



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

MASTER LAND USE APPLICATION

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: 05/01/2025

Printed Name: _____

Jeff Likes



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:

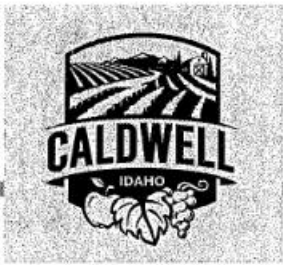
- Log in or create an account in Citizenserve ([Citizenserve Users Guide](#))
- Select your permit and/or application type and enter in all required information.

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.



CITY OF
Caldwell, Idaho

Planning & Zoning

DESIGN REVIEW

Project Name: 5617 Cleveland Blvd. Flex Building	File #:
Applicant/Agent: Jeff Likes	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
	Completed and signed Hearing Review Application	
X	Narrative fully describing the request, including the following: <ul style="list-style-type: none">➤ List all changes and/or improvements being considered➤ List any variations from code being requested, include reasoning for variations➤ Any other pertinent information to the request	
X	Vicinity map, showing the location of the subject property	
X	Building Elevations showing front, sides, and rear of building. Include scale, legend, materials, colors, screening materials, lighting, entryways, and awnings	
X	Design Review Checklist	
X	All of the above items shall be submitted in 8 1/2 x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	
	Fee	

PLACE A CHECK NEXT TO ALL STATEMENTS THAT APPLY TO THE SUBJECT PROPERTY:

- ☐ Located within the City Center Corridor
- ☐ Located within the City Center Indian Creek Corridor
- ☐ Located within a designated local Historic District
- ☒ Other: In none of the above mentioned areas

STAFF USE ONLY:

Date Application Received: _____

Received by: _____

Proposed Hearing Date: _____

Hearing Body: _____

Design Review Checklist for Case No. _____

Y E S	N O	N/ A	Dimensional Standards
X			1. Have all easements been kept clear of any permanent buildings, structures or encroachments?
	X		2. For new construction, is at least 30% of the front building elevation five feet or less from the front property line?
X			3. If at least 30% of the front building elevation is more than five feet from the front property line, has publicly accessible and useable space been provided in its place, along with building entry through that space?
			4. Do encroachments (overhangs, bay windows, porches, canopies, balconies, etc.) extend no more than four (4) feet into a setback, easement or right-of-way and provided they are 14.5 feet above a sidewalk or alley?
X			5. For new construction, is the maximum building height either 3 stories or 45 feet?
		X	6. For new construction in the Indian Creek corridor, there is no building height requirement.
		X	7. For new residential construction, there is no building height limitation.
Y E S	N O	N/ A	Standards for Materials, Colors, Wall Openings, and Projecting Elements
		X	8. Are the primary building façade materials brick or stucco?
		X	9. Are the secondary trim materials (no more than 20% of the building facade) painted brick, stained and sealed wood, metal panel, terra cotta cladding or tile?
		X	10. Do the building colors match the color palette listed in the GGLO Plaza Design Handbook?
	X		11. Are any of the following <u>prohibited</u> finishes being used: finishes that reflect light; finishes that glare; finishes that are bright, heavily saturated; reflective shades of primary colors?
	X		12. Are the following the following <u>prohibited</u> materials being used anywhere on the site, buildings or structures? <ul style="list-style-type: none"> - chainlink fence - crushed colored rock - crushed tumbled glass
	X		13. If two or more wall materials are combined on one façade is the lighter material above those more substantial (e.g. stucco above masonry)?
	X		14. Is the window glazing reflective (mirrored)?
X			15. Do window openings have either vertical proportions or are they square?
		X	16. If window shutters are being used, have they been sized to match their openings?
X			17. Are windows recessed no less than 2" from the building façade?
X			18. Are any building elements that project from the building wall by more than 16" visibly supported by brackets, posts, or beams sized at a minimum 6" in nominal width or diameter?
		X	19. If bay windows are used, are they made of materials identical to or compatible with the building's wall finish and windows?
		X	20. If bay windows are used, are they no wider than 8' and is their height equal to or greater than their width?

		X	21. If bay windows are used, are they at least 3' from a building corner or other bay window?
			22. If bay windows are used, do the street facing ones consist of at least 50% transparent glazing?
Y E S	N O	N/ A	Standards for Building Facades
		X	<p>23. For new construction of exterior renovations, circle which of the following building facades has been used in the project?</p> <ul style="list-style-type: none"> - Dooryard - Light Court - Forecourt - Stoop - Gallery - Arcade - Shopfront and Awning
		X	<p>24. <i>Standards for Buildings Facades – Dooryards</i></p> <ul style="list-style-type: none"> - Have elevated gardens or terraces that provide additional buffer and privacy for residences? - Is façade enclosed by low garden walls at or near the property line, with a stair leading from the sidewalk to the elevated yard? - Are the building facades set back from the property line? - Are the buildings accessed directly from the dooryards? - Do the garden walls enclosing the dooryard not exceed 42" in height, unless necessary for structural reasons? - Are the garden walls constructed of either stucco, brick or stone? - Is a transparent metal railing affixed atop the garden wall if additional height is necessary for safety?
		X	<p>25. <i>Standards for Building Facades – Light Court</i></p> <ul style="list-style-type: none"> - Has it been created by depressing a portion of the front yard below the sidewalk grade in order to provide light and access in the lower level of the building? - Is it set back from the property line to provide sufficient space for the light court and an exterior stair connecting the sidewalk and the light court? - Has a railing and/or garden wall at the property line been provided for safety? - Has it been combined with other frontage types to provide access to upper levels? - Is it a minimum 8 feet deep occupying a minimum 40% of the façade width? - Is it a maximum of 6 feet below the adjacent sidewalk? - Do garden walls or railings enclosing the light court not exceed 42" in height? - Are the stairs either parallel with or perpendicular to the sidewalk?
		X	<p>26. <i>Standards for Building Facades – Forecourt</i></p> <ul style="list-style-type: none"> - Created by setting back a portion of the building façade, typically the central portion? - Provides access to a central lobby of a larger building, but also combined with other frontage types to provide direct access to portions of the façade close to the sidewalk? - Is it landscaped or paved or a combination of landscaping and paving? - Is it at grade or elevated above the sidewalk a maximum of 24 inches? - Is it a minimum of 10 feet in width and depth? - Does the width not exceed 1/3 of the overall façade width?

		X	- Is the depth equal to or less than the width?
		X	<p>27. Standards for Building Facades – Stoop</p> <ul style="list-style-type: none"> - Do exterior stairs with landings provide access to buildings placed close to the property line? - Are the building facades set back just enough to provide space for the stoop? - Is the exterior wall of the stoop perpendicular to or parallel with the sidewalk? - Is the stoop raised above grade a minimum of 18" and a maximum of 36 inches? - Is the stoop a minimum 4 feet in width and depth? - Is landscaping on either side of the stoop at grade or elevated and is it demarcated by a garden wall not exceeding 18" in height?
		X	<p>28. Standards for Building Facades – Gallery</p> <ul style="list-style-type: none"> - Is a colonnade attached to a building façade that is aligned with or near the property line? - Do the colonnades project over the sidewalk and encroach into the public right-of-way? - Is there a minimum 8 feet clear between the façade and the inside of the posts or columns? - Is the space between the face of the curb and the outside face of the posts or columns between 24 inches and 30 inches?
		X	<p>29. Standards for Building Facades – Arcade</p> <ul style="list-style-type: none"> - Arcades are created by facades that encroach into the public right-of-way on upper levels but are built at or near the property line on the ground floor. - Does a colonnade structurally and visually support the building mass above the sidewalk? - Is there a minimum 8 feet clear between the ground floor façade and the inside of the posts or columns? - Is the space between the face of the curb and the outside face of the posts or columns between 24 inches and 30 inches?
		X	<p>30. Standards for Building Facades – Shopfront and Awning</p> <ul style="list-style-type: none"> - Shopfront and awning frontages are created by inserting storefronts with substantial glazing into the ground floor façade of a building. - The façade is aligned with the property line, although partially recessed storefronts, such as recessed entrances, are also common. - Is the building entrance at sidewalk grade providing non-residential ground floor use? - Is the shopfront a minimum 10 feet tall? - Does it provide a solid base or bulkhead with a maximum height of 24 inches above sidewalk grade? - Has a cornice or horizontal band been provided to differentiate the shopfront from upper levels of the building? - At a minimum, is 50% of the façade area between 2 feet and 10 feet above the ground floor consisting of transparent fenestration? - Awnings may encroach into the public right-of-way and cover the sidewalk to within 2 feet of the curb. - Are the awnings a minimum of 7 feet above sidewalk grade, as measured from the bottom of the valances? - Are the awnings made out of plastic or metal?
X			<p>31. Is the main entrance to every building or use located within the façade and accessed directly from the street through one of the frontage types listed in #23?</p>

		X	32. Is the primary building entrance oriented to the street and clearly defined by the architectural design of the building and the allowed frontage type as chosen from #23?
Y E S	N O	N/ A	Standards for Roofs
X			33. Does the roof design demonstrate two or more of the following items and please circle all items demonstrated: <ul style="list-style-type: none"> overhanging eaves sloped roofs two or more roof planes varying parapet heights cornices
		X	34. If the building has a flat roof, are projecting cornices present to create a prominent edge?
		X	35. Is all rooftop mechanical equipment screened to the height of unit as viewed from ALL property lines?

Y E S	N O	N/ A	Standards for Building Form, Scale and Style Precedents
		X	36. For new construction or exterior renovations, does the building incorporate a minimum of two (2) elements from one of the following style precedents: <ul style="list-style-type: none"> Richardsonian Romanesque Revival Revival (Colonial, French and Italian Renaissance Revival) Main Street Revival Spanish Revival
		X	37. <i>Standards for Richardsonian Romanesque Revival. (Minimum of Two (2) Elements)</i> <ul style="list-style-type: none"> Broad Hip Roof Short towers, segmental arched entry Transomed windows arranged in ribbon-like fashion Rounded arched entry with return Relieving round arch
		X	38. <i>Standards for Revival (Colonial, French, and Italian). (Minimum of Two (2) Elements)</i> <ul style="list-style-type: none"> Pedimented window heads Cornice window head Multilight window sash Segmented window heads Paneled pilasters Molded windowsills, balustrade above cornice
		X	39. <i>Standards for Main Street Revival. (Minimum of Two (2) Elements)</i> <ul style="list-style-type: none"> Extension of the front façade well above the roof plane to create the illusion of height and mass A detailed, projected cornice line Symmetrical window openings Use of only brick, stone, horizontal lap wood as finish siding Vaneers

		X	<p>40. <i>Standards for Spanish Revival. (Minimum of Two (2) Elements)</i></p> <ul style="list-style-type: none"> - Small balconies - Roman or circular arcades and fenestration - Wood casement or tall, double hung windows - Canvas awnings and decorative iron trim - Prodigious use of stucco wall and chimney finishes - Low pitched clay tiled roofs and terra cotta or cast concrete ornaments - Tile roofs and stucco exteriors are characteristic with half rounded doors and windows - Towers and columns are often seem as balustrades, cantilevered balconies and covered porches
YES	NO	N/A	Standards for Pedestrian Amenities
X			<p>41. How long is the building frontage? <u>320 FT</u></p> <p>City code requires one pedestrian amenity for every 25' of frontage along the front façade. Has this been provided?</p>
X			<p>42. Please circle the pedestrian amenities that have been provided in the plans:</p> <ul style="list-style-type: none"> - Pedestrian weather protection such as an awning, arcade, canopy, marquee, or a recessed opening into a building to create a covered pedestrian space of at least 100 square feet. - Benches - Waste receptacles - Ash tray trash - Kiosks - Drinking fountains - Bistro seating - 5 square feet of public space for every linear foot building along the property line adjacent to the street - A trellis, canopy, porch, or other building element that incorporates landscaping - Building ornamentation such as mosaic tile, relief sculpture, ornamental wood, or metal trim - Artwork or murals - Decorative clock - Water feature - Bicycle racks - Bicycle storage lockers - Public restrooms - Bollards - Railings - 1% of the value of the building construction shall be dedicated to the City for public art - Something equal to or greater in value to the pedestrian environment, other than what is listed above, that is approved by the Planning and Zoning Director.


