

MEMO

Date: August 11, 2021

To: Robb MacDonald, Engineering Department
T.J. Frans, Engineering Department
Alan Perry, Fire Marshal
Chris Bryant, Building Department
Dave Wright, Police Department
Dave Marston, Mapping Department
Angie Hopf, Mapping Department
Vallivue School District
Caldwell School District
Pioneer Irrigation District
Compass Idaho
Caldwell Transportation
Brown Bus Company
Canyon Highway District #4
Idaho Transportation Department
Valley Regional Transit
Idaho Power
Intermountain Gas
Bureau of Reclamation, Snake River Area Office
USPS Caldwell

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

RE: Case Number SUB21-000010 Virginia 4-Plexes

Please review the attached application and information and provide us with your written input. We request that you e-mail any comments as soon as possible but no later than **Friday, September 3, 2021**.

E-mail: P&Z@cityofcaldwell.org

Case Number: SUB21-000010/SUP21-000010: A request by Open Door Rentals LLC for a Subdivision and a Special Use Permit for Virginia Park 4-Plexes, a 64 unit multi-family development with 10 common lots in a C-2 (Community Commercial) zone consisting of 7.15 acres on parcel R34101010F. The property is located on the northwest corner of HWY 20/26 and Ward Road.

This case is scheduled to be presented before the **Caldwell Hearing Examiner on Tuesday, September 14, 2021 at 7:00 pm.**

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



CITY OF Caldwell, Idaho

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 _____

STAFF USE ONLY:	
File Number(s):	<u>Sup21-000010</u> <u>Sub21-000010</u>
Project Name:	<u>Virginia Park 4 plex</u>
Date Filed:	<u>5-7-21</u> Date Complete: _____
Related Files:	_____

Subject Property Information

Address: 0 KCID RDCALDWELL, ID 83605 Parcel Number (s): R34101010F0

Subdivison: ___ Block: ___ Lot: ___ Acreage: 7.15 Zoning: C2

Prior Use of the Property: vacant land

Proposed Use of the Property: Sixteen 4-plex lots, open space and amenities

Applicant Information

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

Address: 9840 W. Overland Road, Suite 120 City: Boise State: ID Zip: 83709

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

Owner Name: OPEN DOOR RENTALS LLC Phone: _____

Address: 1977 E OVERLAND RD City: MERIDIAN State: ID Zip: 83642-6649

Email: _____ Cell: _____

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

Address: 9840 W. Overland Road, Suite 120 Suite 120 City: Boise State: ID Zip: 83709

Email: jane@gemstateplanning.com Cell: _____

Authorization

Print Applicant Name: Jane Suggs

Applicant Signature: _____ Date: 04/30/2021

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

AI

Gem State Planning, LLC

April 30, 2021

Mr. Jerome Mapp, Planning Director
Caldwell Planning and Zoning Department
621 Cleveland Boulevard
Caldwell, Idaho 83605

Subject: Virginia Park 4plexes
Preliminary Plat and Special Use Permit applications

Dear Mr. Mapp:

Please accept the attached applications and support materials for Virginia Park 4plexes, located north of Hwy 20/26, between Cabot Avenue and Ward Road (4N, 2W, Section 19). These new 4plex homes will provide an additional housing type and residential opportunity in the popular Virginia Park neighborhood.

This new subdivision is 5.99 acres and is already annexed into the City of Caldwell. The property is zoned C-2. Multi-family land use is allowed with a special use permit. The new development will include sixteen (16) 4plex lots or 64 dwelling units, and 10 common lots. The subdivision also features open space, a play structure and 2 picnic shelters/pergola. The overall density is 10.68 du/acre, which is appropriate next to Hwy 20/26.

Preliminary Plat

As noted above, the Virginia Park 4plex Subdivision include 16 lots for 4plex buildings. The adjacent Virginia Park development currently consists of all single family detached homes. The 4plexes will provide for a new housing option in this desirable neighborhood.

The 4plexes are accessed via a privately maintained driveway, Leesburg Lane, that will connect to Ward Road on the east end and Cabot Avenue cul-de-sac on the west end. Parking is provided in front of the 4plex building in Leesburg Lane. We are providing 130 parking spaces for residents and guests or 2.03 parking spaces per dwelling unit; more than minimum 96 spaces per du. We are also providing bike racks for up to 40 bicycles.

Additional right of way will be dedicated and the Ward Road frontage will be improved with curb, gutter and sidewalk as noted on page 2 of the preliminary plat.

Special Use Permit

Since this lot is zoned C-2, a special use permit (SUP) is required for development of four-, five-, or six-family dwellings (CCC 10-02-02: Land Use Schedule). The location and shape of this property support the use of the property for multi-family residential use.

