



COMMUNITY DEVELOPMENT DEPARTMENT

Planning & Zoning Division

Caldwell City Hall: 205 S 6th Avenue | Mail: PO Box 1179 Caldwell, ID 83606 | Phone: 208-455-3024
<https://www.cityofcaldwell.org/Departments/Community-Development/Building-Safety-Division>

Robin Collins, PCED, CBO | Community Development Director & Building Official

Master Land Use Application

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided, prescreening passed, and fees paid for an application to be considered complete and accepted.

Hearing dates and codes utilized for review are based on the date is “complete and accepted”.

Failure to submit all requested items (in legible form) may delay the processing of your application.

APPLICATION LEGEND:

* = Public hearing(s) required

** = May require public hearing

*** = City Council consent agenda

All others are considered Administrative Staff Level Reviews

I. Application Requests (check all that apply)

- | | | |
|---|--|--|
| <input type="checkbox"/> Admin Director Determination | <input type="checkbox"/> Lot Split (Administrative) | <input type="checkbox"/> Subdivision (Prelim) Plat* |
| <input type="checkbox"/> Administrative Development Review ² | <input type="checkbox"/> Lot Split (Simple) | <input type="checkbox"/> Subdivision (Final) Plat*** |
| <input type="checkbox"/> Alternative Method of Compliance | <input type="checkbox"/> Manufactured Home Community* | <input type="checkbox"/> Subdivision (Short) Plat* |
| <input type="checkbox"/> Annexation w/Zoning* | <input type="checkbox"/> Mobile Food Unit (Individual) | <input type="checkbox"/> Subdivision Plat Modification** |
| <input type="checkbox"/> Business License (Permit) | <input type="checkbox"/> Mobile Food Unit Park / Court | <input type="checkbox"/> Subdivision Plat (Time Extension) |
| <input type="checkbox"/> Certificate of Appropriateness* | <input type="checkbox"/> Modification to Conditions of Approval** | <input type="checkbox"/> Subdivision Plat (Renewal) |
| <input type="checkbox"/> Comprehensive Plan (Map) Amendment* | <input type="checkbox"/> Outdoor Dining Permit | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Comprehensive Plan (Text) Amendment* | <input type="checkbox"/> Parcel Consolidation | <input type="checkbox"/> Traffic Impact Study Review |
| <input type="checkbox"/> Deannexation* | <input type="checkbox"/> Performance Bonding | <input type="checkbox"/> Vacation (Easement)* |
| <input type="checkbox"/> Design Review** | <input type="checkbox"/> Planned Unit Development (New)* | <input type="checkbox"/> Vacation (Plat Note) * |
| <input type="checkbox"/> Development Agreement (New)* | <input type="checkbox"/> Planned Unit Development (Modification)** | <input type="checkbox"/> Vacation (ROW) * |
| <input type="checkbox"/> Development Agreement (Modification)** | <input type="checkbox"/> Public Art / Mural | <input type="checkbox"/> Variance* |
| <input type="checkbox"/> Development Agreement (Termination)* | <input type="checkbox"/> Rezone* (Zoning Map Amendment) | <input type="checkbox"/> Zoning Ordinance Text Amendment* |
| <input type="checkbox"/> Home Occupation Permit (New) | <input type="checkbox"/> Signs ¹ | |
| <input type="checkbox"/> Home Occupation Permit (Renewal) | <input type="checkbox"/> Special Use Permit (New)* | |
| <input type="checkbox"/> Lot Line / Boundary Line Adjustment | <input type="checkbox"/> Special Use Permit (Modification)** | |

Footnotes:

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, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules indicate the requirement for Administrative Development Review.

II. General Project / Site Information

Project or Development Name: <i>(for business licensing, use business name)</i>	<input style="width: 100%;" type="text"/>
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Site Address(s): <i>Upload separate attached sheet if more than six (6) site addresses</i>	<input style="width: 100%;" type="text"/>
	<input style="width: 100%;" type="text"/>

Suite #s:	<input style="width: 30%;" type="text"/>	<input style="width: 30%;" type="text"/>	<input style="width: 30%;" type="text"/>
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Parcel #s:	<input style="width: 100%;" type="text"/>
	<input style="width: 100%;" type="text"/>
	<input style="width: 100%;" type="text"/>
	<input style="width: 100%;" type="text"/>

