

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 \_\_\_\_\_

RECEIVED  
DEC 13 2017

STAFF USE ONLY:

File number(s): SUP-17-06

Project name: Indian Creek Mobile Home

Date filed: 12-14-17 Date complete: \_\_\_\_\_

Related files: \_\_\_\_\_

Subject Property Information

Address: 5001 E. Ustick Road, Caldwell ID Parcel Number(s): 35854010A0  
 Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 0.34 Zoning: R-3  
 Prior Use of the Property: Residential  
 Proposed Use of the Property: Mobile Home Park

Applicant Information:

Applicant Name: Mason and Associates Phone: (208) 454-0256  
 Address: 826 3rd St. South City: Nampa State: ID Zip: 83651  
 Email: wmason@masonandassociates.us Cell: (208) 454-0256  
 Owner Name: Lasher Development Co LLC Phone: (208) 459-8780  
 Address: P.O. Box 967 City: Caldwell State: ID Zip: 83606  
 Email: \_\_\_\_\_ Cell: (208) 989-2386  
 Agent Name: (e.g., architect, engineer, developer, representative) William Mason  
 Address: 826 3rd St. South City: Nampa State: ID Zip: 83651  
 Email: wmason@masonandassociates.us Cell: (208) 454-0256

Authorization

Print applicant name: William J. Mason - Mason & Associates, Inc.  
 Applicant Signature: William J. Mason Date: December 11, 2017

Project Name: <u>Indian Creek mobile Home</u>	File #: <u>SUP-17-06</u>
Applicant/Agent:	

Applicant (v)	Description	Staff (v)
<input checked="" type="checkbox"/>	Completed & signed Hearing Review Master Application	
<input checked="" type="checkbox"/>	Narrative fully describing the proposed use/request	
<input checked="" type="checkbox"/>	Recorded warranty deed for the subject property	
<input checked="" type="checkbox"/>	Signed Property Owner Acknowledgement (if applicable)	
<input checked="" type="checkbox"/>	Vicinity map, showing the location of the subject property (8 1/2" x 11")	
<input checked="" type="checkbox"/>	Site Plan	
	<b>The following are suggested items that may be shown on the site plan:</b>	
	• 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)	
	Floor Plan <u>NA</u>	
	Landscape Plan (if applicable) <u>NA</u>	
<input checked="" type="checkbox"/>	Neighborhood Meeting sign-in sheet	
	Fee	

**STAFF USE ONLY:**

Date Application Received: 12-14-18

Received by: LC / KP

Proposed Hearing Date: 2/13/18

Hearing Body: PZ

**SUBMITTAL EXPLANATION LETTER  
PROPOSED MOBILE PARK ADDITION**

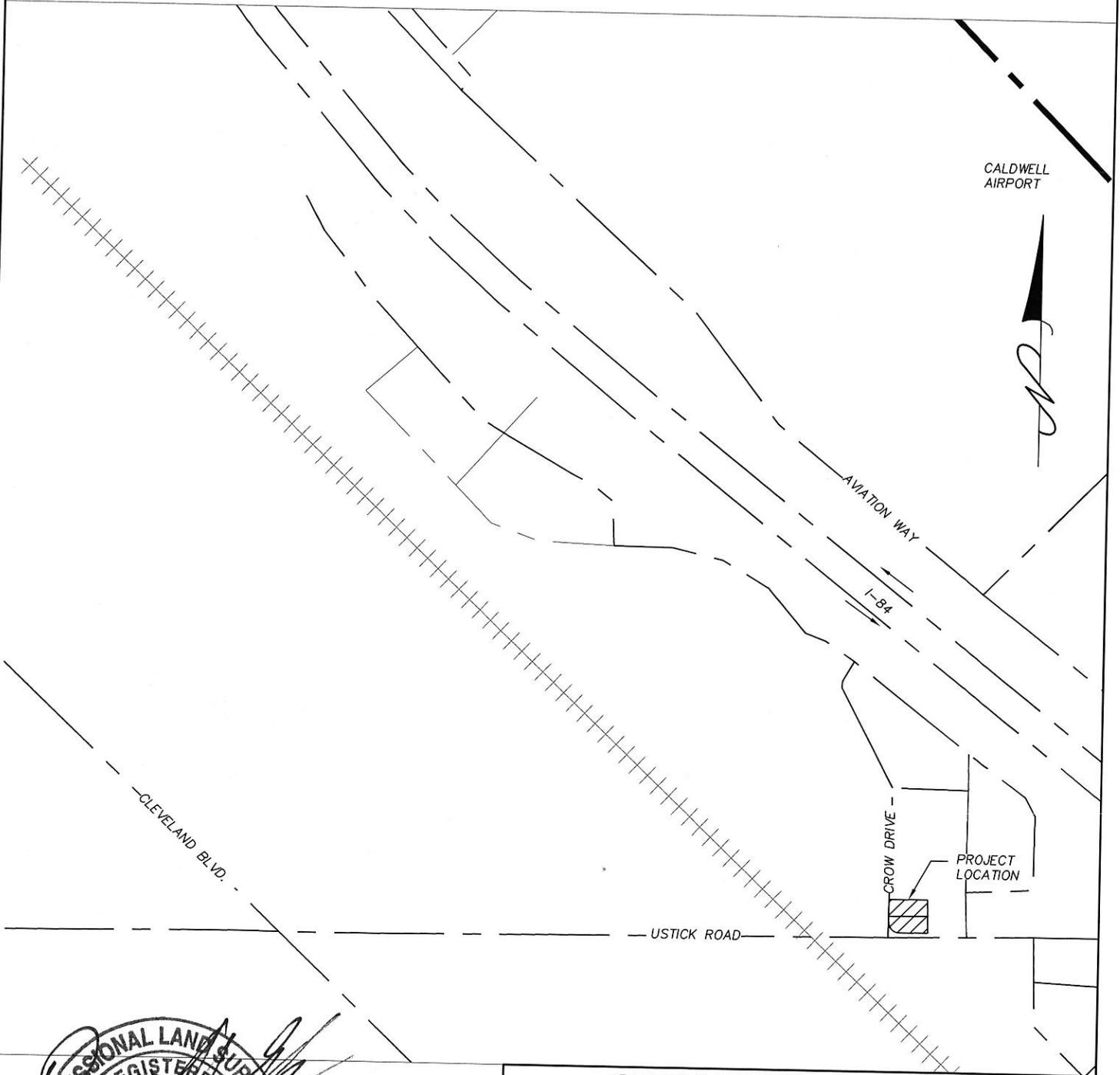
City of Caldwell - Planning and Zoning Commission:

