



# 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-18-07  
Tobacco Connection SUP  
 Project name: \_\_\_\_\_  
 Date filed: 5-10-18 Date complete: \_\_\_\_\_  
 Related files: \_\_\_\_\_

### Subject Property Information

Address: 412 CLEVELAND BLVD SUITE 200 Parcel Number(s): R0651500000  
 Subdivision: STRAHORN Block: 116 Lot: 1 Acreage: 1.17 Zoning: C-C-  
 Prior Use of the Property: BETHEL CHURCH  
 Proposed Use of the Property: RETAIL

### Applicant Information:

Applicant Name: HFO LLC DBA: TOBACCO CONNECTION Phone: (208) 475-5604  
 Address: 4280 E. AMITY AVE City: NAMPA State: ID Zip: 83687  
 Email: S.WEEKS@TBCOLLC.COM Cell: (208) 919-9004  
 Owner Name: KEITH WEEKS Phone: (208) 475-5524  
 Address: 4280 E. AMITY AVE City: NAMPA State: ID Zip: 83687  
 Email: S.WEEKS@TBCOLLC.COM Cell: \_\_\_\_\_  
 Agent Name: (e.g., architect, engineer, developer, representative) STEVEN WEEKS  
 Address: 4280 E. AMITY AVE City: NAMPA State: ID Zip: 83687  
 Email: S.WEEKS@TBCOLLC.COM Cell: 208-919-9004

### Authorization

Print applicant name: STEVEN WEEKS  
 Applicant Signature: [Signature] Date: 5/10/18

AI

Project Name: <i>TOBACCO CONNECTION #37</i>	File #: <i>SUP-1807</i>
Applicant/Agent: <i>STEVEN WEEKS, HFO, LLC</i>	

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 <i>8 1/2" x 11"</i> 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)	
<input checked="" type="checkbox"/>	Floor Plan <i>8 1/2" x 11"</i>	
<i>N/A</i>	Landscape Plan (if applicable)	
<input checked="" type="checkbox"/>	Neighborhood Meeting sign-in sheet	
<input checked="" type="checkbox"/>	Fee <i>\$531.00</i>	

**STAFF USE ONLY:**

Date Application Received: *5-10-18*

Received by: *KG*

Proposed Hearing Date: *July 10*

Hearing Body: *HB*

*AI*



HFO, LLC dba: Tobacco Connection

4280 E Amity Ave

Nampa, ID 83687

April 24, 2018

Re: Special Use Request

412 Cleveland Blvd Ste 200

Caldwell, ID 83605

This site is currently unoccupied in a retail center adjacent to the Dollar Tree store.

The previous use for this location was as Bethel Church, prior to the property being sold and split into two suites.

The proposed hours of operations will be for 7 days a week 8am to 10pm as a retail tobacco store.

The use for this business will be to serve as a retail establishment selling tobacco products, beer, wine, snacks, non-alcoholic beverages, and associated products.

Respectfully,

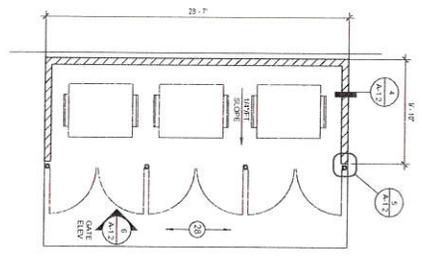
A handwritten signature in blue ink, appearing to read "Steve Weeks", is written over the typed name.