Total Acres:	<input style="width: 80%;" type="text"/>
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Prior Use of Property:	<input style="width: 80%;" type="text"/>
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Proposed Use of Property:	<input style="width: 80%;" type="text"/>
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Current Zoning of Subject Parcel(s): <i>(check all that apply)</i>	<input type="checkbox"/> RS-1 <input type="checkbox"/> C-1 <input type="checkbox"/> M-1 <input type="checkbox"/> D-CC <input type="checkbox"/> A-D <input type="checkbox"/> Property in County <input type="checkbox"/> RS-2 <input type="checkbox"/> C-2 <input type="checkbox"/> M-2 <input type="checkbox"/> C-CB <input type="checkbox"/> C-D <input type="checkbox"/> County <input type="checkbox"/> -1 <input type="checkbox"/> C-3 <input type="checkbox"/> I-P <input type="checkbox"/> T-N <input type="checkbox"/> H-D <input type="checkbox"/> List County Designation: <input type="checkbox"/> R-2 <input type="checkbox"/> C-4 <input type="checkbox"/> P-D <input type="checkbox"/> Designation: <input type="checkbox"/> R-3 <input type="checkbox"/> H-C
	<input style="width: 100px;" type="text"/>

Proposed Zoning of Subject Parcel(s): <i>(check all that apply)</i>	<input type="checkbox"/> No Change	<input type="checkbox"/> C-1	<input type="checkbox"/> M-1	<input type="checkbox"/> D-CC	<input type="checkbox"/> A-D
	<input type="checkbox"/> RS-1	<input type="checkbox"/> C-2	<input type="checkbox"/> M-2	<input type="checkbox"/> C-CB	<input type="checkbox"/> C-D
	<input type="checkbox"/> RS-2	<input type="checkbox"/> C-3	<input type="checkbox"/> I-P	<input type="checkbox"/> T-N	<input type="checkbox"/> H-D
	<input type="checkbox"/> R-1	<input type="checkbox"/> C-4			<input type="checkbox"/> P-D
	<input type="checkbox"/> R-2	<input type="checkbox"/> H-C			
	<input type="checkbox"/> R-3				

Select the Overlay District for the Subject Parcel(s): <i>(check all that apply)</i>	<input type="checkbox"/> Not in Overlay Zone	<input type="checkbox"/> ED-1	<input type="checkbox"/> FP-1	<input type="checkbox"/> HD-1	<input type="checkbox"/> SO-1	<input type="checkbox"/> UD-1
	<input type="checkbox"/> APO-1			<input type="checkbox"/> HD-2	<input type="checkbox"/> SO-2	<input type="checkbox"/> UD-2
	<input type="checkbox"/> APO-2			<input type="checkbox"/> HD-3	<input type="checkbox"/> SO-3	<input type="checkbox"/> UD-3

City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): <i>(check all that apply)</i>	<input type="checkbox"/> Neighborhood 1	<input type="checkbox"/> Downtown
	<input type="checkbox"/> Neighborhood 2	<input type="checkbox"/> Mixed Use Center
	<input type="checkbox"/> Neighborhood 3	<input type="checkbox"/> Community Center
	<input type="checkbox"/> Urban Neighborhood	<input type="checkbox"/> Special Purpose

Is/Are Subject Parcel(s) located within an "Area Hub" as indicated within the City of Caldwell Comprehensive Plan?

Yes No

III. Applicant Information

Note: If applicant is an LLC, proof of authorized signer will be required from the Secretary of State.

Name:

Company Name:
(if applicable)

Mailing Address:

Phone: **Email:**

Email Address:

Applicants Relationship to Property Owner: Property Owner Authorized Agent/Representative
 Purchaser Petitioner *(vacation requests only)*

IV. Property Owners' Information *(if different from applicant)*

Name:

Mailing Address:

Phone: Email:

V. Contractor / Developer Information *(fill out, if applicable)*

Name:

Company Name:
(if applicable)

Mailing Address:

Phone: Email:

VI. Architect Information *(fill out, if applicable)*

Name:

Company Name:
(if applicable)

Mailing Address:

Phone: Email:

VII. Civil Engineer / Surveyor Information *(fill out, if applicable)*

Name:

Company Name:
(if applicable)

Mailing Address:

Phone: Email:

VIII. Landscape Architect Information *(fill out, if applicable)*

Name:

Company Name:
(if applicable)

Mailing Address:

Phone: Email:

IX. Applicant Acknowledgement

- 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; and
- I certify that I am the owner of this property, the owner's authorized agent/representative, or the petitioner (if for a vacation). If acting as an authorized agent or representative, 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; and
- I certify that failure to submit all required documents in compliance with the checklist could result in delayed acceptance, processing, and hearing date timelines; and
- I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I certify that I am the:

- Property Owner Authorized Agent / Representative Petitioner (Vacations Only)

Applicant / Applicant's Representative Printed Name

Date

Applicant / Applicant's Representative Signature



City of Caldwell
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Planning & Zoning Division

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Annexation (with initial zoning)

CCC Chapter 10, Article 3, Section 10-03-01

***PURPOSE:** Annexation is a legal process by which some property located in an unincorporated area (Canyon County) may become part of the incorporated area (City of Caldwell). Annexations may be initiated by the City with property in the City Impact Area or by individuals with property in the City Planning Boundaries. An annexation requested by an individual is a quasi-judicial matter requiring public hearings and public hearing notification in accordance with the Idaho Land Use Planning Act and Caldwell City Code.*

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.

