



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): Ann-18-06
Hopkins Annexation
Project name:
Date filed: 7-3-18 Date complete:
Related files:

Subject Property Information

Address: 0 Kothick Parcel Number(s): R3568000000
Subdivision: Block: Lot: Acreage: 16.483 Zoning: Ag-Res.
Prior Use of the Property: Ag-Res.
Proposed Use of the Property: Res-Ag R-1

Applicant Information:

Applicant Name: Tony Elordi Phone: 208-880-8384
Address: 3304 Iowa Ave City: Caldwell State: ID Zip: 83605
Email: tneelordi@gmail.com Cell:
Owner Name: Kendall Hopkins Phone:
Address: 306 Hilldrop City: Caldwell State: ID Zip: 83605
Email: Hopkinsevergreens.com Cell: 208-989-7347
Agent Name: (e.g., architect, engineer, developer, representative)
Address: City: State: Zip:
Email: Cell:

Authorization

Print applicant name: Tony Elordi / Kendall Hopkins
Applicant Signature: Tony Elordi Date: 3/29/18
7/3/2018

AI

Project Name: <u>Hopkins</u>	File #: <u>Ann-18-06</u>
Applicant/Agent: <del>Tom</del> <u>Tony Ebori</u>	

Applicant (v)	Description	Staff (v)
X	Completed & signed Hearing Review Master Application	
X	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	
X	Recorded warranty deed for the subject property	
X	Signed Property Owner Acknowledgement (if applicable)	
X	Vicinity map, showing the location of the subject property (8 1/2" x 11")	
X	Site Plan The following are suggested items that may be shown on the site plan:	
X	• Property boundaries of the site	
X	• Existing buildings on the site	
N/A	• Parking stalls and drive aisles	
X	• Sidewalks or pathways (proposed and existing)	
N/A	• Fencing (proposed and existing)	
X	Metes and bounds legal description for the site to be annexed (must be submitted in electronic format).	
N/A	Landscape Plan (if applicable)	
X	Neighborhood Meeting sign-in sheet	
	Fee	

**STAFF USE ONLY:**

Date Application Received: 7-3-18

Received by: JW

Proposed Hearing Date: 9-11-18

Hearing Body: HE

The City of Caldwell

We are requesting the annexation of 16.483 ac. zoned residential ag into the city of Caldwell for the purpose of developing 4 residential lot's all fronting Easy St. 3 lots of  $\frac{1}{2}$  to  $\frac{3}{4}$  of an acre each minimum and the 4<sup>th</sup> lot consisting of the remaining acreage along with improvements on Easy Street road frontage. The lots will be serviced with city water and individual septic and drain fields per Southwest Dist. Health requirements.

Tony Elordi

*Tony Elordi* 7/3/2018

Kendall Hopkins

*AKD*



HOPKINS KENDALL  
 0 USTICK RD  
 R3568000000

This map and data displayed is a graphic representation derived from the Canyon County Geographic Information System (GIS) data. It was designed and intended for staff use only. It is not guaranteed survey accuracy. This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Canyon County and Single Point Solutions, LLC are not liable for errors or omissions resulting from the use of this product for any purpose.



A3



1" = 150'



# EASY STREET CONCEPTUAL

TIMBERLINE  
SURVEYING

847 PARKCENTRE WAY, SUITE 3, NAMPÁ, IDAHO 83651  
208-465-5687

174



1" = 40'

*Easy St.*

AREA  
±0.50  
AC

AREA  
±0.50  
AC

AREA  
±0.50  
AC

AREA  
14.43 AC

*Ustick Rd.*

**EASY STREET  
CONCEPTUAL**

*3 Lts 148' X 148' +/-  
1 Lot 14.43 +/-*



**TIMBERLINE  
SURVEYING**

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

*AL*

Kendell Hopkins

Tony Elordi, representing

Date: 7/4/2018

Re: Annexation of 16.45 acres + - into the City of Caldwell along with residential zoning.

Dear Property Owner:

As a requirement of application, the owner of this property is notifying property owners within 300 ft. of this property of a neighborhood meeting to be held Wednesday July 25<sup>th</sup> from 7 pm. to 8 pm. at the property location on W. Easy St. between Meadow Ave. and Chardes Ave. The request is for annexation and residential zoning into the City of Caldwell along with approval of four (4) administrative split residential lots three (3) lots of .5 to .75 acres and one (1) lot consisting of the remaining acreage lots will be serviced by city water with septic and drain fields per SW. Dist. Health.

Sincerely,

Tony Elordi      208 880-8384

Kendall Hopkins   208 989-7347

(See reverse side)



1" = 40'

Charles Ave.

Easy St.

AREA  
±0.50  
AC

AREA  
±0.50  
AC

AREA  
±0.50  
AC

AREA  
14.43 AC

Subject Prop

Meadow Ave.

Ustick Rd.

EASY STREET  
CONCEPTUAL

3 LOTS 148' X 148' +/-  
1 Lot 14.43 +/-



TIMBERLINE

SURVEYING

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

AS

EXHIBIT A

In the County of Canyon, State of Idaho:

The Southeast Quarter of the Southwest Quarter of Section 33, Township 4 North, Range 3 West the Boise Meridian, Canyon County, Idaho.

EXCEPT:

A portion of the Southeast Quarter of the Southwest Quarter of Section 33, Township 4 North, Range 3 West, of the Boise Meridian, more particularly described to wit:

Commencing at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 33, the INITIAL POINT: Thence South 89°45' West, 650.9 feet along the South line of the said Southeast Quarter of the Southwest Quarter; thence North 0°22' East, 1109.3 feet; thence South 89°19' West 677.8 feet to a point in the west line of the said Southeast Quarter of the Southwest Quarter; thence North 0°12' East, 221.2 feet along the said West line to the Northwest corner of the said Southeast Quarter of the Southwest Quarter; thence North 89°49' East, 1324.25 feet along the North line of the said Southeast Quarter of the Southwest Quarter to the Northeast corner of the said Southeast Quarter of the Southwest Quarter; thence South 0°09' West, 1323.8 feet along the East line of said Southeast Quarter of the Southwest Quarter to the INITIAL POINT .

ALSO EXCEPT:

A part of the Southeast Quarter of the Southwest Quarter in Section 33, Township 4 North, Range 3 west, Boise Meridian, more particularly described as follows:

COMMENCING at the Southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 89°45'00" East 20.00 feet to the POINT OF BEGINNING: thence continuing North 89°45'00" East 155.00 feet along the south boundary of said Southeast Quarter of the Southwest Quarter; thence North 0°08'35" East 194.00 feet parallel to the West boundary of said Southeast Quarter of the Southwest Quarter; thence South 89°45'00" West 155.00 feet parallel to the South boundary of said Southeast Quarter of the Southwest Quarter; thence South 0°08'35" West 194.00 feet parallel to the West boundary of said Southeast Quarter of the Southwest Quarter to the POINT OF BEGINNING.

*WAD YAD*

*Al*