Steve Weeks, Facilities Manager

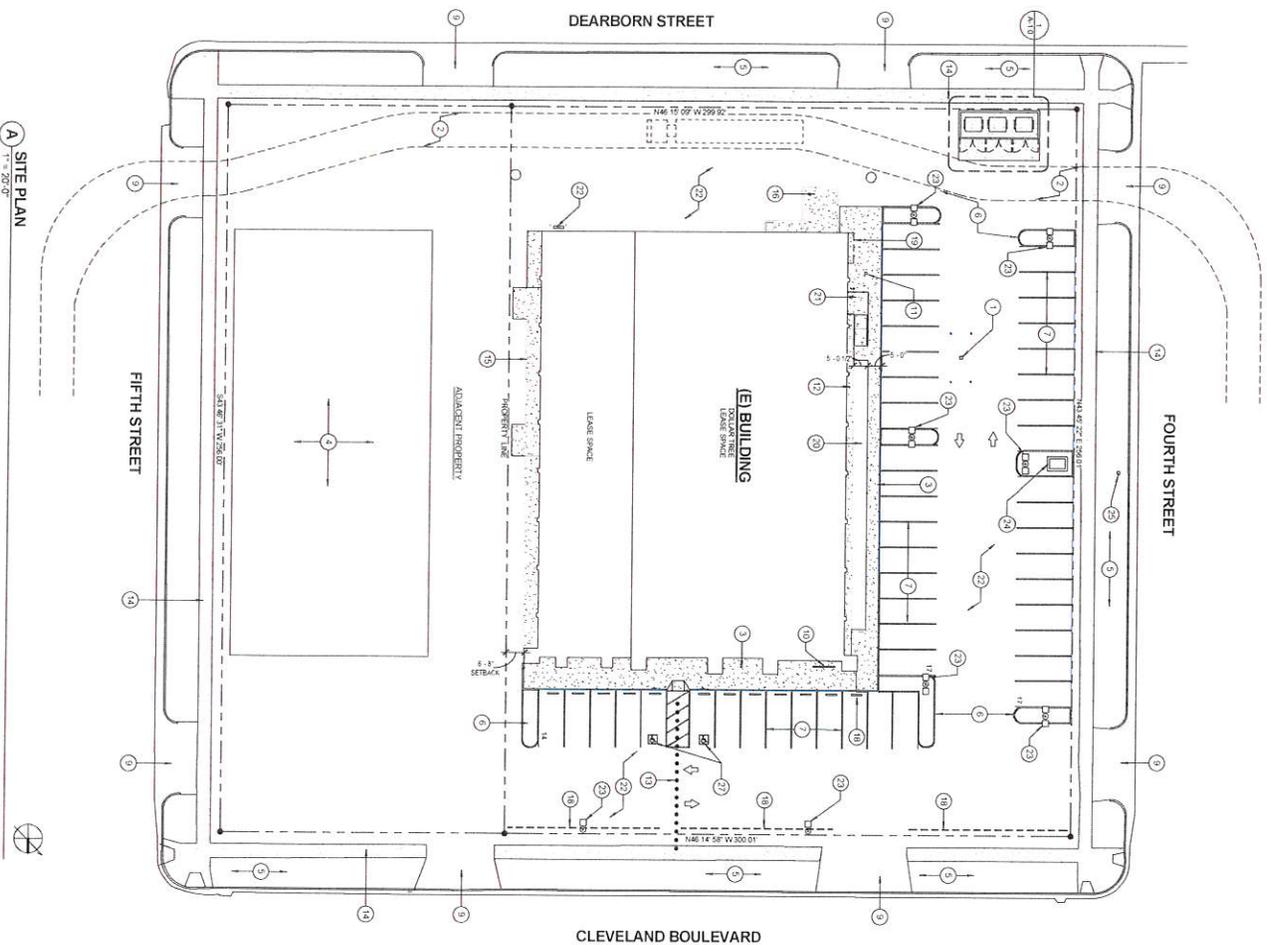
172

**SITE PLAN NOTES**

- 1) UTILITY POLE AND ASSOCIATED EQUIPMENT TO BE REMOVED FROM EXISTING UNDERGROUND OF TELEPHONE WITH UTILITY COMPANY UNDER SUPERVISION OF TELEPHONE COMPANY
- 2) DELIVER TRUCK ROUTE THROUGH SITE
- 3) 8" CONCRETE WALKWAY RE. CIVIL DRAWINGS
