



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation/Deannexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- Design Review
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other _____

RECEIVED
JUN 06 2018

STAFF USE ONLY:

File number(s): Sub-18P-06

Project name: Canyon Village Shops

Date filed: 6-6-18 Date complete: _____

Related files: _____

Subject Property Information

Address: 6804 Cleveland Boulevard Parcel Number(s): R3089900000

Subdivision: _____ Block: _____ Lot: _____ Acreage: 13.66 AC Zoning: C-3

Prior Use of the Property: Agriculture

Proposed Use of the Property: Commercial Development

Applicant Information:

Applicant Name: Jeffrey Holt - Grand Slam, LLC Phone: _____

Address: 6297 S Ruddsdale Ave. City: Boise State: ID Zip: 83709

Email: jholt@springbokdevelopment.com Cell: 480-695-6258

Owner Name: Same as Applicant Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) Jon Breckon - Breckon Land Design

Address: 6661 N. Glenwood St. City: Garden City State: ID Zip: 83714

Email: jbreckon@breckonld.com Cell: 208-949-5153

Authorization

Print applicant name: Grand Slam LLC Jeffrey Holt

Applicant Signature: [Signature] Date: 6/1/18

M



CITY OF *Caldwell, Idaho*

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: Canyon Village Shops	File #: <u>SUB-18P-06</u>
Applicant/Agent: Jon Breckon - Breckon Land Design	

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"/>	Preliminary Plat	
<input checked="" type="checkbox"/>	Landscape Plan	
<input checked="" type="checkbox"/>	Vicinity map	
<input type="checkbox"/>	Traffic Study (if applicable)	
<input checked="" type="checkbox"/>	Neighborhood Meeting sign-in sheet	
<input checked="" type="checkbox"/>	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	
<input checked="" type="checkbox"/>	Fee	

Total # Lots

Residential: 0 Commercial: 7 Industrial: 0 Common: 0

Phased Project: Yes No If "yes", Phase #: _____ Total Acreage: _____

Min. Lot Size (excluding common lots): 0.99 AC Max. Lot Size (excluding common lots): 6.40 AC

Avg. Lot Size (excluding common lots): 1.95 AC % Useable Open Space: 0

List all types of useable open space: _____

STAFF USE ONLY:

Date Application Received: 6-6-18

Received by: LC

Proposed Hearing Date: 7-24-18

Hearing Body: HE

AM



Breckon Land Design Inc.
Post Office Box 44465
Boise, Idaho 83711
p: 208-376-5153
f: 208-376-6528
www.breckonlanddesign.com

Landscape Architecture • Civil Engineering • Graphic Communication • Erosion Control • Irrigation Design • Land Planning

June 6, 2018

City of Caldwell
Planning and Zoning
621 Cleveland Blvd.
Caldwell, ID 83605

Project: Canyon Village Shops Preliminary Plat
6804 Cleveland Boulevard
Caldwell, ID 83605

Re: Preliminary Plat Narrative

On behalf of Grand Slam, LLC, we are pleased to submit the attached application and required supplements for the preliminary plat of Canyon Village Shops. Please accept this letter as the required written narrative regarding the project.

The overall project encompasses approximately 13.66 acres located at 6804 Cleveland Boulevard, north of Homedale Road in Caldwell, carrying a C-3 zone. The land is to maintain a C-3 zoning for commercial development along the Cleveland Boulevard corridor. The land is to be platted into 7 individual parcels for commercial development and sale. All existing ITD approaches and 6'-0" attached concrete sidewalks are to remain. Required light poles are to be installed at the time of construction of individual lots.

Required landscape buffers are to be constructed along both adjacent road frontages; 30' wide along Cleveland Boulevard (Highway 55) and 20' wide along Homedale Road. A 15' wide buffer will also be provided adjacent to two northern most entrances onto the site, which will be constructed during the development of a future multifamily complex to the west of the commercial lots. These approaches will service both the commercial development and the multifamily development. Additionally, a 15' landscape buffer is proposed in the multifamily development phasing which will suffice for the required landscape buffer between adjacent, dissimilar land uses. A similar buffer will be constructed around the remaining residence along Homedale Road. The buffer will be planted with trees, shrubs and bark mulch per City Code.

This preliminary plat conforms to the requirements and provisions of the Caldwell City Code, as well as acceptable engineering and surveying practices and local standards.

Should you have questions or require further information to process this application, please let me know as soon as possible.