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

AD

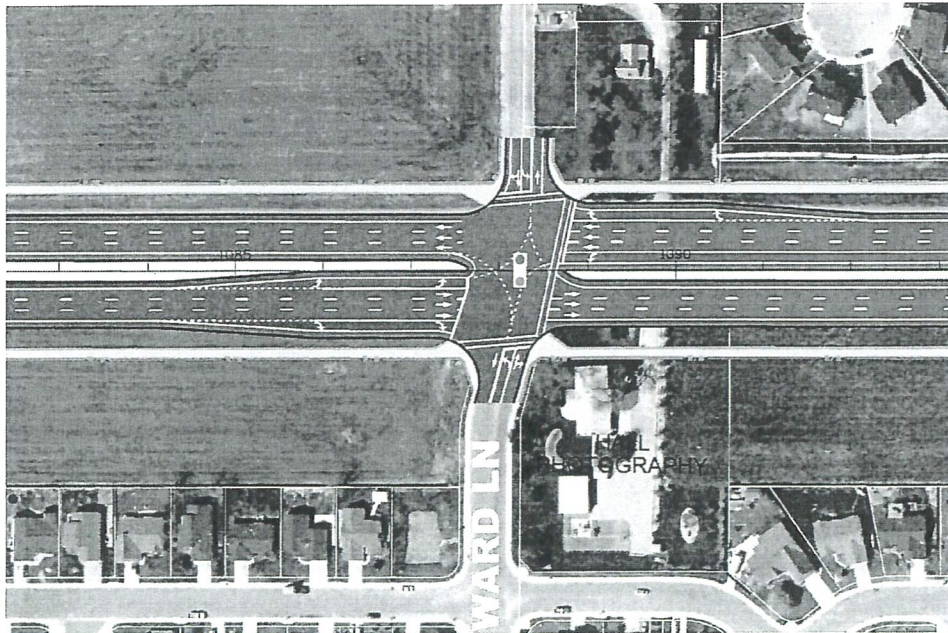
The 4plexes provide an appropriate transition in land use between the single family homes in Virginia Park to the north and Hwy 20/26 to the south. Community Commercial (C-2) uses, including general shopping and retail, would be incompatible since they would back up to the single family homes.

The shape of this lot, longer east to west, would restrict the use of this property for commercial use as well. The 30' buffer along Highway 20/26 and the required landscape buffer between homes (Class I) and commercial uses (Class IV) would reduce the portion of the lot that is developable for C-2 uses.

In addition, commercial uses depend on convenient ingress/egress and parking. The access at Hwy 20/26 and Ward Road may also preclude a successful commercial endeavor since the access is located before the commercial/retail buildings as traffic moves westward.

Neighborhood meeting and Redesign of the 4plex buildings

A virtual neighborhood meeting was held on December 22, 2020. One of the biggest concerns was traffic at Ward and Hwy 20/26. This section of the Hwy 20/26 improvement project is currently being designed and construction is expected to begin this year. The planned intersection is shown below:



Some of the Quincy Street neighbors were concerned with 4plex residents being able to see into their backyards. We listened to these concerns and the architect and home builder established a new 4plex design that will be constructed along the north side of Leesburg Lane. These 4plex units will not have balconies that face north toward the Quincy Street neighbors.

9840 W. Overland Road, Suite 120, Boise, Idaho 83709

A2

The balconies of these building will be on the south side of the units, away from the Quincy Street neighbors. The north facing windows of these 4plexes have also been redesigned so that the windowsills are 5'6" high; much higher than typical windows. This redesign will limit the opportunity for 4plex residents to view the Quincy Street homes and yards. The floor plans for the 4plexes are shown on the preliminary plat.

Landscaping and Open Space

A landscape plan and landscape plan rendering are included with our application. The plan shows significant landscaping along the north boundary to provide even more buffering with the Quincy Street neighbors.

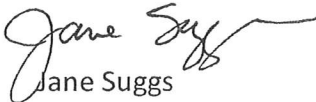
We are providing 0.75 acres of qualified open space, which is more than the zoning code requires. Qualified open space does not include required buffers and drainage lots. As shown on the landscape plans, a playground structure and picnic shelter will be conveniently located on the open space lot in the middle of the development, Lot 5, Block 1. We are also providing a picnic shelter/pergola in the open space next to the Cabot Avenue cul-de-sac, Lot 25, Block 1.

Summary

Virginia Park 4plex Subdivision will provide an alternative and attractive housing option folks who desire to live in the popular Virginia Park neighborhood.

