



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided and fees paid for an application to be considered complete and accepted. Once accepted, all applications go through pre-screening prior to being routed for the initial review.

Failure to submit all requested items (in legible form) may delay the processing of your application. Additional information may be required during pre-screening or after the review of your proposal.

Please note that any land use action below marked with an asterisk () will require public hearing. Land use actions below marked with two asterisks (**) may require public hearing depending on the scope of project.*

APPLICATION REQUESTS

Note: Please check all specific land uses actions below that you are applying for

- | | | |
|---|---|---|
| <input type="checkbox"/> Accessory Dwelling Unit (ADU) | <input type="checkbox"/> *Manufactured Home Community | <input type="checkbox"/> Subdivision Plats |
| <input type="checkbox"/> Director Determination | <input type="checkbox"/> Outdoor Dining Permit | <input type="checkbox"/> *Preliminary Plat |
| <input type="checkbox"/> Administrative Development Review | <input type="checkbox"/> Parcel Consolidation | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> *Annexation w/ Zoning | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> *Short Plat (Regular) |
| <input type="checkbox"/> Business Permit (Business License) | <input type="checkbox"/> *New | <input type="checkbox"/> *Short Plat (Condo) |
| <input type="checkbox"/> *Certificate of Appropriateness | <input type="checkbox"/> **Modification | <input type="checkbox"/> **Plat Modification ³ |
| <input type="checkbox"/> *Comprehensive Plan Amendment | <input type="checkbox"/> Public Art / Murals | <input type="checkbox"/> *Replat |
| <input type="checkbox"/> *Deannexation | <input type="checkbox"/> *Rezone (Zoning Map Amendment) | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> **Design Review | <input type="checkbox"/> Signs ¹ | <input type="checkbox"/> Renewal |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Site Plan / Landscape Plan Review ² | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> *New | <input type="checkbox"/> Special Use Permit (SUP) | <input type="checkbox"/> New <input type="checkbox"/> Renewal |
| <input type="checkbox"/> **Modification | <input type="checkbox"/> *New | <input type="checkbox"/> Mobile Food Unit |
| <input type="checkbox"/> *Termination | <input type="checkbox"/> **Modification | <input type="checkbox"/> Temporary Use Facility |
| <input type="checkbox"/> Home Occupation Permit | <input type="checkbox"/> Time Extension | <input type="checkbox"/> Transient Merchant Facility |
| <input type="checkbox"/> New | | <input type="checkbox"/> Traffic Impact Study Review |
| <input type="checkbox"/> Renewal | | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Lot Line Adjustment | | <input type="checkbox"/> *Variance |
| <input type="checkbox"/> Lot Split | | <input type="checkbox"/> *Zoning Text Amendment |
| <input type="checkbox"/> Administrative | | |
| <input type="checkbox"/> Simple | | |

¹ Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.

² Used when not associated with other land use applications or construction drawing submissions.

³ Re-plats are not considered plat modifications.



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PROJECT and SITE/PROPERTY INFORMATION

Project or Business Name:

Site Address (s):

Suite #:

Parcel #(s):

Total Acres:

General Location of Site:

Current Zoning of Parcel(s):

(check all that apply)

☐ RS-1 ☐ RS-2 ☐ R-1 ☐ R-2 ☐ R-3 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ C-C

☐ M-1 ☐ M-2 ☐ I-P ☐ A-D ☐ C-D ☐ H-D ☐ P-D ☐ T-N ☐ H-C

☐ County Zone: _____

☐ Not Applicable

Overlay Districts:

(if applicable)

☐ APO-1 ☐ APO-2 ☐ HD-1 ☐ City Center Indian Creek Corridor

☐ City Center Local Historic Area ☐ None ☐ Not Applicable

Is Parcel(s) in Floodplain:

☐ Yes ☐ No

Description of Proposed Project / Request:

Special Use Application for converting nonoperational radiator shop into a retail storefront intended for use as a retail tobacco store.



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

APPLICANT INFORMATION:

Name:

Company Name (if applicable):

☐ Property Owner ☐ Authorized Agent ☐ Purchaser ☐ Petitioner (Vacations only)

Mailing Address:

Phone:

Email:

PROPERTY OWNERS' INFORMATION

(If an LLC, please provide documentation of being an authorized signer)

☐ Not Applicable

Name:

Mailing Address:

Phone:

Email:

DESIGNATED CONTACT PERSON

(Who will receive and disseminate all correspondence from the city)

Same as:

☐ Applicant ☐ Property Owner ☐ Other

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

CONTRACTOR / DEVELOPER INFORMATION

☐ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

ARCHITECT INFORMATION

☐ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

ENGINEER / SURVEYOR INFORMATION

☐ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

LANDSCAPE ARCHITECT INFORMATION

☒ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

ACKNOWLEDGEMENTS

- ☒ By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application.
- ☒ I certify that I am the owner of this property, the owner's authorized agent, or the petitioner (if for a vacation). If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application.
- ☒ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I am the: ☒ Property Owner ☐ Authorized Agent ☐ Petitioner (Vacations Only)

Applicant Signature: _____

Date: _____

4/18/25

Printed Name: _____

Tyrell Erbebach



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Online Application Submittal Instructions

The City of Caldwell Planning and Zoning Department utilizes an online application portal for submission of all applications, documents, plans, and payment of fees.

Step 1:

- Log in or create an account in Citizenserve ([Citizenserve Users Guide](#))
- Select your permit and/or application type and enter in all required information.

Step 2

- Pay fees online via Citizenserve. You will receive an email from Citizenserve directing you to make a payment once staff have reviewed your application.

Drawing Submittal Instructions:

1. All plan sheets must be uploaded in PDF format only (no CAD, JPEG, TIFF, PNG, etc.)
2. All plan sheets must be to scale.
3. All plan sheets must be uploaded to Citizenserve.
1. All applications, checklists, calculations, reports, drawings, plans, and other supporting documents must be uploaded as single-sided pdf's and must be legible and in a high-definition format.



SPECIAL USE PERMIT CHECKLIST

The following items shall be included in the application submittal. Additional information may be required upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION 1: Filing Requirements

- ☐ All applications, checklists, plans and supporting documents must be submitted through our [Online Permit Center](#).
- ☐ All applications, checklists, plans and supporting documents shall follow the naming schematic as provided here.
- ☐ Filing fees (**see Section 2 below**)
- ☐ PDF Documents formatted in accordance with **Section 5** below.
- ☐ All documents shall follow the [naming conventions as shown here](#).

SECTION 2: Filing Fees

Refer to the Planning Department fee list for most current fees.

- ☐ Permit fees. Fees will be required to be paid once the application has been submitted and received by the department.

SECTION 3: Submittal Documents

The items listed below are considered a minimum. Additional information may be necessary for clarification during the review process.

