



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

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 that apply.

☐ Director Determination	☐ *Manufactured Home Community	☐ Temporary Use Permit
☐ Administrative Development Review ²	☐ Mobile Food Unit (Individual)	☐ New ☐ Renewal
☐ Alternative Method of Compliance	☐ Mobile Food Unit Park / Court	☐ Construction Trailer
☐ *Annexation w/ Zoning	☐ Outdoor Dining Permit	☐ Model Home Sales Office
☐ Business License (Business Permit)	☐ Parcel Consolidation	☐ Storage Containers / Pods
☐ *Certificate of Appropriateness	☐ Performance Bonding	☐ Temporary Housing
☐ *Comprehensive Plan Amendment	☐ Planned Unit Development (PUD)	☐ Transient Merchant
☐ Text	☐ *New	☐ Traffic Impact Study Review
☐ Map	☐ **Modification	☐ Vacation of Easement and/or Right-of-way
☐ *Deannexation	☐ Public Art / Murals	☐ *Variance
☐ **Design Review	☐ *Rezone (Zoning Map Amendment)	☐ *Zoning Ordinance Text Amendment
☐ Development Agreement	☐ Signs ¹	☐ Other, Please Describe:
☐ *New	☐ Special Use Permit (SUP)	
☐ **Modification	☐ *New	
☐ *Termination	☐ **Modification	
☐ Home Occupation Permit	☐ Time Extension	
☐ New	☐ Subdivision Plats	
☐ Renewal	☐ *Preliminary Plat	
☐ Lot Line Adjustment	☐ Final Plat	
☐ Lot Split	☐ *Short Plat (Regular)	
☐ Administrative	☐ *Short Plat (Condo)	
☐ Simple	☐ **Plat Modification	
	☐ Time Extension	
	☐ Renewal	

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 or specific use provisions of the Code indicate the requirement for Administrative Development Review.



City of Caldwell

Community Development Department – Planning & Zoning Division

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

☐ Property currently In County

Please list the current county zoning designation: _____

Overlay Districts:

(Check all that apply)

☐ APO-1 ☐ APO-2 ☐ Indian Creek Corridor Overlay
☐ Downtown Local Historic Area ☐ Steunenberg Historic District
☐ Floodplain Overlay ☒ None

City of Caldwell Comprehensive
Plan Designation of Parcel(s):

(Check all that apply)

☐ Neighborhood 1 ☐ Neighborhood 2 ☐ Neighborhood 3
☐ Urban Neighborhood ☐ Community Center ☐ Mixed Use Center
☐ Downtown ☐ Employment Center ☐ Special Purpose

Are parcels located within an
Area Hub as indicated on the
City of Caldwell Comprehensive
Plan?

☐ Yes ☐ No



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Description of Proposed Project / Request:

APPLICANT INFORMATION:

Name:

Company Name (if applicable):

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

Mailing Address:

Phone:

Email:

PROPERTY OWNERS' INFORMATION

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

☐ Not Applicable

Name:

Mailing Address:

Phone:

Email:



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

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:

CONTRACTOR / DEVELOPER INFORMATION

☐ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

ARCHITECT INFORMATION

☐ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

ENGINEER / SURVEYOR INFORMATION

☐ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

LANDSCAPE ARCHITECT 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

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: W. J. Shrief Date: 8/19/26

Printed Name: Wendy Shrief



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.
4. 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.
5. All documents and plans must follow the "Naming Schematic" as listed on the attached document.



City of Caldwell
Community Development Department
Planning & Zoning Division

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

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
☐	Master Land Use Application. Copy of a completed and signed Master Land Use Application.	Application_ProjectName
☐	Annexation Checklist. Copy of a completed and signed Annexation checklist.	ANNChecklist_ProjectName
☐	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
☐	Property Owner Acknowledgement. Signed Property Owner Acknowledgement form (if applicable).	OwnerAck_ProjectName



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☐	Neighborhood Meeting Information , including; ☐ A copy of the letter sent to all owners, residents, and associations within 500' of the property boundary. ☐ A copy of the 500' mailing list ☐ A copy of the sign-in sheet, with your signature for certification	NeighborhoodMtg_ProjectName
☐	Legal Description. • 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
☐	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.	
☐	Site Plan (to scale). Site plan, drawn to scale, showing: ☐ Location of all property lines and dimensions ☐ All streets with street names ☐ All existing and proposed buildings and structures ☐ All setbacks to the property lines and between buildings ☐ All utilities ☐ All easements	SitePlan_ProjectName
☐	Vicinity Map. Showing the boundaries of the subject property with relation to nearby roadways and landmarks.	VicinityMap_ProjectName
☐	Project Narrative. A detailed project narrative addressing the following: • 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
☐	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:

