

MEMO

Date: September 14, 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
Pioneer Irrigation District
Compass Idaho
Caldwell Transportation
Brown Bus Company
Canyon Highway District #4
Nampa Highway District #1
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 ANN21-000008/SUB21-000014 Wager's Acres

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, October 8, 2021**.

E-mail: P&Z@cityofcaldwell.org

Case Number ANN21-000008/SUB21-000014: A request by NV5 on behalf of Theresa Wagers Revocable Family Trust for an Annexation with a zone designation of R2 (Medium Density Residential) of parcel R30970 (39.44 acres) and a Preliminary Plat for **Wagers Acres Subdivision**, a phased development, consisting of 107 single-family residential lots with an average lot size of 8669 sq. ft. and 11 common lots. The subject property is located on the southeast corner of Midway and E. Homedale Roads at 5202 Homedale Road in Caldwell, Idaho.

This case is scheduled to be presented before the **Caldwell Planning & Zoning Commission on Tuesday, October 19, 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>Ann 21-00008</u>
	<u>Sub 21-00014</u>
Project Name:	<u>Wagers Acres</u>
Date Filed:	_____ Date Complete: _____
Related Files:	_____

Subject Property Information

Address: 5202 HOMEDALE RDCALDWELL, ID 83605 Parcel Number(s): R3097000000

Subdivison: ___ Block: ___ Lot: ___ Acreage: 39.44 Zoning: R-2

Prior Use of the Property: Agriculture - crops

Proposed Use of the Property: R2 - Single family detached residential

Applicant Information

Applicant Name: Bonnie Layton Phone: _____

Address: 690 S. Industrial Way, Suite 10 City: Meridian State: ID Zip: 83642

Email: bonnie.layton@nv5.com Cell: _____

Owner Name: WAGERS THERESA REVOCABLE FAMILY TRUST Phone: _____

Address: WAGERS THERESA TRUSTEE 11568 MOSS LN NAMPA, ID 83651 City: NAMPA State: ID Zip: 83651

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) NV5

Address: 690 S. Industrial Way, Suite 10 City: Meridian State: ID Zip: 83642

Email: bonnie.layton@nv5.com Cell: 208-724-2624

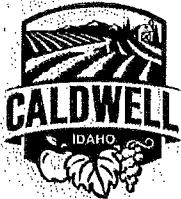
Authorization

Print Applicant Name: Bonnie Layton

Applicant Signature: _____ Date: 05/16/2021

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

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CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation/Deannexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- Design Review
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- Subdivision- Preliminary Plat
- Subdivision- Final Plat
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- Time Extension
- Variance
- Other _____

STAFF USE ONLY:

File number(s): _____

Project name: _____

Date filed: _____ Date complete: _____

Related files: _____

Subject Property Information

Address: 5202 Homedale Road Parcel Number(s): R3097000000

Subdivision: _____ Block: _____ Lot: _____ Acreage: 38.96 Zoning: AG

Prior Use of the Property: Agriculture - Crops

Proposed Use of the Property: Single Family Residential Subdivision

Applicant Information:

Applicant Name: Bonnie Layton Phone: 208-724-2624

Address: 690 S. Industry Way, #10 City: Meridian State: ID Zip: 83642

Email: bonnie.layton@nv5.com Cell: 208-724-2624

Owner Name: Theresa Wagers Family Trust Phone: 530-513-0085

Address: 2730 E. Franklin Rd City: Meridian State: ID Zip: 83642

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) Bonnie Layton - Sr. Planner

Address: 690 S. Industry Way, #10 City: Meridian State: ID Zip: 83642

Email: bonnie.layton@nv5.com Cell: 208-724-2624

Authorization

Print applicant name: Bonnie Layton

Applicant Signature: [Signature] Date: 8/16/21



CITY OF
Caldwell, Idaho

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: <u>Wagers Acres</u>		File #:
Applicant/Agent: <u>Bonnie Layton - NV5</u>		
<i>Please check with the Engineering Department prior to submitting your application to see if a Traffic Impact Study will be required.</i>		
Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
<u>Updated</u>	Completed & signed Hearing Review Master Application	
	Narrative fully describing the proposed use/request	
	Recorded warranty deed for the subject property	
	Copy of the Order of Decision, and/or other documents pertaining to prior approvals of the site	
<u>Updated</u>	Preliminary Plat (full size, 1 copy, folded)	
	Final Plat (full size, 2 copies, folded)	
	Approved Subdivision name and approved street names (please provide written verification from Mapping Department)	
<u>Updated</u>	Landscape Plan, specific to submitted phase	
	Traffic Impact Study – <i>must be completed prior to submittal</i>	
	Vicinity map	
	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	
	Fee	

Total # Lots

Residential: 107 Commercial: _____ Industrial: _____ Common: 11

Phased Project: Yes No If "yes", Phase #: 3 phases Total Acreage: 38.96

Min. Lot Size (excluding common lots): 6633 Max. Lot Size (excluding common lots): 13,952

Avg. Lot Size (excluding common lots): 8663 % Useable Open Space: 8%

List all types of useable open space: Parks and pathways throughout the site

STAFF USE ONLY:

Date Application Received: _____

Received by: _____

Proposed Hearing Date: _____

Hearing Body: _____

May 14, 2021

Ms. Lori Colligan
Associate Planner
City of Caldwell
411 Blaine Street
Caldwell, ID 83605

via email

**RE: Wagers Acres – Parcel No. R3097000000
Annexation, Zoning & Preliminary Plat Application**

Dear Ms. Colligan,

On behalf of our client, Teresa Wagers Family Trust, please accept the attached applications for Annexation, Zoning and Preliminary Plat for the subject property approximately 40 acres located at the southeast corner of Midway Avenue and Homedale Road. Our request is to Annex and Zone the property from the Canyon County designation of AG – Agriculture to R-2 Medium Density Residential. This request is supported by the 2040 City of Caldwell Comprehensive Plan and Future Land Use Map designation for Medium Density Residential. The project proposes to develop 120 building lots ranging in size from 7,000 to 11,615 square feet, with the average lot size of 8,111 square feet.

Wagers Acres will be a single family detached residential subdivision with a gross density of 2.72 dwelling units per acre, along with a variety of community amenities including parks with grassy play areas, a tot lot, picnic tables and benches, along with landscape buffers and pathways. In addition to providing 106 building lots the project contemplates 3.82 acres of qualified open space (9.8%) including pathways and sidewalks providing connectivity to two large parks. The larger park areas are located to be the focal point at the main entrances off Homedale Road and Midway Avenue. The parks and qualifying open space areas are dispersed throughout the site and are connected to the surrounding residential lots by sidewalks. In total there are 14 common lots dispersed throughout the site that will be developed, irrigated and landscaped in accordance with City of Caldwell standards. Enhanced landscape buffer areas have also been added, exceeding city minimum standards, along Midway Avenue and Homedale Road to provide for additional buffering.

Sewer flows are proposed to be collected onsite by 8-inch diameter sewer main lines located within the streets that will direct flows to existing sewer infrastructure located in Homedale

Road. The sewer collection system will consist entirely of gravity collection and is proposed to connect to an existing sewer manhole located within Homedale Road approximately 1,700 feet westerly of the site.

Water is proposed to be provided to the new lots via 8-inch diameter water mains to be located within the new streets. The water mains are proposed to connect to existing waterline infrastructure located within Homedale Road and along the westerly boundary of the site.

Additionally, a Traffic Impact Study was submitted to the City of Caldwell's Engineering Department on March 31, 2021 under the project name Wagers Acres. The TIS encompasses the 40 acres being annexed into the City of Caldwell along with 20 acres to the southeast also owned by the Teresa Wagers Family Trust of which we are also currently planning to submit to the City of Nampa for annexation, zoning and preliminary plat.

Overall, we believe our project will compliment the surrounding approved and proposed residential developments and provide much needed housing in the area.

We have appreciated your and the rest of city staff's assistance and guidance on this project are pleased to submit these applications for your review and consideration.

If you have any questions please do not hesitate to contact me at 208-724-2624.

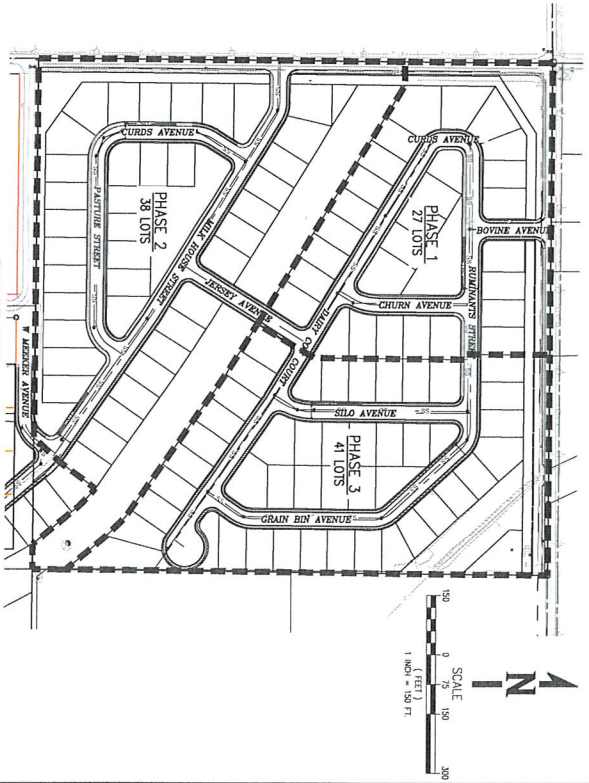
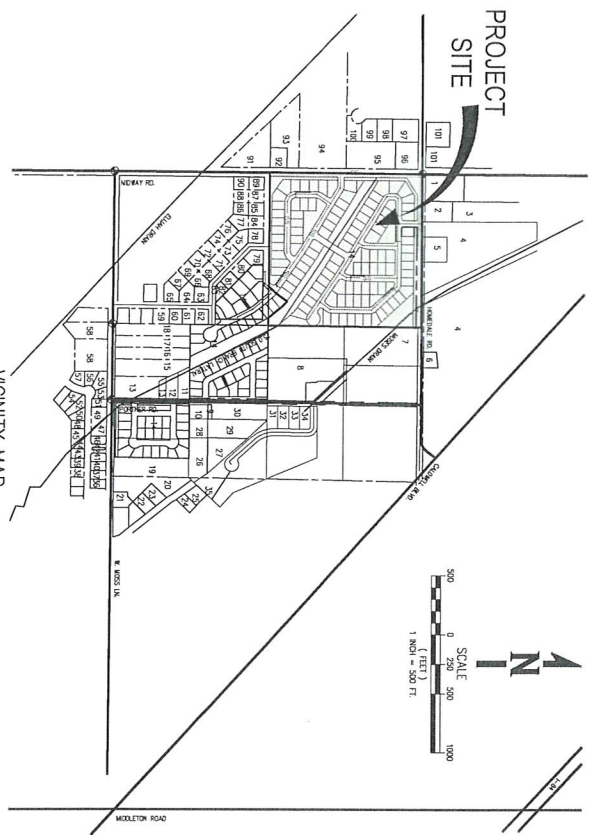
Kind regards,

