



City of Caldwell

Planning and Zoning Department

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 a 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 () shall require public hearing(s).*

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"/> Mobile Home Park | <input type="checkbox"/> Subdivision Plats |
| <input type="checkbox"/> Administrative Determination | <input type="checkbox"/> Outdoor Dining Permit | <input type="checkbox"/> *Preliminary Plat |
| <input type="checkbox"/> *Annexation w/ Zoning | <input type="checkbox"/> Parcel Consolidation | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Business License Permit | <input type="checkbox"/> *Planned Unit Development (PUD) | <input type="checkbox"/> *Short Plat (Regular) |
| <input type="checkbox"/> *Certificate of Appropriateness | <input type="checkbox"/> New | <input type="checkbox"/> *Short Plat (Condo) |
| <input type="checkbox"/> *Comprehensive Plan Map | <input type="checkbox"/> PUD Modification | <input type="checkbox"/> Plat Modification ³ |
| 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"/> *Variance |
| <input type="checkbox"/> Lot Line Adjustment | | <input type="checkbox"/> *Zoning Text Amendment |
| <input type="checkbox"/> Lot Split | | |
| <input type="checkbox"/> Administrative | | |
| <input type="checkbox"/> Simple | | |

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

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

³Replats are not considered plat modifications.



City of Caldwell

Planning and Zoning Department

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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: _____

Overlay Districts:
(if applicable)

☐ APO-1 ☐ APO-2 ☐ HD-1 ☐ City Center Indian Creek Corridor
☐ City Center Local Historic Area ☐ None

Is Parcel(s) in Floodplain:

☐ Yes ☐ No

Description of Proposed Project / Request:



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

APPLICANT INFORMATION:

Name:

Company Name (if applicable):

☐ Owner ☐ Authorized Agent ☐ Purchaser

Mailing Address:

Phone:

Email:

PROPERTY OWNERS' INFORMATION

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

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

Planning and Zoning Department

MASTER LAND USE APPLICATION

CONTRACTOR / DEVELOPER INFORMATION

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

ARCHITECT INFORMATION

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

ENGINEER INFORMATION

Name:

Mailing Address:

Phone:

Email:

LANDSCAPE ARCHITECT INFORMATION

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

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 or the owner's authorized agent. 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: ☐ Owner ☐ Authorized Agent

Applicant Signature: _____ Date: _____

Printed Name: _____



City of Caldwell

Planning and Zoning Department

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.




The following documents will need to be uploaded with your application:	
Master Land Use Application	✓
Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	✓
Recorded warranty deed for the subject property	✓
Signed Property Owner Acknowledgement (if applicable)	✓
Vicinity map, showing the location of the subject property	✓
Site Plan	✓
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)	
Metes and bounds legal description specific to the site to be annexed	✓
Vicinity Map to scale labeling the location of the property and adjacent streets	✓
Neighborhood Meeting	
• 500 foot mailing list – Official copy from County Assessor's Office	✓
• Letter	✓
• Sign-in sheet	✓
• Certification letter	✓



INVOICE


Permit #: ANN24-000016
Address: 12479 MOSS ST

Fee	Account Code	Amount
P&Z Fees - Annexation - More than 2 acres	10240	3,080.50
Fire Fees - Annexation - More than 1 acre	22025	224.70
Eng Fees - Annexation - 2 to 20 acres	12550	519.44
Development Agreement	10335	950.00
TOTAL		4,774.64



INVOICE

Permit #: SPP24-000007
Address: 12479 MOSS ST

Fee	Account Code	Amount
P&Z Fees - Preliminary Plat (Base Fee)	10180	2,688.00
P&Z Fees - Preliminary Plat (Add'l Fee of \$20.00 per lot, to include common lots)	10180	1,760.00
Fire Fees - Preliminary Plat (Base Fee)	22025	254.10
Fire Fees - Preliminary Plat (Add'l Fee of \$1.35 per lot to include common lots)	22025	118.80
Eng Fees - Preliminary Plat (Base Fee)	12511	675.28
Eng Fees - Preliminary Plat (Add'l Fee of \$22.51 per lot to include common lots)	12511	1,980.88
TOTAL		7,477.06



December 19, 2024

Caldwell Planning Staff
City of Caldwell, Community
Development Department
205 S 6th Ave. 2nd Floor
Caldwell, ID 83605

RE: High Pine Ridge Subdivision (formerly Banner Ridge Subdivision)

Dear Development Department:

We are pleased to present applications for annexation, rezone, and preliminary plat associated with the High Pine Ridge Subdivision, located at 12411 Moss St and 12479 Moss St. The Land Group, Inc. is pleased to represent Prestwick Funding B LLC for this application.

Project Description

The High Pine Subdivision reflects a commitment to preserving the rich history of Caldwell and this property while providing a high-quality community for its residents and the neighboring developments. Through an unmatched investment in community amenities and public infrastructure, the High Pine Subdivision will be an example of how to truly achieve the City of Caldwell's comprehensive plan goals.

The High Pine Community leans into a modern interpretation of the agricultural character of Caldwell to create a strong and unique identity in the primary amenity space of the centrally located park with community minded features. The community amenity space is anchored with picnic areas, enhanced planting, berms, walking paths, and a large playfield. All these incredible features are connected by paved walks so all residents can spend time as a community.

The High Pine Subdivision is a premier project that embraces the comprehensive plan goals of the City of Caldwell. This development provides diverse housing sizes and types, with well-designed buildings and amenities. This community promotes safety using specific design features providing visibility and community engagement. The High Pine Subdivision is an enhancement to the Caldwell community.

Background & Application Summary

The project site is generally located on the south side of Moss Street, the east side of Celeste Ave, and north of Karcher Road. The project consists of two parcels (R32764012A0, and R3276401100) comprised of approximately 19.54 acres. This property is currently zoned AG in Canyon County and is in the City of Caldwell Area of Impact. The existing land use is Agricultural Land.

We request the annexation of the two subject parcels, with a proposed zoning designation of R-2 (Medium Density Residential). Concurrently, we are requesting approval for a Preliminary Plat for the High Pine Ridge Subdivision. The development would include 92 total lots (77 buildable lots) and the project is proposed to be developed in one phase. The High Pine Ridge Subdivision will have a gross

density of 3.94 dwelling units per acre and 12% open space (9.5% qualified open space and 2.5% unqualified open space). The primary amenity space is a centrally located park with space for community. This feature is connected by paved walks so all residents can spend time as a community. Two existing homes will be removed from the project area.

EXISTING ZONING: AG
PROPOSED ZONING: R-2

PROJECT AREA	± 19.54 AC
SINGLE FAMILY LOTS	77 (11.26 ACRES; 57.6%)
COMMON LOTS	11 (2.36 ACRES; 12.1%)
COMMON ACCESS LOTS	3 (0.23 ACRES; 1.2%)
RIGHT-OF-WAY LOTS	1 (5.69 ACRES; 29.1%)
TOTAL LOTS	92

DWELLING UNITS PER GROSS ACRE	3.94
MINIMUM BUILDABLE LOT SIZE	6,000 SF
AVERAGE BUILDABLE LOT SIZE	6,373 SF

OPEN SPACE	2.36 ACRES / 12.0%
QUALIFIED OPEN SPACE	1.86 ACRES / 9.5%

This project has related record numbers ANN22-000013/SUB22-000024, a round table meeting was held on 3/16/2023, and again on 9/19/2024. The Land Group hosted a neighborhood meeting at Lakevue Elementary School from 6-6:30 pm on 11/14/2024.

Project Area Maps

The project is an infill opportunity that continues the orderly development of the City of Caldwell. The maps below are intended to give context to the unique characteristics of this project location and how this project is a benefit to the City of Caldwell and the directly adjacent neighborhoods.

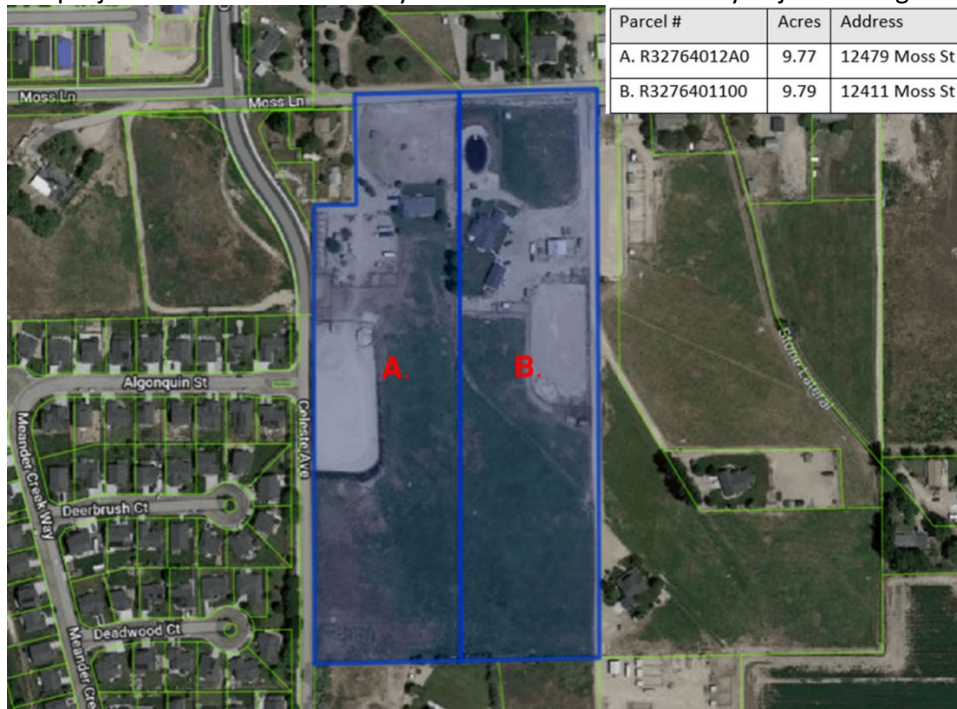


Figure 1 - Vicinity Map

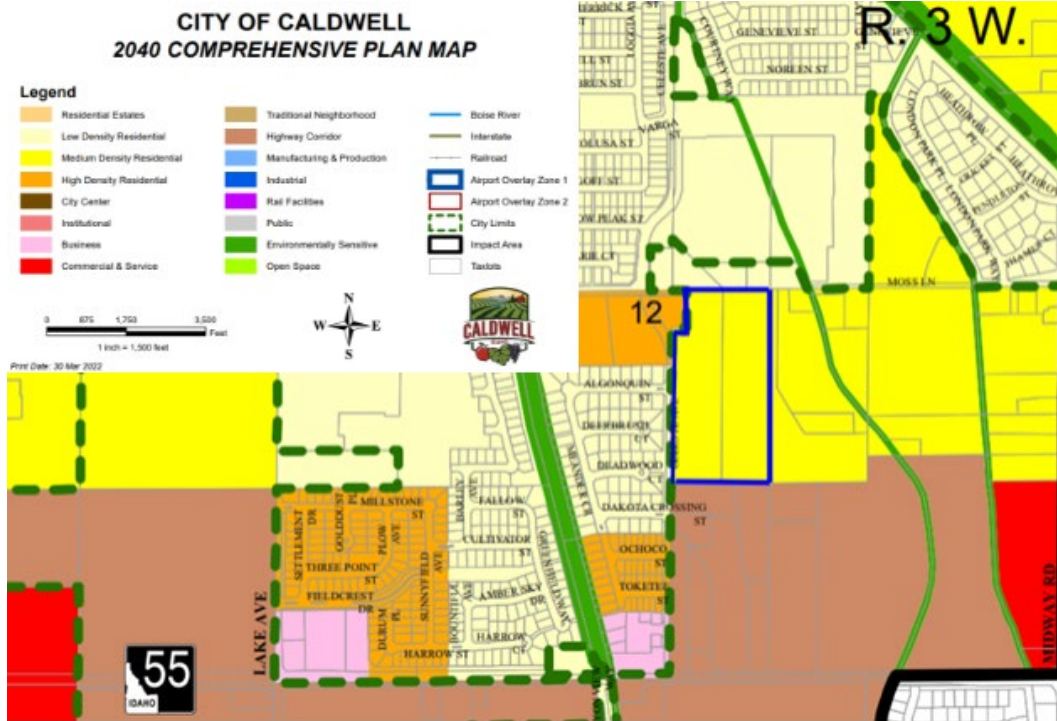


Figure 2 – Comprehensive Plan Map

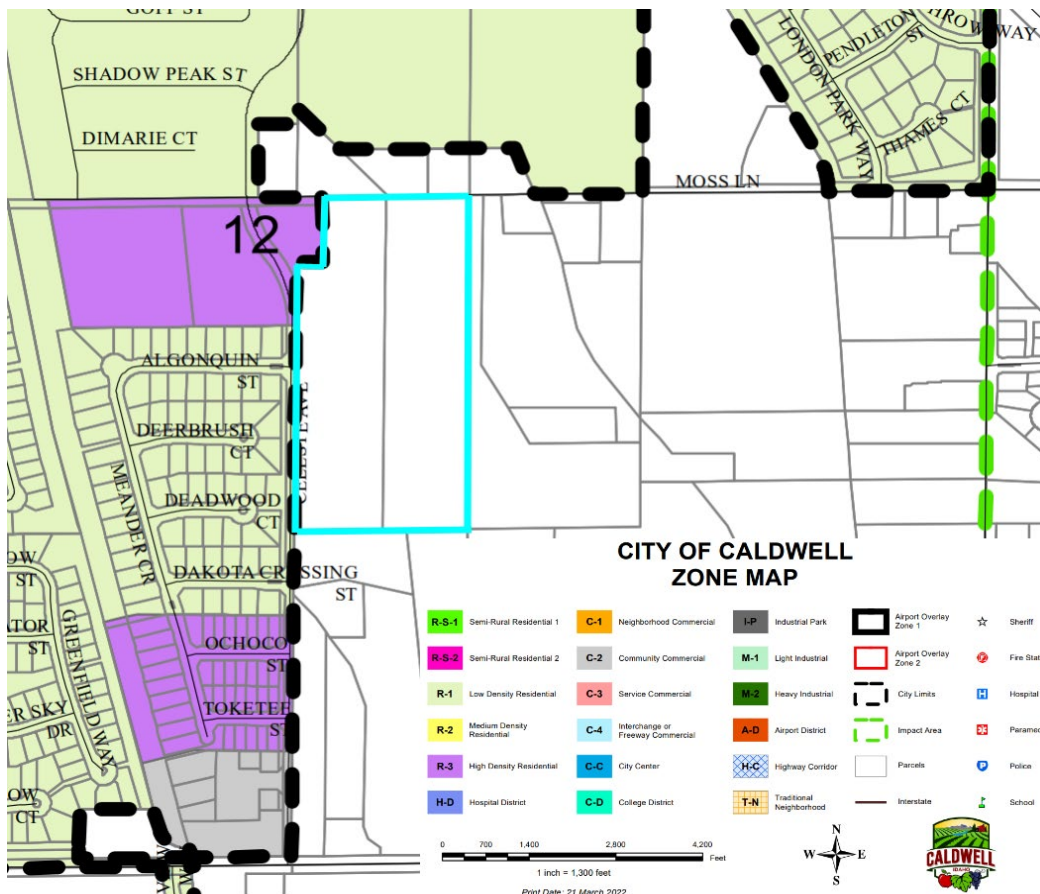


Figure 3 - Current Zoning Map

Comprehensive Plan Designation

The Caldwell Comprehensive Plan Map designation for the site is Medium Density Residential (See Comp Plan Map above). Sitting at 3.94 DU per acre, the High Pine Ridge development is under the maximum four (4) dwelling units per gross acre for a single-family residential subdivision in medium density designated areas.

Comprehensive Plan Components Applicable to the Request

The High Pine Ridge Subdivision is a premier project that embraces the comprehensive plan goals of the City of Caldwell. This development provides diverse housing sizes and types, with well-designed buildings and amenities. This community promotes safety using specific design features providing visibility and community engagement. Most importantly, this project and associated development is the solution to many infrastructure needs in this area. The High Pine Ridge Subdivision is an enhancement to Caldwell.

Transportation/Connectivity

All streets will be City of Caldwell public roads.

- Two points of access are proposed from existing public arterials, collectors, and local streets. Primary access is from Moss Street on the north and Celeste Ave on the west. Two stub streets are proposed, one to the east and one to the south for future development connectivity.
- Minimum widening requirements will occur on adjacent public streets as required by City of Caldwell.
- An extensive and thoughtful local street system is planned to allow for efficient movement of residents and safe access for pedestrians. Traffic calming is achieved through limited block length.

Public Services Utilities and Facilities

Fire Service - City of Caldwell Fire Department

Police Service – City of Caldwell Police Department

K-12 Schools – Vallivue School District

Higher Ed Schools – This project is located within easy travel distance of multiple higher education opportunities, some of which are noted below:

- College of Idaho: 4 Miles
- Northwest Nazarene University: 7 Miles
- College of Western Idaho (Nampa): 9 Miles
- Idaho State University (Meridian): 15 Miles
- Idaho College of Osteopathic Medicine (Meridian): 15 Miles
- Boise State University: 25 Miles

Wastewater – City of Caldwell: Existing sewer services are directly adjacent to the project in Celeste Ave to the west at Algonquin Street. This project is consistent with the City wastewater mater plan and facilities plan.

Water – City of Caldwell: Existing water services are directly adjacent to the project in Celeste Ave to the west. This project will extend new water services in Moss Street. This project is consistent with the City of Caldwell water master plan.

Landscape and Pathways

The High Pine Ridge Community also provides an extensive network of internal sidewalks, pathways, and 8' Multi-Use Pathway connecting east to west through the neighborhood High Pine providing unmatched pedestrian access in the area. This not only allows community members to exercise, walk, and enjoy themselves, but also to provide for pedestrian access within the greater neighborhood context inside and outside of this development.

Conclusion:

The annexation, rezone, and preliminary plat of this property provides for the orderly development of the City, in accord with the City of Caldwell Comprehensive Plan and the Caldwell Development Code. However, this development plan goes far above and beyond the minimum requirements. This community is safe using specific design features to provide visibility and community engagement. Most importantly, this community and this development is the solution to many infrastructure needs in this area. The High Pine Ridge Subdivision is an enhancement to Caldwell and project neighbors.

We appreciate the opportunity to formally present this application to the City of Caldwell Planning and Zoning Commission and City Council. As you complete your review, please let me know if we can provide any additional information to clarify the project's vision.

Sincerely,



Matthew T. Adams, Principal & Landscape Architect
The Land Group, Inc.

CANYON COUNTY LISTING - R32764012A and R32764011 - 500 feet**November 13, 2024**

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
32787143 0	ABY HOMES LLC		11491 W ZACHERY AVE	NAMPA, ID, 83651
32787144 0	ABY HOMES LLC		11491 W ZACHERY AVE	NAMPA, ID, 83651
32793344 0	ALLEN JOCELYN		12545 SHADOW PEAK ST	CALDWELL, ID, 83607
32787201 0	AULNER AIMEE		12561 DEERBRUSH CT	NAMPA, ID, 83651
32783010 0	BARRATT JUDITH		12456 KARCHER RD	NAMPA, ID, 83651
32749295 0	BASSO DAVID PAUL		16549 BRETON WAY	CALDWELL, ID, 83607
32787219 0	BENITEZ GUADALUPE ISABEL		12560 DAKOTA CROSSING ST	NAMPA, ID, 83651
32787210 0	BENNETT ANGELA M		12534 DEADWOOD CT	NAMPA, ID, 83651
32787187 0	BIDDLE DANIEL		12589 ALGONQUIN ST	NAMPA, ID, 83651
32793361 0	BRANDON AGUSTUS		12570 DIMARIE CT	CALDWELL, ID, 83607
32761012 0	BRANDT JOHN H AND ORAH I FOUNDATION		203 11TH AVE S	NAMPA, ID, 83651
32787147 0	CARLSON SUZANNA L LIVING TRUST		12542 OCHOCO CT	NAMPA, ID, 83651
32764011 0	CARTER JOHN		12411 MOSS ST	NAMPA, ID, 83651
32749298 0	CEDILLO KARISSA		16511 BRETON WAY	CALDWELL, ID, 83607
32787150 0	CHANDLER JOEL B		12566 OCHOCO ST	NAMPA, ID, 83651
32787185 0	CHEN ZHEN BIN		12565 ALGONQUIN ST	NAMPA, ID, 83651
32764010 0	CLARK TYLER E		12483 W MOSS ST	NAMPA, ID, 83651
32764010C0	CLARK TYLER E		12483 W MOSS ST	NAMPA, ID, 83651
32764010D0	CLARK TYLER E		12483 W MOSS ST	NAMPA, ID, 83651
32787198 0	COLTSON JOSEPH		12525 DEERBRUSH CT	NAMPA, ID, 83651
32765011B0	COPE BRETT		12359 MOSS LN	NAMPA, ID, 83651
32765011 0	COPE BRETT C		12359 MOSS LN	NAMPA, ID, 83651
32761010 0	COPE CHERYL A		12378 MOSS ST	NAMPA, ID, 83651
32762010 0	COPE CHERYL A		12378 MOSS ST	NAMPA, ID, 83651
32765000 0	COPE LYNN AND PAULINE TRUST		12378 MOSS ST	NAMPA, ID, 83651
32765010 0	COPE PAUL		12373 MOSS ST	NAMPA, ID, 83651