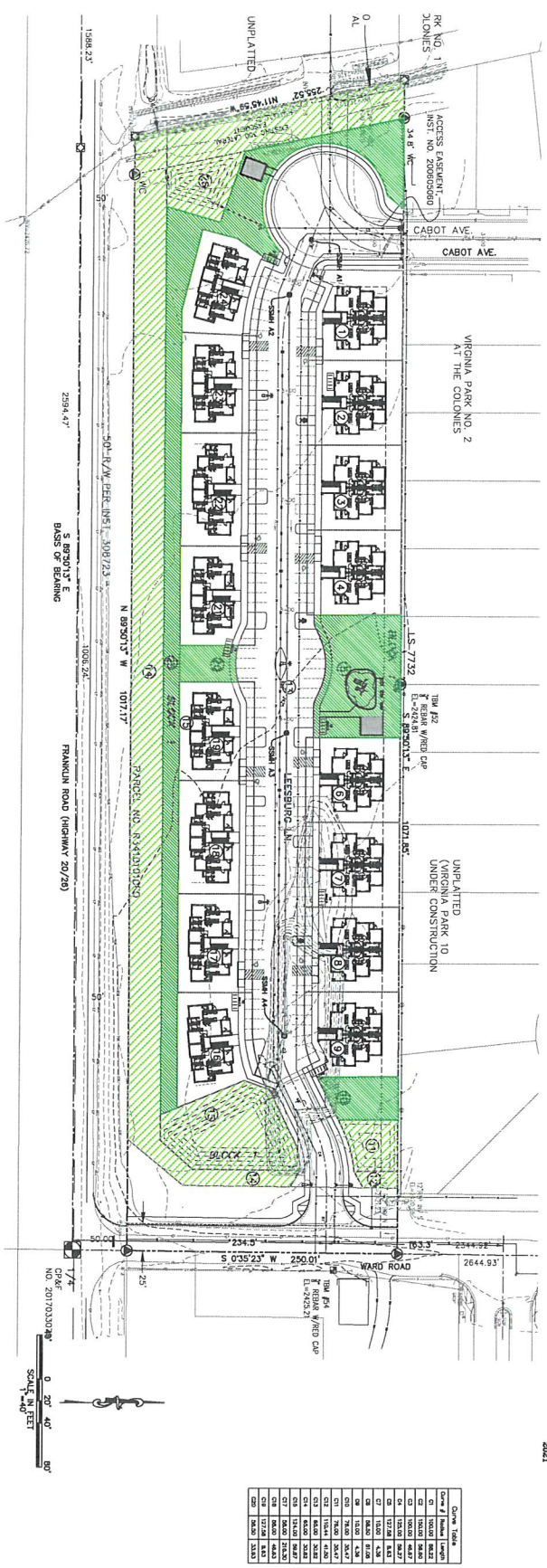
We look forward to working with you and the staff through the approval process. Please contact me if you have questions about Virginia Park 4plexes or our applications.

Sincerely,

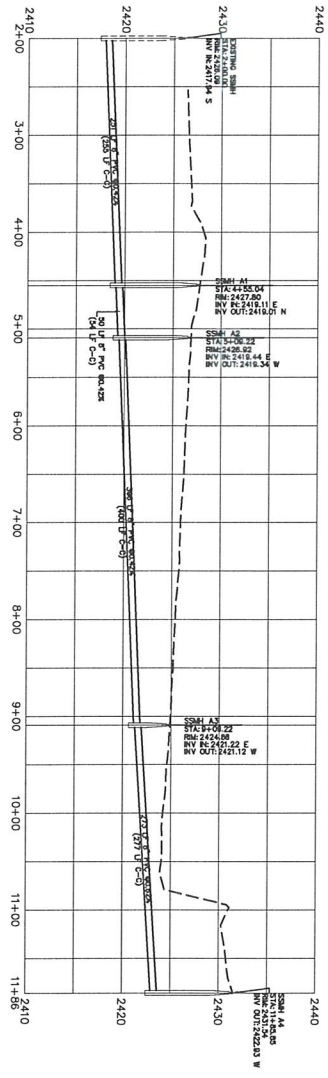
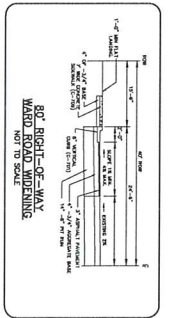
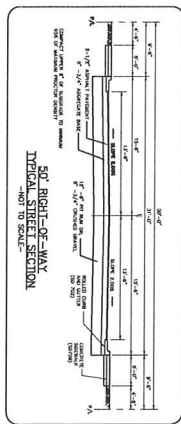

Jane Suggs

cc: Shawn Brownlee, Trilogy Development

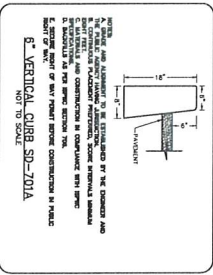
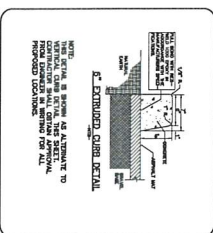
CONCEPTUAL ENGINEERING PLAN
 VIRGINIA PARK 4-PLEXES
 A DEVELOPMENT OF 414 UNITS
 TOWNSHIP 4 NORTH, RANGE 2 WEST, BOONE COUNTY, ILLINOIS
 CALDWELL, CANYON COUNTY, IDAHO 8341



CHAIN	BEARING	LENGTH	AREA
C1	S 89°50'15" W	1071.17	115,341.5
C2	N 89°50'15" W	1071.17	115,341.5
C3	S 03°55'23" W	250.00	31,250.0
C4	S 89°50'15" W	1071.17	115,341.5
C5	N 89°50'15" W	1071.17	115,341.5
C6	S 03°55'23" W	250.00	31,250.0
C7	S 89°50'15" W	1071.17	115,341.5
C8	N 89°50'15" W	1071.17	115,341.5
C9	S 03°55'23" W	250.00	31,250.0
C10	S 89°50'15" W	1071.17	115,341.5
C11	N 89°50'15" W	1071.17	115,341.5
C12	S 03°55'23" W	250.00	31,250.0
C13	S 89°50'15" W	1071.17	115,341.5
C14	N 89°50'15" W	1071.17	115,341.5
C15	S 03°55'23" W	250.00	31,250.0
C16	S 89°50'15" W	1071.17	115,341.5
C17	N 89°50'15" W	1071.17	115,341.5
C18	S 03°55'23" W	250.00	31,250.0
C19	S 89°50'15" W	1071.17	115,341.5
C20	N 89°50'15" W	1071.17	115,341.5
C21	S 03°55'23" W	250.00	31,250.0
C22	S 89°50'15" W	1071.17	115,341.5
C23	N 89°50'15" W	1071.17	115,341.5
C24	S 03°55'23" W	250.00	31,250.0
C25	S 89°50'15" W	1071.17	115,341.5
C26	N 89°50'15" W	1071.17	115,341.5
C27	S 03°55'23" W	250.00	31,250.0
C28	S 89°50'15" W	1071.17	115,341.5
C29	N 89°50'15" W	1071.17	115,341.5
C30	S 03°55'23" W	250.00	31,250.0