- ☐ **Master Land Use Application.** Copy of a completed and signed master land use application.
- ☐ **Application Checklist.** Copy of a completed and signed application checklist
- ☐ **Copy of Deeds or Proof of Ownership.** If the owner is a corporation or LLC, proof of the representative for the LLC or corporation will be required.
- ☐ **Property Owner Acknowledgement.** Signed [Property Owner Acknowledgement form](#) (if applicable)
- ☐ **Neighborhood Meeting Information**, including;
 - ☐ A copy of the letter sent to all owners, residents and associations within 500' of property
 - ☐ A copy of the 500' mailing list
 - ☐ A copy of the sign-in sheet, with your signature for certification



City of Caldwell
Planning and Zoning Department

Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

- ☐ **Legal Descriptions.** Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be certified by a land surveyor registered to the State of Idaho.
- ☐ **Detailed Site Plan, drawn to scale,** showing:
 - ☐ Location of all property lines and dimensions
 - ☐ All streets and driveways
 - ☐ All off-street parking, loading spaces, drive aisles, ramps, and sidewalks
 - ☐ All trash enclosure locations
 - ☐ All existing and proposed landscaping
 - ☐ All existing and proposed buildings and structures with setbacks
 - ☐ All utility locations. Specify location of any overhead utility lines on the property
 - ☐ Location of all proposed sign with dimensions to property line
- ☐ **Concept Building Elevations (if new construction or remodel):** Colored building elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, architectural features, and landscaping around buildings.
- ☐ **Landscape Plan:** Landscape plan, drawn to scale (no smaller than 1" = 50') and prepared by a landscape architect, a landscape designer or a qualified nursery person. Landscape plans shall be stamped by a licensed landscape architect and including the following information:
 - ☐ **Streets, Setbacks and Easements:** Show all streets, setbacks, and easements, Streets shall be identified by name. Dimension and label all right-of-way, setbacks, and easements
 - ☐ **Sight Visibility Triangles:** Show and label all sign visibility triangles.
 - ☐ **Storm Water Facilities and Berms:** Show all storm water facilities and berms. Indicate berm heights, slopes and proposed landscaping
 - ☐ **Off-Street Parking & Bicycle Parking:** A note listing the required number of parking spaces and bicycle parking spaces, the provided number of parking spaces and bicycle parking spaces, and the circulation area required to serve the parking spaces with typical dimensions.
 - ☐ **Existing Trees and/or Shrubs:** Location of all existing trees and shrubs, and the approximate size and type of any existing trees and shrubs. Indicate by note which trees and/or shrubs will remain, if any.
 - ☐ **Existing and Proposed Structures:** Location of all existing and proposed structures and a note of whether the existing structures will remain
 - ☐ **Pathways:** Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts for micro pathways, major pathways, public pathways, regional pathways, and Indian Creek Corridor pathways (if applicable).



City of Caldwell
Planning and Zoning Department

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- ☐ **Open Space Exhibit:** Separate open space exhibit clearly delineated using colored shading, so it is readily identifiable. The open space exhibit shall contain a table identifying:
 - ☐ The percentage and acreage of each individual areas of open space and if the open space is being calculated as qualified open space
 - ☐ The total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the project
 - ☐ The total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project
- ☐ **Public Amenities:** Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc.)
- ☐ **School Bus Stops:** Location of school bus stop areas within a common lot or common easement
- ☐ **Public Transit Stops:** Location of any public transit
- ☐ **Street Landscape Buffers:** Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.
- ☐ **Landscape Buffers Between Land Uses:** Location and width of all landscape buffers between different land uses. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.
- ☐ **Parking Lot Landscaping:** Location and size of all landscape islands within parking lots, Include the location of all landscaping materials proposed
- ☐ **Trash Enclosures:** Location of all trash enclosures, to include details about screening and landscaping
- ☐ **Fencing:** Location, height, color, and materials for all existing or proposed fencing
- ☐ **Other Landscape Amenities:** Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.
- ☐ **Landscape Schedule:** Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.
- ☐ **Traffic Impact Study:** A traffic impact study will be required if the proposed development generates one hundred (100) or more peak hour vehicle trips; more than thirty thousand (30,000) square feet of commercial use; or more than fifty thousand (50,000) square feet of industrial use.

Note: The city may require an impact study, even if the aforementioned criteria are not exceeded to resolve unique circumstances. The city may also waive the requirement if, in the city's opinion, there are no traffic issues to resolve.



SECTION 4: Project Specific Details

Fill in all the information below that is applicable to the project being proposed.

LAND USE AND ZONING INFORMATION			
	Zoning Designation	Comp Plan Designation	Land Use
<i>(Subject Property)</i>			
<i>North of Site</i>			
<i>South of Site</i>			
<i>East of Site</i>			
<i>West of Site</i>			

PARKING, LOADING AND PEDESTRIAN AMENITIES		
Description	Min. Required	Proposed
<i>Electric vehicle parking spaces</i>		
<i>Off-street parking spaces</i>		
<i>Commercial loading spaces</i>		
<i>Industrial loading spaces</i>		
<i>Bicycle parking spaces:</i>		
<i>Describe any public transportation facilities that will be provided.</i>		
<i>Describe any public amenities that are being proposed:</i>		



City of Caldwell
Planning and Zoning Department
 Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

LANDSCAPING AND PATHWAYS	
<p>Landscaping:</p> <p><i>Please check all locations where landscaping will be provided</i></p>	<div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Parking lot <input type="checkbox"/> Common areas <input type="checkbox"/> Street landscape buffers </div> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Between different land uses <input type="checkbox"/> Adjacent to Pathways </div> <input type="checkbox"/> Around building exterior Other _____
<p>Public or Regional Pathways</p> <p><i>Describe location, width, landscaping, and any proposed fencing:</i></p>	

STREET LANDSCAPE BUFFERS							
Location (Enter Street Name)	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing (in feet)	# of Shrubs Proposed	Min. Shrub Spacing (in feet)

BUFFERS BETWEEN LAND USES							
Location (If not required, put N/A)	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing (in feet)	# of Shrubs Proposed	Min. Shrub Spacing (in feet)
North Property Line							
South Property Line							
East Property Line							
West Property Line							



City of Caldwell
Planning and Zoning Department
 Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

PUBLIC SIDEWALKS				
Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk	Existing or Proposed
			<input type="checkbox"/> Meandering <input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
			<input type="checkbox"/> Meandering <input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
			<input type="checkbox"/> Meandering <input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
			<input type="checkbox"/> Meandering <input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION	
Type of Site Access:	<input type="checkbox"/> Street Frontage <input type="checkbox"/> Easement Easement Width: _____ Instrument # _____
Street(s) Providing Access:	
Will Secondary Access for Fire be Provided:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Internal Roads:	<input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Internal Circulation <input type="checkbox"/> Road User's Maintenance Agreement Inst# _____
School Districts Serving this Location:	<input type="checkbox"/> Caldwell School District <input type="checkbox"/> Vallivue School District



City of Caldwell
Planning and Zoning Department
 Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION		
Domestic Water:	<input type="checkbox"/>	Individual Domestic Well – How Many?
	<input type="checkbox"/>	Centralized Public Water System
	<input type="checkbox"/>	City Municipal Water System
	<input type="checkbox"/>	N/A
	Nearest Water Line Connection:	
Sewer (Wastewater):	<input type="checkbox"/>	Individual Septic
	<input type="checkbox"/>	City Municipal Sewer
	<input type="checkbox"/>	N/A
	Nearest Sewer Line Connection:	
Irrigation:	<input type="checkbox"/>	Surface
	<input type="checkbox"/>	Irrigation Well
	<input type="checkbox"/>	Pressurized
	<input type="checkbox"/>	Gravity
	<input type="checkbox"/>	N/A
	Nearest Irrigation Connection:	
Stormwater:	Irrigation District:	
	<input type="checkbox"/>	Swales
	<input type="checkbox"/>	Ponds
	<input type="checkbox"/>	Borrow Ditches
	<input type="checkbox"/>	Other, Explain:
Stormwater Management:	Does the site disturb one or more acres of land? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Fire Suppression Water Supply Source:		
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):		



SECTION 5: PDF Formatting Requirements

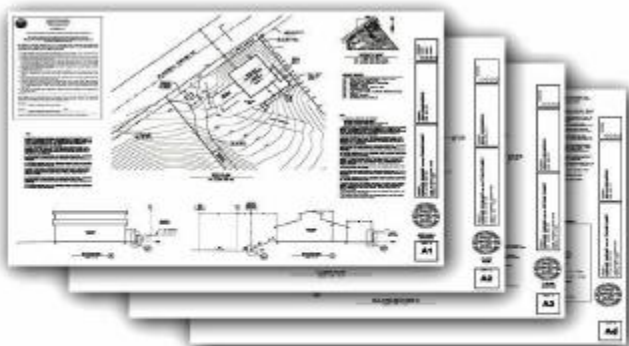
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for your project.

