho.com)>  
**Sent:** Friday, July 15, 2022 8:11 AM  
**To:** Angie Hopf <[ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)>  
**Subject:** RE: Houston Family Farms

Angie,

Thank you, we are aware that it won't be finalized until we submit. We are just needing a soft approval when it comes to street names. I will list the street names that I used on the plan:

Toomes  
Red Eagle  
Viola  
Ocala

Mentzell  
Naples  
Vero  
Ormond  
Lynn Haven  
Greensboro  
Rutland

Thank you,  
**Sierra Hinojosa**  
Administrative Assistant

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**From:** Angie Hopf <[ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)>  
**Sent:** Thursday, July 14, 2022 2:19 PM  
**To:** Trilogy Development <[Info@trilogyidaho.com](mailto:Info@trilogyidaho.com)>  
**Subject:** RE: Houston Family Farms

We can soft approve any names however you won't have official approval and they won't be added to the reserved list until we have the proper documents, if that takes months or weeks names can be reserved by another agency in the meantime.

**Angie Hopf**

GIS Analyst, City of Caldwell  
Phone 208.455.4685  
Fax 208.455.3012  
Email [ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)

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**From:** Trilogy Development <[Info@trilogyidaho.com](mailto:Info@trilogyidaho.com)>  
**Sent:** Thursday, July 14, 2022 2:16 PM  
**To:** Angie Hopf <[ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)>  
**Subject:** RE: Houston Family Farms

We will have all of that included on our preliminary plat when we submit that. I am just wanting to be sure that the names I submitted will be good to use so that we can put them on the preliminary plat. This helps us so that if there happens to be a duplicate, we are not having to go back to our engineers to make changes after we have already produced and have been charged for the preliminary plat. If you'd like me to send you a list of the names we would like to use instead to get a "soft approval" I'd be glad to do so.

Thank you,  
**Sierra Hinojosa**  
Administrative Assistant

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**From:** Angie Hopf <[ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)>  
**Sent:** Thursday, July 14, 2022 2:04 PM  
**To:** Trilogy Development <[Info@trilogyidaho.com](mailto:Info@trilogyidaho.com)>  
**Subject:** RE: Houston Family Farms

In order for this to go before a hearing body and preferably before being sent out in a public agency memo, the preliminary plat needs to show all of these items. Previous staff has required that Mapping approve lot/block numbering based on phasing and street names prior to application submittal.



**Angie Hopf**

GIS Analyst, City of Caldwell  
Phone 208.455.4685  
Fax 208.455.3012  
Email [ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)

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**From:** Trilogy Development <[Info@trilogyidaho.com](mailto:Info@trilogyidaho.com)>  
**Sent:** Thursday, July 14, 2022 11:32 AM  
**To:** Angie Hopf <[ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)>  
**Cc:** Dave Marston <[dmarston@cityofcaldwell.org](mailto:dmarston@cityofcaldwell.org)>  
**Subject:** RE: Houston Family Farms

Angie,

There will be phasing, but we haven't determined the phases yet. We will include the phasing plan with our Preliminary Plat submittal.

Thank you,  
Sierra Hinojosa  
Administrative Assistant

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**From:** [ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org) <[ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)>  
**Sent:** Friday, June 17, 2022 10:39 AM  
**To:** [Info@trilogyidaho.com](mailto:Info@trilogyidaho.com)  
**Subject:** RE: Houston Family Farms

Will this development be phasing?

**Angie Hopf**

GIS Analyst, City of Caldwell  
Phone 208.455.4685  
Fax 208.455.3012  
Email [ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)

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**From:** Trilogy Development <[Info@trilogyidaho.com](mailto:Info@trilogyidaho.com)>  
**Sent:** Friday, June 17, 2022 9:13 AM  
**To:** Angie Hopf <[ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)>; Jane Suggs <[jane@gemstateplanning.com](mailto:jane@gemstateplanning.com)>  
**Cc:** Dave Marston <[dmarston@cityofcaldwell.org](mailto:dmarston@cityofcaldwell.org)>  
**Subject:** RE: Houston Family Farms

Good Morning Angie,

I have attached the street names we have come up with for Houston and we are proposing the subdivision be called Valencia Village. Please let me know what changes need to be made or if I need to add any more names to the private lanes. We will not be developing the commercial area to the north that you referenced in your last email, so we won't be working on any names for that portion.

Thank you,

A-14

Sierra Hinojosa  
Administrative Assistant

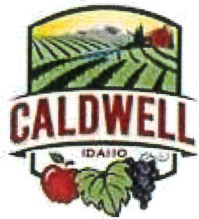
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**From:** Angie Hopf <[ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)>  
**Sent:** Tuesday, June 14, 2022 2:33 PM  
**To:** Trilogy Development <[Info@trilogyidaho.com](mailto:Info@trilogyidaho.com)>; Jane Suggs <[jane@gemstateplanning.com](mailto:jane@gemstateplanning.com)>  
**Cc:** Dave Marston <[dmarston@cityofcaldwell.org](mailto:dmarston@cityofcaldwell.org)>  
**Subject:** FW: Houston Family Farms

Toomes would align however it would be required as a Dr(name not approved at this time). Yellow highlight area can carry the same name, and they orange highlighted area will not need to be named however the lanes that front the buildings will need to be named. We will need a better idea of access as far as the commercial area to the north in order to determine what names will be required. Please let me know if you have any other questions.

**Angie Hopf**

GIS Analyst, City of Caldwell  
Phone 208.455.4685  
Fax 208.455.3012  
Email [ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)



---

**From:** Trilogy Development <[Info@trilogyidaho.com](mailto:Info@trilogyidaho.com)>  
**Sent:** Tuesday, June 14, 2022 1:17 PM  
**To:** Angie Hopf <[ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)>  
**Cc:** Jane Suggs <[jane@gemstateplanning.com](mailto:jane@gemstateplanning.com)>  
**Subject:** Houston Family Farms

Good Afternoon Angie,

I have attached a plan of our Houston Family Farms project with questions regarding the highlighted portions. I was wondering if some of the private lanes that lead to parking will still need names even if there isn't a property front? I have also attached a plan of our Escalon Park Subdivision with Toomes St. highlighted, we were wanting to know if this road name would continue as it would connect into the road that leads to the Houston project and commercial lot. If you could help us with this that would be greatly appreciated!

Thank you,  
Sierra Hinojosa  
Administrative Assistant

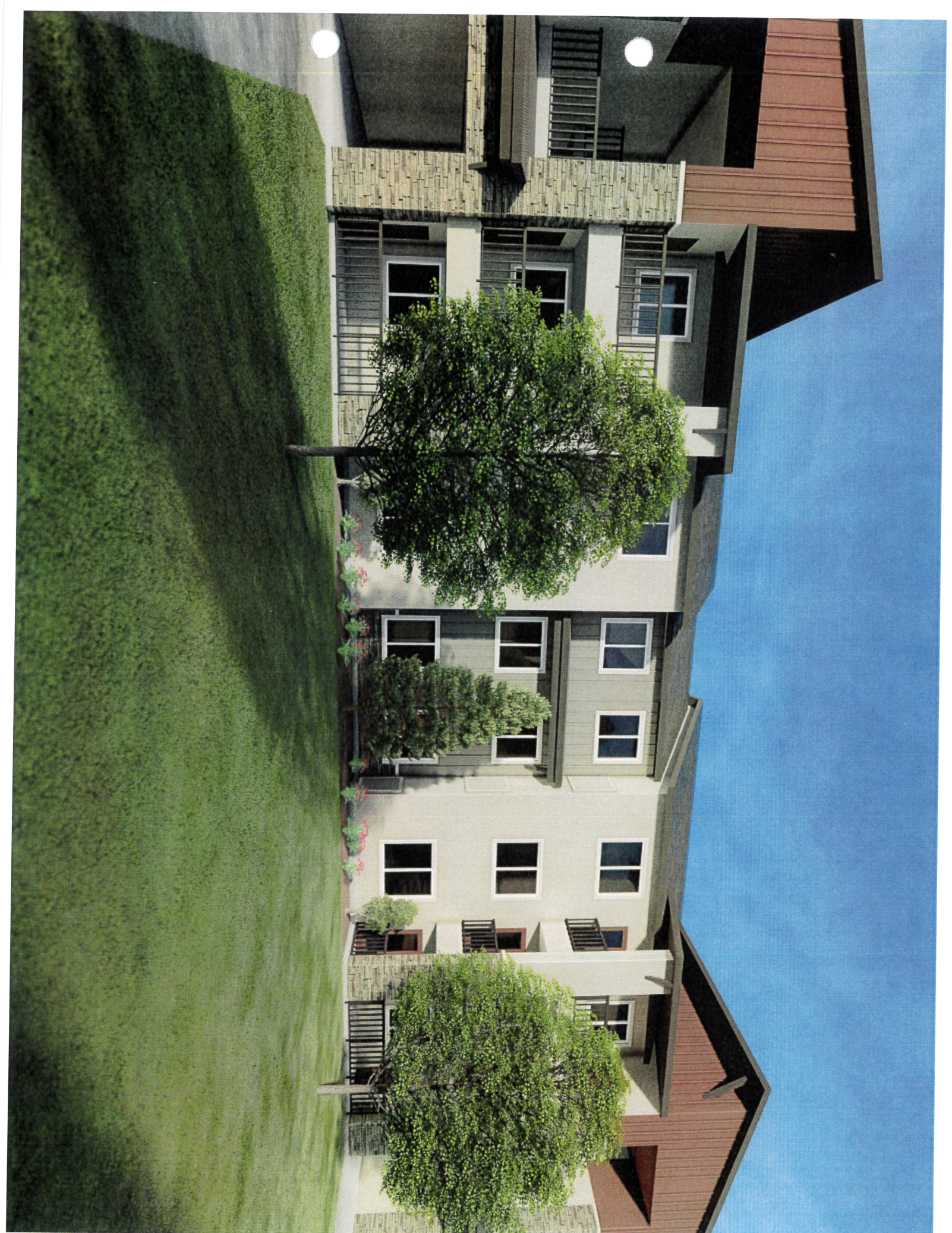


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Suite 101  
Boise, ID 83709  
Office (208) 895-8858









A-13





A-13





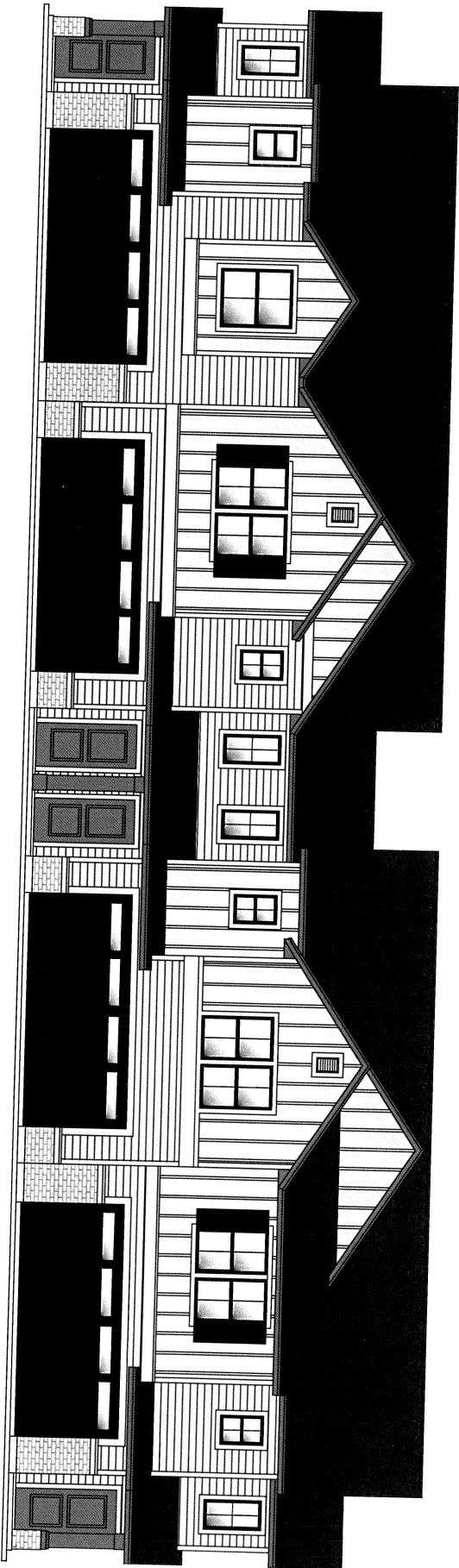




OWOW



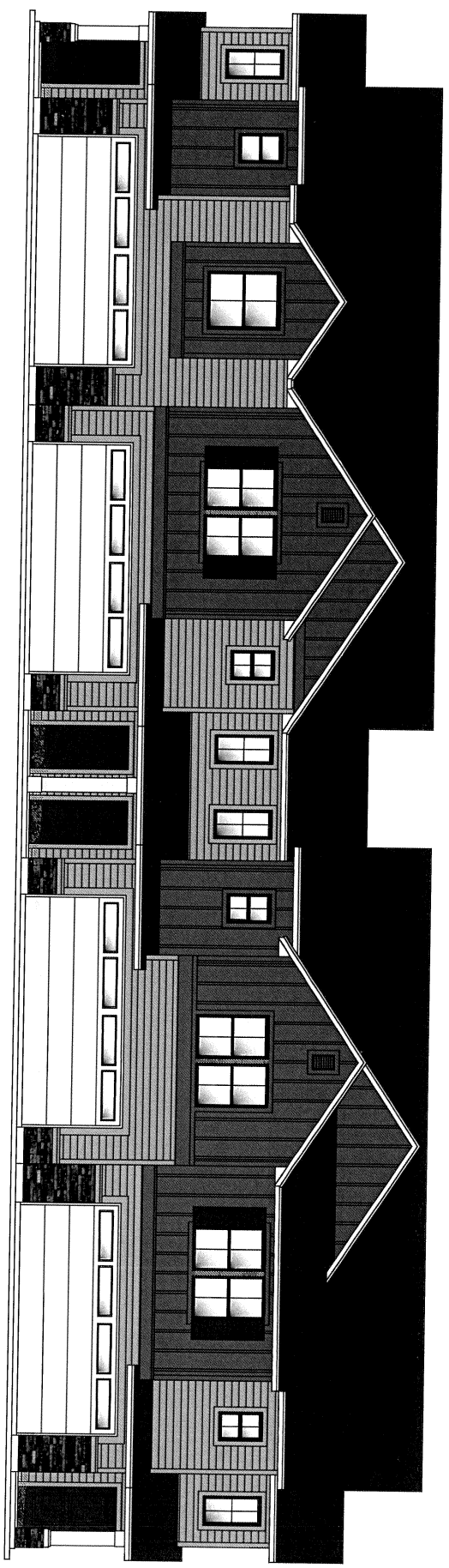
FRONT LOAD TOWNHOMES  
COTTAGE ELEVATION



HOMES  
INC. 2023

PL 13

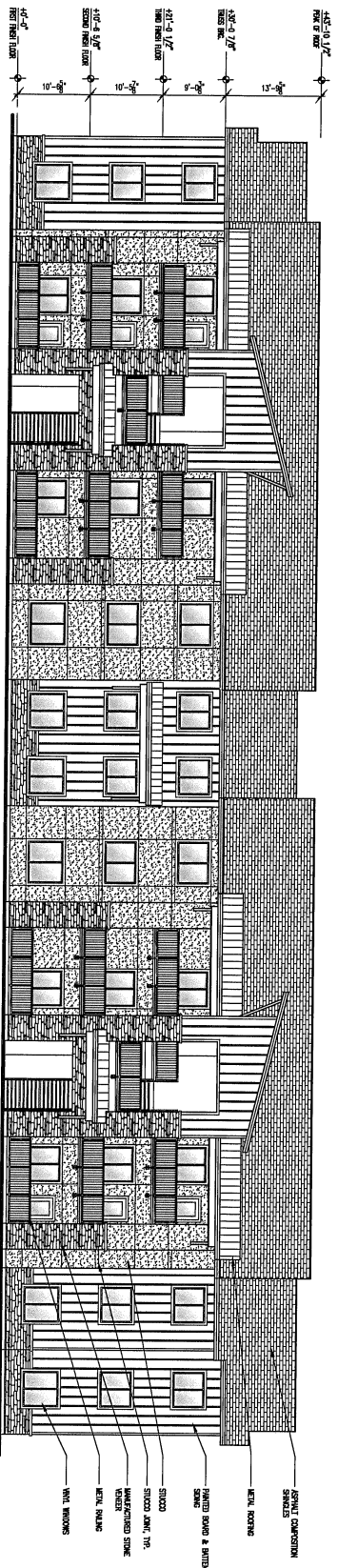
FRONT LOAD TOWNHOMES  
COTTAGE ELEVATION