Y E S	N O	N/ A	Standards for Parking
X			43. For new construction, does the parking plan fit within the minimum and maximum amount of parking spaces.
X			44. Is all off-street parking is located to the rear or side of the building(s)?
X			45. Have all sizing and surfacing requirements for off-street parking, as per Section 10-02-05(3), been met?
		X	46. Has off-street parking been provided in a garage, subterranean garage, parking structure, carport, uncovered parking lot, or a combination of the preceding?
X			47. If a surface parking lot is being provided, have all requirements for surface parking lots, as listed in Section 10-12(10)C., been met?
X			48. Is all off site or off street parking for this application within 800 feet of the site?
Y E S	N O	N/ A	Standards for Murals
		X	49. Is the context of the mural consistent with the architectural, geographical, socio-cultural and historical context of the city center?
		X	50. Is the location on the rear, side, or alley side of the building?
		X	51. Is the size less than 200 square feet?
		X	52. Is the surface material resistant to vandalism and weather?
		X	53. Does it include advertising or a business name?
Y E S	N O	N/ A	Standards for Blank Walls
	X		54. Are any blank walls within 50 feet of and visible from a street or the Indian Creek corridor?
			55. If the answer to #53 is yes, a blank wall must be treated in one or more of the following methods: <ul style="list-style-type: none"> - Install a vertical trellis in front of at least 50% of the wall length with climbing vines or plant materials. - Provide a landscaping planting bed at least eight (8') wide or a raised planter bed at least two (2') feet high and three (3') wide in front of the wall. Plant materials that will obscure or screen at least 50% of the wall's surface within three (3) years are to be planted in the planting bed. - Provide artwork (mosaic, murals, sculptures, relief, etc.) over at least 50% of the blank wall surface.
Y E S	N O	N/ A	Standards for Service Areas
		X	56. Are all service areas (including all utility access, above ground equipment and trash containers) located on an alley, where an alley is present?
X			57. If an alley isn't present, have all service areas been located at the rear or an internal location?
		X	58. Have all service areas been setback from property lines and screened with a minimum six foot solid fence or wall? (chain link/slatted fencing is prohibited in the city center)
		X	59. Have mechanical equipment, solar collectors, satellite dishes and communication equipment located on top of a building been screened with materials that blend with the form of the building?

	VARIANCES REQUESTED BY APPLICANT	APPROVED	DENIED
1.	<hr/>	<hr/>	<hr/>
2.	<hr/>	<hr/>	<hr/>
3.	<hr/>	<hr/>	<hr/>
4.	<hr/>	<hr/>	<hr/>
5.	<hr/>	<hr/>	<hr/>
6.	<hr/>	<hr/>	<hr/>
7.	<hr/>	<hr/>	<hr/>
8.	<hr/>	<hr/>	<hr/>
9.	<hr/>	<hr/>	<hr/>
10.	<hr/>	<hr/>	<hr/>



INVOICE

Permit #: DR25-000005
Address: 5617 CLEVELAND BLVD

Fee	Account Code	Amount
P&Z Fees - Hearing Level (New Construction)	10330	1,097.00
TOTAL		1,097.00



To: City of Caldwell
Planning & Zoning Department
205 S. 6th Ave.
Caldwell, ID 83605

From: Jeff Likes / Robert Hinton
ALC Architecture
1119 E. State St. Ste. 120
Eagle, ID 83616

May 1, 2025

Planning Department,

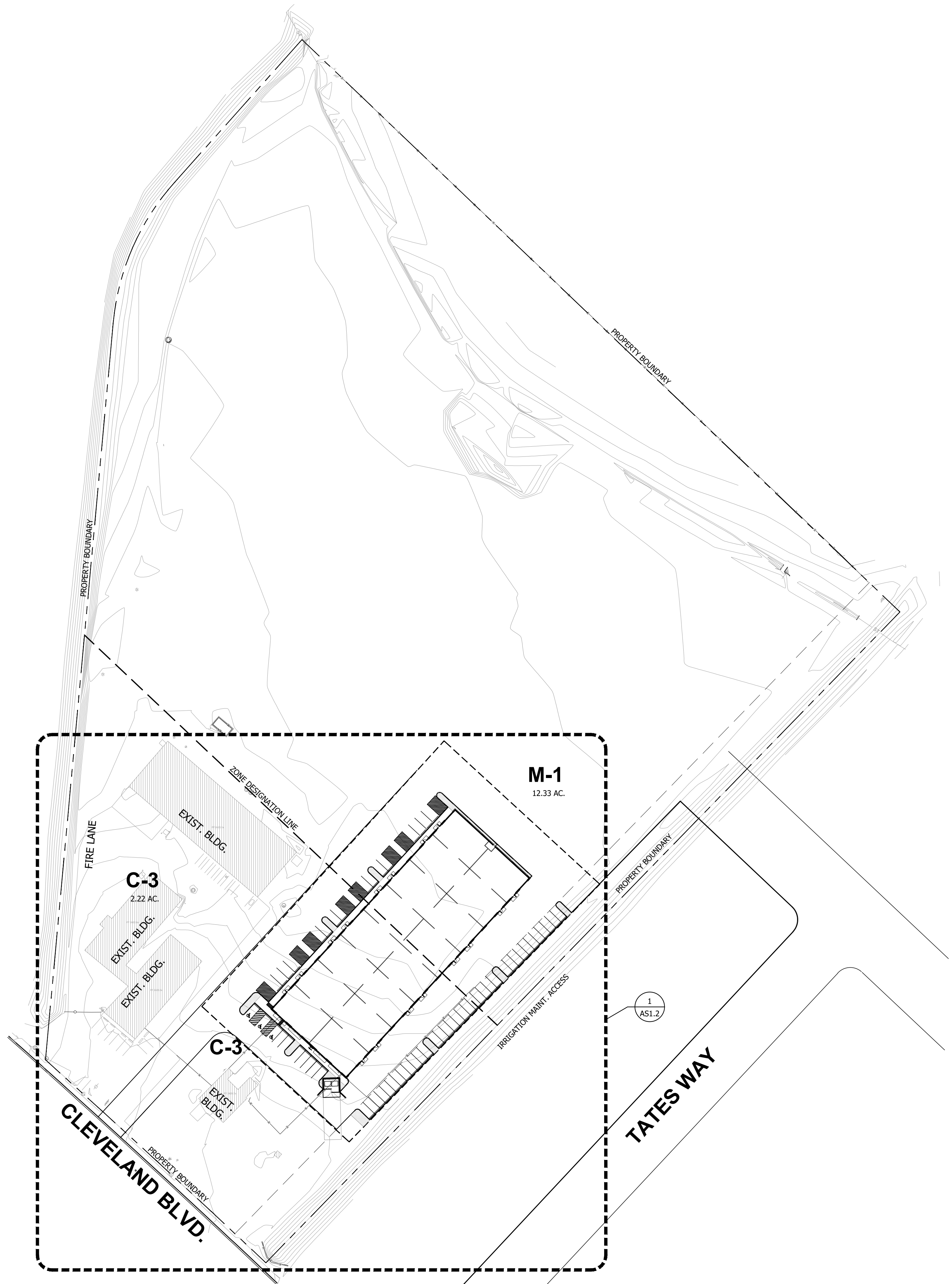
We are applying for a design review for a new Flex building at 5617 Cleveland Blvd.

We are proposing:

1. A new building of 38,400 s.f. which will accommodate a maximum of 16 tenants.

If you have questions/concerns, please let me know (Robert @ 208-703-6684).

Thank you,
Robert Hinton, Project Manager

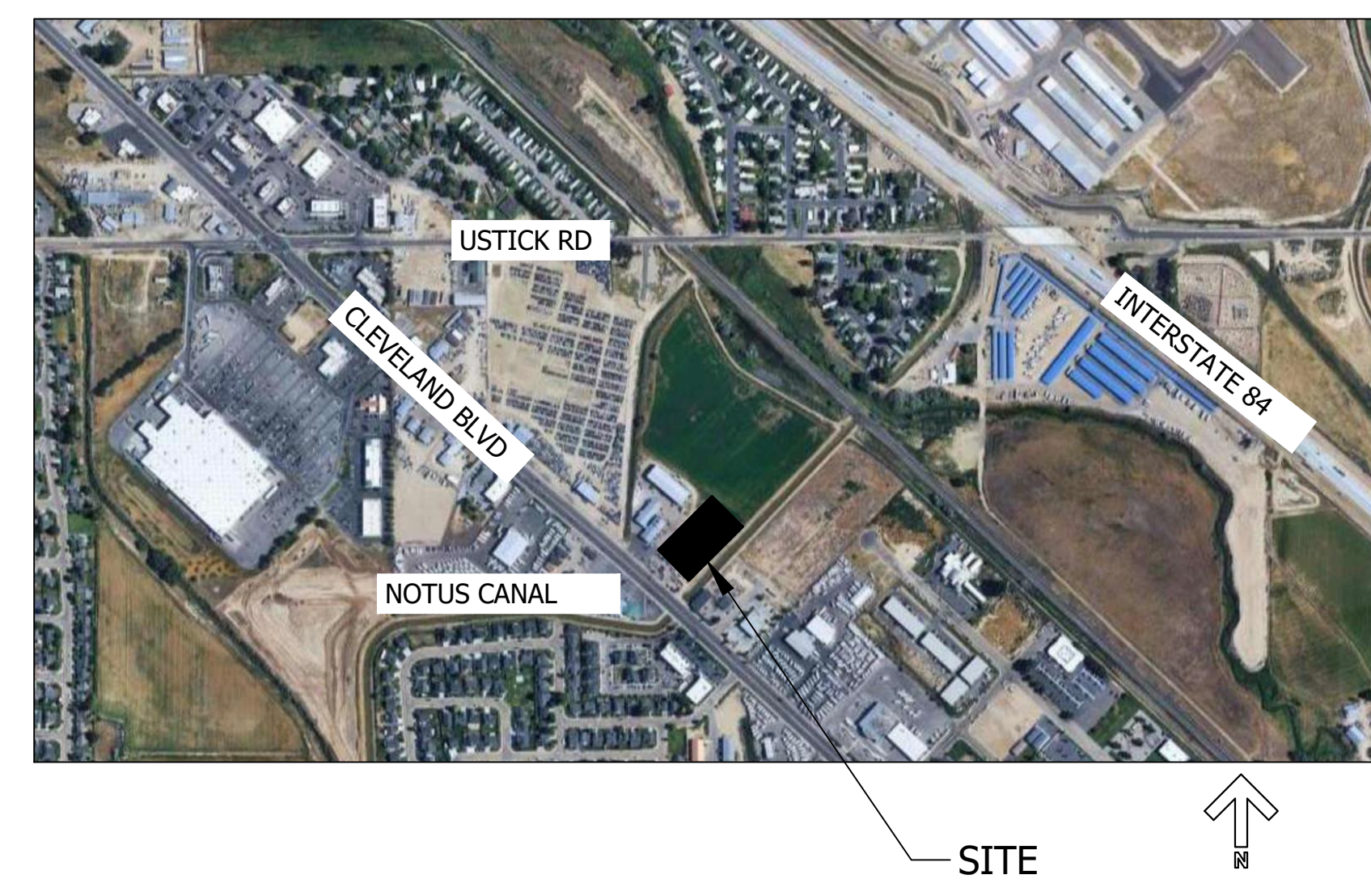


OVERALL SITE PLAN
SCALE: 1" = 70'-0"