- 4) 12" CONCRETE WALKWAY RE. CIVIL DRAWINGS
- 5) REPAIR EXISTING TRAMP AND REMOVE RE. LANDSCAPING IN STREET RIGHT OF WAY WIDTH
- 6) REPAIR EXISTING TRAMP AND REMOVE RE. LANDSCAPING IN STREET RIGHT OF WAY WIDTH
- 7) 8" STALL STRIPING
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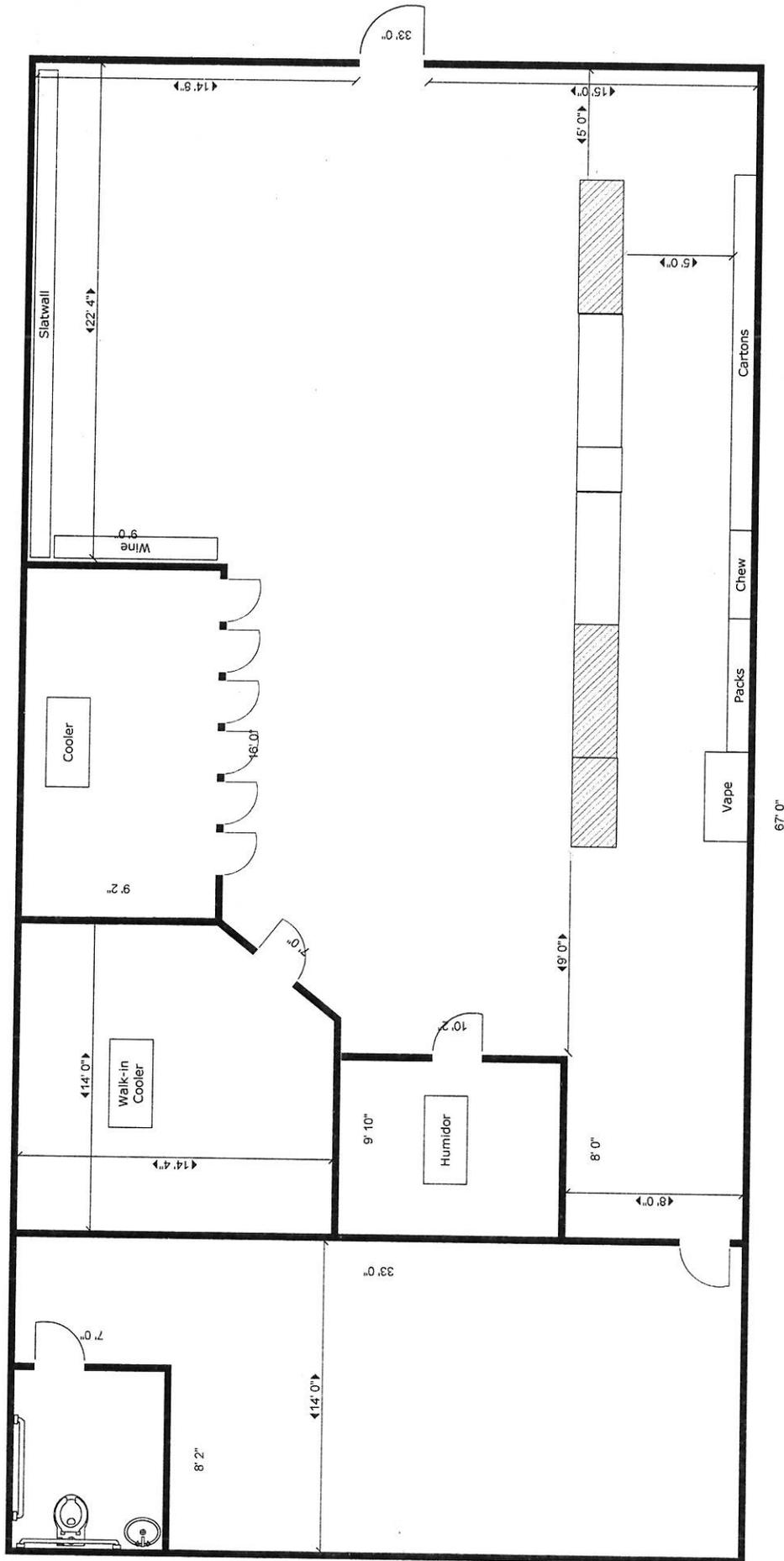
1 TRASH ENCLOSURE  
3/05/10