Layers: No multiple layers. Layers must be merged or flattened.

Format: Vector-based files are preferred given the ability to scale these files.

Resolution: Min. of 300 pixels per inch (PPI)

Grouping: Multiple sheet PDF (single file with multiple sheets)



plans.pdf (multiple sheets)

✓Correct

Labeling: Each sheet of the plans must be labeled with the project name, contractor, and address of the subject site.



SECTION 6: Applicant Acknowledgement

- ☒ I acknowledge that all items on the checklist are included in the submittal package and that all documents have been named accordingly and submitted as single-sided, high-resolution pdf documents; and
- ☒ I acknowledge that I, the applicant, or my representative is responsible to attend all public hearings; and
- ☒ I acknowledge that applications are not deemed complete until the application has been submitted, all fees have been paid, and the application has been deemed accepted after completion of the prescreening process. This could impact neighborhood meeting deadlines and scheduling of public hearing dates.
- ☒ I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code; and
- ☒ I certify I am the:
 - ☒ Property Owner as the Applicant ☐ Property Owner's Agent / Representative

The Empire LLC - Tyrell Erlebach

04/18/2025

Applicant / Applicant's Representative Printed Name

Date


Applicant / Applicant's Representative Signature



INVOICE

Permit #: SUP25-000009

Address: 222 S 6TH AVE

Fee	Account Code	Amount
P&Z Fees - SUP - Less than 1/2 acre (Base Fee)	10200	721.00
Fire Fees - SUP - Up to 1 acre	22025	102.79
Eng Fees - SUP - Less than 2 acres	12530	92.35
TOTAL	◆	916.14

City of Caldwell Planning and Zoning Department

205 S 6th Ave. 2nd Floor
Caldwell, ID 83605

PZ@cityofcaldwell.org

April 18, 2025

Special Use Permit – Narrative Statement

This letter is intended to provide an overview of The Empire LLC's Application for a Special Use Permit to operate a Tobacco Retail store. A Design Review for this project is currently pending. The proposed location of the store is 222 S. 6th Ave. Caldwell ID 83605, Parcel Number 046600000 0 located in the City Center District within the Central Business District ("CBD").

Project Background

The Empire LLC, purchased the property in July 2024. The current use is as an automotive center. The property is located in Neighborhood 510030 Caldwell Retail district. There are no known previous land use application, permits or development agreements in place, other than a Roundtable Request related to this project and the Design Review request.

Business Overview

The Empire is applying for a special use to operate as a Tobacco Retailer. The store will specialize in the sale of tobacco products, including cigars, cigarettes, and related accessories. The store will emphasize responsible retail practices to ensure compliance with local, state, and federal regulations including prohibiting sales to minors.

Location and Community Impact

Article 12 of Chapter 10 of City Code of the City of Caldwell (the "Code") governs zoning for the CBD. Section 10-12-03 of the Code includes a list of permitted and special uses. The operation of a Tobacco Shop requires the issuance of a Special Use Permit. In making this determination the Planning and Zoning Director considers the following factors:

- A. The impacts on public services and activities associated with the proposed use are substantially similar to those of one or more of the uses listed as permitted or special use;
- B. The proposed use shall not involve a higher level of activity or density than one or more of the uses listed as permitted or special use;
- C. The proposed use is consistent with all the purposes of the city center district;
- D. The proposed use is in substantial conformance with goals and objectives of the comprehensive plan related to downtown; and

E. The proposed use is not similar to a use that is specifically listed as prohibited.

Code Section 10-12-03(2).

The proposed use is substantially similar to other permitted and special uses in the CBD, such as retail stores and previously approved tobacco shops. It will not result in a higher level of activity or density than comparable uses and is consistent with the goals and objectives of the comprehensive plan for downtown Caldwell. The proposed use is consistent with the stated purpose of the CBD, including providing a mix of land uses that allow residents to shop, strengthen the downtown area as an urban center of the city, and continue the promotion and marketing of the CBD. Code Section 10-12-01.

Our proposal offers unique benefits that will enhance the downtown area and serve the communities. The Empire LLC is committed to making significant upgrades to the building at 222 S. 6th Ave. These improvements will result in a more visually appealing and inviting storefront, contributing to the overall revitalization of the downtown area. By attracting customers to the store, we will help drive foot traffic to the surrounding businesses, supporting the local economy and fostering a more vibrant downtown environment. The store will offer a wider variety of tobacco products and accessories, providing the community with additional choices and a high-quality shopping experience.

The building at the location includes 2,000 square feet. The Code requires that one parking spot is available per 350 Gross Floor Area. Code Section 10-12-04(16)(B);(C) Table 10-12-2. This can be accommodated by street parking on S 6th Avenue as well as the parking lot next to the building.

Changes Made to This Point

To the date of this letter, there have not been any changes made to the exterior of the building. Personal property and material have been removed from the building but there has been no construction on the interior or exterior of the building.

Proposed Changes

The front of the building will be updated to reflect retail use including the addition of a door, windows, and brick and stucco. All changes related to the special use application will comply with Code requirements. There will be no new additions to the building. All existing electrical and plumbing connections will be retained with minor interior modifications only. The current building will remain. A sign will be added to the front of the building indicating the nature of the business as a Tobacco Retailer. Trees and plants will be planted in the front green belt and plants will be added to the side green belt. The front of the building façade will be uplifted and include windows and glass doors. Any changes to the interior or exterior of the building will comply with the City Center Design Requirements required by Code Section 10-12-05. These proposed changes will be subject to feedback received from the City during the Design Review.

Conclusion

We respectfully request the City of Caldwell to approve our application for a Special Use Permit. We are confident that our proposed tobacco retail store will contribute positively to the downtown area by enhancing the building's appearance, driving economic activity, and offering valuable options to the community. We look forward to the opportunity to work with the City to bring this project to fruition.

CANYON COUNTY LISTING -R04660-000 500 FEET**April 17, 2025**

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.