Bonnie L. Layton

Bonnie Layton
Sr. Planner

enclosures

A PRELIMINARY PLAT OF
WAGERS ACRES SUBDIVISION
SITUATED ENTIRELY IN THE NE¼ OF SECTION 7,
T.3N.; R.2W. B.M.
CITY OF CALDWELL, CANYON COUNTY, IDAHO
2021



PROPERTY OWNERS WITHIN 300 FEET OF PROPOSED SUBDIVISION

1. PHILIP ADAM S	26. SHREVE ERIK	51. JASON LAMPT	76. WENDIS LEE J	91. JEFFREY MARIE S
2. 3000 HUNTER RD	27. PO BOX 124	52. 10777 PARKWAY LN	77. 19922 WALKER LN	92. 19711 HUNTER RD
3. 3000 HUNTER RD	28. 10777 PARKWAY LN	53. 10777 PARKWAY LN	78. 19922 WALKER LN	93. 19711 HUNTER RD
4. 3000 HUNTER RD	29. 10777 PARKWAY LN	54. 10777 PARKWAY LN	79. 19922 WALKER LN	94. 19711 HUNTER RD
5. 3000 HUNTER RD	30. 10777 PARKWAY LN	55. 10777 PARKWAY LN	80. 19922 WALKER LN	95. 19711 HUNTER RD
6. 3000 HUNTER RD	31. 10777 PARKWAY LN	56. 10777 PARKWAY LN	81. 19922 WALKER LN	96. 19711 HUNTER RD
7. 3000 HUNTER RD	32. 10777 PARKWAY LN	57. 10777 PARKWAY LN	82. 19922 WALKER LN	97. 19711 HUNTER RD
8. 3000 HUNTER RD	33. 10777 PARKWAY LN	58. 10777 PARKWAY LN	83. 19922 WALKER LN	98. 19711 HUNTER RD
9. 3000 HUNTER RD	34. 10777 PARKWAY LN	59. 10777 PARKWAY LN	84. 19922 WALKER LN	99. 19711 HUNTER RD
10. 3000 HUNTER RD	35. 10777 PARKWAY LN	60. 10777 PARKWAY LN	85. 19922 WALKER LN	100. 19711 HUNTER RD
11. 3000 HUNTER RD	36. 10777 PARKWAY LN	61. 10777 PARKWAY LN	86. 19922 WALKER LN	
12. 3000 HUNTER RD	37. 10777 PARKWAY LN	62. 10777 PARKWAY LN	87. 19922 WALKER LN	
13. 3000 HUNTER RD	38. 10777 PARKWAY LN	63. 10777 PARKWAY LN	88. 19922 WALKER LN	
14. 3000 HUNTER RD	39. 10777 PARKWAY LN	64. 10777 PARKWAY LN	89. 19922 WALKER LN	
15. 3000 HUNTER RD	40. 10777 PARKWAY LN	65. 10777 PARKWAY LN	90. 19922 WALKER LN	
16. 3000 HUNTER RD	41. 10777 PARKWAY LN	66. 10777 PARKWAY LN	91. 19922 WALKER LN	
17. 3000 HUNTER RD	42. 10777 PARKWAY LN	67. 10777 PARKWAY LN	92. 19922 WALKER LN	
18. 3000 HUNTER RD	43. 10777 PARKWAY LN	68. 10777 PARKWAY LN	93. 19922 WALKER LN	
19. 3000 HUNTER RD	44. 10777 PARKWAY LN	69. 10777 PARKWAY LN	94. 19922 WALKER LN	
20. 3000 HUNTER RD	45. 10777 PARKWAY LN	70. 10777 PARKWAY LN	95. 19922 WALKER LN	
21. 3000 HUNTER RD	46. 10777 PARKWAY LN	71. 10777 PARKWAY LN	96. 19922 WALKER LN	
22. 3000 HUNTER RD	47. 10777 PARKWAY LN	72. 10777 PARKWAY LN	97. 19922 WALKER LN	
23. 3000 HUNTER RD	48. 10777 PARKWAY LN	73. 10777 PARKWAY LN	98. 19922 WALKER LN	
24. 3000 HUNTER RD	49. 10777 PARKWAY LN	74. 10777 PARKWAY LN	99. 19922 WALKER LN	
25. 3000 HUNTER RD	50. 10777 PARKWAY LN	75. 10777 PARKWAY LN	100. 19922 WALKER LN	

PRELIMINARY PLAT

LEIGH WILSON
WAGERS ACRES SUBDIVISION

PROJECT NUMBER: B000172 DRAWING FILE NAME: B000172-C-PP\T2.0

SCALE: AS SHOWN

DESIGNED	RCY	NO.	BY	DATE	REMARKS
DRAWN	KVP				
CHECKED	RCY				
APPROVED	RCY				

DATE: 5/14/2021 PLOT DATE: 5/14/2021

OWNER/APPLICANT: WAGERS ACRES SUBDIVISION

PLANNER: LEIGH WILSON

ENGINEER: [Signature]

SUBDIVISOR: [Signature]

STAMP: PROFESSIONAL ENGINEER, IDAHO, NO. 12345

NSI 5
690 Industry Way Suite 10
Mandan, ID 83842
208-342-5600 www.nsv.com

A3



LandproDATA

Wagers Acres Vicinity Map

AL



43°36'42.33" N 116°37'15.24" W

Map data ©2021 Imagery ©2021 Maxar Technologies, State of Oregon, U.S. Geological Survey, USDA Farm Service Agency

Google

May 14, 2021 - landproDATA.com
Scale: 1 inch approx 500 feet

The materials available at this website are for informational purposes only and do not constitute a final document

Account	OwnerName	InCareOf	Address	City	State	ZipCode
R30905	ESKEW GLEN T		5403 E HOMEDALE RD	CALDWELL	ID	83607
R30901	ILKA MELVIN L LIFE ESTATE		5505 E HOMEDALE RD	CALDWELL	ID	83607
R30970	WAGERS THERESA REVOCABLE FAMILY TRUST		11568 MOSS LN	NAMPA	ID	83651
R30904	MCDANIEL CECILIA F		5505 MIDWAY RD	CALDWELL	ID	83605
R32476	BRADFORD SHIRLEY TRUST	JOHN CODY JOHNSTON=	2338 CHILCOMBE AVE	SAINT PAUL	MN	55108
R32755010	HAY CONSTANCE M		16963 MIDWAY RD	NAMPA	ID	83651
R32755207	LUTZ BARBARA A		5208 E HOMEDALE RD	CALDWELL	ID	83607
R32477	BRADFORD SHIRLEY TRUST	JOHN CODY JOHNSTON=	2338 CHILCOMBE AVE	SAINT PAUL	MN	55108
R32755020	RUIZ JOHNNY		16935 MIDWAY RD	NAMPA	ID	83651
R32755206	DAVIS GARY R		16940 JERICA CT	CALDWELL	ID	83607
R32755205	DEIDE GARY W		16900 JERICA CT	CALDWELL	ID	83607
R32755204	KRUGER FRED R		16890 JERICA CT	CALDWELL	ID	83607
R25536	NAZER RYAN		7834 S SEQUOIA TREE LN	SANDY	UT	84094
R24427	BRUMBAUGH STEPHEN W		11430 MOSS LN	NAMPA	ID	83651-8016
R25536010	NAZER RYAN		7834 S SEQUOIA TREE LN	SANDY	UT	84094
R24427010	EGUSQUIZA CLAUDE D		11496 MOSS LN	NAMPA	ID	83651
R24426	MCAMIS KRISTINA		11406 MOSS LN	NAMPA	ID	83651
R24422	STROUT KEITH	KEITH STROUT=	PO BOX 1674	NAMPA	ID	83653
R30962011	DAVIS DALE A		11745 MOSS LN	NAMPA	ID	83651
R30903	PHILLIPS JOHN S		5307 HOMEDALE RD	CALDWELL	ID	83607
R30900	MORRIS P JEAN REVOCABLE LIVING TRUST @ @		5715 E HOMEDALE RD	CALDWELL	ID	83607
R25546	DORENKAMP JAMES W		5712 HOMEDALE RD	CALDWELL	ID	83607
R25549510	GILBERT DANIEL ADRIAN		16933 PRAIRIE LN	NAMPA	ID	83651
R25549511	STONE GEORGE		16917 PRAIRIE LN	NAMPA	ID	83651
R25549512	MORRIS AARON S		16901 PRAIRIE LN	NAMPA	ID	83651
R25549513	ELD TIM		16877 PRAIRIE LN	NAMPA	ID	83651
R25541	WAGERS THERESA REVOCABLE FAMILY TRUST		11568 MOSS LN	NAMPA	ID	83651
R25530010G1	WALTERS GERRI RAE		16660 PORTNER RD	NAMPA	ID	83651
R25530010C	ALGER CHAD R		16656 PORTNER RD	NAMPA	ID	83651
R20503	FICKES STEVEN D		11985 W MEEKER AVE	NAMPA	ID	83651
R20504	BRYANT PATRICK H		PO BOX 3445	NAMPA	ID	83653-3445
R20505	PERKINS WILLIAM H		11945 MEEKER AVE	NAMPA	ID	83651
R20506	BURRI BARBARA S		11921 W MEEKER AVE	NAMPA	ID	83651
R20507	COLLINGWOOD NICHOLE JEANMANN		11905 WILMA LN	NAMPA	ID	83651
R20527	CRONIN JULIE A		11902 WILMA LN	NAMPA	ID	83651
R20529	WAGERS THERESA REVOCABLE FAMILY TRUST		11568 MOSS LN	NAMPA	ID	83651