Sincerely,
Breckon Land Design, Inc.

Jon Breckon, PLA

Cc: File - Grand Slam, LLC

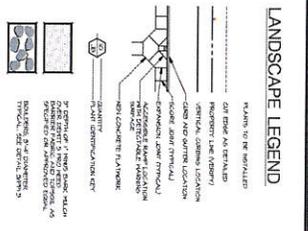
172

PLANT SCHEDULE

QTY	KEY BOTANICAL NAME	COMMON NAME	SIZE	NOTES
1	SPRING BLOSSOM TREES
2
3
4
5
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LANDSCAPE REQUIREMENTS

REQUIREMENT	DETAILS
LANDSCAPE BUFFER	...
ENTRANCE BUFFER	...
RESIDENTIAL LOT BUFFER	...



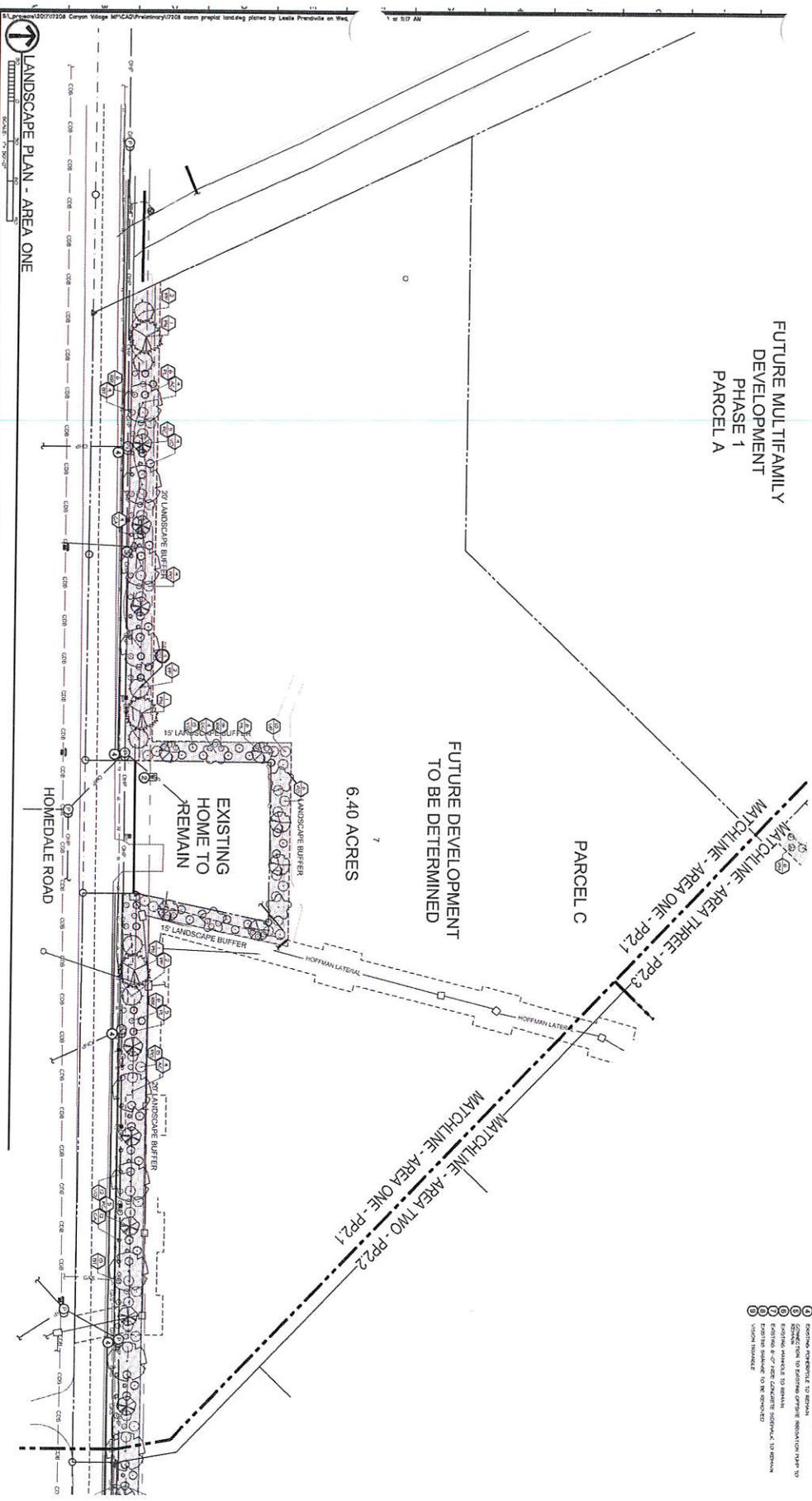
- ### CALLOUT LEGEND
1. EXISTING TREE (INDICATED TO REMAIN)
 2. EXISTING TREE (INDICATED TO BE REMOVED)
 3. EXISTING CONCRETE WALKWAY (INDICATED TO REMAIN)
 4. EXISTING CONCRETE WALKWAY (INDICATED TO BE REMOVED)
 5. CONNECTION TO EXISTING DRIVEWAY (INDICATED TO REMAIN)
 6. CONNECTION TO EXISTING DRIVEWAY (INDICATED TO BE REMOVED)
 7. EXISTING #1-OF-48 CONCRETE SIDEWALK TO REMAIN
 8. EXISTING #1-OF-48 CONCRETE SIDEWALK TO BE REMOVED
 9. EXISTING SIDEWALK TO BE REMOVED
 10. EXISTING SIDEWALK TO REMAIN