--

South of the Site:

--

East of the Site

--

West of the Site:

--

Type of Access to Subject Parcel(s)

☐ Street Frontage ☐ Easement

If easement, list easement width and Instrument # below:

Easement Width

--

Instrument #

--

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

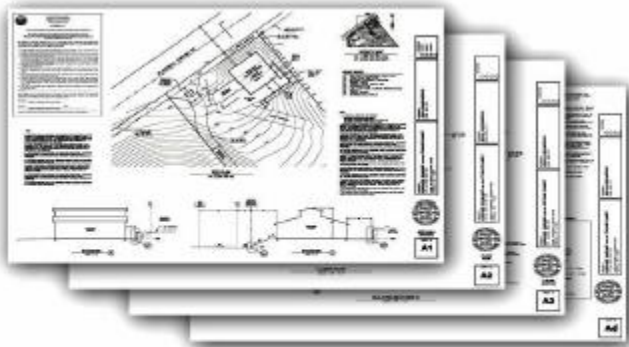
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for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

Wendy Shrieff
Applicant / Applicant's Representative Printed Name

8/19/26
Date

[Signature]
Applicant / Applicant's Representative Signature



INVOICE

Permit #: ANN26-000018
Address: 0 MARBLE FRONT RD

Fee	Account Code	Amount
P&Z Fees - DeAnnexation	10240	3,482.50
TOTAL	❖	3,482.50



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July 28, 2026

**RE: De-Annexation of Sliver of Land Adjacent to Six Residential Lots in Maple Hill
Subdivision No.3**

To whom it may concern,

KB Home is requesting to de-annex an approximately 10' sliver of property from the City of Caldwell to enable KB Home to complete a Property Boundary Adjustment in Canyon County and then convey the sliver to two adjacent parcels that are located in Canyon County.

Due to a previous survey error there is an approximately 10' sliver of land that is located behind six residential lots in Maple Hill 3, the sliver was included in the annexation that was done for Maple Hill but the sliver was not included in the Preliminary Plat for Maple Hill and it was subsequently not included in the residential lots in the third phase of Maple Hill. Procedurally, it was not possible to include the sliver in the final plat boundary because the sliver was not included in the preliminary plat boundary. The 10' sliver is owned by KB Home. The sliver is being conveyed at no cost to no neighboring property owners to enable the property owners to add to their property and to ensure that the 10' sliver is maintained.

A draft Record of Survey depicting the configuration of the existing properties and how the sliver will be conveyed to the two neighboring parcels is attached with this application. KB has had an official neighborhood meeting to meet with neighboring property owners and several meetings have been held with the two property owners who will have the sliver conveyed to their property.

When de-annexation of the sliver parcel from the City of Caldwell has been completed a Property Boundary Adjustment will be processed through Canyon County.

Thank you for your consideration of our request, please let me know if you have any additional questions regarding our application.

Thank you,

Wendy Shrief, AICP
Director of Forward Planning

FIRST NAME

ASUMENDI
ASUMENDI
LACEY
BAR O
BAR O
STEVE
STEVE
TERRY AND SHARON
ALEJANDRO
TIMOTHY
FRANK AND ELISABETH
FRANK AND ELISABETH
PENNI
CAMERON
JOEL
MARIBEL
BRET
JEFFREY
MARY
JACOB
RICHARD
JEFFREY
RITA
JEREMY
MADELAINE
SANDRA
LUCY
SCOTT
ALFREDO
EMMANUEL
ELISABETH
JUSTIN
THEODORE
TARA
THOMAS
DANIEL
MICHEAL
ANDREW
CAREN
CARLOS
KAYLA
WILLIAM
ERIKA

LAST NAME

HOLDINGS LLC
HOLDINGS LLC
NOBLE
BAR LLC
BAR LLC
ROEDEL
ROEDEL
ROEDEL
SILVA
RASMUSSEN
LA POINTE
LA POINTE
FAMILY TRUST
IVERSON
DIAS
BARROSO
HOMAN
COX
CARLSON
DAHRING
BONNEAU
LURCOOK
FRANCIS
POWERS
COX
TIDWELL
SMITH
LUPO
ARAGON
GALVAN
RUBLE
CLONINGER
NEWTON
RHYNER
SPRENGER
MIRELES
HUGHES
KIPPES
SCOTT
CERVANTES
NICASSIO
SCHNEE
HELLBERG