DS

R20526	RAMSEY RON G		11866 WILMA LN	NAMPA	ID	83651
R20525	JEPPE MICHELLE A		115 S MAIN ST	HOMEDALE	ID	83628
R25530010B	HOPKINS JAMES	HOPKINS, RUTH=	16654 PORTNER RD	NAMPA	ID	83651
R20524	MITCHELL CASH F AND FRANCES M LIVING TRUST		11982 BONNIE LN	NAMPA	ID	83651
R20523	LOBB GERALD D		11976 BONNIE LN	NAMPA	ID	83651
R20522	STUCK STEPHANIE		11962 BONNIE LN	NAMPA	ID	83651
R20508	ALICE LAWRENCE B		11891 WILMA LN	NAMPA	ID	83651
R20530	SULLIVAN DON AND BETTY FAMILY TRUST		11842 WILMA LN	NAMPA	ID	83651
R20509	SIMPSON DOUG ALLAN		11863 WILMA LN	NAMPA	ID	83651
R20521	JEPPESEN RYAN		119646 BONNIE LN	NAMPA	ID	83651
R20528	ENES BONNIE KAY		11828 WILMA LN	NAMPA	ID	83651
R20549509	YOUNG TYSON ALEXANDER		16805 PRAIRIE LN	NAMPA	ID	83651
R20510	BORDERS ERIC J		11851 WILMA LN	NAMPA	ID	83651
R20520	CORNING LARRY R		11922 BONNIE LN	NAMPA	ID	83651
R20531	BURNIE SUB WATER USERS ASSN	CADDY, CHARLIE H III=	16604 BURDIE DR	NAMPA	ID	83651
R30962307	BARCLAY SCOTT		11656 HAWKINS AVE	NAMPA	ID	83651
R30962349	ESHELMAN TODD V		11619 W HAWKINS AVE	NAMPA	ID	83651
R30962350	MARTYSEVICH ROMAN		11591 W HAWKINS AVE	NAMPA	ID	83651
R30962351	MORRIS SCOTT		11579 W HAWKINS AVE	NAMPA	ID	83651
R30962352	GRAMMER JO SAUNA	JO SAUNA GRAMMER =	PO BOX 5942	BOISE	ID	83705
R30962353	JOHNSON JULIE		626 E TRAIL CREEK DR	NAMPA	ID	83686
R30962229	MORENO JORGE A		11533 W HAWKINS AVE	NAMPA	ID	83651
R30962230	ERICKSON LANNY D JR		11519 W HAWKINS AVE	NAMPA	ID	83651
R30962231	SMITH BRANDON M		11505 W HAWKINS AVE	NAMPA	ID	83651
R30962308	VALDEZ JAVIER		16441 N HAYLI ST	NAMPA	ID	83686
517	LAUREL MARIA I		11854 BONNIE LN	NAMPA	ID	83651
R40533	SANDOVAL RICARDO		16626 BURDIE DR	NAMPA	ID	83651
R24421121	SOLOMON PROPERTIES LLC		PO BOX 785	MERIDIAN	ID	83680
R20514	SALYARDS MONTE C		16621 BURDIE DR	NAMPA	ID	83651
R24424	EGUSQUIZA CLAUDE D		11496 MOSS LN	NAMPA	ID	83651
R25539	BABCOCK RICHARD K		11742 MOSS LN	NAMPA	ID	83651
R25534	LINK BROOKE		11726 MOSS LN	NAMPA	ID	83651
R25533	SAPP BRAD		11708 MOSS LN	NAMPA	ID	83651
R25535	NAZER LAVERNE	LAVERNE NAZER-JOHNSON	45 N 800 E #2	ROOSEVELT	UT	84066
R25540	LUSK ROSALIND A		16623 PORTNER RD	NAMPA	ID	83651-8060
R25532	WAGERS THERESA REVOCABLE FAMILY TRUST		11568 MOSS LN	NAMPA	ID	83651
R25531	PEARL KATHLEEN ANN		11512 MOSS LN	NAMPA	ID	83651

R20516	TEETER STACI L		11834 BONNIE LN	NAMPA	ID	83651
R20511	THIEL CURTIS L		11829 WILMA LN	NAMPA	ID	83651
R20519	BRISCOE DAVID	DAVID BRISCOE=	16433 N MIDLAND BLVD #5	NAMPA	ID	83687
R25530010G	ELERICK HAROLD S	JIM HOPKINS=	16654 PORTNER RD	NAMPA	ID	83651
R20512	ERVINE COLIN R		11801 WILMA LN	NAMPA	ID	83651
R20518	SILL LOUIS A JR		11902 BONNIE LN	NAMPA	ID	83651
R20513	GUNDERSON MARILYN		16641 BURNIE DR	NAMPA	ID	83651
R20532	MONTGOMERY LINDA L		16636 BURNIE DR	NAMPA	ID	83651
R25530010A	SUFFICOOL FAMILY TRUST		1205 WALNUT CREEK CT	NAMPA	ID	83686
R25530010A2	PAGE BRADFORD LEE		16646 PORTNER RD	NAMPA	ID	83651
R25530010A1	YOUNG JERRY ARNOLD		16650 PORTNER RD	NAMPA	ID	83651-8000
R25530010A1	SARGSYAN VAHAGN		835 S WILD PHLOX PL	BOISE	ID	83709
R20534	CADDY CHARLIE		16604 BURNIE DR	NAMPA	ID	83651
R20515	FERNANDEZ DIANA		16589 BURNIE DR	NAMPA	ID	83651
R25537	COLBERG LARS		16611 PORTNER RD	NAMPA	ID	83651
R20535	EMRY STEELY		16574 BURNIE DR E	NAMPA	ID	83651
R30962306	COREY BARTON HOMES INC		1977 E OVERLAND RD	MERIDIAN	ID	83642
R30962305	CIVELLO HERBERT V		11628 W HAWKINS AVE	NAMPA	ID	83651
R30962304	JENSEN LARRY		11614 W HAWKINS AVE	NAMPA	ID	83651
R30962303	SUMNER JOHN M		11590 W HAWKINS AVE	NAMPA	ID	83651
R30962302	JOHNSON BONNIE		11568 W HAWKINS AVE	NAMPA	ID	83651
R30962200	RAASS ANTHONY FIONOA		11556 W HAWKINS AVE	NAMPA	ID	83651
R30962256	MOSS POINTE HOMEOWNERS ASSOCIATION		11406 W GRAHAM	NAMPA	ID	83651
R30962201	SAYLES VIOLA		11524 W HAWKINS AVE	NAMPA	ID	83686
R30962202	STOLTENBERG LARRY D LIFE ESTATE		11510 W HAWKINS AVE	NAMPA	ID	83651
R 962203	BROCKMAN BRYCE A		11496 W HAWKINS AVE	NAMPA	ID	83651
R30962204	THOMAS RUSSELL		11482 W HAWKINS AVE	NAMPA	ID	83651
R30962348	MARTINEZ JOSHUA		16454 N HAYLI ST	NAMPA	ID	83651
R32757010	HUREMOVIC BESIM		16225 MANATEE AVE	CALDWELL	ID	83607
R32757	ENVISION CASH FLOW LLC		PO BOX 636	KUNA	ID	83634
R2554501	WILLIAMS WESTLEY A		16763 PORTNER RD	NAMPA	ID	83651
R30899	COLORADO RIVER 500 LLC		471 MEDFORD CT UNIT 102	LONG BEACH	CA	90803
R30899012	COLORADO RIVER 500 LLC		471 MEDFORD CT UNIT 102	LONG BEACH	CA	90803
R30901010	COLORADO RIVER 500 LLC		471 MEDFORD CT UNIT 102	LONG BEACH	CA	90803
R32758	ARELLANO MARIA S		16715 MIDWAY RD	NAMPA	ID	83651
R32756	DURMIC AMIR		16767 MIDWAY RD	NAMPA	ID	83651

5

CANYON COUNTY LISTING - R30970, R205229, R25541, R25532 - 300 feet
January 21, 2021

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.

A5

THIS INSTRUMENT FILED FOR RECORD BY STEWART TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EFFECTS UPON THE TITLE.

2018-013791
RECORDED
04/03/2018 03:47 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 LBERG \$15.00
TYPE: DEED
STEWART TITLE - EMERALD OFFICE
ELECTRONICALLY RECORDED

2018-012898
RECORDED
03/29/2018 10:23 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 SDUPUIS \$15.00
TYPE: DEED
STEWART TITLE - EMERALD OFFICE
ELECTRONICALLY RECORDED

Re-recorded to include legal

Re-recorded to correct legal **QUITCLAIM DEED**

THIS INDENTURE, made this 13th day of February, 2018, between

Larry Wagers and Leigh Wilson, husband and wife, and Donald Garrison and Charlotte Garrison, husband and wife, as **GRANTOR(S)** and

Theresa C. Wagers, Trustee or her successors in Trust, under the Theresa Wagers Revocable Family Trust, dated January 24, 2018, and any amendments thereto **GRANTEE(S)**

whose current address is 11568 Moss Lane, Nampa, ID 83651.

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee(s) and to its heirs and assigns all that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO


Parcel Number: 25532000 0, 20529000 0, 25541000 0, and 30970000 0


TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

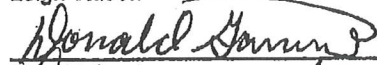
TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.


IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

2018-013978
RECORDED
04/04/2018 02:44 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 HCRETAL \$15.00
TYPE: DEED
STEWART TITLE - EMERALD OFFICE
ELECTRONICALLY RECORDED



Larry Wagers


Leigh Wilson


Donald Garrison


Charlotte Garrison

Alc

THIS INSTRUMENT FILED FOR RECORD BY STEWART TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS AFFECTS UPON THE TITLE.

Electronically recorded -- Do not remove the county stamped first page as it is now incorporated as part of the original document.

Recorded Electronically
ID: 2018-012898
County _____
Date 3/29/18 Time _____
Simplifile.com 800.460.5657

Re-recorded to correct legal
Re-recorded to include legal

QUITCLAIM DEED

THIS INDENTURE, made this 13th day of February, 2018, between

Larry Wagers and Leigh Wilson, husband and wife, and Donald Garrison and Charlotte Garrison, husband and wife, as **GRANTOR(S)** and

Theresa C. Wagers, Trustee or her successors in Trust, under the Theresa Wagers Revocable Family Trust, dated January 24, 2018, and any amendments thereto **GRANTEE(S)**

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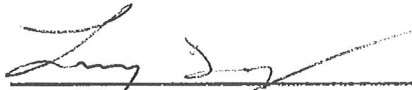
SEE EXHIBIT "A" ATTACHED HERETO


Parcel Number: 25532000 0, 20529000 0, 25541000 0, and 30970000 0


TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.


TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.



Larry Wagers


Leigh Wilson


Donald Garrison


Charlotte Garrison

State of Idaho

) ss.

County of Ada

On this 5 day of MARCH, 2018, before me, the undersigned, a Notary Public, in and for said State, personally appeared Larry Wagers and Leigh Wilson known to me, and or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Sarah L Lyle

Notary Public: Sarah L. Lyle

Notary resides: Boise, ID

My commission expires: 9/24/18



State of New York)
County of Dutchess) ss.