32781010 0	COPE PAUL	12373 MOSS ST	NAMPA, ID, 83651
32787188 0	CRAMER BEAU	12601 ALGONQUIN ST	NAMPA, ID, 83651
32766010 0	CROMWELL JAMES	12343 MOSS ST	NAMPA, ID, 83651
32787151 0	DAKOTA CROSSING HOMEOWNERS ASSOC	PO BOX 5405	BOISE, ID, 83705
32787100 0	DAKOTA CROSSING HOMEOWNERS ASSOC	PO BOX 5405	BOISE, ID, 83705
32787205 0	DALBY MICHELLE	12594 DEADWOOD CT	NAMPA, ID, 83651
32787196 0	DANIELLO AIMEE N	12538 DEERBRUSH CT	NAMPA, ID, 83651
32787212 0	DANIELS LORI LEE	12539 DEADWOOD CT	NAMPA, ID, 83651
32787218 0	DOUGLAS DEVEN ADAM	12572 DAKOTA CROSSING ST	NAMPA, ID, 83651
32787145 0	DUARTE DIDIANA PATRICIA	12526 OCHOCO ST	NAMPA, ID, 83651
32764012A0	ELDRIDGE MARLOW AND AUDREY LIVING TRUST	12479 MOSS LN	NAMPA, ID, 83651
32787207 0	ERMERT LISA K	12570 DEADWOOD CT	NAMPA, ID, 83651
32787184 0	FLORES ALEJANDRA SANTOS	12553 ALGONQUIN ST	NAMPA, ID, 83651
32787214 0	FRUNCHAK DMITRIY D	12563 DEADWOOD CT	NAMPA, ID, 83651
32787182 0	GIBSON PHILIP	12529 ALGONQUIN ST	NAMPA, ID, 83651
32787195 0	GORMAN PATRICK	12550 DEERBRUSH CT	NAMPA, ID, 83651
32763000 0	HALPIN CURT & LESLIE FAMILY TRUST	12484 MOSS ST	NAMPA, ID, 83651
32787149 0	HAMANN LEE E AND DEBORAH M REVOCABLE TRUST	1923 S FOUNTAIN CREEK PL	EAGLE, ID, 83616
32787191 0	HAMILTON MATTHEW	12598 DEERBRUSH CT	NAMPA, ID, 83651
32787193 0	HARDING REBEKAH E	12574 DEERBRUSH CT	NAMPA, ID, 83651
32787176 0	HARRISON PAUL D	12528 ALGONQUIN ST	NAMPA, ID, 83687
32787197 0	HEINER CLAYTON W	12526 DEERBRUSH CT	NAMPA, ID, 83651
32764010A0	HIRSCH JAMES R	12633 MOSS ST	NAMPA, ID, 83651
32787202 0	HOLBERT-ELY APRIL @@	64 N HASTINGS DR	NAMPA, ID, 83687
32781000 0	HOPKINS KENDALL	306 HILLDROP ST	CALDWELL, ID, 83605
32787181 0	JAQUES VIRGINIA	12523 DAKOTA CROSSING ST	NAMPA, ID, 83651
32787215 0	JEROME BRIAN DOUGLAS	12575 DEADWOOD CT	NAMPA, ID, 83651
32787217 0	JIMENEZ LUIS	12584 DAKOTA CROSSING ST	NAMPA, ID, 83651
32787211 0	JOHNSON PAMELA J	12527 DEADWOOD CT	NAMPA, ID, 83651
32787203 0	JUDD SERI LEE	12585 DEERBRUSH CT	NAMPA, ID, 83651
32793364 0	KENSINGER ROBERT D	12569 DIMARIE CT	CALDWELL, ID, 83607
32787213 0	KETTERLING FAMILY TRUST	12551 DEADWOOD CT	NAMPA, ID, 83651
32787220 0	KREMER CAROL	12548 DAKOTA CROSSING ST	NAMPA, ID, 83651
32787222 0	LANE JOHN R JR	12524 DAKOTA CROSSING ST	NAMPA, ID, 83651
32787179 0	LEATHLEAN JOSEPH W	576 W DANISH RED TRL	SAN TAN VALLEY, AZ, 85143
32787173 0	LEBECK DEBORAH L	12564 ALGONQUIN ST	NAMPA, ID, 83651

32787209 0	LIMB DEVIN		18156 LANTANA AVE	NAMPA, ID, 83687
32787171 0	MARTINEZ JOSHUA		12588 ALGONQUIN ST	NAMPA, ID, 83651
32782000 0	MCCAIN JOHN		PO BOX 1623	NAMPA, ID, 83653
32787204 0	MCGHEHEY KATHLEEN		12599 DEERBRUSH CT	NAMPA, ID, 83651
32787192 0	MILLER LINDSEY MICHELLE		12586 DEERBRUSH CT	NAMPA, ID, 83651
32780000 0	MIYAKE BOB S		12196 KARCHER RD	NAMPA, ID, 83651
32787186 0	MUGG TYLER LEE		12577 ALGONQUIN ST	NAMPA, ID, 83651
32749297 0	NUNEZ LOURDES G		16523 BRETON WAY	CALDWELL, ID, 83607
32787183 0	PETERSEN SCOTT E		12541 ALGONQUIN ST	NAMPA, ID, 83651
32783011 0	PHIPPS DENNIS WELL DRILLING INC		12440 KARCHER RD	NAMPA, ID, 83651
32783000 0	PHIPPS MARK V		12440 KARCHER RD	NAMPA, ID, 83651
32787200 0	PICKETT JEFTY M JR		12549 DEERBRUSH CT	NAMPA, ID, 83651
32749296 0	PINZ SARA LYNNELL		16537 BRETON WAY	CALDWELL, ID, 83607
32785010 0	PLUCINSKI JAMES E		2945 1ST LN E	PARMA, ID, 83660-6152
32786000 0	PLUCINSKI JAMES E		2945 1ST LN E	PARMA, ID, 83660-6152
32787174 0	PORRAS MARITZA ESMERALDA BARAJAS		12552 ALGONQUIN ST	NAMPA, ID, 83651
32787199 0	REES BENJAMIN		12537 DEERBRUSH CT	NAMPA, ID, 83651
32787216 0	ROBERTSON TAYLISS S		12587 DEADWOOD CT	NAMPA, ID, 83651
32765012 0	ROBINSON LESLIE ANN		12416 MOSS LN	NAMPA, ID, 83651
32762010A0	ROBINSON STEVEN C		12416 MOSS ST	NAMPA, ID, 83651
32787146 0	ROMERO FAMILY TRUST		12534 OCHOCO ST	NAMPA, ID, 83651
32764010B0	S3 INVESTMENTS LP		1016 W SANETTA ST	NAMPA, ID, 83651
32787148 0	SALINAS ARTURO R		12550 OCHOCO ST BOX 42	NAMPA, ID, 83651
32793363 0	SCHMIDT ADAM ROBERT		12563 DIMARIE CT	CALDWELL, ID, 83607
32793362 0	SHAFFER AMANDA P		12564 DIMARIE CT	CALDWELL, ID, 83607
32787175 0	STINEMAN CHRISTY ANN		12540 ALGONQUIN ST	NAMPA, ID, 83651
32787221 0	SUPRENAND ERICKA A		12536 DAKOTA CROSSING ST	NAMPA, ID, 83651
32787180 0	VELVICK STEVEN B		12535 DAKOTA CROSSING ST	NAMPA, ID, 83651
32787178 0	VERDE PROPERTIES LLC		2303 N HILLRIDGE	MESA, AZ, 85207
32787194 0	VOLPEI WESTLEY J		12562 DEERBRUSH CT	NAMPA, ID, 83651
32787208 0	WALL FAMILY TRUST		12558 DEADWOOD CT	NAMPA, ID, 83651
32787177 0	WALLACE HARVELLA ROBERTA		12571 DAKOTA CROSSING ST	NAMPA, ID, 83651
32787172 0	WEBB DOREEN L		12576 ALGONQUIN ST	NAMPA, ID, 83651
32749240 0	WINDSOR CREEK EAST HOMEOWNERS ASSOCIATION INC	#NAME?	1520 E HERITAGE PARK ST STE 125	MERIDIAN, ID, 83646
32793298 0	WINDSOR CREEK EAST HOMEOWNERS ASSOCIATION INC		PO BOX 1350	MERIDIAN, ID, 83680
32749344 0	WINDSOR CREEK EAST HOMEOWNERS ASSOCIATION INC	#NAME?	1520 E HERITAGE PARK ST STE 125	MERIDIAN, ID, 83646

[illegible]

32787170 0
32787206 0

XUE WENTING
YORK MICHAEL JAY

12600 ALGONQUIN ST
12582 DEADWOOD CT

NAMPA, ID, 83651
NAMPA, ID, 83651



October 29, 2024

Notice of Neighborhood Meeting | Proposed Copper Ridge Subdivision

Dear Neighbor:

We are preparing an Annexation, Zoning, and Preliminary Plat application for submission to the City of Caldwell on behalf of our client. The application covers two parcels located south of Moss Lane and east of Celeste Ave in Canyon County, Idaho. The property is highlighted in blue on the aerial map on page 2 of this letter. A conceptual layout plan of the proposed development is included for your reference on page 2 of this letter.

Project Details:

- **Project Area:** ±19.54 acres
- **Single Family Lots:** 77
- **Common Lots:** 14
- **Right-of-Way Lots:** 1
- **Dwelling Units per Acre:** 3.94
- **Average Buildable Lot Size:** 6,100 SF
- **Qualified Open Space:** 1.86 acres (9.5%)

You are invited to an informational neighborhood meeting to discuss the application, as required by the City of Caldwell Municipal Code. This is not a public hearing, and no public officials will be present.

Meeting Date and Time:

Thursday, November 14, 2024, from 6:00 p.m. to 6:30 p.m.

Meeting Location:

Lakevue Elementary School Library, 12843 Cirrus Dr, Nampa, ID 83651

Enter the main entrance on the north side of the building – proceed to the first hallway on the right.

We look forward to your participation and support. If you have any questions, feel free to contact me at matt@thelandgroupinc.com.

Sincerely,

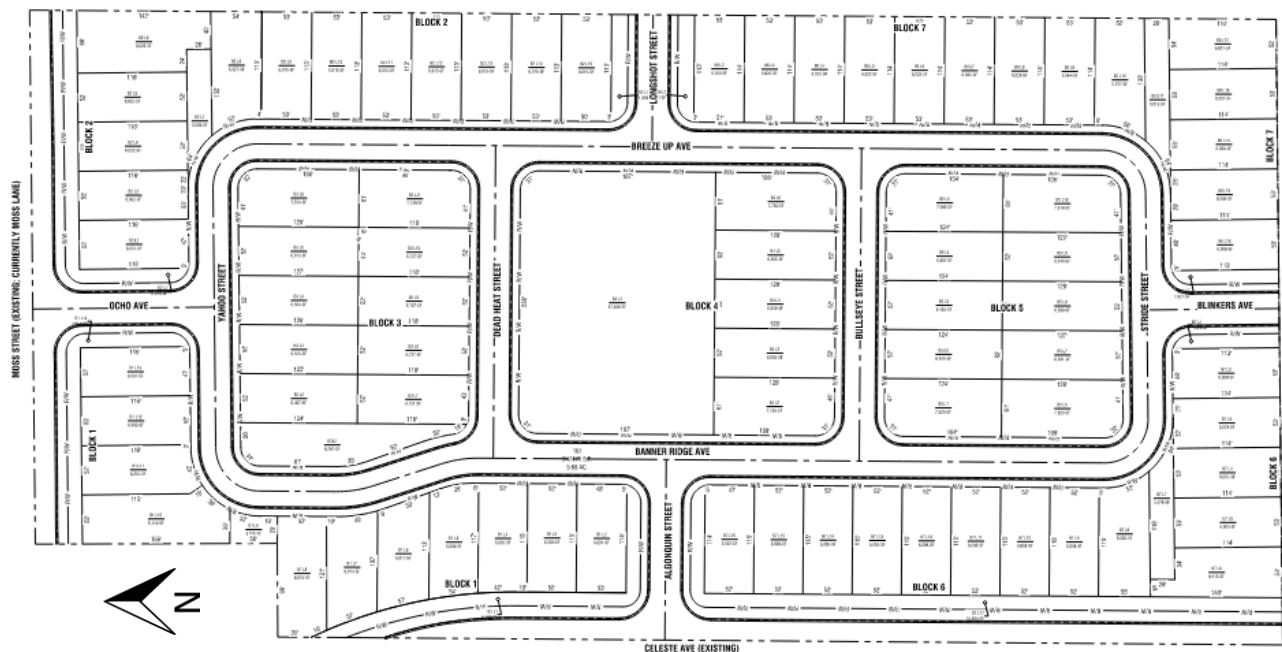
Matthew T. Adams

Principal Landscape Architect, The Land Group, Inc.

Context Map



Conceptual Layout Plan



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:

New Subdivision

Date of Round Table meeting: 9/19/2024

Notice sent to neighbors on: 10/29/2024

Date & time of the neighborhood meeting: 11/14/2024 6-6:30 pm

Location of the neighborhood meeting:

Lakevue Elementary School

Developer/Applicant:

Name: Matthew T. Adams

Address, City, State, Zip: 462 E Shore Dr, STE 100 Eagle, ID 83616

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 December 3, 2024

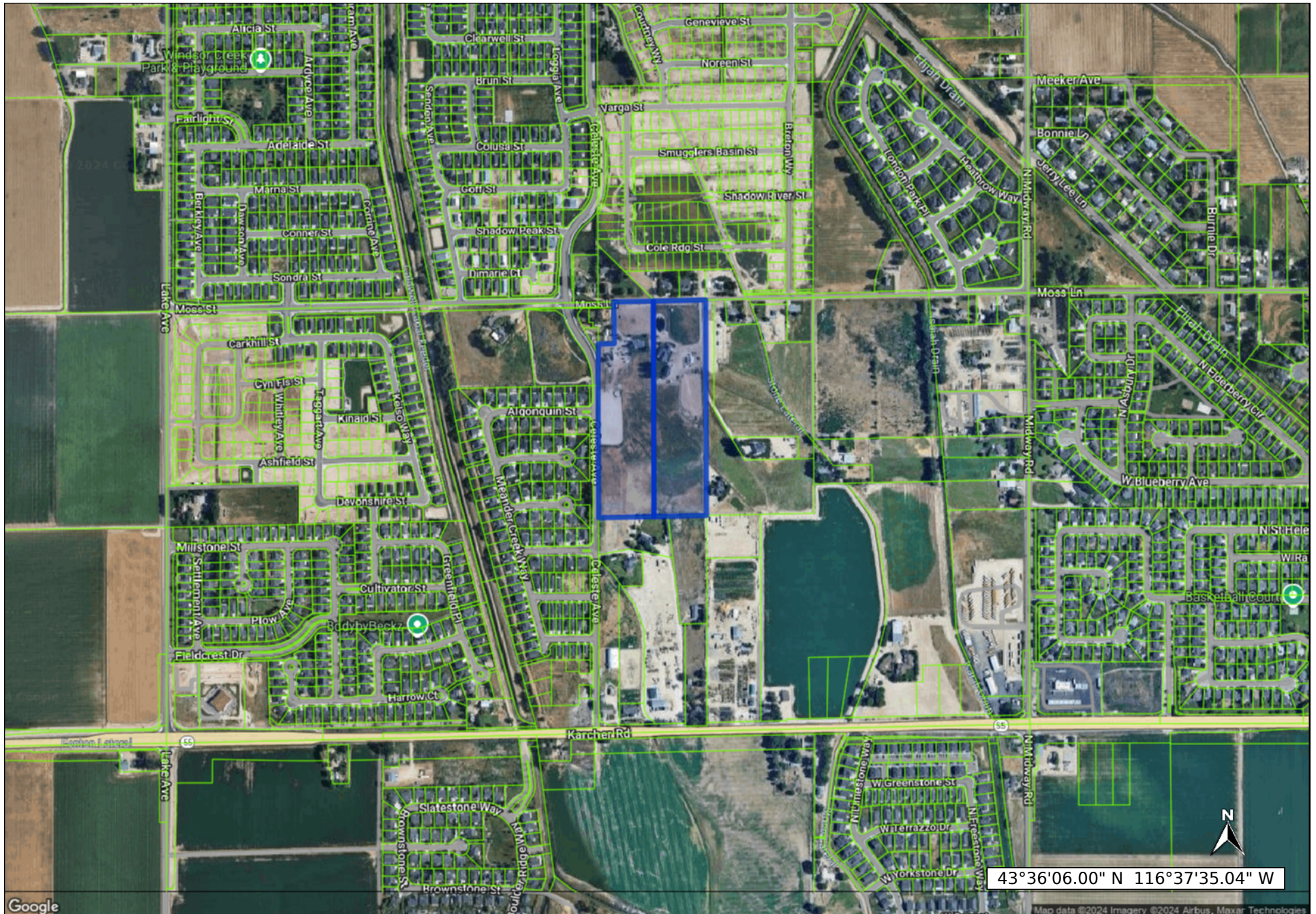
NEIGHBORHOOD MEETING ATTENDANCE RECORD

Project: Copper Ridge Subdivision

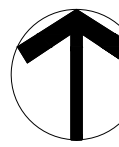
11/14/2024, 6-6:30 pm @ Lakevue Elementary / 12843 Cirrus Dr, Nampa, ID 83651



Print Name	Address	Email/Phone
Matthew Adams	462 E. Shore Drive, Ste 100 Eagle, ID 83616	matt@thelandgroupinc.com 208.939.4041
Chad Lorentzen	462 E. Shore Drive, Ste 100 Eagle, ID 83616	clorentzen@thelandgroupinc.com 208.939.4041
Paula Carter	12411 Moss Ln Nampa, ID 83651	816-781-8575
John McCain	12410 Karcher Rd	208 936 1510
Judy BARRATT	12456 KARCHER	360 710 8450
Emilee Douglas	12572 Dakota Crossing	emilee.douglas.realtor@gmail.com 208-319-4370
Brian Cyr	12359 Moss Ln	
Paul COPE	12373 Moss Ln	

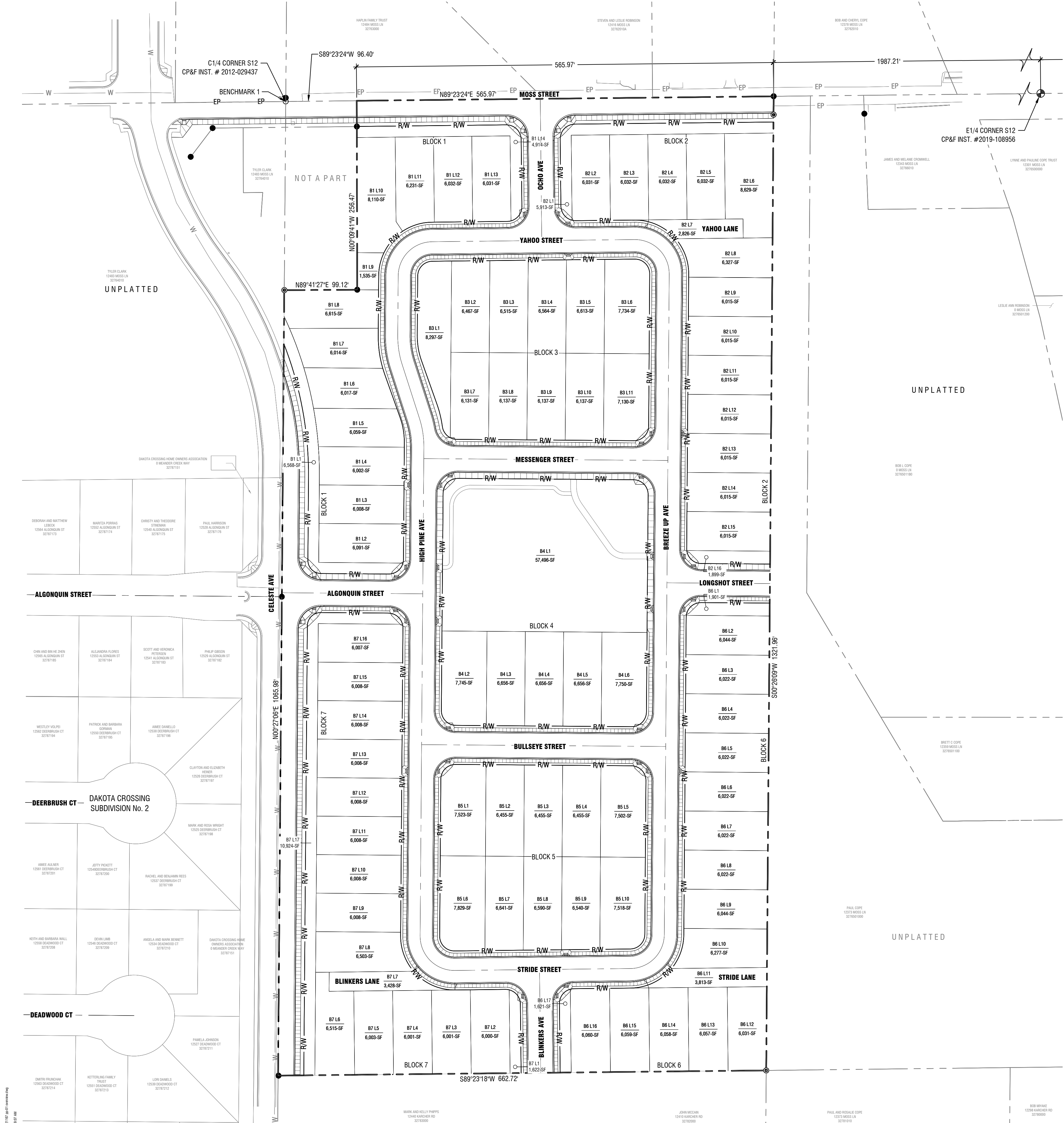


FILED: 20240712 12:19 PM PRESTWICK CAPITAL LTD. DEED
DAVID NOLAN, Surveyor, License 12345, 12/15/2024, 12:19 PM

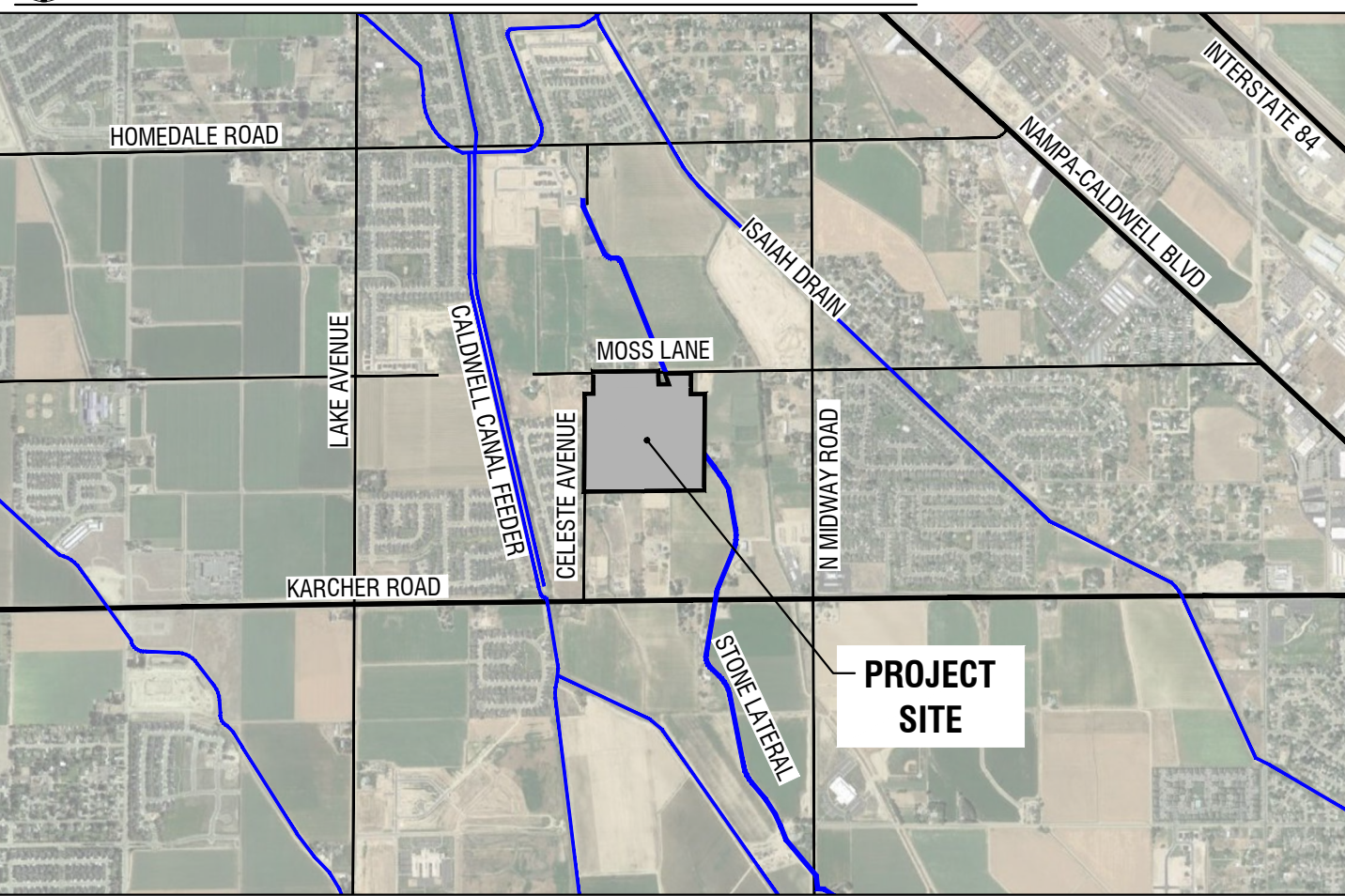


Preliminary Plat - Overview

Horizontal Scale: 1" = 70'