I. Filing and Submittal Standards

- All applications, checklists, plans and supporting documents must be submitted electronically through our [Online Permit Center](#).
- Upload all documents and drawings per required checklist, as high-resolution PDFs and formatted in accordance with this checklist.
- Each checklist item **MUST** be named according to the naming convention listed below. The naming convention shall start with the document name as shown in the table below, followed by an underscore, and then the project name.
- Resubmittals must use the EXACT same file name as the original and contain a versioning number at the end (V2, V3, V4, etc.)
- All applicable fees be required to be paid once the application has been submitted and received by the department. Some applications may require fees to be paid at time of actual submittal.

II. Submittal Documents

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

✓	Submittal Item Description	Document Naming Convention
<input type="checkbox"/>	Master Land Use Application. Copy of a completed and signed Master Land Use Application.	Application_ProjectName
<input type="checkbox"/>	Annexation Checklist. Copy of a completed and signed Annexation checklist.	ANNChecklist_ProjectName
<input type="checkbox"/>	Copy of Deeds or Proof of Ownership. If the owner is a corporation or LLC, proof of the representative or agent for the LLC or corporation will be required.	Deeds_ProjectName
<input type="checkbox"/>	Property Owner Acknowledgement. Signed Property Owner Acknowledgement form (if applicable).	OwnerAck_ProjectName



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<input type="checkbox"/>	Neighborhood Meeting Information , including; <ul style="list-style-type: none"> <input type="checkbox"/> A copy of the letter sent to all owners, residents, and associations within 500' of the property boundary. <input type="checkbox"/> A copy of the 500' mailing list <input type="checkbox"/> A copy of the sign-in sheet, with your signature for certification 	NeighborhoodMtg_ProjectName
<input type="checkbox"/>	Legal Description. <ul style="list-style-type: none"> • Attach a metes and bounds legal description of the property including all adjacent rights of ways. • All legal descriptions shall be stamped and certified by a land surveyor registered to the State of Idaho and shall be accompanied by an exhibit stamped. 	Legals_ProjectName
<input type="checkbox"/>	Annexation Exhibit Map. An exhibit map, stamped and signed by the land surveyor outlining the area being annexed, to include the adjacent rights of ways.	
<input type="checkbox"/>	Site Plan (to scale). Site plan, drawn to scale, showing: <ul style="list-style-type: none"> <input type="checkbox"/> Location of all property lines and dimensions <input type="checkbox"/> All streets with street names <input type="checkbox"/> All existing and proposed buildings and structures <input type="checkbox"/> All setbacks to the property lines and between buildings <input type="checkbox"/> All utilities <input type="checkbox"/> All easements 	SitePlan_ProjectName
<input type="checkbox"/>	Vicinity Map. Showing the boundaries of the subject property with relation to nearby roadways and landmarks.	VicinityMap_ProjectName
<input type="checkbox"/>	Project Narrative. A detailed project narrative addressing the following: <ul style="list-style-type: none"> • Description of overall proposed development plan • Description of compliance with the City's Comprehensive Plan and Vision and compliance with zoning ordinances. • Description of overall project benefits, the impacts on surrounding properties, and the mitigation of those impacts. • List of all proposed land uses 	Narrative_ProjectName
<input type="checkbox"/>	Conceptual Development Plan. <i>If the annexation is not associated with a special use permit, planned unit development or subdivision plat, please submit a concept future development plan.</i>	ConceptPlan_ProjectName



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III. Project Specifics

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

Will the Existing Land Use on the Property Continue: Yes No

Explain any Future Development Plans:

Existing City or County Zoning Designation of Property Surrounding Subject Parcel(s):

North of the Site:	<input type="text"/>
South of the Site:	<input type="text"/>
East of the Site:	<input type="text"/>
West of the Site:	<input type="text"/>

Type of Access to Subject Parcel(s)

Street Frontage Easement
If easement, list easement width and Instrument # below:

Easement Width	Instrument #
<input type="text"/>	<input type="text"/>

Name of Streets Providing Access:

Existing Domestic Water:

- Individual Domestic Well
- Centralized Public Water System
- City Municipal Water System
- Not Applicable



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Nearest Water Line Connection:

Existing Sewer:

Individual Septic City Municipal Sewer Not Applicable

Nearest Sewer Connection:

Existing Irrigation:

Surface
 Irrigation Well
 Pressurized
 Gravity
 Not Applicable

Nearest Irrigation Connection:

Irrigation District:

School District Serving this Location:

Caldwell SD Nampa SD Vallivue SD



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IV. PDF Formatting Requirements

