



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

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



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION

Project or Business Name: Ray's RV

Site Address (s): TBD Middleton Rd

Suite #:

Parcel #(s): R3088101100

Total Acres: 16.4

General Location of Site:

Ustick and Middleton

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:

Approximately 17,800 SF diesel repair shop with RV storage canopies.



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

APPLICANT INFORMATION:

Name: Jeff Hatch

Company Name (if applicable): Hatch Design Architecture

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

Mailing Address: 200 W 36th St, Boise, ID 83714

Phone: 208-475-3204

Email: jeff@hatchda.com

PROPERTY OWNERS' INFORMATION

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

☐ Not Applicable

Name: Venus Development LLC

Mailing Address: 4549 Mackenzie Ln., Boise, ID 83703

Phone:

Email:

DESIGNATED CONTACT PERSON

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

Same as:

☐ Applicant ☐ Property Owner ☒ Other

Name: Steve Thiessen

Company Name (if applicable): Hatch Design Architecture

Mailing Address: 200 W 36th St, Boise, ID 83714

Phone: 208-598-5032

Email: steve@hatchda.com



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: Same as applicant

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: 04/07/2025

Printed Name: Jeff Hatch



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

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

- ☐ **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>	C-3	Special Purpose	Agriculture
<i>North of Site</i>	C-3	Special Purpose	Residences
<i>South of Site</i>	C-3	Special Purpose	Agriculture
<i>East of Site</i>	C-3	Special Purpose	Storage
<i>West of Site</i>	C-3	Special Purpose	Agriculture

PARKING, LOADING AND PEDESTRIAN AMENITIES		
Description	Min. Required	Proposed
<i>Electric vehicle parking spaces</i>	0	0
<i>Off-street parking spaces</i>	0	0
<i>Commercial loading spaces</i>	0	0
<i>Industrial loading spaces</i>	0	0
<i>Bicycle parking spaces:</i>	0	0
<i>Describe any public transportation facilities that will be provided.</i>	NA	
<i>Describe any public amenities that are being proposed:</i>	NA	



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

LANDSCAPING AND PATHWAYS	
Landscaping: <i>Please check all locations where landscaping will be provided</i>	☐ Parking lot ☐ Common areas ☒ Street landscape buffers ☒ Between different land uses ☒ Adjacent to Pathways ☐ Around building exterior Perimeter of Property Other _____
Public or Regional Pathways <i>Describe location, width, landscaping, and any proposed fencing:</i>	The project will include a security fence that surrounds the property within its landscape buffers, and also includes locked gate.

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)
Middleton RD.	25'-0"	25'-0"	3%	x42	20'	234	6"

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	NA	NA	NA	NA	NA	NA	NA
South Property Line	15'-0"	15'-0"	3%	x19	12'	x192	6"
East Property Line	25'-0"	25'-0"	3%	x42	20'	x234	6"
West Property Line	NA	15'-0"	3%	x10	22'	0	NA



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
Middleton RD.	8'-0"	8'-0"	☐ Meandering ☐ Attached ☒ Detached	☐ Existing ☒ Proposed
			☐ Meandering ☐ Attached ☐ Detached	☐ Existing ☐ Proposed
			☐ Meandering ☐ Attached ☐ Detached	☐ Existing ☐ Proposed
			☐ Meandering ☐ Attached ☐ Detached	☐ Existing ☐ Proposed

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION		
Type of Site Access:	☒	Street Frontage
	☐	Easement Easement Width: _____ Instrument # _____
Street(s) Providing Access:	Middleton RD.	
Will Secondary Access for Fire be Provided:	☒ Yes ☐ No	
Internal Roads:	☐	Public
	☐	Private
	☒	Internal Circulation
	☐	Road User's Maintenance Agreement Inst# _____
School Districts Serving this Location:	☒	Caldwell School District
	☐	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:	☐	Individual Domestic Well – How Many?
	☐	Centralized Public Water System
	☒	City Municipal Water System
	☐	N/A
	Nearest Water Line Connection:	
Sewer (Wastewater):	☐	Individual Septic
	☒	City Municipal Sewer
	☐	N/A
	Nearest Sewer Line Connection:	
Irrigation:	☐	Surface
	☐	Irrigation Well
	☒	Pressurized
	☐	Gravity
	☐	N/A
	Nearest Irrigation Connection:	
Irrigation District: Pioneer Irrigation District		
Stormwater:	☐	Swales
	☐	Ponds
	☐	Borrow Ditches
	☒	Other, Explain: Seapitch Beds within Parking Lot drive aisles
Stormwater Management:	Does the site disturb one or more acres of land? ☒ Yes ☐ No	
Fire Suppression Water Supply Source:	City	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	The property is surrounded by irrigation ditches with the south being a tiled and covered ditch, while the West, North, and East are open aired concrete ditches.	



SECTION 5: PDF Formatting Requirements

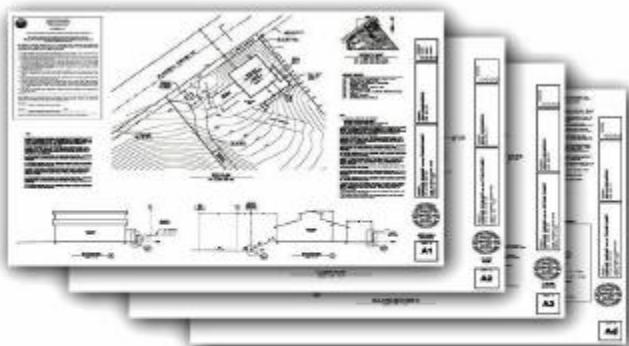
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for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

Jeff Hatch

Applicant / Applicant's Representative Printed Name

04/15/2025

Date

Applicant / Applicant's Representative Signature



INVOICE

Permit #: SUP25-000005
Address: 0 MIDDLETON RD

Fee	Account Code	Amount
P&Z Fees - SUP - More than 5 acres but less than 10 acres (Base Fee)	10200	2,280.00
Fire Fees - SUP - More than 1 acre	22025	102.97
Eng Fees - SUP - 2 to 20 acres	12530	519.44
TOTAL		2,902.41



**HATCH
DESIGN
ARCHITECTURE**

6126 w. state st., boise, idaho 83703 • phone 208.475.3204 • email info@hatchda.com

April 15, 2025

Narrative

Planning & Zoning
City of Caldwell
621 Cleveland Blvd.
Caldwell, Idaho 83605

Re: **Ray's RV**
TBD Middleton Rd, Caldwell, ID

Dear Planning Staff,

The applicant is proposing a diesel repair shop and RV storage on a 5.16 acre portion of parcel # R3088101100. This project will consist of two 12,750 sf RV storage facilities along with covered RV storage. The site can accommodate approximately 72 RV stalls.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE

CANYON COUNTY LISTING -R30881-011 500 FEET**April 11, 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
30883000 0	COOPER 1994 REVOCABLE TRUST B		18231 MIDDLETON RD	NAMPA, ID, 83687
34335000 0	COOPER 1994 REVOCABLE TRUST B		18231 MIDDLETON RD	NAMPA, ID, 83687
30881000 0	CORBELL DAVID A		PO BOX 162	STAR, ID, 83669
30880000 0	HARRIS DAVID E		PO BOX 874	CASCADE, ID, 83611
30877016 0	HEMLOCK DEVELOPERS LLC		610 16TH ST	HUNTINGTON BEACH, CA, 92648
30877010 0	HUNTER RANDON J		17674 MIDDLETON RD	NAMPA, ID, 83687
30877013A0	KEYLOCK STORAGE MIDDLETON ROAD LLC		PO BOX 347	MERIDIAN, ID, 83680
30877013 0	KS MIDDLETON LLC		17792 MIDDLETON RD	NAMPA, ID, 83687
30877192 0	MONARCH SUBDIVISION HOMEOWNERS ASSOCIAT	VALLEY PROPERTY MANAGEMENT=	PO BOX 1090	MERIDIAN, ID, 83680
30881010 0	PROMETHEUS GROUP LLC		PO BOX 7156	BOISE, ID, 83707
30881012 0	RIGBY VINCENT L		9733 USTICK RD	BOISE, ID, 83704
30882010 0	S AND J PROPERTY INVESTMENTS LLC		901 DEARBORN ST	CALDWELL, ID, 83605
30882000 0	SPARKS LESLIE B		11089 USTICK RD	NAMPA, ID, 83687
30877014 0	STELLCO LLC		2703 N LAKEHARBOR LN	BOISE, ID, 83703
30877015 0	STELLCO LLC		2703 N LAKEHARBOR LN	BOISE, ID, 83703
30877000 0	USTICK STORAGE LLC		610 16TH ST	HUNTINGTON BEACH, CA, 92648
30881011 0	VENUS DEVELOPMENT LLC		4549 N MACKENZIE LN	BOISE, ID, 83703



HATCH DESIGN
ARCHITECTURE

200 W. 36th St., Boise, ID, 83714 • phone: 208.475.3204 • email: info@hatchda.com

March 20, 2025

Dear Resident,

Prior to submittal of a development application, the City of Caldwell requires an opportunity for discourse between the applicant and neighbors. This is your notice to meet and review the proposed Special Use Permit application for a new commercial development. This is not a public hearing, and no public officials will be present. If you have questions regarding meeting requirements, please contact the Planning and Zoning Department at 208-455-3021.

Purpose: To review and provide comments regarding a new approximately 17,800 SF diesel repair facility along with covered RV storage, located approximately 600' south of the Southwest corner of the intersection at Middleton Road and Ustick Road.

When: The meeting will be held, Tuesday April 8, 2025 at 6:00 pm.

Where: The meeting will be held on the site which is directly across Middleton Rd from Storelocal Storage Co-op at 17792 Middleton Rd, Nampa, ID 83687.

Project Description: The project is for the construction of a new RV storage and diesel repair facility development. The style and architectural language will be complimentary to the surrounding areas. The project will include improvements to the site, including landscaping and elements to enhance pedestrian access. See the back for an exhibit of the proposed site plan.

If you have questions about the meeting or proposed development project, please contact:

Jeffery L. Hatch with Hatch Design Architecture, LLC - Applicant's Representative
200 W. 36th St., Boise, ID, 83714
(208) 475-3204

Thank you for your time and we look forward to meeting you!