Vicinity Map:



Legend:

---	PROPERTY BOUNDARY
---	PARCEL LINE
---	SECTION LINE
---	ADJACENT PROPERTY LINE
---	CENTERLINE
---	EASEMENT
SS (MANHOLE)	EXISTING SEWER LINE W/ MANHOLE
W	EXISTING WATER LINE
GIRR	EXISTING GRAVITY IRRIGATION LINE
SS (MANHOLE)	PROPOSED SEWER LINE W/ MANHOLE
W	PROPOSED WATER LINE
GIRR	PROPOSED GRAVITY IRRIGATION DRAIN
PIRR	PROPOSED PRESSURE IRRIGATION LINE
---	PROPOSED CURB
---	EXISTING CONTOUR, 2-FT INTERVAL

Notes:

- A PRESSURE IRRIGATION SYSTEM WILL BE PROVIDED. THIS SUBDIVISION LIES WITHIN THE CITY OF CALDWELL AND THE CALDWELL MUNICIPAL IRRIGATION DISTRICT. THE NEW PRESSURE IRRIGATION SYSTEM WILL SERVICE EACH LOT. INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR IRRIGATION ASSESSMENTS.
- EASEMENTS
 - ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT OF TEN (10) FEET CONTIGUOUS TO AND PARALLEL WITH ROAD RIGHTS-OF-WAY. HOWEVER, THIS SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD SURFACE DRIVEWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
 - EXCEPT AS SHOWN OR WHERE SUBSEQUENTLY IDENTIFIED TO BE REQUIRED BY A UTILITY PROVIDER, NO EASEMENTS ARE PROVIDED ALONG INTERIOR SIDE YARDS LOT LINES.
 - ALL REAR LOT LINES SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITY, DRAINAGE AND PRESSURE IRRIGATION EASEMENT, EXCEPT WHERE NOTED OTHERWISE.
 - ANY SPECIAL EASEMENTS ARE SHOWN ON THE PRELIMINARY PLAT.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH DOMESTIC WATER SERVICE FROM THE CITY OF CALDWELL.
- ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH SANITARY SEWER SERVICE BY THE CITY OF CALDWELL.
- ALL INTERNAL STREETS ARE TO BE PUBLIC AND WILL BE DEDICATED TO THE CITY OF CALDWELL. STREET CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CITY OF CALDWELL STANDARDS AND REQUIREMENTS OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
- THE FOLLOWING LOTS ARE IDENTIFIED TO BE COMMON AREAS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - BLOCK 1: LOTS 1, 9, AND 14
 - BLOCK 2: LOTS 1, 7, AND 16
 - BLOCK 3: LOTS 1
 - BLOCK 4: LOT 1
 - BLOCK 6: LOTS 1, 11, AND 17
 - BLOCK 7: LOTS 1, 7, AND 17
- THE FOLLOWING LOTS WILL HAVE CROSS ACCESS AGREEMENTS ALONG COMMON DRIVES:
 - BLOCK 2: LOTS 4, 5, AND 6
 - BLOCK 6: LOTS 12, 13, AND 14
 - BLOCK 7: LOTS 4, 5, AND 6
- TO THE BEST OF THE PLAN PREPARER'S KNOWLEDGE, THIS PRELIMINARY PLAT MEETS ALL REQUIREMENTS OF CITY CODE.

Project Summary:

PROJECT LOCATION: LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12 TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO.			
EXISTING ZONING:	AG		
PROPOSED ZONING:	R-2		
PROJECT AREA	± 19.54 AC		
SINGLE FAMILY LOTS	77	(11.26 ACRES; 57.6%)	
COMMON LOTS	11	(2.36 ACRES; 12.1%)	
COMMON ACCESS LOTS	3	(0.23 ACRES; 1.2%)	
RIGHT-OF-WAY LOTS	1	(5.69 ACRES; 29.1%)	
TOTAL LOTS	92		
DWELLING UNITS PER GROSS ACRE	3.94		
MINIMUM BUILDABLE LOT SIZE	6,000 SF		
AVERAGE BUILDABLE LOT SIZE	6,373 SF		
OPEN SPACE	2.36 ACRES / 12.0%		
QUALIFIED OPEN SPACE	1.86 ACRES / 9.5%		
FLOODPLAIN:	THE PROPERTY DOES NOT LIE WITHIN AN ESTABLISHED FLOOD HAZARD AREA.		

Zoning Requirements:

PER CITY OF CALDWELL U.D.C. CHAPTER 10, ARTICLE 2

DIMENSIONAL STANDARDS FOR R-2 ZONING:

MINIMUM PROPERTY SIZE	
INTERIOR LOT	6,000 SF
CORNER LOT	7,500 SF
MINIMUM LOT FRONTAGE	45 FT
SETBACKS	
FRONT YARD	20 FT
REAR YARD	15 FT
INTERIOR SIDE YARD	6 FT
STREET SIDE YARD	15 FT
STREET LANDSCAPE BUFFER	
COLLECTORS	15 FT
LOCAL ROADS	N/A
MAXIMUM BUILDING HEIGHT	35 FT

Benchmarks: NAVD '88 Datum

- SEE PLAN VIEW ON THIS SHEET FOR LOCATIONS OF BENCHMARKS LISTED BELOW.

BENCHMARK 1: FOUND 5/8" IRON PIN WITH PLS 7732 CAP LOCATED ON C1/4 CORNER OF S12 WEST OF MOSS LANE PAVEMENT
ELEVATION: 2437.78

BENCHMARK 2: FOUND 5/8" IRON PIN LOCATED ON C-E1/16 CORNER OF S12 IN ROAD EAST OF PROPERTY
ELEVATION: 2440.75
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- THE BASIS OF BEARING OF THIS MAP IS GRID NORTH ON THE IDAHO STATE PLANE COORDINATES SYSTEM (NAD83), WEST ZONE, AS DETERMINED BY GLOBAL POSITIONING SYSTEMS METHODS. ANY DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. FEET.

Property Owner and Developer:

PRESTWICK CAPITAL
3327 N EAGLE RD.
MERIDIAN, IDAHO 83646
PH: 208.639.3262

CONTACT: RYAN MINERT

Planner, Engineer, Landscape Architect:

THE LAND GROUP, INC.
462 E. SHORE DR., SUITE 100
EAGLE, ID 83616
PH: 208.939.4041

CONTACT: TYLER WOLF, PE (CIVIL ENGINEER)
CONTACT: MATTHEW T. ADAMS, PLA (LANDSCAPE ARCHITECT)

Land Surveyor:

THE LAND GROUP, INC.
462 E. SHORE DR., SUITE 100
EAGLE, ID 83616
PH: 208.939.4041

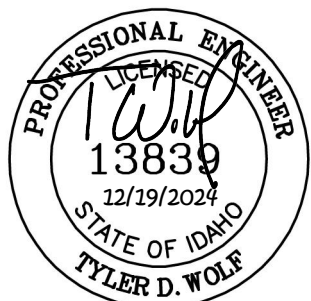
CONTACT: JIM WASHBURN, PLS (PROFESSIONAL LAND SURVEYOR)



HIGH PINE RIDGE SUBDIVISION Prestwick Capital

12479 & 12411 Moss Street
Nampa, Idaho 83651

Revisions	
1.	



Project No.:	12167
Date of Issuance:	12.19.2024
Project Milestone:	Preliminary Plat

Overview

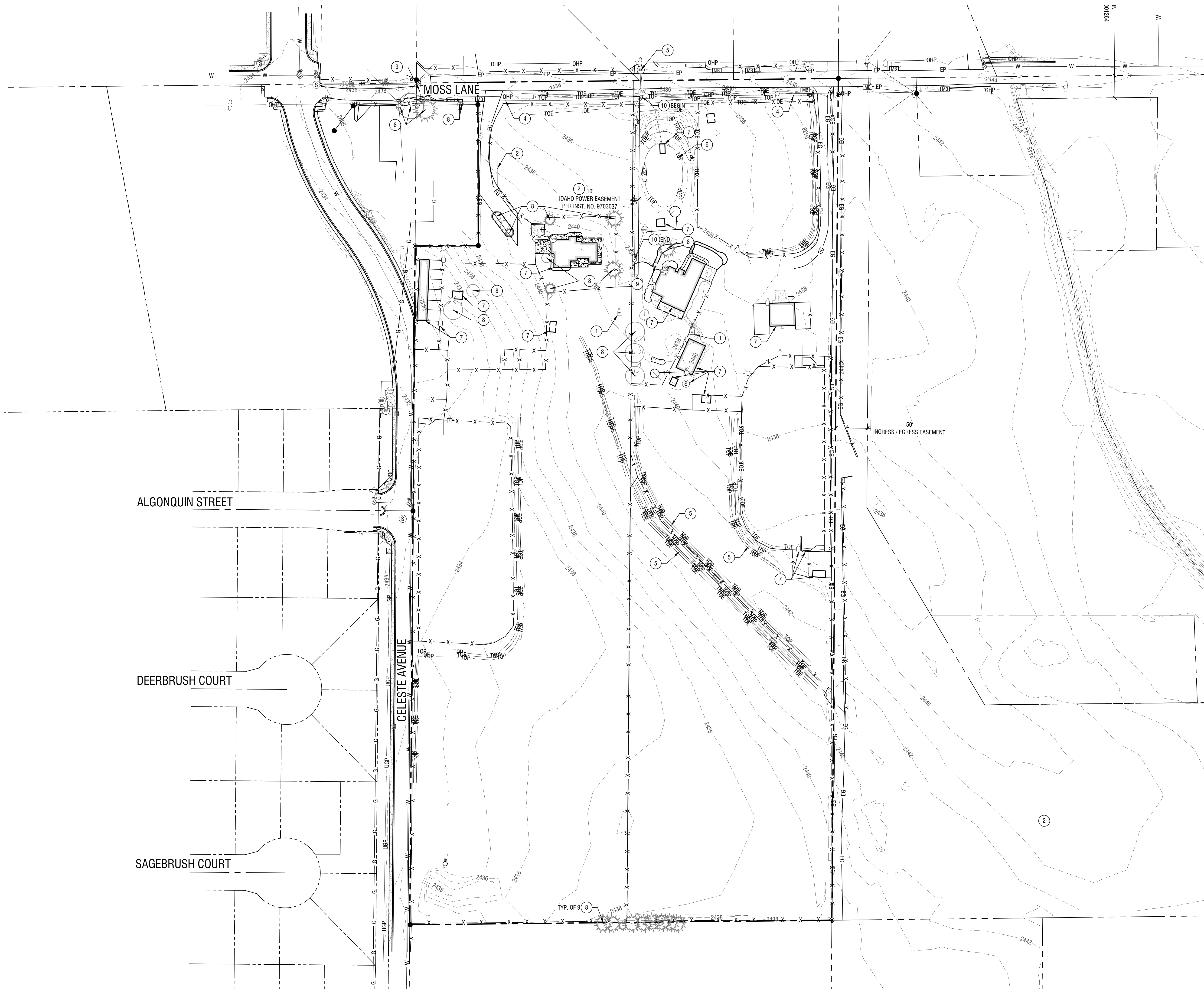
PP-01

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Existing Conditions

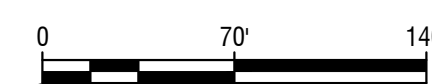
PP-02

1. EXISTING WELL TO BE REMOVED.
2. EXISTING EASEMENT TO BE VACATED.
3. EXISTING IRRIGATION LATERAL TO BE RELOCATED UNDERGROUND.
4. EXISTING PRIVATE IRRIGATION SUPPLY CHANNEL TO BE RELOCATED UNDERGROUND.
5. EXISTING PRIVATE IRRIGATION CHANNEL TO BE REMOVED.
6. EXISTING PRIVATE POND TO BE REMOVED.
7. EXISTING STRUCTURE AND RELATED APPURTENANCES TO BE REMOVED.
8. EXISTING VEGETATION TO BE REMOVED
9. EXISTING SEPTIC TO BE ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF AGENCIES HAVING JURISDICTION.
10. EXISTING OVERHEAD POWER TO BE REMOVED AND REPLACED WITH UNDERGROUND INFRASTRUCTURE IMPROVEMENTS - BY OTHERS.

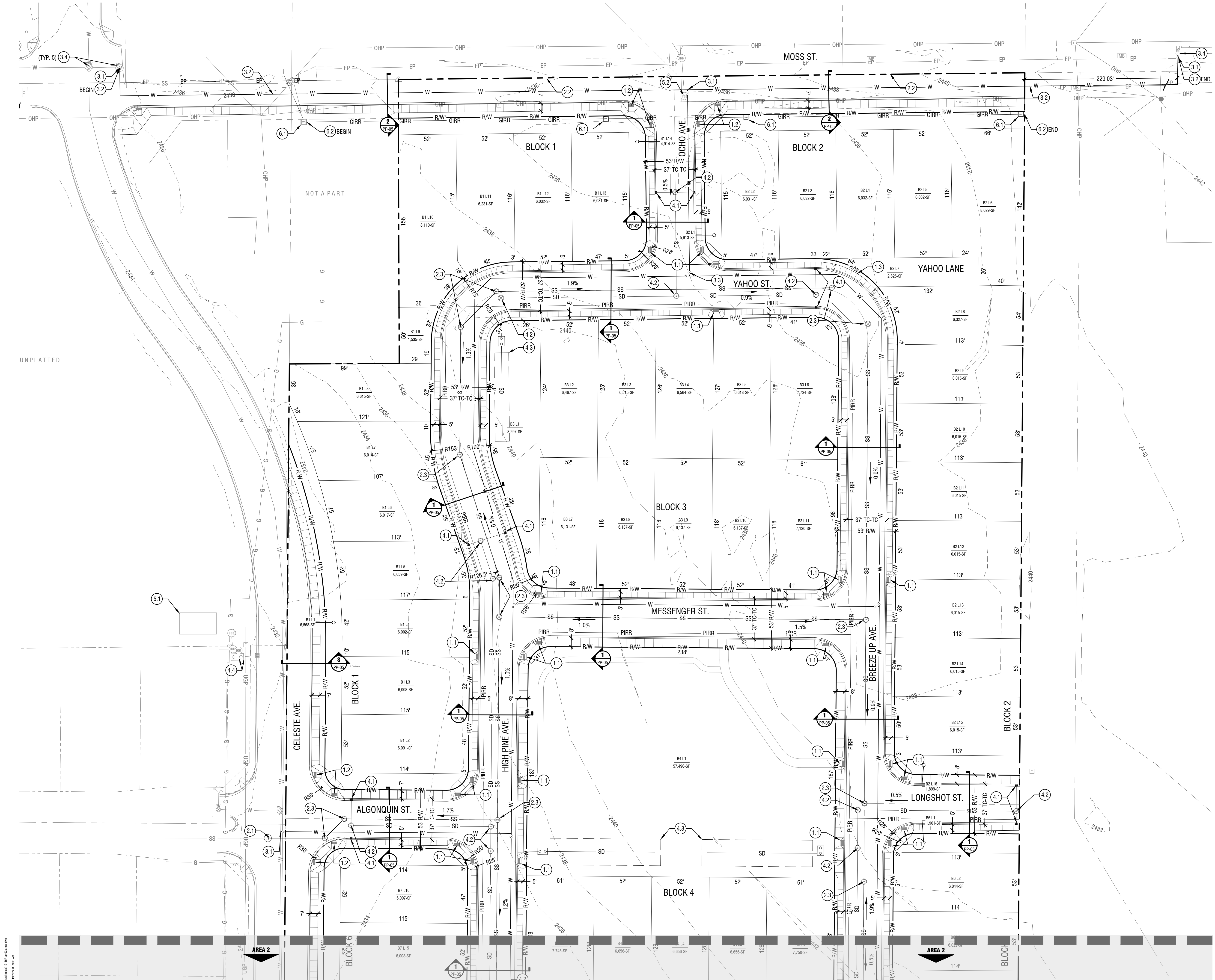


Preliminary Plat - Existing Conditions

Horizontal Scale: 1" = 70'



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- Sheet Notes:**
1. CONCEPTUAL IMPROVEMENT PLANS ARE PROVIDED TO ILLUSTRATE ONE METHOD OF PROVIDING NECESSARY INFRASTRUCTURE TO SUPPORT THE PROPOSED DEVELOPMENT. THESE ARE NOT INTENDED TO BE DETAILED CONSTRUCTION PLANS. CHANGES TO THE PROPOSED IMPROVEMENTS SHOULD BE EXPECTED.
 2. ALL DRIVE APPROACHES WITHIN THE SUBDIVISION WILL BE FULL APPROACHES.
 3. WATER AND SANITATION SYSTEMS WILL BE DESIGNED TO MEET ISPMC AND CITY OF CALDWELL STANDARDS.
 4. STORMWATER RUNOFF WILL BE COLLECTED AND INFILTRATED ON-SITE WITH DETENTION BASINS, ROADSIDE SWALES, SEEPAGE BEDS, OR OTHER COMMONLY USED AND APPROVED INFILTRATION METHODS.
 5. GRAVITY IRRIGATION SYSTEMS WILL BE DESIGNED TO MEET ISPMC, CITY OF CALDWELL AND PIONEER IRRIGATION DISTRICT STANDARDS.
 6. TO THE BEST OF THE PLAN PREPARER'S KNOWLEDGE, THIS PRELIMINARY PLAT MEETS ALL REQUIREMENTS OF CITY CODE

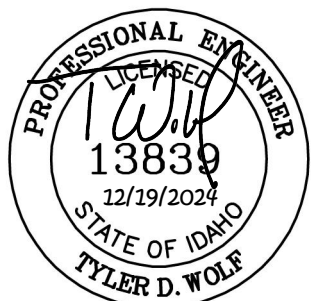
- Keynotes:**
1. PEDESTRIAN RAMPS & PATHWAYS
 - 1.1. PEDESTRIAN RAMP FOR ROLLED CURB.
 - 1.2. PEDESTRIAN RAMP FOR VERTICAL CURB.
 - 1.3. DRIVEWAY FOR ROLLED CURB.
 2. SEWER SYSTEM
 - 2.1. SEWER CONNECTION POINT.
 - 2.2. EXTENDED SEWER MAIN LINE.
 - 2.3. PROPOSED SEWER MANHOLE.
 - 2.4. EXISTING SEWER MANHOLE.
 3. WATER SYSTEM
 - 3.1. WATER CONNECTION POINT.
 - 3.2. EXTENDED WATER MAIN LINE.
 - 3.3. PROPOSED WATER STRUCTURE.
 - 3.4. EXISTING WATER STRUCTURE.
 4. STORM DRAINAGE SYSTEM
 - 4.1. PROPOSED STORM INLET WITH ROLLED CURB TRANSITION.
 - 4.2. PROPOSED STORM MANHOLE.
 - 4.3. PROPOSED SEEPAGE BED.
 - 4.4. EXISTING STORM STRUCTURE.
 5. PRESSURIZED IRRIGATION SYSTEM
 - 5.1. EXISTING PUMP STATION TO BE UPGRADED.
 - 5.2. PRESSURIZED IRRIGATION CONNECTION POINT.
 - 5.3. EXTENDED PRESSURIZED IRRIGATION MAIN LINE.
 - 5.4. EXISTING PRESSURIZED IRRIGATION STRUCTURE.
 6. GRAVITY IRRIGATION SYSTEM
 - 6.1. PROPOSED GRAVITY IRRIGATION STRUCTURE.
 - 6.2. CONNECT TO EXISTING PRIVATE IRRIGATION SYSTEM.



HIGH PINE RIDGE SUBDIVISION
Prestwick Capital

12479 & 12411 Moss Street
Nampa, Idaho 83651

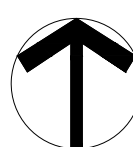
Revisions	
1.	