The existing 0.34 acreage is located in the Southeast quarter of Section 36, Township 4 North, and Range 3 west, Boise Meridian, Caldwell, Caldwell, Canyon County, Idaho.

The proposed use for this property is a 2 space addition to Indian Creek Mobile Home Park.

The proposed use will provide additional lodging opportunities for the community and utilize vacant property to its highest and best use.

# VICINITY MAP



<b>GARY LASHER</b>	
<b>USTICK ROAD 2 LOT ADDITION</b>	
	Professional Engineers, Land Surveyors & Planners 826 3rd St. South, Nampa, ID 83851 (208) 454-0266 Fax (208) 454-0979
	JOB NO. <b>JN0715</b> DWG NO. <b>VIC MAP</b> SCALE: <b>XX</b> REV. <b>△</b> FIELD BOOK NO.
DRAWN BY: <b>JH</b> DATE: <b>12/8/17</b>	

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**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: \_\_\_\_\_

End Time of Neighborhood Meeting: \_\_\_\_\_

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. Lasher development PO Box 967 Caldwell ID 83605
- 2. Mason and Associates 826 3<sup>rd</sup> Street South Nampa ID 83651

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

4. \* Applicant owns surrounding properties.

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: 2 space addition to Indian Creek Mobile Home park.

Date of Round Table meeting: \_\_\_\_\_

Notice sent to neighbors on: Applicant owns surrounding properties.

Date & time of the neighborhood meeting: \_\_\_\_\_

Location of the neighborhood meeting: \_\_\_\_\_

**Developer/Applicant:**

Name: Casher development corp. + Mason and Associates

Address, City, State, Zip: PO Box 967 Caldwell ID 83605  
826 3rd Street South Nampa ID 83651

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 William J. Mason DATE December 14, 2017

# Canyon County, Idaho

generated on 12/11/2017 10:53:36 AM EST

## Parcel

Parcel Number	Site Address	Current Total Assessed Value
35859010A0	5001 E USTICK RD CA ID, CA	\$14,810

### Owner Information

Owner Name	LASHER DEVELOPMENT CO LLC LASHER GARY D
Mailing Address	PO BOX 967 CALDWELL ID 83606
Transfer Date	11/09/2007
Document #	2007068850
Deed Book/Page	

### Location / Description

Tax District	001-12	Section & Plat	
Canyon County	001,	Routing #	
Parcel Address	5001 E USTICK RD CA ID, CA	Legal Desc.	36-4N-3W SE TX 99895 IN SESE
Deeded Acreage	.3400		

Parcel Type	Topography	Services
Property Class Code 322 Indust City tract/lot	Level Ground N	Water
Neighborhood Code 510006	High N	Sewer
Neighborhood Factor .00	Low N	Natural Gas
Street / Road Code A	Rolling N	Electricity N
	Swampy N	Sidewalk
		Alley N

### Assessment Information

Current Land Value	\$14,810	Residential Land	\$0	Adjustment Factor	0.00
Current Imp. Value	\$0	Residential Imp.	\$0	Average Value / Acre	\$0
Current Total Assessed Value	\$14,810	Residential Total	\$0	Appraisal Date	3/11/2015
Commercial Land	\$14,810	Non-Res Land	\$0	Reason For Change	02
Commercial Imp.	\$0	Non-Res Imp.	\$0	Prior Land Value	\$14,810
Commercial Total	\$14,810	Non-Res Total	\$0	Prior Imp. Value	\$0
Dwelling Value	\$0	Classified Land Value	\$0		
Farmland Value	\$0	Homesite Value	\$0		

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2007068850

RECORDED

Return to:

Eismann Law Offices  
3016 Caldwell Boulevard  
Nampa, ID 83651-6416

2007 OCT 16 AM 9 06

WILLIAM E. NURST  
CANYON COUNTY RECORDER

BY *[Signature]*  
REQUEST *Richard Eismann*  
TYPE *DD* FEE *24*

(Space for Recording Information)

**QUITCLAIM DEED**

**(MH - Indian Creek - Ustick; MH - Ustick - 30 Lots; and House - 5001 Ustick)**

**THE PARTIES** hereto are: **Deborah L. Lasher** also known as Deborah Lasher and Debbie Lasher, a single person herein and the former wife of Gary D. Lasher, and **The Gary & Debbie Lasher Family Limited Partnership**, an Idaho limited partnership, also known as The Gary and Debby Lasher Family Limited Partnership, ("Grantor") and **Lasher Development Co. LLC**, an Idaho limited liability company, ("Grantee" herein). The Grantee's current address is P. O. Box 967, Caldwell, ID 83606.

