



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): SUP-18-02

Project name: 123 Cleveland

Date filed: 1/17/18 Date complete: _____

Related files: _____

Subject Property Information

Address: 123 CLEVELAND Parcel Number(s): R06480

Subdivision: STRAYHORN ADDITION Block: 110 Lot: 13-15 Acreage: 206 Zoning: C-C

Prior Use of the Property: RESIDENTIAL

Proposed Use of the Property: RESIDENTIAL

Applicant Information:

Applicant Name: MICHAEL MCCARTHY Phone: 208-713-4372

Address: 2401 N 26TH City: BOISE State: ID Zip: 83702

Email: MICHAEL-MCC1@YAHOO.COM Cell: 208-713-4372

Owner Name: JODY BENSON FAMILY INVESTMENT ^{LLP} Phone: 208-713-4372

Address: 2401 N 26TH City: BOISE State: ID Zip: 83702

Email: JODY.BENSON@YMAIL.COM Cell: 208-250-5298

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

Address: 2401 N 26TH City: BOISE State: ID Zip: 83702

Email: MICHAEL-MCC1@YAHOO.COM Cell: 208-713-4372

Authorization

Print applicant name: MICHAEL MCCARTHY

Applicant Signature: [Signature] Date: 12-29-2017

AI

Project Name: <u>123 Cleveland</u>	File #: <u>Sup-18-02</u>
Applicant/Agent: <u>Michael McCarthy</u>	

Applicant (v)	Description	Staff (v)
✓	Completed & signed Hearing Review Master Application	✓
✓	Narrative fully describing the proposed use/request	✓
✓	Recorded warranty deed for the subject property	✓
	Signed Property Owner Acknowledgement (if applicable)	NA
✓	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)	
0	Floor Plan	NA
	Landscape Plan (if applicable)	NA
✓	Neighborhood Meeting sign-in sheet	✓
	Fee	

SURVEY
EASEMENT

STAFF USE ONLY:	
Date Application Received:	<u>11/7/18</u>
Received by:	<u>JW</u>
Proposed Hearing Date:	<u>3/13/18</u>
Hearing Body:	<u>HE</u>

AC

123 Cleveland (Parcel R06480) Special Use Permit

Reconfiguration of existing older lots into 4 residential C-C lots.

General Description

Parcel R06480 consists of lots 13-15, Block 110, Strayhorn addition and is a corner property on the N.E. corner of Cleveland and 2nd Ave. Two residential structures are on the property. 123 Cleveland is a multi-family with 3 units. 318 2nd Ave is a single-family residence. The Strayhorn Addition was platted in April 1891 and it is believed that the structures on the property were completed shortly after. The owners have had the property since approximately December 2011 and have made significant improvements to both structures and to the surrounding landscaping.

Before



After



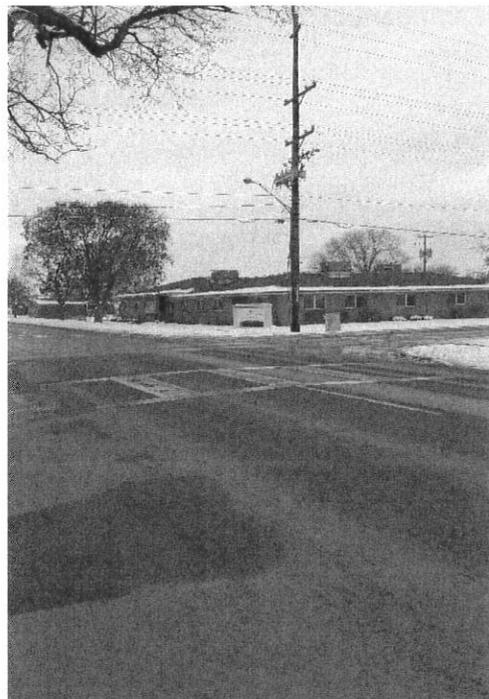
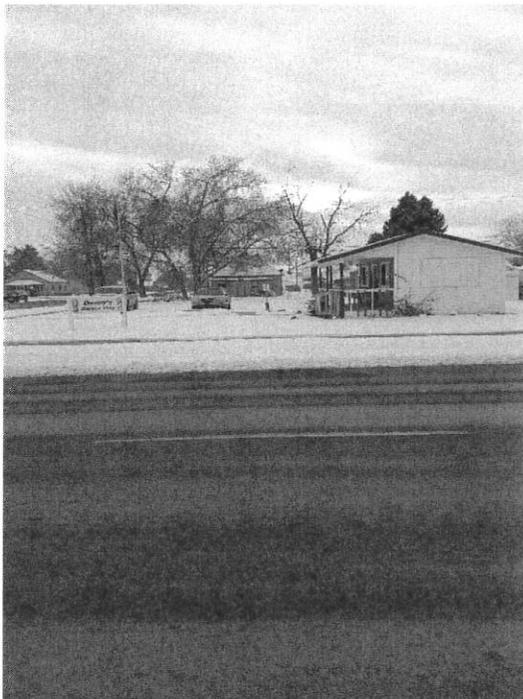
Current zoning is C-C and the allowed density for five units. Current use is four units.