Project No.: 121167
Date of Issuance: 12.19.2024
Project Milestone: Preliminary Plat

Area 1

PP-03



Preliminary Plat - Area 1

Horizontal Scale: 1" = 40'





Sheet Notes:

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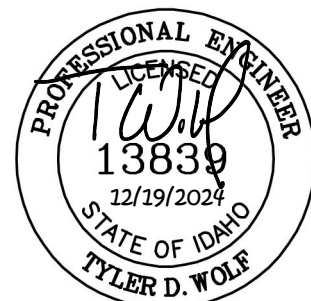
Keynotes:

1. PEDESTRIAN RAMPS & PATHWAYS
 - 1.1. PEDESTRIAN RAMP FOR ROLLED CURB.
 - 1.2. PEDESTRIAN RAMP FOR VERTICAL CURB.
 - 1.3. DRIVEWAY FOR ROLLED CURB.
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 - 2.1. SEWER CONNECTION POINT.
 - 2.2. EXTENDED SEWER MAIN LINE.
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 - 2.4. EXISTING SEWER MANHOLE.
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 - 3.1. WATER CONNECTION POINT.
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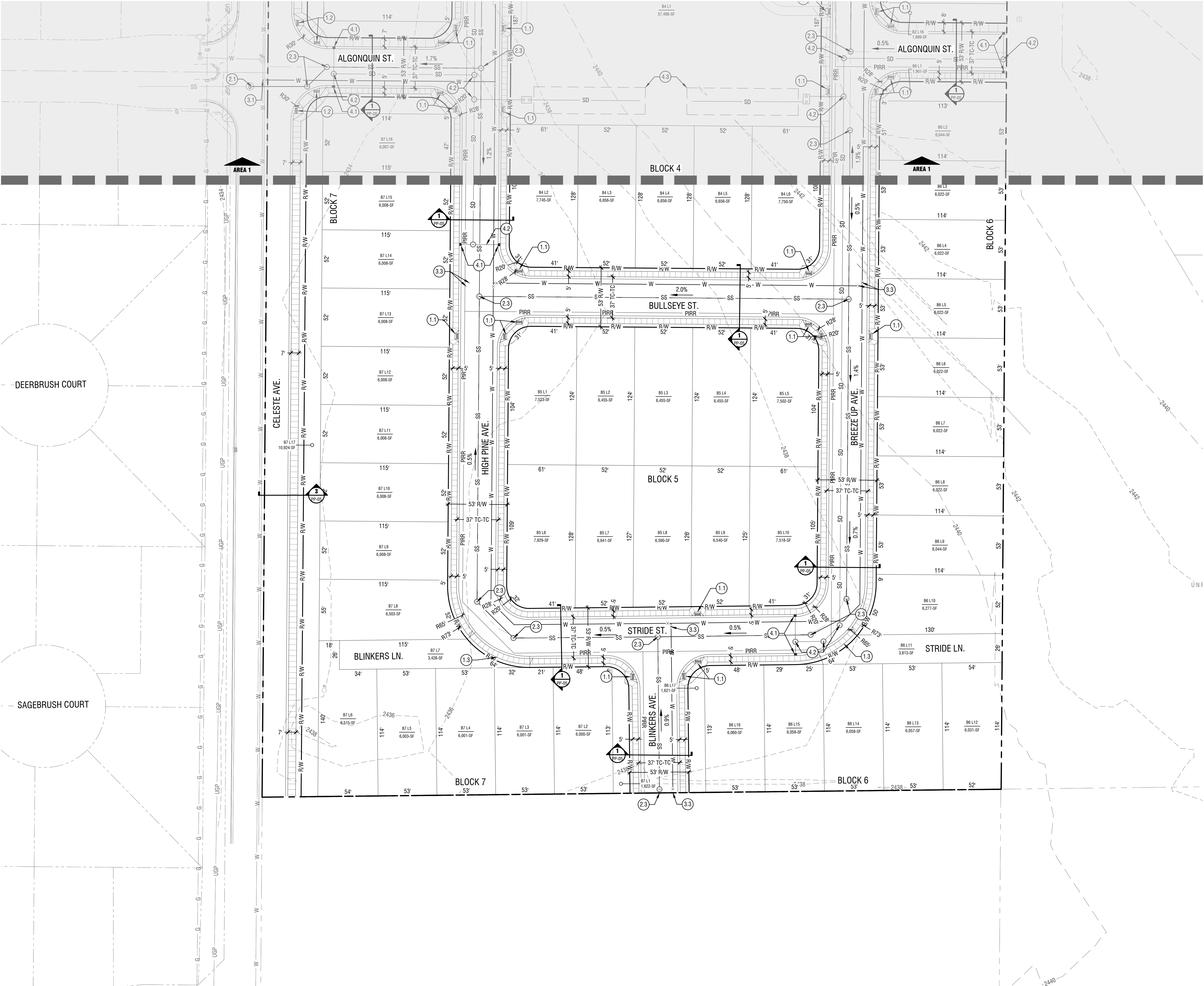
Revisions	
1.	



Project No.: 121167
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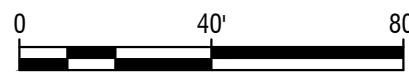
Area 2

PP-04



Preliminary Plat - Area 2

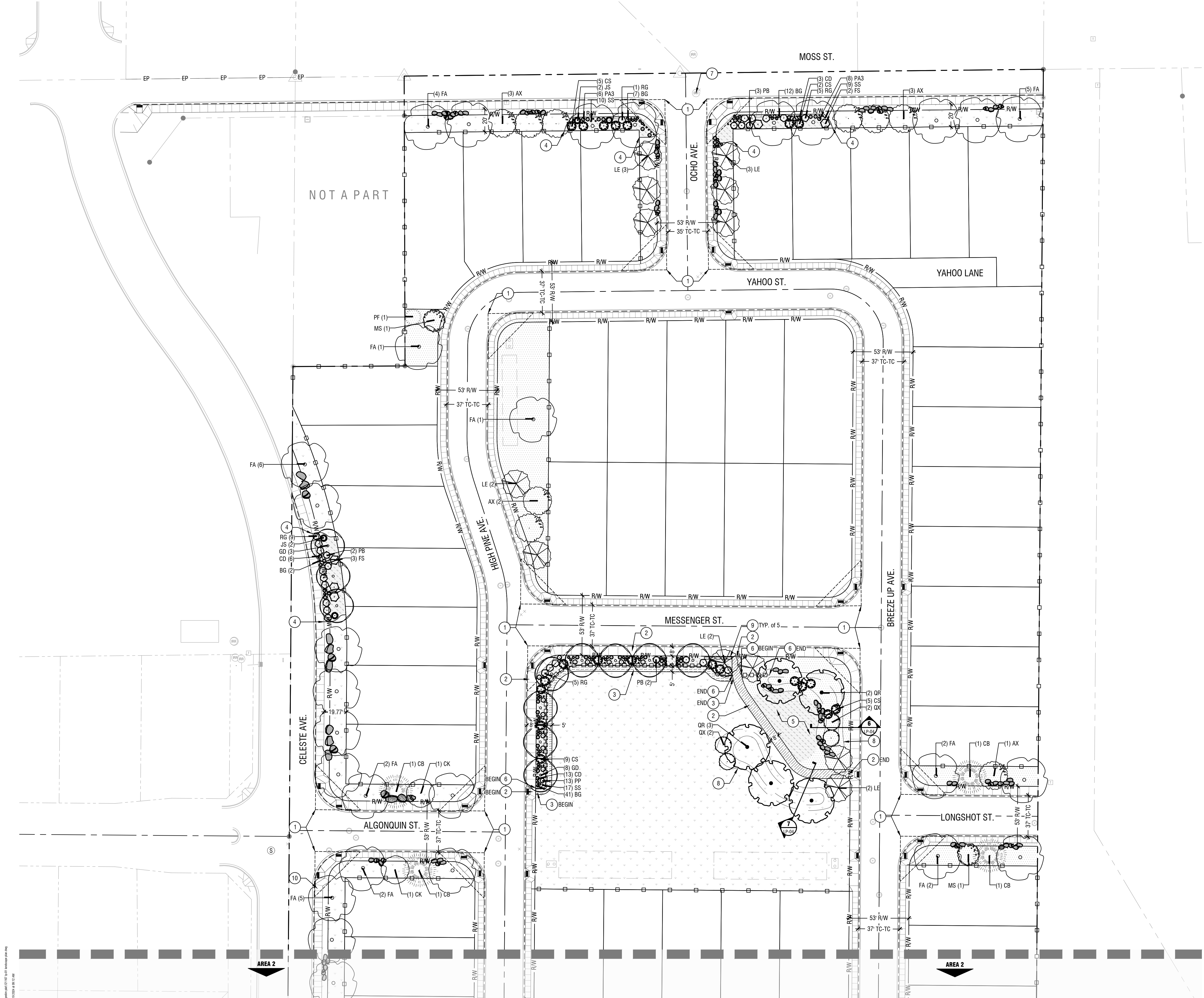
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User: Tyler Wolf
Date Plotted: Thursday, December 19, 2024 at 8:05:38 AM



Roadway Sections

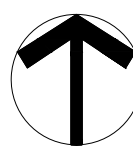


- Keynotes:**
1. CLEAR VISION TRIANGLE
 2. 8-FT COMMUNITY MICRO-PATHWAY
 3. 5-FT COMMUNITY MICRO-PATHWAY
 4. PLANTER BED CUTTING EDGE. REFER TO DETAIL 3/LP-04.
 5. COMMUNITY AMENITY AREA
 6. 3-FT SPLIT RAIL FENCE. REFER TO DETAIL 6/LP-04.
 7. IRRIGATION POC. REFER TO CIVIL SHEETS FOR MORE INFORMATION.
 8. 3-FT LANDSCAPE BERM. REFER TO DETAILS 7 AND 8/LP-04.
 9. MAILBOX CLUSTER. SHOWN FOR REFERENCE ONLY. LOCATION TO BE CONFIRMED BY USPS.
 10. PROPOSED BUS STOP. LOCATION TO BE CONFIRMED BY SCHOOL DISTRICT.

- Legend:**
- RHIZOMATOUS TALL FESCUE SOD
 - NO-MOW FESCUE SEED MIX: CREEPING RED FESCUE, SHEEP FESCUE, CHEWINGS FESCUE, RED FESCUE AND HARD FESCUE
 - 3-IN DEPTH OF MEDIUM COARSE BARK MULCH
 - ASPHALT PATHWAY. REFER TO DETAIL 4/LP-04 FOR ADDITIONAL INFORMATION
 - GRAVEL PATHWAY: 3/8-IN MINUS AT 3-IN COMPACTED DEPTH.
 - LARGE BASALT BOULDERS, 3'-4' DIA. TYP. REFER TO DETAIL 5/LP-04.

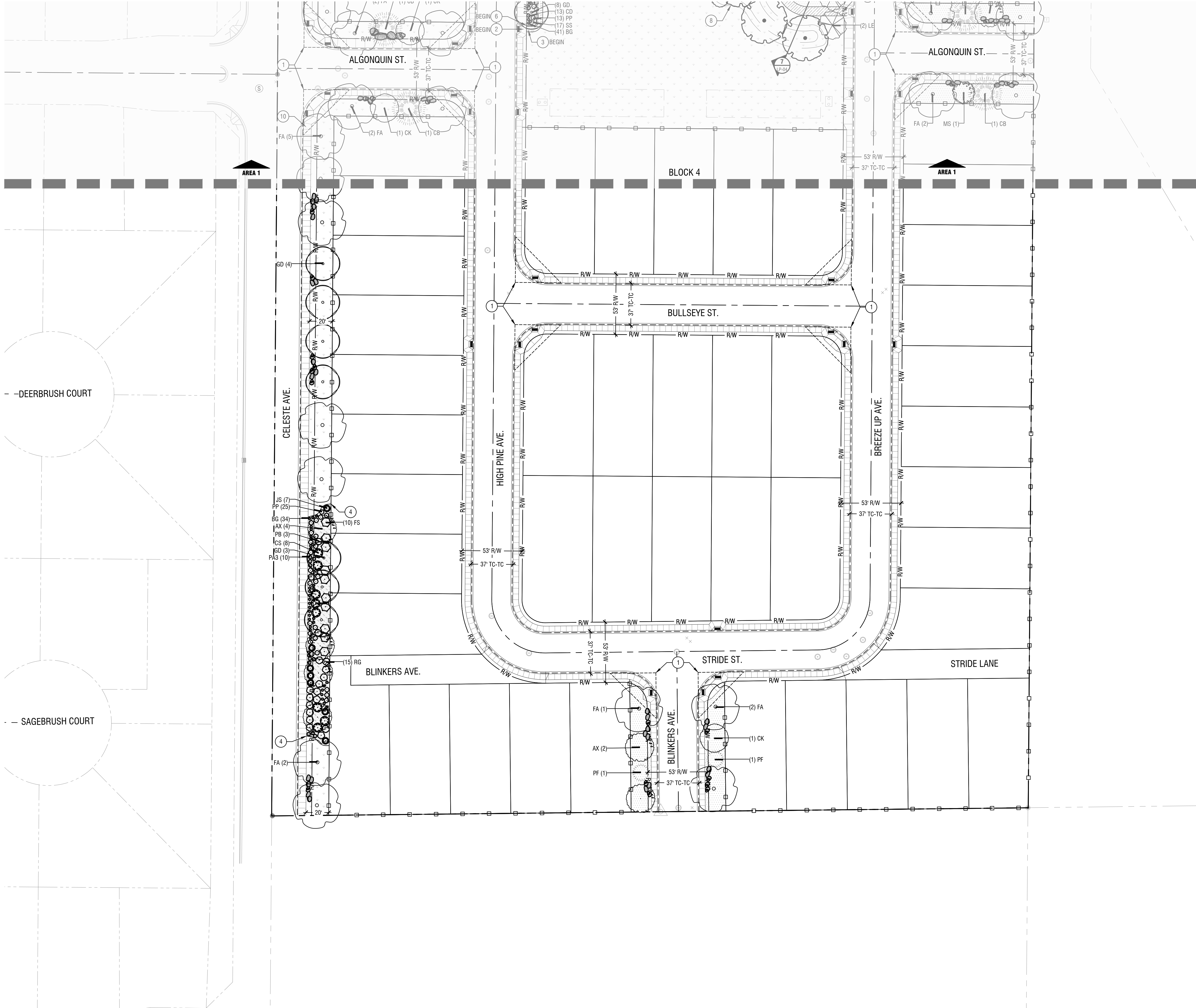
PLANT SCHEDULE				
CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CLASS I TREES				
MS	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE 20' HGT; 20' SPD	2" CAL	B&B	2
CLASS II TREES				
AX	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' TM / PACIFIC SUNSET MAPLE 30' HGT; 25' SPD	2" CAL	B&B	15
CK	CLADRASTIS KENTUKEA / AMERICAN YELLOWWOOD 30' HGT; 30' SPD	2" CAL	B&B	3
FA	FAGUS SYLVATICA 'ASPLENIFOLIA' / CUTLEAF EUROPEAN BEECH 70' HGT; 40' SPD	2" CAL	B&B	35
LE	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM / EMERALD CITY TULIP POPLAR 55' HGT; 25' SPD	2" CAL	B&B	12
CLASS III TREES				
GD	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE 55' HGT; 30' SPD	2" CAL	B&B	18
QR	QUERCUS RUBRA / RED OAK 60' HGT; 40' SPD	2" CAL	B&B	5
QX	QUERCUS X BIMUNDORUM 'JFS-KW10X' / STREETSPIRE® OAK 50' HGT; 25' SPD	2" CAL	B&B	4
CONIFERS				
CB	CEDRUS ATLANTICA 'GLAUCA' / BLUE ATLAS CEDAR 50' HGT; 30' SPD	8' HT.	B&B	4
PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE 25' HGT; 15' SPD	8' HT.	B&B	3
SHRUBS				
BG	BOUTELOUA GRACILIS / BLUE GRAMA GRASS	2 GAL.	POT	96
CD	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD	3 GAL.	POT	22
CS	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD	5 GAL.	POT	29
FS	FORSYTHIA X INTERMEDIA 'SPECTABILIS' / SPECTABILIS FORSYTHIA	5 GAL.	POT	15
JS	JUNIPERUS SABINA / SAVIN JUNIPER	5 GAL.	POT	11
PA3	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	3 GAL.	POT	24
PB	PHILADELPHUS LEWISII 'BLIZZARD' / BLIZZARD MOCKORANGE	5 GAL.	POT	10
PP	PRUNUS BESSEYI 'P011S' TM / PAWNEE BUTTES SAND CHERRY	3 GAL.	POT	38
RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	POT	35
SS	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / STANDING OVATION LITTLE BLUESTEM	2 GAL.	POT	36

12/19/2024 12:19 PM
C:\Users\jldavis\OneDrive\Documents\12167 LP-03 Landscape Plan.dwg
JLDavis
12/19/2024 12:19 PM



Landscape Plan - Area 2

Horizontal Scale: 1" = 40'



Keynotes:

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2. 8-FT COMMUNITY PATHWAY
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8. 3-FT LANDSCAPE BERM. REFER TO DETAILS 7 AND 8/LP-04.
9. MAILBOX CLUSTER. SHOWN FOR REFERENCE ONLY. LOCATION TO BE CONFIRMED BY USPS.
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Legend:

	RHIZOMATOUS TALL FESCUE SOD		NO-MOW FESCUE SEED MIX: CREEPING RED FESCUE, SHEEP FESCUE, CHEWINGS FESCUE, RED FESCUE AND HARD FESCUE
	3-IN DEPTH OF MEDIUM COARSE BARK MULCH		ASPHALT PATHWAY. REFER TO DETAIL 4/LP-04 FOR ADDITIONAL INFORMATION
	GRAVEL PATHWAY: 3/8-IN MINUS AT 3-IN COMPACTED DEPTH.		LARGE BASALT BOULDERS, 3'-4' DIA. TYP. REFER TO DETAIL 5/LP-04.

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CLASS I TREES				
MS	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE 20' HGT; 20' SPD	2" CAL	B&B	2
CLASS II TREES				
AX	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' TM / PACIFIC SUNSET MAPLE 30' HGT; 25' SPD	2" CAL	B&B	15
CK	CLADRASTIS KENTUKEA / AMERICAN YELLOWWOOD 30' HGT; 30' SPD	2" CAL	B&B	3
FA	FAGUS SYLVATICA 'ASPLENIFOLIA' / CUTLEAF EUROPEAN BEECH 70' HGT; 40' SPD	2" CAL	B&B	35
LE	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM / EMERALD CITY TULIP POPLAR 55' HGT; 25' SPD	2" CAL	B&B	12
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QR	QUERCUS RUBRA / RED OAK 60' HGT; 40' SPD	2" CAL	B&B	5
QX	QUERCUS X BIMUNDORUM 'JFS-KW1QX' / STREETSPIRE® OAK 50' HGT; 25' SPD	2" CAL	B&B	4
CONIFERS				
CB	CEDRUS ATLANTICA 'GLAUCA' / BLUE ATLAS CEDAR 50' HGT; 30' SPD	8' HT.	B&B	4
PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE 25' HGT; 15' SPD	8' HT.	B&B	3
SHRUBS				
BG	BOUTELOUA GRACILIS / BLUE GRAMA GRASS	2 GAL.	POT	96
CD	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD	3 GAL.	POT	22
CS	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD	5 GAL.	POT	29
FS	FORSYTHIA X INTERMEDIA 'SPECTABILIS' / SPECTABILIS FORSYTHIA	5 GAL.	POT	15
JS	JUNIPERUS SABINA / SAVIN JUNIPER	5 GAL.	POT	11
PA3	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	3 GAL.	POT	24
PB	PHILADELPHUS LEWISII 'BLIZZARD' / BLIZZARD MOCKORANGE	5 GAL.	POT	10
PP	PRUNUS BESSEY 'P011S' TM / PAWNEE BUTTES SAND CHERRY	3 GAL.	POT	38
RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	POT	35
SS	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / STANDING OVATION LITTLE BLUESTEM	2 GAL.	POT	36



HIGH PINE RIDGE SUBDIVISION Prestwick Capital

12479 & 12411 Moss Street
Nampa, Idaho 83651

Revisions	
1.	



12/19/2024

Project No.: 121167
Date of Issuance: 12/19/2024
Project Milestone: Preliminary Plot

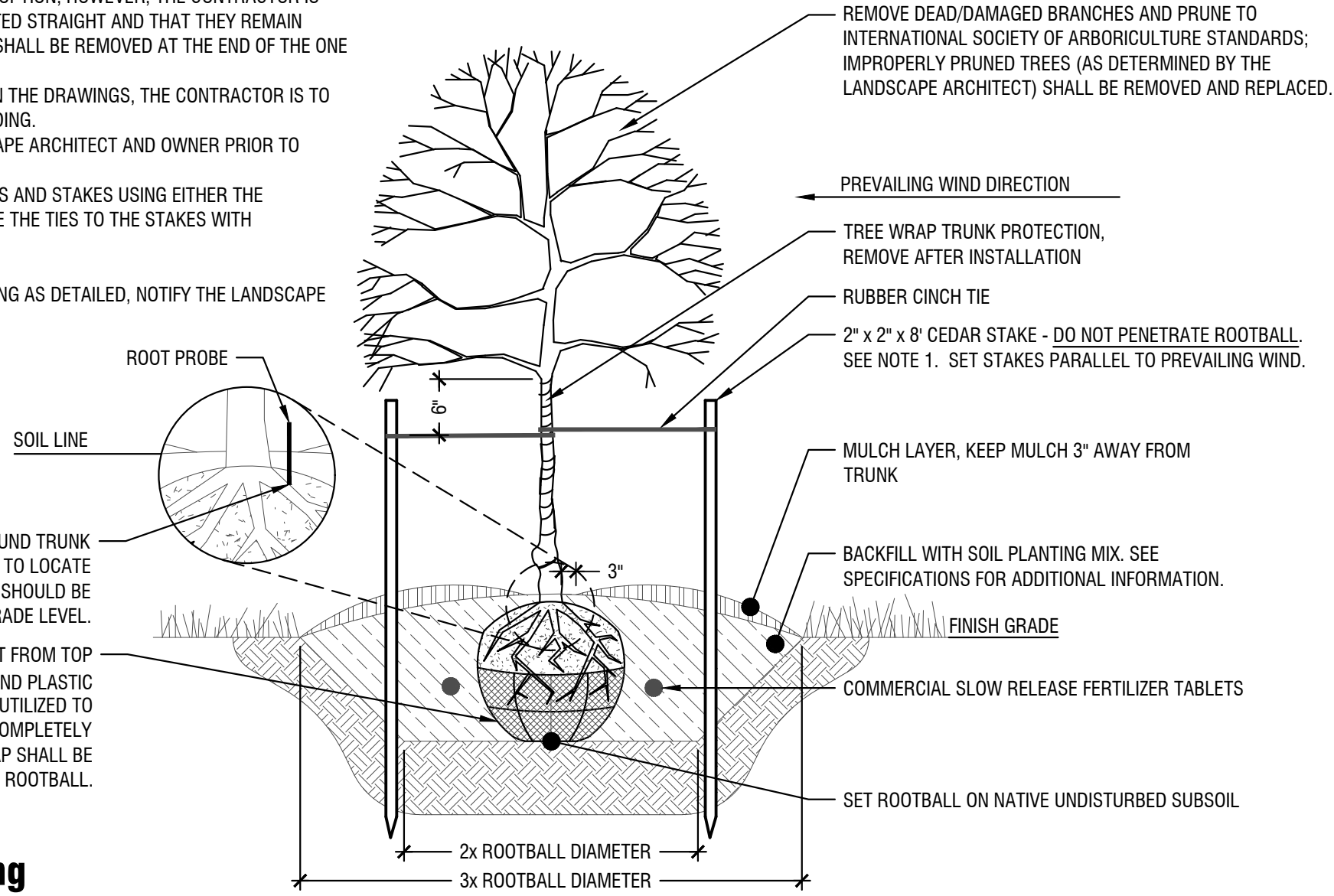
Landscape Plan - Area
2

LP-03



NOTES:

1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
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5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

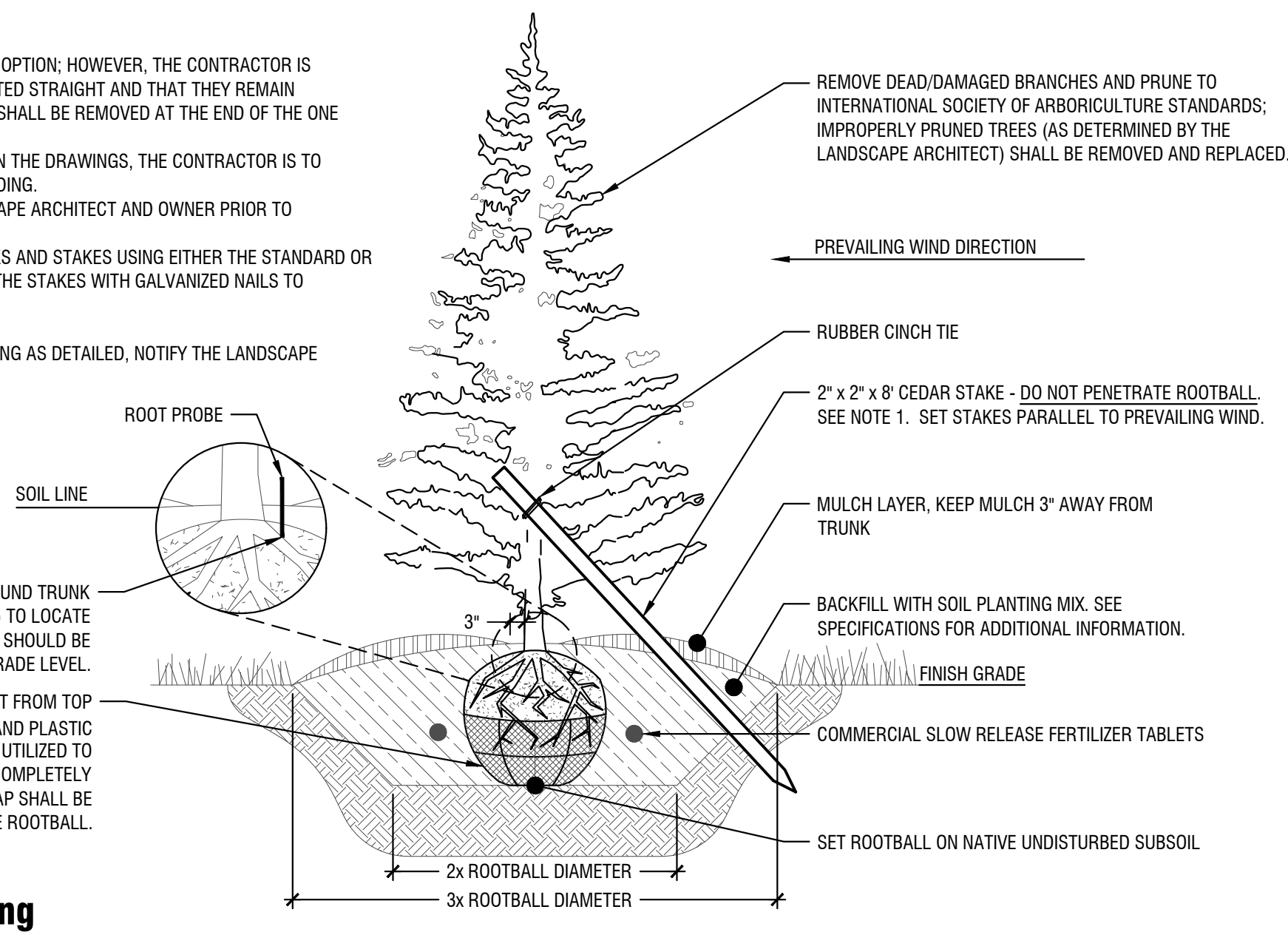


1 Deciduous Tree Planting

Scale: NTS

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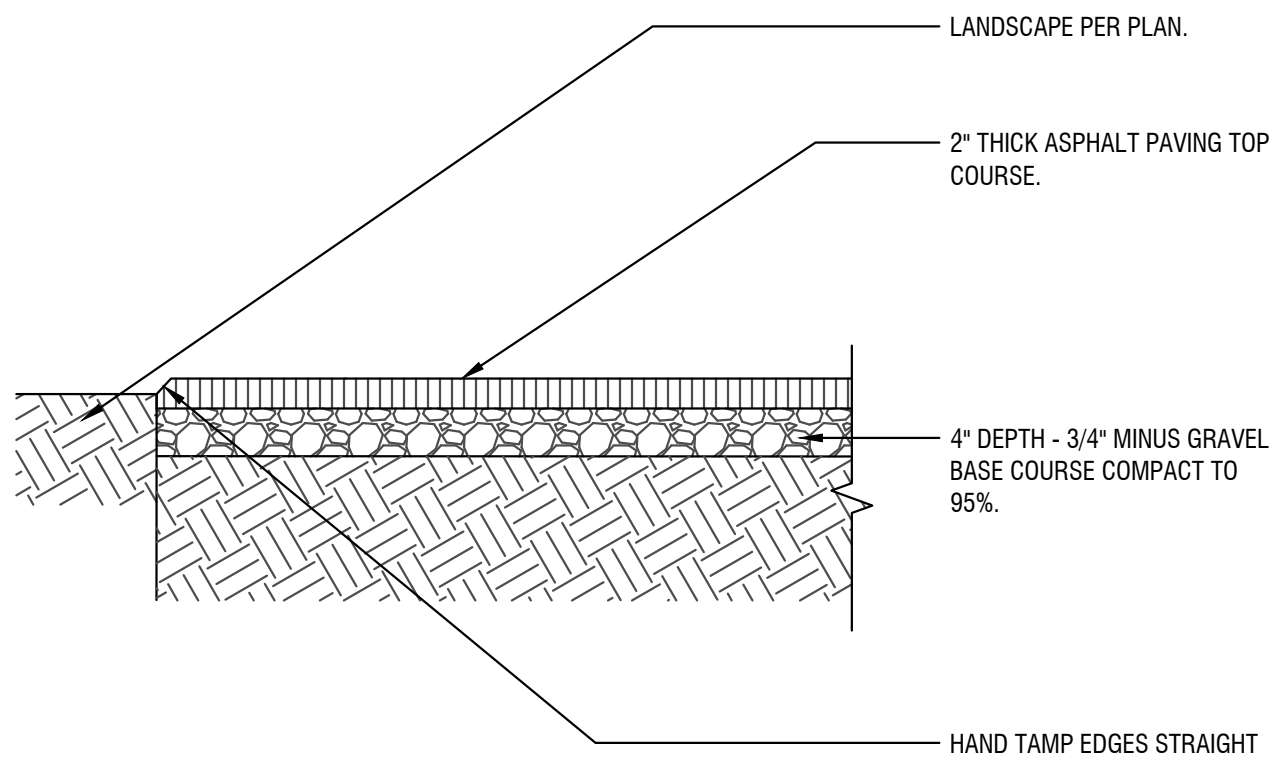
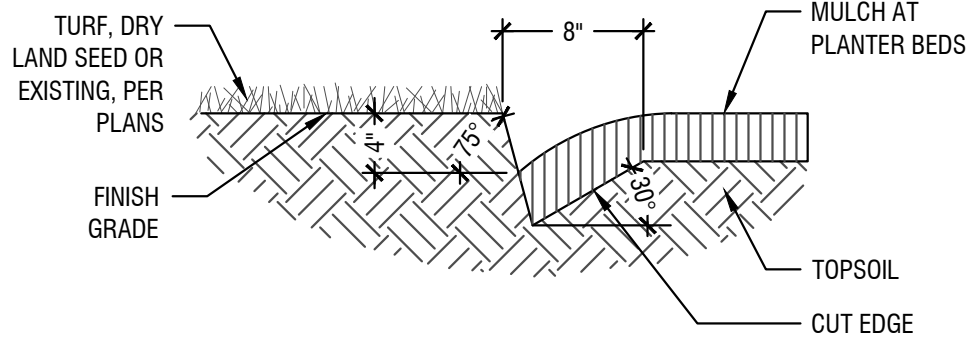


2 Coniferous Tree Planting

Scale: NTS

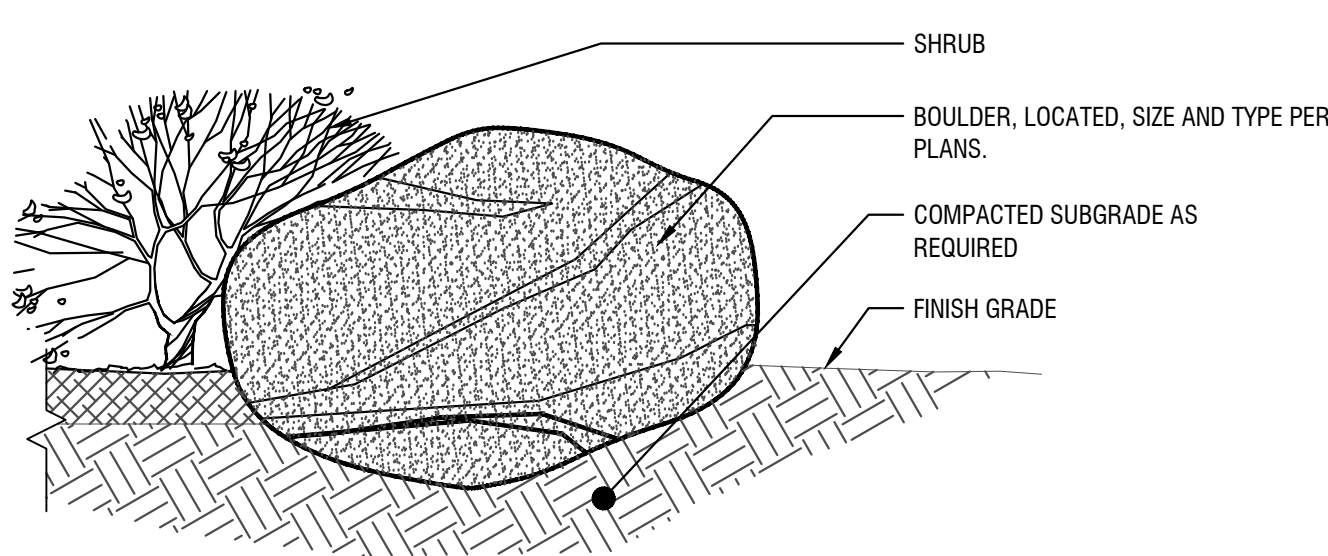
3 Planter Edge Cut Edge

Scale: NTS



4 Asphalt Walking Path

Scale: NTS



NOTES:

1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.
3. CLEAN ALL BOULDERS OF DIRT AND LOOSE DEBRIS.
4. WHEN PLACING BOULDERS, BURY 1/4 TO 1/3 OF BOULDER BELOW FINISH GRADE.
5. DO NOT SCAR OR DAMAGE BOULDERS.

5 Boulder Installation

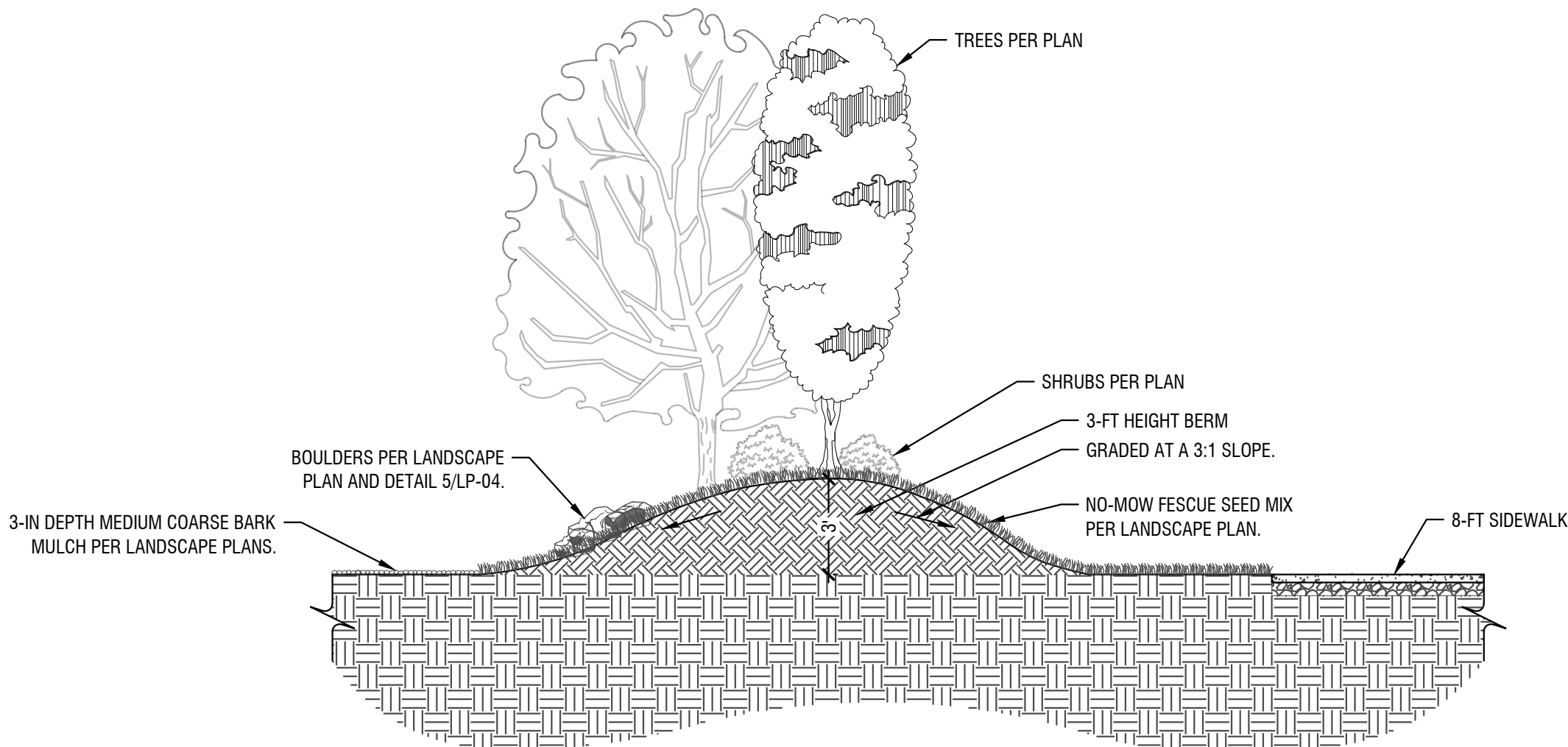
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NOTE: 3' TALL SOLID HORIZONTAL WOOD GARDEN FENCE. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS & FINAL DESIGN TO BE APPROVED BY OWNER.

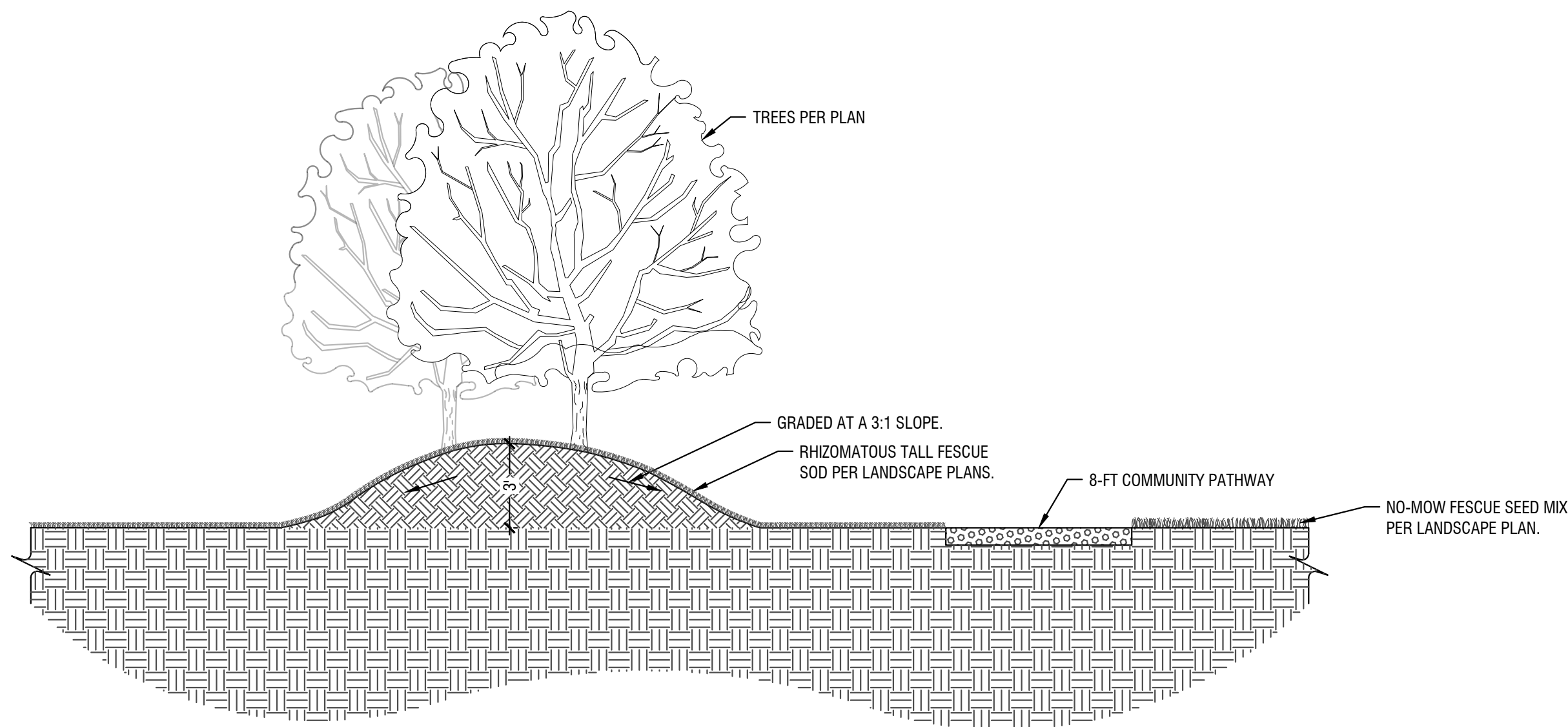
6 3-FT Split Rail Garden Fence Supporting Imagery

Scale: NTS



7 Landscape Berm at Community Amenities

Scale: NTS



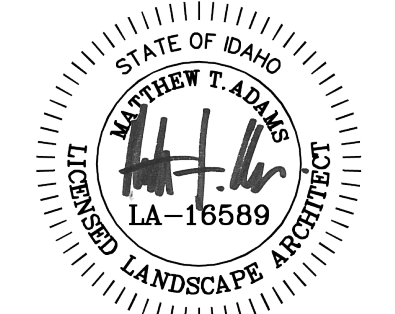
8 Landscape Berm and Community Pathway

Scale: NTS

HIGH PINE RIDGE SUBDIVISION
Prestwick Capital

12479 & 12411 Moss Street
Nampa, Idaho 83651

Revisions	
1.	

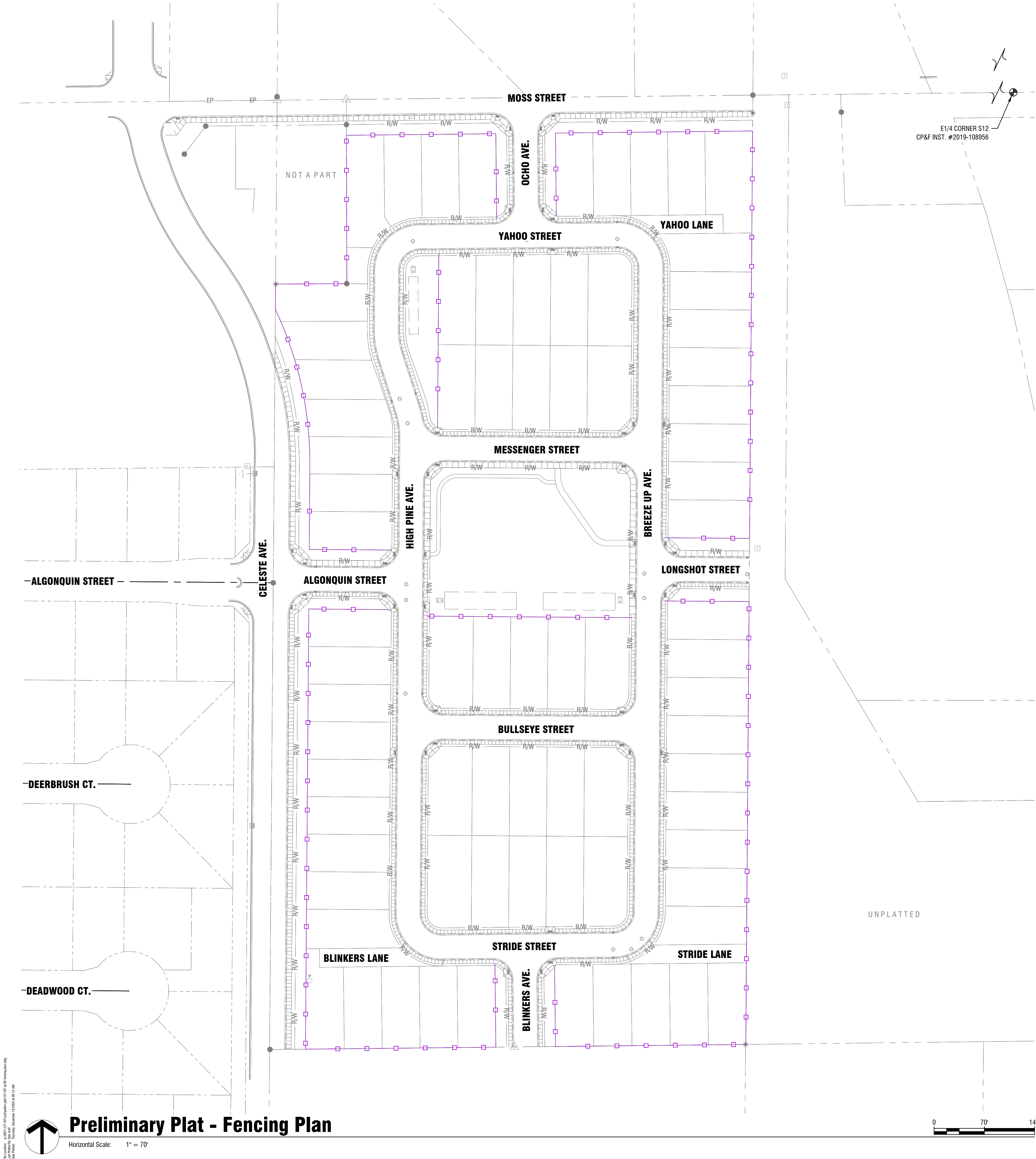


12/19/2024

Project No.: 121167
Date of Issuance: 12.19.2024
Project Milestone: Preliminary Plot

Landscape Details

LP-04



Legend:

6-FT HIGH SOLID VINYL FENCE



NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS & FINAL DESIGN TO BE APPROVED BY OWNER.