Sincerely,

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:

Diesel repair and RV storage

Date of Round Table meeting: 03/20/2025

Notice sent to neighbors on: 03/20/2025

Date & time of the neighborhood meeting: 04/08/2025 @ 6p

Location of the neighborhood meeting:

Onsite

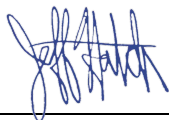
Developer/Applicant:

Name: Jeff Hatch- Hatch Design Architecture

Address, City, State, Zip: 200 W. 36th Street, Boise, ID 83714

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 04/11/2025

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

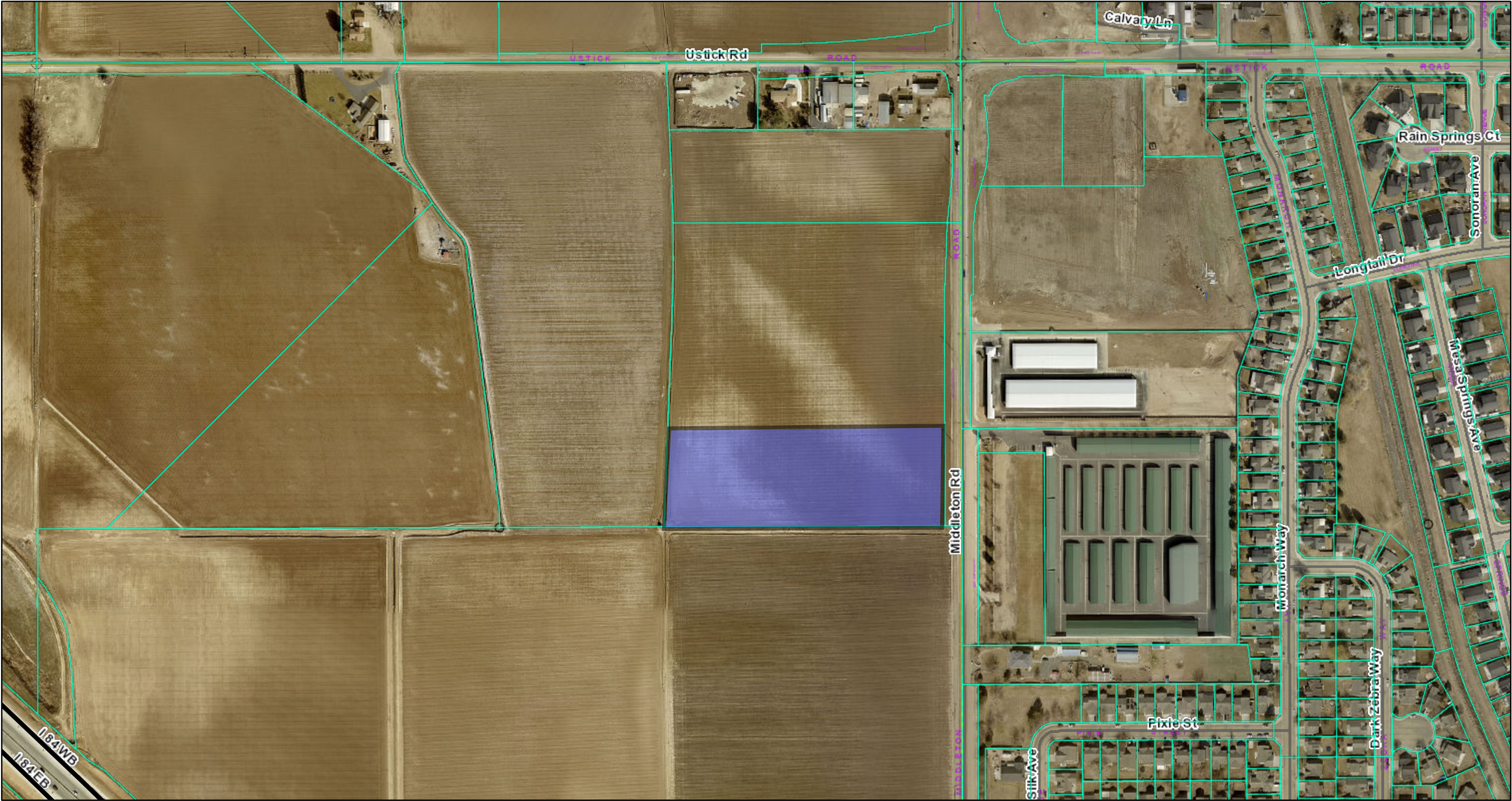
Start Time of Neighborhood Meeting: 6:00 PM
End Time of Neighborhood Meeting: 7:30 PM

Those in attendance please print your name and address.

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

	PRINTED NAME	ADDRESS, CITY, STATE, ZIP
1.	Winston Inouye	19786 Adirondack way, Caldwell, ID
2.	MARK GROSS	26489 MIDDLETON RD MIDDLETON ID
3.	Hector Villanreal	19782 Adirondack way, Caldwell ID
4.	Erin Gross	26489 Middleton Rd Middleton ID
5.	Vince Ribby	15121 Middle town RD. Caldwell ID
6.	Les Sparks	11089 Ustick Memphis
7.	Chris Inouye	19786 Adirondack Way Caldwell, ID
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Vicinity Map



4/11/2025, 2:58:31 PM

Interstate

Taxparcels

Canyon County Roads

Canyon County Roads

Sections-Adjusted for Assessment

County

Monuments

Quarter Corner

Section Corner

One-sixteenth Corner

Imagery_2022

Red: Band_1

Green: Band_2

Blue: Band_3

1:4,514

0

0.04

0.08

0.16 mi

0

0.05

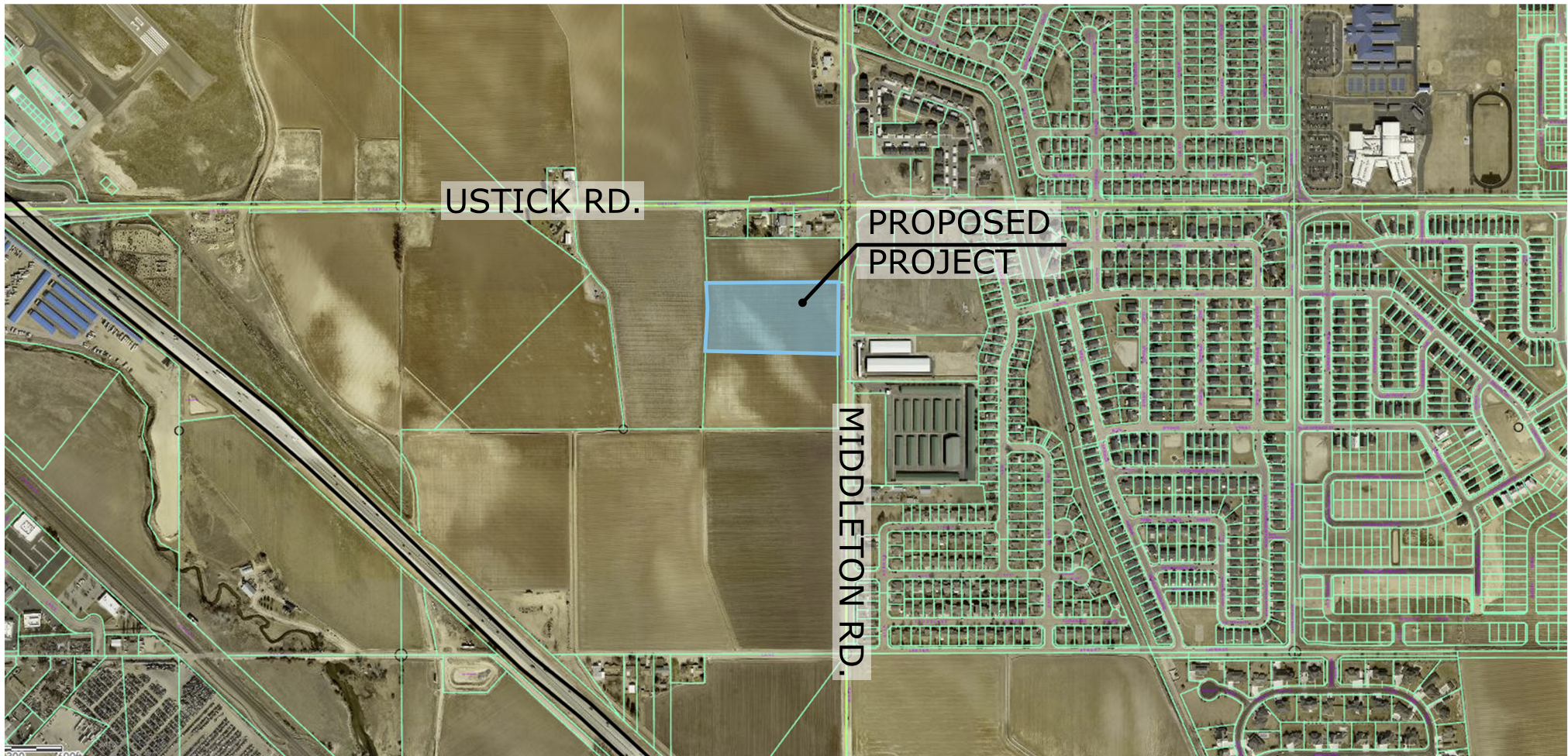
0.1

0.2 km

Public

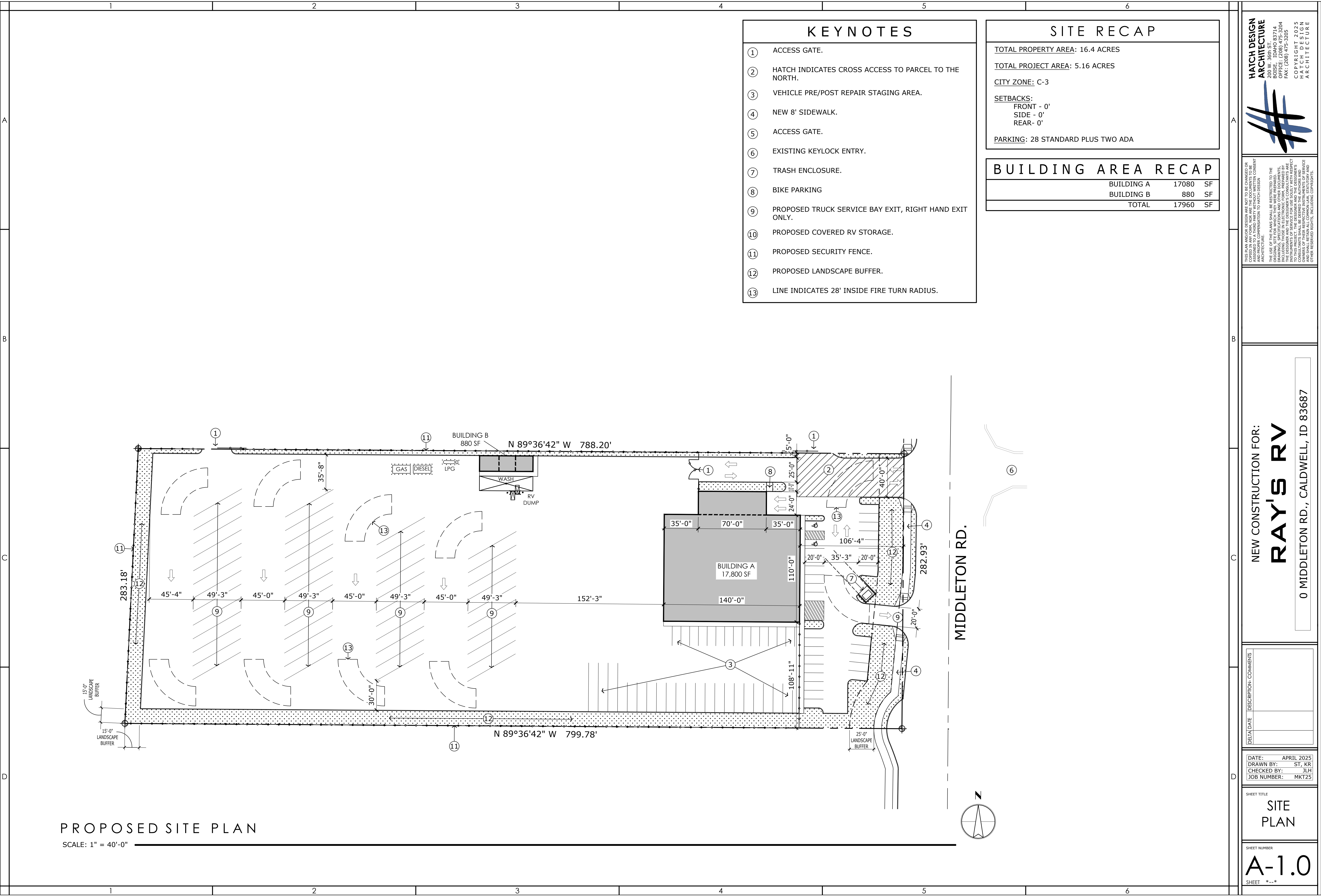
Maps and data are to be used for reference purposes only and Canyon County, Idaho is not responsible for any inaccuracies herein contained.