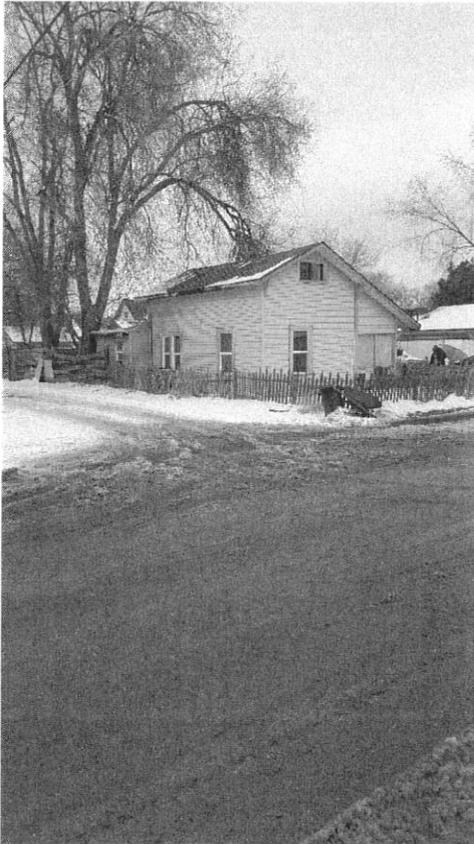
The existing single-family structure is expected to be removed.

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Surrounding Area Use

Immediate surrounding properties are Residential rental properties. There are some commercial uses near by including a barber shop, beauty salon, and residential care facility.





Density

Per P&Z staff, density for this property and in this C-C zoning would allow for five residential units. Current use is for four units.

Zoning

The property is within the C-C (City-Center) zoning area, although on the outer edge of the C-C area.

Existing Use and Configuration

Two older structures comprising four rental units are on the property including one tri-plex and one single family.

Lot Configuration

Parcel R06480 is comprised of 3 lots, 25 ft. along Cleveland X 120 ft. deep. There is an existing and active alleyway on the east side of the property.

Services

The property is serviced by existing electricity, gas, phone, cable, water, and pressurized irrigation. The property has 2 connections to city water and sewer. Caldwell Police and Fire service the property.

Improvements

The property is fully fenced, and landscaped with sprinklers. There is off street parking. The property has curb, gutter, sidewalk, and landscaped parkway along Cleveland. There is curb, gutter, and maintained gravelscape along 2nd Ave. There are new handicapped- accessible sidewalk crossings at the corner for both 2nd Ave and Cleveland.

Future Use and Configuration

Use and Configuration

The owners intend to own and maintain the properties as rental units. The new configuration is for a total of four lots from within the existing property boundaries. Two lots, each 30 ft. along 2nd Ave X 75 ft. deep for single-family units. And two lots fronting on Cleveland, one 25 ft. X 60 ft. deep, and one 50 ft. X 60 ft. for the existing Tri-plex. The existing single-family structure will be removed.

Future improvements would be in accordance with Caldwell building codes and aesthetic to the surrounding uses.