PIN	Owner Name	In Care Of	Address	City, State, Zip
04681000 0	401 MAIN LLC		2324 MEADOW AVE	CALDWELL, ID, 83605
04557000 0	7TH AND MAIN INVESTMENT LLC		PO BOX 733	BOISE, ID, 83701
04679000 0	ALBERTSONS STORES SUB LLC	PARADIGM TAX GROUP=	PO BOX 800729	DALLAS, TX, 75380-0729
04685000 0	BATTLES SONDRA A		518 BLAINE ST	CALDWELL, ID, 83605
04542000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04553000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04553010 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04554000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04555010 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04562000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04563000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04564000 0	CALDWELL CITY OF		621 CLEVELAND BLVD	CALDWELL, ID, 83605
04565000 0	CALDWELL CITY OF		621 CLEVELAND BLVD	CALDWELL, ID, 83605
04640000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04641000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04648000 0	CALDWELL CITY OF		621 CLEVELAND BLVD	CALDWELL, ID, 83605
04649000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83605
04649010 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04650000 0	CALDWELL CITY OF		621 CLEVELAND BLVD	CALDWELL, ID, 83605
04651000 0	CALDWELL CITY OF		621 CLEVELAND BLVD	CALDWELL, ID, 83605
04651010 0	CALDWELL CITY OF		621 CLEVELAND BLVD	CALDWELL, ID, 83605
04652000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83605
04653000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83605
04668000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04669000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83605
04671000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04688000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04745000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04656000 0	CALVARY TEMPLE INC		200 S 6TH AVE	CALDWELL, ID, 83605

04657000 0	CALVARY TEMPLE INC		200 S 6TH AVE	CALDWELL, ID, 83605
04658000 0	CARMEAN TWYLA M		17146 MIDLAND BLVD	NAMPA, ID, 83687
04687010 0	CHECKER AUTO PARTS INC	FARBER INVESTMENT CO =	11934 GOLDENROD DR	BOISE, ID, 83713
04555000 0	DPRE LLC		PO BOX 733	BOISE, ID, 83701
04548000 0	EAGAN 2017 FAMILY TRUST	ERRIN C BROWN=	594 N NOLINA AVE	EAGLE, ID, 83616
04548010 0	EAGAN 2017 FAMILY TRUST	ERRIN C BROWN=	594 N NOLINA AVE	EAGLE, ID, 83616
04660000 0	EMPIRE LLC		542 SW 1ST ST	ONTARIO, OR, 97914
04687000 0	FIRST FED SAVINGS LOAN	WASH FED ATTN TAYLOR K =	425 PIKE ST	SEATTLE, WA, 98101
04748000 0	FPG IDAHO LLC	PRESTON LAMBERT=	369 N NEW YORK AVE STE 300	WINTER PARK, FL, 32789
04684000 0	GONZALES JAVIER		514 BLAINE ST	CALDWELL, ID, 83605
04689000 0	IDAHO FIRST NATIONAL BANK	RYAN PTS DEPT 908	PO BOX 460169	HOUSTON, TX, 77056
04661000 0	KOCH INC		23306 FREEZEOUT RD	CALDWELL, ID, 83605
04662000 0	NATIONAL RETAIL PROPERTIES LP		450 S ORANGE AVE STE 900	ORLANDO, FL, 32801
04663000 0	NATIONAL RETAIL PROPERTIES LP		450 S ORANGE AVE STE 900	ORLANDO, FL, 32801
04664000 0	NATIONAL RETAIL PROPERTIES LP		450 S ORANGE AVE STE 900	ORLANDO, FL, 32801
04665000 0	NATIONAL RETAIL PROPERTIES LP		450 S ORANGE AVE STE 900	ORLANDO, FL, 32801
04550000 0	NELSON RUSSELL JEREMY		14966 EAGLE DR	CALDWELL, ID, 83607
04685010 0	PERRY AMY		2205 E LINDEN #92	CALDWELL, ID, 83605
04686000 0	PERRY AMY		2205 E LINDEN #92	CALDWELL, ID, 83605
04755000 0	PLB ACQUISITIONS LLC		3210 S CAPISTRANO AVE	BOISE, ID, 83705
04755010 0	PLB ACQUISITIONS LLC		3210 S CAPISTRANO AVE	BOISE, ID, 83705
04659000 0	RANDLE LLC		PO BOX 397	CALDWELL, ID, 83606
04549000 0	ROOTS AND COMPANY LLC		10973 QUAIL COVE CT	NAMPA, ID, 83687
04691000 0	SECOND ELECTRIC LLC		1715 SE 51ST AVE	PORTLAND, OR, 97215
04666000 0	SESSLER RANCHES LLC		4101 NE MS RANCH RD	PRINEVILLE, OR, 97754
04683000 0	SMITH GARY C		PO BOX 6006	CALDWELL, ID, 83606
04560000 0	SUBIA VERN AND JUDY TRUST		613 W LOGAN ST	CALDWELL, ID, 83605
04654000 0	TS DEVELOPMENT LLC		4202 N MARCLIFFE	BOISE, ID, 83704
04655000 0	TS DEVELOPMENT LLC		4202 N MARCLIFFE	BOISE, ID, 83704
04551000 0	URBAN RENEWAL AGENCY OF CALDWELL CITY		PO BOX 1179	CALDWELL, ID, 83606
04552000 0	URBAN RENEWAL AGENCY OF CALDWELL CITY		PO BOX 1179	CALDWELL, ID, 83606

April 1st, 2025

[NAME]

[ADDRESS]

Subject: Notice of Neighborhood Meeting for Special Use Exception Application for 222 S. 6th Ave.

Dear Community Members,

We hope this letter finds you well. You are invited to a neighborhood meeting to discuss a project we are proposing near your property, specifically at 222 S. 6th Ave., Caldwell, ID 83605.

In compliance with the neighborhood notice regulation, we are conducting a neighborhood meeting to review the proposed project and discuss any neighborhood concerns. The details of the meeting are as follows:

Date: Wednesday, April 16th, 2025

Time: 2 P.M. to 5 P.M.

Location: 222 S 6th Ave, Caldwell, ID 83605

Project Summary: The Empire LLC, the current owner of the property, has submitted an application for a special use exception to the City of Caldwell Planning and Zoning Department to operate as a Tobacco Retail store. The property, which is currently vacant and was formerly operated as a radiator shop, is proposed to be converted into a retail tobacco store. This change is part of our efforts to revitalize the area and provide a new retail option for the community.

We value the input and feedback of our community members and encourage you to share your thoughts on this proposed change. If you have any questions or would like to provide feedback, please contact us at 541-889-4535 or by email at bleacherrentals@gmail.com.

Thank you for your attention to this matter. We look forward to working together to enhance our community.

Sincerely,

Tyrell Erlebach
The Empire LLC
SW First Street
Ontario, OR 97914

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:

We would like to remodel the building at 222
S 16th Ave and open a retail smoke and
vape shop

Date of Round Table meeting: 10/17/2024

Notice sent to neighbors on: 03/30/2025

Date & time of the neighborhood meeting: 04/16/2025 2:00 PM

Location of the neighborhood meeting:

222 S 16th Ave, Caldwell ID, 83605

Developer/Applicant:

Name: Tyrell Erlebach

Address, City, State, Zip: 542 SW 1st St, Ontario OR 97914

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 April 17, 2025

NEIGHBORHOOD MEETING SIGN-IN FORM
City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

