



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- De-Annexation
- 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): Ann-17-01
4402 E. Homedale Annex
 Project name: _____
 Date filed: 9-13-17 Date complete: _____
 Related files: _____

Subject Property Information

Address: 4402 East Homedale Road Parcel Number(s): R3279301000
 Subdivision: _____ Block: _____ Lot: _____ Acreage: 1 Zoning: County
 Prior Use of the Property: Home
 Proposed Use of the Property: Home

Applicant Information:

Applicant Name: Joshua Dodson Phone: (208) 871/3074
 Address: 4402 East Homedale Road City: Caldwell State: Idah Zip: 83607
 Email: wellington.dodson@gmail.com Cell: Same as above
 Owner Name: Same as above Phone: Same as above
 Address: Same as above City: Same as above State: Same Zip: Same
 Email: Same Cell: Same
 Agent Name: (e.g., architect, engineer, developer, representative) _____
 Address: _____ City: _____ State: _____ Zip: _____
 Email: _____ Cell: _____

Authorization

Print applicant name: Joshua Dodson
 Applicant Signature: [Signature] Date: 7/25/2017

AI

Project Name: <u>4402 E Homedale Annex</u>	File #: <u>Ann-17-01</u>
Applicant/Agent:	

Applicant (v)	Description	Staff (v)
	Completed & signed Hearing Review Master Application	✓
	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	✓
	Recorded warranty deed for the subject property	
	Signed Lease Agreement (if applicable)	
	Vicinity map, showing the location of the subject property (8 1/2" x 11")	
	Site Plan The following are suggested items that may be shown on the site plan:	
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
	Metes and bounds legal description for the site to be annexed (must be submitted in electronic format).	
	Landscape Plan (if applicable)	
	Neighborhood Meeting sign-in sheet	✓
	Fee	✓

STAFF USE ONLY:

Date Application Received: 9-13-17

Received by: JW

Proposed Hearing Date: Nov. 14

Hearing Body: _____

I Josh Dodson want to annex into city so we
can get water and sewer connections. We also
want pressurized irrigation. Address 4402 E Homedale Rd
Caldwell ID 83607

We have had our neighborhood meeting.
one neighbor showed up. No objections.

Steve Pendleton is working with Hubble Homes
to have them do sidewalks, curb, gutter.

Thank you
Josh Dodson

AS

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

Start Time of Neighborhood Meeting: 10:00 AM

End Time of Neighborhood Meeting: 11:00 AM

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

1. David Barrett 4419 E Homedale Rd Caldwell ID 83607

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____

- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____

Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project: Annexation into city.

Date of Round Table meeting: _____

Notice sent to neighbors on: August 20, 2017

Date & time of the neighborhood meeting: Aug. 30th, 2017

Location of the neighborhood meeting: 4402 E Homedale Rd. Caldwell, ID 83607

Developer/Applicant:

Name: Josh Dodson

Address, City, State, Zip: 4402 E Homedale Rd Caldwell, ID 83607

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE Josh Dodson DATE 8/30/17



5680 E. Franklin Rd., Ste. 250
Nampa, ID 83687

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

File No. 550253

2014-016967
RECORDED
05/13/2014 11:54 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 MBROWN \$13.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received

John L. Caster and Sandra L. Caster, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Joshua H. Dodson an unmarried man

hereinafter referred to as Grantee, whose current address is 4402 East Homedale Road Caldwell, ID 83607

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

Dated: May 7, 2014

[Handwritten signature of John L. Caster]

John L. Caster

[Handwritten signature of Sandra L. Caster]

Sandra L. Caster

State of Idaho, County of Canyon

On this 15th day of May in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared John L. Caster and Sandra L. Caster known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Residing at: residing in Nampa, Idaho
Commission Expires: 5-17-16



State of Idaho
County of Canyon

I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.

DATED 10-12-2017

CHRIS YAMAMOTO, Clerk of the District Court and Ex Officio Recorder

By Chris Yamamoto



AL0

EXHIBIT A

This parcel is a portion of the Northeast Quarter of the Northwest Quarter of Section 12, Township 3 North, Range 3 West of the Boise Meridian and is more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter of the Northwest Quarter; thence
North 90° 00' 00" West along the North boundary of said Northeast Quarter of the Northwest Quarter a
distance of 454.24 feet to the TRUE POINT OF BEGINNING; thence
South 0° 00' 00" East a distance of 210.02 feet; thence
North 90° 00' 00" West parallel with said North boundary a distance of 262.40 feet; thence
North 2° 01' 06" East a distance of 101.92 feet; thence
North 70° 06' 58" East a distance of 93.83 feet; thence
North 44° 21' 57" East a distance of 106.66 feet to a point on said North boundary; thence
North 90° 00' 00" East along said North boundary a distance of 96.00 feet to the TRUE POINT OF
BEGINNING.

TOGETHER WITH a 28.00 foot wide ingress-egress easement described as follows:

COMMENCING at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 12, Township
3 North, Range 3 West of the Boise Meridian; thence
North 90° 00' 00" West along the North boundary of said Northeast Quarter of the Northwest Quarter a
distance of 550.24 feet to the TRUE POINT OF BEGINNING; thence
South 44° 21' 57" West a distance of 106.66 feet; thence
South 70° 06' 58" West a distance of 93.83 feet; thence
South 2° 01' 06" West a distance of 101.92 feet; thence
South 90° 00' 00" West a distance of 28.00 feet; thence
North 2° 01' 06" East a distance of 121.83 feet; thence
North 70° 06' 58" East a distance of 106.33 feet; thence
North 44° 21' 57" East a distance of 72.88 feet to a point on said North boundary; thence
North 90° 00' 00" East along said North boundary a distance of 39.17 feet to the TRUE POINT OF
BEGINNING.