



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): 2018-02

Project name: 5106 S. 10th Rezone

Date filed: 2/9/18 Date complete: _____

Related files: _____

Subject Property Information

Address: 5106 S. 10th Ave, Caldwell, Id 83607 Parcel Number(s): R2503000000

Subdivision: Orchard Heights Block: _____ Lot: 20 Acreage: 5 acres Zoning: R-1

Prior Use of the Property: Vacant lot

Proposed Use of the Property: Front portion approx .75 acres medical or retail, the back for fourplexes

Applicant Information:

Applicant Name: Leroy Gillatt Phone: 208 467-7777 Ext 7038

Address: 31 S. Midland Blvd City: Nampa State: ID Zip: 83651

Email: lgillatt@experiencecfc.com Cell: 208 880-1329

Owner Name: Christian Faith Center Phone: 208 467-7777

Address: 31 S. Midland Blvd City: Nampa State: ID Zip: 83651

Email: experiencecfc.com Cell: _____

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

Address: 23498 Boise River Rd City: Caldwell State: ID Zip: 83607

Email: jim@thorpefamilyrealty.com Cell: 208 859-2765

Authorization

Print applicant name: Leroy Gillatt

Applicant Signature: *Leroy Gillatt* Date: 1-30-18

Project Name: <u>5106 S. 10th Perone</u>	File #: <u>201-18-02</u>
Applicant/Agent:	

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 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 rezoned (must be submitted in electronic format).	✓
	Landscape Plan (if applicable)	
	Neighborhood Meeting sign-in sheet	✓
	Fee	

STAFF USE ONLY:

Date Application Received: 2-9-18
 Received by: Adam Caballo
 Proposed Hearing Date: 3/13/2018
 Hearing Body: HE

AI

January 30, 2018

To whom it may concern,

We, Christian Faith Center, would like to request a rezone of the approximate 5 acre parcel located at, 5106 S. 10th Ave in Caldwell, Idaho.

We have a developer interested in buying the property and building fourplexes and a building to be used as either a medical or dental office or light retail. The front portion of the lot bordering 10th Ave, approximately .75 acres, we are requesting a change from R-1 to C-2, and the back portion, approximately 4.25 acres to be changed from R-1 to R-3. See the enclosed site plan.

If you need anything else for this request please let me know at: lgillatt@experiencecfc.com or you can contact me at 208 880-1329.