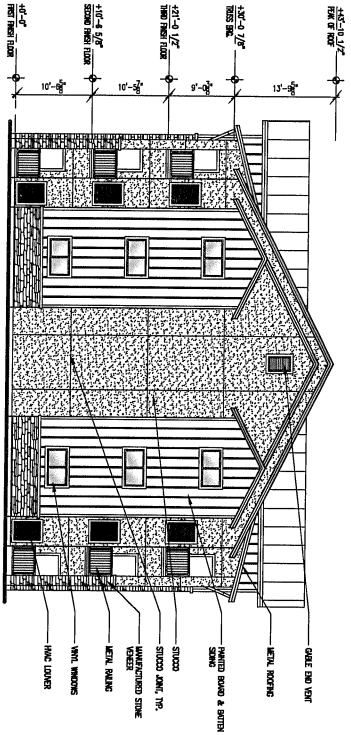
HOMES  
INCORPORATED

A-12

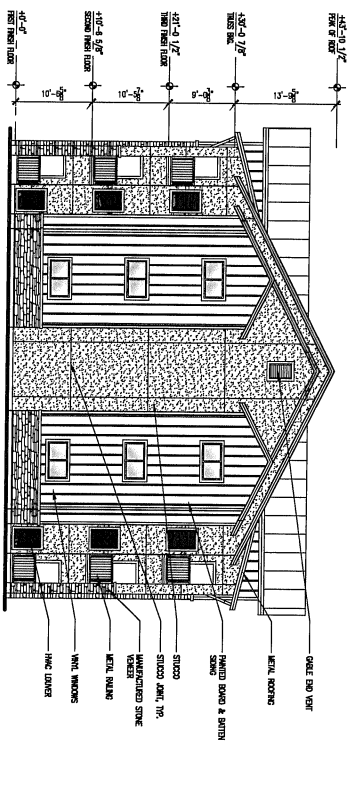




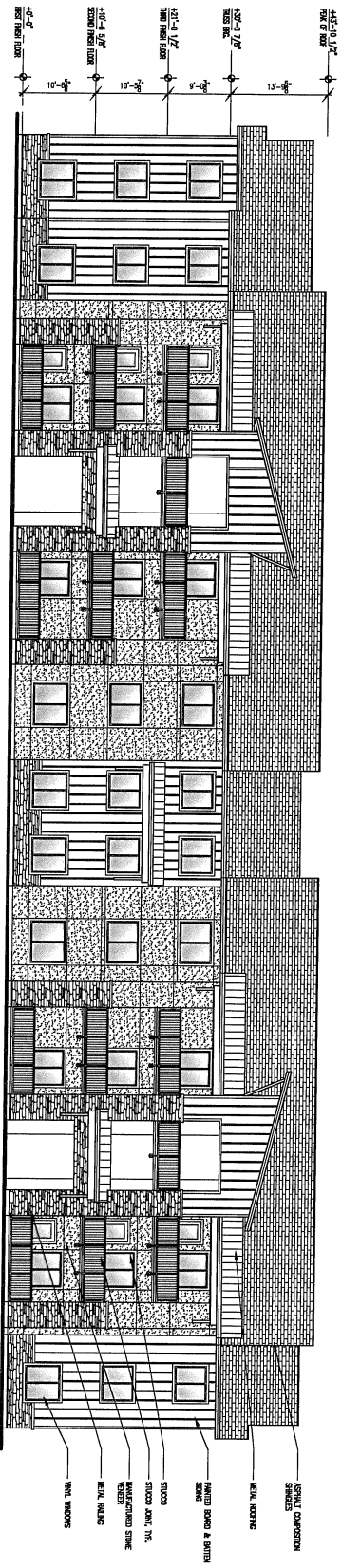
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**2 LEFT ELEVATION - BUILDING TYPE 1**  
SCALE: 1/8" = 1'-0"



**3 RIGHT ELEVATION - BUILDING TYPE 1**  
SCALE: 1/8" = 1'-0"



**4 REAR ELEVATION - BUILDING TYPE 1**  
SCALE: 1/8" = 1'-0"

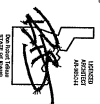


A-12

PROJECT

**FOXCHROFT  
APARTMENTS**  
TEN MILE & PINE STREET  
MENDHAM, IDAHO

**PRELIMINARY**



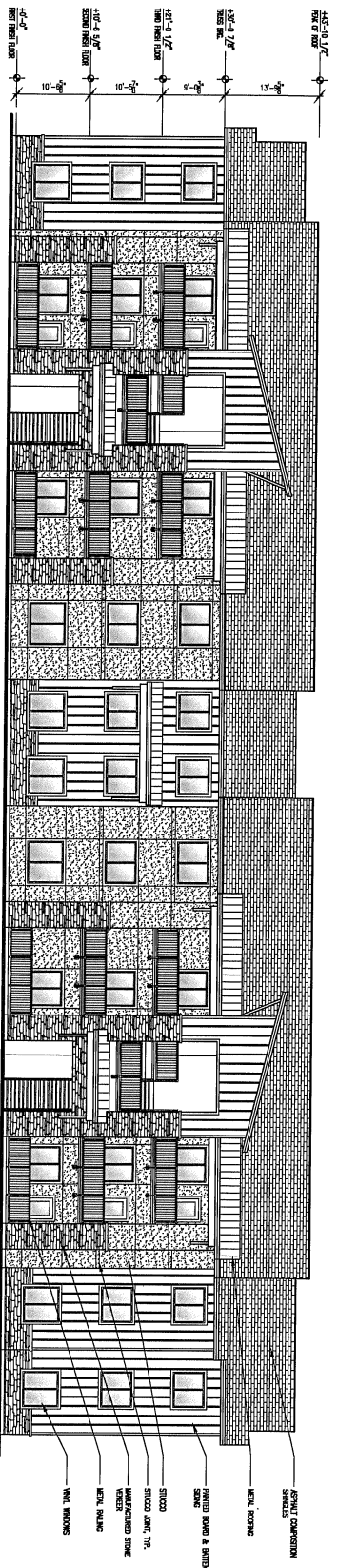
This document is the property of THE ARCHITECTS OFFICE. It is to be used only for the project and site identified herein. No other use, reproduction, or distribution is permitted without the written consent of THE ARCHITECTS OFFICE, P.C.

DATE: JUNE 8, 2020  
DRAWN BY: DS-10/14.0  
RWD: RWD/BAU

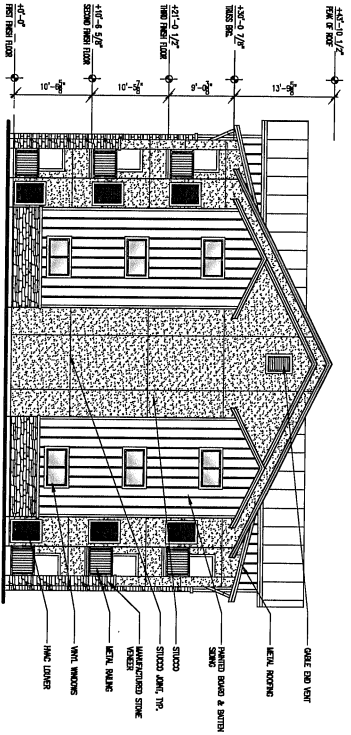
REVISIONS

SHEET

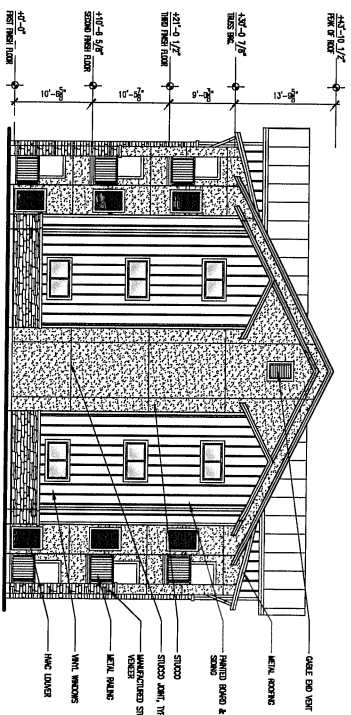
**A5.0**  
BUILDING TYPE 1  
EXTENSION ELEVATIONS



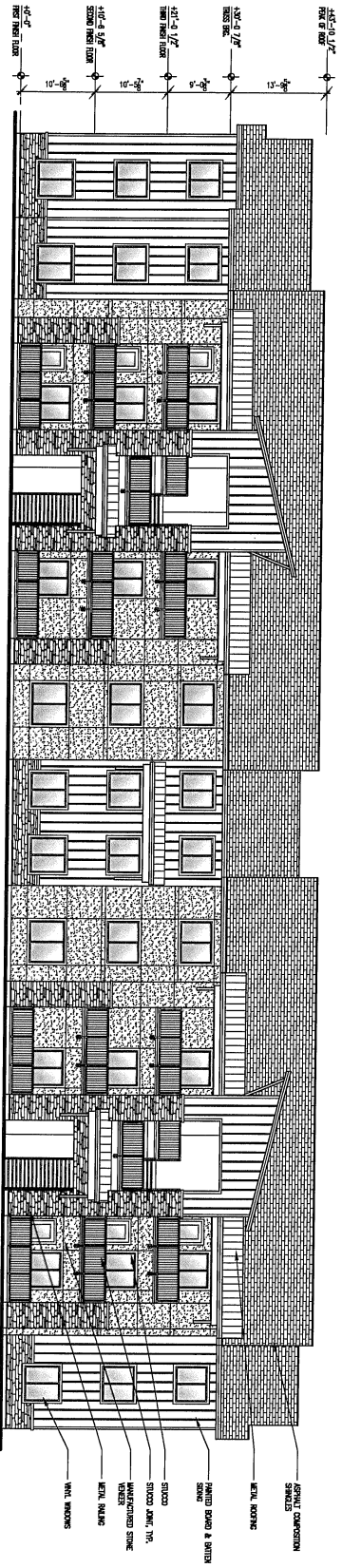
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**2 LEFT ELEVATION - BUILDING TYPE 2**  
SCALE: 1/8" = 1'-0"



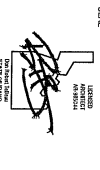
**3 RIGHT ELEVATION - BUILDING TYPE 2**  
SCALE: 1/8" = 1'-0"



**4 REAR ELEVATION - BUILDING TYPE 2**  
SCALE: 1/8" = 1'-0"

**PROJECT**  
FOX-CROFT  
APARTMENTS  
TEN MILE & PINE STREET  
MENDOTA, IDAHO

**PRELIMINARY**



The documents are the property of the architects  
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written authorization.  
THE ARCHITECTS' OFFICE, P.C.  
DATE: JUNE 8, 2020  
BY: [Signature]  
BOISE, IDAHO

Rezone

Description for  
**H-C Zone** (R-1 to H-C)  
Valencia Village Subdivision  
August 14, 2022

A parcel of land located in the South 1/2 of the Northwest 1/4 of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho more particularly described as follows:

Commencing at the Section corner common to said Sections 19, 20, 29 and 30, Township 4 North, Range 2 West, Boise Meridian from which the 1/4 corner common to said Sections 20 and 29 bears North 89°50'38" East, 2,640.70 feet; thence South 00°13'16" East, 1,327.63 feet to the North 1/16 corner common to said Sections 29 and 30; thence continuing on the west boundary line of said Section 29, South 00°10'48" East, 1,177.51 feet to a line parallel with and 150.00 feet north of the east-west centerline of said Section 29 and the **POINT OF BEGINNING**;

thence on said parallel line, North 89°47'07" East, 1,567.18 feet to the centerline of the Mason Creek Drain;

thence on said centerline, South 21°10'21" East, 160.63 feet to the east-west centerline of said Section 29;

thence on said east-west centerline, South 89°47'07" West, 1,624.73 feet to the 1/4 corner common to said Sections 29 and 30;

thence on the west boundary line of said Section 29, North 00°10'48" West, 150.00 feet to the **POINT OF BEGINNING**.

Containing 5.496 acres, more or less.

End of Description.



All

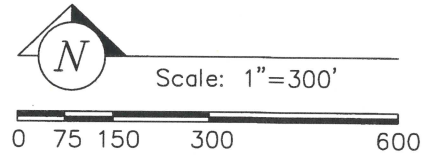
Basis of Bearings  
N89°50'38"E 2640.70'

1/4 S.20  
S.29

S.19 S.20  
S.30 S.29

U.S. Highway 20/26

S00°13'16"E 1327.63'



N1/16

Middleton Road

S00°10'48"E 1177.51'

☉ Mason Creek Drain

Line Table		
Line	Bearing	Length
L1	S21°10'21"E	160.63'
L2	N00°10'48"W	150.00'

Point of Beginning

N89°47'07"E 1567.18'

±5.496 Acres

1/4

N89°47'07"E 1014.73'

C1/4

S.30 S.29

S89°47'07"W 1624.73'

150.0'

Mason Creek Landing Sub. No. 1

Mason Creek Landing Sub. No. 2



P:\Valencia Village (Houston 74 Ac) 21-175\dwg\H-C Re-Zone Ex.dwg 8/14/2022 12:27:24 PM

**IDAHO SURVEY GROUP, LLC**  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

Exhibit Drawing for  
**H-C Zone**  
 Valencia Village Subdivision  
 Located in the S1/2 of the NW1/4 of Section 29,  
 T.4N., R.2W., B.M., Canyon County, Idaho.

Job No. 21-175  
 Sheet No. 1  
 Dwg. Date 8/14/2022



annex

Description for  
**H-C Zone**  
Valencia Village Subdivision  
August 14, 2022

A parcel of land located in the Northwest 1/4 of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho more particularly described as follows:

**BEGINNING** at the Section corner common to said Sections 19, 20, 29 and 30, Township 4 North, Range 2 West, Boise Meridian from which the 1/4 corner common to said Sections 20 and 29 bears North 89°50'38" East, 2,640.70 feet;

thence on the north boundary line of said Section 29, North 89°50'38" East, 1,159.10 feet to the centerline of the Mason Creek Drain;

thence on said centerline the following two (2) courses and distances:

South 10°49'43" East, 616.07 feet;

South 00°26'32" East, 1,142.56 feet;

South 21°10'21" East, 809.42 feet to a line parallel with and 150.00 feet north of the east-west centerline of said Section 29;

thence on said parallel line, South 89°47'07" West, 1,567.18 feet to the west boundary line of Section 29;

thence North 00°10'48" West, 1,177.51 feet to the North 1/16 corner common to said Sections 29 and 30;

thence continuing on said west boundary line, North 00°13'16" West, 1327.63 feet to the **REAL POINT OF BEGINNING**.

Containing 75.032 acres, more or less.

End of Description.