On this 17 day of February, 2018, before me, the undersigned, a Notary Public, in and for said State, personally appeared Donald Garrison and Charlotte Garrison known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

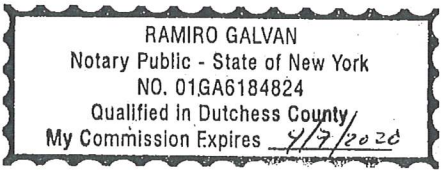
WITNESS MY HAND AND OFFICIAL SEAL.

Ramiro Galvan

Notary Public: Ramiro Galvan

Residing at Wappinger Falls, N.Y.

My commission expires 04/07/2020



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EXHIBIT "A"
LEGAL DESCRIPTION

1. Real property located at 11568 Moss Lane, Nampa, ID:

All of Lot 5, and the West Half of Lot 4, of Portner Subdivision, in the East One-Half of the Northwest Quarter, Section 7, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho.

2. Real property located on Wilma Lane and at 16645 Portner Rd., Nampa, ID:

Parcel #1:

Lots 3, 4, 5, 6, 7 and part of Lots 2, 8, 9 and 10, all in Block 3 of Burnie Subdivision in Government Lot 2 of Section 7, Township 3 North, Range 2 West of the Boise Meridian more particularly described to-wit:

Beginning at the Northeast corner of Block 3 of Burnie Subdivision, the INITIAL POINT; thence South 89°50'30" West 470 feet along the North line of said Block 3, to the Northwest corner of Lot 2 of said Block 3; thence South 0°09'30" East 80.08 feet to a point which is North 44°02' East 100 feet from the Southwesterly line of said Block 3; thence South 45°58' East 458.54 feet on a line parallel to the said Southwesterly line of Block 3, to a point in the West line of Lot 7 of said Block 3 which is North 0°01' East 2.67 feet from the Southwest corner of said Lot 7; thence South 0°01' West 2.67 feet to the Southwest corner of said Lot 7; thence South 89°50' East 140 feet to the Southeast corner of said Lot 7; thence North 0°01' East 402.81 feet along the East line of said Block 3 to the INITIAL POINT.

This tract contains 3.12 acres more or less and is subject to existing rights of way.

Parcel #2:

Lot 7 of Portner's Subdivision of the E1/2NW1/4 of Section 7, Township 3 North, Range 2 West of the Boise Meridian, containing 10 acres, more or less, together with the water and water rights, ditches and rights of way for ditches thereunto belonging or used in connection therewith.

3. Real property located at 5202 Homedale Rd., Caldwell, ID:

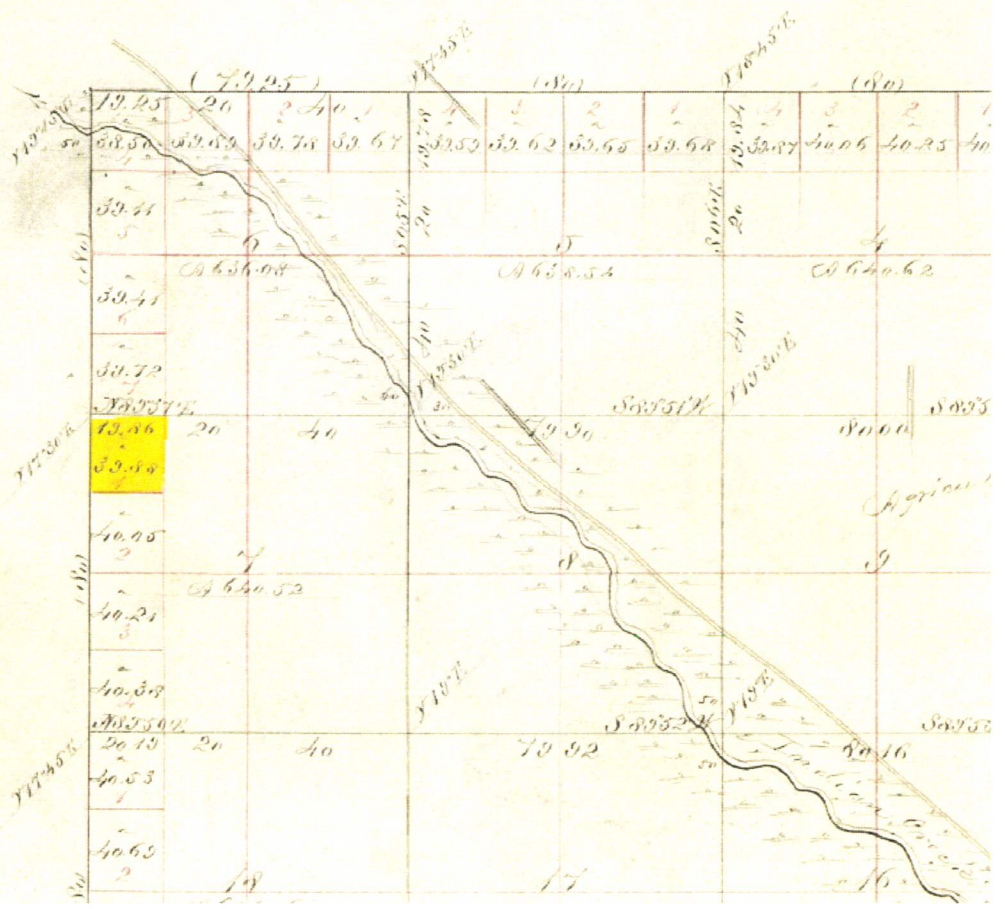
Lot 1 of Section 7, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, together with all water rights and rights-of-way for ditches thereunto belonging or used in connection therewith.

* 89°59'



Township No 3 North, Range

Duplicate filed with U. S. Land Office
 District of N. D. per Register's receipt



May 14, 2021

BOUNDARY LOT 1, SECTION 7

A parcel of land being and comprising a portion of Lot 1, Section 7, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

BEGINNING at a found 3" Brass Cap for the northwest corner of said Lot 1, Section 7, (Corner Record No. 2019-018955), WHENCE a found 2 1/2" Aluminum Cap for the West 1/4 corner of said Section 7, (Corner Record No. 2019-018956) bears South 00° 24' 12" West, a distance of 2643.36 feet;

THENCE coincident with the northerly line of said Lot 1, Section 7, South 89° 37' 41" East a distance of 1302.03 feet to a found 5/8" rebar and yellow plastic cap stamped "FLSI PLS 7612", being the northeast corner of said Lot 1, Section 7, identical to the northwest corner of the Portner Subdivision filed as Book 4, Page 45 on July 26, 1911 in the Office of the Canyon County Recorder;

THENCE coincident with the easterly line of said Lot 1, Section 7 and the westerly line of said Portner Subdivision, South 00° 35' 37" West a distance of 1322.73 feet to the southeast corner of said Lot 1, Section 7, identical to the southwest corner of Lot 8 of said Portner Subdivision and the northeast corner of the Burnie Subdivision filed as Book 7, Page 31, Instrument No. 573521 on November 24, 1955 in the Office of the Canyon County Recorder;

THENCE leaving said westerly line of the Portner Subdivision, coincident with the southerly line of said Lot 1, Section 7 and the northerly line of said Burnie Subdivision, North 89° 34' 55" West a distance of 63.52 feet;

THENCE leaving said southerly line of said Lot 1, Section 7 and said northerly line of Burnie Subdivision, North 39°05'04" West a distance of 155.74 feet;

THENCE North 46°14'39" West a distance of 58.73 feet;

THENCE South 36°2'47" West a distance of 110.79 feet;

THENCE along a curve to the LEFT, having an arc length of 18.55 feet, a radius of 225.00 feet, a central angle of 04° 43' 30", and a chord of North 52°47'43" West, a distance of 18.55 feet;

THENCE North 55°09'28" West a distance of 37.91 feet;

THENCE South 34°50'32" West a distance of 53.00 feet;

THENCE along a curve to the RIGHT, having an arc length of 28.27 feet, a radius of 18.00 feet, a central angle of 90° 00' 00", and a chord of South 10°09'28" East, a distance of 25.46 feet;

THENCE South 34°50'32" West a distance of 13.84 feet;

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THENCE along a curve to the RIGHT, having an arc length of 47.03 feet, a radius of 48.50 feet, a central angle of 55° 33' 40", and a chord of South 62°37'22" West, a distance of 45.21 feet;

THENCE South 0°25'5" West a distance of 1.72 feet to a point conterminous with said southerly line of Lot 1, Section 7 and said northerly line of Burnie Subdivision;

THENCE coincident with said southerly line of Lot 1, Section 7 and said northerly line of Burnie Subdivision, North 89°34'55" West a distance of 908.56 feet to the southwest corner of said Lot 1, Section 7 and the northwest corner of said Burnie Subdivision;

THENCE coincident with the westerly line of said Lot 1, Section 7, North 00° 24' 12" East a distance of 1321.68 feet to the POINT OF BEGINNING.

The above described parcel contains 1692566.25 square feet or 38.86 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

The basis of bearing for this parcel is South 00° 24' 12" West between the northwest corner and the West 1/4 corner of said Section 7.

Robert Gromatzky, P.L.S.