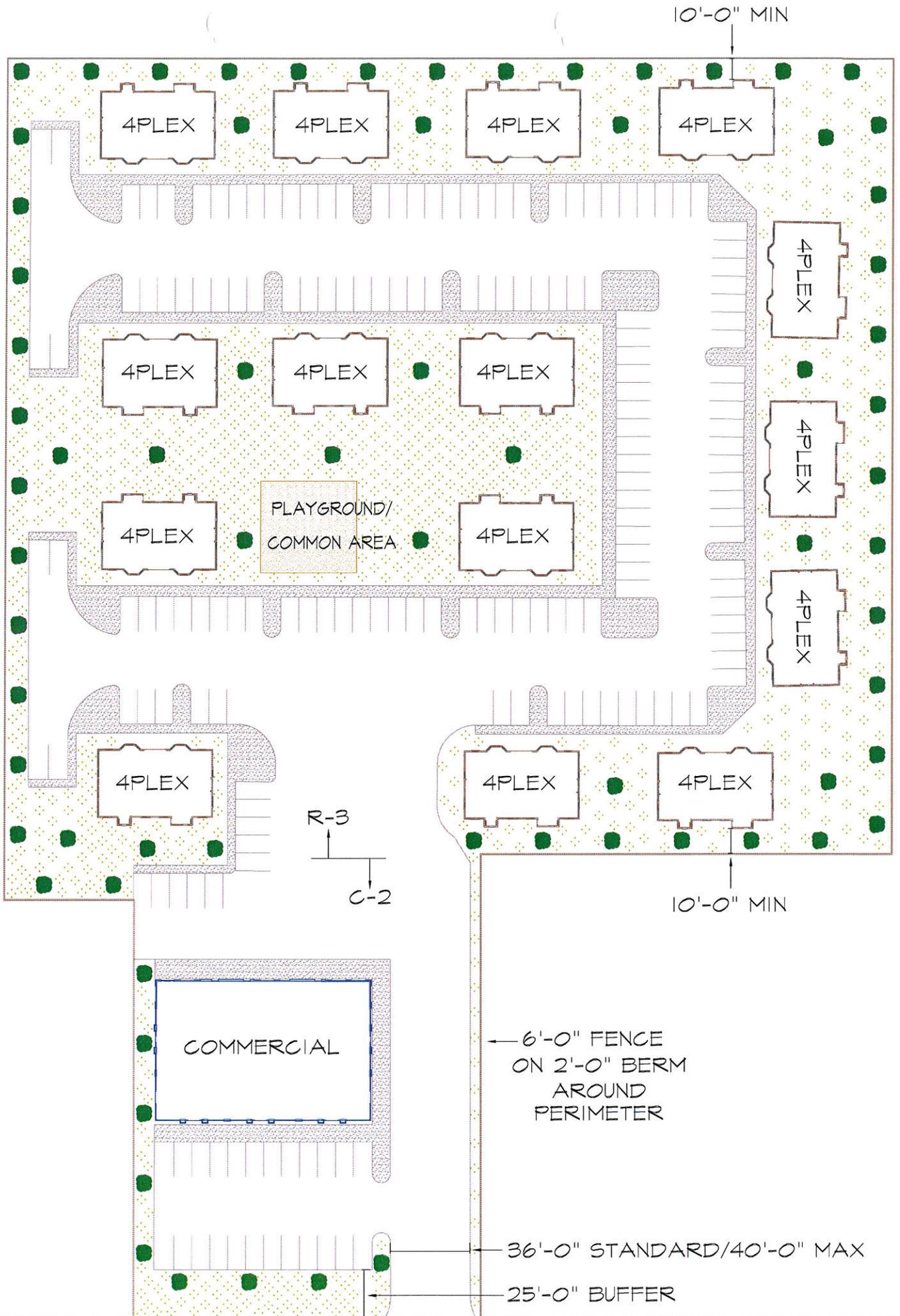
Thank you,



Leroy Gillatt
Chief Operations Officer
Christian Faith Center

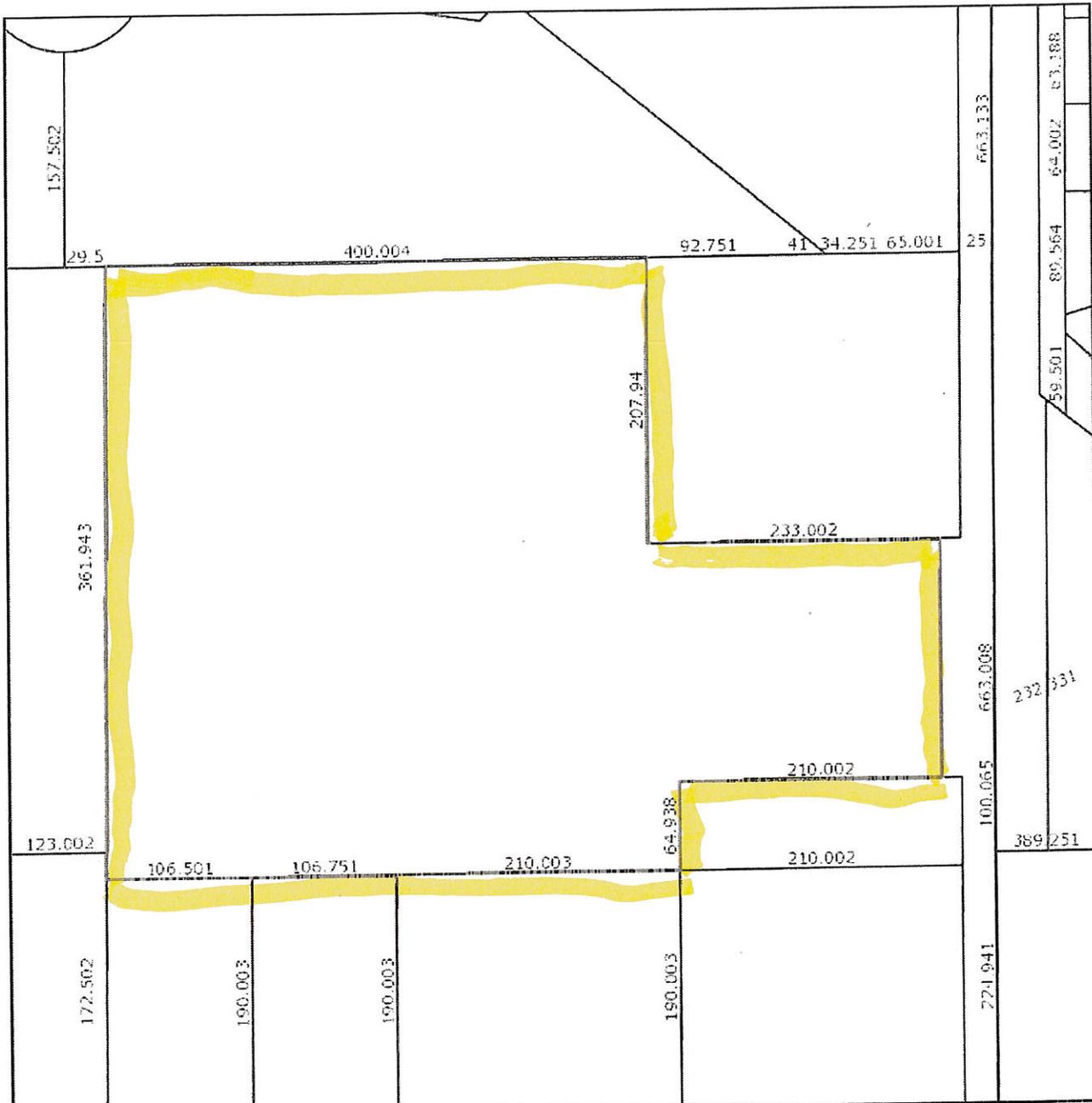


5106 S. 10TH AVENUE, CALDWELL, ID 83607
5.02 ACRES - MIXED USE



S 10TH AVENUE

103



TitleOne
a title & escrow co.

Lindsi Allred
Customer Service
Phone (208) 287-5336
lallred@TitleOneCorp.com
www.TitleOneCorp.com

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

geoAdvantage

A3



S 10th Ave



TitleOne
a title & escrow co.

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geoAdvantage

Vicinity map

HL

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: 11:00

End Time of Neighborhood Meeting: 11:20

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. Leroy Gillatt 2212 Windaven Ct Nampa, ID 83686
- 2. RON + MARY AMES 5104 510th AVE CALDWELL, ID 83605
- 3. Dixie Parker 5301 510th Ave Caldwell ID 83607
- 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: To build fourplexes and a medical office.

Date of Round Table meeting: _____

Notice sent to neighbors on: January 10th, 2018

Date & time of the neighborhood meeting: February 1st, 2018 at 11:00 am

Location of the neighborhood meeting: 5106 S. 10th Ave Caldwell, Idaho

Developer/Applicant:

Name: Leroy Gillatt

Address, City, State, Zip: 31 S. Midland Blvd, 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 Leroy Gillatt DATE 2-1-18

**ZONING DESCRIPTION FOR
CHRISTIAN FAITH CENTER ASSEMBLY OF GOD, INC.
ZONE R-3**