RAY'S RV VICINITY MAP



SCALE: Not to Scale





PROPOSED SITE PLAN

SCALE: 1" = 40'-0"

KEYNOTES

- 1 ACCESS GATE.
- 2 HATCH INDICATES CROSS ACCESS TO PARCEL TO THE NORTH.
- 3 VEHICLE PRE/POST REPAIR STAGING AREA.
- 4 NEW 8' SIDEWALK.
- 5 ACCESS GATE.
- 6 EXISTING KEYLOCK ENTRY.
- 7 TRASH ENCLOSURE.
- 8 BIKE PARKING
- 9 PROPOSED TRUCK SERVICE BAY EXIT, RIGHT HAND EXIT ONLY.
- 10 PROPOSED COVERED RV STORAGE.
- 11 PROPOSED SECURITY FENCE.
- 12 PROPOSED LANDSCAPE BUFFER.
- 13 LINE INDICATES 28' INSIDE FIRE TURN RADIUS.

SITE RECAP

TOTAL PROPERTY AREA: 16.4 ACRES

TOTAL PROJECT AREA: 5.16 ACRES

CITY ZONE: C-3

SETBACKS:
FRONT - 0'
SIDE - 0'
REAR - 0'

PARKING: 28 STANDARD PLUS TWO ADA

BUILDING AREA RECAP

BUILDING A	17080	SF
BUILDING B	880	SF
TOTAL	17960	SF

HATCH DESIGN
ARCHITECTURE
200 W. 36th ST.
BOISE, IDAHO 83714
OFFICE: (208) 475-3204
FAX: (208) 475-2205
COPYRIGHT 2025
HATCH DESIGN
ARCHITECTURE

THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR
REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN
CONSENT OF HATCH DESIGN ARCHITECTURE.
THE USE OF THE PLANS SHALL BE RESTRICTED TO THE
ORIGINAL SITE FOR WHICH THEY WERE PREPARED.
INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY
HATCH DESIGN ARCHITECTURE. ANY REUSE OF THESE
INSTRUMENTS OF SERVICE FOR USES SOLELY WITH RESPECT
TO OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF
HATCH DESIGN ARCHITECTURE SHALL BE AT THE USER'S
OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE
AND HATCH DESIGN ARCHITECTURE SHALL BE AT THE
OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

NEW CONSTRUCTION FOR:
RAY'S RV

0 MIDDLETON RD., CALDWELL, ID 83687

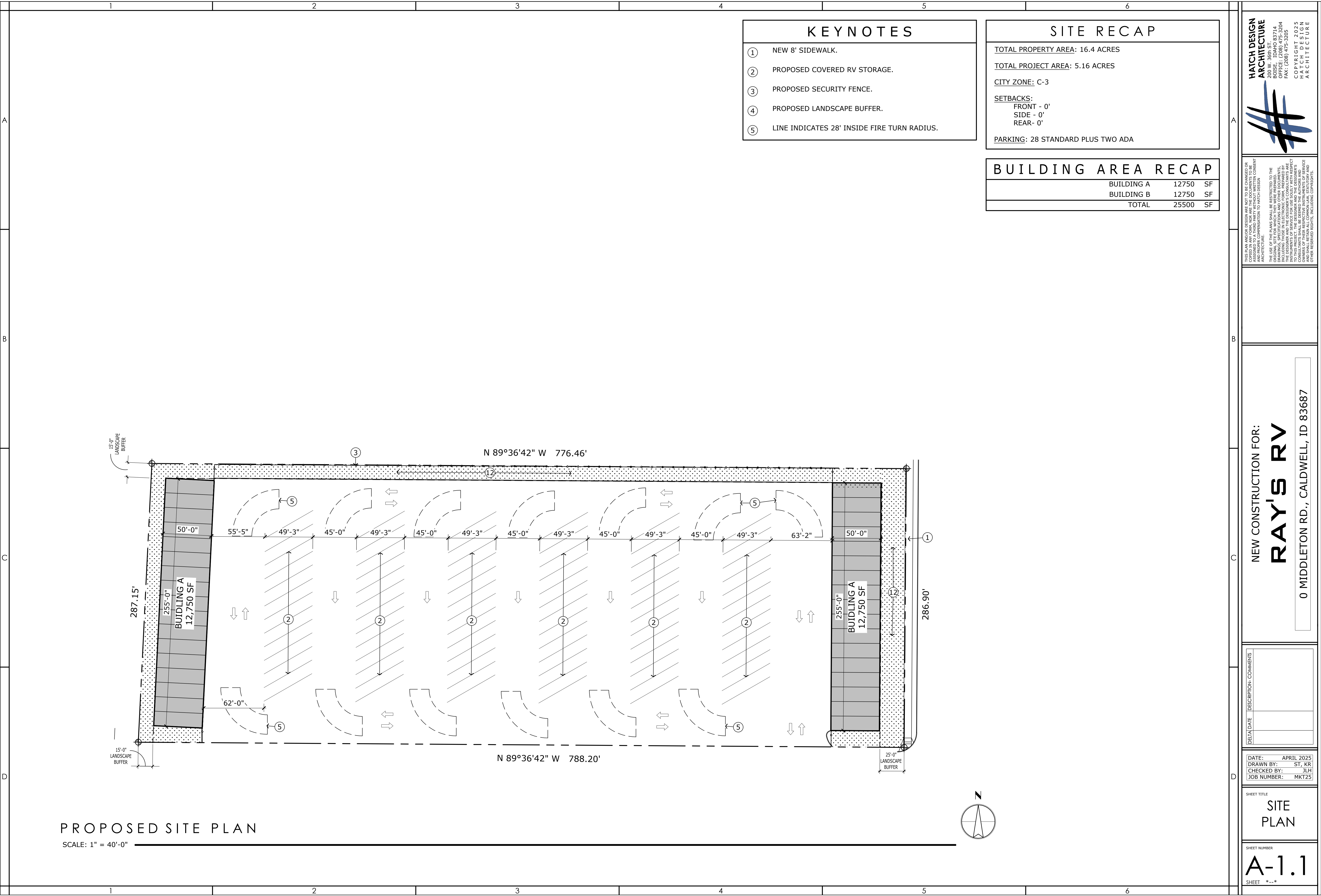
DATE	DESCRIPTION/COMMENTS

DATE: APRIL 2025
DRAWN BY: ST, KR
CHECKED BY: JLN
JOB NUMBER: MKT25

SHEET TITLE
**SITE
PLAN**

SHEET NUMBER
A-1.0

SHEET *--*



KEYNOTES	
①	NEW 8' SIDEWALK.
②	PROPOSED COVERED RV STORAGE.
③	PROPOSED SECURITY FENCE.
④	PROPOSED LANDSCAPE BUFFER.
⑤	LINE INDICATES 28' INSIDE FIRE TURN RADIUS.

SITE RECAP	
TOTAL PROPERTY AREA: 16.4 ACRES	
TOTAL PROJECT AREA: 5.16 ACRES	
CITY ZONE: C-3	
SETBACKS: FRONT - 0' SIDE - 0' REAR - 0'	
PARKING: 28 STANDARD PLUS TWO ADA	

BUILDING AREA RECAP			
	BUILDING A	12750	SF
	BUILDING B	12750	SF
	TOTAL	25500	SF

HATCH DESIGN
ARCHITECTURE

200 W. 36th ST.
BOISE, IDAHO 83714
OFFICE: (208) 475-3204
FAX: (208) 475-3205
COPYRIGHT 2025
HATCH DESIGN
ARCHITECTURE

THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR
REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN
CONSENT OF HATCH DESIGN ARCHITECTURE.
THE USE OF THE PLANS SHALL BE RESTRICTED TO THE
ORIGINAL SITE FOR WHICH THEY WERE PREPARED.
INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY
HATCH DESIGN ARCHITECTURE, OR ANY OTHER
INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT
TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED.
CONSULTANTS SHALL BE BOUND BY THE TERMS AND
CONDITIONS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE
AND ANY OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

NEW CONSTRUCTION FOR:

RAY'S RV

0 MIDDLETON RD., CALDWELL, ID 83687

DATE	DESCRIPTION	COMMENTS

DATE:	APRIL 2025
DRAWN BY:	ST, KR
CHECKED BY:	JLH
JOB NUMBER:	MKT25

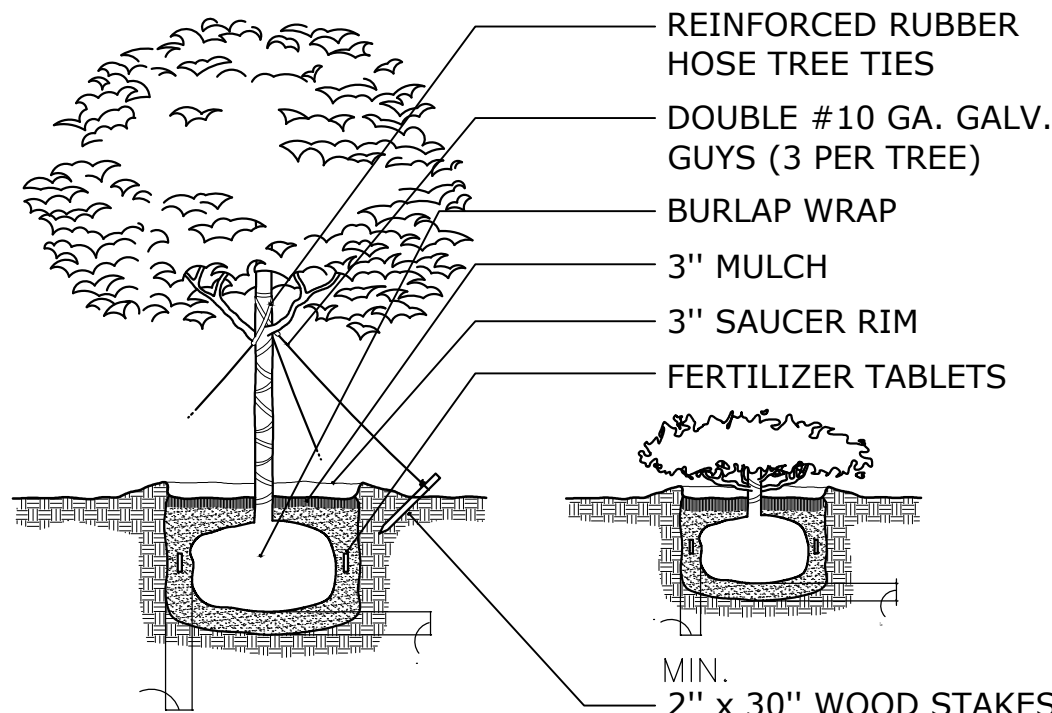
SHEET TITLE

SITE
PLAN

SHEET NUMBER

A-1.1

SHEET *--*



PLANTING GENERAL NOTES

- CONTRACTOR SHALL LOCATE AND IDENTIFY UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ROCK MULCH. INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- PROPOSED IRRIGATION WILL COME FROM EXISTING PRIVATE SYSTEM.