PROJECT SITE ANALYSIS

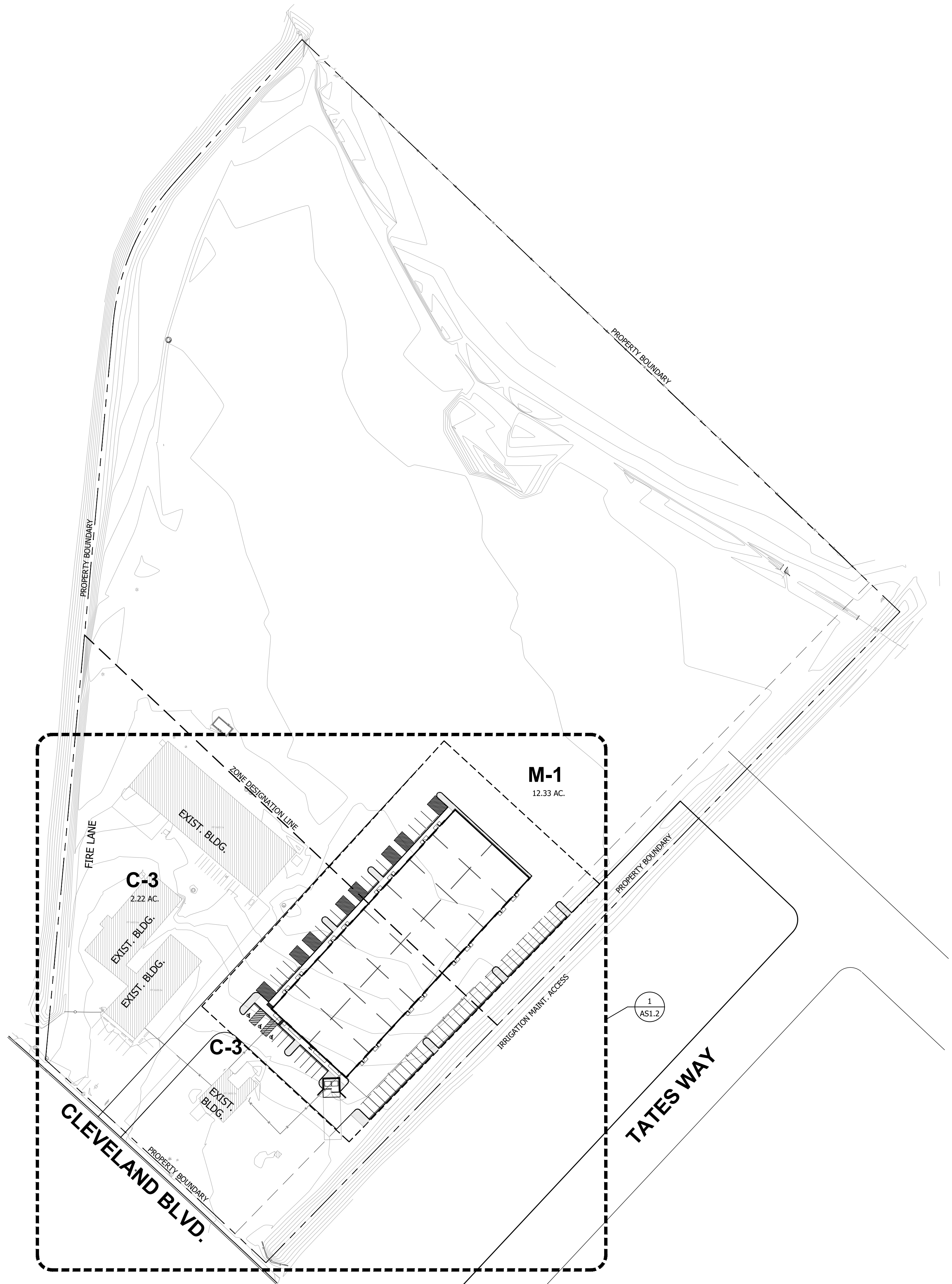
ADDRESS:	S617 CLEVELAND CALDWELL, IDAHO
APN:	R324400
APO:	
JURISDICTION:	CANYON COUNTY - CITY OF CALDWELL
CONSTRUCTION TYPE:	II-B
FIRE SPRINKLERS:	YES
ZONE:	C-3 / M-1
LOT AREA:	18.46 ACRES (804,118 S.F.)
FLEX BUILDING SQUARE FEET:	38,400 S.F.
PARKING SPACES PROVIDED:	
STANDARD PARKING:	58 SPACES
HANDICAP:	3 SPACES
TOTAL SPACES:	61 SPACES
BICYCLE PARKING:	(2) BIKES

VICINITY MAP



OVERALL SITE PLAN
AS1.1

CLEVELAND BLVD. FLEX BUILDING
CALDWELL, IDAHO
AS1.1 OVERALL SITE PLAN
ALC - 24198

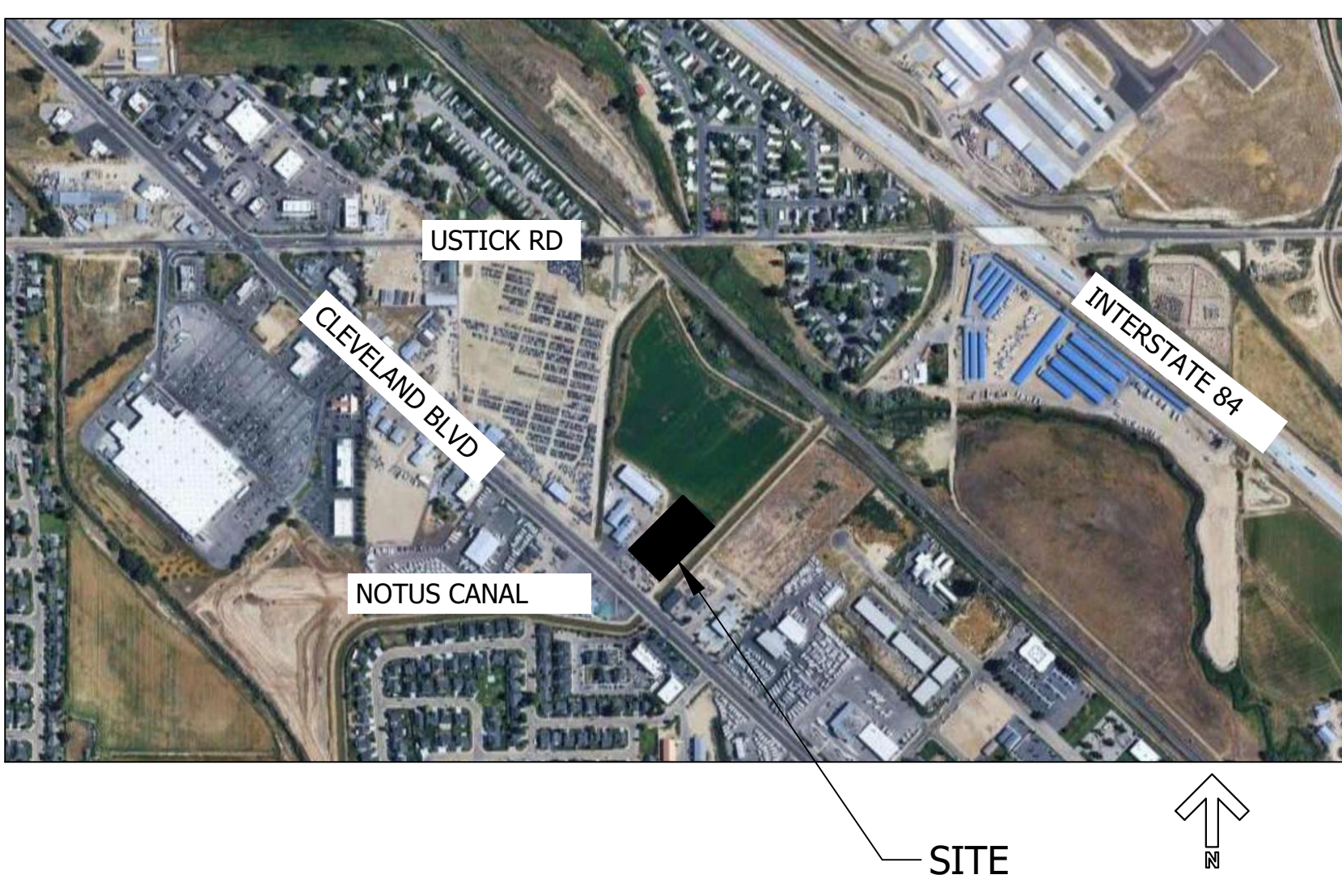


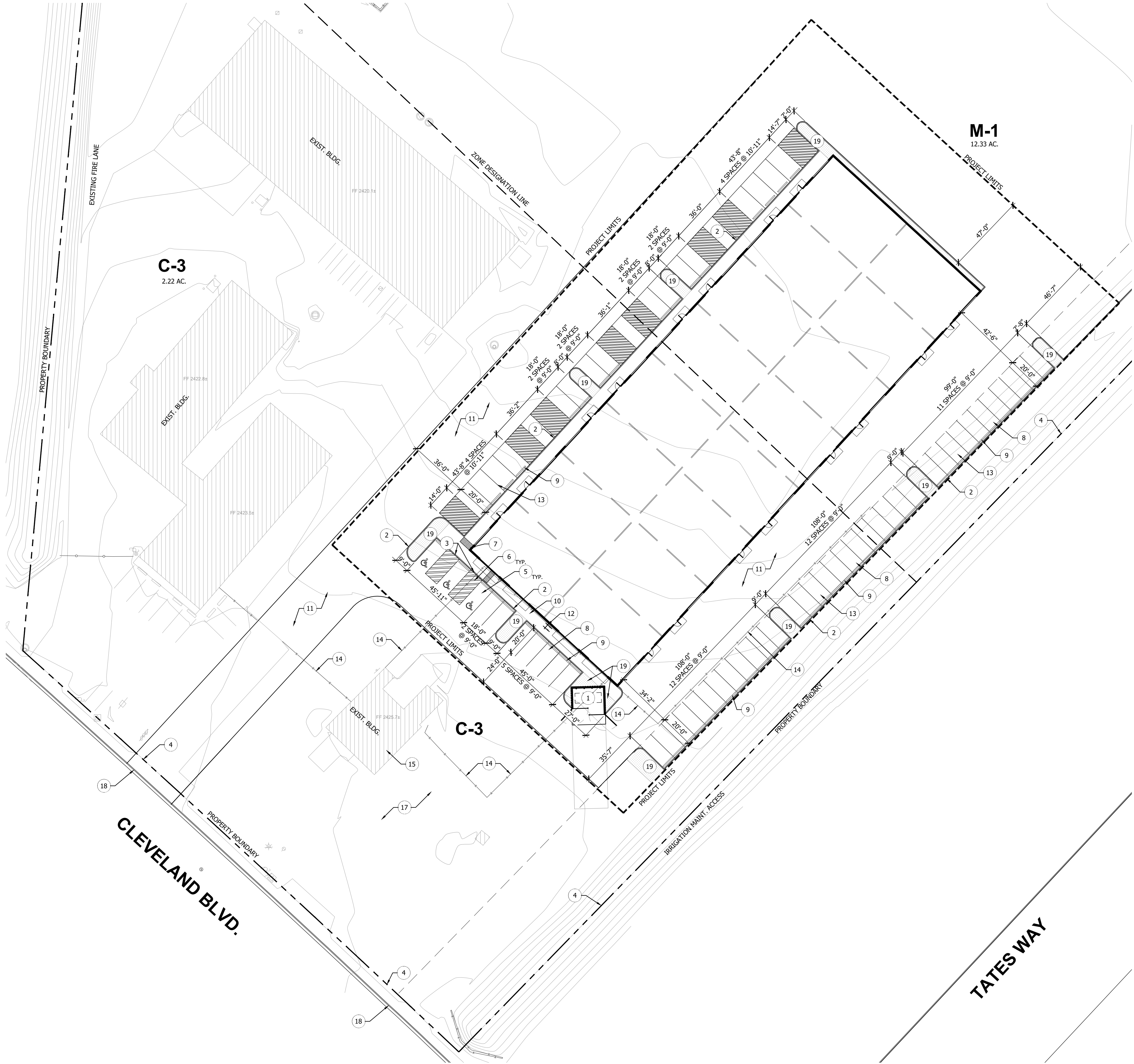
OVERALL SITE PLAN
SCALE: 1" = 70'-0"