A portion of Lot 20 of Orchard Heights Subdivision recorded in Book 2 at Page 38, Canyon County, located in the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The East line of the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 3 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 00°21'53" East with the distance between monuments found to be 1326.35 feet.

BEGINNING at a point on the North line of Lot 20 of Orchard Heights Subdivision Recorded in Book 2 at Page 38, Canyon County from which the East 1/4 corner of said Section 4 bears South 20°49'24" West a distance of 713.84 feet;

Thence South 00°21'53" East, a distance of 383.02 feet;

Thence North 89°06'13" East, a distance of 23.00 feet;

Thence South 00°21'53" East, a distance of 65.11 feet;

Thence South 89°06'52" West, a distance of 422.73 feet;

Thence North 00°20'54" West, a distance of 448.04 feet;

Thence North 89°06'13" East, a distance of 399.60 feet to the **POINT OF BEGINNING**.

Said Parcel containing 180,570 square feet or 4.15 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



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**ZONING DESCRIPTION FOR
CHRISTIAN FAITH CENTER ASSEMBLY OF GOD, INC.
ZONE C-2**

A portion of Lot 20 of Orchard Heights Subdivision recorded in Book 2 at Page 38, Canyon County, located in the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The East line of the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 3 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 00°21'53" East with the distance between monuments found to be 1326.35 feet.