**FOR VALUE RECEIVED**, the Grantor hereby releases, remises and forever quitclaims unto the Grantee that real property ("Premises" herein) situated in Canyon County, Idaho, and described in **Exhibit A** attached hereto and by this reference incorporated herein.

**TOGETHER** with all water rights, ditch rights, rights of way, buildings, improvements, fixtures, tenements, hereditaments and appurtenances thereto belonging or used in connection therewith.

**TO HAVE AND TO HOLD** the Premises and its appurtenances and all of the income (including but not limited to the rents, issues and profits) therefrom unto the Grantee, and the Grantee's heirs and assigns, as and for the sole and separate property of the Grantee forever.

**TO HAVE AND TO ENJOY** all and singular the Premises as and for the Grantee's separate estate especially relinquishing for the Grantor and the Grantor's heirs all rights and all claims to the Premises or any part thereof as community property, so that the Premises shall be held by the Grantee as separate property and not in any respect as community property.

**DATED July 1, 2007**, which is the date this deed shall take effect regardless of the date the Grantor signed this deed.

*ATU*

**SIGNED BY THE GRANTOR:**

Deborah L. Lasher  
Deborah L. Lasher, Individually

**The Gary & Debbie Lasher Family Limited Partnership,**  
an Idaho limited partnership

By Gary D. Lasher  
Gary D. Lasher, General Partner  
Address: P. O. Box 967, Caldwell, ID 83606

By Deborah L. Lasher  
Deborah L. Lasher, General Partner  
Address: 1322 S. Watermark Ave., Eagle, ID 83616

**STATE OF IDAHO )**

County of Ada Canyon ) ss.

On this 5 day of October, in the year of 2007, before me, Kathy McDonald, a notary public, personally appeared **DEBORAH L. LASHER** aka Debbie Lasher, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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



Kathy McDonald  
Notary Public for Idaho  
Residing at Boise, Idaho Caldwell  
My Commission Expires: ~~12/08~~ 5/27/11

STATE OF IDAHO, County of Canyon ) ss

On this date, before me, the undersigned notary public for such state, personally appeared Gary D. Lasher, known to me to be one of the general partners of The Gary & Debbie Lasher Family Limited Partnership, and one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

WITNESS my hand and seal on SEP 19 2007

Richard B. Eisman Notary Public.  
Residing at: Caldwell, Idaho.  
My Commission Expires: 3-31-10



STATE OF IDAHO )  
                          ) ss.  
County of Ada Carey

On this 5 day of October, in the year of 2007, before me, Lois A. Watson, a notary public, personally appeared Deborah L. Lasher personally known to me (or proved to me on the basis of satisfactory evidence) to be one of the general partners of The Gary & Debbie Lasher Family Limited Partnership, and one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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

Kathy McDonald  
Notary Public for Idaho  
Residing at Boise, Idaho Caldwell  
My Commission Expires: ~~12/08~~ 5/27/11



A10

MH – INDIAN CREEK – USTICK

MH – USTICK – 30 LOTS

HOUSE – 5001 USTICK

**PARCEL I**

A tract of land situated in the Southeast Quarter of Section 36, Township 4 North, Range 3 West Boise Meridian, Canyon County, Idaho, more particularly described as follows:

**BEGINNING** at the Southeast corner of said Southeast Quarter of the Southeast Quarter (Southeast corner, Section 36), said corner monumented with a 2-1/2-inch-diameter brass disk; thence

South 89° 30' 00" West a distance of 959.67 feet along the Southerly boundary of said Southeast Quarter of the Southeast Quarter; thence

North 0° 34' 39" West a distance of 40 feet to the POINT OF BEGINNING; thence continuing

North 0° 34' 39" West a distance of 112.58 feet; thence

South 89° 30' 00" West a distance of 131.78 feet parallel with the Southerly boundary of said Southeast Quarter of the Southeast Quarter; thence

South 0° 04' 25" East a distance of 77.32 feet; thence 55.24 feet along the arc of a 35-foot-radius tangent curve left, the long chord of which bears South 45° 17' 10" East a distance of 49.68 feet to a point 40 feet Northerly of the Southerly boundary of said Southeast Quarter of the Southeast Quarter; thence

North 89° 30' 00" East a distance of 97.51 feet parallel with the Southerly boundary of said Southeast Quarter of the Southeast Quarter to the POINT OF BEGINNING

**PARCEL II**

A tract of land situated in the Southeast Quarter of Section 36, Township 4 North, Range 3 West Boise Meridian, Canyon County, Idaho, more particularly described as follows:

**COMMENCING** at the Southeast corner of Section 36 (found an "X" chiseled in a concrete overpass); thence

South 89° 30' 00" West a distance of 959.85 feet along the Southerly boundary of said section to the POINT OF BEGINNING; thence continuing along said Southerly boundary of said Section 36

South 89° 30' 00" West a distance of 210.80 feet to the centerline of Indian Creek; thence along the said centerline of Indian Creek

North 26° 05' 00" West a distance of 433.85 feet; thence leaving the centerline of said Indian Creek

South 88° 21' 54" East a distance of 397.92 feet; thence

South 0° 34' 39" East a distance of 376.49 feet to the POINT OF BEGINNING.