A SITE PLAN  
11/20/07

<p><b>PERMITS</b></p> <p>1212 12th Avenue South, Nampa, Idaho 83651          Phone: (208) 463-9295 Fax: (208) 463-9299          Email: jgt@jgt-architecture.com</p>	<p><b>BUILDING SHELL AND FACADE UPGRADE</b></p> <p>410 CLEVELAND BOULEVARD, CALDWELL ID 83605</p>	<p><b>jgt architecture</b></p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION						
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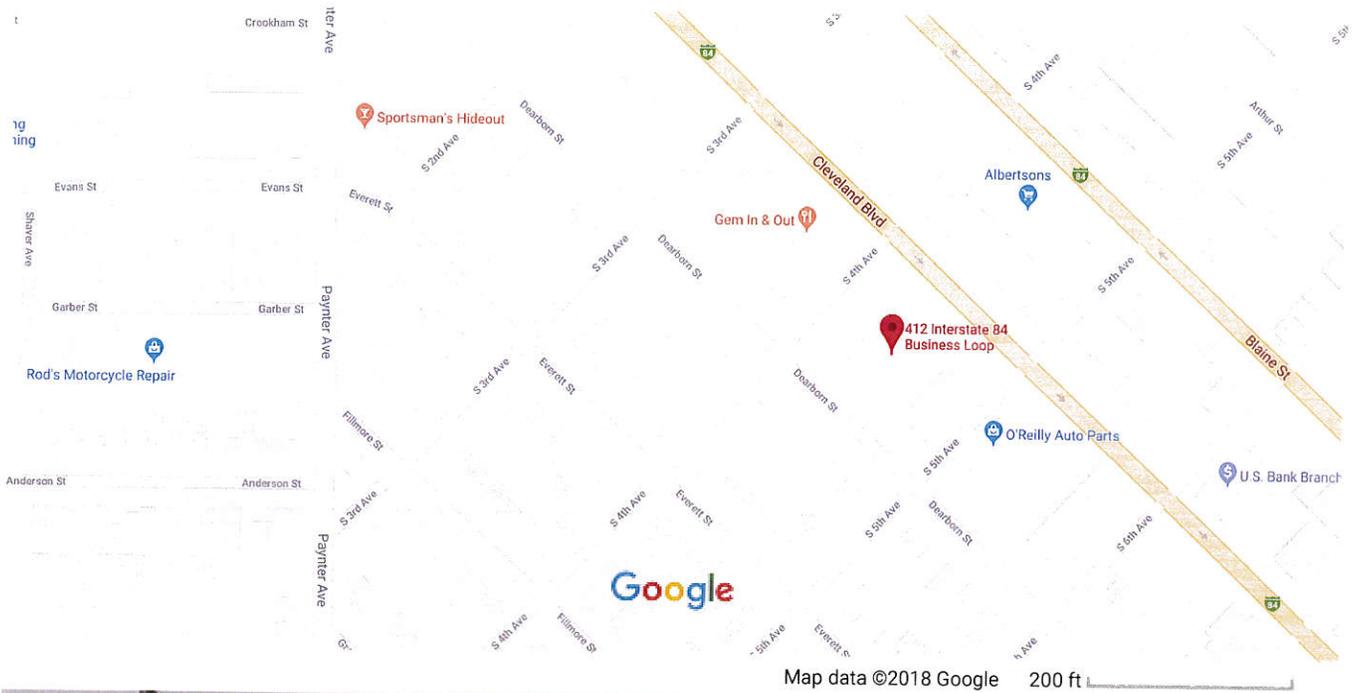
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Google Maps 412 Cleveland Blvd



412 Cleveland Blvd  
Caldwell, ID 83605



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**2014-010135**  
RECORDED  
**03/21/2014 02:56 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=3 MBROWN \$16.00  
TYPE: DEED  
FIRST AMERICAN TITLE AND ESCROW  
ELECTRONICALLY RECORDED