Start Time of Neighborhood Meeting: April 11, 2015 @ 2:00 PM

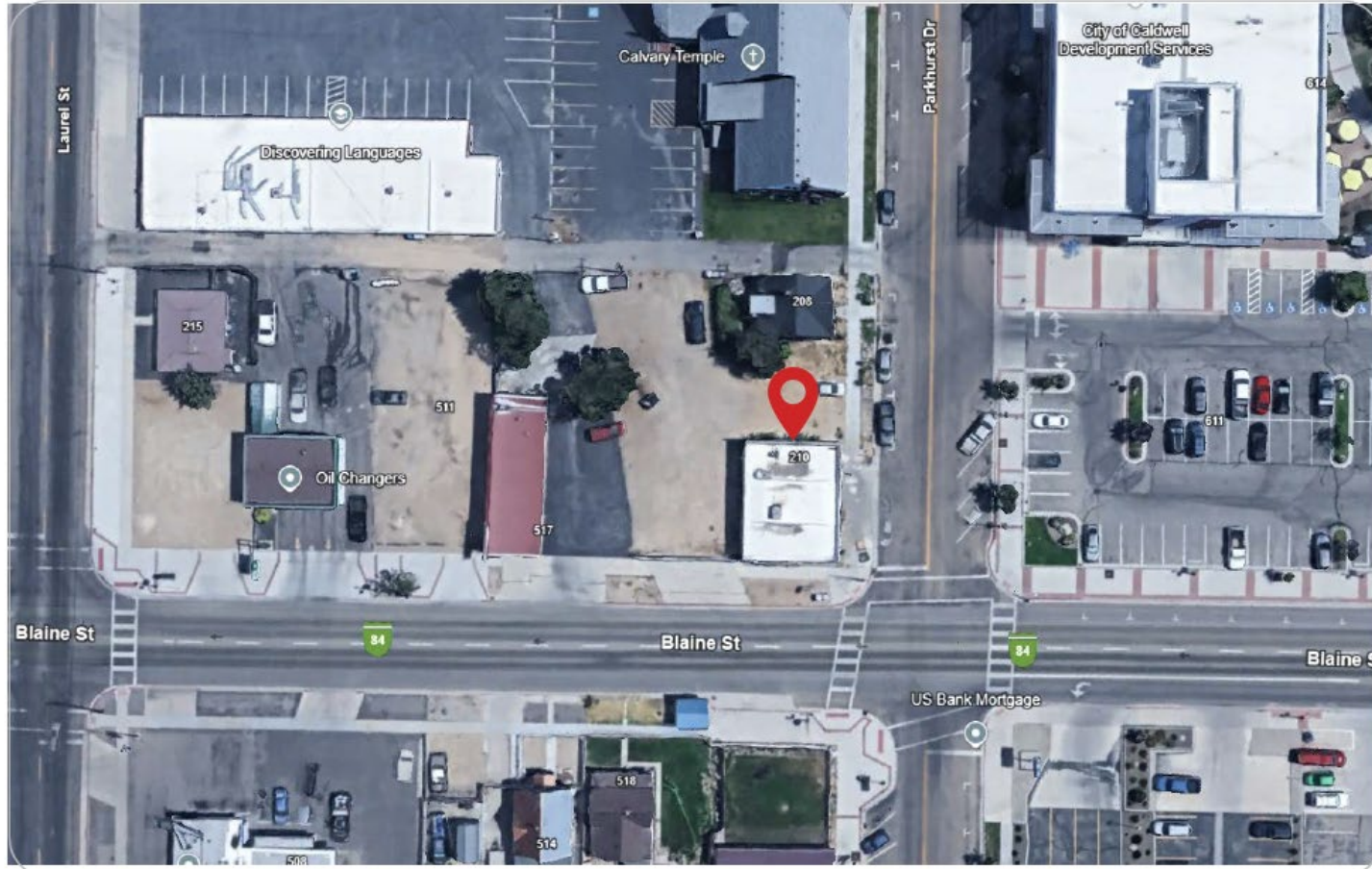
End Time of Neighborhood Meeting: April 11, 2015 @ 5:00 PM

Those in attendance please print your name and address.

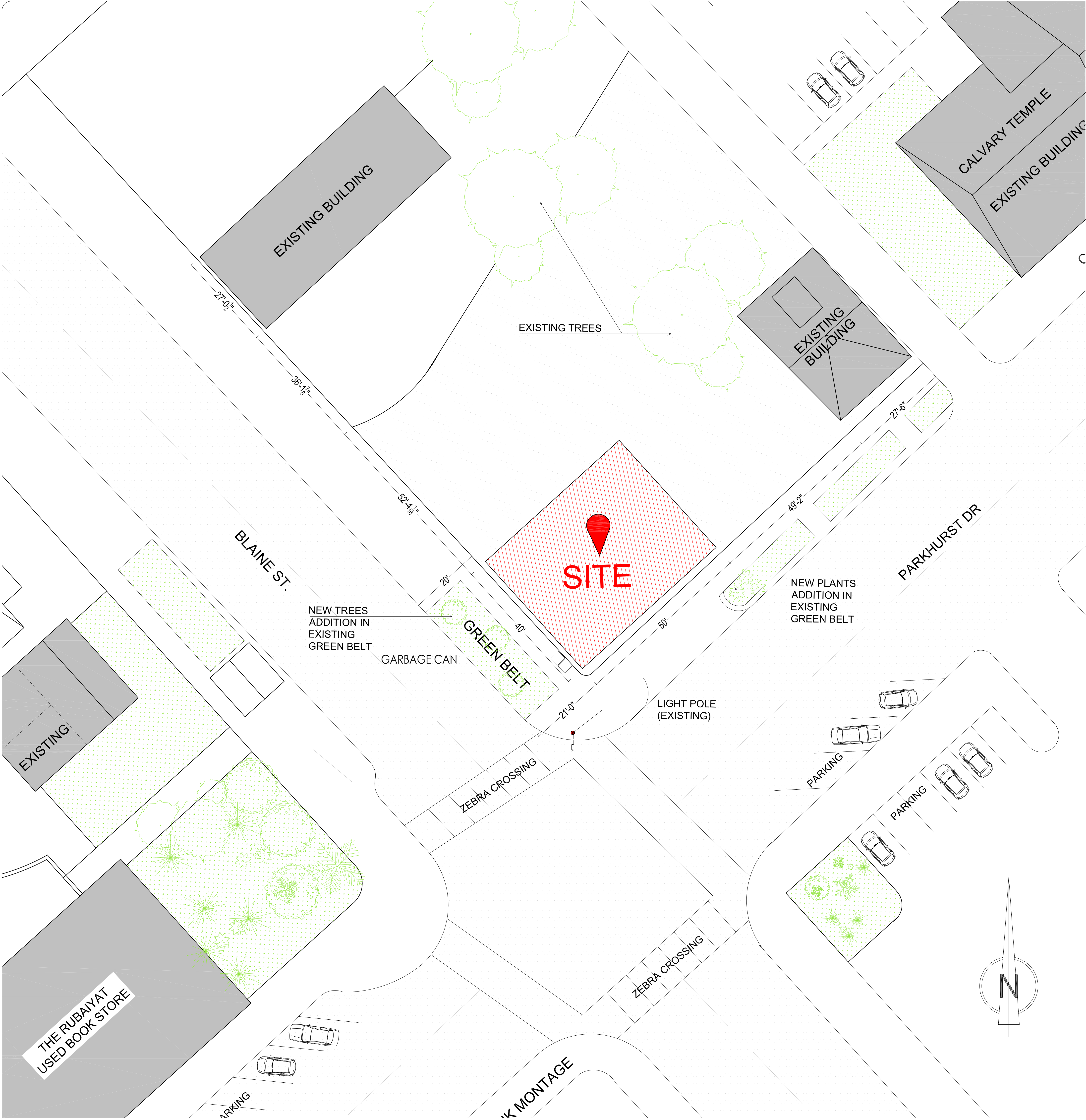
If no one attended, Applicant please write across this form "No one attended".