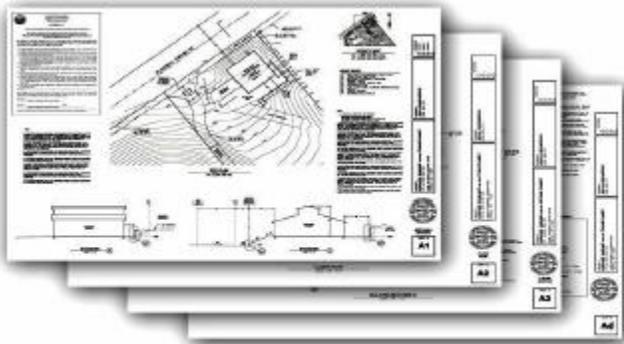
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for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



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V. 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 for attending 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 pre-screening process. This could impact scheduling of public hearing dates; and
- I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code; and
- I acknowledge that the decision to grant or deny a owner-consented annexation is at the sole discretion of the City Council, and that any decision but City Council does not require council to articulate or provide findings justifying its decision as owner-consented annexation are not subject to judicial review in accordance with Idaho Code 50-222.
- I certify I am the:
 - Property Owner as the Applicant
 - Property Owner's Agent / Representative

Applicant / Applicant's Representative Printed Name

Date

Applicant / Applicant's Representative Signature



INVOICE

Permit #: ANN26-000002
 Address: 1620 AVIATION WAY

Fee	Account Code	Amount
P&Z Fees - Annexation - More than 2 acres	10240	3,080.50
Fire Fees - Annexation - More than 1 acre	22025	224.70
Eng Fees - Annexation - 2 to 20 acres	12550	544.89
P&Z Fees - Application Prescreening	10216	50.00
TOTAL	◆	3,900.09

Project Narrative 1620 Aviation Way

The owner, Bret Jones, is requesting to annex 2.66 acres at 1620 Aviation Way into the City of Caldwell, along with a zoning designation of M-1 light Industrial. Several interested buyers have backed away from purchasing the property due to the time and expense required to obtain entitlements.

The owner hopes that the annexation will help facilitate the sale of his property.

Thank you,

Bret Jones

*Dr. Phil
2017.07.11
09.26.17
10:17 AM*

PIN	OwnerName	InCareOf	Address	City	State	ZipCode
R35308307A	AVIATION WAY LLC ✓		19210 WAGNER RD	CALDWELL	ID	83607
R35308303	CS REAL ESTATE LLC ✓		3901 S CALEB WAY	MERIDIAN	ID	83642
R02800713A	LITHIA REAL ESTATE INC ✓		150 N BARTLETT ST	MEDFORD	OR	97501
R02800551	LITHIA REAL ESTATE INC @ @ ✓		150 N BARTLETT ST	MEDFORD	OR	97501
R00703010	ZUKIN JR CORP DBA ✓		PO BOX 331	THE DALLES	OR	97058
R02800551A	LITHIA REAL ESTATE INC @ @ ✓		150 N BARTLETT ST	MEDFORD	OR	97501
R00707	POWERS RACHEL M ✓		1706 AVIATION WAY	CALDWELL	ID	83605
R02800552	SUNDOWNER INC ✓		PO BOX 1055	CALDWELL	ID	83605
R00709	MEYER JEFF ✓		1715 ANDY LN	CALDWELL	ID	83605
R35305011	CALDWELL CITY OF ✓		PO BOX 1179	CALDWELL	ID	83605
R35308305	AVIATION WAY LLC ✓		19210 WAGNER RD	CALDWELL	ID	83607
R02800713	CALDWELL LAND AND CATTLE COMPANY LLC ✓		1910 S 5500 W	SALT LAKE CITY	UT	84104-4488
R35306	PHILLIPS JOHN AND MARIA FAMILY TRUST ✓		1611 AVIATION WAY	CALDWELL	ID	83605
R00709010	MEYER JEFFREY PAUL ✓		1715 ANDY LN	CALDWELL	ID	83605
R00699	HENSEN KEVIN ✓		1423 ANDY LN	CALDWELL	ID	83605
R00703	WEATHERTIGHT ROOFING INC ✓		1429 ANDY LN	CALDWELL	ID	83605
R00706	JONES BRET ✓		628 S BONNEVILLE DR	NAMPA	ID	83686
R00698	GONCHAROV PAVEL S ✓		1419 ANDY LN	CALDWELL	ID	83605
R35305012C	ENTERPRISES RODERICK ✓		PO BOX 186	MIDVALE	UT	84047
R14895147	POINDEXTER PROPERTIES LLC ✓	J B POINDEXTER AND CO INC =	600 TRAVIS ST STE 400	HOUSTON	TX	77002
R35308307	CS REAL ESTATE LLC ✓		3301 S CALEB WAY	MERIDIAN	ID	83642
R35305100	GOSHAWK CAPITAL LLC ✓		PO BOX 19039	GOLDEN	CO	80402
R25344010	KAG LEASING INC ✓		4366 MT PLEASANT ST NW	NORTH CANTON	OH	44720
R35308306	AVIATION WAY LLC ✓		19210 WAGNER RD	CALDWELL	ID	83607
R35305105	GOSHAWK CAPITAL LLC ✓		PO BOX 19039	GOLDEN	CO	80402
R35305107	EXODUS EIGHT SIX LLC ✓		6700 N LINDER RD STE 156-235	MERIDIAN	ID	83646
R35305108	DRAGON SKYWAY LLC ✓		PO BOX 749	STAR	ID	83669