FUTURE MULTIFAMILY DEVELOPMENT PHASE 1 PARCEL A

FUTURE DEVELOPMENT TO BE DETERMINED

PARCEL C

6.40 ACRES



PROJECT NO: 17298
 DATE: 10/14/2024
 DRAWN BY: LP, AJ
 CHECKED BY: LP, AJ
 SCALE: 1/8" = 1'-0"
 SHEET NUMBER: PP2.1

CANYON VILLAGE SHOPS
 CALDWELL, ID
 PRELIMINARY PLAT
 LANDSCAPE PLAN - AREA ONE

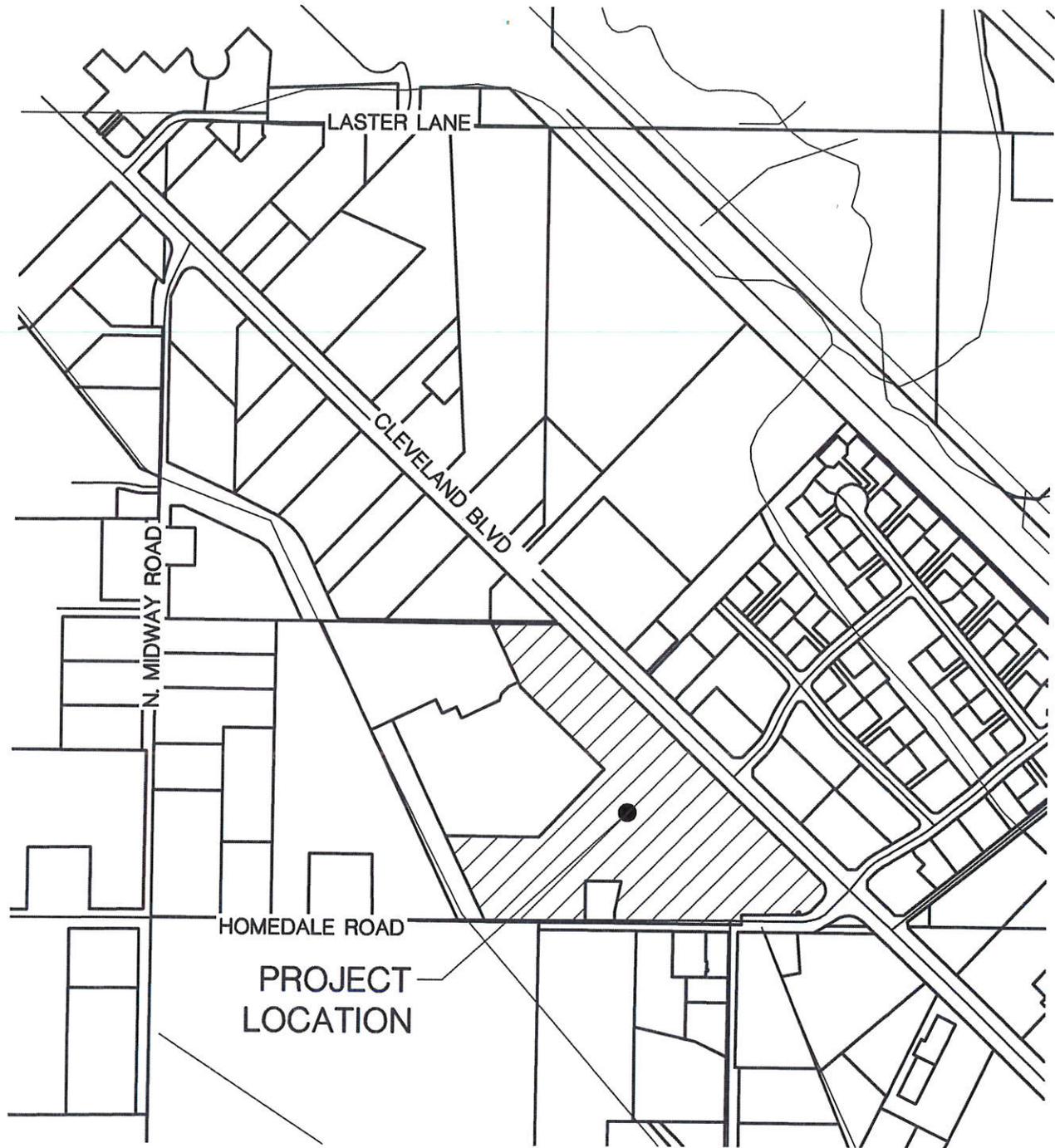
PRELIMINARY PLAT FOR LOT FOR PLANNING

BRECKON

LANDSCAPE ARCHITECTURE

A3

SA_projects\2017\17208 Canyon Village MFCAD\Xref\17208 vicinity.mxd plotted by Leslie Prenzville on Wed, June 06, 2018 at 11:13 AM



VICINITY MAP



Scale: 1" = 500'

6-6-2018

17208

X1.0



- Civil Engineering
- Landscape Architecture
- Erosion & Sediment Control
- Graphic Communication
- Irrigation Design
- Land Planning

www.breckonlanddesign.com
 Fax: 208-378-8528
 Phone: 208-378-5153
 6651 North Glenwood Street
 Garden City, Idaho 83714

CANYON VILLAGE SHOPS
 CALDWELL, IDAHO
 EXHIBIT 1: VICINITY MAP

6-6-18

ACCOMMODATION

Electronically Recorded-DO NOT
Remove the County Stamped First
Page as it is now incorporated as
Part of the original Document

Prepared by and mail to
Grand Slam, LLC
6297 South Ruddsdale Ave.
Boise, ID 83709

2018-024108
RECORDED
06/05/2018 02:20 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=7 EHOWELL \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