<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1. <u>Twyla Carmean</u>	<u>5888 S. Brian Way, Boise, ID 83716</u>
2. <u>Elaine Theriss</u>	<u>17146 Midland Blvd. Nampa, ID 83687</u>
3. <u>Kevin J. Everson</u>	<u>7343 Ogline Rd. Nampa, ID 83641</u>
4. <u>Nathanie Hampton</u>	<u>18374 Bochner Rd Caldwell Id 83609</u>
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____

17. _____
18. _____
19. _____
20. _____



VICINITY MAP



GENERAL ABBREVIATIONS

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ACI	AMERICAN CONCRETE INSTITUTE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALUM	ALUMINUM
BM	BEAM
BOT	BOTTOM
BTWN	BETWEEN
C/C	CENTER TO CENTER
CFMF	COLD-FORMED METAL FRAMING
CJ	CONTROL JOINT
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REBAR	REINFORCING STEEL BAR
REF	REFERENCE
REQD	REQUIRED
RLL	ROOF LIVE LOAD
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SCHED	SCHEDULE
SD	SOAP DISPENSER
SEC	SECOND
SIM	SIMILAR
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SLV	SHORT LEG VERTICAL
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SST	STAINLESS STEEL
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T&B	TOP & BOTTOM
TTD	TOILET TISSUE DISPENSER
TOS	TOP OF SLAB OR TOP OF STEEL
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W	WASHER
W/	WITH
W/O	WITHOUT
WH	WATER HEATER
WL	WIND LOAD
WWM	WELDED WIRE MESH

NOTES

LANDSCAPING:

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UTILITIES:

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ARCHITECTURAL SYMBOLS LEGEND

SECTION CUT REFERENCE NUMBER	SECTION NUMBER
DETAIL REFERENCE NUMBER	SHEET NUMBER
GRID LINE IDENTIFICATION	SECTION NUMBER
NORTH REFERENCE SYMBOL	SHEET NUMBER

SITE PLAN
N.T.S

SHEET NO.

A100

SCALE @

24"X36"

DATE:

JAN/2025

DRAWN BY:

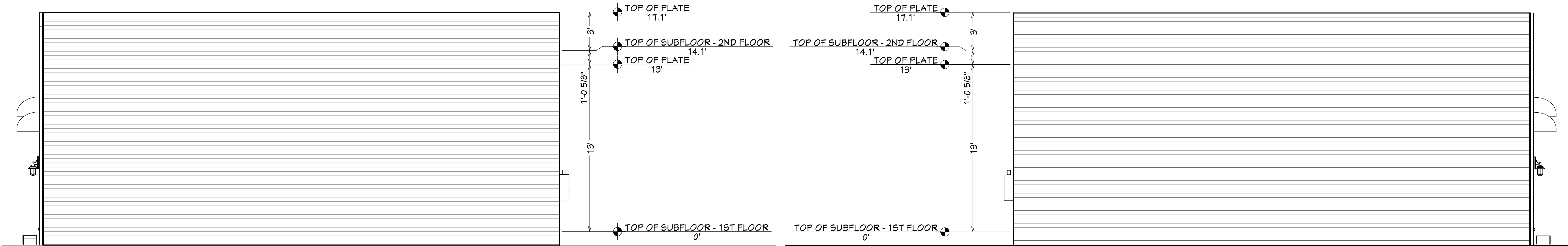
BILAL KAZMI

SITE PLAN :

WILLOWBROOK 222 S 6TH AVE,
CALDWELL ID 83605

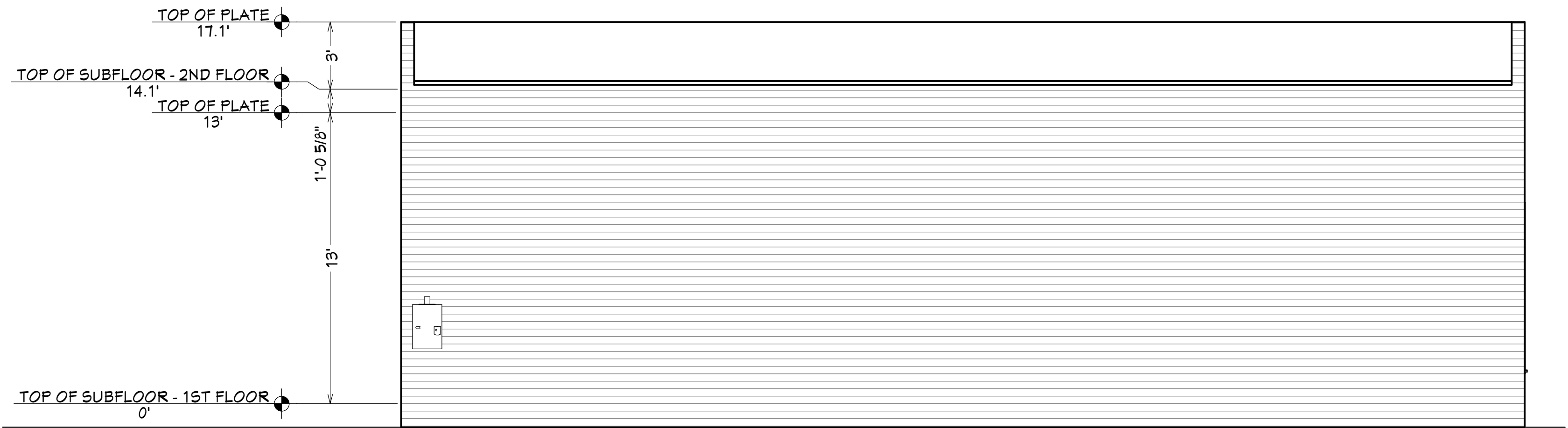
RENOVATION & ADDITION

TRANSFORMATIVE
TransformativeConstruction@gmail.com
3975 Summit Circle NW
Acworth, GA 30101

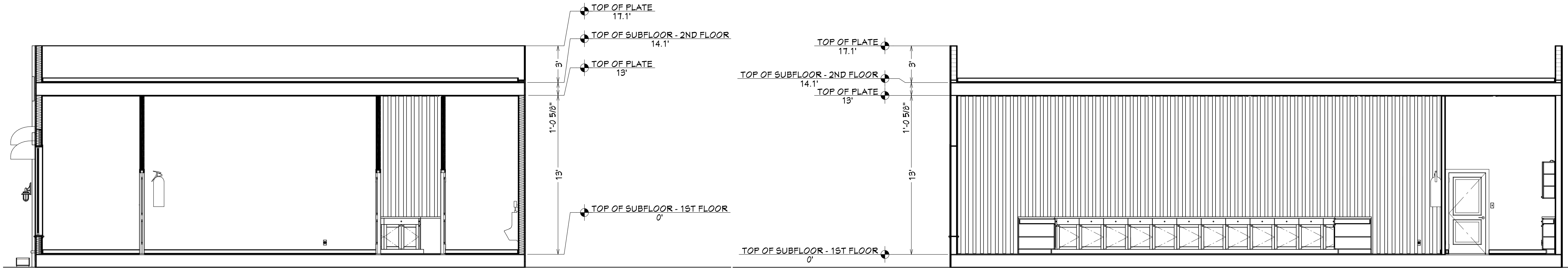


EXTERIOR ELEVATION E4
1/4"=1'

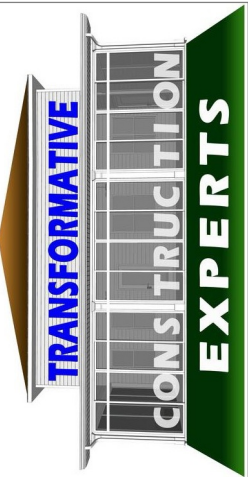
EXTERIOR ELEVATION E2
1/4"=1'