CANYON COUNTY LISTING - "R00706" - 500.0 feet

01-16-2026

PROPERTY LISTING DISCLAIMER

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.

NOTICE OF NEIGHBORHOOD MEETING

1/21/20/26

Bret Jones

1620 Aviation Way

Caldwell, Idaho 83605

RE: Proposed Annexation & Zoning Request

Dear Property Owner,

You are invited to a neighborhood meeting to discuss the proposed voluntary annexation and zoning near your property. The purpose of this meeting is to discuss the project, address any questions, and hear your feedback and suggestions.

Meeting Details: The property owner is requesting annexation of 2.66 acres at 1620 Aviation Way into the City of Caldwell and a zoning designation of M-1 (Light Industrial) upon annexation.

Meeting Date: Friday, February 6, 2026

Time: 2 PM

Location: Caldwell Public Library 1010 Dearborn St. Caldwell, ID 83605/ Idaho Room

If you would like to contact us ahead of time, please reach out to Julia.jones1205@gmail.com or call 208-899-2114.

We look forward to hearing from you.

Thank you,

Julia Jones

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: 2pm

End Time of Neighborhood Meeting: 2:30 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. ~ No one attended ~
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____

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: Annexation and Light Industrial zoning designation (M1)

Date of Round Table meeting: _____

Notice sent to neighbors on: Wednesday January 21, 2026

Date & time of the neighborhood meeting: Feb 6th 2pm 2026

Location of the neighborhood meeting: Caldwell Public Library
1010 Dearborn St. Caldwell, ID 83605

Developer/Applicant:

Name: Bret Jones

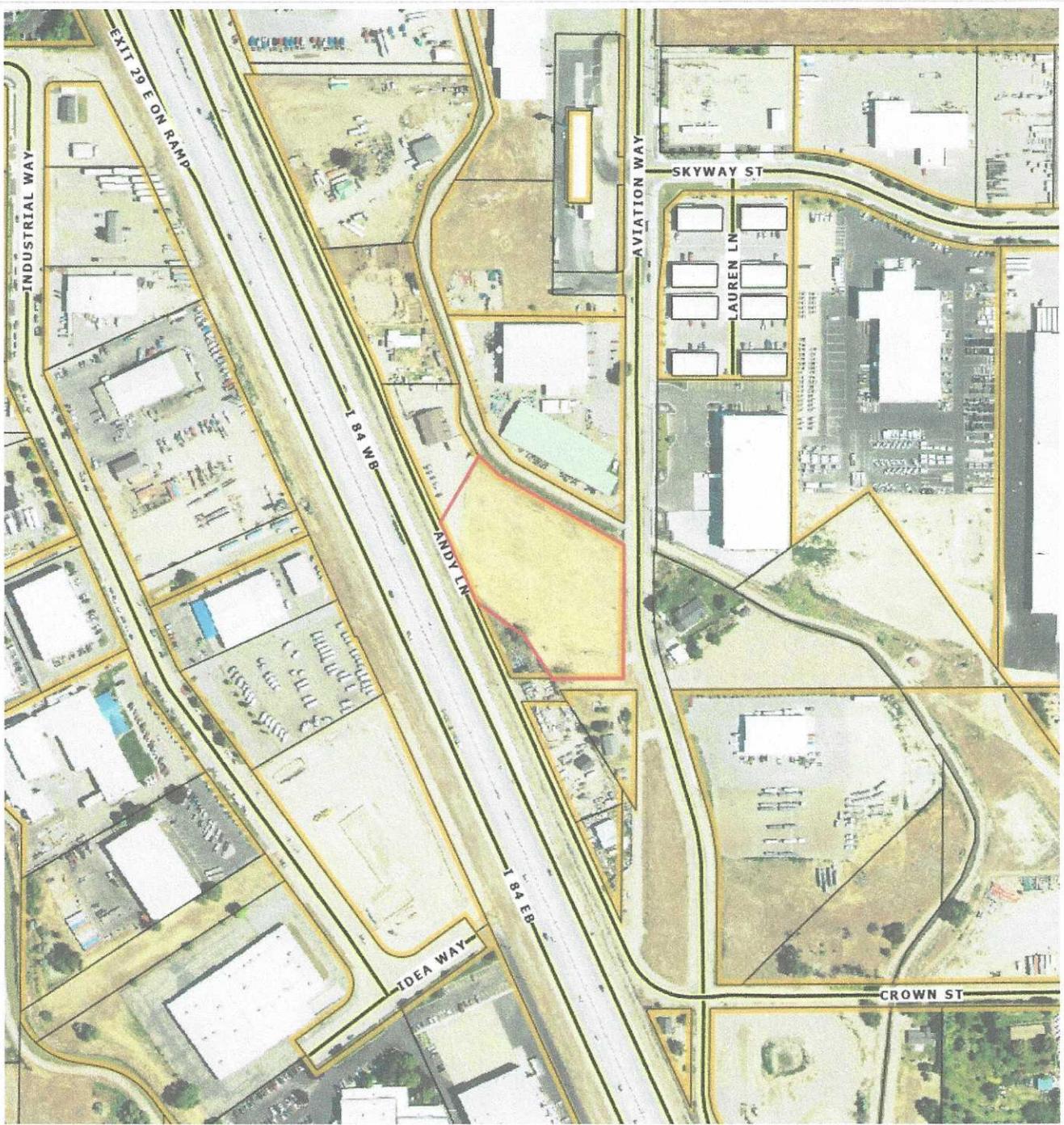
Address, City, State, Zip: 628 S. Bonneville Dr. Nampa, ID 83686