This parcel is subject to a 25-foot prescriptive right for road purposes along the Southerly boundary.  
**EXCEPTING THEREFROM:**

**BEGINNING** at the Southeast corner of said Southeast Quarter of the Southeast Quarter (Southeast corner, Section 36), said corner monumented with a 2-1/2-inch-diameter brass disk; thence  
South 89° 30' 00" West a distance of 959.67 feet along the Southerly boundary of said Southeast Quarter of the Southeast Quarter; thence  
North 0° 34' 39" West a distance of 40 feet to the POINT OF BEGINNING; thence continuing  
North 0° 34' 39" West a distance of 112.58 feet; thence  
South 89° 30' 00" West a distance of 131.78 feet parallel with the Southerly boundary of said Southeast Quarter of the Southeast Quarter; thence  
South 0° 04' 25" East a distance of 77.32 feet; thence 55.24 feet along the arc of a 35-foot-radius tangent curve left, the long chord of which bears South 45° 17' 10" East a distance of 49.68 feet to a point 40 feet Northerly of the Southerly boundary of said Southeast Quarter of the Southeast Quarter; thence  
North 89° 30' 00" East a distance of 97.51 feet parallel with the Southerly boundary of said Southeast Quarter of the Southeast Quarter to the POINT OF BEGINNING

### PARCEL III

A part of the Southeast Quarter, Section 36, Township 4 North, Range 3 West, Boise Meridian, Caldwell, Canyon County, Idaho, and more particularly described as follows:

**BEGINNING** at the Southeast corner of said Southeast Quarter (corner common to Sections 1, 36, 31 and 6); thence  
South 89° 30' 00" West a distance of 959.76 feet along the Southerly boundary of said Southeast Quarter; thence  
North 0° 34' 39" West a distance of 376.49 feet; thence  
North 88° 21' 54" West a distance of 429.49 feet to a point on the centerline of Indian Creek; thence along the centerline of Indian Creek as follows:  
North 28° 58' 25" West a distance of 68.99 feet;  
North 15° 26' 35" West a distance of 163.03 feet;  
North 18° 43' 27" West a distance of 181.57 feet; 54.71 feet along the arc of a 25-foot-radius curve left, the long chord of which bears North 81° 25' 56" West a distance of 44.43 feet;  
South 35° 53' 35" West a distance of 24.54 feet;  
North 75° 27' 18" West a distance of 75.20 feet;  
North 49° 55' 44" West a distance of 121.56 feet;  
North 78° 17' 57" West a distance of 77.43 feet;  
North 52° 29' 40" West a distance of 242.64 feet; thence leaving the centerline of said Indian Creek  
North 41° 08' 55" East a distance of 209.04 feet; thence  
North 88° 44' 40" West a distance of 306.81 feet; thence  
North 1° 15' 20" East a distance of 118.50 feet; thence  
South 88° 44' 40" East a distance of 124.88 feet; thence

North 1° 15' 20" East a distance of 98.50 feet; thence 115.11 feet along the arc of a 101.17-foot-radius curve left, the long chord of which bears North 31° 20' 26" West a distance of 109 feet; thence North 26° 03' 47" East a distance of 18.50 feet; thence 25.13 feet along the arc of a 119.67-foot-radius curve right, the long chord of which bears South 57° 55' 18" East a distance of 25.08 feet; thence

North 37° 49' 30" East a distance of 185.44 feet to a point on the Southwesterly boundary of the Interstate Highway; thence

South 52° 10' 30" East a distance of 2,498.28 feet along the Southwesterly right of way of said Interstate Highway to a point on the Easterly boundary of said Southeast Quarter; thence

South 0° 06' 28" East a distance of 106.20 feet along the Easterly boundary of said Southeast Quarter to the POINT OF BEGINNING.

EXCEPTING THEREFROM the City of Caldwell and State of Idaho right of way along Ustick Road.

#### PARCEL IV

A part of Section 36, Township 4 North, Range 3 West, Boise Meridian, Caldwell, Canyon County, Idaho, and more particularly described as follows:

BEGINNING at the Southeast corner of the Southeast Quarter of the Southeast Quarter (corner common to Sections 1, 36, 31 and 6); thence

North 0° 06' 28" West a distance of 106.20 feet to a point on the Southwesterly right of way of Interstate Highway 80; thence

North 52° 10' 30" West a distance of 2,498.28 feet along the Southwesterly right of way of said Interstate Highway 80 to the POINT OF BEGINNING; thence continuing

North 52° 10' 30" West a distance of 332.90 feet along the Southwesterly right of way of said Interstate Highway 80; thence 172.43 feet along the arc of a 6,466.04-foot-radius curve right, the long chord of which bears North 51° 23' 36" West a distance of 172.43 feet; thence

South 37° 49' 30" West a distance of 257.14 feet; thence

South 44° 40' 18" West a distance of 37 feet; thence 45.75 feet along the arc of a 664.12-foot-radius curve left, the long chord of which bears South 47° 23' 06" East a distance of 45.74 feet; thence