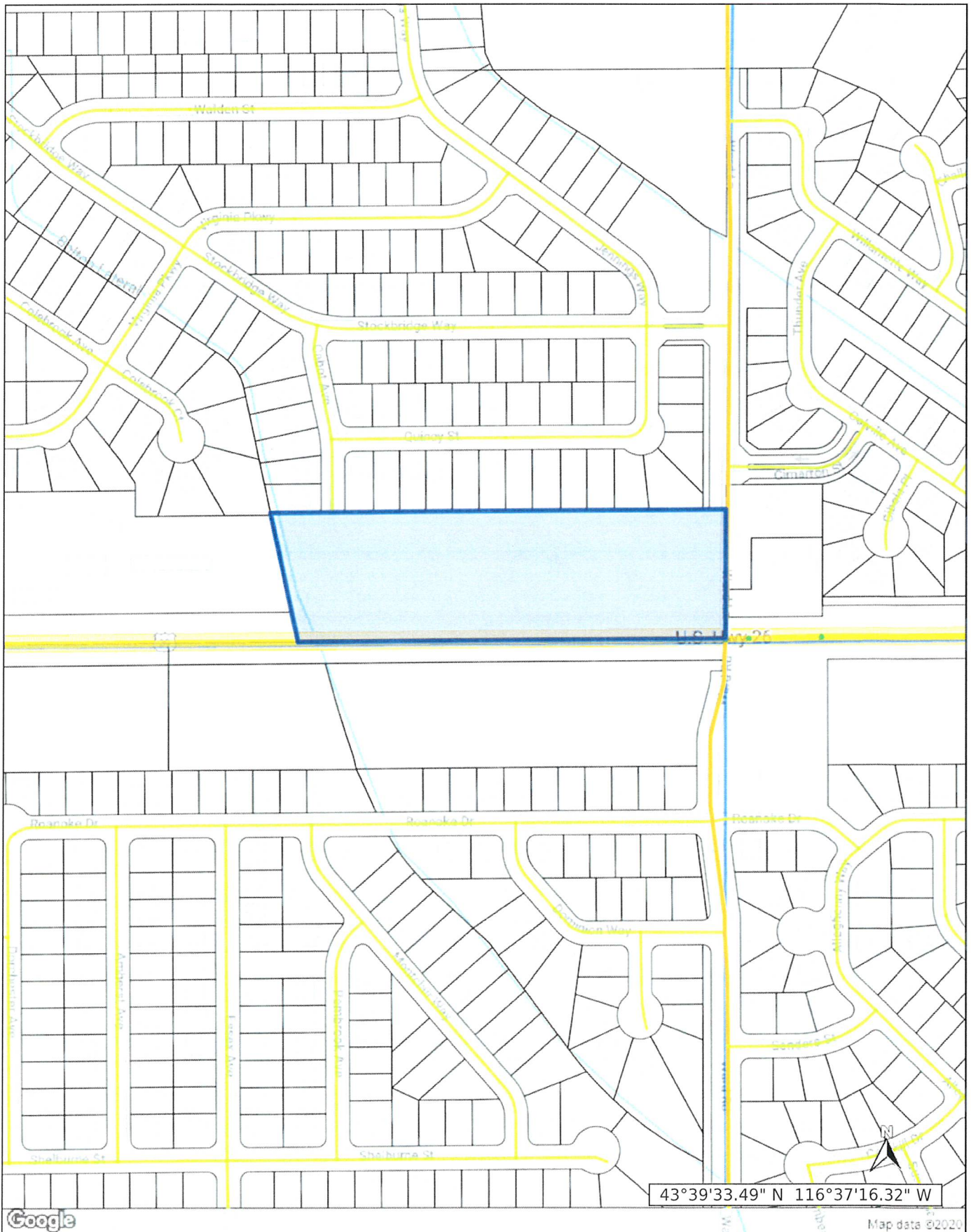


SEWER PROFILE



AB

Virginia Park 4-plexes Vicinity Map



04

Virginia Park 4Plexes
Tuesday, December 22, 2020
Virtual Meeting
6 pm

	Name	Address	Email / Phone
1.	Allison Baker	11647 Stockbridge Way	
2.	Teresa Steelsmith	11659 Quincy Street	
3.	Michele & Nathan Herbers	11551 Quincy Street	
4.	Paula Wolford	11568 Roanoke Drive	
5.	Roland Mecham	20090 Jennings Way	
6.	Christina & Caleb Acrey	11599 Quincy Street	leavell.christina@gmail.com
7.	Ann Wasden	11660 Quincy Street	
8.	Kathy Januario	11563 Quincy Street	kjanuario@cox.net
9.			
10.			
11.	email contact:		
12.	Kathleen Tessman	5118 Lasher Lane	tessmankat1948@gmail.com
13.	Paul Morgan	522 Borchers Lane	polmor283@gmail.com
14.	Donna Bisbee	11407 Willamette Way	donnabisbee7@gmail.com
15.			
16.			
17.			
18.			
19.			
20.			