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 Bret Jones

DATE Feb 6 2026

Aerial Map



TitleOne
a title & escrow co.

Parcel ID: R007060000

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Street Map



TitleOne
a title & escrow co.

Parcel ID: R007060000

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

November 14, 2022
Project No. 22-052
Legal Description

Parcel A

A parcel of land being portions of Lots 26 and 27 of City View Tracts (Book 1 of Plats, Page 9), situated in the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at a found aluminum cap marking the East 1/4 corner of said Section 26, which bears S89°48'45"E a distance of 2,647.53 feet from a found brass cap marking the Center 1/4 corner of said Section 26, thence following the easterly line of said Southeast 1/4 of the Northeast 1/4, N00°27'00"E a distance of 25.00 feet to a found 5/8-inch rebar marking the Southeast corner of said Lot 27;
Thence leaving said easterly line and following the southerly boundary line of said Lot 27, N89°48'45"W a distance of 30.00 feet to a point on the westerly right-of-way line of Aviation Way, said point being witnessed by a found 5/8-inch rebar, which bears N00°27'00"E a distance of 5.00 feet and being the **POINT OF BEGINNING**.

Thence following said southerly boundary line, N89°48'45"W a distance of 153.22 feet to a found 5/8-inch rebar;
Thence leaving said southerly boundary line, N32°47'28"W a distance of 108.81 feet to a point being witnessed by a found 5/8-inch rebar, which bears N54°37'28"W a distance of 15.00 feet;
Thence N54°37'28"W a distance of 128.18 feet to a found 5/8-inch rebar on the northeasterly right-of-way line of Andy Lane;
Thence following said northeasterly right-of-way line, N24°12'29"W a distance of 187.03 feet to a set 5/8-inch rebar;
Thence leaving said northeasterly right-of-way line, N30°03'10"E a distance of 166.85 feet to a set 5/8-inch rebar on the southerly bank of the Canyon Hill Lateral;
Thence following said southerly bank the following two (2) courses:
1. S46°21'15"E a distance of 60.22 feet to a found 5/8-inch rebar;
2. S60°21'57"E a distance of 308.88 feet to a found 5/8-inch rebar on said westerly right-of-way line of Aviation Way;
Thence leaving said southerly bank and following said westerly right-of-way line, S00°27'00"W a distance of 286.90 feet to the **POINT OF BEGINNING**.