A10



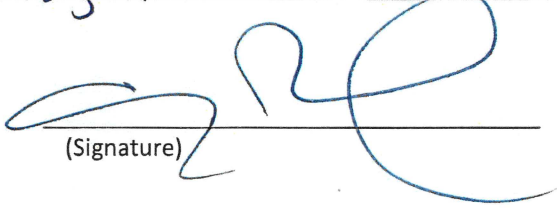


# Property Owner Acknowledgement

I, Corey Barton / Endurance Holdings LLC, the record owner for real property addressed as 0 Hwy 20/26, am aware of, in agreement with, and give my permission to Gem State Planning, to submit the accompanying application(s) pertaining to 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 4<sup>th</sup> day of August, 20 22

  
(Signature)

## CERTIFICATE OF VERIFICATION

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

I, Adair Koltes, a Notary Public, do hereby certify that on this 4<sup>th</sup> day of August, 2022, personally appeared before me Corey 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 Norman, ID  
My Commission Expires 6-05-28

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

A9



# PLANT PALETTE

COMMON NAME	BOTANICAL NAME	SIZE
<b>EVERGREEN TREES</b>		
HOPR BLUE SPRUCE	PICEA PENSILVANA 'HOOPR'	6-9 FT B&B
NORWAY SPRUCE	PICEA ABIES	6-9 FT B&B
VANDERHOLTS PINE	FINIS FLEXILIS 'VANDERHOLTS'	6-9 FT B&B
<b>SHADE TREES (CLASS III)</b>		
BLACKBERRY LORON PLANT	PLATANUS 'AZERIFOLIA 'BLOODGOOD'	2' CAL B&B
NORTHERN RED OAK	QUERCUS RUBRA	2' CAL B&B
<b>SHADE STREET TREES (CLASS III)</b>		
AGULHATE ELM	ULMUS 'MORTON'	2' CAL B&B
CHANTICLEER FRAX	FRAXINUS CALIFORNICA	2' CAL B&B
ROYAL RAINBOW CRABAPPLE	MALUS FLORIBUNDA 'ROYAL RAINBOW'	2' CAL B&B
LITTLELEAF LILAC	LIGULACORON TULIPIFERA	2' CAL B&B
<b>ORNAMENTAL TREES (CLASS II)</b>		
FLAME AKER MAPLE	ACER 'GINNALS 'FLAME'	6-9 FT MULTISTEM
CANADA RED CHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-9 FT MULTISTEM
ROYAL RAINBOW CRABAPPLE	MALUS FLORIBUNDA 'ROYAL RAINBOW'	2' CAL B&B
SPRING SKON CRABAPPLE	MALUS SPRINGSONY	2' CAL B&B
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>		
BLACK FLYED GRASS	BOUTELOA BELGICA 'BLACK FLYED'	1.6AL
BLUE SHAMBA GRASS	XYRIS GLAUCA 'SHAMBA'	2.6AL
BLUE OAT GRASS	XYRIS HORIZONTALIS 'MILTON'	3.6AL
BLUE JUNIPER	RYDOLPHIA SEPTENTRIONALIS 'BLUE JUNIPER'	1.6AL
RED FLOWER CARRIST	RYDOLPHIA SEPTENTRIONALIS 'RED FLOWER'	1.6AL
STELLA DE ORO GRASS	XYRIS GLAUCA 'STELLA DE ORO'	1.6AL
FINE LINE BACKLORION	XYRIS GLAUCA 'FINE LINE'	1.6AL
MAJESTIC BLUE GRASS	XYRIS GLAUCA 'MAJESTIC BLUE'	1.6AL
MAJESTIC RED GRASS	XYRIS GLAUCA 'MAJESTIC RED'	1.6AL
IVORY HALO DOCKWOOD	DOCKWOODIA 'IVORY HALO'	1.6AL
HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGIOTYLLA 'HIDCOTE BLUE'	1.6AL
SARRENIINE INDEBARK	RYDOLPHIA SEPTENTRIONALIS 'SARRENIINE'	1.6AL



# LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER REQUIREMENTS: ONE (1) TREE AND SEVEN (7) SHRUBS PER 95 FEET OF FRONTAGE.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
MIDDLETON RD.	VARIES	1400' / 35' =	40 TREES	200+ SHRUBS
SKYWAY DR.	20'	910' / 35' =	26 TREES	134+ SHRUBS
COMMON AREAS		410' / 1' =	151 TREES	301 TREES
TOTAL NUMBER OF TREES			657 TREES	463 TREES
				354+ SHRUBS

\* BUFFERS ADJACENT TO COMMERCIAL LOTS TO BE COMPLETED BY OTHER\*

# NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL ORDINANCE REQUIREMENTS.
- LANDSCAPE AREAS TO BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 10 FOOT SETBACKS OF ALL STORM DRAIN PIPE STRUCTURES OR FACILITIES IN ANY AND ALL STORM DRAINAGE BEDS MUST BE PROTECTED FROM ANY INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED WITHIN THE 10 FOOT SETBACKS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 10 FEET IN ANY DIRECTION. NO LAWN SOD TO BE PLACED OVER DRAINAGE SHALE SAND BEDS.
- SMALL INTERSECTIONS: ALL VISION TRIANGLES AT ALL INTERSECTIONS. NO CONFIRMED INTERSECTIONS AT ALL. HIGHWAY MATURITY SHALL BE LOCATED WITHIN VISION TRIANGLE FOR PAVING TREE CANOPIES TO MEET REQUIREMENTS FOR DEPARTURE VISION TRIANGLE WITHIN 40' STREET AND CLOSURE THAN 50' FROM INTERSECTION STOP SIGNS.
- CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON THESE LOTS SHALL BE LOCATED WITHIN 5 FEET OF CONSTRUCTION OF DRIVEWAYS AND UTILITIES. TREES MUST BE PLACED WITHIN 5 FEET OF DRIVEWAYS AND UTILITIES WITHIN 5 FEET OF METERS OR UNDERGROUND UTILITY LINES.
- POOL FACILITY, PLAYBOARDS, PICKING STRIPES AND AVENUES ARE SHOWN SCHEMATICALLY. AVENUES MAY VARY AND A CONFORMANCE DESIGN FOR AVENUE CONFIGURATIONS AND ADA COMPLIANCE.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO AVAILABILITY, LOCAL CLIMATE, SOIL CONDITIONS, AND QUANTITIES MAY BE ALTERED DURING FINAL DESIGN AND LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE HALFWAY DOWN THE BALL OF THE TREE. ALL WILSON COPES TO BE COMPLETELY REMOVED FROM TREES.
- THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

# DEVELOPMENT DATA

TOTAL AREA	78.10 ACRES
BUILDABLE LOTS	141
TOWNHOUSE LOTS	94
APARTMENT LOTS	26
COMMERCIAL LOTS	11 (240 UNITS)
COMMON OPEN LOTS	50
TOTAL QUALIFIED OPEN SPACE	4.35 AC (12.54%)
EXISTING ZONING	COMMERCIAL
PROPOSED ZONING	HC (HIGHWAY CORRIDOR)

**JENSEN BELTS ASSOCIATES**  
 1000 W. 10th Street, Suite 100  
 Caldwell, ID 83402  
 208-466-8888

**DEVELOPER**  
 TRILogy DEVELOPMENT, INC.  
 9839 W. CABLE CAR ST., SUITE 101  
 BOISE, ID 83729  
 208-993-8888

**PLANNER/CONTACT**  
 JANE SLOSS  
 GEM STATE PLANNING LLC  
 9839 W. CABLE CAR ST.  
 BOISE, ID 83729  
 208-602-6941

**OWNER**  
 ENDURANCE HOLDINGS LLC  
 1977 E. OVERLAND ROAD  
 MERIDIAN, ID 83442

**CIVIL ENGINEER**  
 DAVID A. BAILEY, P.E.  
 BAILEY ENGINEERING, INC.  
 1119 E. STATE ST., SUITE 210  
 BOISE, ID 83725  
 208-938-2013

**AUGUST 24, 2022**

SCALE 1" = 150'

# VALENCIA VILLAGE SUBDIVISION

## PRELIMINARY PLAT LANDSCAPE PLAN

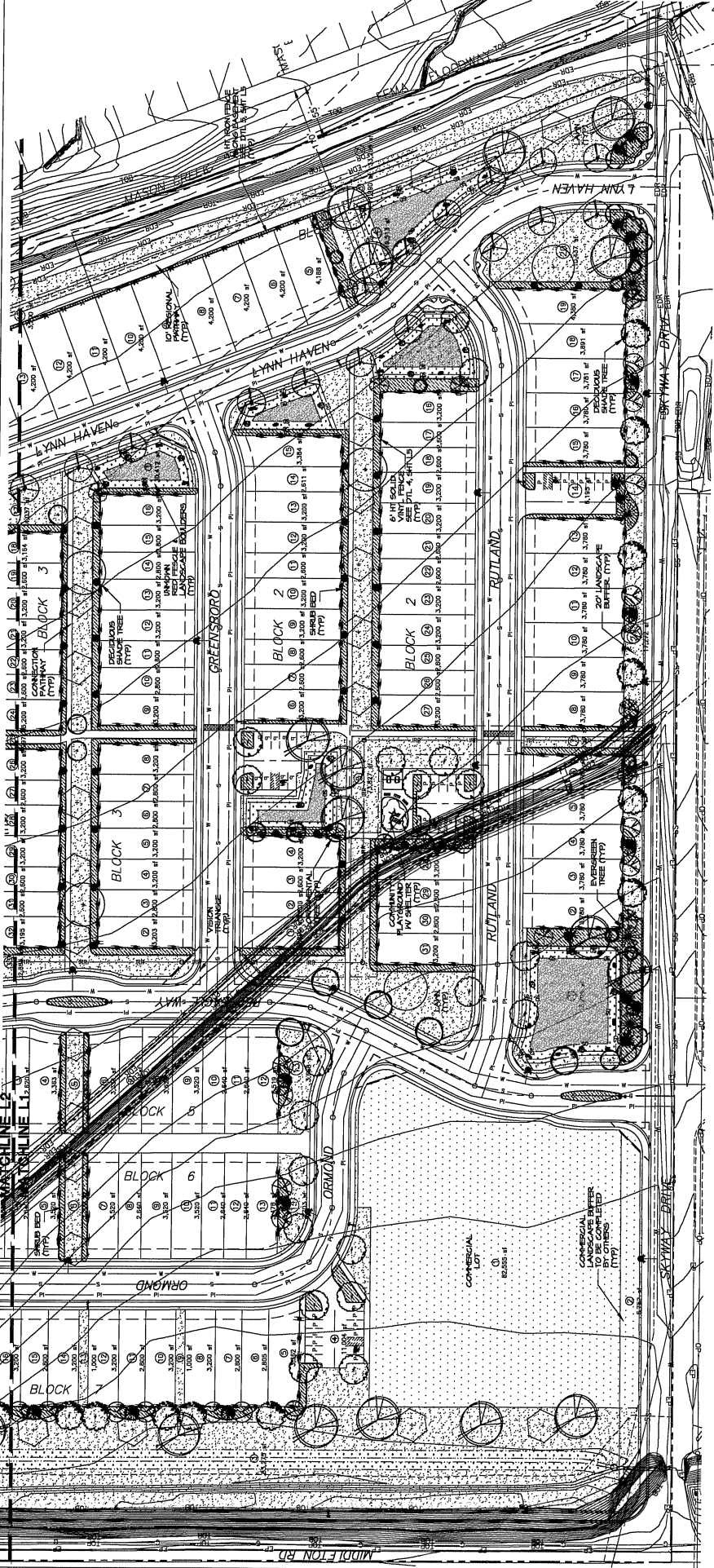
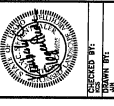
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A8





A-8



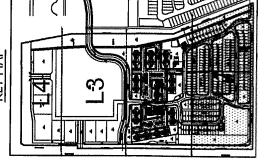
**PLANT PALETTE**

SYM	COMMON NAME
	EVERGREEN TREES (CLASS I)
	ORNAMENTAL TREES (CLASS I)
	FLAME AMB. MAPLE
	RED TWIG DOGWOOD
	CRUIZAN CREANER HATHORN
	SPRING BLOOMING DOGWOOD
	SPRING BLOOMING DOGWOOD
	ORNAMENTAL GRASSES/PERENNIALS
	BLACK ETTED SUAN
	BLUE GRAPHA GRASS
	BLUE GRASS
	BLUE OAT GRASS
	PURPLE CORN CREEPER
	RED FLOWER GARRET ROSE
	STELLA DE GRAS DANTILLY
	GRASS LINE BUCKTHORN
	HASLER RED PENSTEMON
	KARL FOSTER RED FIED GRASS
	HOGGOTE BLUE ENGLISH LAVENDER
	SAPPORIANE NINEBARK
	BLOODWOOD LONDON PLANETREE
	NORTHERN RED OAK
	SHADE TREES (CLASS III)
	BLOODWOOD LONDON PLANETREE
	NORTHERN RED OAK
	SHADE TREES (CLASS III)
	CRUIZAN CREANER HATHORN
	GRANTLEER PEAK
	LITTLELEAF LINDEN
	TULIP TREE

**NOTES**

- REFER TO SHEET L5 FOR BLANT PALETTE DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, AND LANDSCAPE DETAILS.

SYM	DESCRIPTION
	LAWN 500
	6" VINYL FENCE ADJACENT TO DRIVE PERIMETER SEE DTL 4, 5HT L5.
	6" BLACK IRON FENCE ADJACENT TO RIVA CANAL (TYP) SEE DTL 5, 9HT L5.
	UNKNOWN RED FENCE

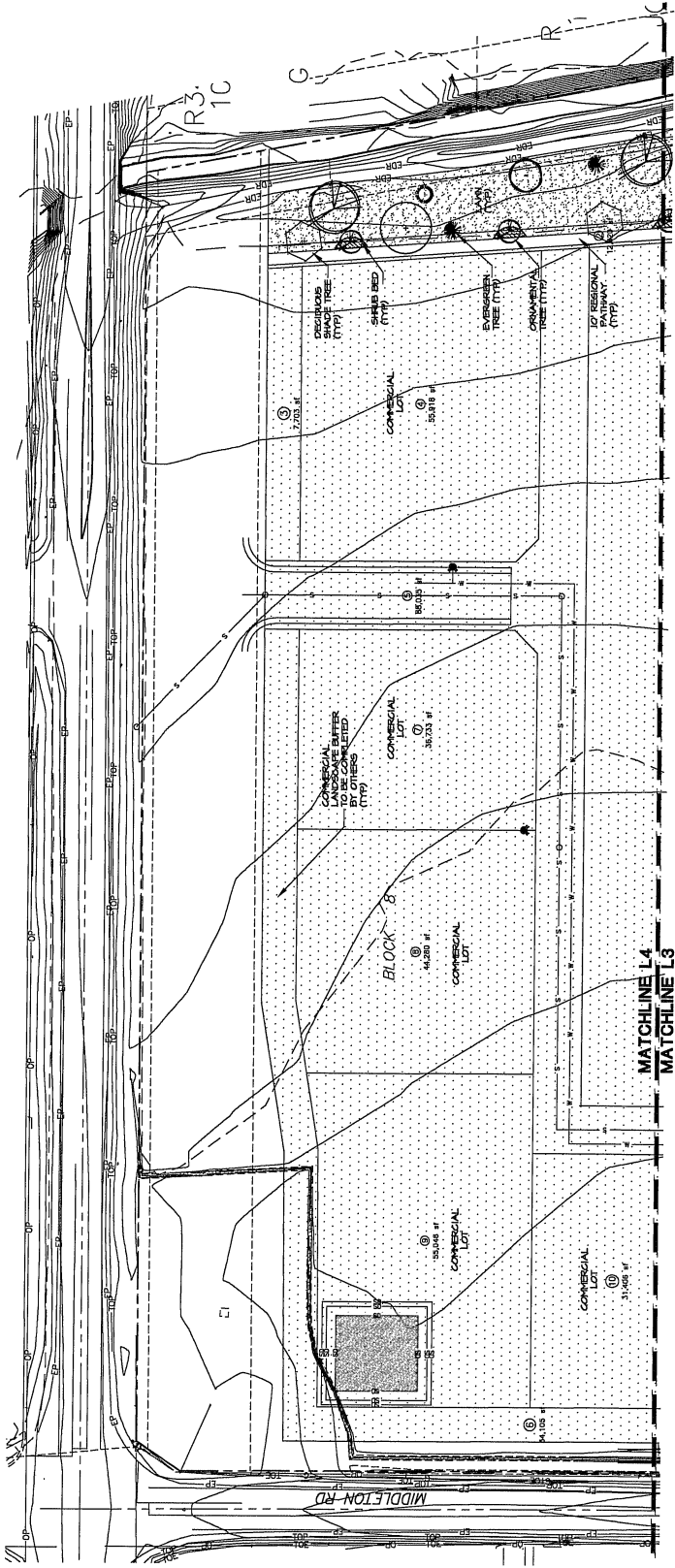


**JENSENBELTS ASSOCIATES**  
 10000 1st Avenue, Suite 200, Seattle, WA 98108  
 Phone: (206) 465-1100  
 www.jensensbelts.com









**PLANT PALETTE**

SYM	COMMON NAME
<b>EVERGREEN TREES</b>	
	FLAME AMAR MARLE
	NOVATA BLUE JASPER
	NORWAY SPRUCE
	VANDERVOELT'S FINE
<b>SHADE TREES (CLASS. III)</b>	
	BLOODWOOD LONDON PLANETREE
	NORTHERN RED OAK
<b>SHRUBS/TREES (CLASS. III)</b>	
	COSSAGE TREE
	CHANTICLEER PEAR
	WINDMILL BURNING BUSH
	LITTLELEAF LINDEN
	TULIP TREE

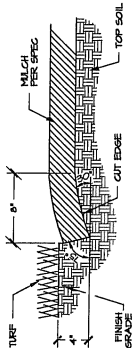
**NOTES**

- REFER TO SHEET L3 FOR PLANT PALETTE DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, AND LANDSCAPE DETAILS.