Improvements

Removal of existing single-family unit and addition of two new single-family units. Sidewalks and landscaping buffer to be installed along 2nd Ave, similar to the existing sidewalk and landscape buffer along Cleveland. Two curb cuts installed along 2nd Ave. One existing water and sewer connection will be upgraded if necessary, and one additional water and sewer connection will be made as required. The property will be fenced.

Boise Examples

AJ



Easements

An access easement across lots C and D may be recorded for lot B for alley access.

Services

All existing services would be maintained. One additional water and sewer connection will be made as required.

There is an existing fire hydrant and fiber cable marker in the south west corner landscape buffer area.

Assumptions

- Because of the age of the existing subdivision plat, corner posts could not be located. All lot design changes and measurements are subject to an official survey.
- Measurements for the location of fences and buildings are closely approximate and measured from the inside of existing curbs on 2nd Ave and Cleveland.
- It is assumed that the existing north fence is on the north property line. Measurements for approximation of the existing lots 13, 14, and 15 are taken from the northwest fence corner.
- It is assumed that the existing west fence is on the west property line.

AJ

Correction to current right-of-way encroachment

According to the estimated measurements, there may be some encroachment of existing improvements into the right-of-way on both the south and east sides. These would be confirmed and, if necessary, corrected with the new layout.

Attachments:

- Neighborhood meeting information
- Warranty deeds
- Vicinity map aerial parcel photo and Strayhorn Addition plat
- Approximated existing property layout
- Approximated future property layout
- Example improvement layout

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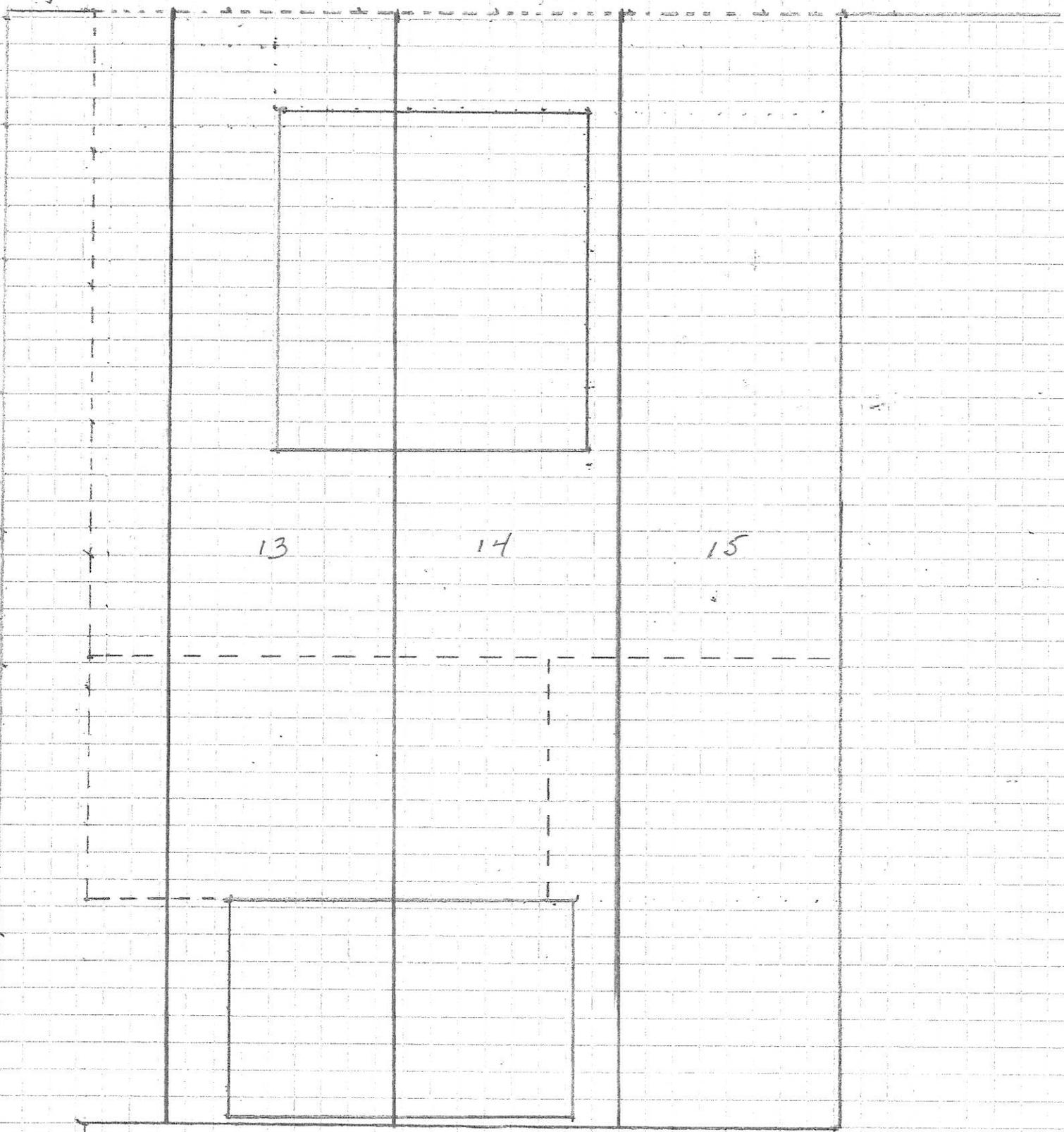
LEVELAND