PROJECT SITE ANALYSIS

ADDRESS:	5617 CLEVELAND CALDWELL, IDAHO
APN:	R324400
APO:	
JURISDICTION:	CANYON COUNTY - CITY OF CALDWELL
CONSTRUCTION TYPE:	II-B
FIRE SPRINKLERS:	YES
ZONE:	C-3 / M-1
LOT AREA:	18.46 ACRES (804,118 S.F.)
FLEX BUILDING SQUARE FEET:	38,400 S.F.
PARKING SPACES PROVIDED:	
STANDARD PARKING:	58 SPACES
HANDICAP:	3 SPACES
TOTAL SPACES:	61 SPACES
BICYCLE PARKING:	(2) BIKES

VICINITY MAP





PROJECT SITE ANALYSIS

ADDRESS:	5617 CLEVELAND CALDWELL, IDAHO
APN:	R3244000000
JURISDICTION:	CANYON COUNTY - CITY OF CALDWELL
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	YES
ZONE:	C-3 / M-1
LOT SIZE:	19.37 AC (843,777 S.F.)
FLEX BUILDING SQUARE FEET:	38,400 S.F.
PARKING SPACES PROVIDED:	
STANDARD PARKING:	58 SPACES
HANDICAP:	3 SPACES
TOTAL SPACES:	61 SPACES
BICYCLE PARKING:	(2) BIKES

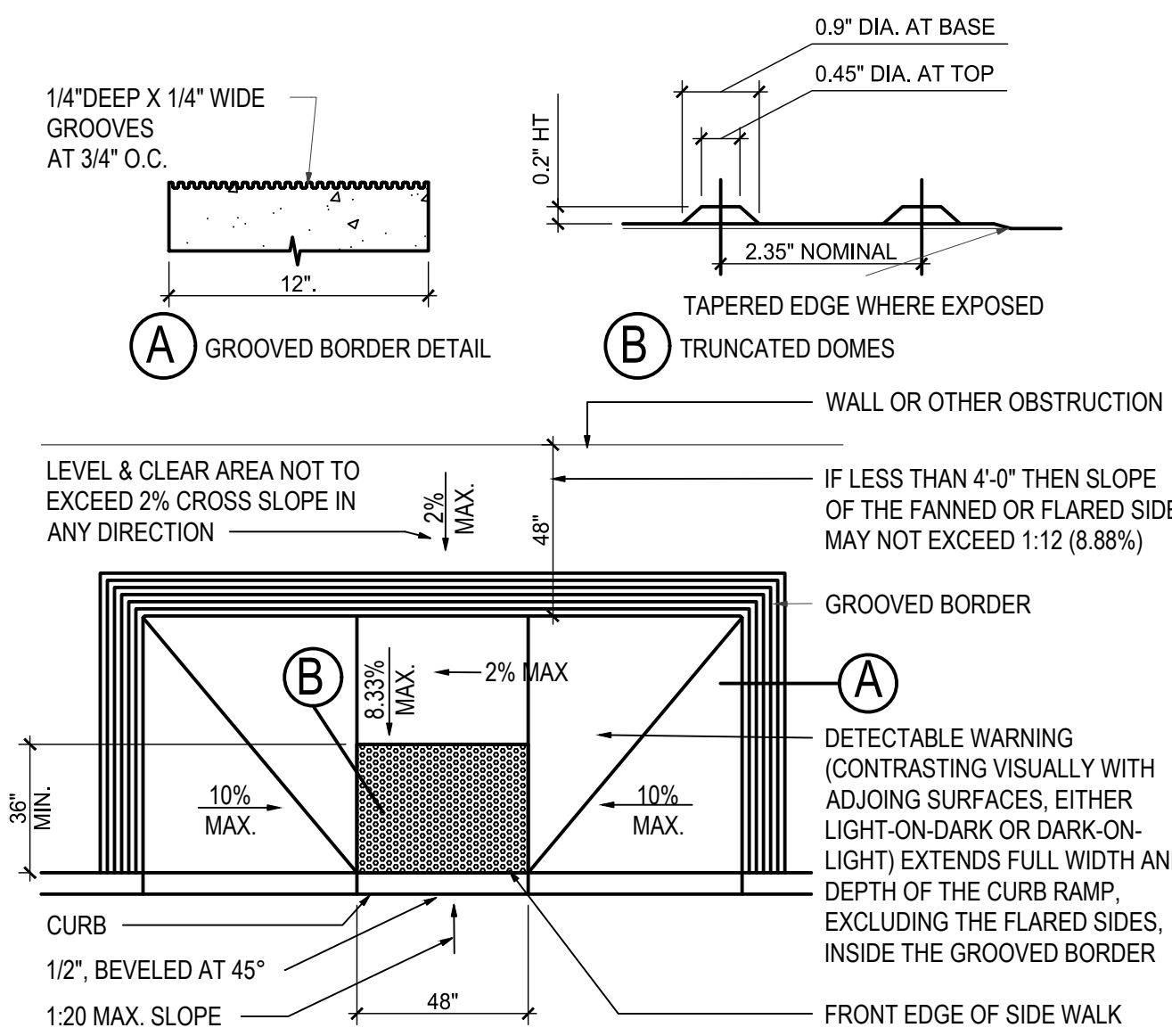
SITE NOTES

1. VERIFY ALL EXISTING GRADING.
2. UNLESS NOTED OTHERWISE, ALL WALKING SURFACES ARE TO BE GRADED AT NO MORE THAN 5% IN THE DIRECTION OF TRAVEL AND NO MORE THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL. SEE CIVIL FOR ACTUAL GRADING.
3. UNLESS NOTED OTHERWISE, FINISHED FLOOR ELEVATION IS TO BE AT MINIMUM 18" ABOVE THE HIGHEST ADJACENT CROWN OF THE ADJACENT STREET, SEE CIVIL FOR ACTUAL FINISHED FLOOR.
4. UNLESS NOTED OTHERWISE, PROVIDE DRAINAGE SWALES WITH BANKS THAT DO NOT EXCEED 33%.
5. PROVIDE LANDSCAPING AND IRRIGATION THAT MEETS OR EXCEED ALL APPLICABLE STANDARDS.
6. REFER TO GEO-TECHNICAL REPORT AND FOLLOW ALL RECOMMENDATIONS, REPORT ANY VARIATIONS TO ARCHITECT PRIOR TO COMMENCING CONSTRUCTION.

KEYNOTES

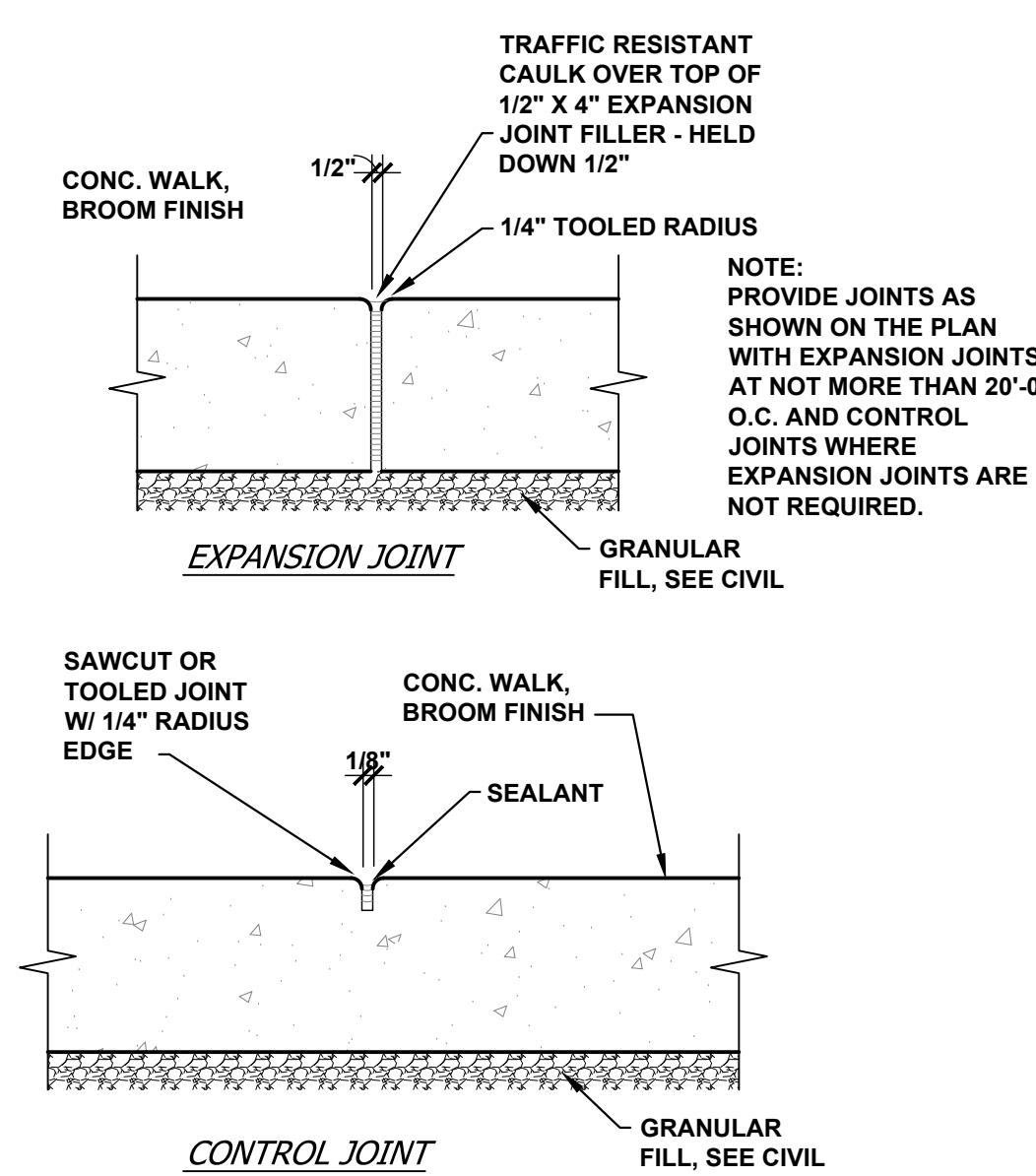
- 1 PROPOSED TRASH ENCLOSURE, SEE 7/AS1.2.
- 2 NEW CONCRETE CURB.
- 3 NEW FLUSH CURB.
- 4 PROPERTY LINE.
- 5 TYPICAL HANDICAP SPACE w/ SYMBOL, RAMP AND SIGN.
- 6 HANDICAP ACCESS LANE WITH 4" WIDE DIAGONAL PAINTED STRIPPING AT 24" O.C.
- 7 3' WIDE TACTILE STRIP.
- 8 TYPICAL STANDARD PARKING SPACE (9'-0" x 20'-0").
- 9 PROPOSED PARKING BUMPER.
- 10 PROPOSED 7'-6" WIDE CONCRETE SIDEWALK.
- 11 PROPOSED ASPHALT PAVEMENT
- 12 BICYCLE RACKS.
- 13 TYPICAL PARKING STRIPPING WITH (2) COATS 4" WIDE REFLECTIVE TRAFFIC WHITE PAINT.
- 14 EXISTING FENCE TO BE REMOVED.
- 15 EXISTING BUILDING TO BE DEMOLISHED.
- 16 ZONING BOUNDARY.
- 17 FUTURE DEVELOPMENT.
- 18 EXISTING CURB AND GUTTER.
- 19 PROPOSED LANDSCAPE AREA, SEE LANDSCAPE PLAN L1.0.