1

6-FT Solid Vinyl Fence Supporting Imagery

Scale: NTS

HIGH PINE RIDGE SUBDIVISION
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Revisions	
1.	

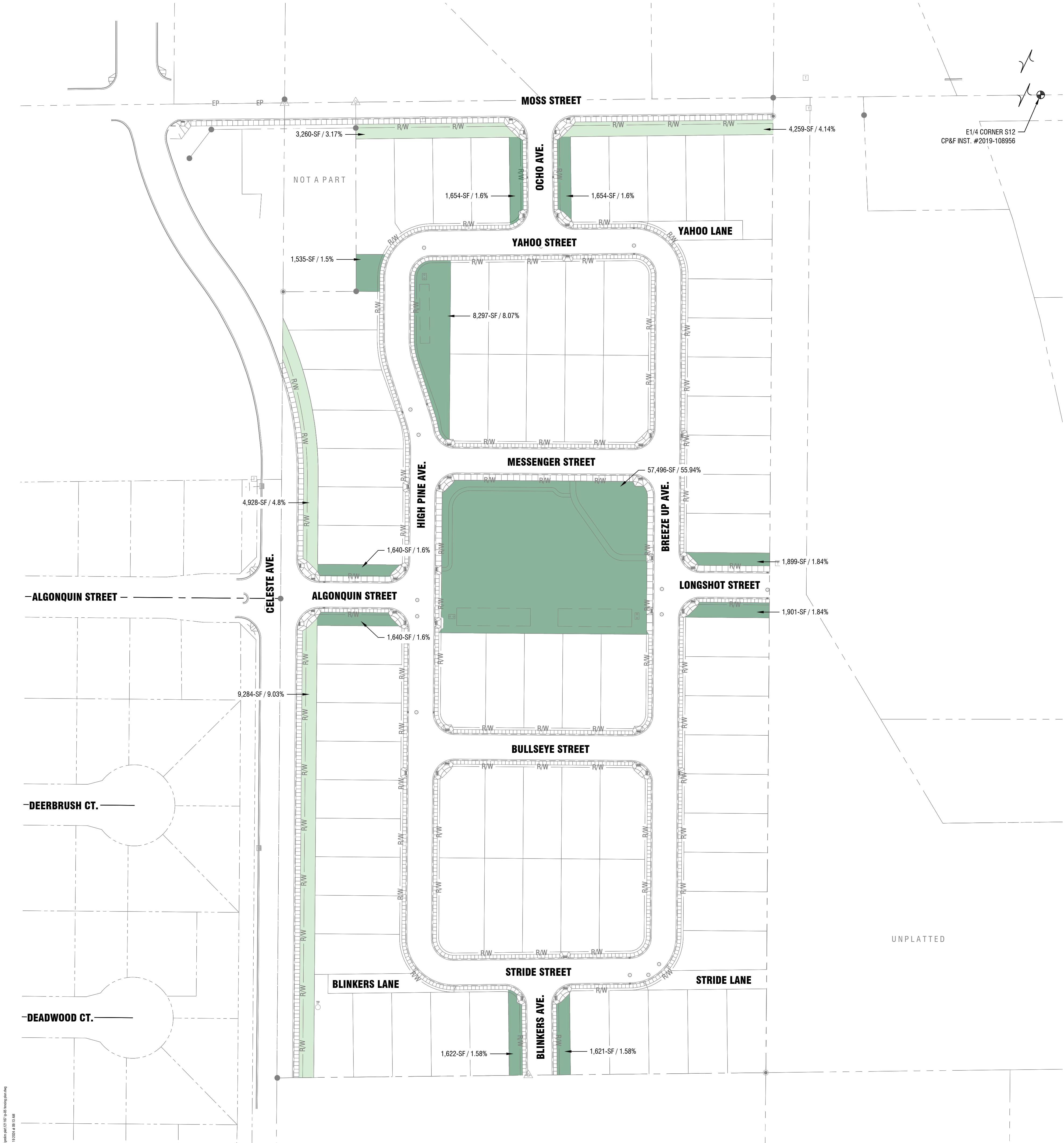


12/19/2024



Project No.: 121167
Date of Issuance: 12.19.2024
Project Milestone: Preliminary Plat

Fencing Plan

LP-05



Legend:

	QUALIFIED OPEN SPACE		UNQUALIFIED OPEN SPACE
--	----------------------	--	------------------------


Open Space Calculation:


	AREA	% REQUIRED	% PROVIDED
QUALIFIED OPEN SPACE:	81,048 SF/ 1.86 AC	8%	9.5%
UNQUALIFIED OPEN SPACE:	21,731 SF/ 0.5 AC	0%	2.5%
TOTAL OPEN SPACE (QUALIFIED/ UNQUALIFIED): 102,779 SF/ 2.36 AC/ 12%			



HIGH PINE RIDGE SUBDIVISION
Prestwick Capital

12479 & 12411 Moss Street
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Revisions	
1.	



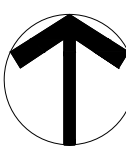
12/19/2024

Project No.: 121167
Date of Issuance: 12.19.2024
Project Milestone: Preliminary Plat

Open Space Exhibit

LP-06

File Path: C:\Users\jldavis\OneDrive\Documents\12479 & 12411 Moss Street\12479 & 12411 Moss Street.dwg
User: jldavis
Date Plotted: Thursday, December 19, 2024 at 8:05:13 AM



Preliminary Plat - Open Space Exhibit

Horizontal Scale: 1" = 70'



High Pine Ridge Subdivision

Celeste Avenue and Moss Street | Caldwell, Idaho

December 2024



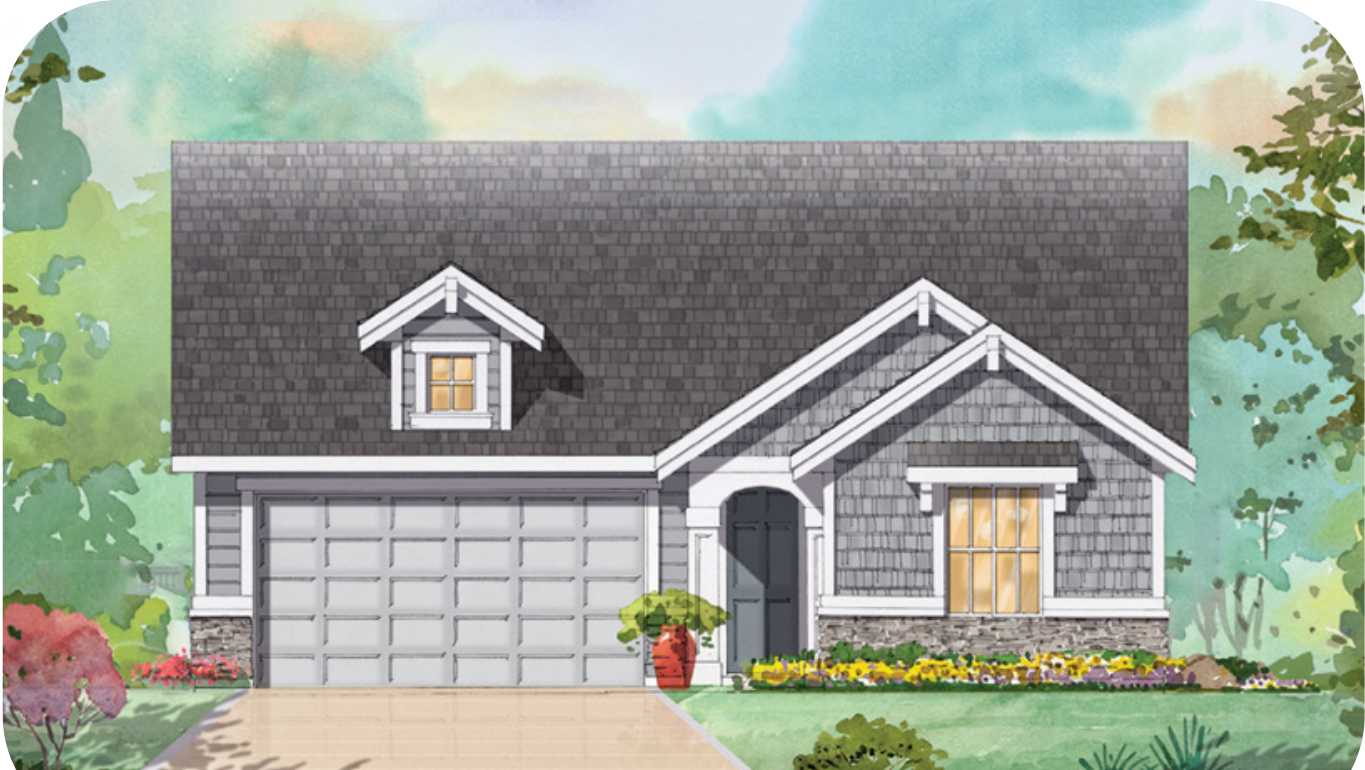
PN: 121167



Project Details

Project Area: 19.54 Acres
Proposed Zoning: R-2
Gross Residential Density: 3.94 DU/Acre
Total Single-Family Residential Lots: 77
Open Space: 2.35 Acres (12%)

Representative Architectural Styles



Conceptual Layout - Subject to Change

High Pine Ridge Subdivision
Celeste Avenue and Moss Street | Caldwell, Idaho
December 2024



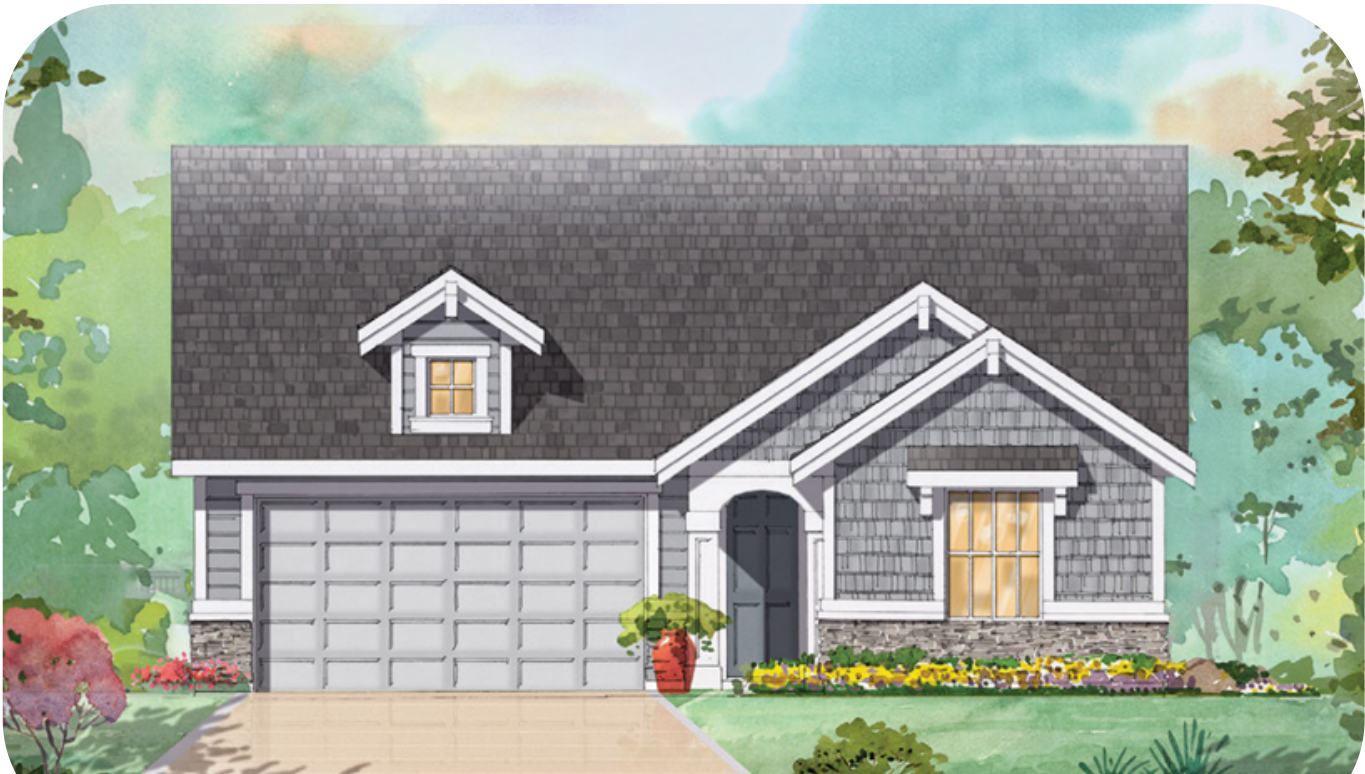
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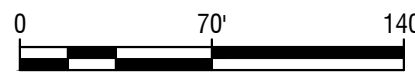
Representative Architectural Styles



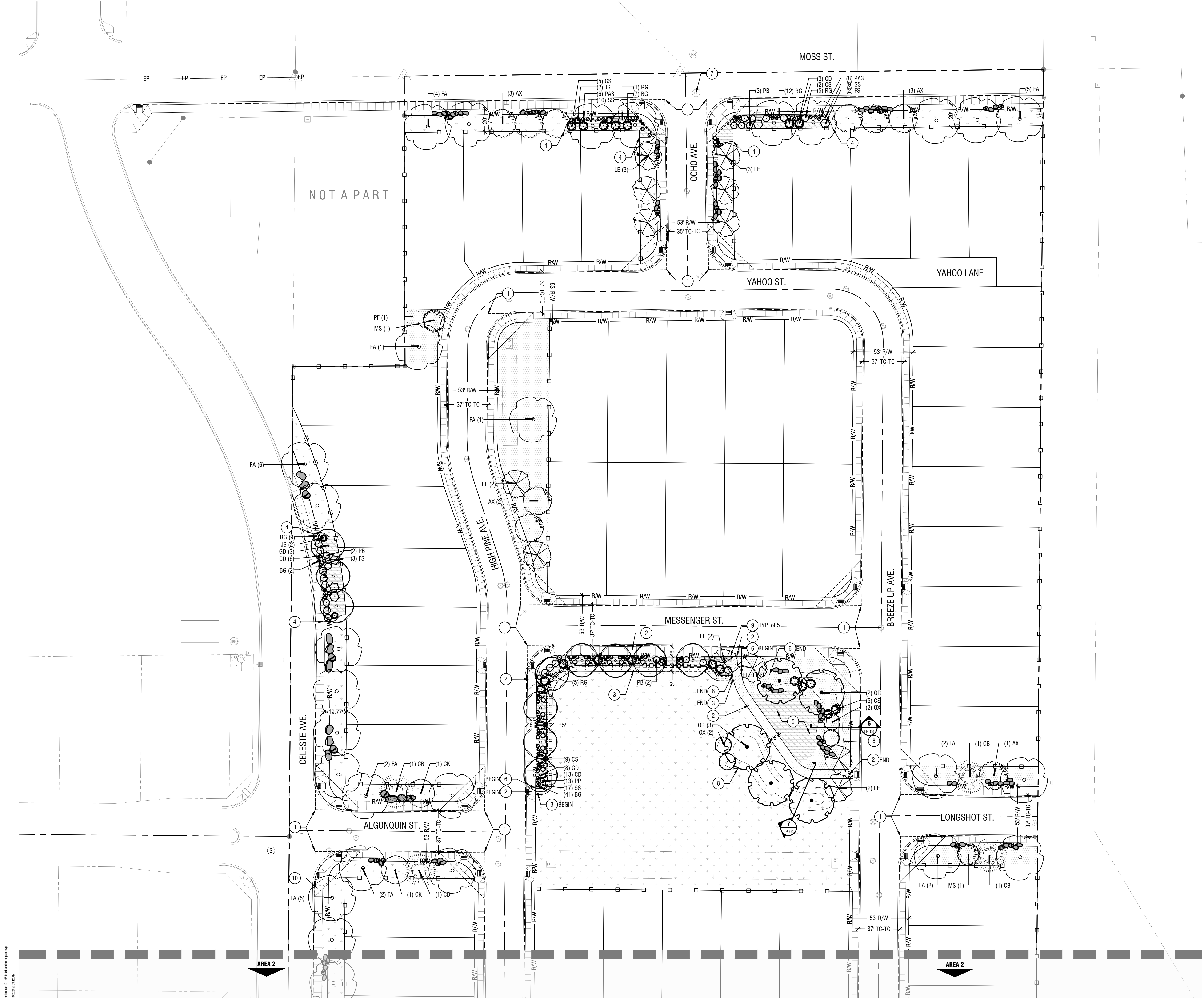
Conceptual Layout - Subject to Change



Horizontal Scale: 1" = 70'



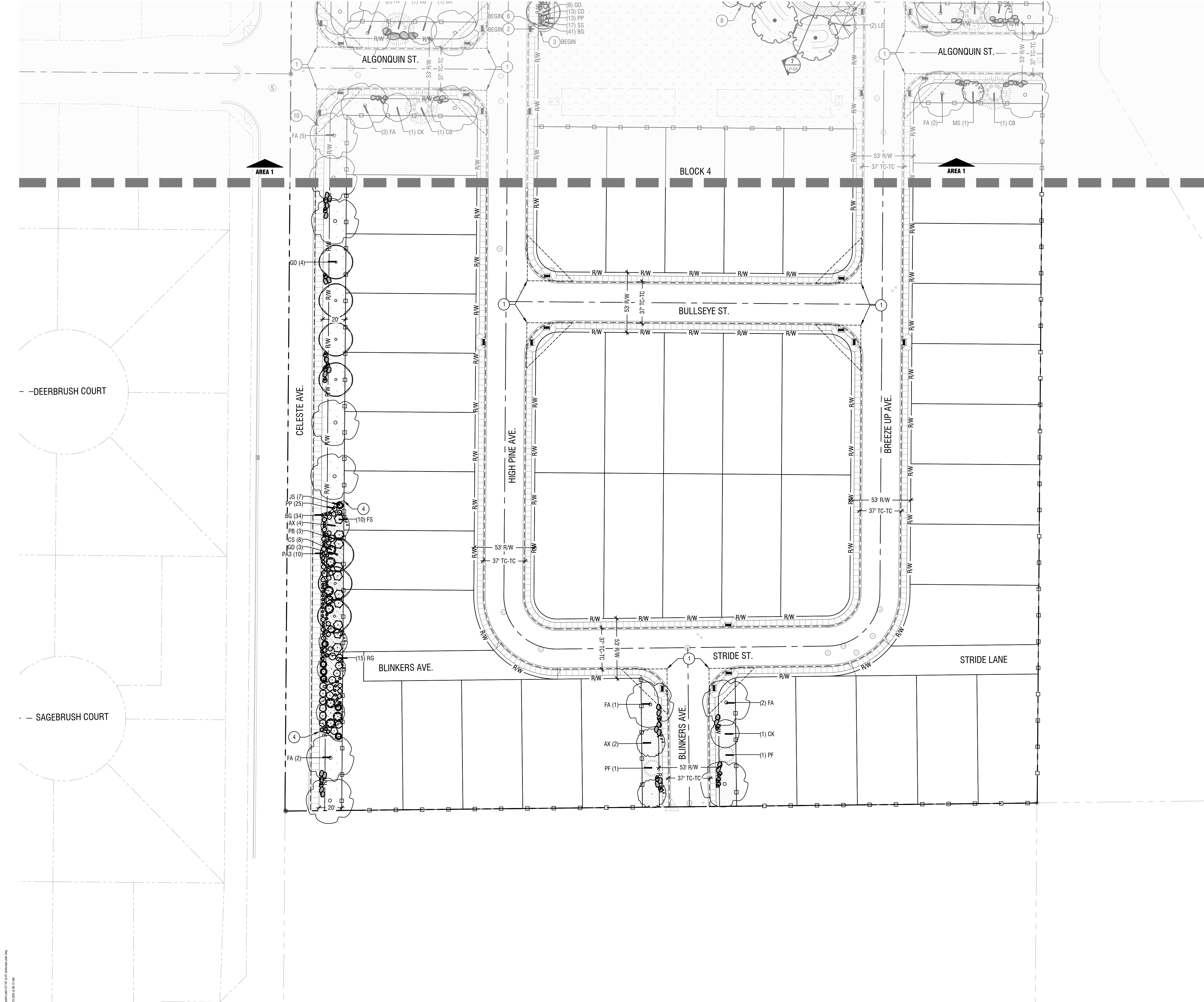
Landscape Plan Overall



- Keynotes:**
- 1. CLEAR VISION TRIANGLE
 - 2. 8-FT COMMUNITY MICRO-PATHWAY
 - 3. 5-FT COMMUNITY MICRO-PATHWAY
 - 4. PLANTER BED CUTTING EDGE. REFER TO DETAIL 3/LP-04.
 - 5. COMMUNITY AMENITY AREA
 - 6. 3-FT SPLIT RAIL FENCE. REFER TO DETAIL 6/LP-04.
 - 7. IRRIGATION POC. REFER TO CIVIL SHEETS FOR MORE INFORMATION.
 - 8. 3-FT LANDSCAPE BERM. REFER TO DETAILS 7 AND 8/LP-04.
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PLANT SCHEDULE				
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MS	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE 20' HGT; 20' SPD	2" CAL.	B&B	2
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QX	QUERCUS X BIMUNDORUM 'JFS-KW10X' / STREETSPIRE® OAK 50' HGT; 25' SPD	2" CAL.	B&B	4
CONIFERS				
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SHRUBS				
BG	BOUTELOUA GRACILIS / BLUE GRAMA GRASS	2 GAL.	POT	96
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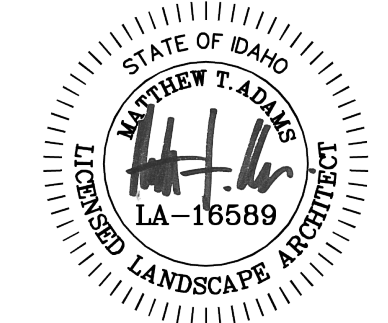
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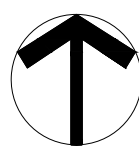