AS



2019-029390
RECORDED
07/01/2019 03:27 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=5 EHOWELL \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

**ACCOMMODATION
RECORDING**

Order Number: 19334183

Warranty Deed

For Value Received,

JRL Properties L.P., an Idaho limited partnership and Glasgow Enterprises, L.L.C., an Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, Open Door Rentals, LLC, an Idaho limited liability company, whose current address is 1977 E. Overland Rd., Meridian, ID 83642, the Grantee, the following described premises, in Canyon County, Idaho, To Wit:

EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: 6/24/19

JRL Properties L.P., an Idaho limited partnership

By: _____
John A. Laude Sr., General Partner

Glasgow Enterprises, L.L.C., an Idaho limited liability company

By: _____
Lloyd W. Glasgow, Manager

Ab



TitleOne
a title & escrow co.

ACCOMMODATION
RECORDING

Order Number: 19334183

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Dated: *6/24/19*

JRL Properties L.P., an Idaho limited partnership

By: _____
John A. Laude Sr., General Partner

Glasgow Enterprises, L.L.C., an Idaho limited liability company

By: _____
Lloyd W. Glasgow, Manager

Ab



Order Number: 19334183

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Dated: 6/24/15

JRL Properties L.P., an Idaho limited partnership

By: _____
John A. Laude Sr., General Partner

Glasgow Enterprises, L.L.C., an Idaho limited liability company

By: _____
Lloyd W. Glasgow, Manager

File

State of Idaho, County of Ada, ss.

On this 25th day of June in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared John A. Laude Sr., known or identified to me to be the General Partner of the partners in the partnership of JRL Properties L.P. and the partner(s) who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said partnership name.

(Signature), Notary Public
Residing at: Boise ID
My Commission Expires: 9/6/2019
(seal)



State of Idaho, County of Ada, ss.

On this ____ day of _____, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Lloyd W. Glasgow, known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Notary Public for Idaho
Residing In: _____
My Commission Expires: _____

AL6

State of Idaho, County of Ada, ss.

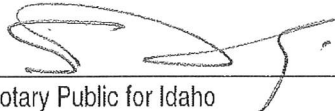
On this _____ day of _____ in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared John A. Laude Sr., known or identified to me to be the General Partner of the partners in the partnership of JRL Properties L.P. and the partner(s) who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said partnership name.

_____, Notary Public
Residing at: _____
My Commission Expires: _____
(seal)

State of Idaho, County of Ada, ss.

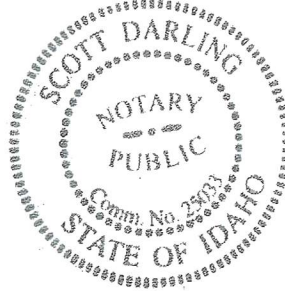
On this 24th day of June, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Lloyd W. Glasgow, known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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



Notary Public for Idaho
Residing In: _____
My Commission Expires: _____

RESIDING: BOISE, ID
COMMISSION EXPIRES: 11-28-19



AG

Legal Description
Virginia Park 4-Plex Site

A parcel of land located in the SE ¼ of the SW ¼ of Section 19, Township 4 North, Range 2 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, and more particularly described as follows:

BEGINNING at an Aluminum Cap monument marking the southeast corner of the SW ¼ (S ¼ corner) of said Section 19, from which an Aluminum Cap monument marking the southwest corner of said Section 19 bears N 89°50'13" W a distance of 2594.47 feet;

Thence N 89°50'13" W along the south boundary of said SW ¼ a distance of 1006.24 feet to a point on the centerline of the 300 Lateral;

Thence leaving said south boundary and along said centerline N 11°45'59" W a distance of 51.10 feet to a point on the northerly right-of-way of Franklin Road (Highway 20/26) as shown in Highway Right-of-Way Deed Instrument No. 308723, records of Canyon County;

Thence continuing along said centerline N 11°45'59" W, being partially also along the easterly boundary of Virginia Park Subdivision No. 1 At The Colonies, as filed for record in Book 31 of Plats at Page 13, records of Canyon County, Idaho (formerly described thereon as N 11°45'52" W), a distance of 255.52 feet to the southwesterly corner of Virginia Park Subdivision No. 2 at The Colonies, as filed for record in Book 32 of Plats at Page 48, records of Canyon County, Idaho;


Thence along the southerly boundary of said Virginia Park Subdivision No. 2 at The Colonies and the projection thereof S 89°50'13" E (formerly S 89°50'21" E) a distance of 1071.85 feet to a point on the east boundary of the SW ¼ of said Section 19;

Thence along said boundary S 0°35'23" W a distance of 250.01 feet to a point on said northerly right-of-way of Franklin Road (Highway 20/28);

Thence continuing along said boundary S 0°35'23" W a distance of 50.00 feet to the **POINT OF BEGINNING**.