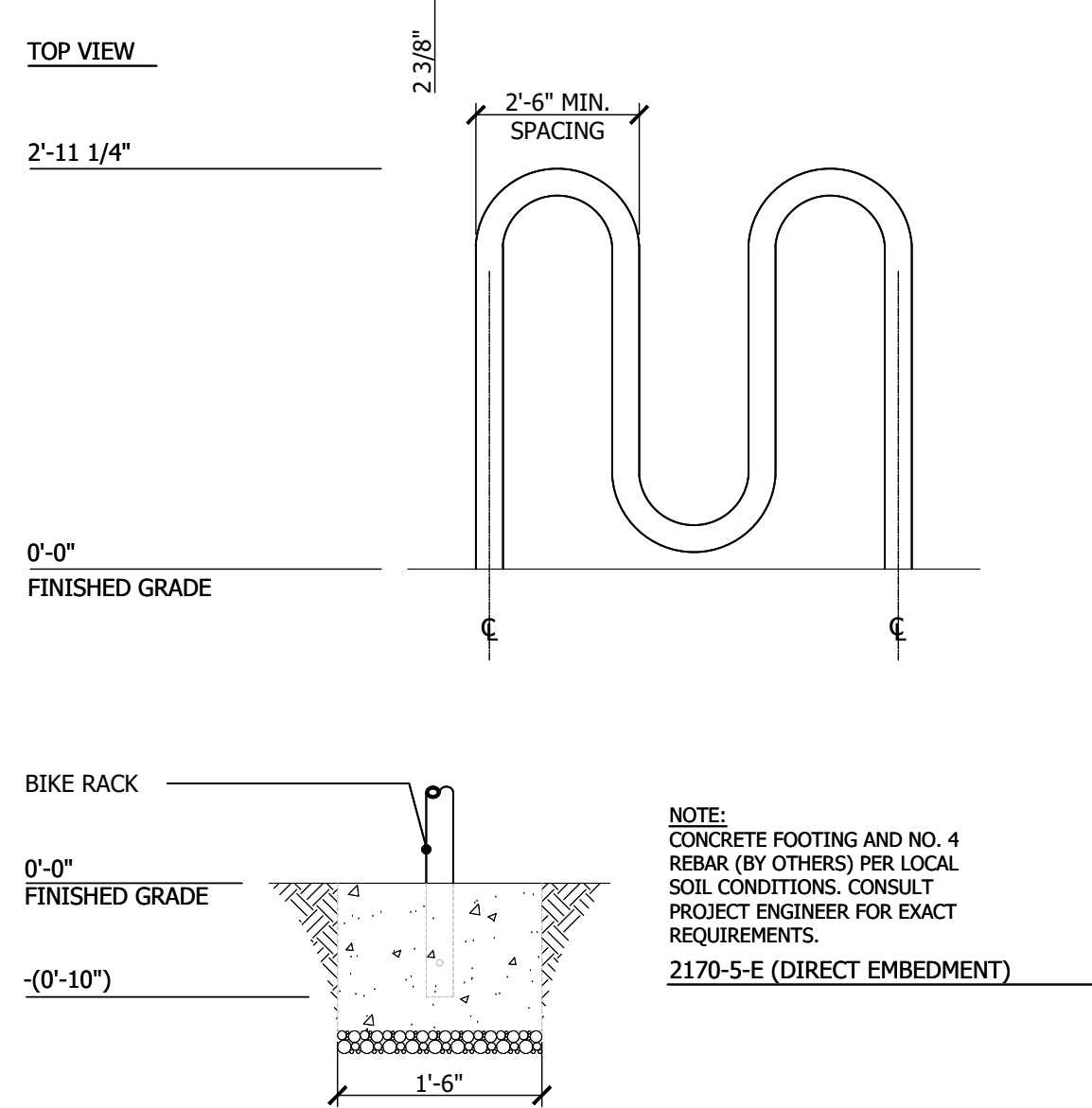
PEDESTRAIN RAMP DETAIL
SCALE: 1/4" = 1'-0"

1



CONCRETE CONTROL JOINT
SCALE: N.T.S.

2



U-SHAPED BIKE RACK
SCALE: 3/4" = 1'-0"

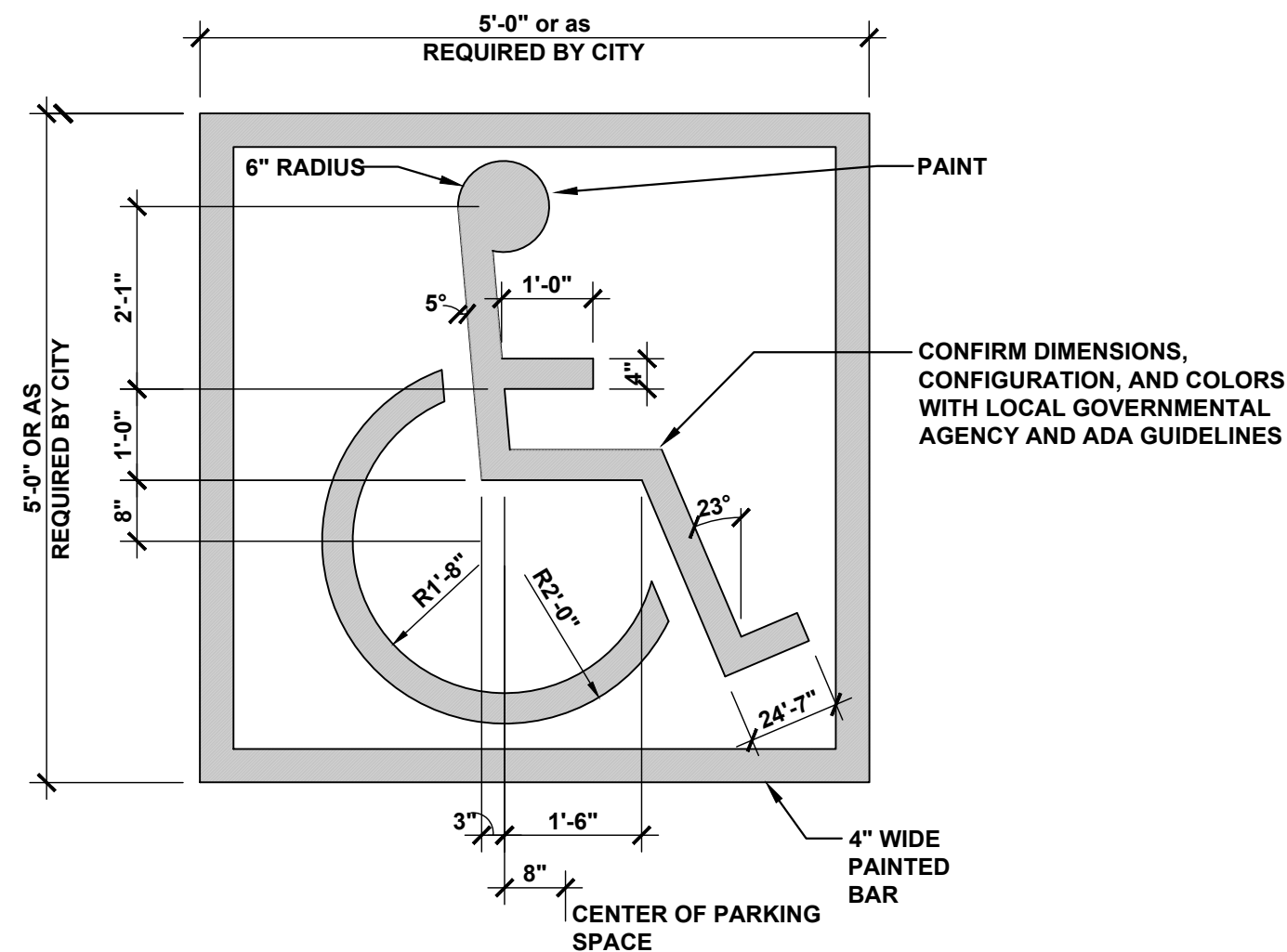
3

ADA PARKING SIGN
SCALE: 1" = 1'-0"

4

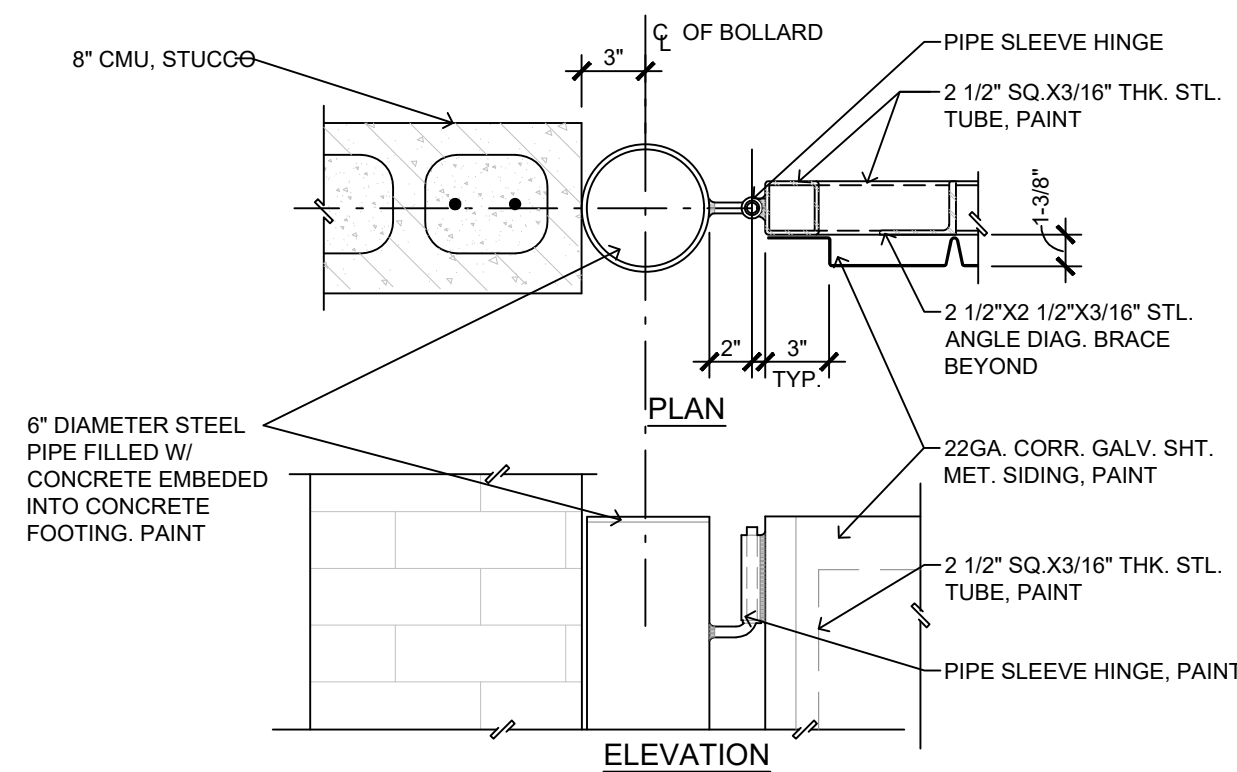
PIPE BOLLARD DETAIL
SCALE: 3/4" = 1'-0"