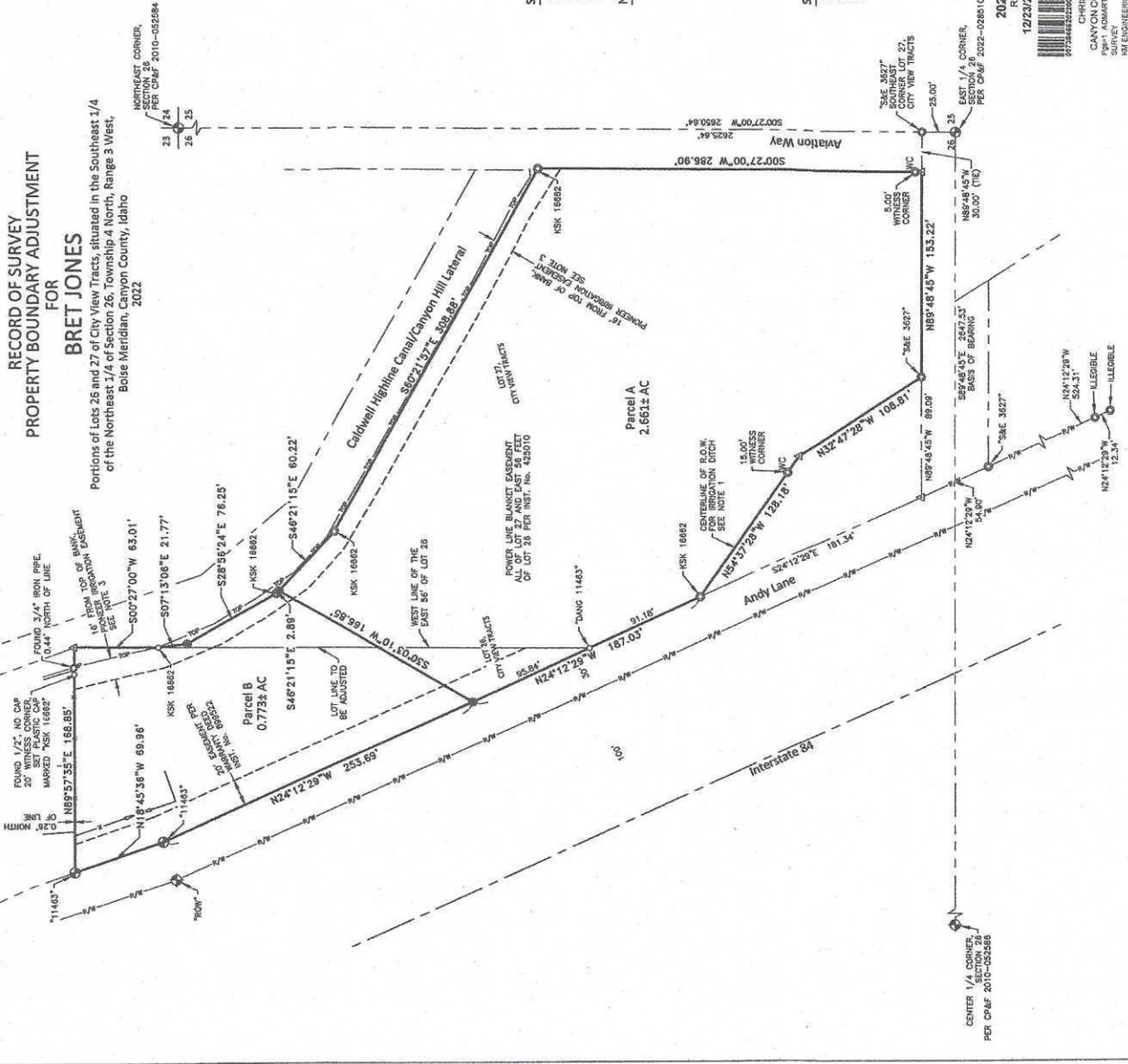
Said parcel contains 2.661 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records or surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.



RECORD OF SURVEY PROPERTY BOUNDARY ADJUSTMENT FOR BRET JONES

Portions of Lots 26 and 27 of City View Tracts, situated in the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho 2022



0 50 100 150
Feet Scale: 1" = 50'

- LEGEND**
- FOUND 1/2" REBAR, MARKED AS NOTED
 - FOUND 5/8" REBAR, MARKED "KSK 16862" OR AS NOTED
 - ⊙ SET 5/8" REBAR WITH PLASTIC CAP, MARKED "KSK 16862"
 - ⊙ FOUND 5/8" REBAR WITNESS CORNER WITH PLASTIC CAP MARKED "NO KSK 16862"
 - ⊙ FOUND BRASS CAP, MARKED AS NOTED
 - ⊙ FOUND ALUMINUM CAP, MARKED AS NOTED
 - △ CALCULATED POINT
- SECTION LINE
 --- PROPERTY BOUNDARY LINE
 --- ORIGINAL LOT LINE
 --- ADJACENT BOUNDARY LINE
 --- CENTER OF ROAD LINE
 --- EASEMENT LINE
 --- FENCE LINE
 --- FRONT-OF-WAY LINE
 --- TOP OF BANK
 --- SURVEY TIE LINE

- SURVEY REFERENCES**
- R1. RECORD OF SURVEY PER INST. No. 2022-028815, RECORDS OF CANYON COUNTY, IDAHO.
 - R2. RECORD OF SURVEY PER INST. No. 2016-050562, RECORDS OF CANYON COUNTY, IDAHO.
 - R3. PART CITY VIEW TRACTS, PARCELS 26 AND 27, SECTION 26, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.
 - R4. WARRANTY DEED PER INST. No. 200116949, RECORDS OF CANYON COUNTY, IDAHO.
 - R5. RECORD OF SURVEY PER INST. No. 1995031419, RECORDS OF CANYON COUNTY, IDAHO.