License No. 17216

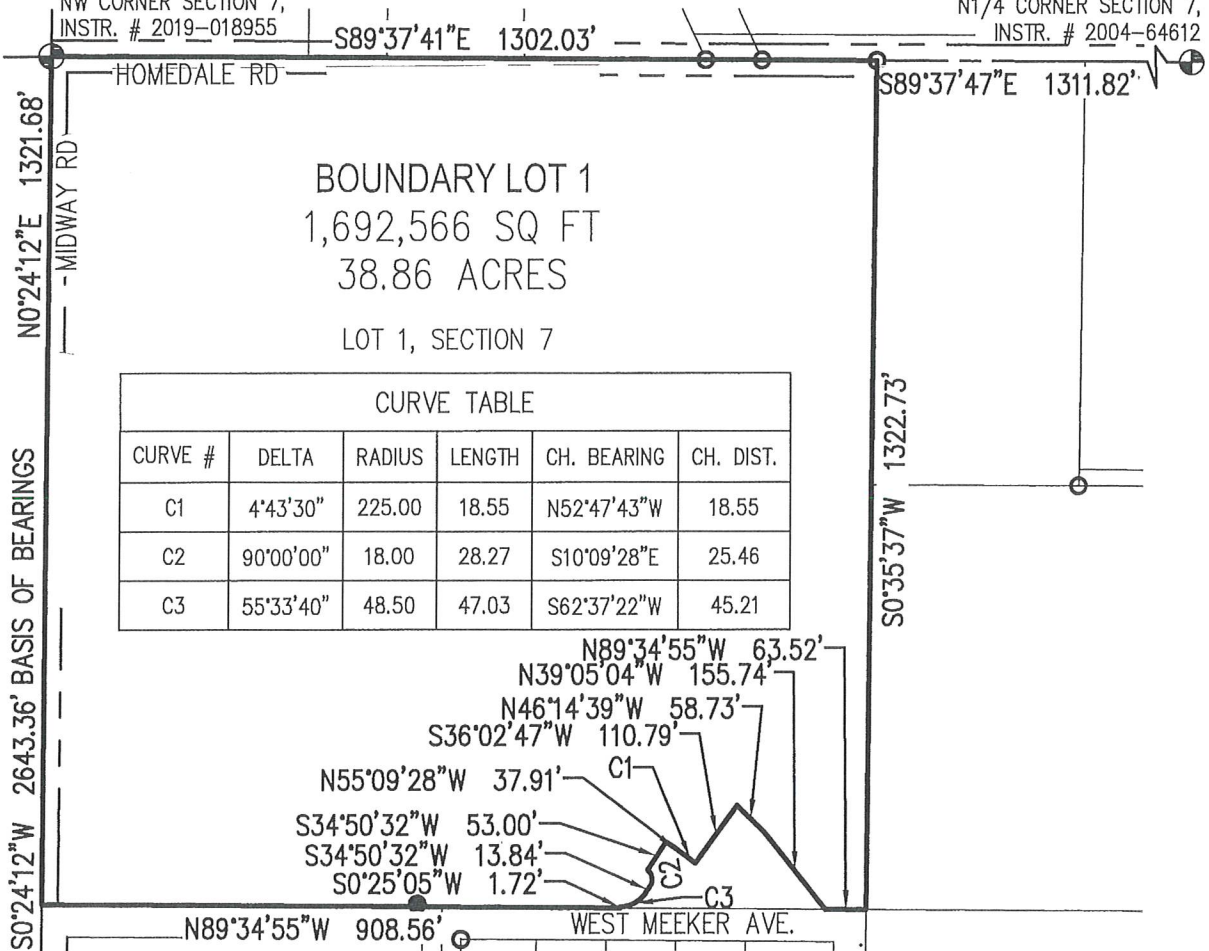


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BOUNDARY LEGAL DESCRIPTION EXHIBIT—LOT 1
SECTION 7, TOWNSHIP 3 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CANYON COUNTY, IDAHO

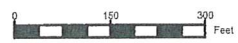
POINT OF BEGINNING
FOUND 3" BRASS CAP
NW CORNER SECTION 7,
INSTR. # 2019-018955

FOUND 5/8" REBAR W/YELLOW
CAP STAMPED "DANG PLS 11463"
N1/4 CORNER SECTION 7,
INSTR. # 2004-64612



S0°24'12"W 2643.36' BASIS OF BEARINGS

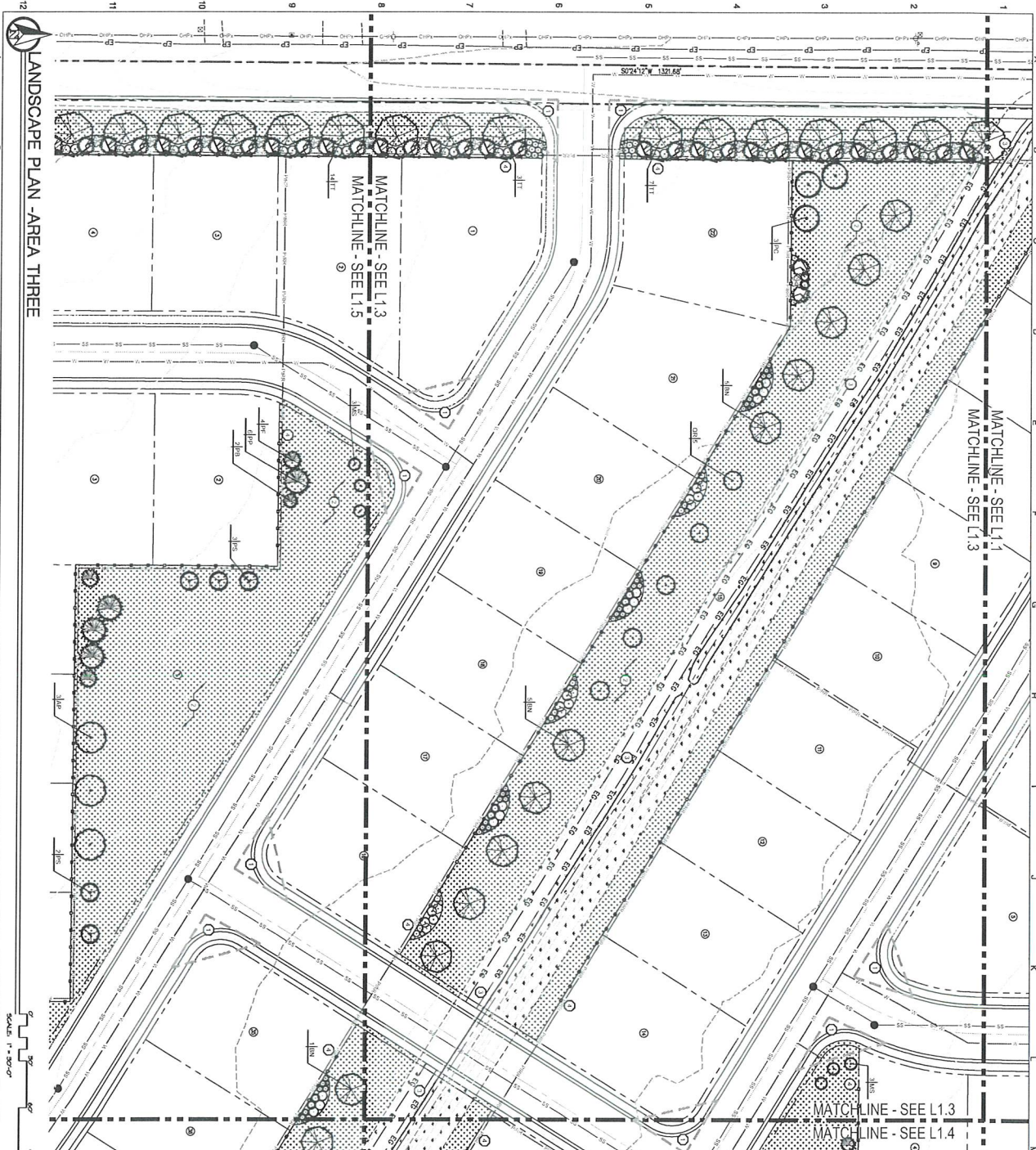
FOUND 2 1/2" ALUMINUM
CAP W1/4 CORNER
SECTION 7, INSTR. #
2019-018956



SHEET NUMBER 3 Of 3	LEGAL DESCRIPTION EXHIBIT BOUNDARY - LOT 1 LEIGH WILSON WAGERS	DRAWING INFO	SHEET INFO	
		B000172.00	DRAWN	RAG
		200172.00 - VX - LEGAL_EXHIBITS_CALDW	CHECKED	###
		1"=300'	LAST EDIT	5/15/2021
			PLOT DATE	

NV15
690 Industry Way, Suite 10
Meridan, ID 83642
208-342-5400 www.NV5.com

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LANDSCAPE LEGEND

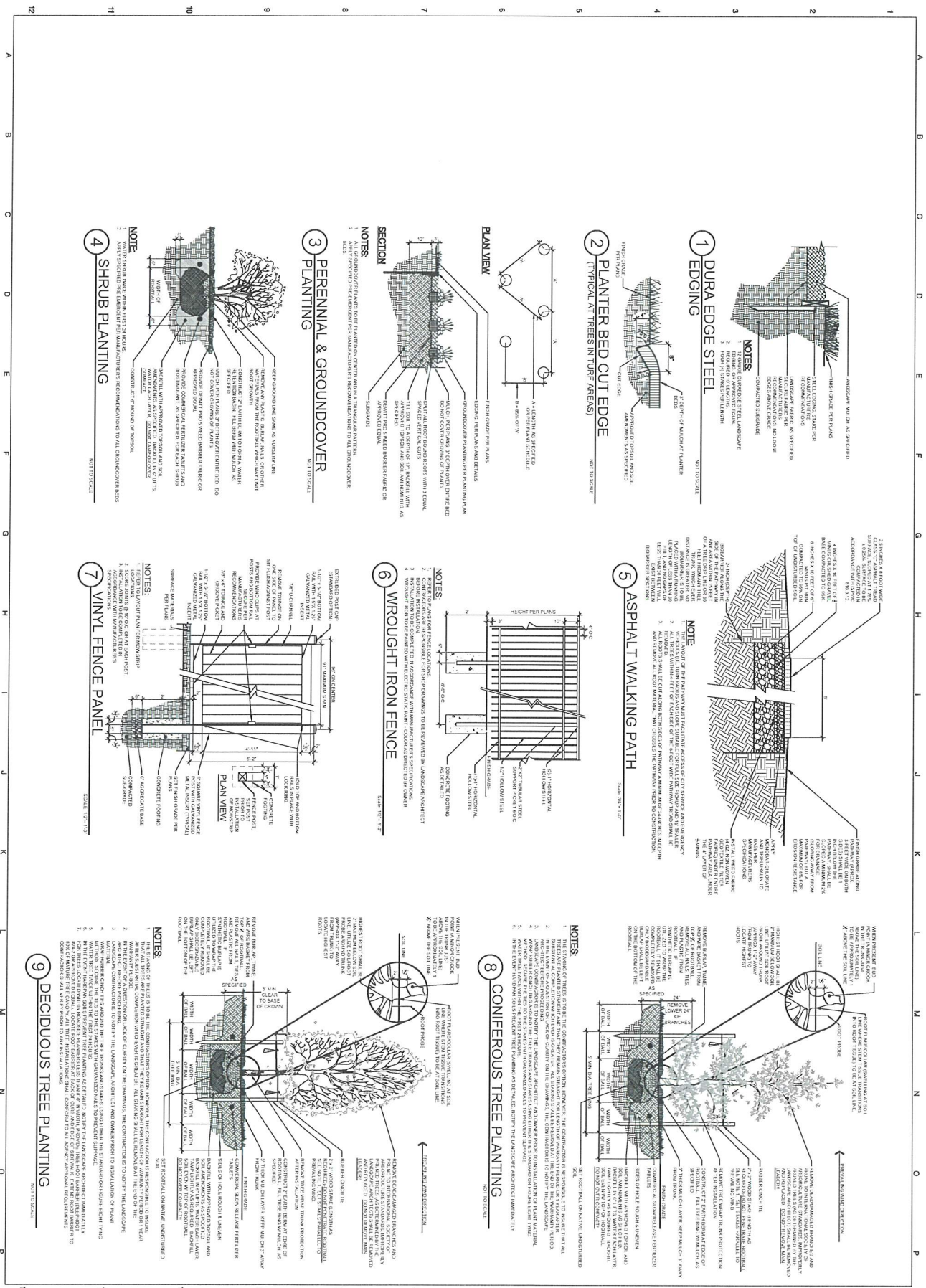
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●	PLANTING TO BE INSTALLED	NEW
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CALLOUT LEGEND