AFTER RECORDING MAIL TO:

DT Caldwell, LLC  
107 S. Howard, Suite 500  
Spokane, WA 99201

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

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**WARRANTY DEED**

File No.: **4102-2206002 (KY)**

Date: **March 19, 2014**

For Value Received, **Timothy C. St. George and Elaine L. St. George, husband and wife**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **DT Caldwell, LLC, a Washington limited liability company**, hereinafter referred to as Grantee, whose current address is **107 S. Howard, Suite 500, Spokane, WA 99201**, the following described premises, situated in **Canyon County, Idaho**, to wit:

**Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

AD



**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Canyon, State of Idaho, described as follows:

**Parcel 1 of Record of Survey recorded March 20, 2014, as Instrument No. 2014-009732, records of Canyon County, Idaho, which is a portion of Block 116 and a portion of the vacated public alley of said Block in STRAHORN ADDITION NO. 1, according to the revised map of Caldwell, Idaho, filed July 29, 1891 and now of record in Book 1 of Plats, Page 20, Records of Canyon County, Idaho, said subdivision located in the Southeast Quarter of Section 21, Township 4 North, Range 3 West of the Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:**

**Commencing at the centerline intersection of Cleveland Boulevard and South 4th Avenue; thence along the centerline of said Cleveland Boulevard, South 46°14'58" East a distance of 40.00 feet; thence leaving said centerline, South 43°45'22" West a distance of 40.00 feet to the Northerly most corner of said Block 116, the POINT OF BEGINNING; thence along the Northeasterly line of said Block, South 46°14'58" East a distance of 200.01 feet to a point; thence leaving said Northeasterly line, South 43°46'31" West a distance of 256.00 feet to a point on the Southwesterly line of said Block; thence along said Southwesterly line, North 46°15'09" West a distance of 199.92 feet to the Westerly most corner of said Block; thence leaving said Southwesterly line and along the Northwesterly line of said Block, North 43°45'22" East a distance of 256.01 feet to the POINT OF BEGINNING.**



4280 E Amity Ave, Ste 102

Nampa, ID 83687

208-475-5524

Re: Neighborhood Meeting for Tobacco Connection, Special Use Permit

Dear Neighbor,

We are holding a neighborhood meeting to discuss the proposed special use at 412 Cleveland Blvd Suite 200, Caldwell, ID 83605. The purpose of this meeting will be to discuss the proposed use for this site and address any neighborhood concerns.

The meeting will be held at 412 Cleveland Blvd Ste 200, Caldwell, ID 83605 on May 9, 2018 at 2:00 pm.

The proposed hours of operations will be for 7 days a week 8am to 10pm as a retail tobacco store. The use for this business will be to serve as a retail establishment selling tobacco products, beer, wine, snacks, non-alcoholic beverages, and associated products.

We look forward to meeting with you.

Respectfully,

A handwritten signature in black ink, appearing to read "Steve Weeks", written in a cursive style.

Steve Weeks, Facilities Manager

HFO, LLC; dba: Tobacco Connection

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: 1400 hrs

End Time of Neighborhood Meeting: 1506 hrs

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

<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1. Robert Wade	415 Cleveland Blv
2. Tray Fusch	415 Cleveland Blv
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**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: RETAIL TOBACCO STORE

Date of Round Table meeting: 11/30/17

Notice sent to neighbors on: 4/26/18

Date & time of the neighborhood meeting: 5/19/18 2pm

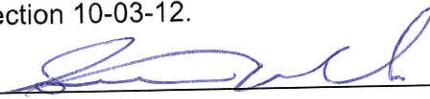
Location of the neighborhood meeting: 412 CLEVELAND BLVD CALDWELL, ID

**Developer/Applicant:**

Name: STEVE WEEKS, HFO LLC DBA TOBACCO CONNECTION

Address, City, State, Zip: 4280 E. AMITY AVE STE 200, NAMPA, ID 83687

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 5/19/18

AS