LANDSCAPING GENERAL NOTES

- ALL PLANT MATERIALS SHALL BE WATERED BY THE EXISTING SITE IRRIGATION SYSTEM.
- COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS AND PARKING AREAS.
- STORM WATER RETENTION: ALL STORM WATER WILL BE RETAINED ON SITE AND STORED IN SEAPITCH BEDS LOCATED IN THE PARKING LOT

LANDSCAPE SCHEDULE

DECIDUOUS TREES	SYMBOL	BOTANICAL NAME	SIZE	MATURE SIZE H&W	CLASS	QTY
	AA	ACER x FREEMANII 'ARMSTRONG' (FREEMAN MAPLE)	2" CAL. B&B	50' x 10'	CLASS II	30
	GT	GLEDITSIA TRIACANTHOS INEMIS 'SKYCOLE' SKYLINE HONEYLOCUST	2" CAL. B&B	40' x 35'	CLASS II	4
	PC	PRUNUS CERASIFERA 'THUNDERCLOUD' (THUNDERCLOUD PLUM)	2" CAL. B&B	20' x 20'	CLASS I	8
SHRUBS/ PERENNIALS/ ORNAMENTAL GRASSES		BOTANICAL NAME	SIZE	MATURE SIZE H&W		QTY
	JS	JUNIPERUS SQUAMATA 'BLUE STAR' (BLUE STAR JUNIPER)	#2	2' x 4'		40
	MP	MISCANTHUS 'PURPURASCENS' (FLAME GRASS)	#2	5' x 3'		47
	RF	RUDBECKIA FULGIDA VAR. SULLIVANTI 'GOLDSTRUM' (GOLDSTRUM BLACK-EYED SUSAN)	#1	2' x 18"		146
	SS	SALVIA x SYLVESTRIS 'MAY NIGHT' (MAY NIGHT SALVIA)	#1	18" x 18"		41
GROUND COVERS		BOTANICAL NAME	SIZE	MATURE SIZE H&W		QTY
		SOD GRASS				25,471 S.F.

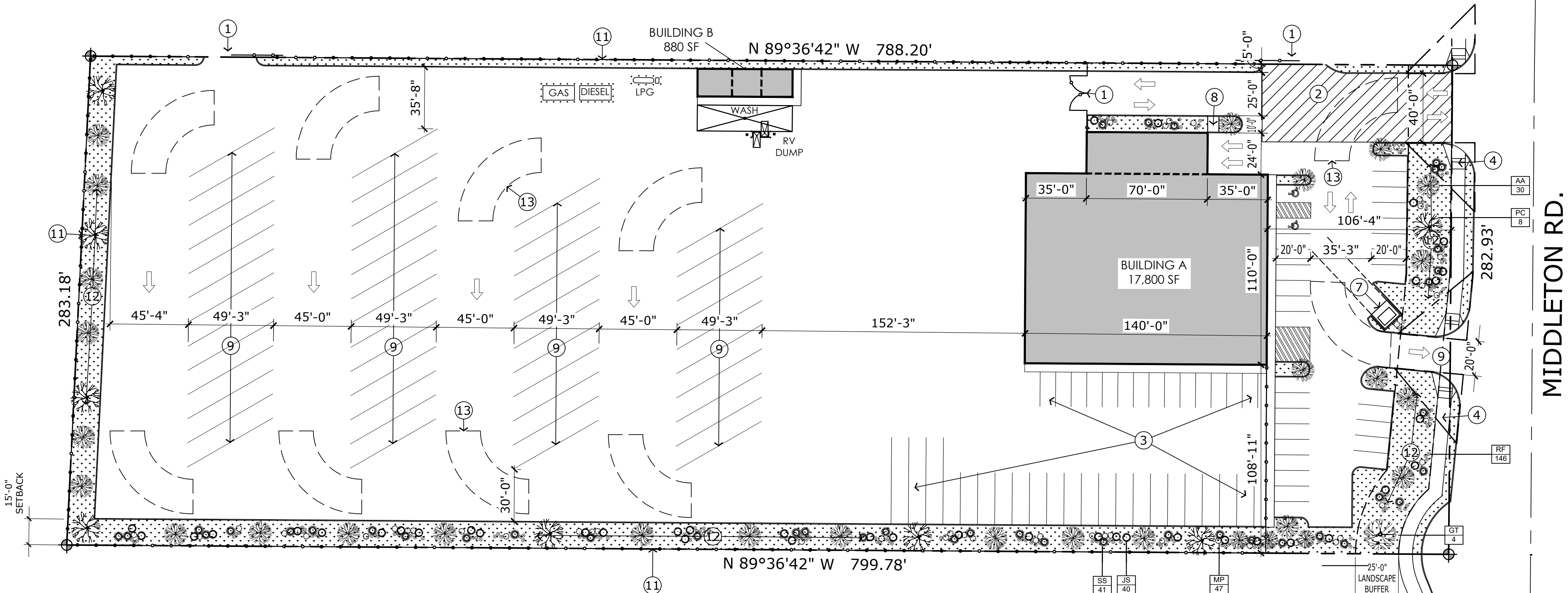
PARKING RECAP

REQ:
16 Standard Parking Spaces Required
0.8 Bicycle Parking Spaces

PROVIDED:
17 Standard + 1 ADA Space
1 Bicycle Parking Space

KEYNOTES

- ACCESS GATE.
- HATCH INDICATES CROSS ACCESS TO PARCEL TO THE NORTH.
- VEHICLE PRE/POST REPAIR STAGING AREA.
- NEW 8' SIDEWALK.
- ACCESS GATE.
- EXISTING KEYLOCK ENTRY.
- TRASH ENCLOSURE.
- BIKE PARKING
- PROPOSED TRUCK SERVICE BAY EXIT. RIGHT HAND EXIT ONLY.
- PROPOSED COVERED RV STORAGE.
- PROPOSED SECURITY FENCE.
- PROPOSED LANDSCAPE BUFFER.
- LINE INDICATES 28' INSIDE FIRE TURN RADIUS.



PROPOSED LANDSCAPING PLAN

SCALE: 1" = 40'-0"

HATCH DESIGN
ARCHITECTURE
200 W. 36th ST.
BOISE, IDAHO 83714
OFFICE: (208) 475-3204
FAX: (208) 475-2605
COPYRIGHT 2025
ALL RIGHTS RESERVED
ARCHITECTURE

THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR
REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN
CONSENT OF HATCH DESIGN ARCHITECTURE.
THE USE OF THE PLANS SHALL BE RESTRICTED TO THE
ORIGINAL SITE FOR WHICH THEY WERE PREPARED.
INCLUDING THOSE IN ELECTRONIC FORM. PREPARED BY
HATCH DESIGN ARCHITECTURE. NO PART OF THESE
INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT
TO THIS PROJECT SHALL BE LOANED, REPRODUCED, COPIED,
OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE
AND/OR CONSULTANTS SHALL BE DEEMED THE AUTHORS AND
OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

NEW CONSTRUCTION FOR:
RAY'S RV
0 MIDDLETON RD., CALDWELL, ID 83687

DATE	DESCRIPTION	COMMENTS

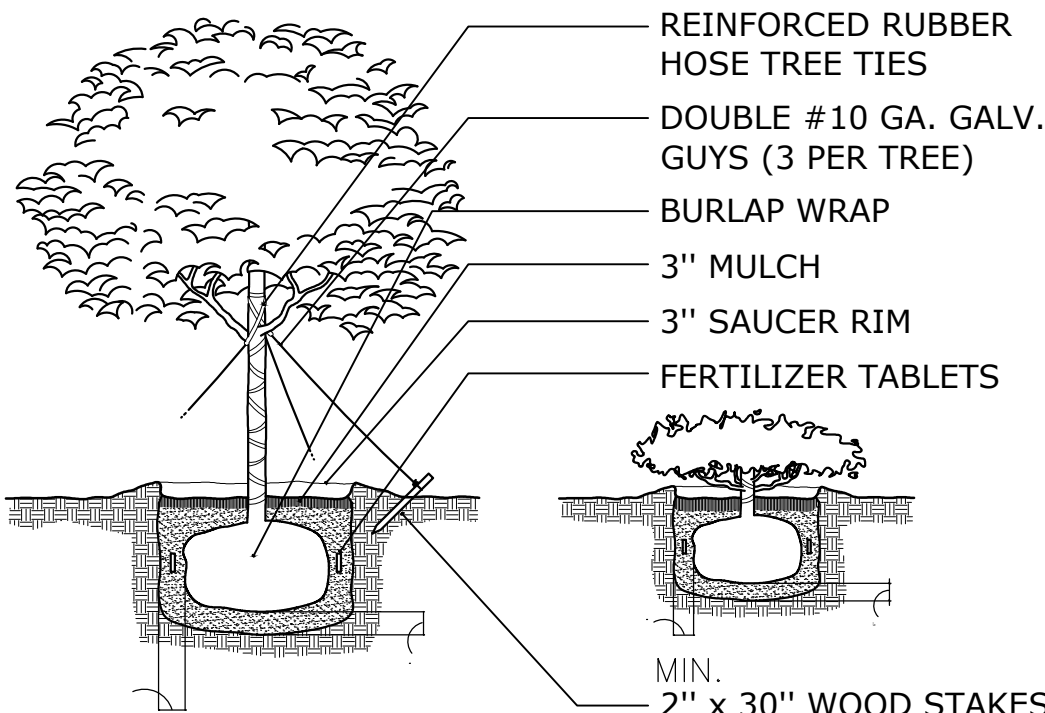
DATE: APRIL 2025
DRAWN BY: ST, KR
CHECKED BY: JLN
JOB NUMBER: MKT25

SHEET TITLE
LANDSCAPE
PLAN

SHEET NUMBER

L-1.0

SHEET ***



1 MIN. TREE AND SHRUB PLANTING DETAIL

SCALE : NTS

PLANTING GENERAL NOTES

- CONTRACTOR SHALL LOCATE AND IDENTIFY UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ROCK MULCH. INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- PROPOSED IRRIGATION WILL COME FROM EXISTING PRIVATE SYSTEM.