STEVEN
IBRAHIM

KITTELSON
KHALAF

STREET ADDRESS	CITY	STATE
5925 W FRANKLIN	MERIDIAIN	ID
11329 LINCOLN RD	CALDWELL	ID
11201 MARBLE FRONT RD	CALDWELL	ID
9107 LINCOLN RD	CALDWELL	ID
11329 LINCOLN RD	CALDWELL	ID
11077 MARBLE FRONT RD	CALDWELL	ID
20669 MIDDLETON RD	CALDWELL	ID
11161 MARBLE FRONT RD	CALDWELL	ID
11116 TRESTLE ROCK ST	CALDWELL	ID
11128 TRESTLE ROCK ST	CALDWELL	ID
4428 N CHERRY BARK WAY	MERIDIAN	ID
11140 TRESTLE ROCK ST	CALDWELL	ID
11152 TRESTLE ROCK ST	CALDWELL	ID
20611 KRANTZE AVE	CALDWELL	ID
11129 MOUNTAIN PEAK ST	CALDWELL	ID
11091 MOUNTAIN PEAK ST	CALDWELL	ID
11103 MOUNTAIN PEAK ST	CALDWELL	ID
14601 WEN JEFF LN	CALDWELL	ID
11102 TRESTLE ROCK ST	CALDWELL	ID
11130 MOUNTAIN PEAK ST	CALDWELL	ID
11070 MOUNTAIN PEAK ST	CALDWELL	ID
11082 MOUNTAIN PEAK ST	CALDWELL	ID
11094 MOUNTAIN PEAK ST	CALDWELL	ID
11106 MOUNTAIN PEAK ST	CALDWELL	ID
11118 MOUNTAIN PEAK ST	CALDWELL	ID
11058 MOUNTAIN PEAK ST	CALDWELL	ID
20651 KRANTZE AVE	CALDWELL	ID
20650 TIP TOP AVE	CALDWELL	ID
20642 TIP TOP AVE	CALDWELL	ID
20643 KRANTZE AVE	CALDWELL	ID
20612 TIP TOP AVE	CALDWELL	ID
11153 MOUNTAIN PEAK ST	CALDWELL	ID
11164 CARIBOU RIDGE DR	CALDWELL	ID
20670 KRANTZE AVE	CALDWELL	ID
20658 KRANTZE AVE	CALDWELL	ID
11117 MOUNTAIN PEAK ST	CALDWELL	ID
11079 MOUNTAIN PEAK ST	CALDWELL	ID
20663 KRANTZE AVE	CALDWELL	ID
20662 TIP TOP AVE	CALDWELL	ID
20631 Krantze Avenue	CALDWELL	ID
11141 Mountain Peak Street	CALDWELL	ID
11184 Caribou Ridge Drive	CALDWELL	ID
11228 Trestle Rock Street	CALDWELL	ID

11248 Trestle Rock Street	CALDWELL	ID
11240 Trestle Rock Street	CALDWELL	ID

ZIP CODE

83642

83605

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May 12, 2026

RE: Neighborhood Meeting for Project in your Neighborhood

To whom it may concern,

You are invited to a neighborhood meeting to discuss a small parcel located north of the third phase of Maple Hill Subdivision which we are proposing to de-annex from the City of Caldwell so we can dedicate the parcel to neighboring properties located in Canyon County.

Meeting Date: Thursday May 28, 2026

Meeting Time: 6:00 PM

Meeting Location: We will meet at the parking lot for the KB Homes Sales Center in Maple Hill Subdivision; the physical address for our meeting location is 11201 Trestle Rock St. Caldwell, Idaho.

Project Summary: De-Annexation from the City of Caldwell is proposed for a small parcel which was mistakenly annexed into the City of Caldwell when Maple Hill Subdivision was annexed into Caldwell. Once the de-annexation has been completed a Property Boundary adjustment will be completed to convey the parcel to neighboring property owners. The de-annexation does not impact residents of Maple Hill Subdivision.

If you would like to contact us ahead of the meeting, please feel free to reach us at WKShrief@kbhome.com or 208.617.2790

We look forward to hearing from you.

Thank you,

A handwritten signature in blue ink, appearing to read 'Wendy Shrief', written over a light blue circular stamp.

Wendy Shrief
Director of Forward Planning

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: 6:30 PM

Those in attendance please print your name and address.

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

<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1. <u>Hana Culotta</u>	<u>11177 Trestle Rock S</u>
2. <u>Mark : ELIZABETH RUBIN</u>	<u>20812 TIP TOP AVE</u>
3. <u>Lacey Noble 208-738-6559</u>	<u>11201 Marble Front Rd, Caldwell</u>
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:

Deannexation of small parcel to Canyon Co.

Date of Round Table meeting: Meeting w/ Megan + Dave Marsden

Notice sent to neighbors on: May 12, 2026

Date & time of the neighborhood meeting: May 28, 2026

Location of the neighborhood meeting: 11201 Tristle Rock St.