2ND AVE

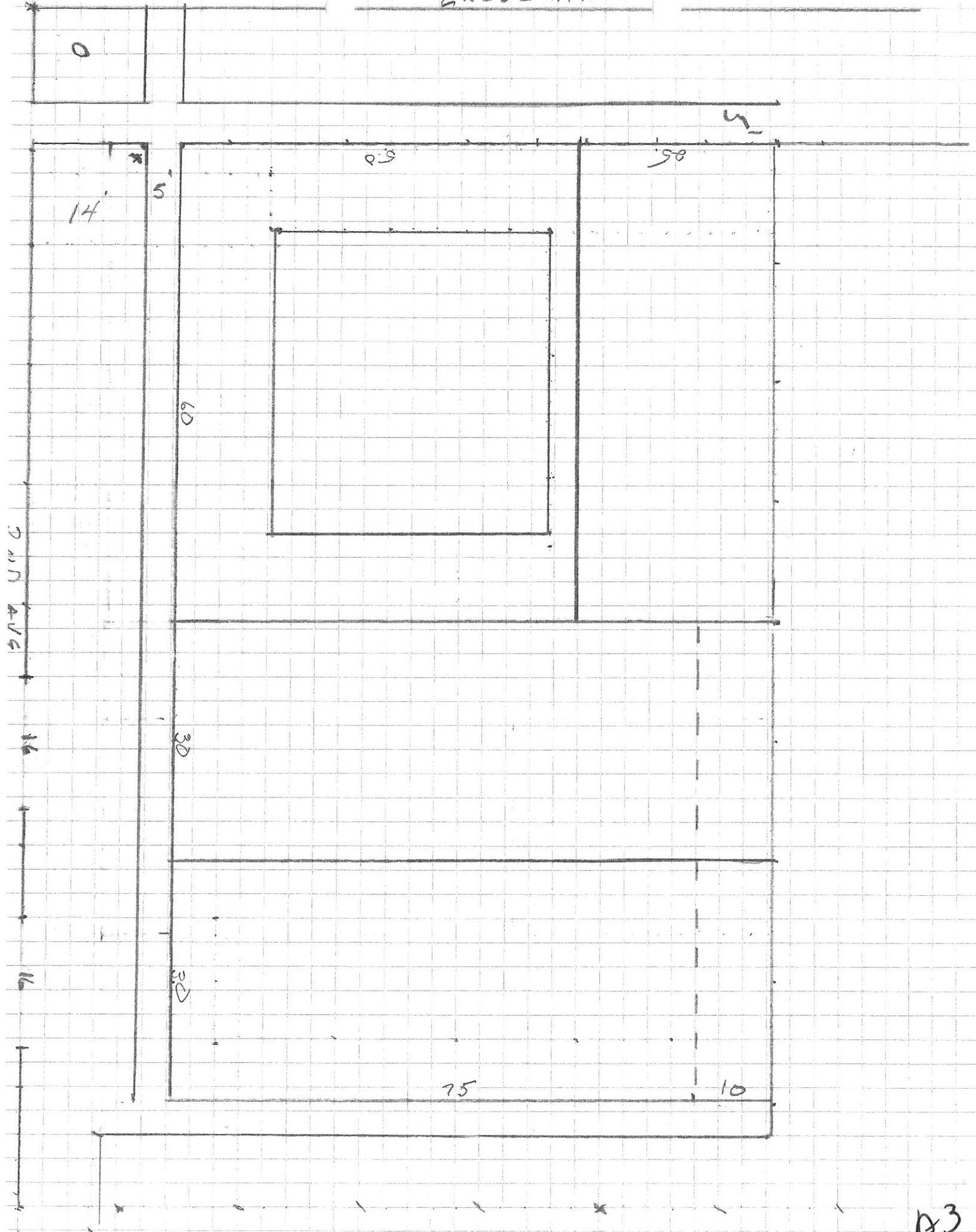
13

14

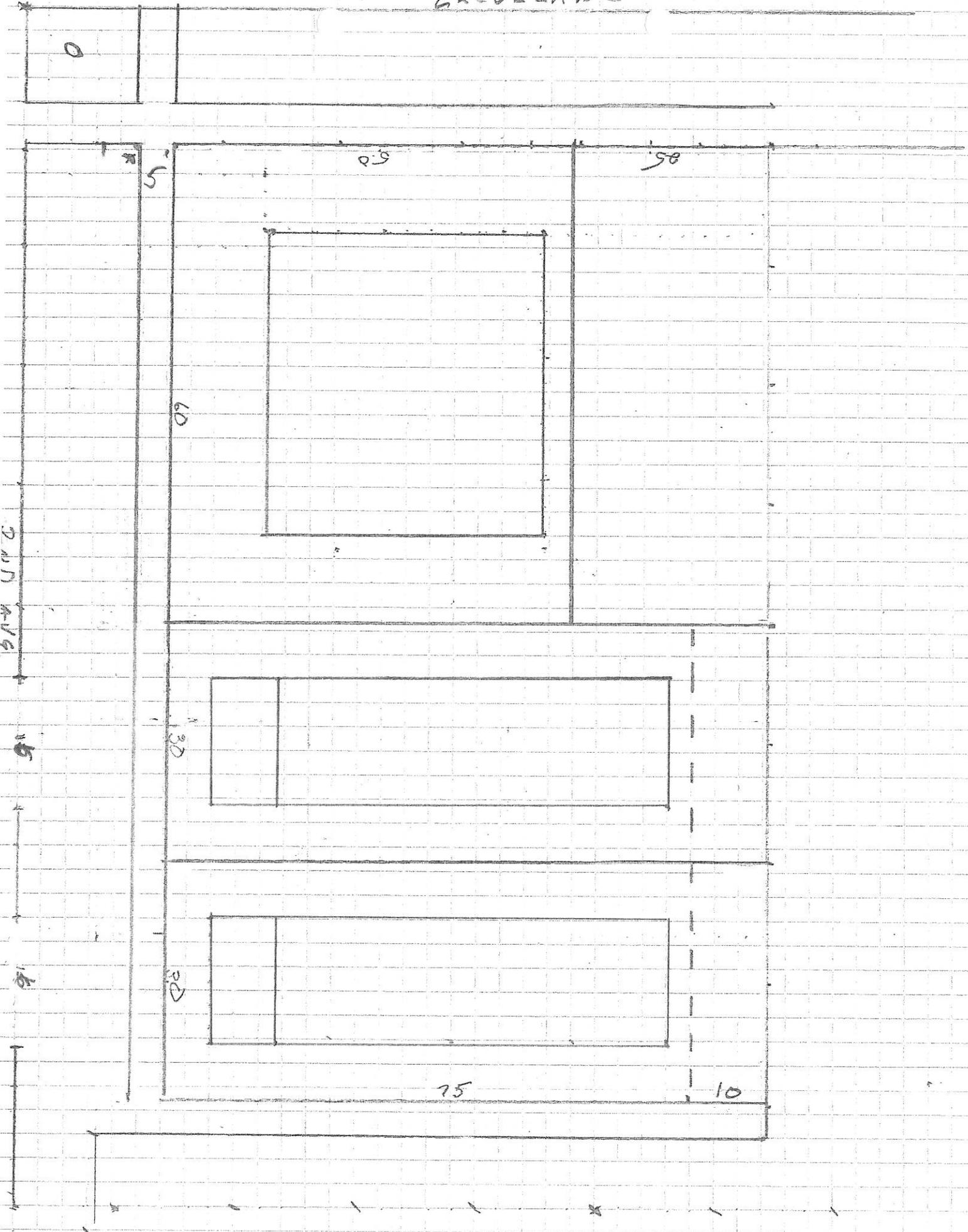
15



CLEVELAND



CLEVELAND





PL 84

010/02/010

AVENUE

R06473

R06478

R06480

R06481

R06482

R06490

13

14

15

16

17

18

19

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21

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11

12

bx

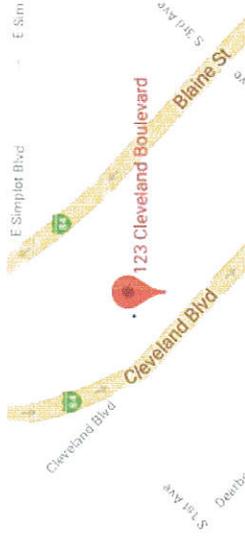
Meeting Announcement

Meeting Purpose: To welcome the neighbors to preview of proposed Special Use Permit for parcel R06480, Lots 13-15, Block 110 Strayhorn Addition #1, commonly known as 123 Cleveland and 318 2nd Ave.