This parcel contains 7.16 acres and is subject to any easements or right-of-way existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
April 26, 2019

 5/3/19

CP 5.3.19

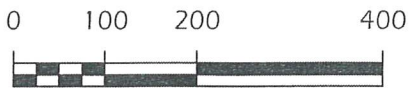
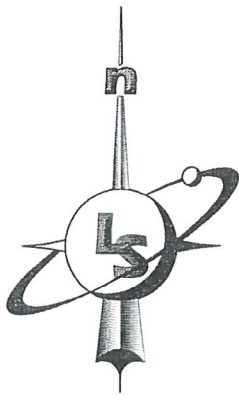
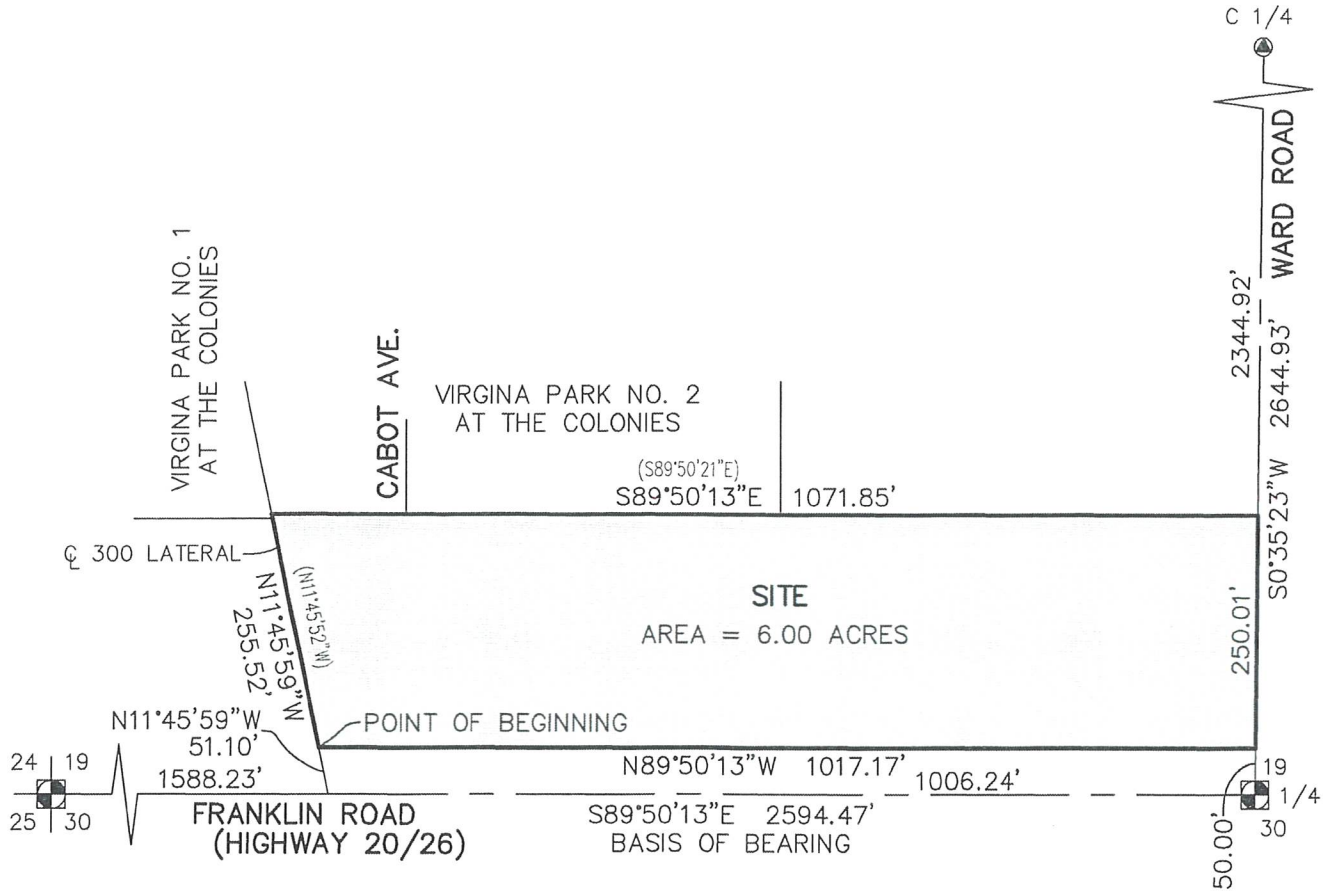



5-3-19

AL

VIRGINIA PARK 4-PLEX SITE

LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 19, T.4N., R.2W., B.M.
CITY OF CALDWELL, CANYON COUNTY, IDAHO



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 19-02

AL

Legal Description
Virginia Park 4-Plex Site

A parcel of land located in the SE ¼ of the SW ¼ of Section 19, Township 4 North, Range 2 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southwest corner of said Section 19, from which an Aluminum Cap monument marking the southeast corner of the SW ¼ (S ¼ corner) of said Section 19 bears S 89°50'13" E a distance of 2594.47 feet;

Thence S 89°50'13" E along the south boundary of said SW ¼ a distance of 1588.23 feet to a point on the centerline of the 300 Lateral;

Thence leaving said south boundary and along said centerline N 11°45'59" W a distance of 51.10 feet to a point on the northerly right-of-way of Franklin Road (Highway 20/26) as shown in Highway Right-of-Way Deed Instrument No. 308723, records of Canyon County, the **POINT OF BEGINNING**;