○	VISION TRANSPARENT	○	VISION OPAQUE
○	OPEN GRASSY PLAY SPACE	○	OPEN GRASSY PLAY SPACE
○	OPEN GRASSY PLAY SPACE	○	OPEN GRASSY PLAY SPACE

PLANT SCHEDULE

SYM	COMMON NAME	PLANTING	MAINTENANCE	CLASS
01	DOGWOOD	2" B&B	15' HIG	CLASS II
02	RED TWIG DOGWOOD	2" B&B	15' HIG	CLASS II
03	SMOKY MOUNTAIN DOGWOOD	2" B&B	15' HIG	CLASS II
04	FRANCIS CREEK DOGWOOD	2" B&B	15' HIG	CLASS II
05	FLORIDA DOGWOOD	2" B&B	15' HIG	CLASS II
06	ROCKY HILL DOGWOOD	2" B&B	15' HIG	CLASS II
07	GLAZED DOGWOOD	2" B&B	15' HIG	CLASS II
08	BRICKER DOGWOOD	2" B&B	15' HIG	CLASS II
09	BLACK DOGWOOD	2" B&B	15' HIG	CLASS II
10	STAG DOGWOOD	2" B&B	15' HIG	CLASS II
11	WALNUT DOGWOOD	2" B&B	15' HIG	CLASS II
12	AMERICAN DOGWOOD	2" B&B	15' HIG	CLASS II
13	WILD CANE DOGWOOD	2" B&B	15' HIG	CLASS II
14	WOODRUFF DOGWOOD	2" B&B	15' HIG	CLASS II
15	WHITE DOGWOOD	2" B&B	15' HIG	CLASS II
16	YELLOW DOGWOOD	2" B&B	15' HIG	CLASS II
17	PINK DOGWOOD	2" B&B	15' HIG	CLASS II
18	ORANGE DOGWOOD	2" B&B	15' HIG	CLASS II
19	GREEN DOGWOOD	2" B&B	15' HIG	CLASS II
20	PURPLE DOGWOOD	2" B&B	15' HIG	CLASS II
21	BROWN DOGWOOD	2" B&B	15' HIG	CLASS II
22	BLACK DOGWOOD	2" B&B	15' HIG	CLASS II
23	BROWN DOGWOOD	2" B&B	15' HIG	CLASS II
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42	BLACK DOGWOOD	2" B&B	15' HIG	CLASS II
43	BROWN DOGWOOD	2" B&B	15' HIG	CLASS II



811 CALL 1-800-4-A- Dig Before You Dig 2023 S. 40th Ave Boise, ID 83705 208-342-8422 www.811.com	SOUTH BECK & BAIRD South Landscape Architecture P.C. c/o South Beck & Baird Landscape Architecture P.C.	DATE: 4/17/2024	PROJECT NUMBER: 21-020	PROJECT NAME: WAGER ACRES	PROJECT ADDRESS: 5202 Homedale Rd. Caldwell, Idaho 83607
LANDSCAPE DETAILS Wager Acres Subdivision 5202 Homedale Rd. Caldwell, Idaho 83607					
12.0					

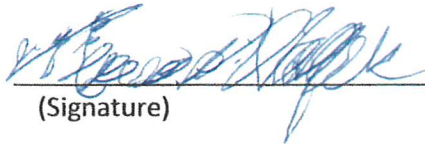
AS

Property Owner Acknowledgement

I, Theresa Wagers Family Trust, the record owner for real property addressed as 11508 MOSS LN Nampa ID 83651, am aware of, in agreement with, and give my permission to Leigh Wagers, & NV5, 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).

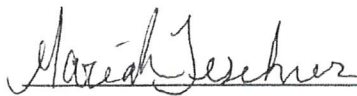
Dated this 11 day of May, 2021


(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Mariah Teschner, a Notary Public, do hereby certify that on this 11 day of May, 2021, personally appeared before me Theresa C. Wagers, 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 223 11th Ave S Nampa ID 83651
My Commission Expires 08/24/2026

MARIAH TESCHNER
COMM. #20203296
NOTARY PUBLIC
STATE OF IDAHO

AG



CITY OF
Caldwell, Idaho

Round Table Meeting Form

Date: 3-3-21 11am

Project Name: Caldwell 50

The intent of the roundtable meeting is to provide information in regards to city code, policies, and procedures. It does not constitute approvals of a site plan, access points, street sections, variances or waivers of policy, etc. Additional requirements may become apparent upon review of an application.

Site Address: 11077 MARBLE FRONT RD

Parcel #: R3408701200/R34088/R3408801

Applicant Architect Engineer Other:

Name: Bonnie Layton

Email Address:

Phone #:

Applicant Architect Engineer Other:

Name: Brian Sinderhoff

Email Address:

Phone #:

Applicant Architect Engineer Other:

Name: Matt Munger

Email Address:

Phone #:

Applicant Architect Engineer Other:

Name: Ryan Young

Email Address:

Phone #:

City Staff Present

Deb R. Robb M. Chris B. Alan P. Lisa R. Jerome M. Steve / Steven

Proposal Description

Annexation and prelim plat
189 lots
proposing a little over 8% open space

PLANNING & ZONING DEPARTMENT

NO REQUIREMENTS

Project Name: **Caldwell 50**

Type of Application (check all that apply)

- Annexation
 Rezone
 Special-Use Permit
 Planned Unit Dev.
 Preliminary Plat
 Simple Lot Split
 Variance
 Ordinance Amend.

<u>Zoning:</u> Current: County Proposed:	<u>Comp Plan:</u> Current: Proposed: med dens	<u>City Limits:</u> <input type="checkbox"/> Yes <input type="checkbox"/> No	<u>Overlay, Districts & Corridors:</u> <input type="checkbox"/> APO-1 <input type="checkbox"/> Historic District <input type="checkbox"/> APO-2 <input type="checkbox"/> Indian Creek Corridor
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General Site Information

of existing buildings: Total sq. ft.: Buildings to be torn down? Yes No
 New construction: Yes No Total new sq. ft.: Addition: Yes No Total addition sq. ft.:

Parking

Parking required: Yes No Minimum # spaces: Maximum # spaces:
 Parking Lot Landscaping Required? Yes No Bicycle Parking Required? Yes No
 See City Zoning Code 10-02-05 and 10-07-09 for additional parking/parking lot requirements.

Street Landscape Buffers

Not Required
 Street #1: **Marblefront** Width: **10** Street #3: **Ward** Width: **15**
 Street #2: **Middleton** Width: **25** Street #4: **Joplin** Width:
 Buffers between differing land uses: Yes No Width: Landscaping required: Yes No
 Pathways required? Yes No Major Pathway Minor Pathway

Signage

New signage? Yes No Sign permit required? Yes No See City Zoning Code 10-02-06 and 10-07-04(15).

Minimum Setbacks

Front: Rear: Internal Side: Street Side:

Minimum Lot Dimensions:

Width: Depth: Frontage:

Additional Information

Density - R2 cannot exceed 4 units per acre
 Open space percentage must qualifying open space (no storm drainage, street buffers)
 Landscape buffer required outside of ROW
 Marble Front is a 10' street landscape buffer outside of ROW
 Joplin is 15' street landscape buffer outside of ROW
 Pathways - major pathway (5 ft landscape buffers on each side) with connectivity to adjacent developments

BUILDING DEPARTMENT

NO REQUIREMENTS

Project Name: **Caldwell 50**

Applications Required

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction/Addition | <input type="checkbox"/> Change of Use/Occupancy | <input type="checkbox"/> Electrical Permit |
| <input type="checkbox"/> Plumbing Permit | <input type="checkbox"/> Mechanical Permit | <input type="checkbox"/> Sign Permit |
| <input type="checkbox"/> Demolition Permit | <input type="checkbox"/> Fence Permit | <input type="checkbox"/> Other: |

ADA Requirements

N/A

- | | | |
|------------------------------------|--|---|
| <input type="checkbox"/> Entrances | <input type="checkbox"/> Ramps | <input type="checkbox"/> Bathrooms |
| <input type="checkbox"/> Doorways | <input type="checkbox"/> Door Hardware | <input type="checkbox"/> Accessible Route to Public Way |

Building Separation Requirements: Yes No Plans prepared by State of Idaho licensed architect: Yes No

Current Building Occupancy Classification: Proposed Building Occupancy Classification:

Will the proposed use require: Underground grease interceptor Under-the-sink grease trap N/A

Plumbing Information

N/A

Water Pipe Sizing: Drain Sizing: Treated Building Drainage: Yes No

When these items are field reviewed, typically the job is already installed and corrections may involve stopping the project from cover and possible removal of pipe and/or fixtures and days in waiting to hear back from the design professional.

Additional Information

Building Permit Process

1. Complete the appropriate Building Department application.
2. Submit completed application to the Building Department with two (2) COMPLETE SETS OF PLANS.
3. Two (2) complete sets of plans shall be submitted along with the building permit application. The two sets of plans shall have the wet stamp of the architects and/or engineers that prepared the plans. A complete package shall include but not be limited to architectural, structural, plumbing, mechanical and electrical plans. Please include additional documentation such as structural calculations, specification books and energy compliance forms to help speed up the plan review process. The complete package shall also include all storm water calculations and detailed civil plans as prepared and stamped by a civil engineer. The complete package shall also include a landscaping plan, along with the landscaping plan application, that has been stamped by a licensed landscaped architect.
4. Application is processed through the Building Department and distributed to Planning and Zoning, Engineering and Fire for review and approval. The Building Department does not review the application until P&Z, Engineering and Fire have reviewed and approved the application. PLEASE NOTE: Most of the time revisions to the plans are necessary before approval is received from any department.
5. Once the Building Department receives the approved application from P&Z, Engineering and Fire, it performs its review and issues a plan review letter that typically asks for revisions before a permit may be issued.
6. Once the revisions have been re-submitted to the Building Department, as a complete packaged set in all 4 sets, and the revisions have been reviewed and approved, the Building Department will issue a permit.
7. Applicant will receive a phone call letting him/her know the permit is ready to pick up, along with the amount of the fees, which are payable at the time of picking up the permit.