Place: Caldwell Public Library, Idaho Room, 1010 Dearborn St., Caldwell, Idaho

Time: 12:00 – 1:00 January 15, 2018

Project Description: Request for a Special Use Permit to reconfigure the interior lot lines for lots 13, 14, and 15 into 4 lots to accommodate the allowed residential density in the existing zoning C-C.



Contact Info:
Michael McCarthy
208-713-4372

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208-713-4372

Handwritten initials or signature.

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: 12:00 1/16/18

End Time of Neighborhood Meeting: 1:00 1/16/18

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. Patty Clinton 202 Blaine Caldwell, Id 83605

2. Leah Co 215 Cleveland Caldwell ID 83605

3. _____

4. _____

5. _____

6. _____

7. _____

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AP

- 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: 123 CLEVELAND

Date of Round Table meeting: _____

Notice sent to neighbors on: 12/30/17

Date & time of the neighborhood meeting: 12:00-1:00 1/16/18

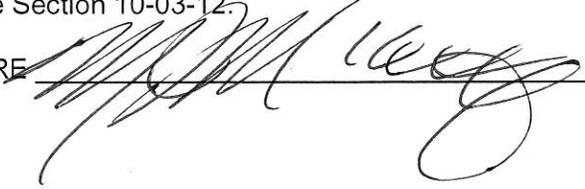
Location of the neighborhood meeting: CALDWELL LIBRARY - IDAHO ROOM

Developer/Applicant:

Name: MICHAEL M' CARTHY

Address, City, State, Zip: 2401 N 26TH ST. BOISE, ID 83702

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  DATE 1/16/18

AS

CANYON COUNTY LISTING - R06480 300 ft.
December 21, 2017



Account	Address	City	State	ZipCode	Owner One	Owner Two
R06485	6522 BASELINE RD	MELBA	ID	83641	KOFOED CURTIS W	
R06482	2017 E BEECH ST	CALDWELL	ID	83605	VASQUEZ ANTONIO	
R06478	6522 BASELINE RD	MELBA	ID	83641	KOFOED CURTIS W	
R06481	1505 E USTICK	CALDWELL	ID	83605	JASSO LINDA L	
R06480	2401 N 26TH ST	BOISE	ID	83702	JODY BENSON FAMILY INVESTMENTS LLLP	
R06465	216 BLAINE ST	CALDWELL	ID	83605	LOMAX CASSANDRA A	
R06466	216 BLAINE ST	CALDWELL	ID	83605	LOMAX ORION DANIEL	
R06472	2401 N 26TH ST	BOISE	ID	83702	JODY BENSON FAMILY INVESTMENTS LLLP	
R06471	34281 DOHENY PARK RD #2543	CAPISTRANO BEACH	CA	92624	GREEN GRASS PROPERTIES LLC	
R06476	2813 S INDIANA AVE	CALDWELL	ID	83605	STRIKWERDA GREG	STRIKWERDA TAMARA H/W
R06477	110 BLAINE ST	CALDWELL	ID	83605-3612	MARQUEZ BEATRICE	
R06483	6522 BASELINE RD	MELBA	ID	83641	KOFOED CURTIS W	
R06479	16636 BURNIE DR	NAMPA	ID	83651	MONTGOMERY LINDA L H/W	
R06462	30094 PET LN	PARMA	ID	83660-6523	CLINTON LARRY M	CLINTON PATRICIA A H/W
R06463	1410 S ELIZABETH ST	DENVER	CO	80210	206 BLAINE LLC	
R06464	1410 S ELIZABETH ST	DENVER	CO	80210	210 BLAINE LLC	
R06473	1505 E USTICK	CALDWELL	ID	83605	JASSO LINDA L	
R06470	4215 N SYCAMORE AVE	KERMAN	CA	93630	SALWASSER GARY E AND JO LYNNE LIVING TRUST	
R06469	219 CLEVELAND BLVD	CALDWELL	ID	83605	GARCIA GABRIEL	GARCIA RAMONA
R06474	6522 BASELINE RD	MELBA	ID	83641	KOFOED CURTIS W	KOFOED MICHELLE A
R06475	1707 FAIROAKS DR	CALDWELL	ID	83605	G AND W PROPERTIES LLC	
R06491	102 CLEVELAND BLVD	CALDWELL	ID	83605	BICANDI DOROTHY JEAN	
R06492	1819 N 15TH ST	BOISE	ID	83702	HANSEN RICHARD J	
R06498	111 DEARBORN ST	CALDWELL	ID	83605	HATTEN NORMA J	
R06495	23306 FREEZEOUT RD	CALDWELL	ID	83605	KOCH INC	
R06497	115 DEARBORN ST	CALDWELL	ID	83605	BRIGGS KEVIN A	
R06503	905 CALLE AMANECEC STE 300	SAN CLEMENTE	CA	92673	CTR PARTNERSHIP LP	
R06445	PO BOX 8028	BOISE	ID	83707-2028	STATE OF IDAHO DIVISION OF HIGHWAYS	
R06452	23306 FREEZEOUT RD	CALDWELL	ID	83605	KOCH INC	
R06451	23306 FREEZEOUT RD	CALDWELL	ID	83605	KOCH INC	
R06493	1505 E USTICK RD	CALDWELL	ID	83605	TREEHOUSE RENTALS LLC	
R06499	103 DEARBORN ST	CALDWELL	ID	83605	SANCHEZ SABAS	
R06494	19100 WAGNER RD	CALDWELL	ID	83605	PENNER DONALD D	PENNER DORIS A H/W
R06496	11528 W FLORIDA DR	BOISE	ID	83709-1146	ALVARADO SETH W	
R06500	905 CALLE AMANECEC STE 300	SAN CLEMENTE	CA	92673	CTR PARTNERSHIP LP	

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.

AP

Quitclaim Deed

1 Date

August 15, 2012

2 Parties

Grantor:

Josephine Ann Marie Benson

Grantee:

Jody Benson Family Investments LLLP.

Current address:

Jody Benson Family Management LLC,
Manager, 2401 North 26th Street, Boise, Idaho, 83702

3 Property

Idaho County: Cayon

Transferred interest: Grantors' entire fee simple.