South 44° 35' 00" West a distance of 225.57 feet; thence

South 45° 25' 00" East a distance of 40.31 feet; thence

South 44° 35' 00" West a distance of 103.87 feet; thence

South 46° 50' 28" East a distance of 187.02 feet; thence

South 57° 07' 06" East a distance of 111.86 feet; thence

South 68° 07' 50" East a distance of 142.31 feet; thence

South 88° 44' 40" East a distance of 171.83 feet; thence

North 1° 15' 20" East a distance of 118.50 feet; thence

South 88° 44' 40" East a distance of 124.88 feet; thence

North 1° 15' 20" East a distance of 98.50 feet; thence 115.11 feet along the arc of a 101.17-foot-radius curve left, the long chord of which bears North 31° 20' 26" West a distance of 109 feet; thence

AW

North 26° 03' 47" East a distance of 18.50 feet; thence 25.13 feet along the arc of a 119.67-foot-radius curve right, the long chord of which bears South 57° 55' 18" East a distance of 25.08 feet; thence

North 37° 49' 30" East a distance of 185.44 feet to the POINT OF BEGINNING.

#### PARCEL V

A part of Section 36, Township 4 North, Range 3 West, Boise Meridian, Caldwell, Canyon County, Idaho, and more particularly described as follows:

BEGINNING at the Southeast corner of the Southeast Quarter of the Southeast Quarter (corner common to Sections 1, 36, 31 and 6); thence

North 0° 06' 28" West a distance of 106.20 feet to a point on the Southwesterly right of way of Interstate Highway 84; thence

North 52° 10' 30" West a distance of 2,831.18 feet along the Southwesterly right of way of said Interstate Highway 84; thence 172.43 feet along the arc of a 6,466.04-foot-radius curve right, the long chord of which bears North 51° 23' 36" West a distance of 172.43 feet to the POINT OF BEGINNING; thence continuing 950.40 feet along the arc of a 6,466.04-foot-radius curve right, the long chord of which bears North 46° 28' 58" West a distance of 949.54 feet along the Southwesterly right of way of said Interstate Highway 84; thence

South 87° 57' 04" West a distance of 137.82 feet; thence

South 87° 29' 29" West a distance of 86.75 feet; thence

South 71° 50' 05" West a distance of 73.99 feet; thence

South 26° 51' 58" East a distance of 103.79 feet; thence

South 23° 18' 30" East a distance of 198.51 feet; thence

South 20° 55' 40" East a distance of 293.69 feet; thence

South 1° 21' 25" West a distance of 72.49 feet; thence

South 19° 33' 23" East a distance of 168.65 feet; thence

South 29° 56' 11" East a distance of 71.81 feet; thence

South 43° 25' 24" East a distance of 90.19 feet; thence

South 45° 58' 15" East a distance of 342.67 feet to a point on the Northwesterly boundary of

INDIAN CREEK PHASE 3; thence along the Northeasterly boundary of INDIAN CREEK PHASE 3 as follows:

North 45° 35' 00" East a distance of 103.87 feet; thence

North 45° 25' 00" West a distance of 40.31 feet; thence

North 44° 35' 00" East a distance of 130.22 feet; thence

North 44° 47' 34" East a distance of 94.57 feet; thence 45.75 feet along the arc of a 664.12-foot-radius curve right, the long chord of which bears North 47° 23' 06" West a distance of 45.74 feet; thence

North 44° 40' 18" East a distance of 37 feet; thence

North 37° 27' 45" East a distance of 259.95 feet (North 37° 49' 30" East 257.14 feet on Phase 3 description) to the POINT OF BEGINNING.

**PARCEL VI**

**Land within Government Lot 1 of Section 1, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho as follows:**

**COMMENCING at the Northeast Corner of said Section 1;**

**thence along the East line of said Section 13, South 00° 19' 45" East, 60.00 feet; thence parallel with the North line of said Section 1, South 89° 30' 00" West, 19.94 feet, to a point on the Centerline of the Caldwell High Line Canal, and the POINT OF BEGINNING; thence along said Centerline, the following 3 (three) calls:**

- 1. South 07° 18' 57" West, 94.38 feet, to a 450.00 foot radius curve to the right;**
- 2. Along said curve, an arc length of 283.26 feet, through a central angle of 36° 03' 58", and being subtended by a chord which bears South 25° 20' 57" West, 278.61 feet;**
- 3. South 43° 22' 56" West, 433.06 feet, to a point on the Northeasterly right-of-way line of the Oregon Shortline Railroad (U.P.R.R.);**

**thence along said right-of-way, North 46° 50' 19" West, 979.69 feet, to a point that is 40.00 feet South of the North line of said Section 1; thence parallel with said North line, North 89° 30' 00" East, 742.52 feet; thence South 86° 29' 44" East, 286.41 feet; thence North 89° 30' 02" East, 115.01 feet, to the POINT OF BEGINNING.**

# Property Owner Acknowledgement

I, Gary Lasher, P.O. Box 967  
(Name) (Address)

Caldwell, ID  
(City) (State)

being first duly sworn upon, oath, depose and say:

1. That I am the record owner, or authorized designee of the record owner of property located at

5001 E. Ustick Road, Caldwell, ID  
(Address)

and I grant my permission to:

Mason and Associates, 826 3rd St. South,  
(Name) (Address)

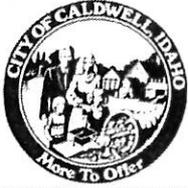
Nampa, Idaho  
(City) (State)

to submit the accompanying application(s) pertaining to that property.