Certificate of Occupancy (C of O) Process

1. Inspections must be requested by the applicant. The applicant is responsible for calling to schedule inspections.
2. No temporary or permanent C of O or certificate of completion shall be issued until all inspections have been requested, conducted and passed.
3. If an inspection is not passed the first time, the applicant is responsible for completing the items necessary to pass a re-inspection and is also responsible for calling to schedule a re-inspection.
4. On shell buildings, a C of O (either temporary or permanent) will not be issued for any tenant improvement until the certificate of completion has been issued for the shell.
5. **THE BUILDING MAY NOT BE OCCUPIED IN ANY WAY, FASHION OR FORM UNTIL A TEMPORARY OR PERMANENT C OF O HAS BEEN ISSUED. THIS INCLUDES OCCUPATION FOR ANY STAFF TRAININGS AS WELL AS MOVING IN ANY EQUIPMENT, FURNITURE, ETC. IT INCLUDES ANYONE OCCUPYING THE BUILDING EXCEPT CONSTRUCTION PERSONNEL.**
6. A permanent C of O is not issued until every single item required from all 4 departments has been completed, inspected and approved.

Commercial Permit Guide Packet Provided to Applicant(s): Yes No

ENGINEERING DEPARTMENT

NO REQUIREMENTS

Project Name: **Caldwell 50**

<u>Right-of-Way Dedications</u>			<input type="checkbox"/> N/A
Street #1: Middleton	ROW required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Feet from centerline: 50	
Street #2: Joplin	ROW required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Feet from centerline: 35	
Street #3:	ROW required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Feet from centerline:	
Street #4:	ROW required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Feet from centerline:	
No encroachments allowed within the public right-of-way.			
<u>Approaches</u>			
# of existing:	Location(s):		
# of proposed:	Location(s):		
<u>Street Improvements:</u>			<input type="checkbox"/> N/A
Curb/gutter installation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sidewalk installation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Street asphalt widening: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alley improvements: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<u>Storm water requirements:</u>		<u>Irrigation requirements:</u>	
<input checked="" type="checkbox"/> Yes, per City Manual <input type="checkbox"/> Not Required		<input checked="" type="checkbox"/> Yes, per City Standards <input type="checkbox"/> Not Required	
Existing sewer/water facilities running through property: <input type="checkbox"/> Yes <input type="checkbox"/> No Encroachments in easements: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Closest sewer:		Size of sewer line:	
Sewer extension required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Size of required sewer line:	
Closest water:		Size of water line:	
Water extension required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Size of required water line:	
Traffic Impact Study: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Usage Fees: yes	Flood Plain: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Floodway: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<u>Additional Information</u>			
<p>All access shall be on Joplin Access still needs to be acquired and approved. Access to the West - not sure that is a good location, better to push that North. Marble Front is going to be cut off from Middleton Road. Need to make sure all out parcels have connectivity to a public road. Coordination w/ CHD4 for all road and access improvements TIS will be required - traffic mitigation fees will be assessed based on trip generation. Engineering will have to review the water/sewer proposals Frontage improvements are required along Middleton (principal arterial) and Joplin (collector), will not be required on Ward. Robb will need to check with the highway district on Marble Front There is a requirement to extend the 12" water main on Joplin Recommend getting with Mandalay to discuss sharing costs All storm water has to be collected on site For any discharge of any water body you need to get permission from the operator of the water body. They encourage you to tie into an existing PI station if available. Water/sewer connection fees Mitigation requirements are due at the beginning of each phase. Lift station should be located at low point along Middleton Road. City pushing trunk line out could be a year or two out Sewer to the South is an option, there are some hurdles with that; may impact Mandalay and need to work with the highway district</p>			

Addressing related to any new development and/or re-development of a site is subject to change in accordance with City Code.
 Addressing should be verified with Mapping Dept. prior to incurring any expense related to marketing materials, letterhead, etc.

May 14, 2021

Ms. Lori Colligan
Associate Planner
City of Caldwell
411 Blaine Street
Caldwell, ID 83605

via email

**RE: Wagers Acres – Parcel No. R3097000000
Annexation, Zoning & Preliminary Plat Application**

Dear Ms. Colligan,

On behalf of our client, Teresa Wagers Family Trust, please accept the attached applications for Annexation, Zoning and Preliminary Plat for the subject property approximately 40 acres located at the southeast corner of Midway Avenue and Homedale Road. Our request is to Rezone the property from the Canyon County designation of AG – Agriculture to R-2 Medium Density Residential. This request is supported by the 2040 City of Caldwell Comprehensive Plan and Future Land Use Map designation for Medium Density Residential. The project proposes to develop 120 building lots ranging in size from 7,000 to 11,615 square feet, with the average lot size of 8,111 square feet.

Wagers Acres will be a single family detached residential subdivision with a gross density of 2.72 dwelling units per acre, along with a variety of community amenities including parks with grassy play areas, a tot lot, picnic tables and benches, along with landscape buffers and pathways. In addition to providing 106 building lots the project contemplates 3.82 acres of qualified open space (9.8%) including pathways and sidewalks providing connectivity to two large parks. The larger park areas are located to be the focal point at the main entrances off Homedale Road and Midway Avenue. The parks and qualifying open space areas are dispersed throughout the site and are connected to the surrounding residential lots by sidewalks. In total there are 14 common lots dispersed throughout the site that will be developed, irrigated and landscaped in accordance with City of Caldwell standards. Enhanced landscape buffer areas have also been added, exceeding city minimum standards, along Midway and Homedale to provide for additional buffering.

Sewer flows are proposed to be collected onsite by 8-inch diameter sewer main lines located within the streets that will direct flows to existing sewer infrastructure located in Homedale

Road. The sewer collection system will consist entirely of gravity collection and is proposed to connect to an existing sewer manhole located within Homedale Road approximately 1,700 feet westerly of the site.

Water is proposed to be provided to the new lots via 8-inch diameter water mains to be located within the new streets. The water mains are proposed to connect to existing waterline infrastructure located within Homedale Road and along the westerly boundary of the site.

Additionally, a Traffic Impact Study was submitted to the City of Caldwell's Engineering Department on March 31, 2021 under the project name Wagers Acres. The TIS encompasses the 40 acres being annexed into the City of Caldwell along with 20 acres to the southeast also owned by the Teresa Wagers Family Trust of which we are also currently planning to submit to the City of Nampa for annexation and preliminary plat.

Overall, we believe our project will compliment the surrounding approved and proposed residential developments and provide much needed housing in the area.

We have appreciated your and the rest of city staff's assistance and guidance on this project are pleased to submit these applications for your review and consideration.

If you have any questions please do not hesitate to contact me at 208-724-2624.

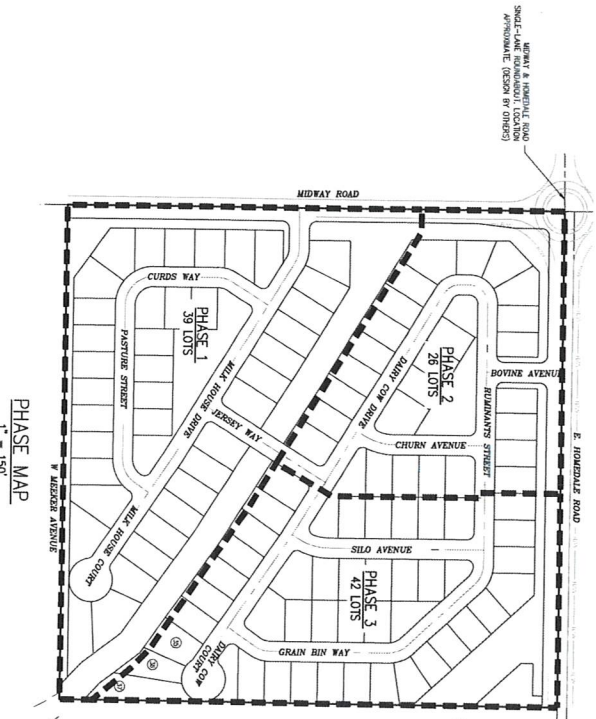
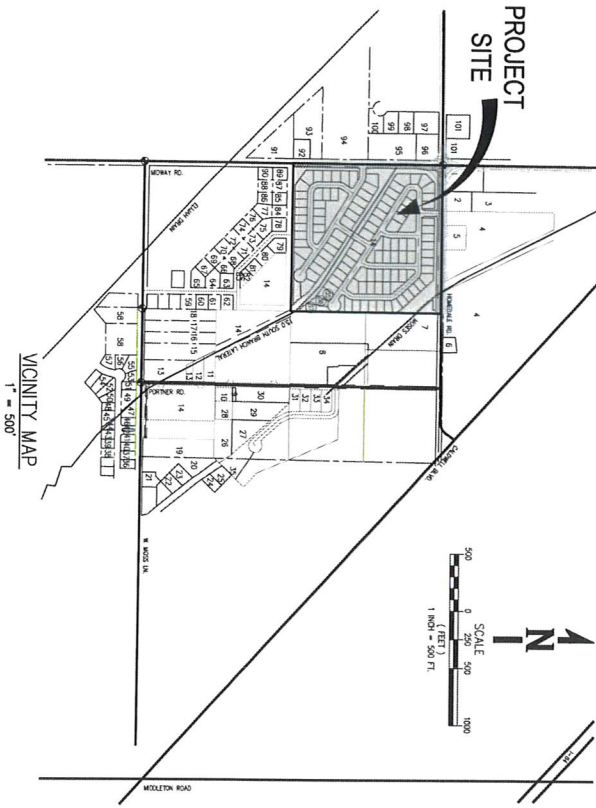
Kind regards,

Bonnie L. Layton

Bonnie Layton
Sr. Planner

enclosures

A PRELIMINARY PLAT OF
WAGERS ACRES SUBDIVISION
 SITUATED ENTIRELY IN THE NE 1/4 OF SECTION 7,
 T.3N., R.2W., B.M.
 CITY OF CALDWELL, CANYON COUNTY, IDAHO
 2021



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9-1-21

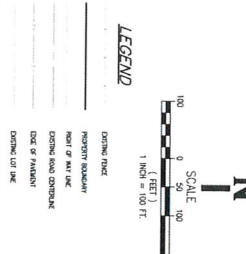
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 PATH: P:\High Wilson\229122-B000172-C-PPLT5.dwg [LAYOUT: PRELIM LAYOUT-CALDWELL]