BEGINNING at a point on the West Right of Way line of 10th Avenue South, a line being 40.00 feet West of and parallel with the East line of the Northeast 1/4 of the Southeast 1/4 of said Section 4, Township 3 North, Range 3 West, Boise Meridian from which the East 1/4 corner of said Section 4 bears North 02°15'47" East a distance of 872.48 feet;

Thence along said Right of Way, South 00°21'53" East, a distance of 175.01 feet;

Thence leaving said Right of Way, South 89°06'13" West, a distance of 195.01 feet;

Thence continue Westerly along said line, a distance of 23.00 feet;

Thence North 00°21'53" West, a distance of 175.01 feet;

Thence North 89°06'13" East, a distance of 218.01 feet to the **POINT OF BEGINNING**.

Said Parcel containing 38,150 square feet or 0.88 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

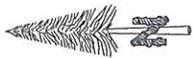
END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



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NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4,
TOWNSHIP 3 NORTH, RANGE 3 WEST, CANYOUN COUNTY,
IDAHO



1" = 40'

N89°06'13"E - 399.60'

S20°49'24"W - 713.84'

E 1/4

4 3

208.01'

S00° 21' 53"E - 383.02'

ZONE R-3
180,570 sq.ft.
4.15 ac.

N89°06'13"E - 218.01'

175.01'

ZONE C-2
38,150 sq.ft.
0.88 ac.

S00°21'53"E - 175.01'

10th AVE. S.
BASIS OF BEARING
S00°21'53"E - 1326.35'

N89°06'13"E - 218.01'

S0°21'53"E
65.11'

23.00'

S89°06'52"W - 422.73'

N00°20'54"W - 448.04'



S 1/16

4 3

ZONING DISPLAY FOR
CHRISTIAN FAITH CENTER
ASSEMBLY OF GOD, INC.
CALDWELL, IDAHO



TIMBERLINE
SURVEYING
847 PARKCENTRE WAY, SUITE 3, NAMPA, IDAHO 83651
208-465-5687

Corporation Warranty Deed

For value received,

Living Waters Worship Center, Inc., a dissolved Idaho Corporation

the grantor, does hereby grant, bargain, sell, and convey unto

Christian Faith Center Assembly of God, Inc., an Idaho Corporation

whose current address is: 31 South Midland Blvd., Nampa ID 83651

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit "A" Attached Hereto

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

In witness whereof, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed.

Dated: December 6, 2013

Living Waters Worship Center, Inc.

By: [Signature]
Wendell Ivie, Treasurer

By: [Signature]
Kitty L. Johnson, Secretary

2013-056023

RECORDED

12/16/2013 01:26 PM



00083667201300560230300304

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=30 RECORD1 \$97.00

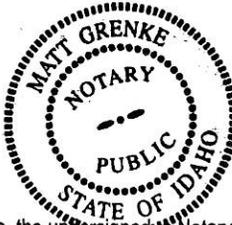
DEED

CHRISTIAN FAITH CENTER

State of Idaho, County of Ada, ss.

On this 6th day of December in the year of 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Wendell Ivie known or identified to me to be the Treasurer of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

[Signature]
Notary Public Residing in Star Idaho
My Commission Expires: My Commission Expires 7/9/2017
(seal)



State of Idaho, County of Ada, ss.

On this 6th day of December in the year of 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Kitty L. Johnson known or identified to me to be the Secretary of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

[Signature]
Notary Public
My Commission Expires:
(seal)