12/19/2024
Project No.: 121167
Date of Issuance: 12-19-2024
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Landscape Plan - Area
2

LP-03

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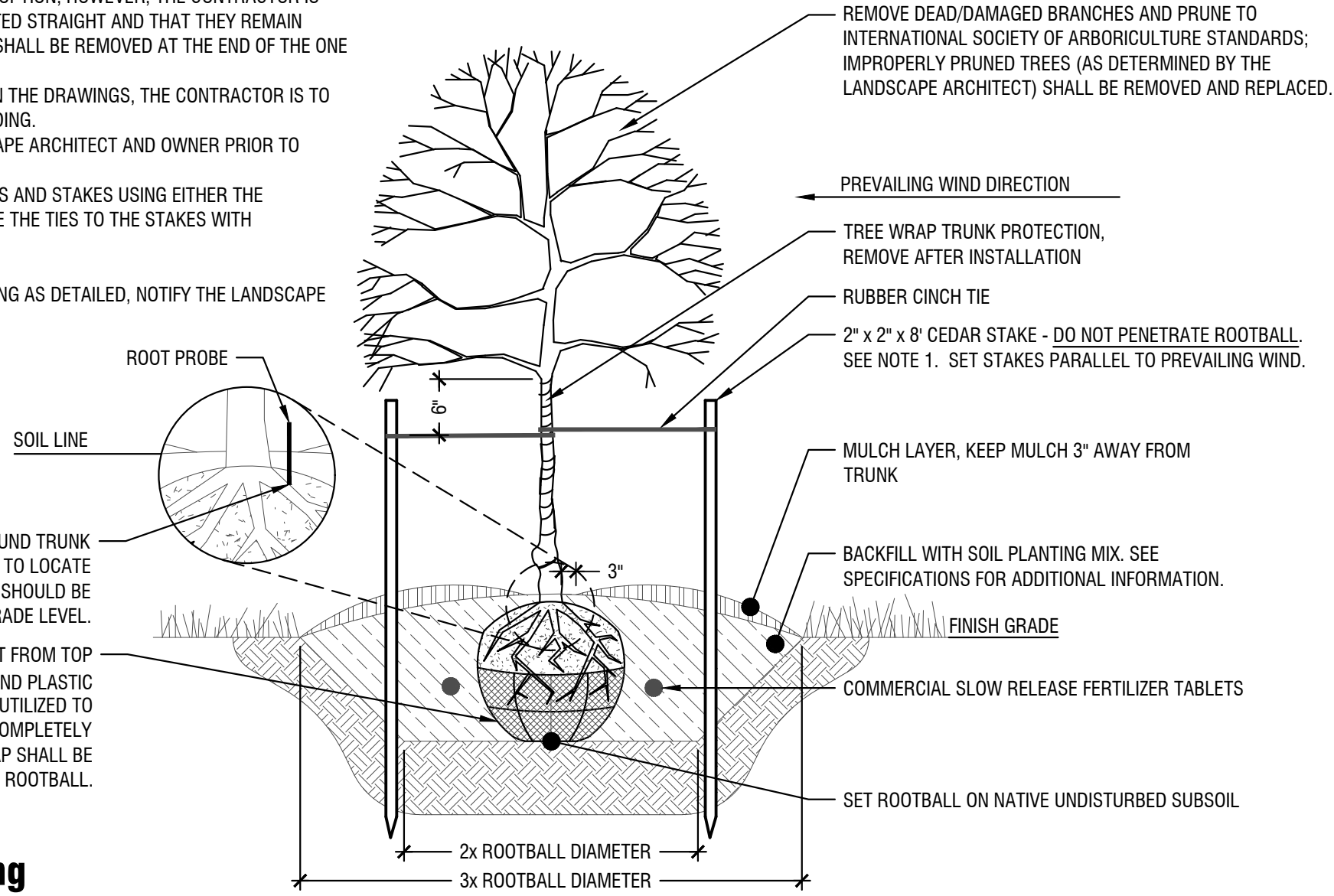
Landscape Plan - Area 2

Horizontal Scale: 1" = 40'



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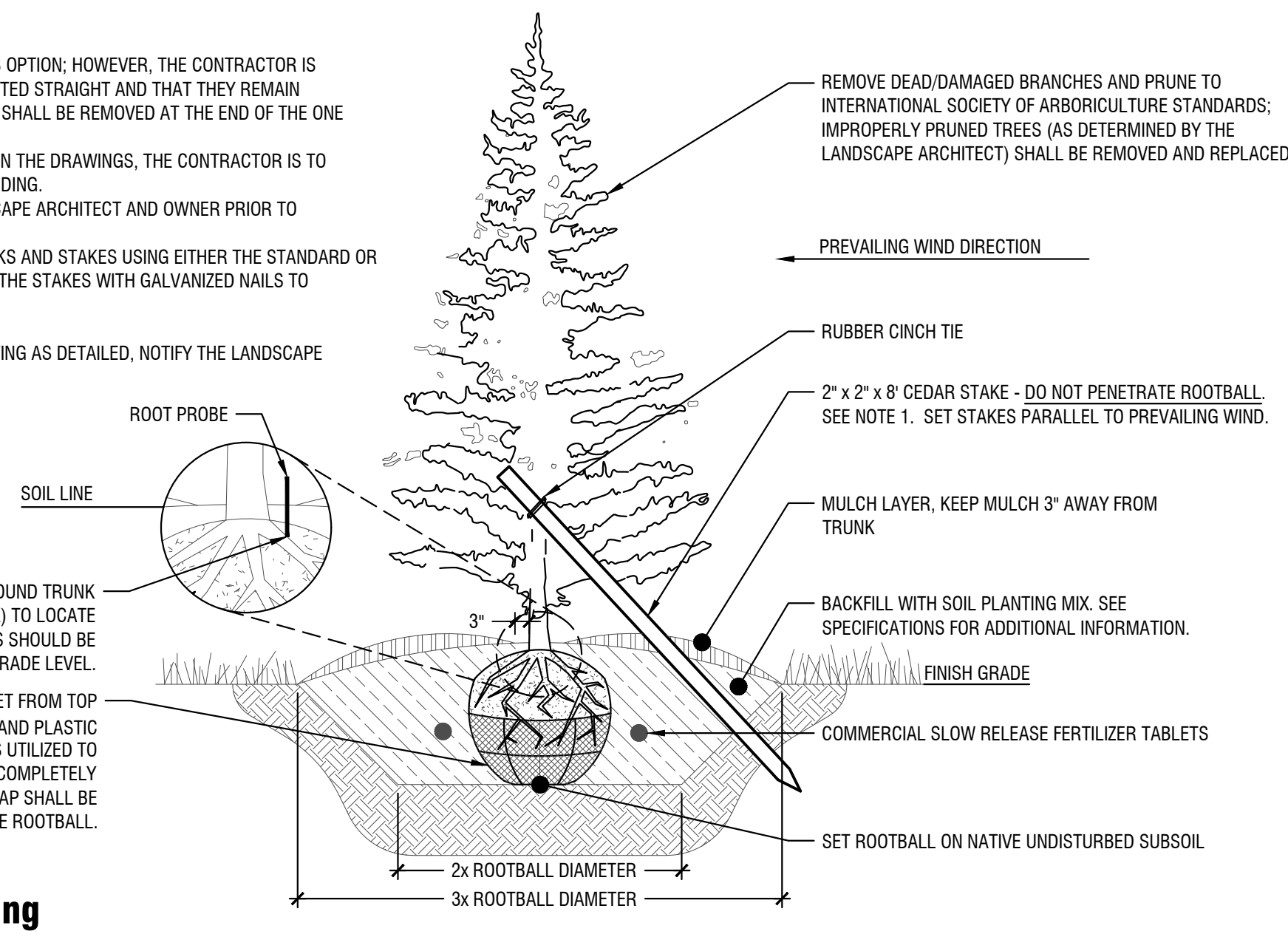


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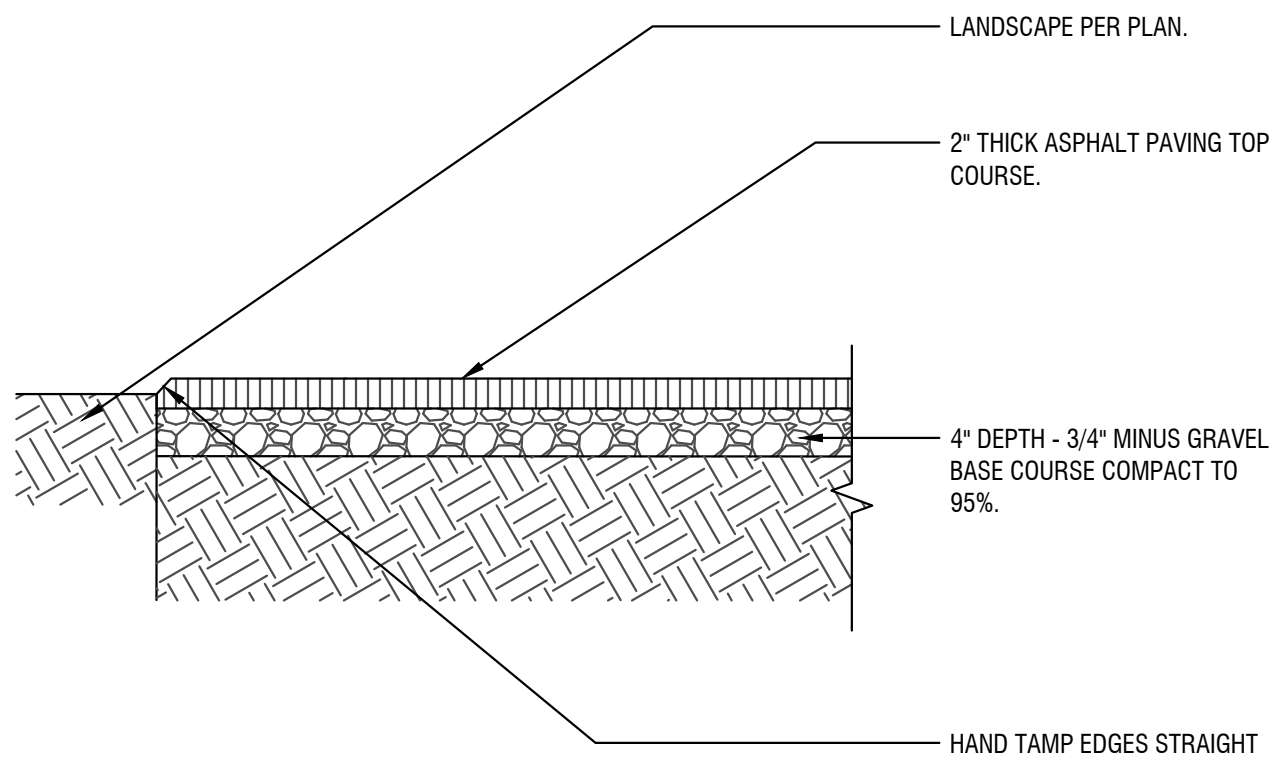
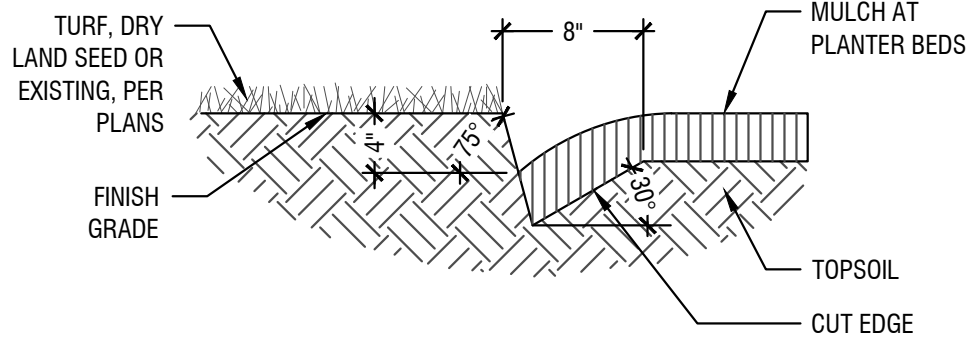


2 Coniferous Tree Planting

Scale: NTS

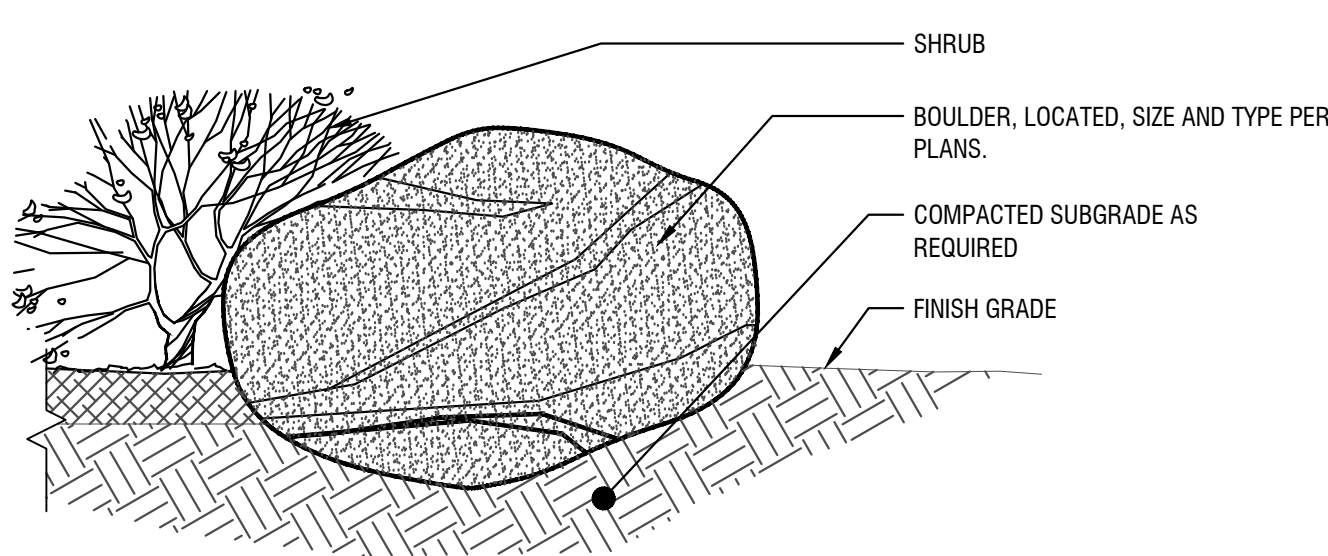
3 Planter Edge Cut Edge

Scale: NTS



4 Asphalt Walking Path

Scale: NTS



NOTES:

1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.
3. CLEAN ALL BOULDERS OF DIRT AND LOOSE DEBRIS.
4. WHEN PLACING BOULDERS, BURY 1/4 TO 1/3 OF BOULDER BELOW FINISH GRADE.
5. DO NOT SCAR OR DAMAGE BOULDERS.

5 Boulder Installation

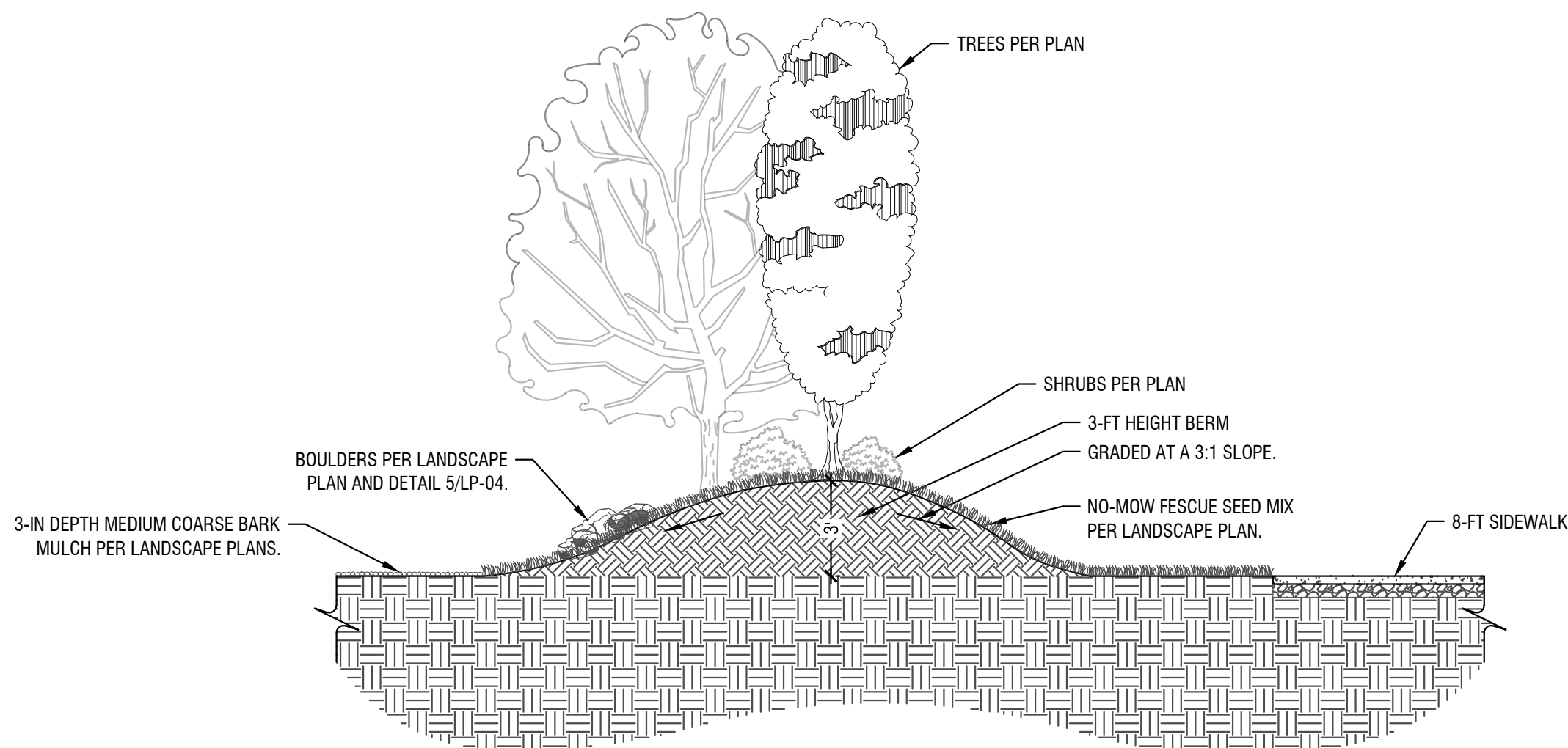
Scale: NTS



NOTE: 3' TALL SOLID HORIZONTAL WOOD GARDEN FENCE. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS & FINAL DESIGN TO BE APPROVED BY OWNER.

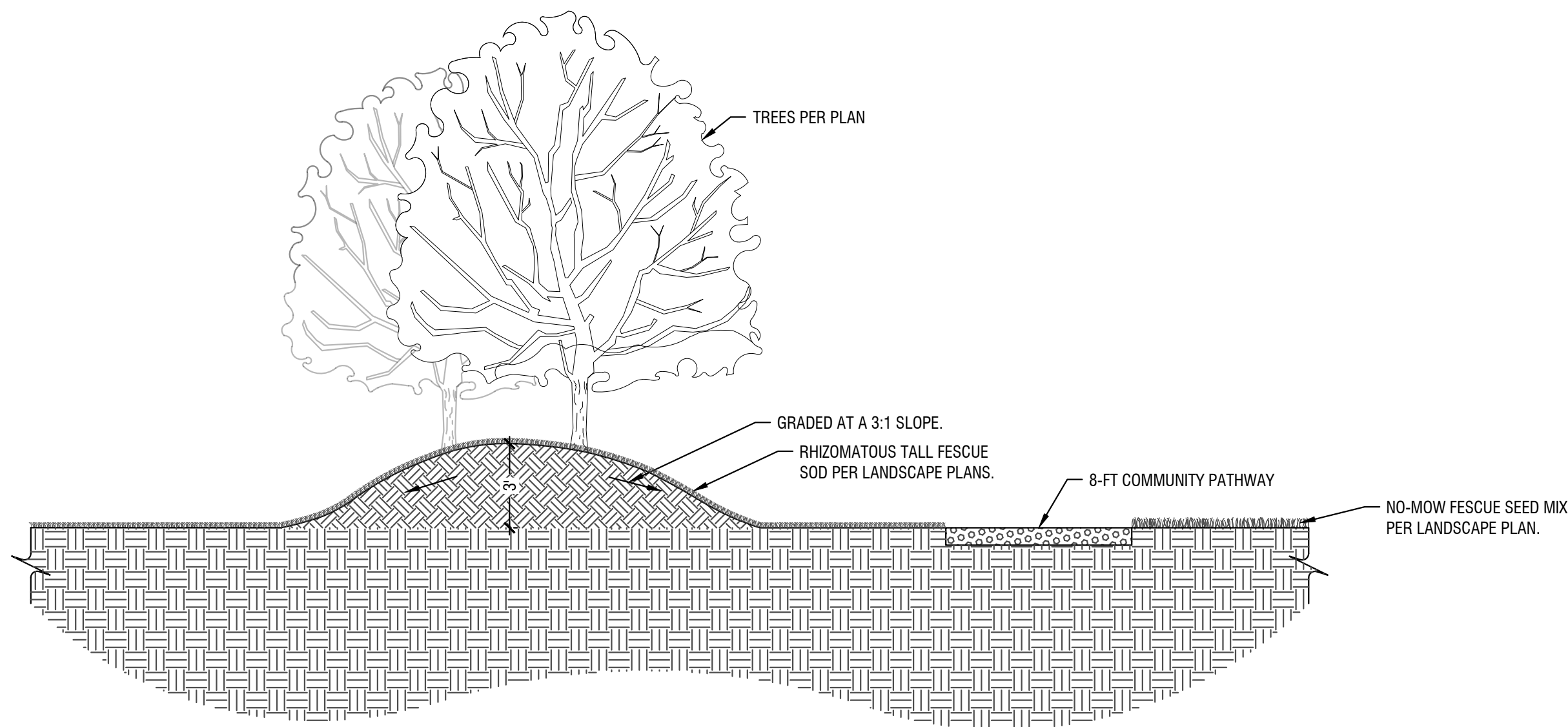
6 3-FT Split Rail Garden Fence Supporting Imagery