Thence continuing along said centerline N 11°45'59" W, being partially also along the easterly boundary of Virginia Park Subdivision No. 1 At The Colonies, as filed for record in Book 31 of Plats at Page 13, records of Canyon County, Idaho (formerly described thereon as N 11°45'52" W), a distance of 255.52 feet to the southwesterly corner of Virginia Park Subdivision No. 2 at The Colonies, as filed for record in Book 32 of Plats at Page 48, records of Canyon County, Idaho;

Thence along the southerly boundary of said Virginia Park Subdivision No. 2 at The Colonies and the projection thereof S 89°50'13" E (formerly S 89°50'21" E) a distance of 1071.85 feet to a point on the east boundary of the SW ¼ of said Section 19;

Thence along said boundary S 0°35'23" W a distance of 250.01 feet to a point on said northerly right-of-way of Franklin Road (Highway 20/26);

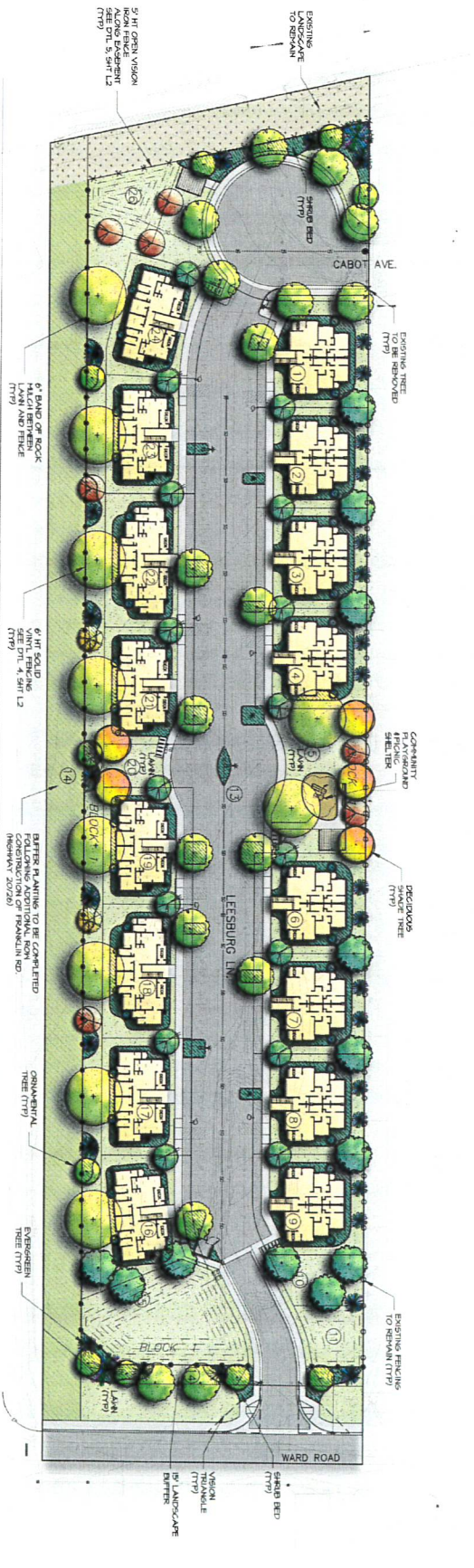
Thence along said right-of-way N 89°50'13" W a distance of 1017.17 feet to the **POINT OF BEGINNING**.

This parcel contains 6.00 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
February 27, 2019



BA



FRANKLIN ROAD (HIGHWAY 20/25)

PLANT PALETTE

SYM	COMMON NAME	SYM	COMMON NAME
(Symbol)	EVERGREEN TREES	(Symbol)	SHRUBS/ORNAMENTAL GRADES/TERRIPIALS
(Symbol)	ASH	(Symbol)	BLUE BAG ANEMONE
(Symbol)	DOGWOOD	(Symbol)	STELLA GORGONIA
(Symbol)	RED TIGER	(Symbol)	RED TIGER
(Symbol)	ORNAMENTAL TREES (CLASS I)	(Symbol)	YELLOW FLOWER CAMEL ROSE
(Symbol)	ORNAMENTAL TREES (CLASS II)	(Symbol)	HELVETIA
(Symbol)	ORNAMENTAL TREES (CLASS III)	(Symbol)	WOLF PALM
(Symbol)	SHADE TREES (CLASS I)	(Symbol)	LITTLE DEVIL
(Symbol)	SHADE TREES (CLASS II)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS III)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS IV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS V)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS VI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS VII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS VIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS IX)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS X)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XIV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XVI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XVII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XVIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XIX)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XX)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXIV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXVI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXVII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXVIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXIX)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXX)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXXI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXXII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXXIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXXIV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXXV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXXVI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXXVII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXXVIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XXXIX)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XL)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XLI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XLII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XLIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XLIV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XLV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XLVI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XLVII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XLVIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS XLIX)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS L)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LIV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LVI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LVII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LVIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LIX)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LX)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXIV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXVI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXVII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXVIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXIX)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXX)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXIV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXVI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXVII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXVIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXIX)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXX)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXIV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXVI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXVII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXVIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXIX)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXX)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXXI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXXII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXXIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXXIV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXXV)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXXVI)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXXVII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXXVIII)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXXIX)	(Symbol)	MEYER FLAME
(Symbol)	SHADE TREES (CLASS LXXXXX)	(Symbol)	MEYER FLAME

NOTES

- REFERENCE SHEET L2 FOR DEVELOPMENT DATA, PLANT PALETTE, FENCE DETAILS, LANDSCAPE NOTES, & DETAILS, AND LANDSCAPE CALCULATIONS.