Description:

LOTS 13, 14, AND, 15 BLOCK 110, STRAYHORN
ADDITION NO. 1, CANYON COUNTY, IDAHO
ACCORDING TO THE OFFICAL PLAT THEREOF,
FILED IN BOOK 1 OF PLATS AT PAGE(S) 20,
RECORDS OF SAID COUNTY.

Together with:

All improvements and appurtenances.
To have and to hold the said premises, into the said
Grantees, heirs, and assigners forever.

4 Common Address

123 Cleveland Boulevard, Caldwell Idaho, 83605

5 Consideration

Ten Dollars and other good and valuable consideration,
receipt of which is acknowledged.

6 Quit Deed

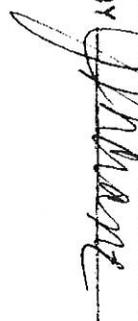
Grantor, for the consideration listed above hereby
conveys, releases, remises, and forever quit claims
to Grantee, and its successors and assigns, the
transferred interest in the property described in this
deed.

7 Construction

In construing this deed, and where the context so
requires, the singular includes the plural and the
masculine, the feminine and the neuter.


Josephine Ann Marie Benson

REQUEST Telford & Co
BY Jody Benson
10/10

CHRIS YAMAMOTO
CANYON CNTY RECORDER
BY 

2012 AUG 21 PM 1 52

RECORDED

2012036348

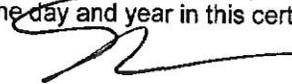
STATE OF IDAHO)

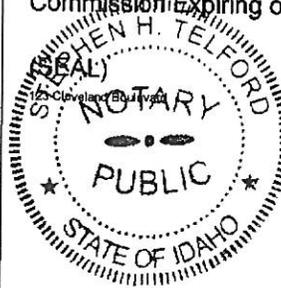
) ss.

County of Canyon)

On August 15, 2012, before me, Stephen H. Telford, an
Idaho notary public, personally Jody Benson a single
woman, dealing with her sole and separate property,
known or identified to me to be the person whose name is
subscribed to this instrument and acknowledged to me
that they executed the same.

In witness, I have set my hand and affixed my official seal
the day and year in this certificate first above written.


Stephen H. Telford
Notary Public for Idaho
Residing at: Nampa, Idaho
Commission Expiring on the 28th of June 2016



INSTRUMENT NO. 2012009540

QUITCLAIM DEED

FOR VALUE RECEIVED, Justin M. McCarthy does hereby convey, release, remise and forever quit claim unto Josephine A. Benson whose current address is:

2401 N 26th St, Boise Idaho 83702

the following described premises:

LOTS 13, 14 AND 15, BLOCK 110, STRAYHORN ADDITION NO. 1, CANYON COUNTY, IDAHO ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 1 OF PLATS AT PAGE(S) 20, RECORDS OF SAID COUNTY.

Commonly known as 123 Cleveland Boulevard, Caldwell Idaho 83605

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: December 01, 2011

By: [Signature]
 Grantor: Justin M. McCarthy

2012 MAR 12 PM 12:08
 RECORDED
 CHRIS YAMAMOTO
 CANYON COUNTY RECORDER

2012009540

State of Idaho)
) S.S.
 County of ADA)

On this 28 day of DECEMBER, in the year 20 11, before me Michael J. McCarthy, personally appeared JUSTIN M. MCCARTHY proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument, and acknowledged that he(he)(they) executed the same.

MICHAEL J. MCCARTHY
 NOTARY PUBLIC
 STATE OF IDAHO

[Signature]
 Notary Public
 My Commission Expires on DEC 11, 2014

REQUEST Josephine Benson
 TYPE \$200 FEE 10/20

AD

Approved by Board of Trust
Caldwell, April 15th 1891.

Note:

All streets and avenues are 80 feet wide

All alleys are 16 feet wide, and all lots 25 x 120,
except in such blocks as are otherwise marked.

See Sub 227



Ada Co., Idaho.

Approved by Board of Trustees of the Town of
Caldwell, April 15th 1891.

Walter B. Quinn
Clk of the Board

Note:

All streets named are 80 feet wide
All alleys are 16 feet wide, no alleys 25-120,
except in such blocks as are otherwise marked.

150

150
150
150