Scale: NTS



7 Landscape Berm at Community Amenities

Scale: NTS



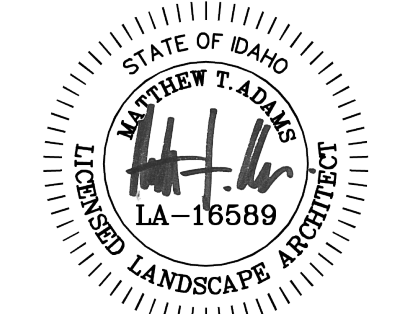
8 Landscape Berm and Community Pathway

Scale: NTS

HIGH PINE RIDGE SUBDIVISION
Prestwick Capital

12479 & 12411 Moss Street
Nampa, Idaho 83651

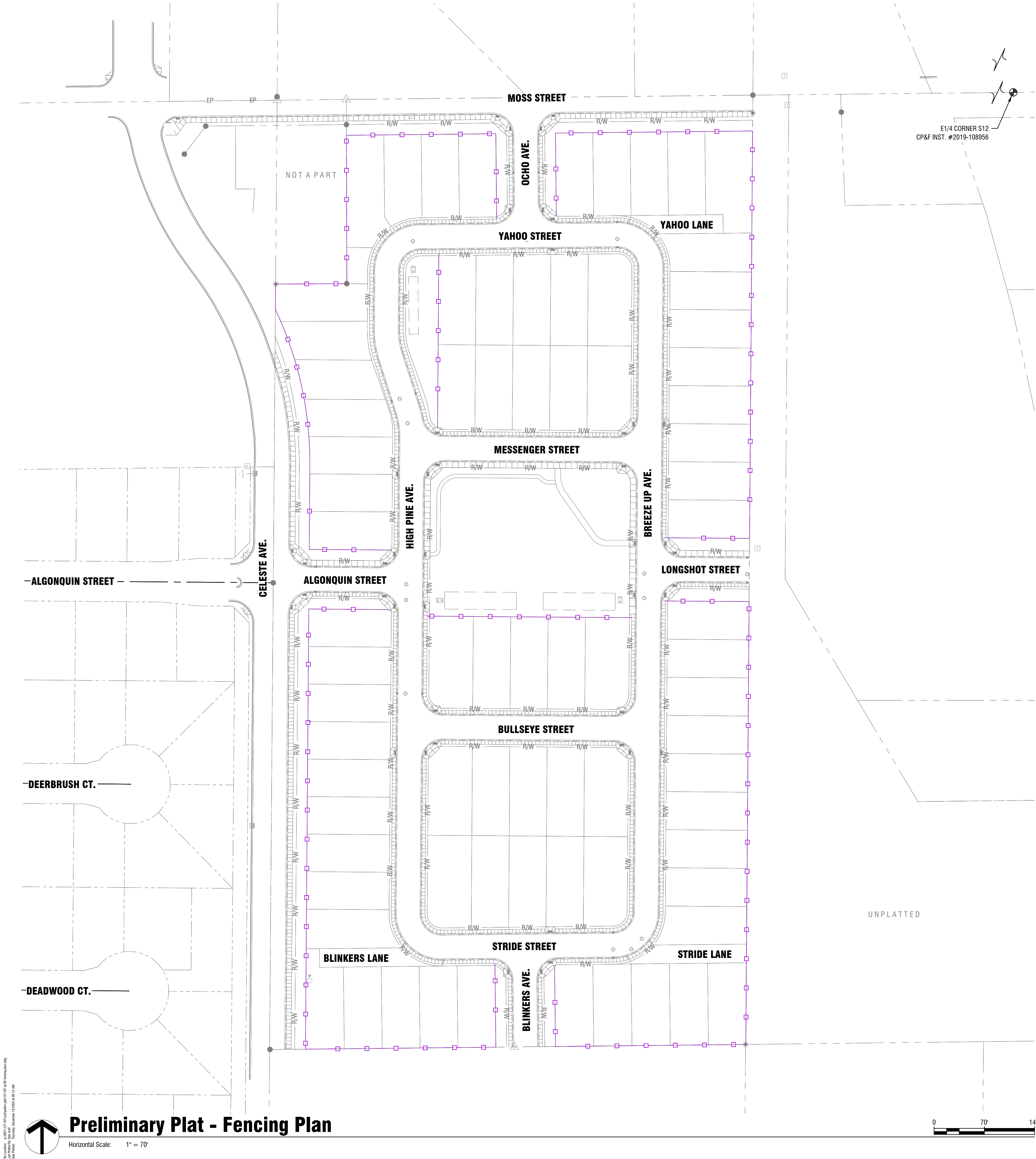
Revisions	
1.	



12/19/2024
Project No.: 121167
Date of Issuance: 12.19.2024
Project Milestone: Preliminary Plot

Landscape Details

LP-04



Legend:

6-FT HIGH SOLID VINYL FENCE



NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS & FINAL DESIGN TO BE APPROVED BY OWNER.

1

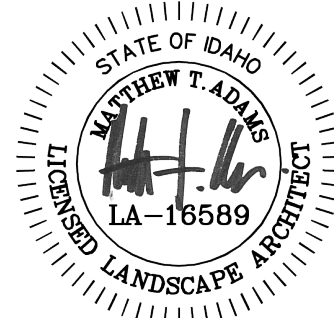
6-FT Solid Vinyl Fence Supporting Imagery

Scale: NTS

HIGH PINE RIDGE SUBDIVISION
Prestwick Capital

12479 & 12411 Moss Street
Nampa, Idaho 83651

Revisions	
1.	



12/19/2024

Project No.: 121167
Date of Issuance: 12.19.2024
Project Milestone: Preliminary Plat

Fencing Plan

LP-05

Horizontal Scale: 1" = 70'



QUALIFIED OPEN SPACE:	AREA 81,048 SF/ 1.86 AC	% REQUIRED 8%	% PROVIDED 9.5%
UNQUALIFIED OPEN SPACE:	AREA 21,731 SF/ 0.5 AC	% REQUIRED 0%	% PROVIDED 2.5%
TOTAL OPEN SPACE (QUALIFIED/ UNQUALIFIED): 102,779 SF/ 2.36 AC/ 12%			

12479 & 12411 Moss Street
Nampa, Idaho 83651

STATE OF IDAHO
MATTHEW T. ADAMS
LA-16589
LICENSED LANDSCAPE ARCHITECT

Project No.:	121167
Date of Issuance:	12.19.2024
Project Milestone:	Preliminary Plan

Open Space Exhibit

LP-06











Existing Site Photos for 12479 Moss St and 12411 Moss St Nampa, ID 83651



Looking north on Celeste Ave. Property to the right.



Looking northeast on Celeste Ave and Algonquin St intersection. Property to the right Algonquin St access to the left.



Looking east at Celeste Ave toward Moss St. Property further east on Moss St to the right.



Looking east on Moss St. Property to the right.



Looking East on Moss St. Property to the right.



Looking west on Moss St. Property to the left.



Looking south at 12411 property from Moss St.



Looking south at 12479 property from Moss St.

Project Name: _____
Project Location: _____
Submittal Number: _____ Date: _____

Resubmission Required:

[illegible]

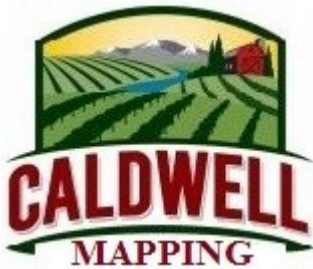
Ella Passey

From: Dave Marston <dmarston@cityofcaldwell.org>
Sent: Tuesday, November 12, 2024 6:08 PM
To: Ella Passey
Cc: Trevor Farris; Matthew Adams; Chad Lorentzen; Joe Dodson
Subject: RE: Subdivision Name Change Clarification.

Ella,

High Pine Ridge is available and has been reserved for this development.

Thank you.



Dave Marston

Mapping Superintendent

205 S 6th Ave • Caldwell, ID 83605

www.cityofcaldwell.org • (208) 455-4676

From: Ella Passey <epassey@thelandgroupinc.com>
Sent: Tuesday, November 12, 2024 3:19 PM
To: Dave Marston <dmarston@cityofcaldwell.org>
Cc: Trevor Farris <tfarris@cityofcaldwell.org>; X Alex Jones <ajones@cityofcaldwell.org>; Matthew Adams <matt@thelandgroupinc.com>; Chad Lorentzen <clorentzen@thelandgroupinc.com>
Subject: RE: Subdivision Name Change Clarification.

Hi Dave –

With Copper Ridge being used already, we would like the name “**High Pine Ridge**” for this application. Would this be approvable?

We couldn’t find the name on both the subdivision and street name sheets. Let me know if that’s incorrect.

Thanks!

Ella

From: Ella Passey
Sent: Monday, November 4, 2024 1:00 PM
To: Dave Marston <dmarston@cityofcaldwell.org>
Cc: Trevor Farris <tfarris@cityofcaldwell.org>; X Alex Jones <ajones@cityofcaldwell.org>
Subject: RE: Subdivision Name Change Clarification.

Thanks Dave,

I will reconvene with my team on this. I will be reaching out again soon.



December 6, 2024
Project No.: 121167

HIGH PINE RIDGE SUBDIVISION
REZONE & ANNEXATION DESCRIPTION

A parcel of land located in the Northwest One Quarter of the Southeast Quarter of Section 12, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at the Center One Quarter Corner of Section 12 of said Township 3 North, Range 3 West, (from which point the West One Quarter Corner of said Section 12 bears South 89°23'16" West, 2656.27 feet distant);

Thence from said Center One Quarter Corner, North 89°23'16" East, a distance of 96.39 feet on the east-west mid-section line and the centerline of Moss Lane to the POINT OF BEGINNING;

Thence North 89° 23' 16" East, a distance of 565.97 feet on said mid-section line and centerline of Moss Lane;

Thence South 00° 26' 09" West, a distance of 1321.96 feet to a point on the east-west One Sixteenth Section Line;

Thence South 89° 23' 18" West, a distance of 662.72 feet on said east-west One-Sixteenth Section line, to the Center-South One-Sixteenth Corner of said Section 12;

Thence North 00° 27' 06" East, a distance of 1065.98 feet on the north-south mid-section line of said Section 12;

Thence North 89° 41' 27" East, a distance of 99.12 feet;

Thence North 00° 09' 41" West, a distance of 256.47 feet to the POINT OF BEGINNING.

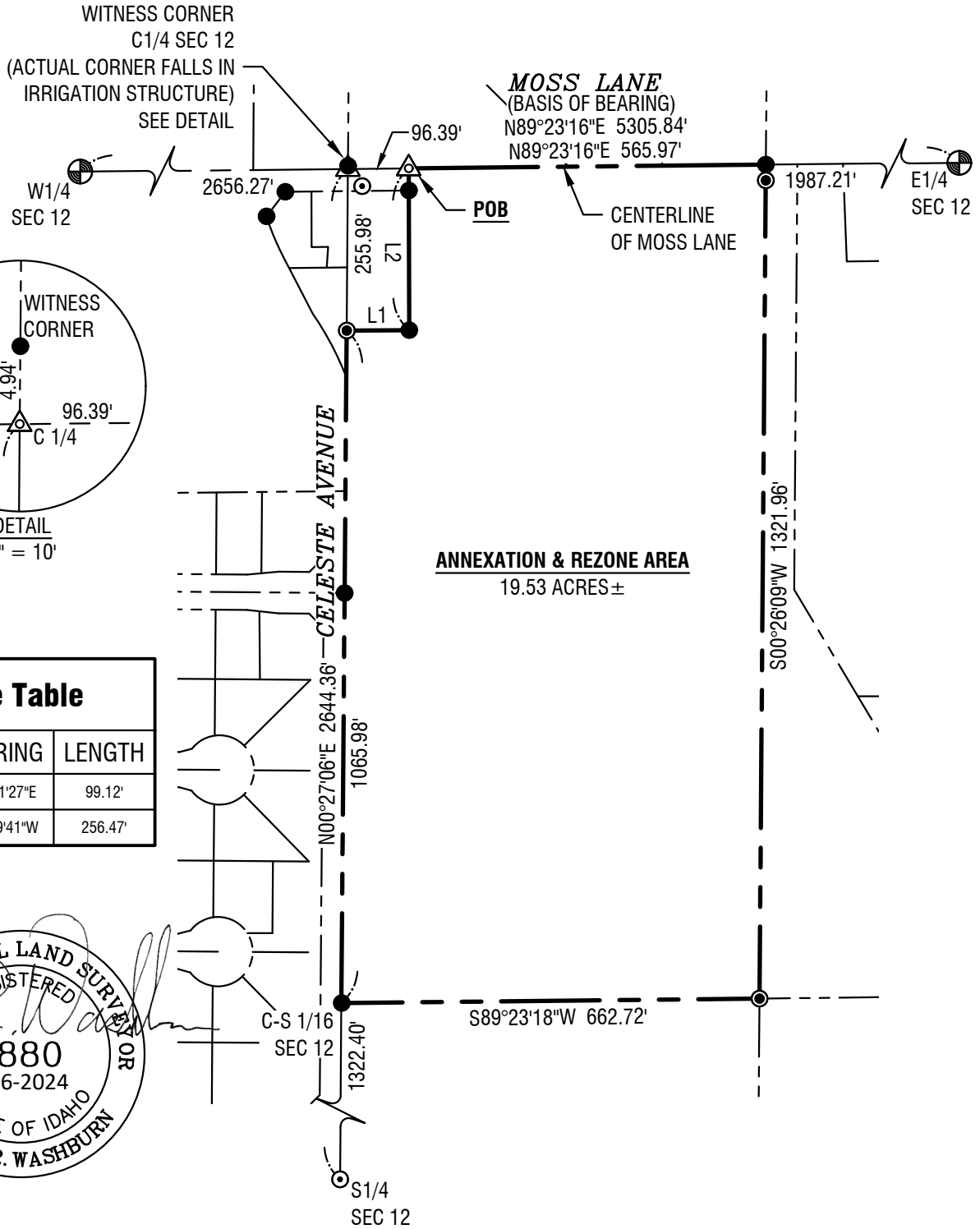
The above described parcel contains 19.53 acres more or less.

PREPARED BY:

The Land Group, Inc.

James R. Washburn





Line Table

LINE	BEARING	LENGTH
L1	N89°41'27"E	99.12'
L2	N00°09'41"W	256.47'

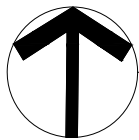
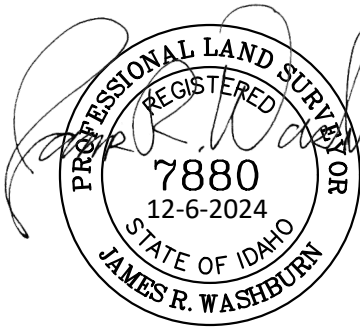


Exhibit "B"

Horizontal Scale: 1" = 250'



Project No.: 121167
Date of Issuance: December 3, 2024



**Annexation & Rezone
High Pine Ridge Subdivision
City of Caldwell**

1 of 1

Property Owner Acknowledgment

I, Audrey Eldridge, the recorded owner for real property
addressed as 12479 Moss St., Suite # _____,
City Nampa State ID Zip 83651, am aware of, in agreement with,
and give my permission to The Land Group, Inc., to submit the
accompanying application(s) pertaining the that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 11/20/24 day of November, 20 24

Audrey Eldridge
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Margaret Colwell, a Notary Public, do hereby certify that
on this 20th day of November, in the year 2024, personally appeared before me
Audrey Eldridge, known or identified to me to be the person whose
name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that
he/she/they signed the foregoing document, and that the statements therein contained are true.

Margaret Colwell
NOTARY PUBLIC FOR IDAHO

Residing at Mendham, ID

My Commission Expires 8-21-2026

MARGARET COLWELL
COMM. #20203089
NOTARY PUBLIC
STATE OF IDAHO

Property Owner Acknowledgment

I, Paula Carter, the recorded owner for real property
addressed as 12411 Moss Lane, Suite # _____,
City Nampa State ID Zip 83651, am aware of, in agreement with,
and give my permission to The Land Group, Inc., to submit the
accompanying application(s) pertaining to the that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 20th day of November, 2024

Paula K. Carter
(Signature)

CERTIFICATE OF VERIFICATION

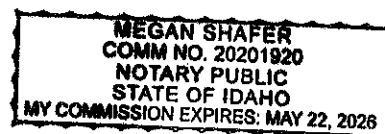
STATE OF IDAHO)
) ss.
County of Canyon)

I, Megan Shafer, a Notary Public, do hereby certify that
on this 20th day of November in the year 2024, personally appeared before me
Paula Carter, known or identified to me to be the person whose
name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that
he/she/they signed the foregoing document, and that the statements therein contained are true.

[Signature]
NOTARY PUBLIC FOR IDAHO

Residing at Star, ID

My Commission Expires 5/22/26



2020-048786	
RECORDED	
08/27/2020 03:02 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=2 MKEYES	\$15.00
TYPE: DEED	
ALLIANCE TITLE - BOISE PRODUCTION	
ELECTRONICALLY RECORDED	

Return to After Recording:
Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763
Reference Number: ID607096

QUIT CLAIM DEED

For value received, **JOHN CARTER, who acquired title as JOHN CARTER SR. AND PAULA CARTER, husband and wife**, hereby known as Grantors, do hereby convey, release, remise and forever quit claim unto **JOHN CARTER AND PAULA CARTER, husband and wife**, whose current address is 12411 Moss Lane, Nampa, ID 83651, hereby known as Grantees, the following described premises:

A parcel of land being a portion of the Northwest Quarter of the Southeast Quarter of Section 12, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Beginning at an iron pipe marking the Northeast corner of the Southwest Quarter of Section 12, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho;
thence along the Northerly boundary of said Southeast Quarter of Section 12
North 89°24'31" East 340.64 feet to a P.K. Nail, said nail also being the Real Point of Beginning;
thence leaving said Northerly boundary
South 00°27'46" West 1,322.11 feet to an iron pin; thence
North 89°23'42" East 321.76 feet to an iron pin; thence
North 00°27'46" East 1,322.03 feet to a P.K. Nail on the Northerly boundary of said Southeast Quarter of Section 12;
thence along said Northerly boundary which is also the centerline of Moss Lane
South 89°24'31" West 321.76 feet to the Point of Beginning.

Property Address: 12411 Moss Lane, Nampa, ID 83651

TO HAVE AND TO HOLD the said premises, unto the said Grantees and Grantees' heirs, personal representatives, administrators, successors and assigns forever.

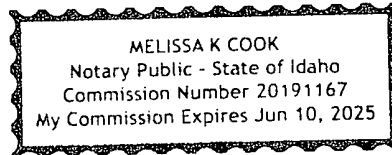
Dated: 7-1-2020

John Carter, who acquired title as John Carter Sr.
Paula Carter
John Carter
Paula Carter

STATE OF Idaho
COUNTY OF Canyon

This record was acknowledged before me on July 1, 2020 by John Carter, who acquired title as John Carter Sr., and Paula Carter.

Melissa K Cook
Notary Public
Printed Name: MELISSA K COOK
My Commission Expires: 10-10-25



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Coast to Coast Document Services, LLC
124 W. Freistadt Road, Unit 64
Thiensville, WI 53092

2024-013131

RECORDED

04/30/2024 02:43 PM



00808858202400131310030033

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=3 TYOUREN

\$15.00

DEED

DAIGLE LAW OFFICE

RECORDING REQUESTED BY:

DAIGLE LAW OFFICE, PLLC
760 E. Warm Springs Ave., Ste. A1
Boise, ID 83712
(208) 917-3455

WARRANTY DEED

Re-recording to Correct Grantor Name on #2024007863

For value received,

MARLOW W. ELDRIDGE and AUDREY A. ELDRIDGE, also shown as Aubrey Eldridge, husband and wife

the Grantor(s), does hereby grant, bargain, sell, and convey unto

MARLOW ELDRIDGE AND AUDREY ANN ELDRIDGE, TRUSTEES OF THE MARLOW AND AUDREY ELDRIDGE LIVING TRUST DATED March 6, 2024, and any amendments thereto,

whose current address is 12479 Moss Lane, Nampa, Idaho 83651

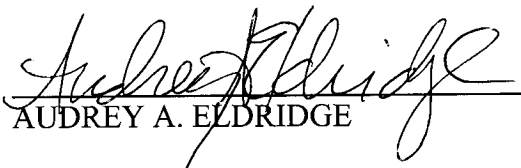
the Grantee(s), the following described premises, in Canyon County, Idaho, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

To have and to hold the said premises, with their appurtenances unto the said Grantee(s), its heirs and assigns forever. And the said Grantor(s) does hereby covenant to and with the said Grantee(s), that Grantor(s) is the owner in fee simple of said premises; that they 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 all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (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. Whenever the context so requires, the singular number includes the plural.

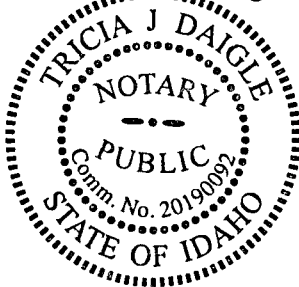
Dated: March 16, 2024


MARLOW W. ELDRIDGE


AUDREY A. ELDRIDGE

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 6th day of March 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared MARLOW W. ELDRIDGE and AUDREY A. ELDRIDGE, known or identified to me to be the person(s) who(se) name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.





NOTARY PUBLIC
Residing at Boise, Idaho
My commission expires 1/14/2025

Address for Tax Notices:

12479 Moss Lane, Nampa, Idaho 83651

EXHIBIT "A"

PROPERTY DESCRIPTION

For APN/Parcel ID(s): 32764012A0

A parcel of land being a portion of the Northwest quarter of the Southeast quarter of Section 12, Township 3 North, Range 3 West, of the Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Beginning at an iron pipe marking the Northeast corner of the Southwest quarter, Section 12, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence along the Northerly boundary of the said Southeast Quarter of Section 12

North 89°24'31" East 96.40 feet to a PK Nail, said nail also being the REAL POINT OF BEGINNING; thence leaving said northerly boundary

South 00°09'34" East 256.59 feet to a point; thence

South 89°46'09" West 99.21 feet to an iron pin on the Westerly boundary of said Southeast Quarter of Section 12;

thence along the Westerly boundary

South 00°28'27" West 1066.19 feet to an iron pin; thence leaving said Westerly boundary

North 89°23'42" East 340.78 feet to an iron pin; thence

North 00°27'46" East 1322.11 feet to a PK Nail on the Northerly boundary of said Southeast Quarter of Section 12; thence along said Northerly boundary which is also the centerline of Moss Lane

South 89°24'31" West 244.24 feet to the POINT OF BEGINNING.

(End of Exhibit "A")