EXTERIOR ELEVATION E3
1/4"=1'



EXTERIOR ELEVATION E5
1/4"=1'

	222 S 6TH AVE, CALDWELL ID 83605		SCALE @ 24"X36"	SHEET NO.
	RENOVATION & ADDITION		DATE: DEC/2024	A005
ELEVATIONS & SECTION :				
DRAWN BY: BILAL KAZMI				



3D VIEW



EXTERIOR ELEVATION E1
1/2"=1'

SHEET NO.
A004

SCALE @
24"X36"

DATE:
DEC/2024

DRAWN BY:
BILAL KAZMI



**EXTERIOR FRONT
ELEVATION :**

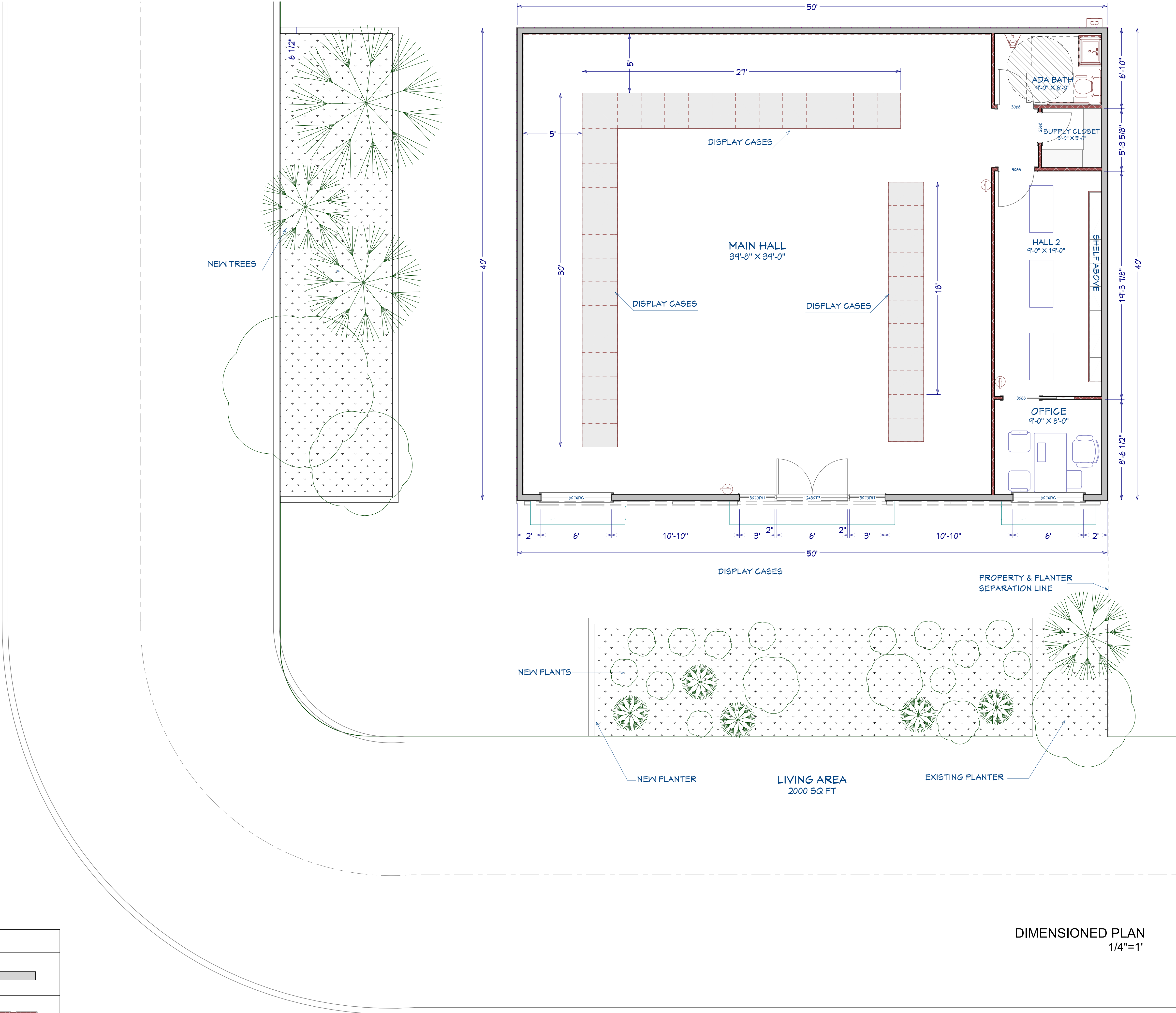
222 S 6TH AVE,CALDWELL
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RENOVATION & ADDITION

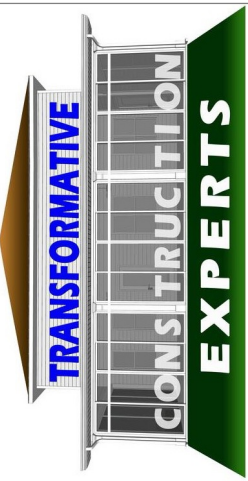
TRANSFORMATIVE
TransformativeConstruction@gmail.com
3975 Summit Circle NW
Acworth, GA 30101

**TRANSFORMATIVE
CONSTRUCTION
EXPERTS**

LEGEND	
EXISTING WALL	
NEW STUD WALL	



DIMENSIONED PLAN
1/4"=1'



TRANSFORMATIVE
Construction Experts
3975 Summit Circle NW
Acworth, GA 30101

222 S 6TH AVE CALDWELL
ID 83605

RENOVATION & ADDITION

DIMENSIONED PLAN :

SCALE @ 24"X36"