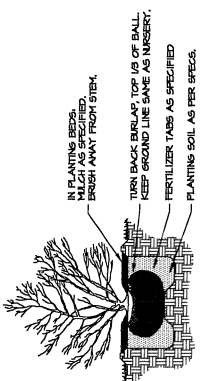
SYM	DESCRIPTION
	LAWN 50D
	6" VINYL FENCE ADJACENT TO PROPERTY LINES (TYP). SEE DET. 4, 5, 6, 7, 8.
	3" BLACK IRON FENCE TO BLACK ON LOTS ADJACENT TO BLACK ON LOTS (TYP). SEE DET. 5, 9, 10, 11.
	UNKNOWN RED FOLIAGE

**JENSENBELTS ASSOCIATES**  
 Landscape Architecture  
 1000 17th Street, Suite 1000, Denver, CO 80202  
 TEL: 303.733.8800  
 WWW.JENSENBELTS.COM

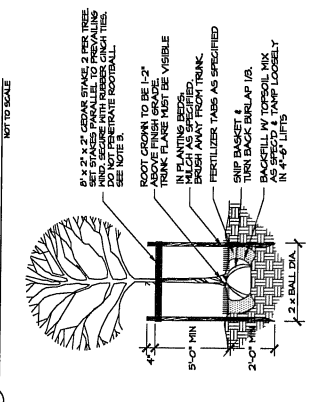
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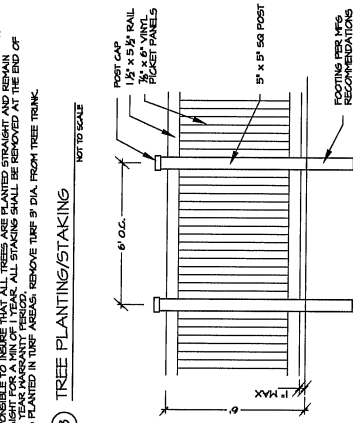
1 PLANTER CUT BED EDGE NOT TO SCALE



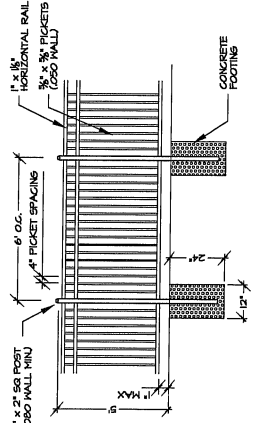
2 SHRUB PLANTING NOT TO SCALE



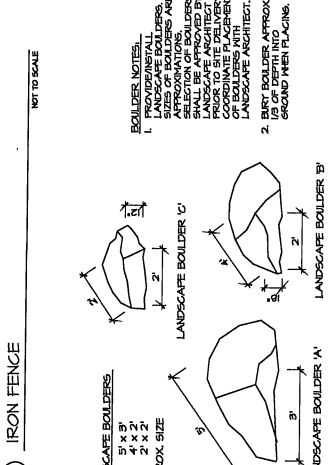
3 TREE PLANTING/STAKING NOT TO SCALE



4 VINYL PRIVACY FENCE NOT TO SCALE



5 IRON FENCE NOT TO SCALE



6 LANDSCAPE BOULDERS NOT TO SCALE

### LANDSCAPE CALCULATIONS

STANDARD BULKS: 1 TREE AND SEVEN SHRUBS PER 20 FEET OF FRONTAGE

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
MIDDLEWAY DR.	VARIABLES	1400' 29"	40 TREES 200 SHRUBS	40 TREES 200+ SHRUBS
SIXTHWAY DR.	20'	910' 29"	26 TREES 134 SHRUBS	42 TREES 194 SHRUBS
COMMON AREAS		410' 71"	134 TREES 667 SHRUBS	391 TREES 994 SHRUBS

\* BUFFERS ADJACENT TO COMMERCIAL LOTS TO BE COMPLETED BY OTHER

### DEVELOPMENT DATA

TOTAL AREA	18.10 ACRES
BUILDABLE LOTS	141
TOWNHOUSE LOTS	94
SFR DETACHED LOTS	26
COMMERCIAL LOTS	0
COMMON OPEN LOTS	50
TOTAL QUALIFIED OPEN SPACE	4.95 AC (12.24%)
EXISTING STAKING	COUNTY
PROPOSED ZONING	PC (HIGHWAY CORRIDOR)

## PLANT PALETTE

SYM.	COMMON NAME	BOTANICAL NAME	SIZE
	EVERGREENS		
	SHRUBS		
	TREES		
	GRASSES		
	PERENNIALS		
	ANNUALS		
	VINES		
	CLIMBERS		
	GROUNDCOVERS		
	FERNS		
	MOSS		
	ROCKS		
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Description for  
**Valencia Village Subdivision**  
August 1, 2022

A parcel of land located in the Northwest 1/4 of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho more particularly described as follows:

Commencing at the Section corner common to said Sections 19, 20, 29 and 30, Township 4 North, Range 2 West, Boise Meridian from which the 1/4 corner common to said Sections 20 and 29 bears North 89°50'38" East, 2,640.70 feet; thence on the west boundary line of said Section 29, South 00°13'16" East, 685.93 feet to the **REAL POINT OF BEGINNING**;

thence leaving said west boundary line, North 89°50'38" East, 33.00 feet to the east right-of-way line of Middleton Road;

thence on said east right-of-way line the following three (3) courses and distances:

North 00°13'16" West, 177.51 feet;

North 89°46'31" East, 26.03 feet;

North 00°13'29" West, 329.67 feet to the south right-of-way line of U.S. Highway 20/26;

thence on said south right-of-way line the following three (3) courses and distances:

North 89°34'23" East, 253.18 feet;

130.93 feet along the arc of curve to the left having a radius of 427.00 feet, a central angle of 17°34'06" and a long chord which bears North 80°47'20" East, 130.42 feet;

North 89°50'38" East, a distance of 747.51 feet to the centerline of the Mason Creek Drain;

thence on said centerline the following three (3) courses and distances:

South 10°49'43" East, 456.31 feet;





South 00°26'32" East, 1,142.56 feet;

South 21°10'21" East, 970.04 feet to the east-west centerline of said Section 29;

thence on said east-west centerline, South 89°47'07" West, 1,624.73 feet to the 1/4 corner common to said Sections 29 and 30;

thence North 00°10'48" West, 1,327.51 feet to the North 1/16 corner common to said Sections 29 and 30;

thence continuing on the west boundary line of said Section 29, North 00°13'16" West, 641.70 feet to the **REAL POINT OF BEGINNING**.

Containing 75.523 acres, more or less.

End of Description.



Escrow No.: 34602124392-BB

**WARRANTY DEED**

**2021-046975**  
RECORDED  
**07/01/2021 02:13 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=4 HCRETAL \$15.00  
TYPE: DEED  
FIDELITY NATIONAL TITLE EAGLE - 485  
ELECTRONICALLY RECORDED

**FOR VALUE RECEIVED**

**Houston Family Farms, LLC, an Idaho Limited Liability Company**

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

**Endurance Holdings, LLC, an Idaho Limited Liability Company**

GRANTEE(S), whose current address is: **1977 E Overland Rd, Meridian, ID 83642**

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

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

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

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

AG

Electronically Recorded  
Stamped First Page Now  
Incorporated As Part of  
The Original Document

**WARRANTY DEED**

**FOR VALUE RECEIVED**

**Houston Family Farms, LLC, an Idaho Limited Liability Company**

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

A6



**WARRANTY DEED**

(continued)

Effective this 1st day of July, 2021.

Houston Family Farms, LLC

BY: Paula Woodard, Manager  
Paula Woodard  
Manager

BY: Mary Clark, Manager  
Mary Clark  
Manager

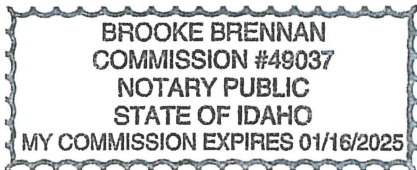
BY: Jane Houston, Manager  
Jane Houston  
Manager

BY: Marjorie Koenig, Manager  
Marjorie Koenig  
Manager

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 28th day of June, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Paula Woodard, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of Houston Family Farms, LLC, a Limited Liability Company and acknowledged to me that he executed the same as such Manager.

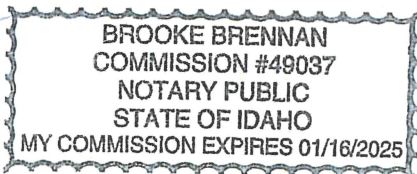
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



STATE OF Idaho, COUNTY OF Ada, -ss.

On this 28th day of June, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Clark, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of Houston Family Farms, LLC, a Limited Liability Company and acknowledged to me that he executed the same as such Manager.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



A6

**WARRANTY DEED**

(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 28th day of June, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Jane Houston, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of Houston Family Farms, LLC, a LimitedLiabilityCompany and acknowledged to me that he executed the same as such Manager.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



STATE OF Idaho, COUNTY OF Ada, -ss.

On this 28th day of June, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Marjorie Koenig, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of Houston Family Farms, LLC, a LimitedLiabilityCompany and acknowledged to me that he executed the same as such Manager.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



(SEAL)

A6



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): R3430800000 and R3430801000**

---

A parcel of Land situated in the State of Idaho, County of Canyon, City of Caldwell.

All that portion of the West half of the Northwest quarter of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, lying and being West of the Mason Creek Drain as presently located.

AND

All that portion of the East half of the Northwest quarter of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, lying and being West of the Mason Creek Drain as presently located.

EXCEPTING THEREFROM a portion deeded to Canyon County Highway District for right of way by deed recorded September 17, 1997 as Instrument No. 9731259, and February 3, 1998 as Instrument No. 9803769, records of Canyon County, Idaho.

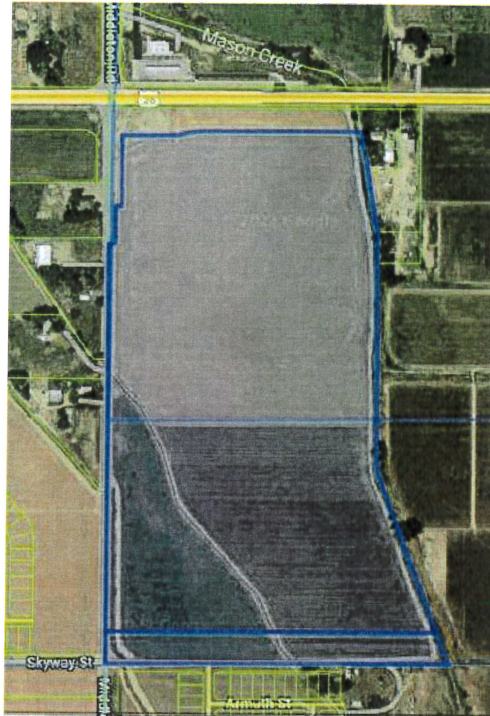
AG

# Gem State Planning, LLC

July 14, 2022

Dear Neighbor,

You and your family are invited to attend a neighborhood meeting to discuss a new mixed-use community, **Valencia Village**, located at the southeast corner of Hwy 20/26 and Middleton Road as shown in blue below. The proposed development will include commercial uses along the highway, in addition to apartments, townhomes and single family detached homes.



Prior to submission of a subdivision application to Caldwell Planning and Zoning, the City requires a neighborhood meeting to discuss the proposed plan. No City staff or elected officials will attend this meeting. I will have a DRAFT plan of the community to show you.

The neighborhood meeting will be held on-site at the corner of Hwy 20/26 and Middleton Road, on **Tuesday, July 26, 2022, at 5:30 pm.**

If you have questions about the subdivision plan or the meeting, please email me at [jane@gemstateplanning.com](mailto:jane@gemstateplanning.com).

Sincerely,

Jane Suggs

**9839 W. Cable Car Street, Suite 101, Boise, Idaho 83709**

A-5



4 5

Account	OwnerName	Address	City	State	ZipCode
R34309010	GEIER GERALD	10741 HWY 20-26	CALDWELL	ID	83605
R34309	CROSIAR JOHN ALVIN	10741 HWY 20 26	CALDWELL	ID	83605
R34315010	DAVIS CLAUDE WILLIAM	3313 W CHERRY LN NO 302	MERIDIAN	ID	83642
R34313010	NUNEMACHER ROBERT PATRICK	8142 E WATER STONE CT	NAMPA	ID	83687
R34313010A	HOBBS TERRY L	19909 MIDDLETON RD	CALDWELL	ID	83605
R34314	5 PEAKS LLC	275 S 5TH AVE STE 151	POCATELLO	ID	83201
R34133	ENDURANCE HOLDINGS LLC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34308010	ENDURANCE HOLDINGS LLC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34309012A	CROSIAR JOHN ALVIN	10741 HWY 20 26	CALDWELL	ID	83605
R34316	CRIDER GEORGE ALAN	19781 MIDDLETON RD	CALDWELL	ID	83605
R34317	HADLEY DENNIS H	19735 MIDDLETON RD	CALDWELL	ID	83605
R34309012	VIPER INVESTMENTS LLC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34318010A	OPEN DOOR RENTALS LLC	1977 E OVERLAND RD	MERIDIAN	ID	83642-6649
R34134	ENDURANCE HOLDINGS LLC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34135	JACKSONS FOOD STORES INC	3450 E COMMERCIAL CT	MERIDIAN	ID	83642
R34307100	MASON CREEK LANDING HOMEOWNERS ASSOCIATION INC	PO BOX 1350	MERIDIAN	ID	83680
R34307105	RAMIREZ DANIELA PENA	19445 RED EAGLE WAY	CALDWELL	ID	83605
R34307104	JESSEN BRIAN	960 US HWY 2 NO 361	LEAVENWORTH	WA	98826
R34307103	BIUS EDWARD	19469 RED EAGLE WAY	CALDWELL	ID	83605
R34307102	ZAVALA EDGAR	19481 RED EAGLE WAY	CALDWELL	ID	83605
R34307101	WILSON ROBERT R	19493 RED EAGLE WAY	CALDWELL	ID	83605
R34307115	GASKILL OREN ALBERT III	10897 ARMUTH ST	CALDWELL	ID	83605
R34307114	GALAVIZ NIKKIE	10896 ARMUTH SPUR	CALDWELL	ID	83605
R34307132	SMITH BENJAMIN ROBERT	10806 ARMUTH ST	CALDWELL	ID	83605
R34307131	BROOKS JONATHAN	10814 ARMUTH ST	CALDWELL	ID	83605
R34307130	BRUNT SANDRA F	10822 ARMUTH ST	CALDWELL	ID	83605
R34307129	SAYLOR KEVIN MATTHEW	10830 ARMUTH ST	CALDWELL	ID	83605
R34307128	LEWIS DANIEL ALAN	10842 ARMUTH ST	CALDWELL	ID	83605
R34307127	MASSO NICHOLAS PATRICK	10854 ARMUTH ST	CALDWELL	ID	83605
R34307126	BOEHM FAMILY TRUST	11869 N 11TH WAY	BOISE	ID	83714
R34307125	WYATT VICTORIA LYN	10874 ARMUTH ST	CALDWELL	ID	83605
R34307124	DIECKMEYER RYAN M	125 ROCHESTER ST UNIT B	COSTA MESA	CA	92627
R34307123	MASON CREEK LANDING HOMEOWNERS ASSOCIATION INC	PO BOX 1350	MERIDIAN	ID	83680

A-5

15

R34307146	KIRK DANIEL	19442 KIOWA CREEK WAY	CALDWELL	ID	83605
R34307140	MARAVILLA RAFAEL B	10827 ARMUTH ST	CALDWELL	ID	83605
R34307141	JARVIS TREVOR	10839 ARMUTH ST	CALDWELL	ID	83605
R34307142	LANTERMAN BRANDON	10853 ARMUTH ST	CALDWELL	ID	83605
R34307143	WOODRUFF CHARLES P	10865 ARMUTH ST	CALDWELL	ID	83605
R34307144	HALLETT KENNETH E	10873 ARMUTH ST	CALDWELL	ID	83605
R34307145	DICKINSON MATTHEW E	10885 ARMUTH ST	CALDWELL	ID	83605
R34317010	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34318010	OPEN DOOR RENTALS LLC	1977 E OVERLAND RD	MERIDIAN	ID	83642-6649
R34090	ALTITUDE DEVELOPMENT LLC	1224 11TH AVE N	NAMPA	ID	83687
R34308	ENDURANCE HOLDINGS LLC	1977 E OVERLAND RD	MERIDIAN	ID	83642
R34307010	PROVIDENCE HOLDINGS LLC	709 S ALLEN ST NO 104	MERIDIAN	ID	83642
R34308011	ENDURANCE HOLDINGS LLC	1977 E OVERLAND RD	MERIDIAN	ID	83642

**CANYON COUNTY LISTING - R34308 & R34308010 - 300 feet**

**June 21, 2022**



**PROPERTY LISTING DISCLAIMER**

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.