- NOTES**
1. THE IRRIGATION DITCH WAS NOTED TO BE A FACILITY OF THE CALDWELL IRRIGATION DISTRICT PER RA, R2, AND R3. THE IRRIGATION DITCH WAS FOUND TO BE A FACILITY OF THE CALDWELL IRRIGATION DISTRICT PER R4 AND R5. BY DOUG BERSTADT, CONSTRUCTION SUPERVISOR AT CALDWELL IRRIGATION DISTRICT, THAT SAID DITCH IS NOT PART OF CALDWELL IRRIGATION DISTRICT'S NETWORK. PER A PHONE CALL ON 4/28/2022 WITH MARK MEYERS, DISTRICT MANAGER AT CALDWELL IRRIGATION DISTRICT, THE SURVEYOR HAS FOUND NO SURVEY RECORDS CLAIMED FOR THE DITCH. HOWEVER, THE IRRIGATION FACILITIES ARE, AT A MINIMUM, SUBJECT TO IDAHO STATE STATUTE TITLE 42.
 2. PARCELS A AND B SHOWN HEREON ARE SUBJECT TO RESTRICTIONS AS SPECIFIED PER ORDINANCE No. 2497, INST. No. 200502601.
 3. THE SURVEYOR WAS INFORMED OF THE EXEMPT LOCATION AND DIMENSIONS FOR THE CANYON HILL LATERAL COMPANY. PER PHONE CALL ON 4/28/2022 WITH MARK MEYERS, ASSISTANT SUPERINTENDENT AT PIONEER HILL LATERAL COMPANY.

SURVEY NARRATIVE

THE PURPOSE OF THIS RECORD OF SURVEY IS TO PERFORM THE ADJUSTMENT OF THE BOUNDARY OF THE TWO EXISTING PARCELS AS SHOWN HEREON INTO PARCEL A AND PARCEL B AS SHOWN HEREON. THIS SURVEY IS BASED UPON A RETRIBUTION OF THE RECORDS OF SURVEYS, PLAT AND DEEDS LISTED IN THE REFERENCES HEREON. THE SURVEYOR HAS FOUND NO SURVEY RECORDS CLAIMED FOR THE DITCH. HOWEVER, THE IRRIGATION FACILITIES ARE, AT A MINIMUM, SUBJECT TO IDAHO STATE STATUTE TITLE 42. PARCELS A AND B SHOWN HEREON ARE SUBJECT TO RESTRICTIONS AS SPECIFIED PER ORDINANCE No. 2497, INST. No. 200502601.

CERTIFICATE OF SURVEYOR

I, KELLY KERRER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO. I HAVE PERSONALLY CONDUCTED THIS SURVEY AND I AM AN ACCURATE REPRESENTATION OF SAID SURVEY AND IS IN CONFORMANCE WITH THE CORNER PERPETUATION AND FILING ACT IN TITLE 55, CHAPTER 16, IDAHO CODE.

2022-065381
RECORDED
12/23/2022 04:38 PM

KELLY KERRER
CANYON COUNTY, RECORDER
SURVEY
KERRER ENGINEERING
AN ENGINEERING





PROPERTY OWNER ACKNOWLEDGEMENT

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

I, Bret Jones, the recorded owner for real property addressed as 1620 Aviation Way, Suite # _____, City Caldwell State Idaho Zip 83605, am aware of, in agreement with, and give my permission to Julia Jones, 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 2.11.2026 day of February, 2026

Bret Jones
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
)

I, Austin Whitehead, a Notary Public, do hereby certify that on this 2.11.2026 day of February, in the year, 2026, personally appeared before me Bret Jones, 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.

Austin Whitehead
NOTARY PUBLIC FOR IDAHO
Residing at Meridian, ID
My Commission Expires 07-22-2028



2022-055380

RECORDED

12/23/2022 04:37 PM



AFTER RECORDING MAIL TO:

Bret Jones
628 South Bonneville Dr.
Nampa, ID 83686

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 ADMARTINEZ

\$15.00

DEED

KM ENGINEERING

QUITCLAIM DEED

FOR VALUE RECEIVED

Bret Jones, a married person, whose address is: 628 South Bonneville Dr., Nampa, ID 83686, and Weathertight Roofing, Inc., an Idaho corporation, whose address is: 1429 Andy Ln., Caldwell, ID 83605

GRANTOR(S), does(do) hereby CONVEY, RELEASE, REMISE, AND FOREVER QUIT CLAIM unto:

Bret Jones, a married person,

GRANTEE(S), whose current address is: **628 South Bonneville Dr., Nampa, ID 83686** the following described real property situated in Canyon County, State of Idaho, more particularly described as follows, to wit:

See the attached description herein, which by this reference becomes a part hereof.

Effective this 15th day of December, 2022.