LANDSCAPING GENERAL NOTES

- ALL PLANT MATERIALS SHALL BE WATERED BY THE EXISTING SITE IRRIGATION SYSTEM.
- COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS AND PARKING AREAS.
- STORM WATER RETENTION: ALL STORM WATER WILL BE RETAINED ON SITE AND STORED IN SEAPITCH BEDS LOCATED IN THE PARKING LOT

LANDSCAPE SCHEDULE

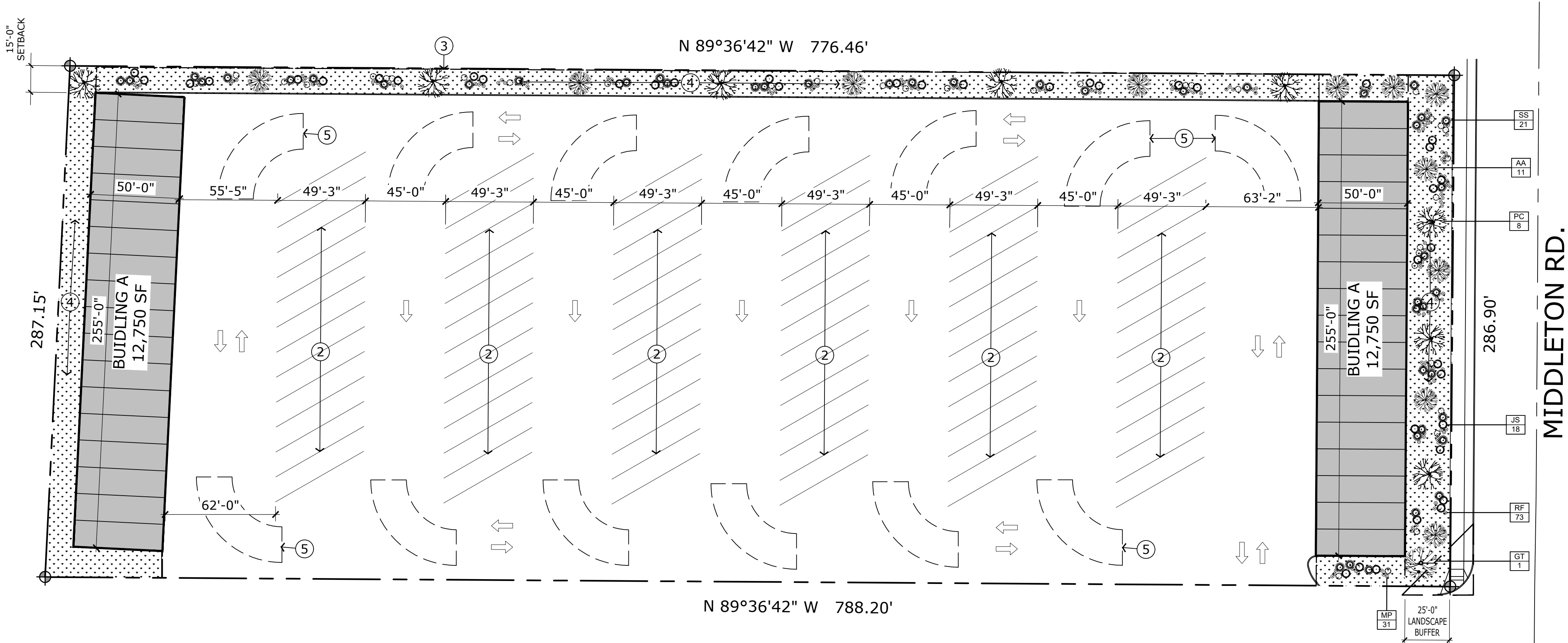
DECIDUOUS TREES	SYMBOL	BOTANICAL NAME	SIZE	MATURE SIZE H&W	CLASS	QTY
	AA	ACER x FREEMANII 'ARMSTRONG' (FREEMAN MAPLE)	2" CAL. B&B	50' x 10'	CLASS II	11
	GT	GLEDITSIA TRIACANTHOS INEMIS 'SKYCOLE' SKYLINE HONEYLOCUST	2" CAL. B&B	40' x 35'	CLASS II	1
	PC	PRUNUS CERASIFERA 'THUNDERCLOUD' (THUNDERCLOUD PLUM)	2" CAL. B&B	20' x 20'	CLASS I	8
SHRUBS/ PERENNIALS/ ORNAMENTAL GRASSES		BOTANICAL NAME	SIZE	MATURE SIZE H&W		QTY
	JS	JUNIPERUS SQUAMATA 'BLUE STAR' (BLUE STAR JUNIPER)	#2	2' x 4'		41
	MP	MISCANTHUS 'PURPURASCENS' (FLAME GRASS)	#2	5' x 3'		133
	RF	RUDBECKIA FULGIDA VAR. SULLIVANTI 'GOLDSTRUM' (GOLDSTRUM BLACK-EYED SUSAN)	#1	2' x 18"		38
	SS	SALVIA x SYLVESTRIS 'MAY NIGHT' (MAY NIGHT SALVIA)	#1	18" x 18"		45
GROUND COVERS		BOTANICAL NAME	SIZE	MATURE SIZE H&W		QTY
		SOD GRASS				24,130 S.F.

PARKING RECAP

GEN. NOTE:
Short term parking will be provided and in drive aisles

KEYNOTES

- NEW 8' SIDEWALK.
- PROPOSED COVERED RV STORAGE.
- PROPOSED SECURITY FENCE.
- PROPOSED LANDSCAPE BUFFER.
- LINE INDICATES 28' INSIDE FIRE TURN RADIUS.



PROPOSED LANDSCAPING PLAN

SCALE: 1" = 40'-0"

HATCH DESIGN
ARCHITECTURE
200 W. 36th ST.
BOISE, IDAHO 83714
OFFICE: (208) 475-3204
FAX: (208) 475-2605
COPYRIGHT 2025
ALL RIGHTS RESERVED
ARCHITECTURE

THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR
REPRODUCED IN ANY MANNER WITHOUT WRITTEN
CONSENT OF HATCH DESIGN ARCHITECTURE.
THE USE OF THE PLANS SHALL BE RESTRICTED TO THE
ORIGINAL SITE FOR WHICH THEY WERE PREPARED.
INCLUDING THOSE IN ELECTRONIC FORM. PREPARED BY
HATCH DESIGN ARCHITECTURE. NO PART OF THESE
INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT
TO THIS PROJECT. ANY REUSE OF THESE INSTRUMENTS
WITHOUT THE WRITTEN CONSENT OF HATCH DESIGN
ARCHITECTURE SHALL BE AT THE USER'S RISK AND
WITHOUT ANY LIABILITY TO HATCH DESIGN ARCHITECTURE.
OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

NEW CONSTRUCTION FOR:
RAY'S RV

0 MIDDLETON RD., CALDWELL, ID 83687

DATE	DESCRIPTION	COMMENTS

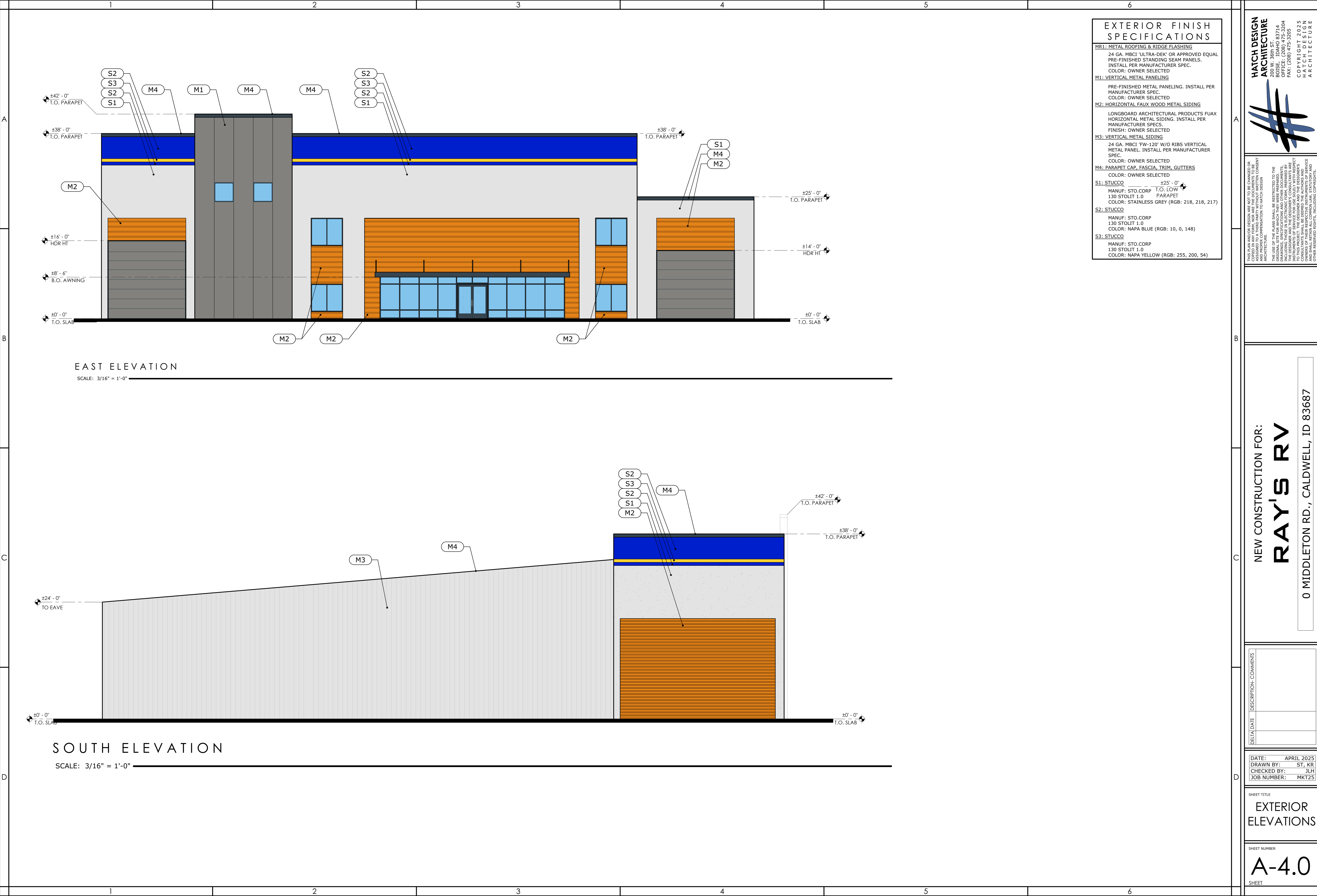
DATE: APRIL 2025
DRAWN BY: ST, KR
CHECKED BY: JLN
JOB NUMBER: MKT25

SHEET TITLE
LANDSCAPE
PLAN

SHEET NUMBER

L-1.1

SHEET *--*



EXTERIOR FINISH SPECIFICATIONS

MR1: METAL ROOFING & RIDGE FLASHING

24 GA. MBCI 'ULTRA-DEK' OR APPROVED EQUAL PRE-FINISHED STANDING SEAM PANELS. INSTALL PER MANUFACTURER SPEC. COLOR: OWNER SELECTED

M1: VERTICAL METAL PANELING

PRE-FINISHED METAL PANELING. INSTALL PER MANUFACTURER SPEC. COLOR: OWNER SELECTED

M2: HORIZONTAL FAUX WOOD METAL SIDING

LONGBOARD ARCHITECTURAL PRODUCTS' FUAX HORIZONTAL METAL SIDING. INSTALL PER MANUFACTURER SPECS. FINISH: OWNER SELECTED

M3: VERTICAL METAL SIDING

24 GA. MBCI 'FW-120' W/O RIBS VERTICAL METAL PANEL. INSTALL PER MANUFACTURER SPEC. COLOR: OWNER SELECTED

M4: PARAPET CAP, FASCIA, TRIM, GUTTERS

COLOR: OWNER SELECTED

S1: STUCCO

MANUF: STO.CORP 130 STOLIT 1.0 COLOR: NAPA BLUE (RGB: 10, 0, 148)

S2: STUCCO

MANUF: STO.CORP 130 STOLIT 1.0 COLOR: NAPA YELLOW (RGB: 255, 200, 54)

S3: STUCCO

MANUF: STO.CORP 130 STOLIT 1.0 COLOR: NAPA YELLOW (RGB: 255, 200, 54)

HATCH DESIGN ARCHITECTURE

200 W. 36th ST.
BOISE, IDAHO 83714
OFFICE: (208) 475-3204
FAX: (208) 475-3205

COPYRIGHT 2025
HATCH DESIGN ARCHITECTURE

THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF HATCH DESIGN ARCHITECTURE. THE USER OF THIS PLAN SHALL BE RESTRICTED TO THE ORIGINAL SITE OR WHICH THEY WERE PREPARED. NO PART OF THIS DESIGN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HATCH DESIGN ARCHITECTURE. TO THIS PROJECT, THE DESIGNER AND THE DESIGNER'S OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