Residing in Star Idaho
My Commission Expires 7/9/2017

ALD

A parcel of land situate in the Northeast Quarter of the Southeast Quarter of Section 4, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being a portion of Lot 20 of ORCHARD HEIGHTS SUBDIVISION, Book 2 of Plats at Page 38, records of Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at a found 5/8 inch rebar marking the Southeast corner of the Northeast Quarter of the Southeast Quarter; thence
South 89° 06' 52" West, 25.00 feet along the South line of the Northeast Quarter of the Southeast Quarter; thence
North 00° 21' 53" West, 25.00 feet parallel to the East line of the Northeast Quarter of the Southeast Quarter to the Southeast corner of Lot 20; thence
North 00° 21' 53" West, 638.17 feet along the East line of said Lot 20 to the Northeast corner of said Lot 20; thence
South 89° 06' 13" West, 233.01 feet along the North line of said Lot 20 to a found 5/8 inch rebar, the POINT OF BEGINNING; thence
South 00° 21' 53" East, 208.01 feet parallel to the aforesaid East line of Lot 20 to a found bent 1/2 inch rebar reset with a 5/8 inch rebar; thence
North 89° 06' 13" East, 233.01 feet parallel to the aforesaid North line of Lot 20 to a found 1/2 inch rebar on the aforesaid East line of Lot 20; thence
South 00° 21' 53" East, 175.01 feet along the said East line of Lot 20 to a set 5/8 inch rebar; thence
South 89° 06' 13" West, 210.01 feet parallel to the aforesaid North line of Lot 20 to a set 5/8 inch rebar; thence
South 00° 21' 53" East, 65.11 feet parallel to the aforesaid East line of Lot 20 to a point witnessed by a 5/8 inch rebar which bears North 00° 21' 53" West, 1.00 feet; thence
South 89° 06' 52" West 422.73 feet parallel to the aforesaid South line of Lot 20 to a set 5/8 inch rebar on the East line of the West 8 feet of said Lot 20; thence
North 00° 20' 54" West, 448.04 feet along the said East line of the West 8 feet of Lot 20 to a found 5/8 inch rebar on the aforesaid North line of Lot 20; thence
North 89° 06' 13" East, 399.60 feet along the said North line of Lot 20 to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

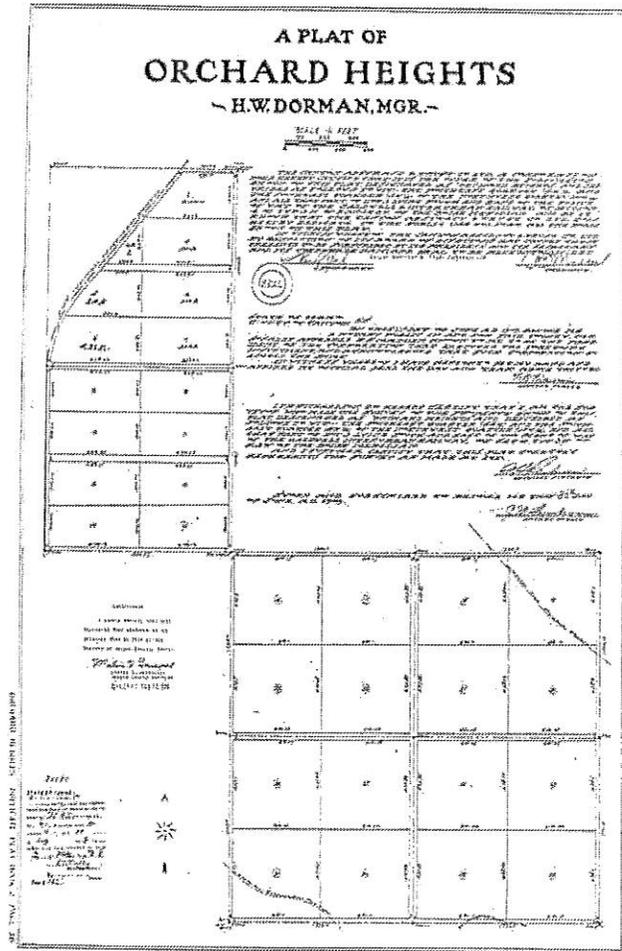
That portion deeded to The City of Caldwell, Idaho, a Municipal Corporation by Quit Claim Deed recorded July 7, 2009, as Instrument No. 2009034207 and being more particularly described as follows:

A 15 foot wide strip of land for additional Right of Way for South Tenth Street, located in the NE1/4 of Section 4, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, described as follows:

COMMENCING at the Northeast corner of said NE1/4 (East 1/4 corner of said Section 4); thence
South 00° 22' 05" East, 871.19 feet along the East line of said Section 4 (centerline of South Tenth Street); thence
South 89° 06' 13" West, 25.00 feet to a point in the West sideline of said South Tenth Street and the POINT OF BEGINNING; thence
South 00° 22' 05" East, 175.01 feet along said West sideline; thence
South 89° 06' 12" West, 15.00 feet; thence
North 00° 22' 05" West, 175.01 feet; thence
North 89° 06' 13" East, 15.00 feet to the POINT OF BEGINNING.

AW

This map is furnished as an accommodation strictly for the purposes of generally locating the land. It does not represent a survey of the land or imply any representations as to the size, area, or any other facts related to the land shown hereon.



SEC. 4 T. 34 N. R. 22 W. S. 25 E.

SECTION 4

SECTION 4

PREPARED BY
 H. W. DORMAN
 MANAGER

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