Lot Line adjustment

FOR VALUE RECEIVED, Grand Slam, LLC, an Idaho limited liability company
the Grantor(s), do(es) hereby grant, bargain sell and convey unto

Grand Slam, LLC, an Idaho limited liability company

the Grantee, whose current address is 6297 South Ruddsdale Ave. Boise, ID 83709

the following described premises, in Canyon County, Idaho, TO WIT:

See Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the
said Grantee, heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant
to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said
premises; that they are free from all encumbrances EXCEPT: Subject to all existing
patent reservations, easements, right(s) of way, protective covenants, zoning ordinances,
and applicable building codes, laws and regulations, general taxes, assessments, including
irrigation and utility easements (if any) for the current year, which are not due and
payable, and that Grantor(s) will warrant and defend the same from all lawful claims
whatsoever.

Date: 6-5-18

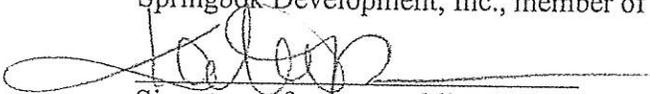


By: Springbok Development, Inc., member

By: Jeff Holt, Manager

State of ID, County of Canyon

This record was acknowledged before me on June 5, 2018 by Jeff Holt as Manager of
Springbok Development, Inc., member of Grand Slam, LLC.