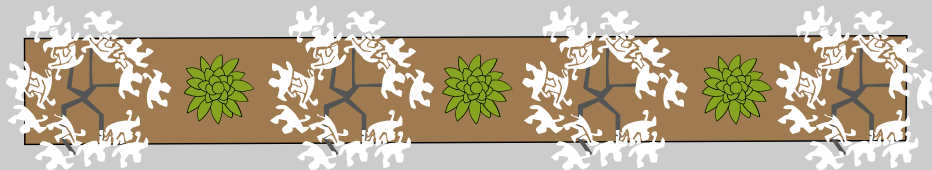
DATE: JAN/2025

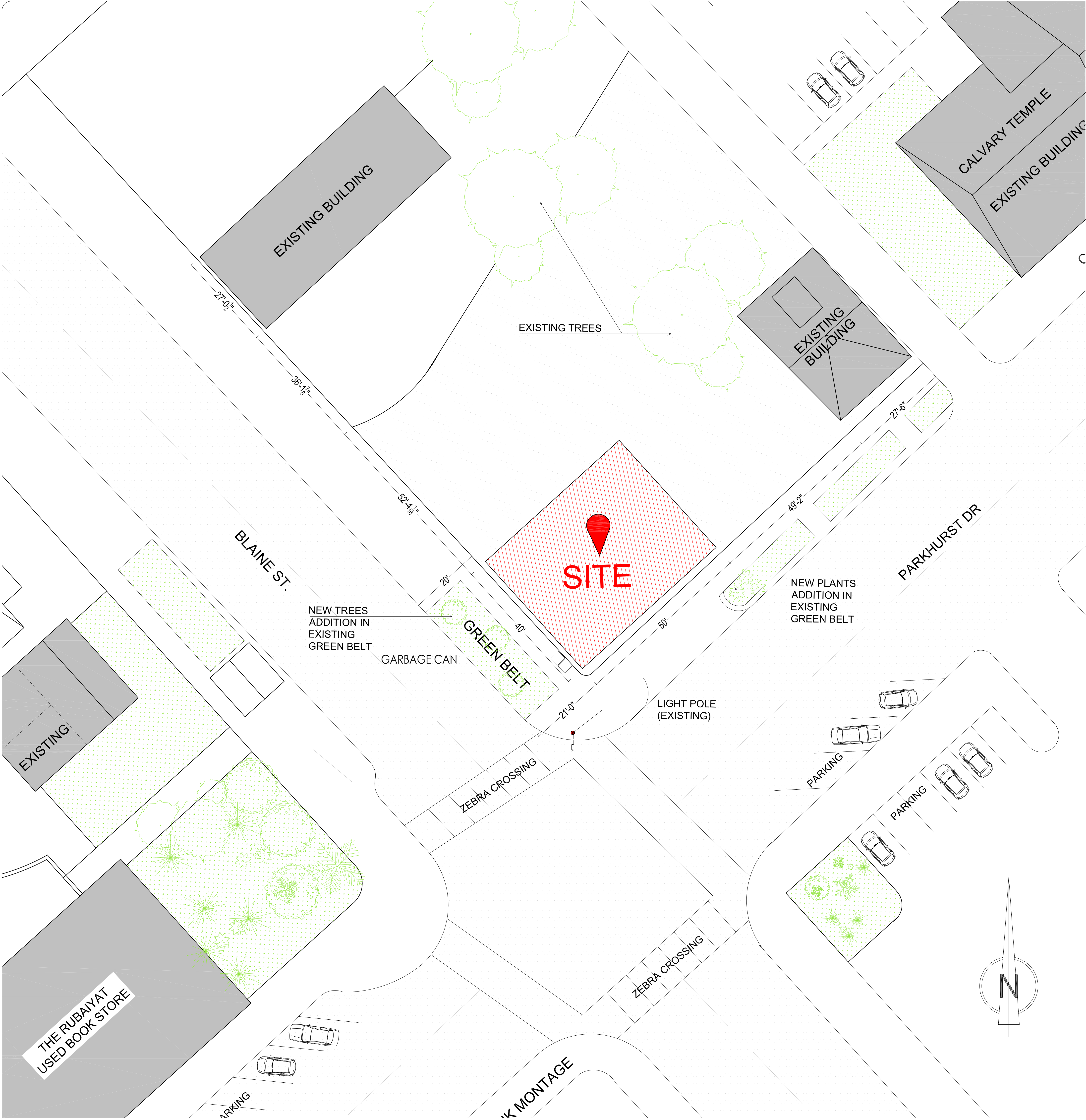
DRAWN BY: BILAL KAZMI

SHEET NO. **A002**



Common Name	Botanical Name	Size	Quantity
Flowering Dogwood Tree	Cornus Alba	15 - 30' Tall	7
Hostas	Hosta plantaginea	2' Tall 4' Wide	5
Tulips	Tulipa	28" Tall	20-30





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N.T.S

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DRAWN BY: BILAL KAZMI

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WILLOWBROOK 222 S 6TH AVE,
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RENOVATION & ADDITION

TRANSFORMATIVE
TransformativeConstruction@gmail.com
3975 Summit Circle NW
Acworth, GA 30101















2048 N. Whitley Dr.
Fruitland, ID 83619

Date: July 1, 2024

The Empire, LLC, an Oregon Limited Liability Company
542 SW 1st Street
Ontario, OR 97914

File No. 854506

Property Address: 222 South 6th Avenue, Caldwell, ID 83605

The closing of your purchase of the above-referenced property has now been completed. Enclosed for your records is the original recorded deed. Your final title policy is being mailed under separate cover.

We appreciate having had the opportunity to be of service to you. If you have any questions, please contact the Escrow Officer named below.

Sincerely,

Tonya Fillmore, Escrow Officer
Ph: (208)452-7500
Email: tfillmore@pioneertitleco.com

Enclosures



Pioneer Title Co.
GOING BEYOND

2048 N. Whitley Dr.
Fruitland, ID 83619

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

2024-020353

RECORDED

07/01/2024 01:30 PM

RICK HOGABOAM
CANYON COUNTY RECORDER

Pgs=1 TYOUREN \$15.00

TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 854506 /EM

WARRANTY DEED

For Value Received Scott A. Frazier and Roberta J. Frazier, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

The Empire, LLC, an Oregon Limited Liability Company
hereinafter referred to as Grantee, whose current address is 542 SW 1st Street 542 SW 1st Street, Ontario,
OR 97914 Ontario, OR 97914

The following described premises, to-wit:

**The Southwesterly 50 feet of Lots 13 and 14 in Block 13 of CALDWELL, according to the
Revised Map filed July 29, 1891 in Book 1 of Plats at Page 20, in the Office of the County
Recorder, Canyon County, Idaho.**

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), that the 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 U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: June 24, 2024

Scott A. Frazier

Roberta J. Frazier

State of ID

County of Payette

Jill M Nash
COMMISSION #14661
NOTARY PUBLIC
STATE OF IDAHO

This record was acknowledged before me on June 27, 2024 by Scott A. Frazier and
Roberta J. Frazier

Signature of notary public

Commission Expires:

Residing in Emmett, Idaho

My Commission Expires: November 5, 2026

Jill M Nash
COMMISSION #14661
NOTARY PUBLIC
STATE OF IDAHO



PioneerTitleCo.
GOING BEYOND

2048 N. Whitley Dr.
Fruitland, ID 83619

**ELECTRONICALLY RECORDED-DO NOT
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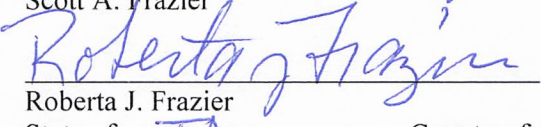
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Scott A. Frazier

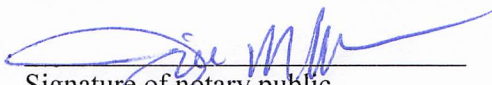


Roberta J. Frazier

State of ID, County of Payette

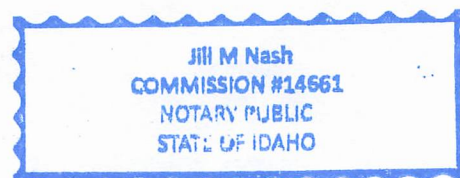


This record was acknowledged before me on June 27, 2024 by Scott A. Frazier and
Roberta J. Frazier



Signature of notary public
Commission Expires:

Residing in Emmett, Idaho
My Commission Expires: November 5, 2026



STATE OF OHIO
COUNTY OF CUYAHOGA

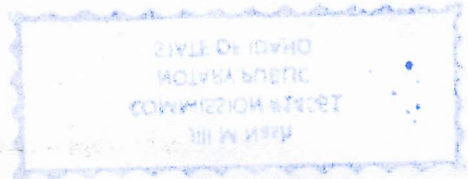


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EXHIBIT A

The Southwesterly 50 feet of Lots 13 and 14 in Block 13 of CALDWELL, according to the Revised Map filed July 29, 1891 in Book 1 of Plats at Page 20, in the Office of the County Recorder, Canyon County, Idaho.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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