15



Valencia Village Subdivision  
aka Houston Family Farms property  
Neighborhood Meeting  
Tuesday, July 26, 2022  
5:30 pm

Name

Address

Email / Phone

1. Dennis Hadley 19735 Middleton Rd Caldwell, ID 83605 dennishadley@gmail.com

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_

7. \_\_\_\_\_

8. \_\_\_\_\_

9. \_\_\_\_\_

10. \_\_\_\_\_

11. \_\_\_\_\_

12. \_\_\_\_\_

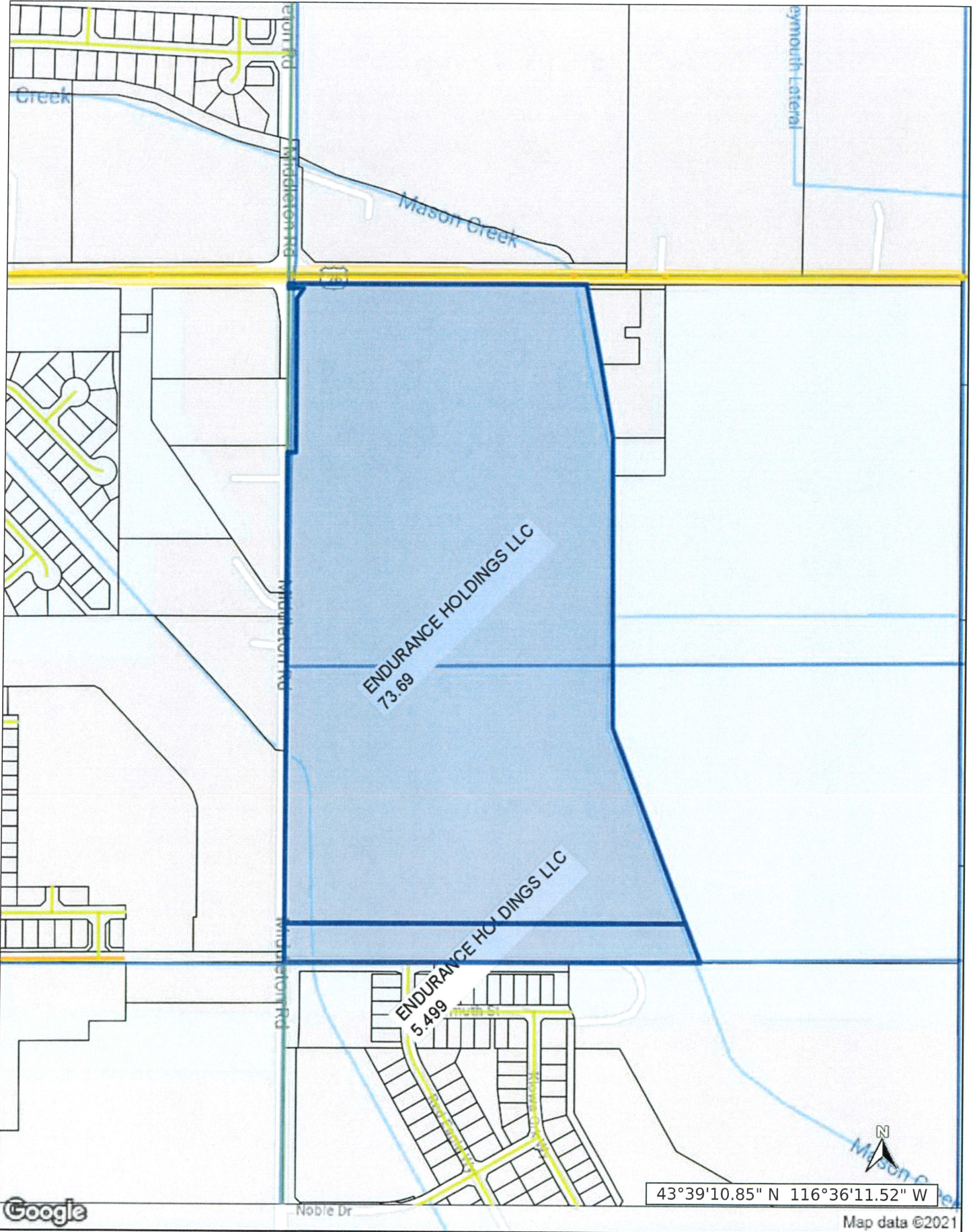
13. \_\_\_\_\_

14. \_\_\_\_\_



# Endurance Holdings Middleton Rd @ Hwy 20/26

## Vicinity Map



Google

Map data ©2021

AH









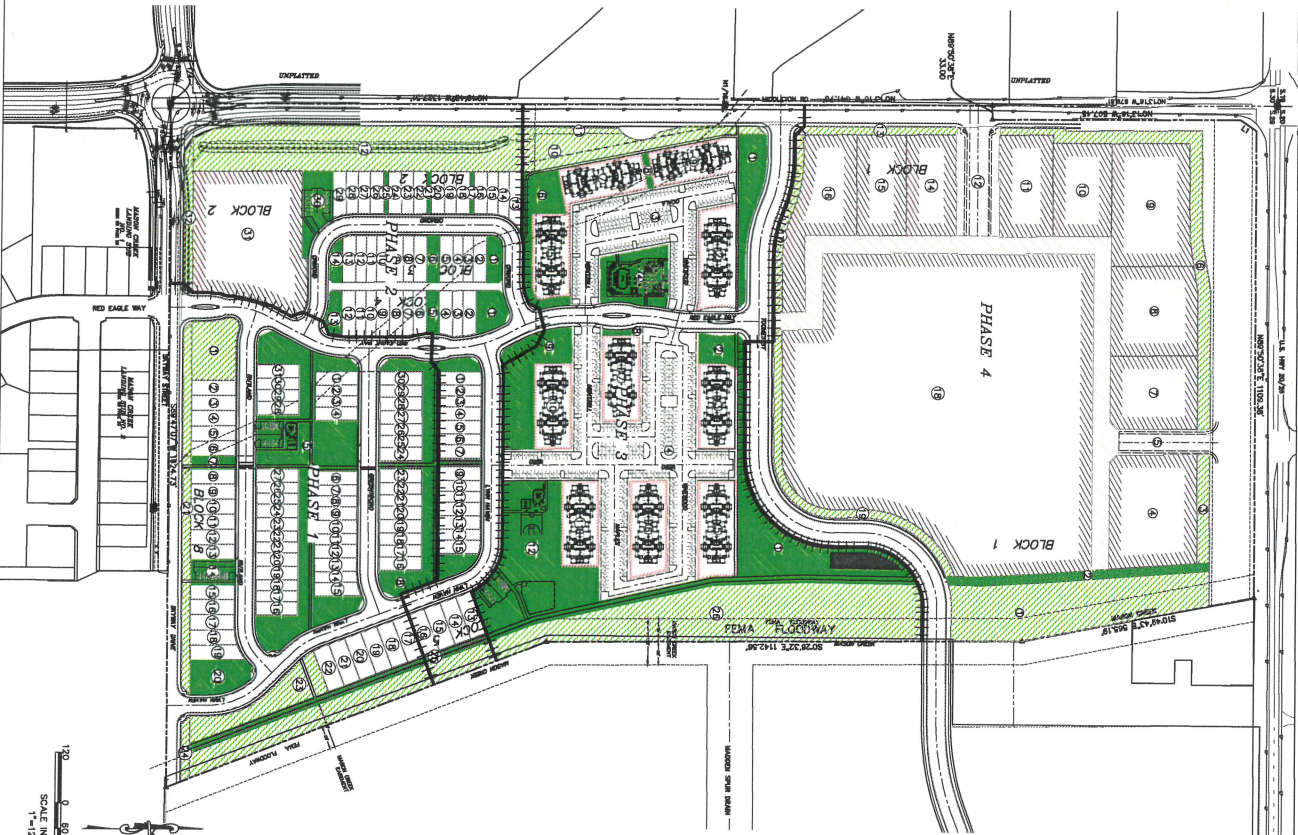
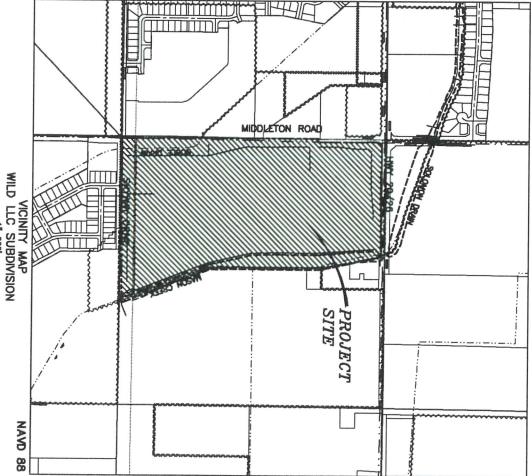








**PHASE MAP FOR  
VALENCIA VILLAGE SUBDIVISION**  
 LOCATED IN THE NE 1/4 OF SECTION 29  
 SECTION 20, T.4N., R.2E., S.14E.  
 CALIFORNIA, CANTON COUNTY, IDAHO  
 83605



SCALE IN FEET  
 1"=120'

**PAT LEGEND**

LOT NUMBER	1
ROAD CENTERLINE	2
ROAD RIGHT-OF-WAY	3
LOT NUMBER	4
EXHIBIT NUMBER	5
CHANG OF INTER. SW	6
STREET NAME	7
WATER LINE	8
PRESSURE IRRIGATION	9
PHASE	10

**DEVELOPMENT FEATURES:**  
 OPEN SPACE  
 GREEN SPACE  
 LOT SIZES  
 APARTMENT PARKING  
 SETBACKS  
 ZONING

**AGREEMENT:**  
 TOTAL LOTS: 146  
 TOWNSHIPS: 146  
 APARTMENT LOTS: 146  
 COMMERCIAL LOTS: 146  
 OPEN SPACE: 146  
 GREEN SPACE: 146  
 LOT SIZES: 146  
 APARTMENT PARKING: 146  
 SETBACKS: 146  
 ZONING: 146

**CITY:**  
 CONTROL CITY  
 SCHOOL DISTRICT  
 FIRE DISTRICT  
 WATERSHIP DISTRICT

**OWNERS:**  
 TRIOLOGY DEVELOPMENT, LLC  
 1000 W. 10TH ST.  
 IDAHO FALLS, IDAHO 83402  
 (208) 746-1000

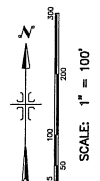
**PLANNING/CONTACT:**  
 GUY F. HARRIS, P.E.  
 1000 W. 10TH ST.  
 IDAHO FALLS, IDAHO 83402  
 (208) 746-1000

**PHASE MAP**  
 VALENCIA VILLAGE SUBDIVISION  
 TRIOLOGY DEVELOPMENT, INC.

DATE:	10/15/2013
DRAWN BY:	TRIOLOGY
CHECKED BY:	TRIOLOGY
REVISION:	NO SITE DESCRIPTION

**BB Bailey Engineering, Inc.**  
 CIVIL ENGINEERING | PLANNING | CADD  
 1196 STATE OF IRE 200  
 COALE, IDAHO  
 TEL: 808-860-0005  
 WWW.BAILEYENGINEERING.COM

A-3.1



SCALE: 1" = 100'

**LEGEND**

- FOUND 5/4" IRON PIN
- FOUND ALUMINUM CAP NAIL
- CALCULATED POINT
- CONTROL POINT
- PROPERTY B<sup>c</sup>
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- UTILITY ANCHOR
- POWER POLE
- TELEPHONE ANCHOR BOX
- TELEPHONE MANHOLE
- LIGHT POLE
- MAIL BOX
- POWER ANCHOR BOX
- STORM DRAIN MANHOLE
- SEIN
- UTILITY ANCHOR BOX
- UTILITY MANHOLE
- WATER SHOOT
- WATER VALVE
- BOTTOM OF DITCH
- EDGE OF PAVEMENT
- EDGE OF DIRT ROAD
- FENCE
- GRAVEL
- LANE STRIPPING
- OVERHEAD POWER LINE
- SEWER LINE WITH MANHOLE
- SUBSURFACE PIPE
- TOP OF BANK
- WATER LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- FOAM FLOOR
- DARY
- FEMA '16 ZONE BOUNDARY



9855 W. EMERALD ST.  
 PO BOX 1048704  
 IDAHO FALLS, ID 83404  
 FAX (208) 864-5399

**IDAHO SURVEY GROUP, LLC**

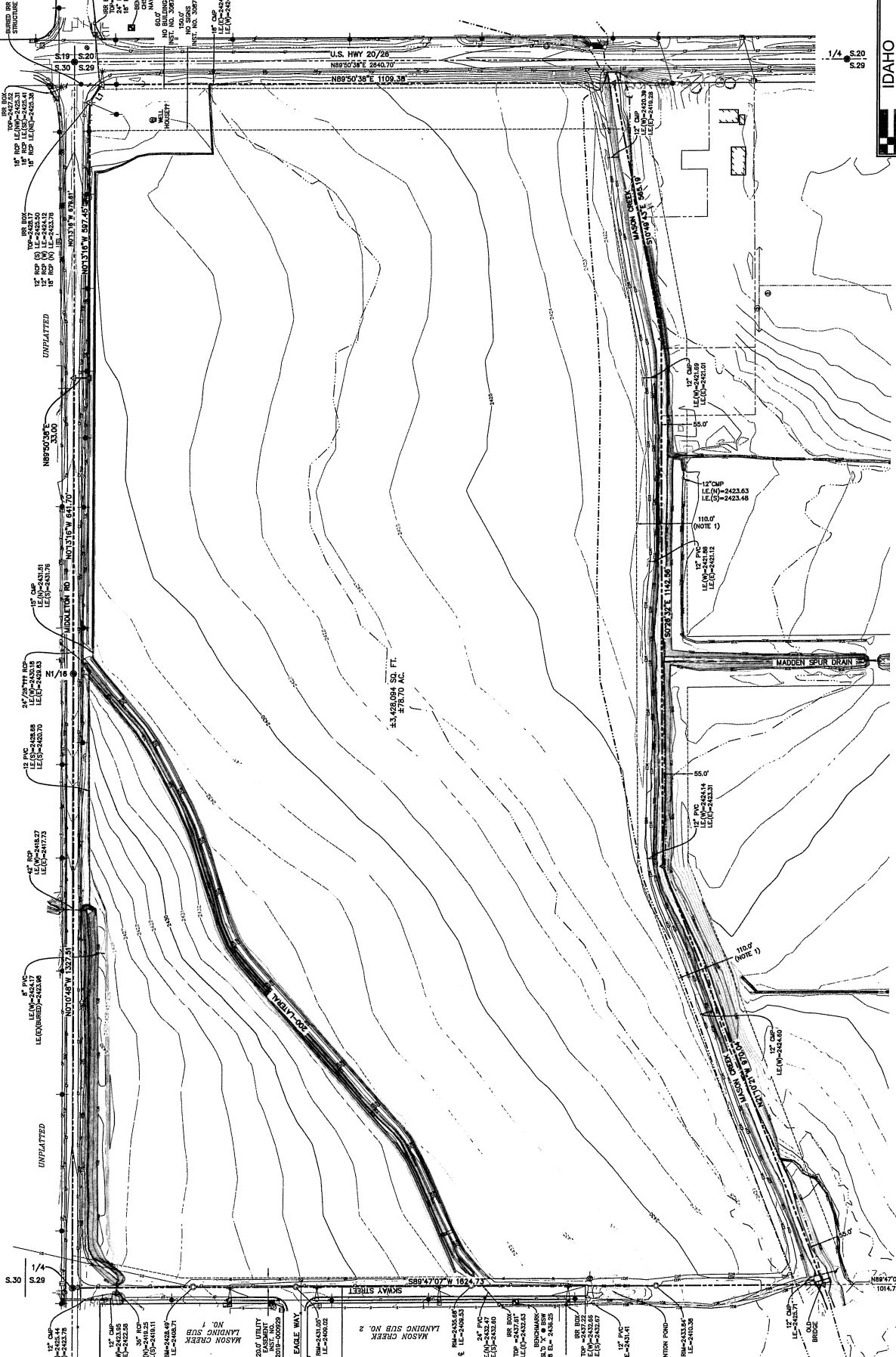
**HOUSTON TOPO**

TOPOGRAPHIC SURVEY

LOCATED IN THE NW 1/4 OF SECTION 26, T.4N., R.2W., B.M., CANYON COUNTY, IDAHO

DRAWN: CMCAAMON  
 CHECKED: CMH  
 DATE: 5/18/2021

JOB NO. 20-168  
 SHEET N 1 of 1



**NOTES:**

1. THE UNITED STATES BUREAU OF RECLAMATION CLAIMS A 110 FOOT EASEMENT FOR MASON CREEK AND UNITED STATES BUREAU OF RECLAMATION RESOURCES BOUNDARY/STRUCTURES ON THE PROPERTY.

LINE TABLE	LENGTH
LI 14238203E	48.07

**UTILITY WARNING**

UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD GROUND INFORMATION AND RECORD DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN OR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE AS SHOWN OR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE AS SHOWN FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

IF DRAWINGS OR ANY PORTION THEREOF SHALL BE USED FOR ANY PURPOSE OR EXTENSION OF THIS PROJECT EXCEPT BY THE SURVEYOR OR HIS EMPLOYEES, THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMISSIONS FROM THE ORIGINAL SURVEYOR.