Signature of notary public

Commission Expires:

KATEE DODGE
COMMISSION EXPIRES: 07/25/2023
RESIDING: BOISE, IDAHO

KATEE DODGE
NOTARY PUBLIC
STATE OF IDAHO

ACCOMMODATION

Prepared by and mail to
Grand Slam, LLC
6297 South Ruddsdale Ave.
Boise, ID 83709

WARRANTY DEED

Lot Line adjustment

FOR VALUE RECEIVED, Grand Slam, LLC, an Idaho limited liability company

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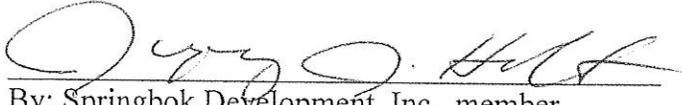
the Grantee, whose current address is 6297 South Ruddsdale Ave. Boise, ID 83709

the following described premises, in Canyon County, Idaho, TO WIT:

See Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT: Subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes, assessments, including irrigation and utility easements (if any) for the current year, which are not due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Date: 6-5-18

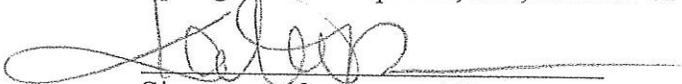


By: Springbok Development, Inc., member

By: Jeff Holt, Manager

State of ID, County of Canyon

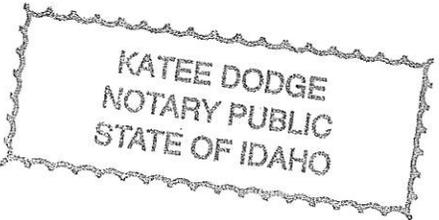
This record was acknowledged before me on June 5, 2018 by Jeff Holt as Manager of Springbok Development, Inc., member of Grand Slam, LLC.



Signature of notary public

Commission Expires:

KATEE DODGE
COMMISSION EXPIRES: 07/25/2028
RESIDING: BOISE, IDAHO





1515 S. SHOSHONE ST.
BOISE, ID 83705
208.342.7957
www.foxlandsurveys.com

PARCEL 'C'
LEGAL DESCRIPTION

This parcel consists of a portion of the SE 1/4 of the SW 1/4 and a portion of Government Lot 7 of Section 6, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the southwest corner of said Section 6, also being the southwest corner of said Government Lot 7, a found brass cap monument as described on CP&F No. 9906713; thence South 89° 38' 02" East along the south boundary of said Government Lot 7 a distance of 1031.88 feet to a point on the centerline of the existing Moses Drain, a found 1/2 inch rebar with illegible cap, found plastic cap stamped "FLSI PLS 7612"; thence continuing along said south boundary of Government Lot 7, South 89° 38' 02" East a distance of 88.73 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" and the **TRUE POINT OF BEGINNING** of Parcel C;

1. Thence parallel with and 80 feet northeasterly of the centerline of the existing Moses Drain, North 25° 16' 11" West a distance of 315.36 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";
2. Thence South 89°38'02" East a distance of 311.21 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";
3. Thence North 43°44'23" East a distance of 317.37 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";
4. Thence North 46°15'28" West, 43.50 feet to a found 1/2 inch rebar with plastic cap stamped "FLSI PLS 7612" herein after noted as "**Point A**";



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5. Thence North $46^{\circ}15'28''$ West, 297.00 feet to a found 1/2 inch rebar with plastic cap stamped "FLSI PLS 7612" herein after noted as "Point B";
6. Thence North $46^{\circ}15'28''$ West, 19.18 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";
7. Thence North $25^{\circ}16'29''$ West a distance of 233.95 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" which lies on a line 995.90 feet northerly from and parallel with the south boundary of said Section 6;
8. Thence South $89^{\circ}37'53''$ East along said parallel line (as determined by a line joining said Southwest corner of Section 6 and the South 1/4 corner of Section 6 as described on CP&F No. 200464612 of said Section 6 a distance of 227.48 feet to a found 5/8 inch rebar with plastic cap stamped "SKINNER PLS 3627" on the southwesterly right-of-way of Cleveland Boulevard;
9. Thence South $46^{\circ}15'28''$ East along said right-of-way a distance of 1235.88 feet to a found Idaho Transportation Department (ITD) right-of-way brass cap stamped 45' Rt. Sta. 238+76.24;
10. Thence continuing along said right-of-way and along a curve to the right, having a radius of 41.50 feet, a central angle of $90^{\circ}02'46''$, an arc length of 65.22 feet, and subtended by a chord bearing South $01^{\circ}14'06''$ East, 58.71 feet to a found broken top of a (ITD) right-of-way monument with found 1 inch copper cap stamped "FLSI PLS 7612";
11. Thence continuing along said right-of-way South $43^{\circ}47'16''$ West a distance of 46.92 feet to a found disturbed, but solid (ITD) right-of-way monument with demolished brass cap, used as a witness corner, set punch in brass cap bears N $75^{\circ}42'41''$ West a distance of 0.44 feet;
12. Thence along the right-of-way of East Homedale Road, along a curve to the right, having a radius of 60.00 feet, a central angle of $45^{\circ}54'52''$, an arc length of 48.08 feet, and subtended by a chord bearing South $66^{\circ}44'34''$ West, 46.81