DEVELOPER
TRILIOX DEVELOPMENT, INC.
9830 W. CALEB CDR #101
208-887-8828

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST. STE 210
208-848-0018

PLANNER/CONTACT
JANE SUGGS
BOBE, DAVIS & SUGGS
208-887-8841

JENSENBELTS ASSOCIATES
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CIVIL ENGINEERING PLANNING CAD/D
1940 N. OGDUNO RD. STE 120
BOZEMAN, MT 59717
208-887-8841

PRELIMINARY PLAT LANDSCAPE PLAN
VIRGINIA PARK FOURPLEXES
TRILIOX DEVELOPMENT

SCALE 1" = 40'

DATE: 08/11/2011
TIME: 10:00 AM
BY: JENSENBELTS ASSOCIATES

NOTES

NO. 100 RESUBMISSION

DATE: 08/11/2011

TIME: 10:00 AM

BY: JENSENBELTS ASSOCIATES

DATE: 08/11/2011

TIME: 10:00 AM

BY: JENSENBELTS ASSOCIATES

DATE: 08/11/2011

TIME: 10:00 AM

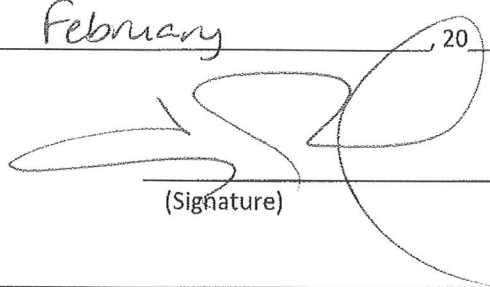
BY: JENSENBELTS ASSOCIATES

Property Owner Acknowledgement

I, Open Door Rentals LLC, the record owner for real property addressed as 0 KCID Road / R34101010F0, am aware of, in agreement with, and give my permission to Gem State Planning, to submit the accompanying application(s) pertaining the that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 18th day of February, 2021


(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Adair Koltjes, a Notary Public, do hereby certify that on this 18th day of February, 2020, 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.

Adair K
NOTARY PUBLIC FOR IDAHO
Residing at Nampa, ID
My Commission Expires 6-05-22



AK

Lori Colligan

From: Jane Suggs <jane@gemstateplanning.com>
Sent: Tuesday, May 11, 2021 11:39 AM
To: Lori Colligan
Cc: info; Shawn Brownlee
Subject: FW: Virginia Park 4plexes
Attachments: Sub and street name plan (002).pdf

Hi Lori,

Thanks for your email. See below email from Angie. Approval of subdivision and street name. The approval was on an older version of the plat, before we made some adjustments for the neighbors.

Thanks,

Jane

Jane Suggs

Gem State Planning, LLC

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

From: Jane Suggs
Sent: Tuesday, February 23, 2021 2:19 PM
To: Angie Hopf
Cc: Dave Marston ; Shawn Brownlee ; David Bailey ; Katie Miller
Subject: RE: Virginia Park 4plexes

Angie,

Here you go!

We will add the street name to our preliminary plat upon submittal.

Thank you for your quick response!

Jane

Jane Suggs

Gem State Planning, LLC

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

From: Angie Hopf <ahopf@cityofcaldwell.org>
Sent: Tuesday, February 23, 2021 2:14 PM
To: Jane Suggs <jane@gemstateplanning.com>
Cc: Dave Marston <dmarston@cityofcaldwell.org>; Angie Hopf <ahopf@cityofcaldwell.org>
Subject: Virginia Park 4plexes

Both the subdivision name and the street name Leesburg are approved, however it will need to carry the suffix Ln as that is how the City designates private roads. Please make the appropriate change and resubmit, I will add it to the reserved list once that is complete. Thank you.

Angie Hopf

GIS Analyst, City of Caldwell

Phone 208.455.4685

Fax 208.455.3012

Email ahopf@cityofcaldwell.org



From: Jane Suggs <jane@gemstateplanning.com>
Sent: Tuesday, February 23, 2021 11:46 AM
To: Angie Hopf <ahopf@cityofcaldwell.org>
Cc: Accounts Payable <hannah@trilogydaho.com>
Subject: New Subdivision and "street"

Hi Angie,

I am preparing applications for the **Virginia Park 4plex Subdivision**. see attached map.

I understand that you are in charge of approving the "street" name. I put "street" in quotes because this street is actually a Lot in the subdivision and will be maintained by the Property Owners Association.

On other development projects, the City has requested a name for the street/driveway to assist with addressing.

We propose **Leesburg Street**. (Leesburg is a city in Virginia 😊)

Do you also approve the Subdivision Name?

The 4plexes will be constructed by CBH, who also built the homes in Virginia Park.

Please let me know.

Thank you,

Jane

Jane Suggs

Gem State Planning, LLC

9839 W. Cable Car Street, Suite 101

Boise, ID 83709

208-602-6941

Total Control Panel

[Login](#)

To: lcolligan@cityofcaldwell.org

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

From: jane@gemstateplanning.com

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