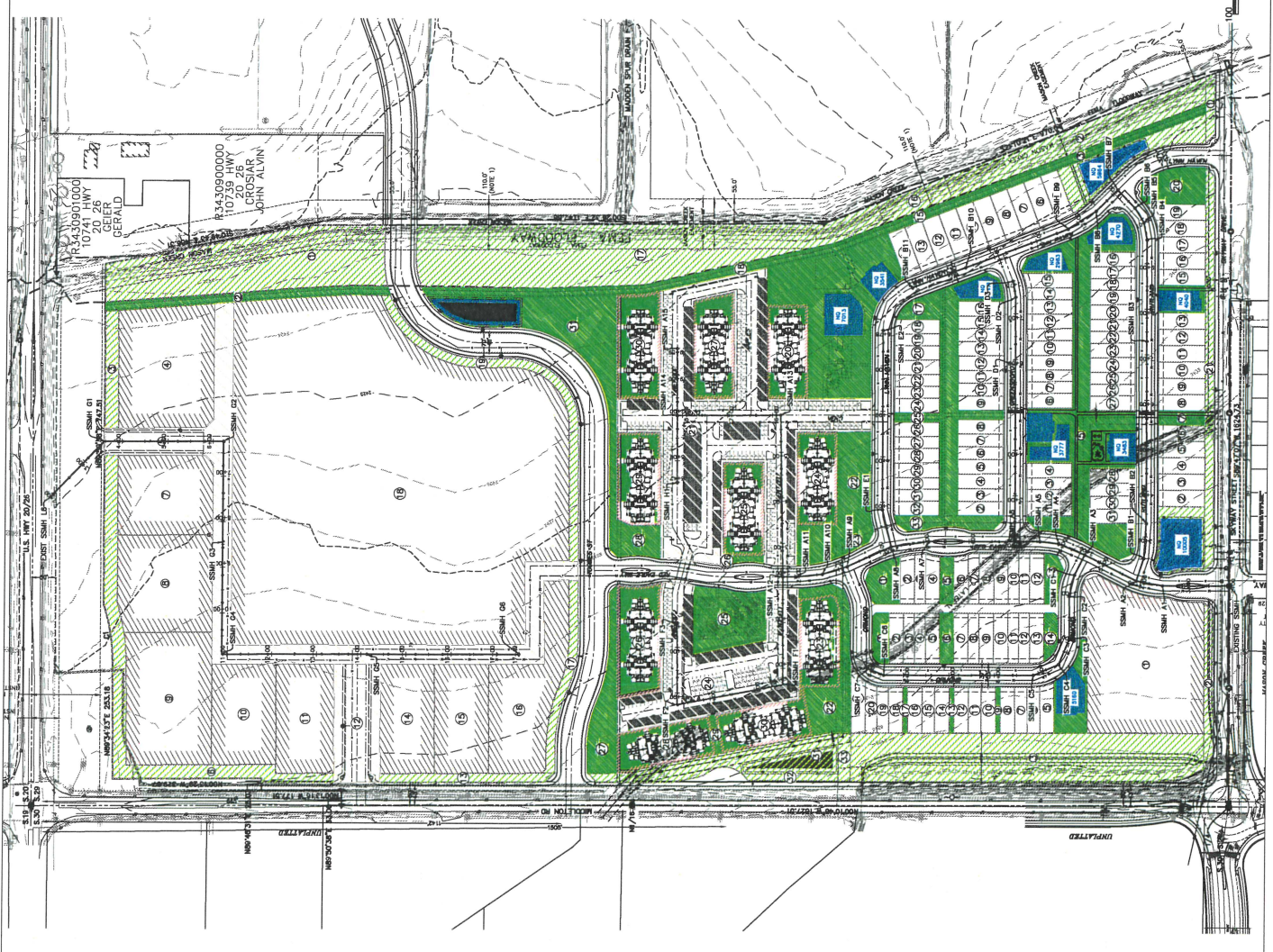
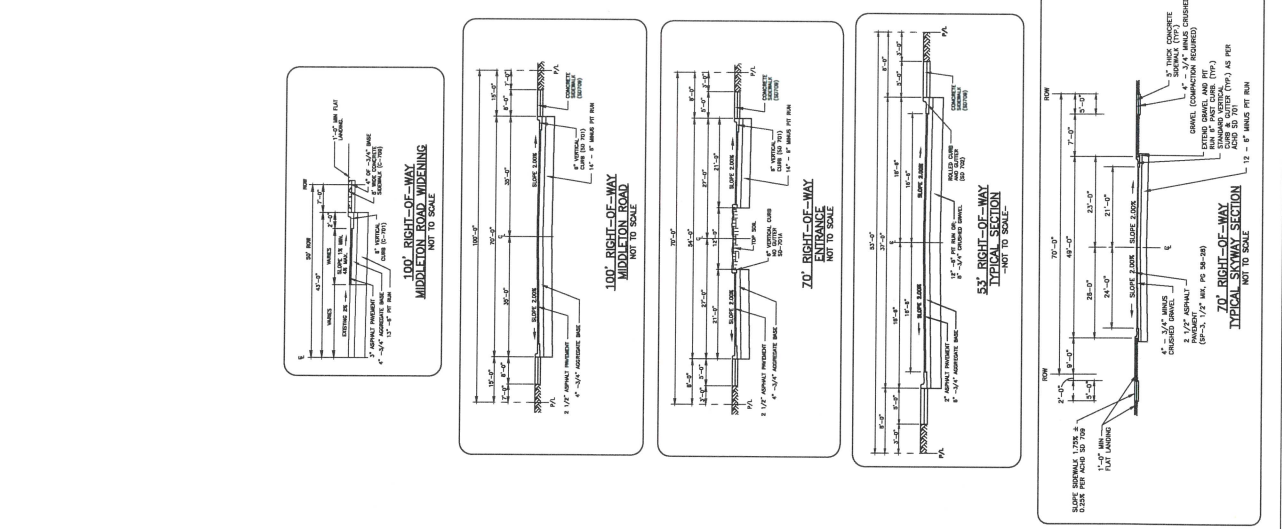
A3





NO.	DATE	DESCRIPTION
1	08/20/20	ISSUED FOR PERMITS
2	08/20/20	ISSUED FOR PERMITS
3	08/20/20	ISSUED FOR PERMITS
4	08/20/20	ISSUED FOR PERMITS
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96	08/20/20	ISSUED FOR PERMITS
97	08/20/20	ISSUED FOR PERMITS
98	08/20/20	ISSUED FOR PERMITS
99	08/20/20	ISSUED FOR PERMITS
100	08/20/20	ISSUED FOR PERMITS

**ENGINEERING PLAN FOR  
 VALENCIA VILLAGE SUBDIVISION**  
 LOCATION: SECTION 28, T. 4 N., R. 12 E., S. 4 E.,  
 SECTION 28, T. 4 N., R. 12 E., S. 4 E.,  
 CALDWELL, INDIANA  
 2022



A3





**SEWER PROFILES FOR  
VALENCIA VILLAGE SUBDIVISION**  
 LOCATED IN THE NW 1/4 OF SECTION 28  
 SECTION 20, T.4N., R.27E., S.M.,  
 CALIFORNIA COUNTY, DALED

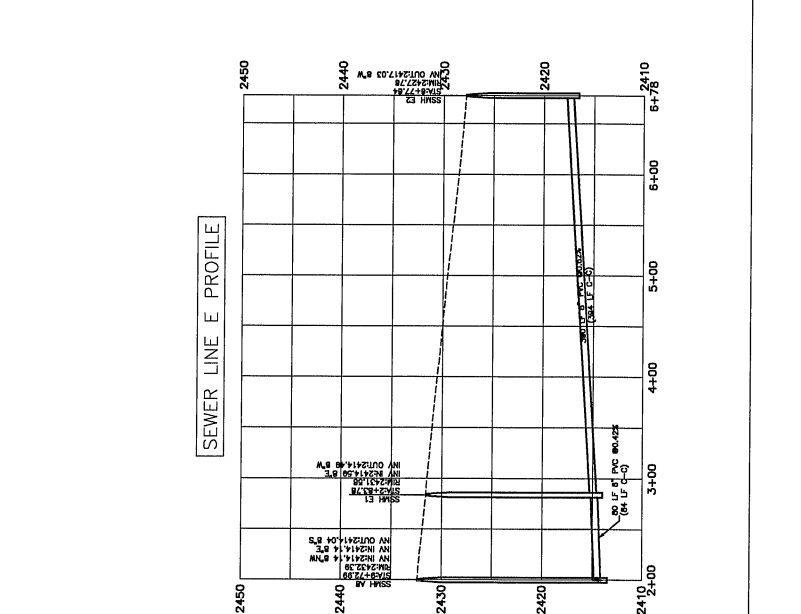
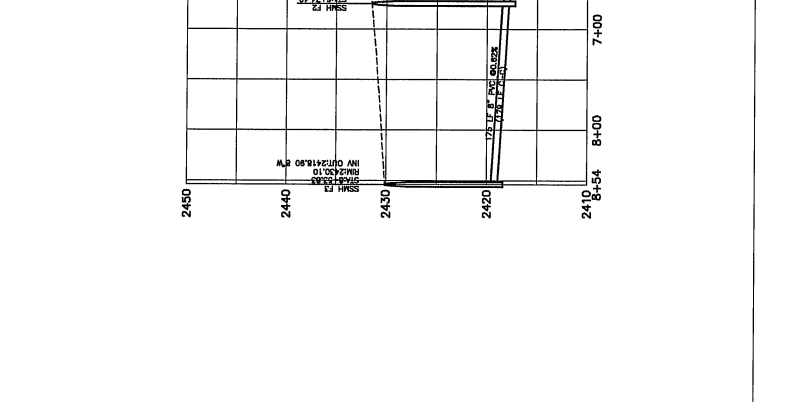
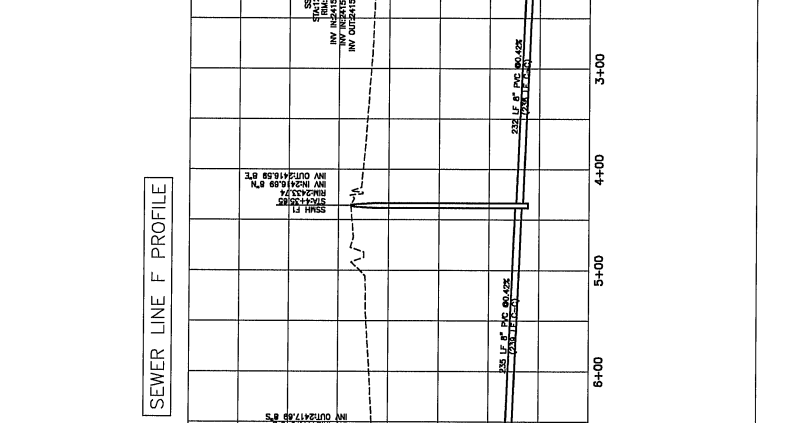
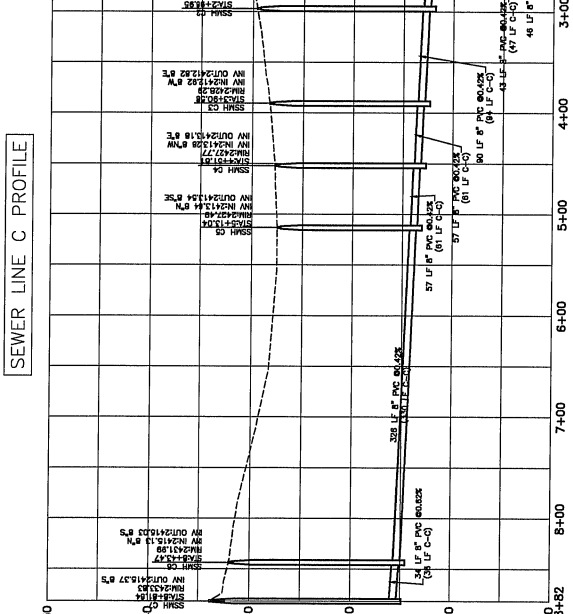
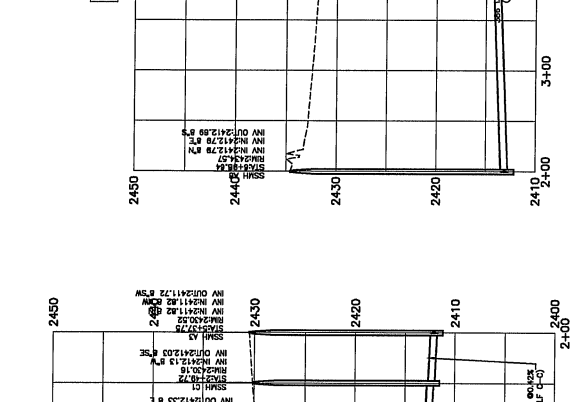
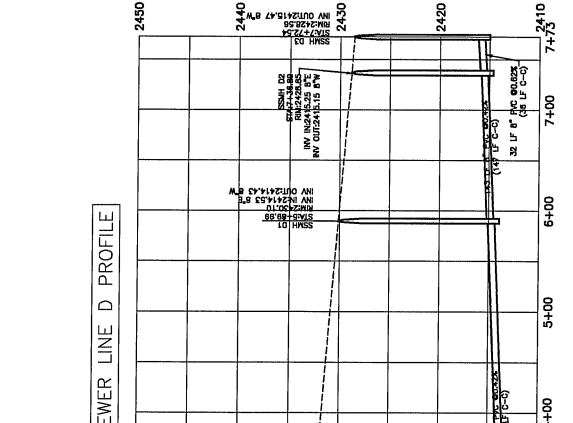
**Valley Engineering, Inc.**  
 CIVIL ENGINEERING PLANNING/CADD  
 1000 N. GARDEN ST.  
 SUITE 100  
 ANAHEIM, CA 92815  
 (714) 234-0000  
 FAX (714) 234-0001  
 WWW.VALLEYENGINEERING.COM



DATE: 10/15/10	BY: J. B. JOHNSON
REVISION:	
NO. 1	
NO. 2	
NO. 3	
NO. 4	
NO. 5	
NO. 6	
NO. 7	
NO. 8	
NO. 9	
NO. 10	

TRILGY DEVELOPMENT, INC.  
 VALENCIA VILLAGE SUBDIVISION  
 PRELIMINARY ENGINEERING PROFILES

**PP-0**  
 DATE: 10/15/10  
 PROJECT: VALENCIA VILLAGE SUBDIVISION



VERTICAL SCALE 1"=5'  
 SCALE IN FEET  
 1"=50'

A3







# Gem State Planning, LLC

August 25, 2022

Mr. Steve Fultz, Planning Director  
City of Caldwell  
621 Cleveland Boulevard  
Caldwell, ID 83605

Subject: Valencia Village – Hwy 20/26 & Middleton Road  
Applications for Annexation, Rezone, Preliminary plat, PUD and SUP

Dear Mr. Fultz:

On behalf of Trilogy Development, I am pleased to submit the applications for the development of Valencia Village, a mixed use community on the southeast corner of Hwy 20/26 and Middleton Road (4N, 2W Section 29; parcel numbers R3430800000, R3430801000). This location is a premier location for both commercial and residential uses. As you may be aware, we have worked with Mr. Steven Jenkins, Caldwell's Economic Development Director, to determine the appropriate mix of land uses for this area of Caldwell. Our 75.52 acre subdivision will include 25 acres for commercial uses, 14.5 acres for multifamily development and 13.5 acres for single family homes and townhomes. The remaining 22.5 acres in the site is made up of land that is not developable, such as the Mason Creek floodway, the Noble Drain easement, required buffer areas and significant street rights of way. Valencia Village will include 360 dwelling units. The gross density of the entire development is 4.76 dwelling units per acre.

## Annexation and Rezone

This mixed use community is compatible with the **Highway Corridor (H-C) Comprehensive Plan designation**. Highway Corridor is one of the mixed use Comprehensive Plan classifications that is "intended to accommodate several compatible land use categories...". Highway 20/26 is one of the specific neighborhoods selected to include highway corridor land that is in a "highly visible" area that is "transitional in nature".

We are requesting the property be annexed with the H-C or **Highway Corridor Zoning designation**. Caldwell Zoning Code 10-13 describes the purpose of this zoning designation:

*The purpose of the H-C (highway corridor) zone is to create, preserve and enhance key areas along a highway corridor in accordance with the Caldwell comprehensive plan:*

- A. To provide for a mix of land uses that allow citizens to live, work and shop and businesses to become established and expand;*
- B. To enhance properties along highways which are highly visible or transitional in nature by developing, maintaining and expanding highway oriented commercial uses, limited light industrial uses, educational uses, offices and high density residential uses.*

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A2

The Caldwell Land Use Schedule 10-13-03 shows that a *Mixed use planned unit development – with residential* can be permitted as a Special Use Permit. Our applications include a Planned Unit Development Application and a Special Use Permit Application.

The rezone to H-C with PUD and SUP will allow significant commercial uses along Hwy 20/26 and Middleton Road, with supportive high density apartments and townhomes (some alley loaded); and finally transitioning to single family homes at Skyway Street.

We have also planned for the mix of uses to include a potential commercial uses in the SW corner of the site at the corner of Middleton Road and Skyway Street, Lot 1, Block 7.