5



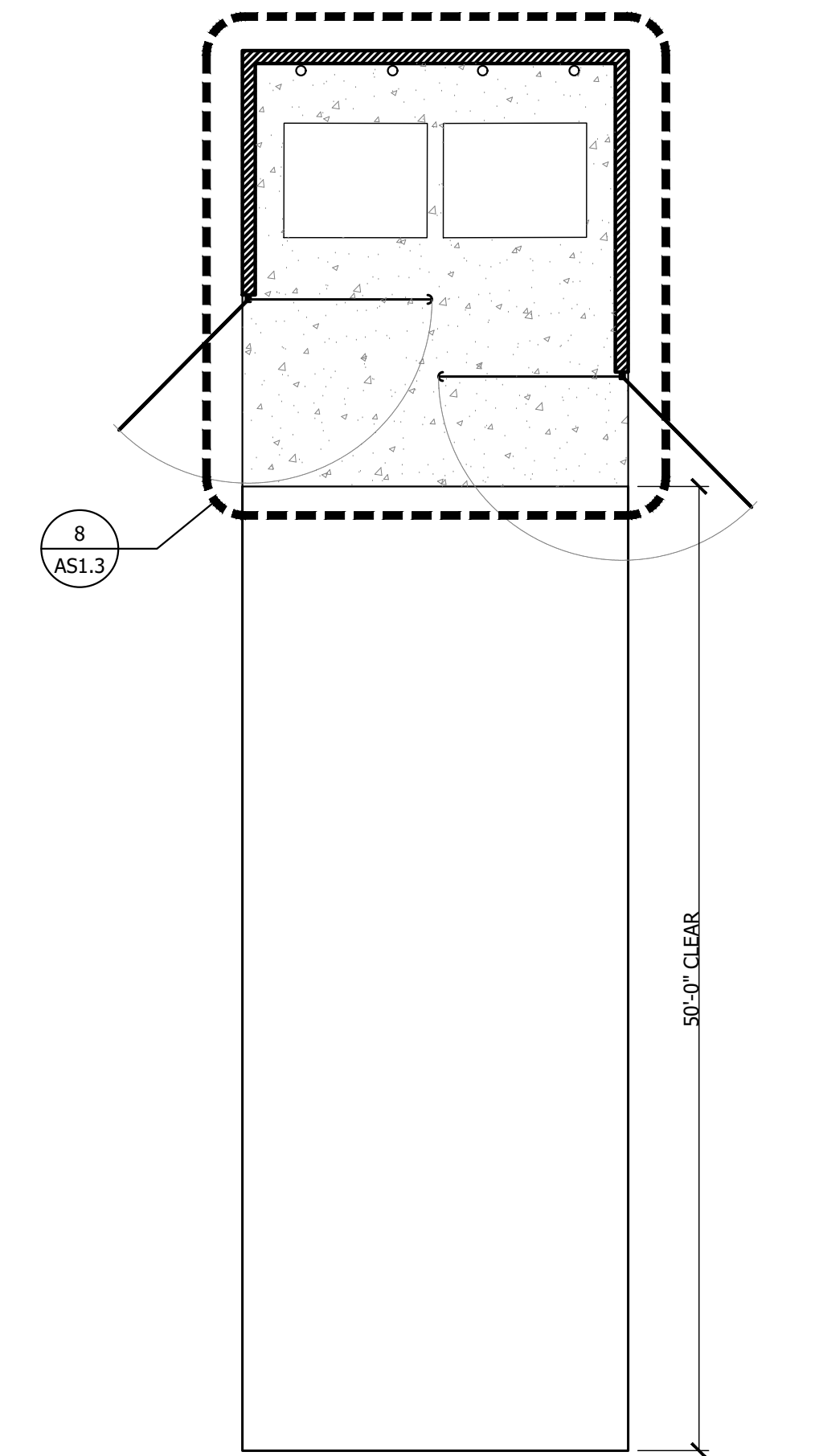
ADA PARKING SYMBOL
SCALE: N.T.S.

6



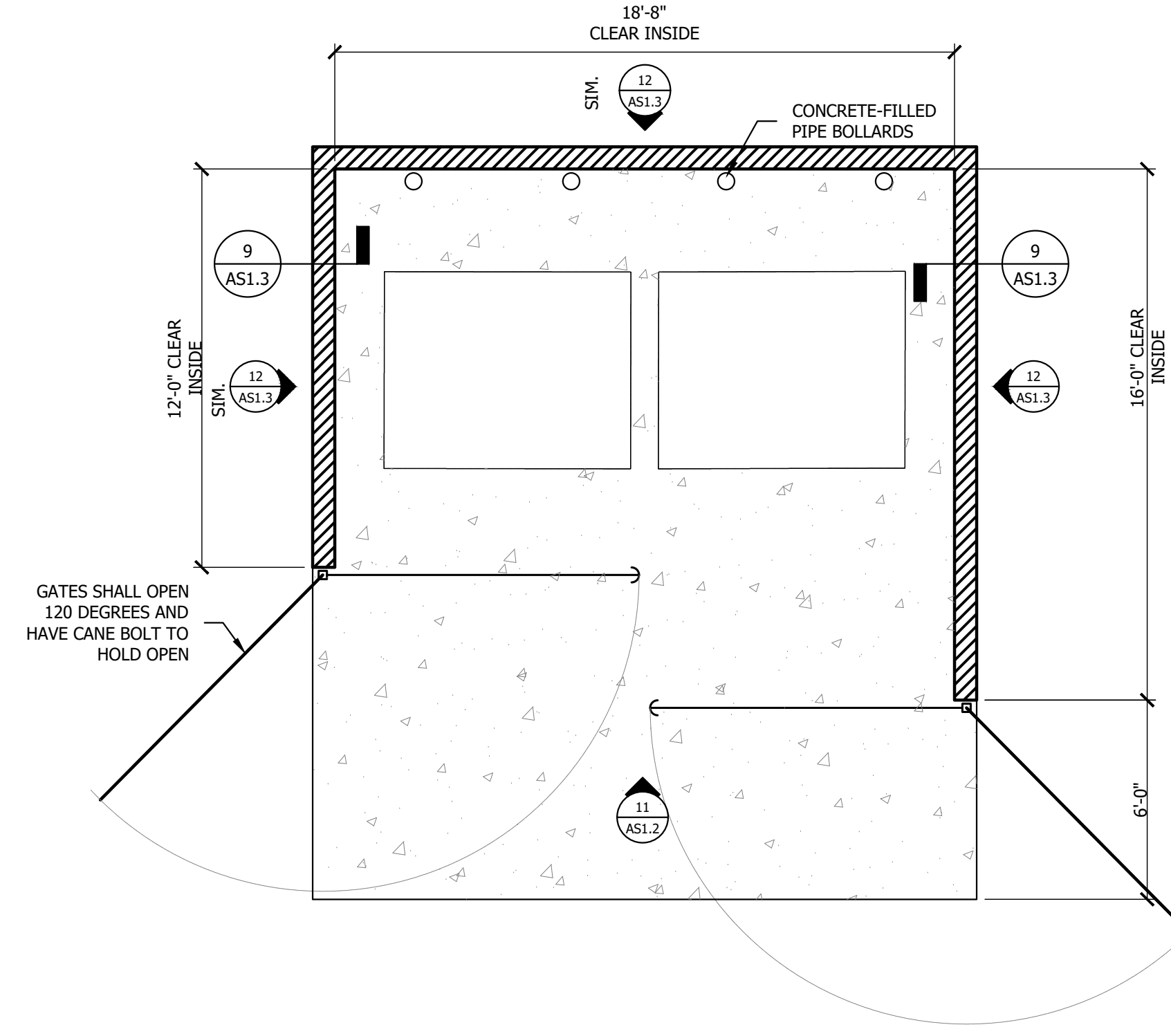
GATE SUPPORTS
SCALE: N.T.S.

10



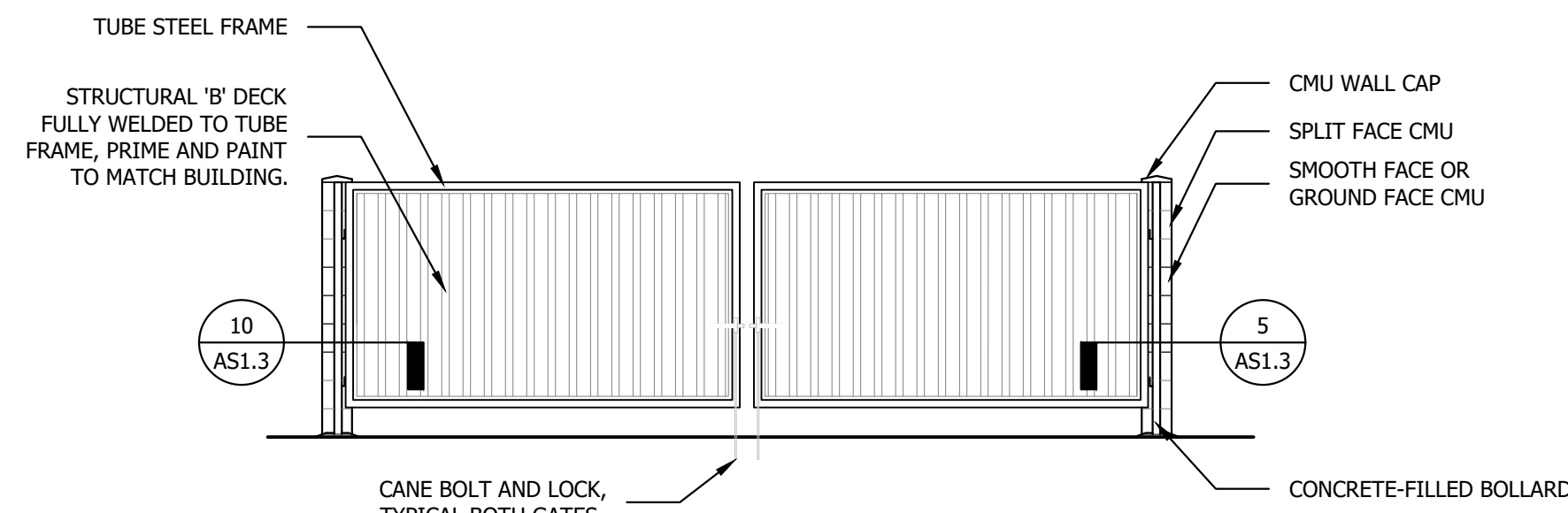
TRASH ENCLOSURE PLAN
SCALE: 1/8" = 1'-0"

