

# 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 \_\_\_\_\_

**STAFF USE ONLY:**

File number(s): DAH-18-D1

De annexation

Project name: 21250 Midland

Date filed: 7/2/18 Date complete: \_\_\_\_\_

Related files: Zon-8613

Ann 146-07  
sub/pwd-161P-07

### Subject Property Information

Address: 21250 Midland Blvd Parcel Number(s): R34063

Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 1.317 Zoning: RS-1

Prior Use of the Property: Residential

Proposed Use of the Property: Residential

### Applicant Information:

Applicant Name: Marvin H & Tamara A. Thomas Phone: 208 630-4600

Address: 21250 Midland Blvd City: Caldwell State: ID Zip: 83605

Email: tamathomasina@gmail.com Cell: above ↑

Owner Name: Same ↑ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_ Cell: \_\_\_\_\_

Agent Name: (e.g., architect, engineer, developer, representative) \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

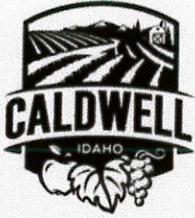
Email: \_\_\_\_\_ Cell: \_\_\_\_\_

### Authorization

Print applicant name: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*AT*



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

DEANNEXATION

Project Name: <u>Marvin Thomas</u>	File #: <u>DAN-18-01</u>
Applicant/Agent:	

Applicant (v)	Description	Staff (v)
✓	Completed & signed Hearing Review Master Application	
	<b>Narrative fully describing</b> the reasoning for the requested de-annexation	
	<b>Recorded warranty deed</b> for the subject property	
N/A	Signed Property Owner Acknowledgement (if applicable)	
✓	Vicinity map, showing the location of the subject property (8 ½" x 11")	
✓	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)	
	<b>Metes and bounds</b> legal description for the site to be annexed	
	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	
	Fee <u>\$ 542.28</u>	

COPIE  
PASTE

<b>STAFF USE ONLY:</b>	
Date Application Received:	<u>7-2-18</u>
Received by:	<u>KD</u>
Proposed Hearing Date:	<u>8-14-2018</u>
Hearing Body:	<u>PZ</u>

A1

July 2, 2018

To: City of Caldwell P and Z

From: Marvin and Tamara Thomas

21250 Midland Blvd., Caldwell 83605

Re: Request for De-Annexation from the City of Caldwell

Greetings:

We respectfully request de-annexation from the City for the following reasons.

1. First and foremost we wish to acquire additional adjoining land to our parcel, and all surrounding property is zoned in the County.
2. We receive no services from the City, and our property is not even close to Caldwell. Our closest town is actually Middleton.
3. The original purpose for annexation no longer exists. Our understanding is it was annexed due to a proposed subdivision that did not materialize. The property surrounding us is owned by Nampa Paving who have no plans to subdivide for housing.
4. It makes no sense to be a lone property annexed in the city,

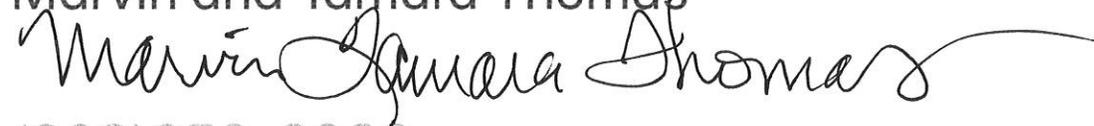
*BT*

surrounded by Canyon County properties.

It is for these reasons that we submit our request. Thank you for consideration of our request.

Sincerely,

Marvin and Tamara Thomas

A handwritten signature in black ink that reads "Marvin Tamara Thomas". The signature is written in a cursive style with a long horizontal flourish extending to the right.

(208)250-0939 or

(208)630-4600

A small, handwritten mark or signature in the bottom right corner of the page, consisting of a few stylized, overlapping strokes.

182

264



236

160

191

A3



NX 10-0280227 KR

**2017-056656**  
 RECORDED  
**12/29/2017 11:46 AM**  
 CHRIS YAMAMOTO  
 CANYON COUNTY RECORDER

Pgs=2 BJBROWN \$15.00  
 TYPE: DEED  
 NEXTITLE - IDAHO  
 ELECTRONICALLY RECORDED

**WARRANTY DEED**

**FOR VALUE RECEIVED**

Connie Jo Ickes, an unmarried woman, as to her undivided one-third tenant in common interest GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

<sup>H.</sup> Marvin Thomas and Tamara A Thomas, husband and wife GRANTEE(s), whose current address is: 21250 N. Midland Blvd, Caldwell, ID 83605 the following described real property in Canyon County, State of Idaho more particularly described as follows, to wit:

Legal description attached hereto and made a part hereof marked Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: 12-19-17

Connie Jo Ickes  
Connie Jo Ickes

STATE OF: Idaho) Ada  
COUNTY OF Ada)

On this 19 day of December, in the year of 2017 before me the undersigned Notary Public in and for said State, personally appeared Connie Jo Ickes known or identified to me (or proved to me on the oath of ....), to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they 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.

[Signature]

Notary Public for ID  
Residing at: Meridian, ID  
My commission expires: 11/9/2022



Ab



NX10-0230227 KR

WARRANTY DEED

FOR VALUE RECEIVED

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Connie Jo Ickes

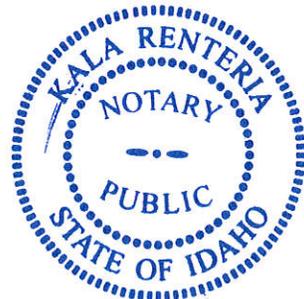
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[Signature]

Notary Public for ID
Residing at: Meridian, ID
My commission expires: 11/9/2022



AK

## EXHIBIT "A"

### Parcel I

A portion of the SW 1/4 of Section 16, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

BEGINNING at a 5/8 inch iron rod on the north line of the South 1/2 of said SW 1/4 from which a 5/8 inch iron rod marking the northwest corner of the South 1/2 of said SW 1/4 bears North 89°43'12" West 1085.95 feet;

Thence leaving said north line South 74°17'41" West 191.00 feet to a 5/8 inch iron rod;

Thence North 57°59'03" West 100.00 feet to a 5/8 inch iron rod on said north line and a point of cusp;

Thence leaving said north line along the arc of a 505.50 foot radius curve to the left 264.02 feet through a central angle of 29°55'29" which long chord bears North 18°56'27" East 261.03 feet to a 5/8 inch iron rod;

Thence South 86°01'18" East 181.82 feet to a 5/8 inch iron rod;

Thence South 00°37'13" East 235.60 feet to the POINT OF BEGINNING.

Subject to any and all easements and/or rights-of-ways of record.

### Parcel II

A portion of land for the purpose of a temporary ingress/egress easement located in a portion of the SW 1/4 of Section 16, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

BEGINNING at a 5/8 inch iron rod marking the northwest corner of the SW 1/4 of said SW 1/4 of Section 16;

Thence along the West line of said Section 16 North 00°22'51" East 20.00 feet;

Thence leaving said West line South 89°43'12" East 829.88 feet;

Thence along the arc of a 505.50 foot radius curve to the right 23.66 feet through a delta angle of 2°40'52" having a long chord of 23.66 feet bearing South 32°33'45" West to a 5/8 inch iron rod on the North line of the SW 1/4 of the SW 1/4 of said Section 16;

Thence along said North line North 89°43'12" West 817.28 feet to the POINT OF BEGINNING.

*Power*

Parcel I

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Exhibit A

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