NO.	OWNER / PARTNANT	PROPERTY ADDRESS	PROPERTY TYPE
1	PHILIP JONES	3007 WILKINSON RD	TAKE 0.00000000
2	DAVID JONES	3008 WILKINSON RD	TAKE 0.00000000
3	DAVID JONES	3009 WILKINSON RD	TAKE 0.00000000
4	DAVID JONES	3010 WILKINSON RD	TAKE 0.00000000
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84	DAVID JONES	3090 WILKINSON RD	TAKE 0.00000000
85	DAVID JONES	3091 WILKINSON RD	TAKE 0.00000000
86	DAVID JONES	3092 WILKINSON RD	TAKE 0.00000000
87	DAVID JONES	3093 WILKINSON RD	TAKE 0.00000000
88	DAVID JONES	3094 WILKINSON RD	TAKE 0.00000000
89	DAVID JONES	3095 WILKINSON RD	TAKE 0.00000000
90	DAVID JONES	3096 WILKINSON RD	TAKE 0.00000000
91	DAVID JONES	3097 WILKINSON RD	TAKE 0.00000000
92	DAVID JONES	3098 WILKINSON RD	TAKE 0.00000000
93	DAVID JONES	3099 WILKINSON RD	TAKE 0.00000000
94	DAVID JONES	3100 WILKINSON RD	TAKE 0.00000000
95	DAVID JONES	3101 WILKINSON RD	TAKE 0.00000000
96	DAVID JONES	3102 WILKINSON RD	TAKE 0.00000000
97	DAVID JONES	3103 WILKINSON RD	TAKE 0.00000000
98	DAVID JONES	3104 WILKINSON RD	TAKE 0.00000000
99	DAVID JONES	3105 WILKINSON RD	TAKE 0.00000000
100	DAVID JONES	3106 WILKINSON RD	TAKE 0.00000000

PRELIMINARY PLAT LEIGH WILSON WAGERS ACRES SUBDIVISION PROJECT NUMBER: B000172 DRAWING FILE NAME: B000172-C-PPLT5.0		SCALE: AS SHOWN	SHEET INFO: DESIGNED: RCY DRAWN: RCY CHECKED: RCY APPROVED: RCY LAST EDIT: 8/27/2021 PLOT DATE: 8/27/2021 SUBMITTAL:	REVISIONS: NO. BY DATE REMARKS	PROJECT NUMBER: B000172 DRAWING FILE NAME: B000172-C-PPLT5.0 SCALE: AS SHOWN	SHEET NUMBER: Pp1	PROJECT NUMBER: B000172 DRAWING FILE NAME: B000172-C-PPLT5.0 SCALE: AS SHOWN	PROJECT NUMBER: B000172 DRAWING FILE NAME: B000172-C-PPLT5.0 SCALE: AS SHOWN
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NV5
 890 Industry Way, Suite 10
 Meridian, ID 83429
 208-342-5400 www.nv5.com



DEVELOPMENT FEATURES

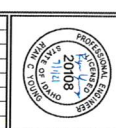
TOTAL ACRES:	26.96 ACRES
TOTAL LOTS:	118 LOTS
TOTAL BUILDING LOTS:	107 LOTS
TOTAL UNIMPROVED LOTS:	11 LOTS
TOTAL ACRES PER LOT:	0.23 ACRES
TOTAL SQUARE FOOTAGE:	1,164,000 SQ. FT.
TOTAL VOLUME:	2.73 VOLUME
TOTAL OPEN SPACE:	1.58 ACRES
TOTAL OPEN SPACE PER LOT:	0.013 ACRES
TOTAL OPEN SPACE PER ACRE:	5.87%

- NOTES:**
1. ALL UTILITIES SHALL BE SHOWN AND LOCATED AS SHOWN ON THIS PLAN.
 2. ALL UTILITIES SHALL BE SHOWN AND LOCATED AS SHOWN ON THIS PLAN.
 3. ALL UTILITIES SHALL BE SHOWN AND LOCATED AS SHOWN ON THIS PLAN.
 4. ALL UTILITIES SHALL BE SHOWN AND LOCATED AS SHOWN ON THIS PLAN.
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 11. ALL UTILITIES SHALL BE SHOWN AND LOCATED AS SHOWN ON THIS PLAN.
 12. ALL UTILITIES SHALL BE SHOWN AND LOCATED AS SHOWN ON THIS PLAN.
 13. ALL UTILITIES SHALL BE SHOWN AND LOCATED AS SHOWN ON THIS PLAN.
 14. ALL UTILITIES SHALL BE SHOWN AND LOCATED AS SHOWN ON THIS PLAN.
 15. ALL UTILITIES SHALL BE SHOWN AND LOCATED AS SHOWN ON THIS PLAN.

**PRELIMINARY PLAT
 DIMENSION PLAN
 LEIGH WILSON
 WAGERS ACRES SUBDIVISION**

SHEET NUMBER	PP2
PROJECT NUMBER	B000172
DRAWING FILE NAME	B000172-C-PPLT5.0
SCALE	AS SHOWN

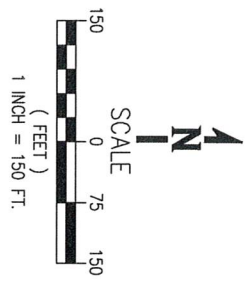
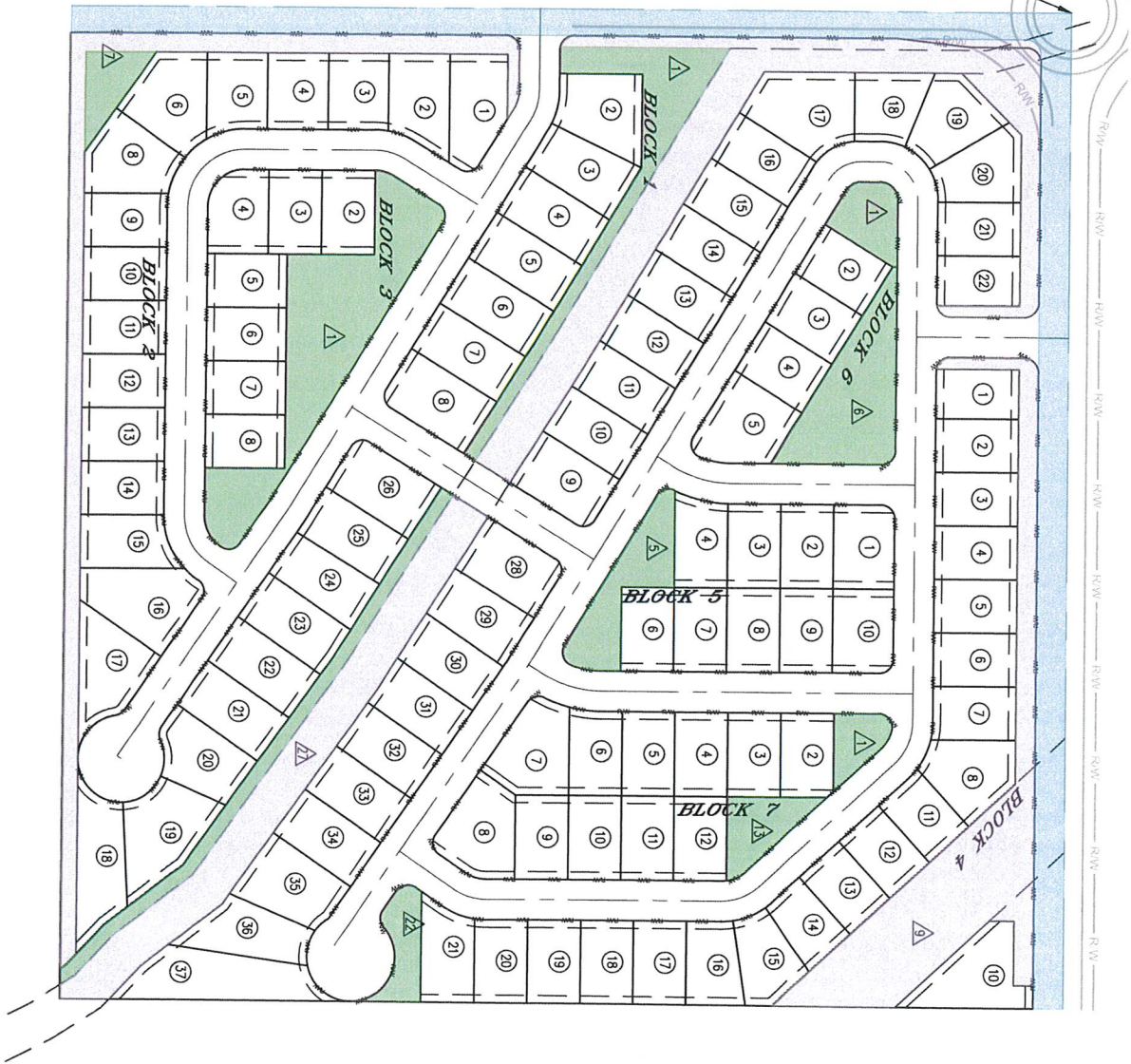
SHEET INFO		REVISIONS	
DESIGNED	RCY	NO.	BY
DRAWN	KVP	DATE	REMARKS
CHECKED	KVP		
APPROVED	RCY		
LAST DATE	9/1/2021		
PLOT DATE	9/1/2021		
SUBMITTAL			



NV15
 690 Industry Way, Suite 10
 Matthews, NC 28105
 208-342-5400 www.nv15.com

A10

MIDWAY & HOMEDALE
 ROAD SINGLE-LANE
 ROUNDABOUT. LOCATION
 APPROXIMATE. (DESIGN
 BY OTHERS)



LEGEND

- QUALIFIED OPEN SPACE
- NON-QUALIFIED OPEN SPACE
- ROW DEDICATION AROUND PERIMETER

OPEN SPACE NOTES:

QUALIFIED:
 BLOCK 1 LOT 1 - 22447 SF
 BLOCK 2 LOT 7 - 6134 SF
 BLOCK 2 LOT 27 - 14741 SF
 BLOCK 3 LOT 1 - 41431 SF
 BLOCK 4 LOT 22 - 6671 SF
 BLOCK 5 LOT 5 - 13722 SF
 BLOCK 6 LOT 1 - 7012 SF
 BLOCK 6 LOT 6 - 21942 SF
 BLOCK 7 LOT 1 - 5043 SF
 BLOCK 7 LOT 13 - 7874 SF
TOTAL = 147017 SF
3.38 ACRES

NON-QUALIFIED:
 BLOCK 1 LOT 1 - 68641 SF
 BLOCK 2 LOT 7 - 39806 SF
 BLOCK 2 LOT 27 - 44742 SF
 BLOCK 4 LOT 9 - 58347 SF
TOTAL = 210548 SF
4.83 ACRES
12.4%

PP4	OPEN SPACE EXHIBIT		SHEET INFO	REVISIONS		NIV5 680 Industry Way, Suite 10 Meriden, ID 83642 208-342-5400 www.NIV5.com
	PROJECT NUMBER B000172	DRAWING FILE NAME B000172-C-PPLT5.0	SCALE AS NOTED	RCV DRAWN CHECKED APPROVED LAST EXIT PLOT DATE SUBMITTAL		

AID