2. 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.
3. 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 12<sup>th</sup> day of Dec., 2017

Gary Lasher  
(Signature)



# Caldwell, Idaho

Ph: 208.455.3000  
Fax: 208.455.3003  
www.cityofcaldwell.com

*The Treasure of the Valley*

## Round Table Meeting Form

Per Ordinance 2865 (Zoning Ordinance Section 10-03-12), applicants must attend a Roundtable Meeting with City staff prior to the submittal of a planned-unit development or preliminary plat application. It is also recommended that the applicant request a Roundtable Meeting prior to submittal of any major development/building project.

Date: 6/25/2015

Site Address: 5001 E Ustick	Parcel #:
<input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Engineer <input type="checkbox"/> Other:	
Name: Scott Stanfield	
Email Address: sstanfield@mseng.us	Phone #: 454-0256
<input type="checkbox"/> Applicant <input type="checkbox"/> Engineer <input type="checkbox"/> Other:	
Name:	
Email Address:	Phone #:
<input type="checkbox"/> Applicant <input type="checkbox"/> Engineer <input type="checkbox"/> Other:	
Name:	
Email Address:	Phone #:
<u>City Staff Present</u>	
<input checked="" type="checkbox"/> Jarom W. <input checked="" type="checkbox"/> Robb M. <input type="checkbox"/> Brett C. <input type="checkbox"/> Andy C. <input type="checkbox"/> <input type="checkbox"/>	
<u>Proposal Description</u>	
Possible MH park	
Possible admin division	



A13

**PLANNING & ZONING DEPARTMENT**

**NO REQUIREMENTS**

Type of Application (check all that apply)

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

<u>Zoning:</u>	<u>Comp Plan:</u>	<u>City Limits:</u>	<u>Overlay, Mixed Use Districts &amp; Corridors:</u>		
Current: R-3	Current: Industrial	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> APO-1	<input type="checkbox"/> T-N	<input type="checkbox"/> I-C
Proposed: R-3	Proposed: Industrial	<input type="checkbox"/> No	<input type="checkbox"/> APO-2	<input type="checkbox"/> H-C	<input type="checkbox"/> HD-1

General Site Information

# of existing buildings: None      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: 4      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

Street #1: Ustick      Width: 20'      Street #3:       Not Required  
 Street #2:      Width:      Street #4:      Width:  
 Linear frontage: 1 tree for every 35 feet; 1 shrub for every 7 feet. See City Zoning Code 10-07-08 for additional information.  
 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:	Internal Side:	<u>Minimum Lot Dimensions:</u>
Rear:	Street Side:	Width:
Setbacks measured from right-of-way, taking into account required right-of-way dedications.		Depth:
		Frontage:

Additional Information

Option 1: Admin Land Division  
 -Lot qualifies for an admin land division. -MH Home would have to be on permanent foundation  
 -Minimum 1,000 square feet and multi-sectional

Option 2: MH Park Expansion  
 -Would require approval through a SUP and comply with standards as outlined in code. -Require landscape buffer and curb/gutter/sidewalk on Ustick. -Require sidewalk on Crow. -Can have temporary foundations, no minimum size requirements for MH

**BUILDING DEPARTMENT**

NO REQUIREMENTS

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

- |                                    |  |                                    |                              |
|------------------------------------|--|------------------------------------|------------------------------|
| <input type="checkbox"/> Entrances | <input type="checkbox"/> Ramps         | <input type="checkbox"/> Bathrooms | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Doorways  | <input type="checkbox"/> Door Hardware |                                    |                              |

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

Water Pipe Sizing: Drain Sizing: Treated Building Drainage:  Yes  No  N/A

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.

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**FIRE DEPARTMENT**

**NO REQUIREMENTS**

# existing fire hydrants:	Need upgrade: <input type="checkbox"/> Yes <input type="checkbox"/> No	# required new fire hydrants:
Sprinkler system required: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Existing      Type:		
Fire monitoring system required: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Existing      Type:		
Fire alarm system required: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Existing      Type:		
# existing fire extinguishers:      Fire extinguishers must be located within a 75-foot travel distance of each other.		
<u>Addressing</u> <span style="float:right;"><input type="checkbox"/> N/A</span>		
Addressed: <input type="checkbox"/> Yes <input type="checkbox"/> No      Change in address: <input type="checkbox"/> Yes <input type="checkbox"/> No      New Address: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Address # size:      Address # location:		
Knox box required: <input type="checkbox"/> Yes <input type="checkbox"/> No      # required:      Location(s):		
Islands, medians, traffic calming, roundabouts: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A      Turnaround required: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Fire lanes required: <input type="checkbox"/> Yes <input type="checkbox"/> No      Entry signage: <input type="checkbox"/> Yes <input type="checkbox"/> No      NPFL curbs or signage: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Hazardous or dangerous processes: <input type="checkbox"/> Yes <input type="checkbox"/> No <span style="float:right;"><input type="checkbox"/> N/A</span>		
<u>Describe</u>		
Permits required: <input type="checkbox"/> Yes <input type="checkbox"/> No      Permit categories:		
<u>Hazardous Materials</u>		
On-site: <input type="checkbox"/> Yes <input type="checkbox"/> No      Stored: <input type="checkbox"/> Yes <input type="checkbox"/> No      Used: <input type="checkbox"/> Yes <input type="checkbox"/> No      Waste: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Type:      Quantity:		
<u>Additional Information</u>		
State Fire Marshal's website with list of approved contractors: <a href="http://www.doi.idaho.gov/sfm/SprinklerContractorList.aspx">http://www.doi.idaho.gov/sfm/SprinklerContractorList.aspx</a>		