NEW CONSTRUCTION FOR:
RAY'S RV
0 MIDDLETON RD., CALDWELL, ID 83687

DATE	DESCRIPTION/COMMENTS

DATE: APRIL 2025

DRAWN BY: ST, KR

CHECKED BY: JH

JOB NUMBER: MKT25

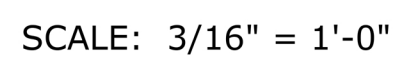
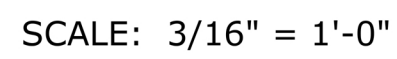
SHEET TITLE

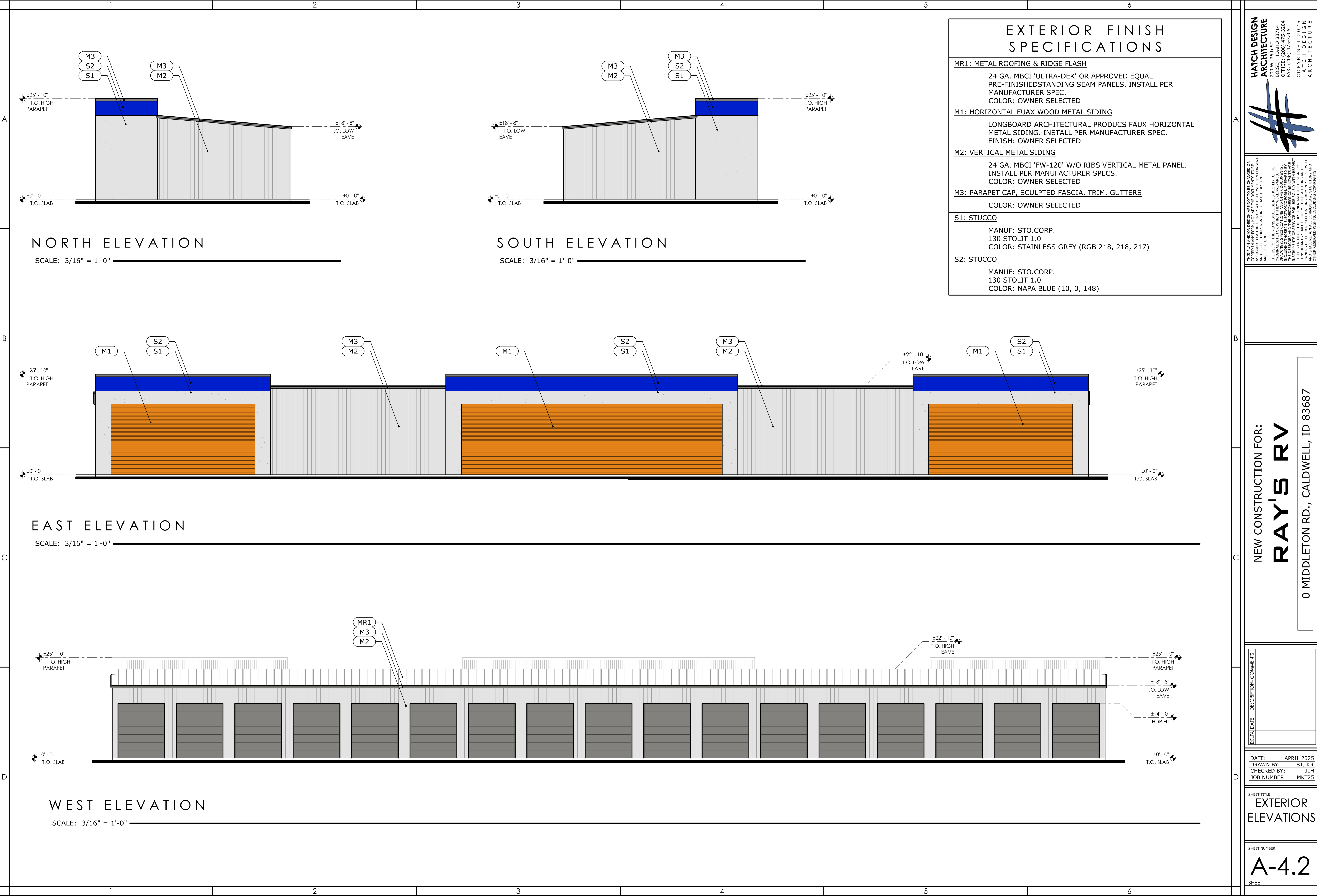
EXTERIOR ELEVATIONS

SHEET NUMBER

A-4.0

SHEET

SHEET



HATCH DESIGN ARCHITECTURE

200 W. 36th ST.
BOISE, IDAHO 83714
OFFICE: (208) 475-3204
FAX: (208) 475-3205

COPYRIGHT 2025
HATCH DESIGN ARCHITECTURE

THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF HATCH DESIGN ARCHITECTURE.

THE USE OF THE PLANS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. INCLUDING THOSE IN ELECTRONIC FORM. PREPARED BY INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE DESIGNER AND THE DESIGNER'S OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

NEW CONSTRUCTION FOR:

RAY'S RV

0 MIDDLETON RD., CALDWELL, ID 83687

DATE	DESCRIPTION/COMMENTS

DATE: APRIL 2025
DRAWN BY: ST, KR
CHECKED BY: JLH
JOB NUMBER: MKT25

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-4.2

SHEET



Properties to the North



Subject Property



Property to the East



Property to the South

S
i
t
e

P
h
o
t
o
s



**HATCH
DESIGN
ARCHITECTURE**
200 w. 36th st., boise, idaho 83714
• phone 208.475.3204 • fax 208.475.3205
• email info@hatchda.com•

RAY'S RV

SITE PHOTOS



NORTH LOOKING VIEW



SOUTH LOOKING VIEW



EAST LOOKING VIEW



SUBJECT PROPERTY



Client: Venus Development LLC.
Date: February 9, 2025
Job No.: 13021



PARCEL A PROPERTY DESCRIPTION

A parcel of land as shown as Parcel A on that certain Record of Survey recorded as Instrument Number 2025-005054 in the Office of the Canyon County Recorders, located in a portion of Government Lot 1 of Section 6, Township 3 North, Range 2 West, Boise Meridian, the City of Caldwell, Canyon County Idaho, more particularly described as follows:

COMMENCING at a found 5/8-inch diameter iron pin with an Illegible Cap marking the Southeast corner of said Government Lot 1, (N1/16 corner common to Section 5 and 6), said corner bears S 00°27'01" W a distance of 1315.19 feet from a found Aluminum Cap Stamped "PLS 7880" Marking the Northeast corner of said Government Lot 1 (Section corner common to Sections 31 and 32 of Township 4 North, Range 2 West and Sections 5 and 6 of Township 3 North, Range 2 West Boise Meridian);

Thence, along the South line of said Government Lot 1, N 89°36'42" W, a distance of 48.00 feet to a set 1/2-inch diameter iron pin stamped "PLS 7732" marking a point on the Westerly right of way of Middleton Road;

Thence, along said Westerly right of way line of Middleton Road N 00°27'01" E a distance of 569.83 feet to a set 1/2-inch diameter iron pin stamped "PLS 7732" being the **POINT OF BEGINNING**;

Thence, leaving said Westerly right of way line of Middleton Road, N 89°36'42" W, a distance of 383.35 feet to a set 1/2-inch diameter iron pin stamped "PLS 7732";

Thence, N 00°23'25" E, a distance of 289.33 feet to a set 1/2-inch diameter iron pin stamped "PLS 7732";

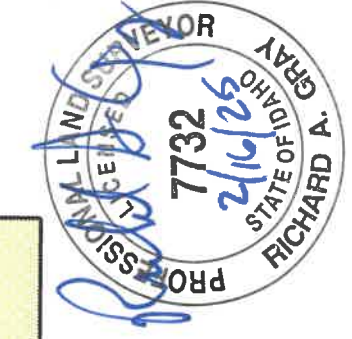
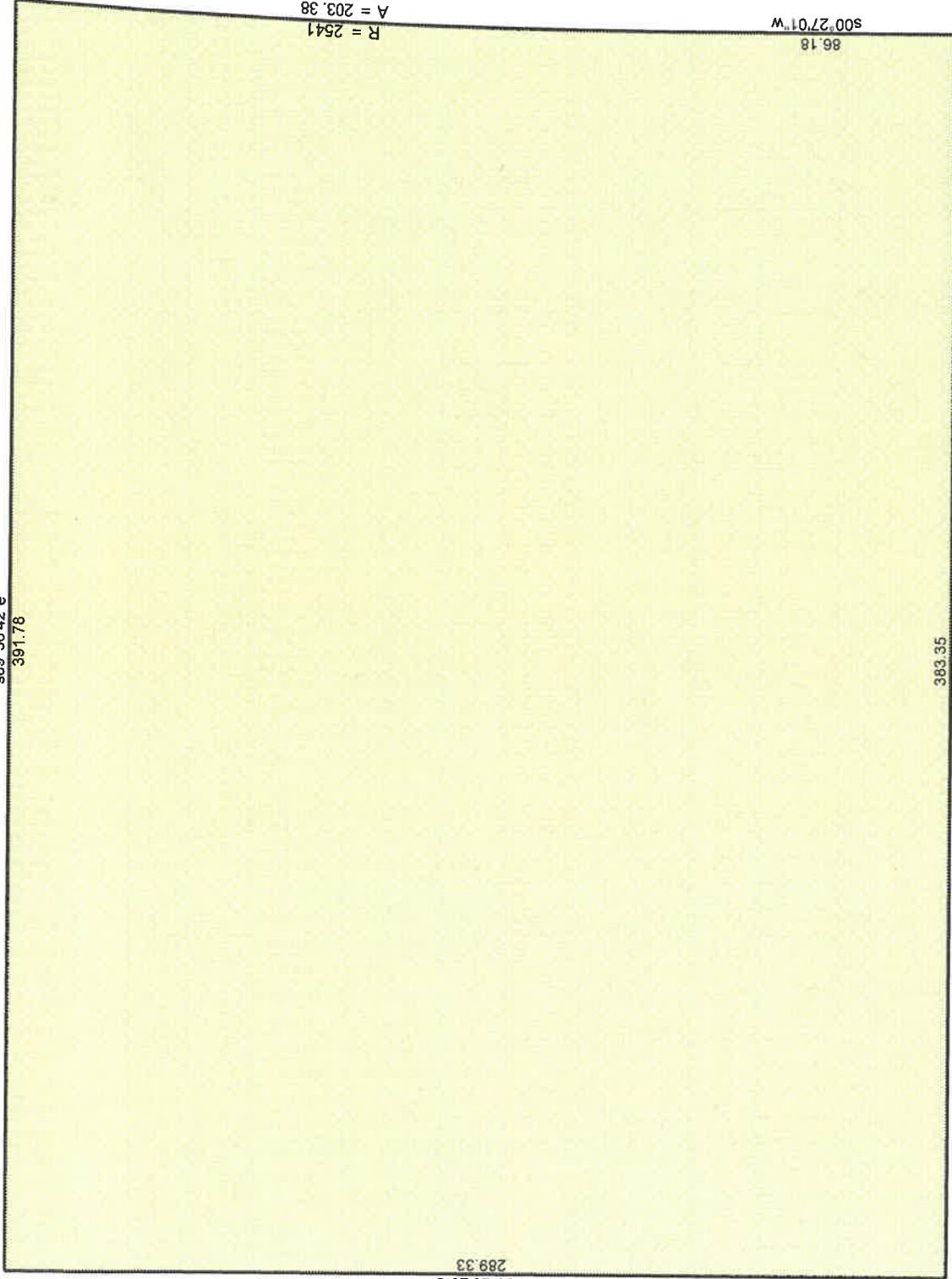
Thence, S 89°36'42" E, a distance of 391.78 feet to a set 1/2-inch diameter iron pin stamped "PLS 7732" marking a point on the Westerly right of way of Middleton Road and being the beginning of a non-tangent curve to the left;

Thence, along said curve to the left and the Westerly right of way line of Middleton Road, with a radius of 2,541.00 feet, and a central angle of 04°35'09" an arc length of 203.38 feet with a chord bearing of S 02°44'35" W, and a chord distance of 203.32 feet to a set 1/2-inch diameter iron pin stamped "PLS 7732";

Thence tangent to said curve and continuing along said right of way, S 00°27'01" W, a distance of 86.18 feet to the **POINT OF BEGINNING**.