### **Preliminary Plat**

We are especially excited to plan for 25 acres or over one million (1M) square feet of H-C zoned property to be intended for commercial uses. There is much interest in this property, however, users have not been determined at this time. We have subdivided the property into multiple lots that can be administratively adjusted to the appropriate size by the owners/users in the future.

The future commercial uses will be supported by 240 apartment units to be constructed in 10 apartment buildings. The apartments are a mix of 1 and 2 bedroom units. Apartment residents will enjoy a conveniently located community clubhouse and swimming pool, on Lot 25, Block 7. Additional amenities for residents include a ½ basketball court, playground and shade structure in Lot 19, Block 4.

The Valencia Village apartment will include ample off-street parking spaces. There will be 496 standard parking spaces and 20 accessible parking spaces for apartment residents and guests, for a total of 516 spaces or 2.15 spaces per unit.

The higher density apartments transition to the south with 94 residential townhomes. Twenty one (21) of the townhomes will be alley loaded and remainder will have front facing garages. All townhomes are individual for sale and will have a 2 car garage.

Twenty six (26) single family detached homes will be constructed adjacent to Skyway Street and Mason Creek. These homes respect the existing single family homes located in the Mason Creek Subdivision, south of Skyway Street.

The layout of Valencia Village provides exceptional connectivity; including the extension of Red Eagle Way as a boulevard style street, gridded streets and drive aisles in the residential neighborhoods, plus green spaces, sidewalks and pathways that encourage walkability.



## Planned Unit Development

Valencia Village is being planned under single ownership; however, one or more commercial developers or users will develop the commercial uses. Outlined below are the required instances for a Planned Unit Development and our justification for meeting at least 2 of the required instances:

1. *The development offers a maximum choice of living environments by allowing a variety of housing and building types.*

Valencia Village offers apartments, townhomes, and detached single family homes.

2. *The development promotes mixed use projects which are functionally integrated within the development and provides services to the primary use.*

Valencia Village is a premier mixed use development that includes 25 acres of land for commercial uses, plus a mix of housing opportunities, large open spaces and exceptional connectivity.

3. *The development provides a layout which preserves and properly utilizes natural topography and geologic features, trees, scenic vistas or other vegetation.*

The layout of Valencia Village does not impede Mason Creek and utilizes this natural feature as a convenient pedestrian corridor from Skyway Drive to Toomes Street and the planned commercial uses.

4. *Where a land parcel is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes.*

The development site has various constraints that we have turned into opportunities in our project design. As noted above, Mason Creek floodway encumbers over 5 acres of the site, much of which is outside the Mason Creek easement. We are constructing a 10' pathway in a 20' lot located outside of the floodway easement and floodway area.

Similarly, the Noble Drain and 100' wide easement will be relocated outside of the Middleton Road right of way, further constraining the property.

And finally, some constraints are manmade. Caldwell's Functional Street Classification Map indicates a desire for a ¼ mile street connection between Hwy 20/26 and Skyway Street. We have designed Toomes Street to be that connection. Toomes Street also creates a buffer between the commercial and residential uses.

5. *The development encourages infill development that contributes a compatible design to the existing neighborhood.*

Though not completely surrounded by City limits, the site may be considered infill. The properties located north, east and south of the site are annexed into the City of Caldwell. To the west, across Middleton Road, future phases of Saddleback Subdivision are in the City

**9839 W. Cable Car Street, Suite 101, Boise, Idaho 83709**

A-2

limits. In addition, there are properties already annexed into the City that are located over a mile in all directions from Valencia Village. The design of Valencia Village is compatible to existing neighborhood uses.

It is clear that Valencia Village meets the instances to qualify for a Planned Unit Development.

Due to the Highway Corridor zoning designation, which is already a mixed use zone, there are some PUD requirements that do not apply, such as the development standards that allow a certain percentage mix of uses, found in 10-03-07(3). However, all applicable requirements for the PUD will be met.

Per PUD code 10-03-07(3)L, we are providing at least 2 off-street parking spaces for each single family residence. We are providing over 30 off-street parking spaces throughout the residential neighborhoods for the lots that are less than 45' wide. Adequate off-street parking for all apartment residents and guests will be provided. Commercial parking has not been identified at this time.

The Valencia Village PUD will include 5' wide paved sidewalks/pathways that will connect all land uses. As noted above a 10' paved pathway will be constructed along Mason Creek to serve as a multiuse path as outlined in the 2040 Bike and Ped Master Plan.

PUD code 10-03-07(4)A.3, requires at least 10% of the site gross area as open space or 7.55 acres. Valencia Village is providing over 9.35 acres of qualified open space, or over 12%. Site amenities include: ½ basketball court, apartment community clubhouse, meandering sidewalks, playground, rear entry garages, apartments with fire sprinklers, swimming pool, and regional pathway.

As shown on the Preliminary Plat, Valencia Village meets or exceeds the qualifications for a Planned Unit Development.

We are not requesting deviations from the standard H-C setbacks found in Caldwell Zoning Code 10-13-04; however, we are requesting that building eaves be allowed to encroach into the setbacks. Also, the *Mixed Use Planned Unit Development-with residential* land use implies a mix of residential uses, and we are requesting that the following land uses be principally permitted in the H-C zone:

- Single-family dwelling (attached, detached, townhouse),
- Single-family dwelling (townhouses only),
- Two-family dwelling (duplex),
- Three-family dwelling (triplex),
- Four-, five-, or six-family dwelling, and
- Multi-family dwelling.

## **Special Use Permit**

Caldwell City Code requires a request for a Mixed Use PUD in the Highway Corridor zone to obtain a Special Use Permit (SUP). The Special Use Permit Procedures are outlined in 10-03-04 of the Caldwell Zoning Code and the final decision for a SUP is typically made by the Planning and Zoning Commission. However, the Special Use Permit for a Mixed Use PUD with residential in the H-C zone is required to receive final approval from the City Council. The support materials for the PUD and SUP applications are combined to eliminate redundant submittals of support drawings and documents.

Since the annexation and preliminary plat are to be considered by the City Council, we request the annexation, preliminary plat, PUD and SUP be heard by the P&Z and City Council together.

## **Utilities and Streets**

Sanitary sewer is readily available to the development and will enter the site at Skyway Street and Red Eagle Way. The area south of Toomes Street will sewer to the south. The commercial area north of Toomes Street will connect to a future sewer extension in Hwy 20/26.

Water service is also available via existing mains in Skyway Street and Hwy 20/26. Pressurized irrigation will be provided to each lot.

The site is host to several water features. Mason Creek runs south to north along the eastern boundary of the property. No improvements are proposed within the Mason Creek Floodway. The Noble Drain is located along Middleton Road in the southern portion of the property. The Drain will be relocated outside of the right-of-way to a 100' wide common lot. Pioneer Irrigation District's 200 Lateral will be enclosed in pipe as shown on the Preliminary Plat Engineering and Utility sheet 6.

Toomes Street will intersect Middleton Road, providing access to Valencia Village commercial and residential uses. Toomes Street will eventually extend to the east and over Mason Creek. The Mason Creek crossing will be the responsibility of the commercial developer(s). This ¼ mile connection will be important when the Middleton Road improvements are completed and will give shoppers and residents a future connection to the proposed Santa Ana Avenue.

We have designed Red Eagle Way to serve as a convenient north-south connecting street. Constructed as a boulevard with medians, no driveways will front on this street.

## **Neighborhood Meeting**

A neighborhood meeting was held on-site on Tuesday, July 26, 2022. One neighbor attended and most of the questions were regarding future Middleton Road improvements. Three neighbors have since contacted me by email with questions, and each was emailed a copy of the Valencia Village plan that was presented at the neighborhood meeting.

**9839 W. Cable Car Street, Suite 101, Boise, Idaho 83709**

A-2



## Summary

Valencia Village is poised to be a vibrant mixed use community in Caldwell, with eating, shopping, living, working and playing. We look forward to working with you through the approval process. Please let me know if you have questions about Valencia Village or our applications.

Sincerely,

*Jane Suggs*

Jane Suggs

cc: Shawn Brownlee, Trilogy Development



# CITY OF Caldwell, Idaho

Planning &  
Zoning  
Hearing  
Review  
Application

## Type of Review Requested

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

<b>STAFF USE ONLY:</b>
File Number(s): <u>ANN22-000017</u> <u>ZON22-000007 SUB22-000030</u> <u>SUP22-000021 P4022-000008</u>
Project Name: <u>Valencia village sub</u>
Date Filed: <u>8/25/22</u> Date Complete: _____
Related Files: _____

## Subject Property Information

Address: 0 HWY 20 26CALDWELL, ID 83605 Parcel Number(s): R3430800000

Subdivison: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: \_\_\_\_\_ Zoning: \_\_\_\_\_

Prior Use of the Property: agriculture

Proposed Use of the Property: mixed use development with commercial uses, residential uses and amenities

## Applicant Information

Applicant Name: Jane Suggs Phone: 208-602-6941

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: jane@gemstateplanning.com Cell: 208-602-6941

Owner Name: ENDURANCE HOLDINGS LLC Phone: \_\_\_\_\_

Address: 1977 E OVERLAND RD City: MERIDIAN State: ID Zip: 83642  
MERIDIAN, ID 83642

Email: \_\_\_\_\_ Cell: \_\_\_\_\_

Agent Name: (e.g., architect, engineer, developer, representative) Gem State Planning

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

Email: jane@gemstateplanning.com Cell: \_\_\_\_\_

## Authorization

Print Applicant Name: Jane Suggs

Applicant Signature: \_\_\_\_\_ Date: 08/25/2022

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

AI

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## Permit Project



File #: 22-003473 ...  
 0 HWY 20 26 CALDWELL ID 83605  
 mixed use development with commercial and residential uses

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

EDIT:  
File

Edit Permit: ANN22-000017



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

Permit #: ANN22-000017  
 Permit Type: Annexation  
 Sub Type: Annexation  
 Work Description: mixed use development with commercial and residential uses

Applicant: Gem State Planning - Jane Sug  
 Status: Online Application Received  
 Application Date: 08/25/2022  
 Total Amount: \$ 0.00  
 Approval Date:  
 Amount Paid: \$ 0.00  
 Issue Date:  
 Balance Due: \$ 0.00  
 Expiration Date:  
 Valuation: 0.00  
 Close Date:  
 Non-Billable:   
 Last Inspection:

- REPORTS:
- Custom
- Detail
- Summary

### PROPERTY INFORMATION

Is this part of a concurrent application: No  
 Prior use of the property: agriculture  
 Proposed use of the property: mixed use development with commercial uses  
 # of Acres: More than 2 acre

### CONTACT INFORMATION



Property Owner: ENDURANCE H  
 Agent: Gem State Planning

### SUBMITTAL DOCUMENTS



Will you be submitting plans for review: Yes  
 Projectdox Permit #: ANN22-000017  
 Site Plan:   
 Metes and bounds legal description: H-C Zone  
 Valencia Village PPlat Full  
 Annexation  
 Set 20220824.pdf  
 Legal  
 Description.pdf  
 Valencia Village Pre-Plat





Landscape Plan Rendering

8-24-22.pdf  



Vicinity map:

Neighborhood.meeting.sign.in.sheet: 07-26-22  



Vicinity map.pdf  

Neighborhood meeting attendance.pdf

Project narrative:

08-25-22    
narrative.pdf

**Property Owner**

Property Owner  

**Acknowledgement:**

Acknowledgement - Endurance Holdings .pdf

Landscape plan:

Valencia    
Village  
Pre-Plat  
Landscape  
Plan 8-24-22.pdf

Recorded warranty deed:

Warranty    
Deed - Endurance Holdings.pdf

Copy of the Order of Decision:

Copy of the Record of Survey:

 **OFFICE USE ONLY**

**P&Z Hearing Date Scheduled:**

**P&Z Decision:** 

**CC Hearing Date Scheduled:**

**CC Decision:** 

**CC Meeting Date:**


**CC Meeting Decision:** 

**Bill and Ordinance #:**

B. Compaction tests shall be completed in accordance with ISPWC and submitted to the City.

 **Permit Fees**

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

 **Payments**

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

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

## Permit Project



File #: 22-003474 ...  
 0 HWY 20 26 CALDWELL ID 83605  
 rezone 5.496 acres from R-1 to H-C

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

EDIT:  
File

Edit Permit: ZON22-000007



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

**Permit #:** ZON22-000007  
**Permit Type:** Rezone  
**Sub Type:** 2 to 20 acres  
**Work Description:** rezone 5.496 acres from R-1 to H-C

**Applicant:** Gem State Planning - Jane Sug  
**Status:** Online Application Received  
**Total Amount:** \$ 0.00  
**Amount Paid:** \$ 0.00  
**Balance Due:** \$ 0.00  
**Valuation:** 0.00  
**Non-Billable:**

**Application Date:** 08/25/2022  
**Approval Date:**  
**Issue Date:**  
**Expiration Date:**  
**Close Date:**  
**Last Inspection:**

- REPORTS:
- Custom
  - Detail
  - Summary

### PROPERTY INFORMATION

Is this part of a concurrent application: No  
 Prior use of the property: agriculture  
 Proposed use of the property: mixed use with commercial uses and residential uses and  
 Current Zone: R-1  
 Desired Zone: H-C

### CONTACT INFORMATION

Property Owner: ENDURANCE H  
 Agent: Gem State Planning

### SUBMITTAL DOCUMENTS


Will you be submitting plans for review: Yes  
 Projectdox Permit #: ZON22-000007  
 Site Plan:   
 Valencia Village PPlat Full  
 Set 20220824.pdf  
 Valencia Village Pre-Plat  
 Metes and bounds legal description: R1 to HC  
 Rezone Legal Description.pdf

AI

Landscape Plan Rendering

8-24-22.pdf  

Vicinity map:

Neighborhood meeting sign in sheet: 07-26-22  

Vicinity map.pdf  

Neighborhood meeting attendance.pdf

Project narrative:

08-25-22    
narrative.pdf



**Property Owner**

Property Owner  



**Acknowledgement:**

Acknowledgement - Endurance Holdings .pdf

Landscape plan:

Valencia    
Village  
Pre-Plat  
Landscape  
Plan 8-24-22.pdf

Recorded warranty deed:

Warranty    
Deed - Endurance Holdings.pdf

Copy of the Order of Decision:

Copy of the Record of Survey:

 **OFFICE USE ONLY**

**HE Hearing Date Scheduled:**

**HE Decision:**

**P&Z Hearing Date Scheduled:**

**P&Z Decision:**

**CC Hearing Date Scheduled:**

**CC Decision:**

# of legal notices:

# of P & Z commissions:

# of mail recipients:

# of mailings:

 **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

Handwritten initials 'AI' and page number '2/2'





quick search:

Address

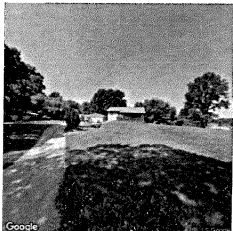
Permit #

License #



- Home
- My Activities
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- Reports
- Support Center
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- Logoff

### Permit Project



File #: 22-003476 ...  
 0 HWY 20 26 CALDWELL ID 83605  
 mixed use development with commercial and residential uses

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

EDIT:  
File

Edit Permit: PUD22-000008



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

**Permit #:** PUD22-000008  
**Permit Type:** Planned Unit Development  
**Sub Type:** Planned Unit Development  
**Work Description:** mixed use development with commercial and residential uses

**Applicant:** Gem State Planning - Jane Sug  
**Status:** Online Application Received  
**Application Date:** 08/25/2022  
**Total Amount:** \$ 0.00  
**Approval Date:**  
**Amount Paid:** \$ 0.00  
**Issue Date:**  
**Balance Due:** \$ 0.00  
**Expiration Date:**  
**Valuation:** 0.00  
**Close Date:**  
**Non-Billable:**   
**Last Inspection:**

- REPORTS:
  - Custom
  - Detail
  - Summary

#### Subject Property Information

**Prior Use of the Property:** agriculture  
**Proposed Use of the Property:** mixed use development

#### Applicant Information

**Owner Name:** Endurance Holdings LLC  
**Phone:**  
**Address:** 1977 Overland Road  
**City:** Meridian  
**State:** Idaho  
**Zip:** 83642

**Email:**  
**Cell:**

Agent Information: (e.g., architect, engineer, developer, representative)

**Agent Name:** Jane Suggs - Gem State  
**Address:** 9839 W. Cable Car Street  
**City:** Boise  
**State:** Idaho  
**Zip:** 83709

Email: jane@gemstateplanning  
 Cell: 208-602-6941

**Planned Unit Development (PUD) Information**

Total Acreage: 75.5  
 Zoning: Proposed H-C  
 Phased Project: Yes  
 If yes, # of phases: 4  
 List all proposed uses: commercial, multi-family, single family detached,  
 If residential is proposed: Total # of dwelling units: 360  
 Proposed Density: 4.76  
 List all types of proposed housing units: multifamily apartments, townhomes, single