At



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- feet to a found right-of-way monument with brass cap stamped 176.65' Rt. Sta. 238+58.03 to a point of non-tangency;
13. Thence continuing along said right-of-way North 00° 01' 47" East a distance of 9.90 feet to a found 1/2 inch rebar with plastic cap stamped "JRW LS 780";
 14. Thence continuing along said right-of-way South 89° 37' 14" West a distance of 9.96 feet to a found 1/2 inch rebar with plastic cap stamped "JRW LS 780";
 15. Thence continuing along said right-of-way South 00° 10' 28" East a distance of 9.90 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";
 16. Thence continuing along said right-of-way South 89° 36' 38" West a distance of 184.38 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";
 17. Thence South 00°22'17" West a distance of 33.03 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" on the southerly line of Section 6;
 18. Thence along the southerly line of said Section 6, North 89° 37' 43" West a distance of 427.70 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";
 19. Thence North 00° 22' 17" East a distance of 40.00 feet to a found 1 inch copper cap stamped "FLSI PLS 7612";
 20. Thence North 11° 40' 57" East a distance of 101.98 feet to a found 5/8 inch rebar with plastic cap stamped SKINNER LS3627;
 21. Thence North 89° 37' 43" West a distance of 120.00 feet to a found 5/8 inch rebar with plastic cap stamped SKINNER LS3627;
 22. Thence South 00° 22' 17" West a distance of 140.00 feet to a found 5/8 inch rebar with no cap, set plastic cap stamped "FLSI PLS 7612", on the southerly line of said Section 6;



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23. Thence along the southerly line of said Section 6, North $89^{\circ} 37' 43''$ West a distance of 154.70 feet to a found 5/8 inch rebar with illegible plastic cap replaced with a plastic cap stamped "FLSI PLS 7612" at the West 1/16 corner of said Section 6;
24. Thence continuing along the southerly line of said Section 6, North $89^{\circ} 38' 02''$ West a distance of 181.42 feet to the TRUE POINT OF BEGINNING.

Containing 595,123 square feet or 13.662 acres, more or less.

Subject to a 50-foot wide Ingress/Egress, Utility, Drainage and Irrigation Easement centered on the following described line:

Commencing at "POINT A" described above, the **Point of Beginning:**
North $43^{\circ} 44' 23''$ East a distance of 240.00 feet to a set 1 inch copper cap in asphalt stamped "FLSI PLS 7612" on the southwesterly right-of-way of Cleveland Boulevard.

And also

Subject to a 55-foot wide Ingress/Egress, Utility, Drainage and Irrigation Easement centered on the following described line:

COMMENCING AT "POINT B" described above the Point of Beginning:

1. Thence North $64^{\circ} 43' 31''$ East a distance of 52.65 feet to a set 1/2 inch rebar with plastic cap stamped "FLSI PLS 7612";



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2. Thence along a curve to the left, having a radius of 117.50 feet, a central angle of $20^{\circ}59'07''$, an arc length of 43.04 feet, and subtended by a chord bearing North $54^{\circ}13'57''$ East, 42.80 feet to a found 1/2 inch rebar with plastic cap stamped "FLSI PLS 7612";
3. Thence North $43^{\circ}44'24''$ East a distance of 148.76 feet to a set 1 inch copper cap stamped "FLSI PLS 7612" on the southwesterly right-of-way of Cleveland Boulevard.

Any modification of this description shall render it void.

END OF DESCRIPTION

Prepared by:

Timothy J. Fox, ID PLS 7612

Survey Project Manager



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2. Thence along a curve to the left, having a radius of 117.50 feet, a central angle of $20^{\circ}59'07''$, an arc length of 43.04 feet, and subtended by a chord bearing North $54^{\circ}13'57''$ East, 42.80 feet to a found 1/2 inch rebar with plastic cap stamped "FLSI PLS 7612";
3. Thence North $43^{\circ}44'24''$ East a distance of 148.76 feet to a set 1 inch copper cap stamped "FLSI PLS 7612" on the southwesterly right-of-way of Cleveland Boulevard.

Any modification of this description shall render it void.

END OF DESCRIPTION

Prepared by:

Timothy J. Fox, ID PLS 7612

Survey Project Manager