This parcel contains 111,508 square feet or 2.56 acres, more or less.

s89°36'42"e
391.78



13021 - Parcel A		2/9/2025
Scale: 1 inch= 50 feet	File: 13021 Parcel A.ndp	
Tract 1: 2.5599 Acres (111508 Sq. Feet), Closure: n88.1345e 0.01 ft. (1/191661), Perimeter=1354 ft.		
01 n89.3642w 383.35		
02 n00.2325e 289.33		
03 s89.3642e 391.78		
04 Lt, r=2541.00, delta=004.3509, arc=203.38, chord=s02.4435w 203.32		
05 s00.2701w 86.18		



Client: Venus Development LLC.
Date: February 9, 2025
Job No.: 13021



PARCEL B PROPERTY DESCRIPTION

A parcel of land as shown as Parcel B on that certain Record of Survey recorded as Instrument Number 2025-005054 in the Office of the Canyon County Recorders, located in a portion of Government Lot 1 of Section 6, Township 3 North, Range 2 West, Boise Meridian, the City of Caldwell, Canyon County Idaho, more particularly described as follows:

COMMENCING at a found 5/8-inch diameter iron pin with an Illegible Cap marking the Southeast corner of said Government Lot 1, (N1/16 corner common to Section 5 and 6), said corner bears S 00°27'01" W a distance of 1315.19 feet from a found Aluminum Cap Stamped "PLS 7880" Marking the Northeast corner of said Government Lot 1 (Section corner common to Sections 31 and 32 of Township 4 North, Range 2 West and Sections 5 and 6 of Township 3 North, Range 2 West Boise Meridian);

Thence, along the South line of said Government Lot 1, N 89°36'42" W, a distance of 48.00 feet to a set 1/2-inch diameter iron pin stamped "PLS 7732" marking a point on the Westerly right of way of Middleton Road;

Thence, along said Westerly right of way line of Middleton Road N 00°27'01" E a distance of 569.83 feet to a set 1/2-inch diameter iron pin stamped "PLS 7732";

Thence, leaving said Westerly right of way line of Middleton Road, N 89°36'42" W, a distance of 383.35 feet to a set 1/2-inch diameter iron pin stamped "PLS 7732" being the **POINT OF BEGINNING**;

Thence continuing, N 89°36'42" W, a distance of 393.11 feet the centerline of a waste ditch, from which a set 1/2-inch diameter iron pin Witness Corner stamped "PLS 7732" bears S 89°36'42" E, a distance of 3.00 feet;

Thence along said centerline, N 02°47'38" E, a distance of 31.88 feet, from which a set 1/2-inch diameter iron pin Reference Monument stamped "PLS 7732" bears S 87°12'22" E, a distance of 3.00 feet and is marking a point on a tangent curve to the left;

Thence continuing along said centerline and along said curve to the left, with a radius of 4,500.00 feet, and a central angle of 03°16'44" an arc length of 257.52 feet with a chord bearing of N 00°23'03" E, and a chord distance of 257.48 feet, from which a set 1/2-inch diameter iron pin Witness Corner stamped "PLS 7732" bears S 89°36'42" E, a distance of 3.00 feet;

Thence leaving said centerline, S 89°36'42" E, a distance of 391.80 feet to a set 1/2-inch diameter iron pin stamped "PLS 7732";

Thence, S 00°23'25" W, a distance of 289.33 feet to the **POINT OF BEGINNING**.

This parcel contains 113,060 square feet or 2.60 acres, more or less.



s89°36'42"e
391.8

A = 257.52
R = 4500

n02°47'38"e
31.88

393.11
n89°36'42"w

289.33
s00°23'25"w

13021 - Parcel B

Scale: 1 inch= 51 feet

File: 13021 Parcel B.ndp

2/9/2025

Tract 1: 2.5956 Acres (113062 Sq. Feet), Closure: s02.1307e 0.01 ft. (1/134896), Perimeter=1364 ft.

01 n89.3642w 393.11

02 n02.4738e 31.88

03 Lt, r=4500.00, delta=003.1644, arc=257.52, chord=n00.2303e 257.49

04 s89.3642e 391.8

05 s00.2325w 289.33





Client: Venus Development LLC.
Date: February 9, 2025
Job No.: 13021

PARCEL C PROPERTY DESCRIPTION

A parcel of land as shown as Parcel C on that certain Record of Survey recorded as Instrument Number 2025-005054 in the Office of the Canyon County Recorders, located in a portion of Government Lot 1 of Section 6, Township 3 North, Range 2 West, Boise Meridian, the City of Caldwell, Canyon County Idaho, more particularly described as follows:

COMMENCING at a found 5/8-inch diameter iron pin with an Illegible Cap marking the Southeast corner of said Government Lot 1, (N1/16 corner common to Section 5 and 6), said corner bears S 00°27'01" W a distance of 1315.19 feet from a found Aluminum Cap Stamped "PLS 7880" Marking the Northeast corner of said Government Lot 1 (Section corner common to Sections 31 and 32 of Township 4 North, Range 2 West and Sections 5 and 6 of Township 3 North, Range 2 West Boise Meridian);

Thence, along the South line of said Government Lot 1, N 89°36'42" W, a distance of 48.00 feet to a set 1/2-inch diameter iron pin stamped "PLS 7732" marking a point on the Westerly right of way of Middleton Road;

Thence, along said Westerly right of way line of Middleton Road N 00°27'01" E a distance of 282.93 feet to a set 1/2-inch diameter iron pin stamped "PLS 7732" being the **POINT OF BEGINNING**;

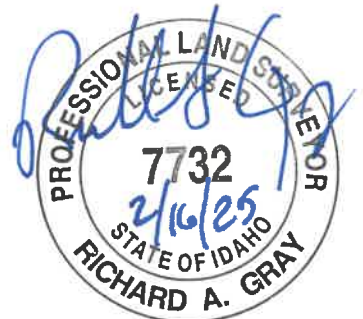
Thence, leaving said Westerly right of way line of Middleton Road N 89°36'42" W, a distance of 788.20 feet to the centerline of a waste ditch, from which a set 1/2-inch diameter iron pin Witness Corner stamped "PLS 7732" bears S 89°36'42" E, a distance of 3.00 feet;

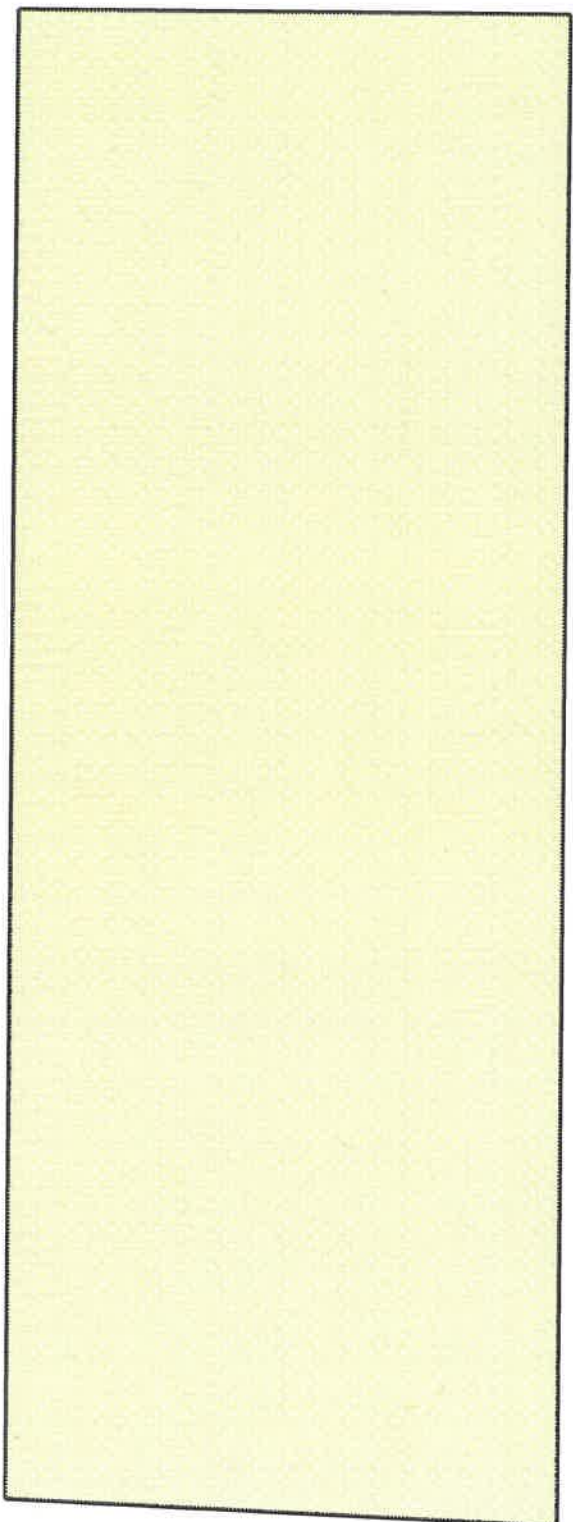
Thence along said centerline, N 02°47'38" E, a distance of 287.15 feet, from which a set 1/2-inch diameter iron pin Witness Corner stamped "PLS 7732" bears S 89°36'42" E, a distance of 3.00 feet;

Thence leaving said centerline, S 89°36'42" E, a distance of 776.46 feet to a set 1/2-inch diameter iron pin stamped "PLS 7732" marking a point on the Westerly right of way line of Middleton Road;

Thence, along said Westerly right of way line of Middleton Road, S 00°27'01" W, a distance of 286.90 feet to the **POINT OF BEGINNING**.

This parcel contains 224,451 square feet or 5.15 acres, more or less.