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**ENGINEERING DEPARTMENT**

NO REQUIREMENTS

<u>Right-of-Way Dedications</u>			<input checked="" type="checkbox"/> N/A
Street #1:	ROW required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Feet from centerline:	
Street #2:	ROW required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Feet from centerline:	
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
Public road improvements:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alley improvements:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<u>Storm water requirements:</u>	<input type="checkbox"/> N/A	<u>Irrigation requirements:</u>	<input checked="" type="checkbox"/> N/A
If needed			
Existing sewer/water facilities running through property: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    Encroachments in easements: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Closest sewer:		Size of sewer line:	
Sewer extension: <input type="checkbox"/> Yes <input type="checkbox"/> No		Size of required sewer line:	
Closest water:		Size of water line:	
Water extension: <input type="checkbox"/> Yes <input type="checkbox"/> No		Size of required water line:	
Traffic Impact Study: <input type="checkbox"/> Yes <input checked="" 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>			

\*\* Disclaimer: The information provided on this form is a general list of the items discussed and potential requirements city staff may recommend upon review of a formal application. This is based solely on the information provided by the applicant at the time of the meeting. The intent of the roundtable meeting is to provide the applicant information pertaining to city code, policies, and procedures. A roundtable meeting does not constitute an approval of a site plan, access points, street sections, variances or waivers of policy, etc. Variance or waiver requests must be submitted in writing as part of the application submittal. Additional issues or requirements may become apparent and/or recommended in the future upon a full review of the application submittal along with all of the required information, including a traffic impact study if necessary.

AP3



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## ROUND TABLE INFORMATION FORM

1. Please list the following information for ALL PERSONS WHO WILL BE IN ATTENDANCE:

NAME	EMAIL ADDRESS	PHONE NUMBER	RELATIONSHIP TO PROJECT
1. William Mason	wmason@mseng.us	(208) 454-0256	Project Surveyor/Engineer
2.			
3.			
4.			

2. Address of the Property: 501 Ustick Road, Caldwell, ID

3. Current use of property:

Vacant. Originally a residential house occupied by the Indian Creek Mobile Home Park property manager.

4. Proposed use of property:

A two space addition to the mobile home park or alternatively a separate two space mobile home park.

5. Are you changing an existing house to an office or a business:  Yes  No

6. Are you changing an existing single-family dwelling to a duplex or a triplex:  Yes  No

7. If "yes" to Question #7, please state which:  Duplex  Triplex

**FOR NEW CONSTRUCTION:**

8. What are you building:

Two mobile home park spaces.

Total square feet: +/-960

# of stories: 1

Basement:  Yes  No

9. Will the new building have any paint booths:  Yes  No

10. Will the new building(s) have a complete fire sprinkler system:  Yes  No

11. Will the new building be used to store any flammable or hazardous liquids or materials:  Yes  No

**FOR EXISTING BUILDINGS OR STRUCTURES:**

12. Please list the following information for all stories and basements.

	1 <sup>st</sup> STORY	2 <sup>nd</sup> STORY	BASEMENT
<b>Current Use (or most recent use)</b>			
<b>Proposed Use</b>			
<b>Square Footage</b>			

13. Will you be constructing any additions:  Yes  No If "yes" how many square feet:

14. Is the building hooked to city sewer:  Yes  No

15. Is the building hooked to city water:  Yes  No

16. Will the building be used for any storage of flammable or hazardous liquids or materials?  Yes [  No
17. Does the building contain any paint booths: |  Yes  No
18. Will you be installing any paint booths as part of this application:  Yes ] No
19. Does the site currently have an installed underground grease interceptor:  Yes No  Don't Know
20. Is the building currently fire sprinkled:  Yes | No
21. Is the building currently fire alarm monitored:  Yes  No
22. Existing number of bathrooms:
23. Are the bathrooms ADA compliant:  Yes  No  Don't Know
24. Is the main entrance ADA compliant:  Yes  No  Don't Know
25. Is the building currently heated:  Yes  No If "yes", type of heating system:

**GENERAL INFORMATION TO BE COMPLETED FOR ALL REQUESTS:**

26. How many estimated employees will you have: 0
27. List all foods/beverages that will be prepared and/or served:  
N/A
28. List all forms of cooking/baking/frying/freezing methods and/or appliances that will be used:  
N/A
29. Estimated number meals to be served daily: 0
30. If a care facility/group home, how many beds/residents: N/A
31. Will there be 24-hour in-home managers:  Yes  No
32. Are you adding any paved parking:  Yes  No If "yes", how many spots: 2

Additional Information:

After the form has been completed and returned to the Planning and Zoning Department, a planning and zoning staff member will contact you to schedule your Round Table Meeting time. Round Table Meetings are held on Thursday mornings at: 9:00; 10:00; or 11:00. Special Round Table Meetings may be scheduled when there is an urgent need. Special meetings can only be scheduled through Jarom Wagoner, Senior Planner/ Development Team Leader, at 455-4662 or [jwagoner@ci.caldwell.id.us](mailto:jwagoner@ci.caldwell.id.us).