7



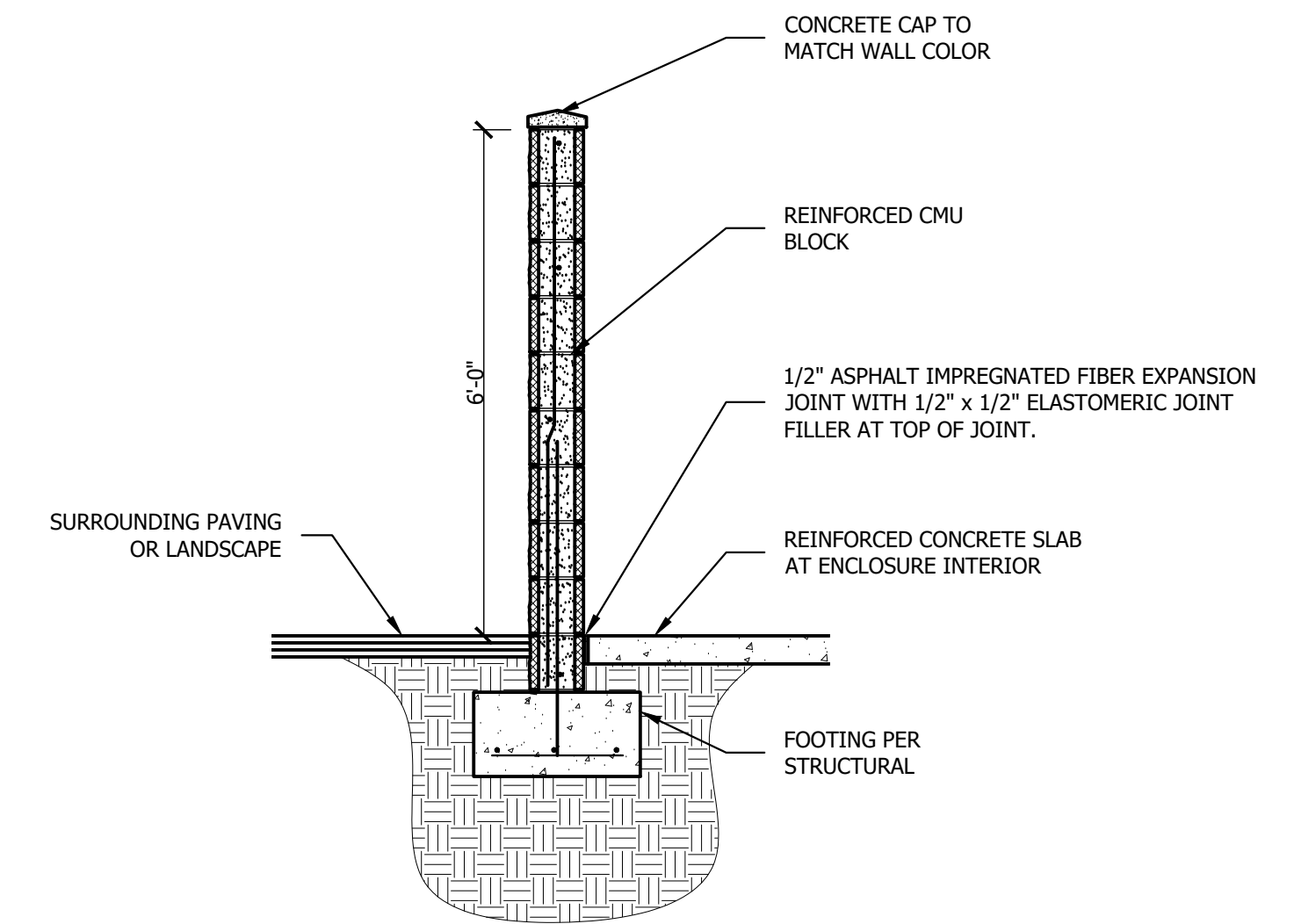
ENLARGED TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

8



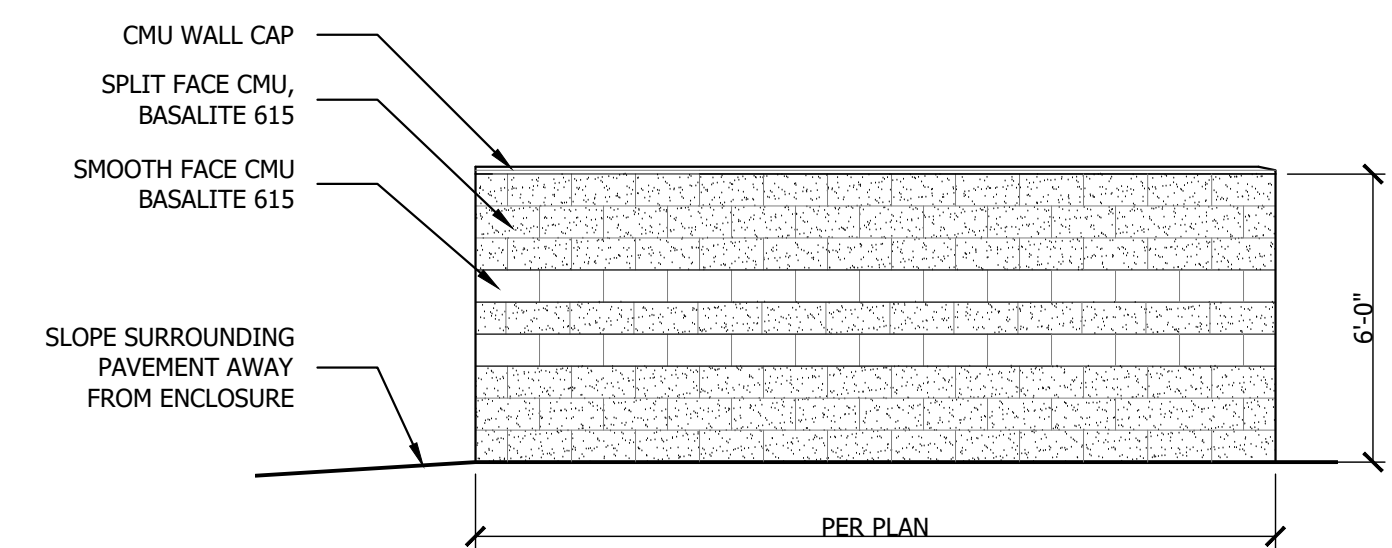
TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"

11



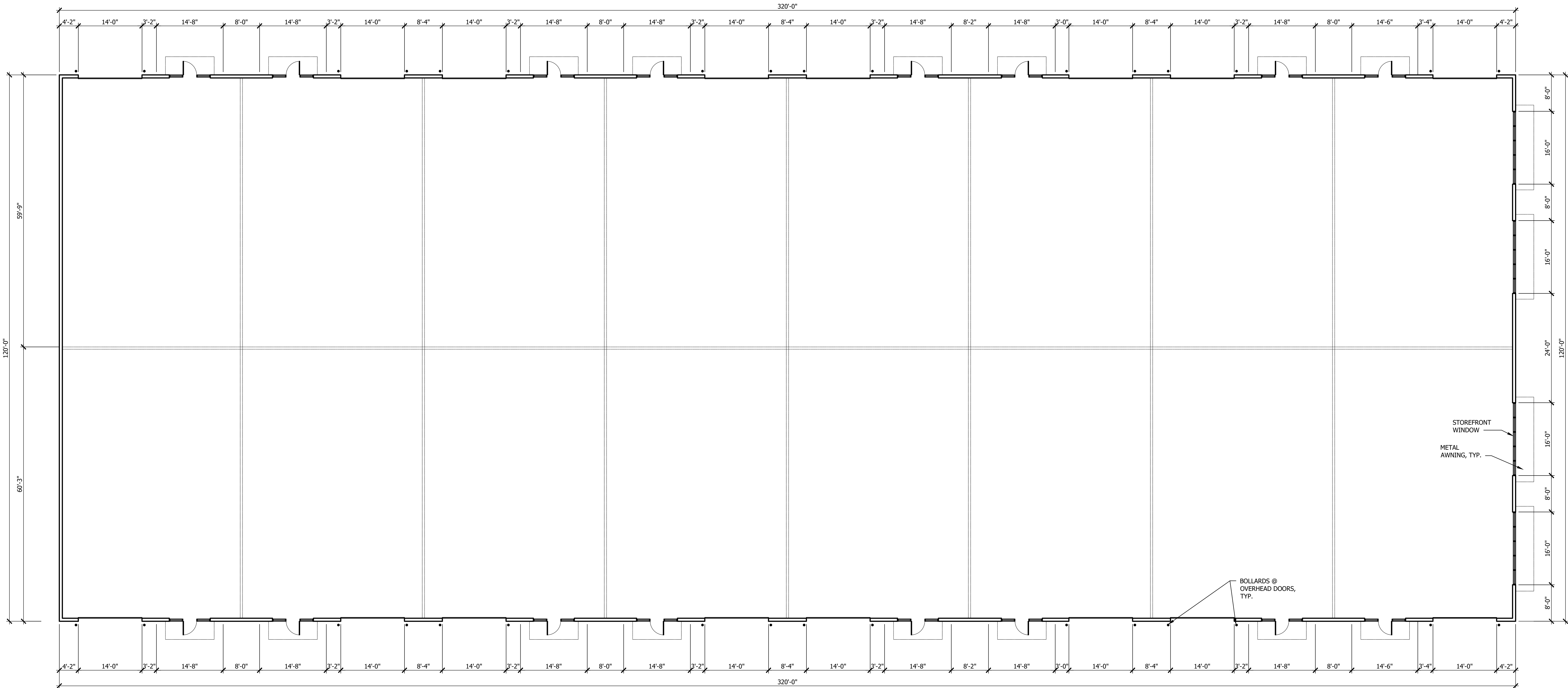
TRASH ENCLOSURE WALL SECTION
SCALE: 1/2" = 1'-0"

9

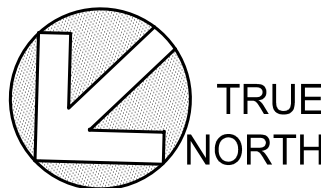


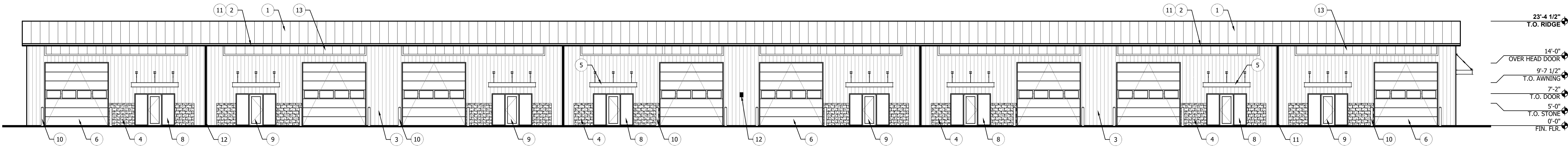
TRASH ENCLOSURE SIDE(S) ELEVATION
SCALE: 1/4" = 1'-0"

12



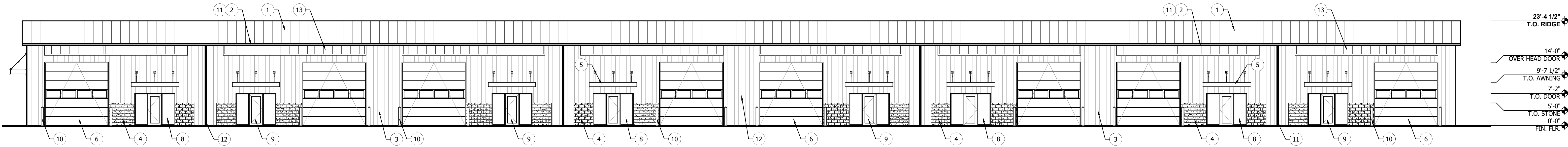
FLOOR PLAN
SCALE: 3/32" = 1'-0"