**PUD Required Details**

PUD must be consistent with one or more of the following. Mark all that apply and provide a detailed explanation

Offers a maximum choice of living environments by allowing a variety of housing and building types: see narrative

Promotes mixed use projects which are functionally integrated within the development and provides services to the primary use: see narrative

Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation.: see narrative

Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes.: see narrative

Encourages infill development that contributes a compatible design to the existing neighborhood: see narrative, Valencia Village could be considered

PUD'S shall incorporate imaginative or unique concepts, innovations and designs. list in detail those elements.: significant mix of uses, both commercial and

191 lots  
 130 Residential  
 11 Commercial  
 50 common  
 -----  
 191

All lots developed for residential purposes shall have frontage on a public roadway. Check here indicating this project meets this requirement.:

All PUD's shall have the following features

Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots, recreational facilities, major pathways and school bus pick up locations (sidewalks may substitute):

Eight-foot wide paved major pathway with a 5-foot wide landscape buffer on either side that meanders through the property. Please indicate the lot and block numbers of the major pathway:

Usable open space of at least 10% of the gross area:

Varying bermed street landscape buffers of a 2:1 to 3:1 ratio:

4 or more of the following amenities shall be provided: baseball/softball field; basketball court;

Lots  
 130 Residential  
 11 - Commercial  
 50 - Common  
 -----  
 191  
~~195~~  
 360 - dwelling units

A-1

boat dock/river access, buildings to LEED standards; community center; daycare center; detached sidewalks; energy-star certified housing; enhanced paving and design features; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; residential buildings constructed with fire sprinkler systems; roundabout intersections as approved by the city engineer; skateboard park; swimming pool; tennis court; other suitable amenities or public benefits deemed worthy by city council:

- 1.: see narrative
- 2.: see narrative
- 3.: see narrative
- 4.: see narrative

List all proposed deviations from height, lot line setback, and lot dimension schedule as listed in current City Code: none for the H-C zone, except eave encroachment into

Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject property must meet the following criteria

Parcel under 20 acres

Parcel located within a largely developed area (minimum 50% of land within 300 feet of subject property developed)

Municipal services are readily available

**REQUIREMENTS FOR A PLANNED UNIT DEVELOPMENT (PUD)**

Will you be submitting plans for review: Yes

Projectdox Permit #:

**1. Section 10-03-07(2) - MUST** be consistent with one or more of the following (please mark all that apply and provide a DETAILED explanation):

Offers a maximum choice of living environments by allowing a variety of housing and building types:   
 Explain: see narrative

Promotes mixed use projects which are functionally integrated within the development and provides services to the primary use:   
 Explain: see narrative

Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation:   
 Explain: see narrative

Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes:   
 Explain: see narrative

Encourages infill development that contributes a compatible design to the existing neighborhood (Note:   
 The subject property MUST be less than 20 acres,

A-1



MUST have 50% of the land within 300 feet developed and MUST have municipal services already available to be considered infill.):

2. Section 10-03-07(3)B - The primary use of the planned unit development shall be a permitted use in the underlying zoning classification.

What is the zoning classification of the subject property?: H-C

What is the primary use of the planned unit development?: mixed uses,

3. Section 10-03-07(3)C - No more than 30% of the total area of the planned unit development shall be devoted to a use or uses not permitted or specially permitted in the underlying zoning classification except that industrial uses not permitted outright in the M-1 Light Industrial zone are hereby prohibited in any residential district.

What is the total area of the planned unit development?: 75.5 acres

What percentage of the total area of the planned unit development is made up of uses not permitted or specially permitted in the underlying zoning classification?: not applicable in the H-C

What are those uses?: n/a, as all uses proposed

4. Section 10-03-07(3)E - What are the imaginative or unique concepts, innovations and designs that have been incorporated into the project presented?: mix of uses, great connectivity, substantial open

5. Section 10-03-07(3)F - The number of dwelling units allowed in a planned unit development shall be calculated by multiplying the gross area and the dwelling units permitted in the underlying zoning classification. The planned unit development shall be consistent with the density guidelines provided in the comprehensive plan.

Gross area: 75.5

# of Dwelling Units (single-family, duplexes, apartments, etc. Does not include assisted living facilities or similar):: 360

Density for this zone in a planned unit development, as per the Comprehensive Plan:

Dwelling units per gross acre for this project: 4.76

6. Section 10-03-07(3)G - A variety of housing types or residential uses may be included in a planned unit development including attached units (duplexes, townhouses), detached units (patio homes), singlefamily dwellings and multiple-family units (triplexes, fourplexes, sixplexes, etc.) regardless of the zoning classification, provided that the overall density of the land use classification is maintained.

Please list all types of housing in the planned unit development and the total number of buildings and units for each. (Example: 4 duplexes for a total of 8 units and 8 triplexes for a total of 24 units and 34 apartment buildings with 20 units in each building for a total of 680 units. Grand Total: 712): 10 apartment buildings - 240 duk, 94 townhomes, 26

7. Section 10-03-07(3)H - Commercial buildings and establishments shall be planned as groups having common parking areas and common ingress and egress points.

If applicable, please describe the grouping of commercial buildings along with their common parking areas and common ingress and egress points. If not applicable, please write N/A:

8. Section 10-03-07(3)L - Off-street parking for a single-family or two-family residential planned unit development shall be as follows A) Two spaces per unit on the subject parcel or clustered in parking pads in close proximity to any dwelling units they serve.

Please describe how the two spaces per unit is being accommodated? (Please note that both driveways and garages can count as spaces.): 2 spaces per unit in townhome and SF detached,

**B)** Lots 45 feet in width and smaller shall provide one additional space per every four residential units in a common parking lot located in close proximity to the residential structures in which it serves

Does the planned unit development have any single- or two-family lots that are 45 feet in width or less?: Yes

If yes, how many?: 120

Where are the additional parking spaces and how many additional parking spaces are being provided?: see plat

**C)** Off-street parking for the multi-family residential portion of the planned unit development shall be provided as follows

1 1/2 spaces per unit on each subject parcel or clustered in parking pads in proximity to any dwelling units they serve. One space per every eight units shall be dedicated for off-street visitor parking.

Off-street parking shall NOT allow vehicles to back out onto a public street. Number of Multi-family Units (triplex and above):

Number and Location of Off-street parking spaces: see plat

Number and Location of Off-street visitor parking spaces: see plat

**D)** Off-street parking for Commercial uses shall be provided as required in Section 10-02-05

Commercial Use: n/a at this time

# of Off-street Parking Spaces Required:

# of Off-street Parking Spaces Provided and Location:

**9. Section 10-03-07(3)M** - All lots developed for residential purposes shall have frontage on a public roadway. Please check here indicating that this project meets this requirement.: see plat

**10. Section 10-03-07(3)O** - Unless the site qualifies as an infill development, the overall site shall consist of a minimum gross area of five acres. Please state minimum gross acreage:

**11. Section 10-03-07(3)P** - A phasing plan shall be submitted with the planned unit development application.:

**Please attach a phasing plan to this document.:**

Valencia Village PPlat-Phasing Plan 20220812.pdf  

**12. Section 10-03-07(4) - All planned unit developments shall have the following features**

**A)** Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots, recreational facilities, major pathways and school bus pick up locations (sidewalks may substitute)

Please indicate approximate locations of the micro pathways, including lot and block numbers if applicable: see plat

**B)** Eight-foot wide paved major pathway with a 5-foot wide landscape buffer on either side that meanders through the property. Please indicate the lot and block numbers of the major pathway: see plat

**C)** Usable open space of at least 10% of the gross area.

Gross area: 75.5

Usable open space (list lots and blocks if applicable or approximate locations): 12%

**D)** Varying bermed street landscape buffers of a 2:1 to 3:1 ratio. **Please very clearly identify on the landscaping plan those portions of the street landscape buffers that are 2:1 and those portions that are 3:1 - perhaps with shading or hatching or some other symbol. If this is not very clear to the planning and zoning plan reviewer, the landscape plan will be returned for revision.**

**E)** Three or more of the following amenities shall be provided: baseball/softball field; basketball court; boat dock/river access; build'

LEED standards; community center; daycare center; detached sidewalks; energy-efficient housing; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; roundabout intersections as approved by the city engineer; skateboard park; swimming pool; tennis court; other suitable amenities or public benefits deemed worthy by city council.

1.: see narrative, preliminary

2.:

3.:

4.:

13. Section 10-03-07(5) - Subdivisions and developments created through the planned unit development process shall provide a narrative and architectural renderings that explain what amenities will be incorporated inside the development to compensate for deviations to the city's development standards and how its construction will satisfy the community's need for a wide range of housing and commercial businesses. Please attach said narrative and architectural renderings to this document.

Upload Document:

Select File

08-25-22 narrative.pdf

A5.0 - EXTERIOR ELEVATIONS apartments.pdf

A5.1 - EXTERIOR ELEVATIONS apartments.pdf

Apartments 1.jpg

Apartments 2.jpg

Apartments 4.jpg

cbh-homes-woodburn-townhome-1613-1 (1).jpg

Front Load Townhomes.pdf

cbh-homes-trilogy-sydney-00.jpg

cbh-homes-baraya-hailey-1.jpg

14. Section 10-03-07(6) - The developer may deviate from the height, lot line setback and lot dimension schedule found in Section 10-02-03 with the consent of the planning and zoning commission and city council. Modifications to other zoning and subdivision standards will be determined on a case-by-case basis.

re: 12 D above - street buffers will not be bermed - see plat

Deviations shall be listed in full as a part of the planned unit development application.:

Deviations:

eave encroachment into setbacks

15. Section 10-03-07(7) - Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject parcel must meet the following three criteria

Parcel under 20 acres.

Parcel located within largely developed area (at least 50% of the land within 300 feet of the exterior boundaries of the subject parcel)

Municipal services are already available.

If you wish to proceed as an INFILL planned unit development, please attach a separate sheet of paper describing how the subject property meets each of the three criteria listed above. Additionally, please show how the proposed building design(s) is compatible with the existing neighborhood and adjoining properties by taking into account building type, height, bulk, and site location.

Submittal Requirements

Completed & signed Hearing Review Master

Select File

Application:

08-25-22 narrative.pdf

Narrative fully describing the proposed use/request:

Select File

08-25-22 narrative.pdf









Recorded warranty deed for the subject property:







Select File

Warranty Deed - Endurance Holdings.pdf

Handwritten signature



- Detailed Site Plan:   
Valencia Village PPlat Full Set 20220824.pdf  
- Preliminary Plat (if applicable):   
Valencia Village PPlat Full Set 20220824.pdf    
Valencia Village PPlat-Phasing Plan 20220812.pdf  
- Signed Property Owner Acknowledgement (if applicable):   
Property Owner Acknowledgement - Endurance Holdings .pdf  
- Vicinity map, showing the location of the subject property:   
Vicinity map.pdf  
- Traffic Study (if applicable):   
07-19-22 Valencia Village - Houston Farms Subdivision TIS - 07192022.pdf   

- Landscape (if applicable):   
Valencia Village Pre-Plat Landscape Plan 8-24-22.pdf    
Valencia Village Pre-Plat Landscape Plan Rendering 8-24-22.pdf  
- Neighborhood Meeting Sign-In Sheet:   
07-26-22 Neighborhood meeting attendance.pdf  

**All of the above items shall be submitted in 8 1/2 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**

**Authorization**

Print applicant name: Jane Suggs  
 Applicant Signature: signature.png   
 Date: 08/25/2022

**HE Hearing Date Scheduled:**

**HE Decision:** 

**P&Z Hearing Date Scheduled:**


**P&Z Decision:** 

**CC Hearing Date Scheduled:**

**CC Decision:** 

 **Permit Fees**

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

 **Payments**

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

A-1

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

### Permit Project



File #: 22-003475 ...  
 0 HWY 20 26 CALDWELL ID 83605  
 mixed use plat with commercial uses and residential uses and amenities

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

EDIT: File

Edit Permit: SUB22-000030



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

**Permit #:** SUB22-000030  
**Permit Type:** Subdivision Plats  
**Sub Type:** Preliminary  
**Work Description:** mixed use plat with commercial uses and residential uses and amenities

**Applicant:** Gem State Planning - Jane Sug

**Status:** Online Application Received

**Application Date:** 08/25/2022

**Total Amount:** \$ 0.00

**Approval Date:**

**Amount Paid:** \$ 0.00

**Issue Date:**

**Balance Due:** \$ 0.00

**Expiration Date:**

**Valuation:** 0.00

**Close Date:**

**Non-Billable:**

**Last Inspection:**

- REPORTS: Custom
- Detail
- Summary

#### PROPERTY INFORMATION

Is this part of a concurrent application: No

Prior use of the property: agriculture

Proposed use of the property: mixed use development with commercial uses and

#### CONTACT INFORMATION

Property Owner: ENDURANCE HO

Agent: Gem State Planning

#### SUBMITTAL DOCUMENTS

Will you be submitting plans for review: Yes

Projectdox Permit #: SUB22-000030

- Site Plan:  Valencia Village PPlat Full Set 20220824.pdf
- Valencia Village Pre-Plat Landscape Plan Rendering 8-24-22.pdf
- Metes and bounds legal description: Valencia

- Preliminary Plat:  Valencia Village PPlat Full Set 20220824.pdf

AI

Village  
 Subdivision  
 Legal  
 Description.pdf

Vicinity map:  Vicinity map.pdf

Neighborhood meeting sign in sheet: 07-26-22   
 Neighborhood meeting attendance.pdf

Project narrative: 08-25-22 narrative.pdf **Property Owner Acknowledgement:** Property Owner   
 Acknowledgement - Endurance Holdings .pdf

Landscape plan: Valencia   
 Village  
 Pre-Plat  
 Landscape  
 Plan 8-24-22.pdf Recorded warranty deed: Warranty   
 Deed - Endurance Holdings.pdf

Copy of the Order of Decision:  Copy of the Record of Survey:

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

Traffic Impact Study:   
 07-19-22 Valencia Village - Houston Farms Subdivision  
 TIS - 07192022.pdf

**TOTAL NUMBER OF LOTS**

Residential:	130	Commercial:	11
Industrial:	0	Common:	50
Phased Project:	<input checked="" type="checkbox"/>	If Phased, Phase #:	4
Total Acreage:	75.523 acres	Min. Lot Size (excluding common lots):	2600 sf townhome lot
Max. Lot Size (excluding common lots):	4380 sf SF detache	Avg. Lot Size (excluding common lots):	3219 sf
% Usable Open Space:	12.3	List all types of usable open space:	clubhouse lot, regional p

**OFFICE USE ONLY**


HE Hearing Date Scheduled:		HE Decision:	
P&Z Hearing Date Scheduled:		P&Z Decision:	
CC Hearing Date Scheduled:		CC Decision:	
# of legal notices:		# of P & Z commissions:	
# of mail recipients:		# of mailings:	

**Permit Fees**

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

AI



 Payments



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

13358

Challenger Development, Inc.  
1977 E Overland Rd  
Meridian, ID 83642  
(208) 288-5560

WAFD BAI  
19-7098/3250

9/12/2022

PAY TO THE ORDER OF Caldwell City

\$ \*\*16,391.35

Sixteen Thousand Three Hundred Ninety-One and 35/100\*\*\*\*\*

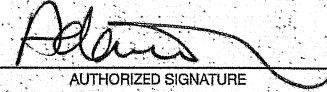
DOLLARS

Caldwell City

VOID After 90 Days

MEMO

fees - Valencia Village

  
AUTHORIZED SIGNATURE

⑈013358⑈ ⑆325070980⑆ 62760617761⑈

Challenger Development Inc.

Caldwell City

fees - Valencia Village

9/12/2022

16,391.35

13358

WASHINGTON FEDE fees - Valencia Village

16,391.35

A-1

City of Caldwell Receipting 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	1	\$ 1,855.00	12550	1	\$ 1,000.00	22025 1 \$ 195.00
DeAnnexatin	10240	\$					\$
<b>Subdivision Plats</b>							
Preliminary Plat	10180	\$		12511	\$	22025	\$
Short plat	10180	\$		12512	\$	22025	\$
PUD w Subdivision	10210	1	\$ 4,100.00	12513	1	\$ 4,309.50	22025 1 \$ 572.85
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	1	\$ 1,545.00			22025 1	\$ 195.00
<b>Special Use Permit</b>							
Less than 2 acres	10200	\$		12530	\$	22025	\$
More than 2 acres	10200	\$		12530	\$	22025	\$
More than 20 acres	10200	1	\$ 1,030.00	12530	1	\$ 1,000.00	22025 1 \$ 89.00
<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	1	\$ 500.00				\$ 500.00
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	\$					\$
			\$ 9,030.00		\$ 6,309.50		\$ 1,051.85
Valencia Village Sub							\$ 16,391.35
R343080000, R3430801000							<b>GRAND TOTAL</b> \$ 16,391.35

CK # 13358  
9/13/22

A-1