Round Table Meetings will not be scheduled until the Round Table Information Form is completed and returned to the Planning and Zoning Department.

The information gathered at the Round Table Meeting is based upon the completeness and accuracy of the information given on the Round Table Information Form. Round Tables are not plan reviews. Should you desire a plan review prior to submittal of any application, please contact Jarom Wagoner for a special Plan Review Meeting.

APPLICANT ATTENDANCE FORM

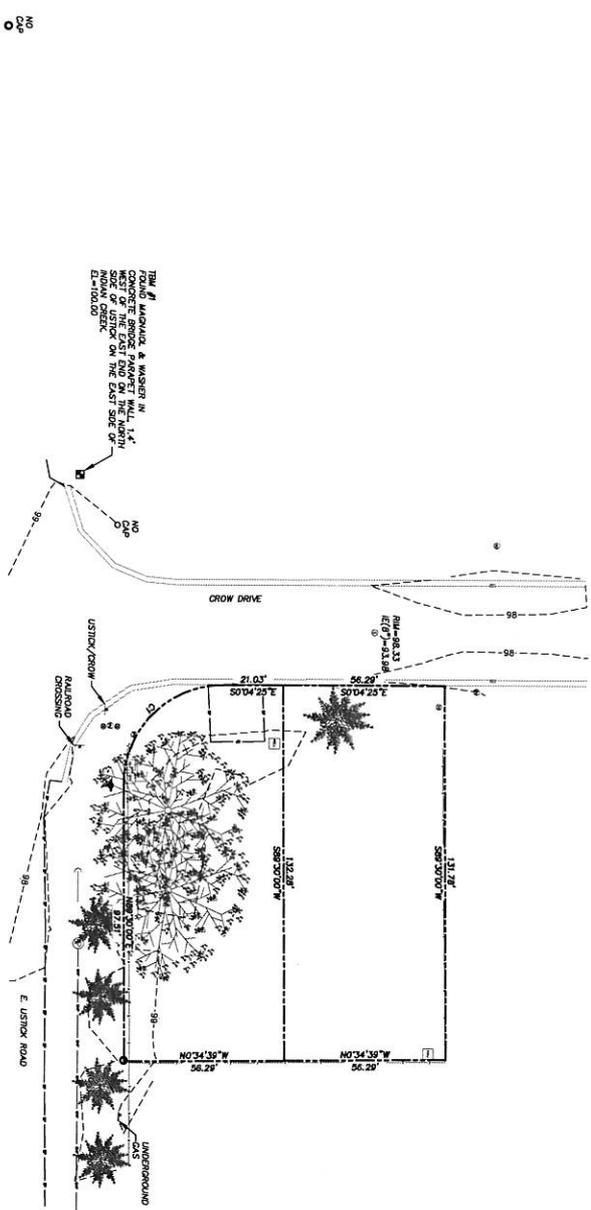
Date: 6/25/15

Address: 5001 E. Ustick Rd

454-0286 CONSULTANT

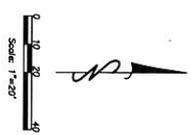
NAME	EMAIL ADDRESS	PHONE NUMBER	RELATIONSHIP TO PROJECT
1. SCOTT STANFIELD	SStanfield@mseng.us		
2.			
3.			
4.			
5.			
6.			
7.			
8.			

A13



Curve Table					
Curve #	Length	Radius	Chord	Chord Direction	Tangent
C1	55.24	35.00	80°25'30"	S49°17'13"E	48.88
					35.28

THE 1/2" LARGEST & WIDEST IN 1-1/4" CONCRETE SPACES AND THE 1-1/4" WEST OF THE EAST END ON THE NORTH SIDE OF THE EAST SIDE OF THE MAIN OPENING.



- LEGEND**
- BENCHMARK
  - 5/8" IRON PIN
  - 1/4" IRON PIN
  - DECOROUS NAIL
  - LIGHT POLE
  - SPRINKLER BOX
  - 4" WELL CASE
  - FOUNDATION
  - SANITARY SEWER MANHOLE
  - CATCH BASIN
  - STORM SEWER MANHOLE
  - TRENCH
  - TELEPHONE POLE
  - WATER VALVE
  - FIRE HYDRANT
  - SIGN
  - POWER POLE
  - CONCRETE CURB
  - PROPERTY BOUNDARY LINE
  - OVERHEAD POWER LINE
  - FENCE LINE

PRELIMINARY

DRAWING TITLE <b>TOPOGRAPHIC SURVEY USTICK &amp; CROW, CALDWELL, IDAHO</b>		JOB NO. J10715 DWG NO. J10715TOPO SCALE: HORIZ. 1"=20' VERT. 1"=20'	CLIENT <b>LasherDevelopment Corp. PO Box 867 Caldwell, ID 83805 (208) 459-8780</b>	<b>Mason &amp; Associates</b> Professional Engineers, Land Surveyors & Planners 8312 S. New 20th 25th FLDY & 28th FLDY	DESIGNED BY: _____ DRAWN BY: <b>JM</b> 11/17 CHECKED BY: _____ APPROVED BY: _____	NO. _____ BY: _____ DATE: _____ DESCRIPTION: _____
---	--	--	---	---	--	---

*Handwritten signature/initials: A-14*