13021 - Parcel C		2/9/2025
Scale: 1 inch= 100 feet	File: 13021 Parcel C.ndp	
Tract 1: 5.1526 Acres (224449 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/586654), Perimeter=2139 ft.		
01 n89.3642w 788.2		
02 n02.4738e 287.15		
03 s89.3642e 776.46		
04 s00.2701w 286.9		



Client: Venus Development LLC.
Date: February 9, 2025
Job No.: 13021

PARCEL D PROPERTY DESCRIPTION

A parcel of land as shown as Parcel D on that certain Record of Survey recorded as Instrument Number 2025-005054 in the Office of the Canyon County Recorders, located in a portion of Government Lot 1 of Section 6, Township 3 North, Range 2 West, Boise Meridian, the City of Caldwell, Canyon County Idaho, more particularly described as follows:

COMMENCING at a found 5/8-inch diameter iron pin with an Illegible Cap marking the Southeast corner of said Government Lot 1, (N1/16 corner common to Section 5 and 6), said corner bears, S 00°27'01" W a distance of 1315.19 feet from a found Aluminum Cap stamped "PLS 7880" Marking the Northeast corner of said Government Lot 1 (Section corner common to Sections 31 and 32 of Township 4 North, Range 2 West, and Sections 5 and 6 of Township 3 North, Range 2 West Boise Meridian);

Thence, along the South line of said Government Lot 1, N 89°36'42" W, a distance of 48.00 feet to a set 1/2-inch diameter iron pin stamped "PLS 7732" marking a point on the Westerly right of way of Middleton Road and also being the **POINT OF BEGINNING**;

Thence, continuing along the South line of said Government Lot 1, N 89°36'42" W, a distance of 799.78 feet to a found 1/2-inch diameter iron pin with an Illegible Cap marking a point on the Centerline of a Waste Ditch;

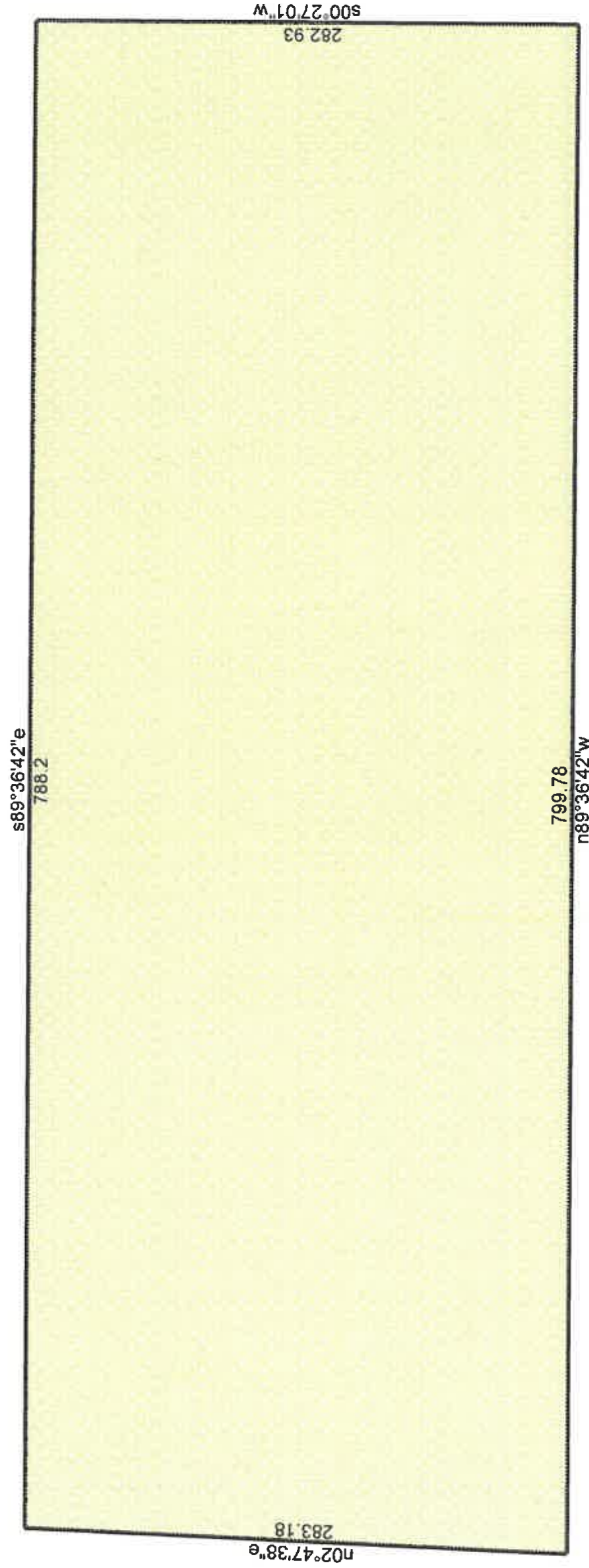
Thence, leaving the South line of said Government Lot 1 and along the centerline of said Waste Ditch, N 02°47'38" E, a distance of 283.18 feet, from which a set 1/2-inch diameter iron pin Witness Corner stamped "PLS 7732" bears S 89°36'42" E, a distance of 3.00 feet;

Thence, leaving the Centerline of said Waste Ditch, S 89°36'42" E, a distance of 788.20 feet to a set 1/2-inch diameter iron pin stamped "PLS 7732" marking a point on the Westerly right of way of said Middleton Road;

Thence, along the Westerly right of way of said Middleton Road, S 00°27'01" W, a distance of 282.93 feet to the **POINT OF BEGINNING**.

This parcel contains 224,642 square feet or 5.16 acres, more or less.





13021 - Parcel D		2/9/2025
Scale: 1 inch= 100 feet	File: 13021 Parcel D.ndp	
Tract 1: 5.1571 Acres (224644 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2154 ft.		
01 n89.3642w 799.78		
02 n02.4738e 283.18		
03 s89.3642e 788.2		
04 s00.2701w 282.93		



Client: Venus Development LLC.
Date: February 9, 2025
Job No.: 13021
RE: For the Benefit of Parcel B

PROPERTY DESCRIPTION 30' WIDE CROSS ACCESS EASEMENT

The following describes a thirty-foot-wide Cross Access Easement as shown on that certain Record of Survey recorded as Instrument Number 2025-005054 in the Office of the Canyon County Recorders, located in a portion of Government Lot 1 of Section 6, Township 3 North, Range 2 West, Boise Meridian, the City of Caldwell, Canyon County Idaho, more particularly described as follows:

COMMENCING at a found 5/8-inch diameter iron pin with an Illegible Cap marking the Southeast corner of said Government Lot 1, (N1/16 corner common to Section 5 and 6), said corner bears S 00°27'01" W a distance of 1315.19 feet from a found Aluminum Cap Stamped "PLS 7880" Marking the Northeast corner of said Government Lot 1 (Section corner common to Sections 31 and 32 of Township 4 North, Range 2 West and Sections 5 and 6 of Township 3 North, Range 2 West Boise Meridian);

Thence, along the East line of Government Lot 1, N 00°27'01" E, a distance of 859.16 feet;

Thence, leaving said East line of Government Lot 1, N 89°36'42" W, a distance of 39.87 feet to a set 1/2-inch diameter iron pin stamped "PLS 7732" marking a point on the Westerly right of way of Middleton Road and being the **POINT OF BEGINNING**. Said point also being the beginning of a non-tangent curve to the left;

Thence, along said curve to the left and the Westerly right of way line of Middleton Road with a radius of 2,541.00 feet, and a central angle of 0°40'42" an arc length of 30.09 feet with a chord bearing of S 04°41'49" W, and a chord distance of 30.09 feet;

Thence, N 89°36'42" W, a distance of 389.53 feet;

Thence, N 00°23'25" E, a distance of 30.00 feet to a set 1/2-inch diameter iron pin stamped "PLS 7732" ;

Thence, S 89°36'42" E, a distance of 391.78 feet to the **POINT OF BEGINNING**.

This parcel contains 11,718 square feet or 0.27 acres, more or less.





n00°23'25"e 30
s89°36'42"e 391.78
389.53
n89°36'42"w

A = 30.09
R = 2541



13021 - Cross Access Easement		2/9/2025
Scale: 1 inch= 40 feet	File: 13021 Cross Access Easement.ndp	
Tract 1: 0.2690 Acres (11718 Sq. Feet), Closure: s77.4233e 0.01 ft. (1/90630), Perimeter=841 ft.		
01 Lt, r=2541.00, delta=000.4042, arc=30.09, chord=s04.4149w 30.08		
02 n89.3642w 389.53		
03 n00.2325e 30		
04 s89.3642e 391.78		

Property Owner Acknowledgement

I, Greg Ferney, the record owner for real property addressed as 0 Middleton Rd., Caldwell, ID 83605, Parcel# R3088101100, am aware of, in agreement with, and give my permission to Jeff Hatch- Hatch Design Architecture, to submit the accompanying application(s) pertaining to 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 14 day of April, 2023

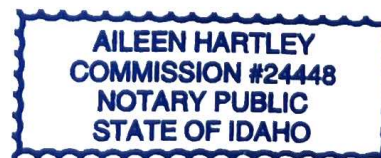
[Signature]
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Aileen Hartley, a Notary Public, do hereby certify that on this 14th day of April, 2023, personally appeared before me Greg Ferney, 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 she signed the foregoing document, and that the statements therein contained are true.

[Signature]
NOTARY PUBLIC FOR IDAHO
Residing at Caldwell, ID
My Commission Expires 11/22/2025



PERSONAL REPRESENTATIVE'S DEED

THIS DEED is made and executed by **Sandra Taggart, Personal Representative of the Estate of Calvin H Sparks, deceased Case No. CV-2016-7962** hereinafter referred to as the "Grantor," to **Venus Development LLC, an Idaho Limited Liability Company**, hereinafter referred to as the "Grantee," whose address is 4549 N Mackenzie Lane, Boise, ID 83703.

WHEREAS, Grantor is the qualified personal representative of said estate, filed as Probate Case Number CV-2016-7962, in Canyon County, Idaho.

NOW, THEREFORE, in accordance with the provisions of Uniform Probate Code as set forth in Title 15 of the Idaho Code, Grantor hereby grants, sells, transfers, and conveys to Grantee all of the Grantor's right, title and interest in that certain real property located in Canyon County, Idaho, and more particularly described as follows:

For APN/Parcel ID(s): 30881011 0

The South 859.16 feet of the following described parcel:

A portion of Government Lot 1, Section 6, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Northeast corner of said Section 6; thence South 0°07'00" East along the East boundary of said Government Lot 1, a distance of 1315.27 feet to the Southeast corner thereof; thence South 89°49'11" West along the said South boundary of said Government Lot 1 a distance of 847.78 feet to a point on the centerline of a 3 foot wide waste ditch; thence meandering along said centerline as follows:
North 2°13'31" East, a distance of 602.21 feet; thence Northwesterly a distance of 378.54 feet along the arc of a curve to the left, having a radius of 4500.00 feet, a central angle of 4°49'11" and a long chord which bears North 0°11'04" West a distance of 378.43 feet; thence North 2°35'40" West a distance of 144.84 feet; thence leaving said centerline and running North 89°55'35" East parallel with the North boundary of said Section 6, a distance of 524.17 feet; thence North 0°07'00" West parallel with the said East boundary a distance of 192.00 feet to a point on the said North boundary; thence North 89°55'35" East along said North boundary, a distance of 305.71 feet to the POINT OF BEGINNING.

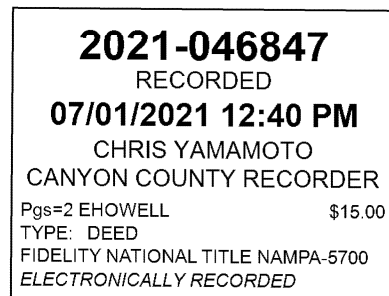
SUBJECT, HOWEVER, to taxes and assessments, easements, rights-of-way, encumbrances, restrictions and reservations.

This conveyance shall include any and all appurtenances, tenements, hereditaments, revisions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

DATED this 28th day of June, 2021

Sandra Taggart, Personal Representative of the Estate of Calvin H Sparks, deceased Case No. CV-2016-7962

By: Sandra Taggart
Sandra Taggart, Personal Representative



State of Idaho)
County of Carney) ss:

On this 28 day of ~~March~~ June 2021, before me, a notary public, personally appeared Sandra Taggart known to me to be the person whose name is subscribed to the within instrument as Estate of Calvin H Sparks, deceased, and acknowledged to me that he executed the same as such Personal Representative.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal the day, month and year first above written.

Notary Public for Idaho
My Commission Expires: _____