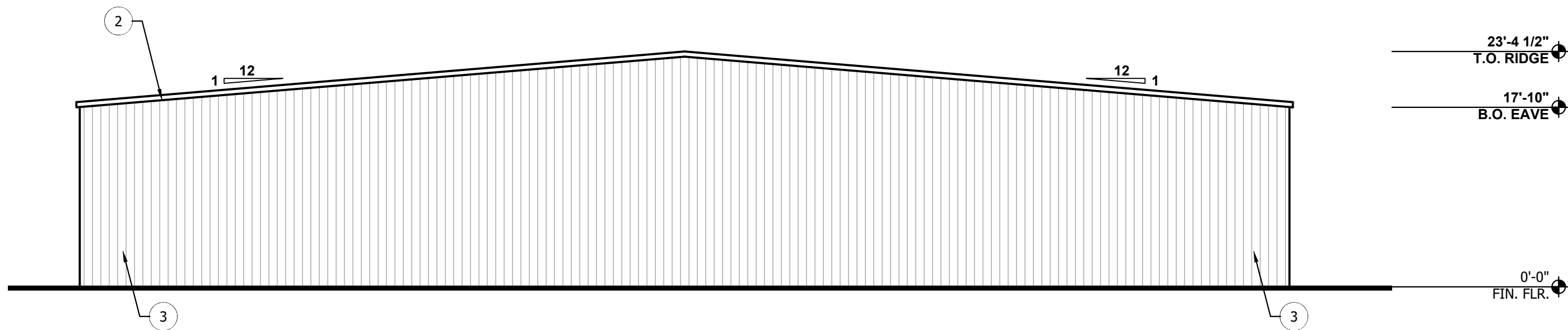
FRONT ELEVATION - PLAN NORTH
SCALE: 3/32" = 1'-0"

1



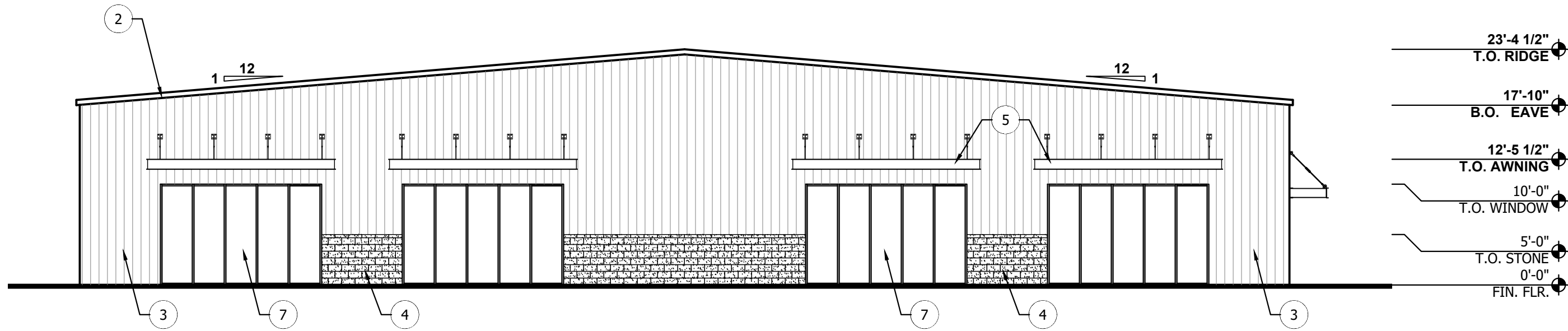
REAR ELEVATION - PLAN NORTH
SCALE: 3/32" = 1'-0"

2



LEFT SIDE ELEVATION - PLAN NORTH
SCALE: 3/32" = 1'-0"

3



RIGHT SIDE ELEVATION - PLAN NORTH
SCALE: 3/32" = 1'-0"

4

EXTERIOR FINISH LEGEND

- METAL STANDING SEAM ROOFING: UNA-CLAD UC-4. COLOR: AGED ZINC.
- METAL FASCIA TO MATCH ROOF COLOR.
- VERTICAL SIDING: VR CLASSIC OMEGA, COLOR: CHARCOAL GRAY.
- BASILITE 399 - SPLIT-FACED CMU VENEER, STANDARD - LIGHT WEIGHT. COLOR: CARBON.
- METAL CANOPY, COLOR: TRICORN BLACK SW 6258.
- OVERHEAD DOOR, COLOR: SNOWBOUND SW 7004.
- STOREFRONT WINDOW - COLOR: TRICORN BLACK SW 6258.
- WINDOW - COLOR: TRICORN BLACK SW 6258.
- 3070 HM 1/2 LIGHT DOOR, COLOR: TRICORN BLACK SW 6258.
- 6" PIPE BOLLARD, COLOR: SAFETY YELLOW. SEE 1/AS1.2.
- PRE-FINISHED ALUMINUM RAIN GUTTERS AND DOWNSPOUTS. MATCH ROOF COLOR.
- KNOX BOX, CONTACT THE NAMPA FIRE PREVENTION BUREAU FOR LOCATION APPROVAL PRIOR TO INSTALLATION. SEE SPECIFICATIONS - #1.3.
- KALWALL WINDOWS, TRANSLUCENT INSULATED.



NORTHEAST PERSPECTIVE



WEST PERSPECTIVE



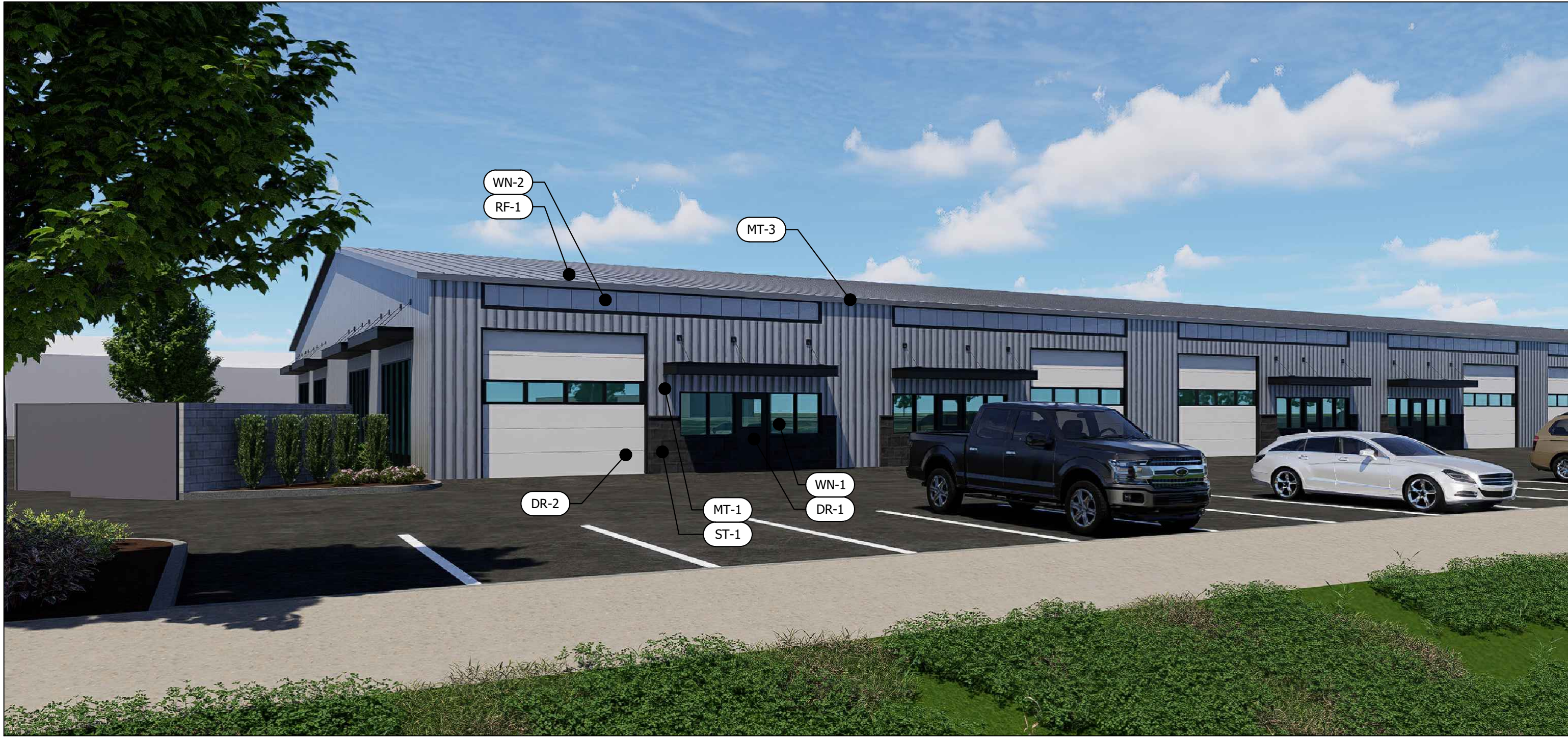
SOUTHWEST PERSPECTIVE



WEST PERSPECTIVE

EXTERIOR FINISH SCHEDULE

MASONRY	
ST-1	BASILITE 399 - SPLIT-FACE CMU VENEER, COLOR: CARBON
METAL	
MT-1	VERTICAL SIDING: VR CLASSIC OMEGA, COLOR: CHARCOLEE GRAY.
MT-2	METAL CANOPY, COLOR: TRICORN BLACK SW 6258.
MT-3	GUTTERS AND DOWNSPOUTS: MATCH FASCIA.
DOORS	
DR-1	STOREFRONT DOOR, COLOR: TRICORN BLACK SW 6258.
DR-2	OVERHEAD DOOR, COLOR: SNOWBOUND SW 7004.
WINDOWS	
WN-1	STOREFRONT WINDOWS, COLOR: TRICORN BLACK SW 6258.
WN-2	KALWALL WINDOWS, TRANSLUCENT INSULATED.
ROOFING	
RF-1	METAL STANDING SEAM ROOFING: UNA-CLAD UC-4. COLOR: AGED ZINC.



SOUTHEAST PERSPECTIVE



EAST PERSPECTIVE



NORTHWEST AERIAL VIEW



SOUTH AERIAL VIEW

EXTERIOR FINISH SCHEDULE	
MASONRY	
ST-1	BASILITE 399 - SPLIT-FACE CMU VENEER, COLOR: CARBON
METAL	
MT-1	VERTICAL SIDING: VR CLASSIC OMEGA, COLOR: CHARCOLEE GRAY.
MT-2	METAL CANOPY, COLOR: TRICORN BLACK SW 6258.
MT-3	GUTTERS AND DOWNSPOUTS: MATCH FASCIA.
DOORS	
DR-1	STOREFRONT DOOR, COLOR: TRICORN BLACK SW 6258.
DR-2	OVERHEAD DOOR, COLOR: SNOWBOUND SW 7004.
WINDOWS	
WN-1	STOREFRONT WINDOWS, COLOR: TRICORN BLACK SW 6258.
WN-2	KALWALL WINDOWS, TRANSLUCENT INSULATED.
ROOFING	
RF-1	METAL STANDING SEAM ROOFING: UNA-CLAD UC-4. COLOR: AGED ZINC.



PROPERTY OWNER ACKNOWLEDGEMENT

COMMUNITY DEVELOPMENT – PLANNING & ZONING – 205 S 6TH AVE, CALDWELL ID

I, JOSHUA UTKE, the recorded owner for real property addressed as 5617 Cleveland Blvd, Suite # , City Caldwell State ID Zip 83607, am aware of, in agreement with, and give my permission to Jeff Likes, to submit the accompanying application(s) pertaining to this 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 7th day of May, 2025

(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
County of Ada) ss.

I, Kirk Lewis, a Notary Public, do hereby certify that on this 7th day of May, in the year, 2025, personally appeared before me JOSHUA UTKE, 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.

NOTARY PUBLIC FOR IDAHO

Residing at Eagle, Idaho

My Commission Expires 8/21/2029