Developer/Applicant:

Name: KB Home Idaho

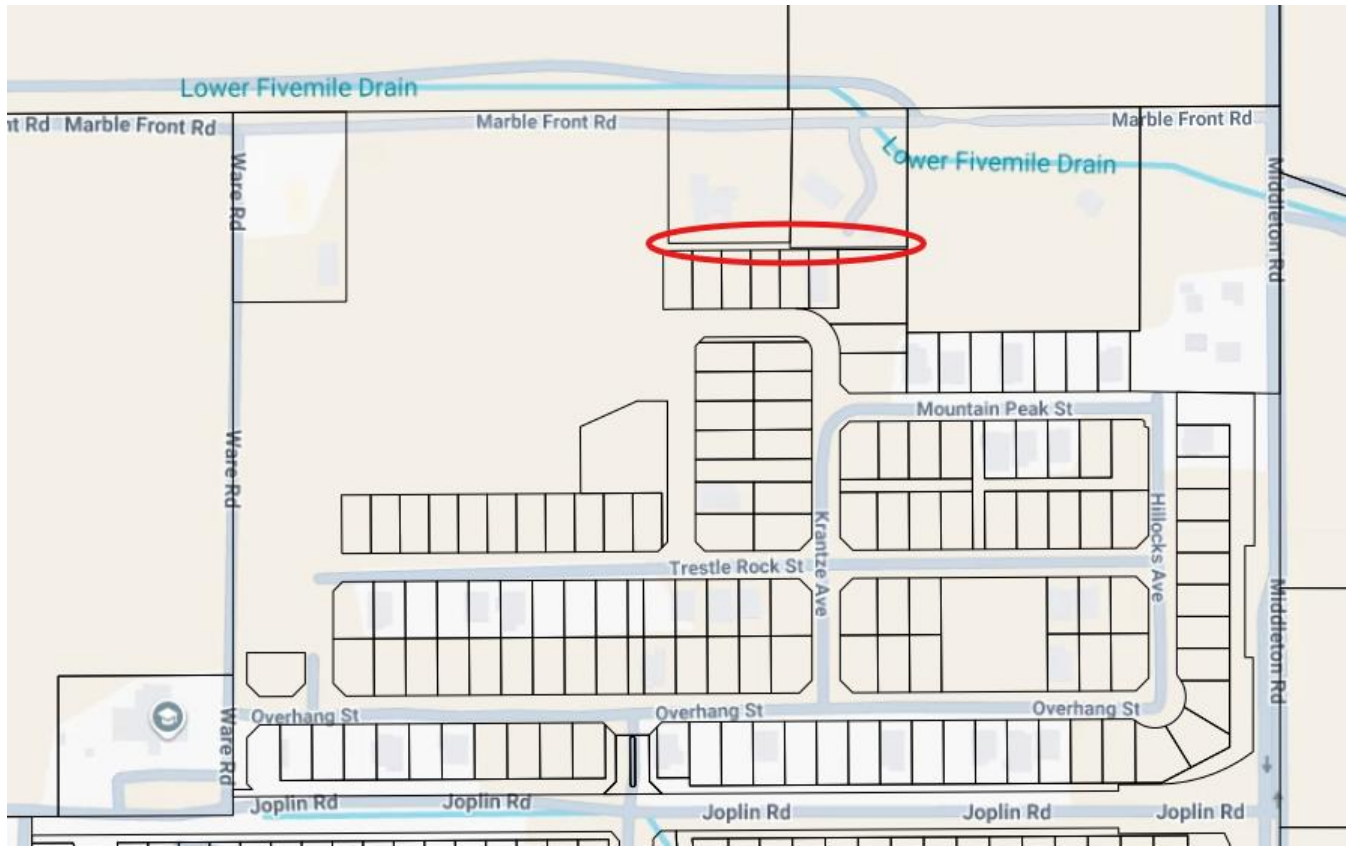
Address, City, State, Zip: Meridian, ID

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 [Signature]

DATE 5/28/26

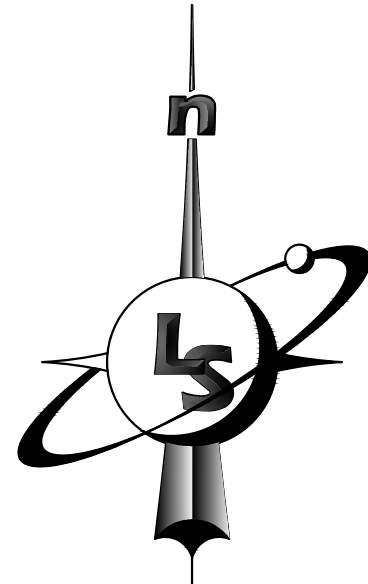
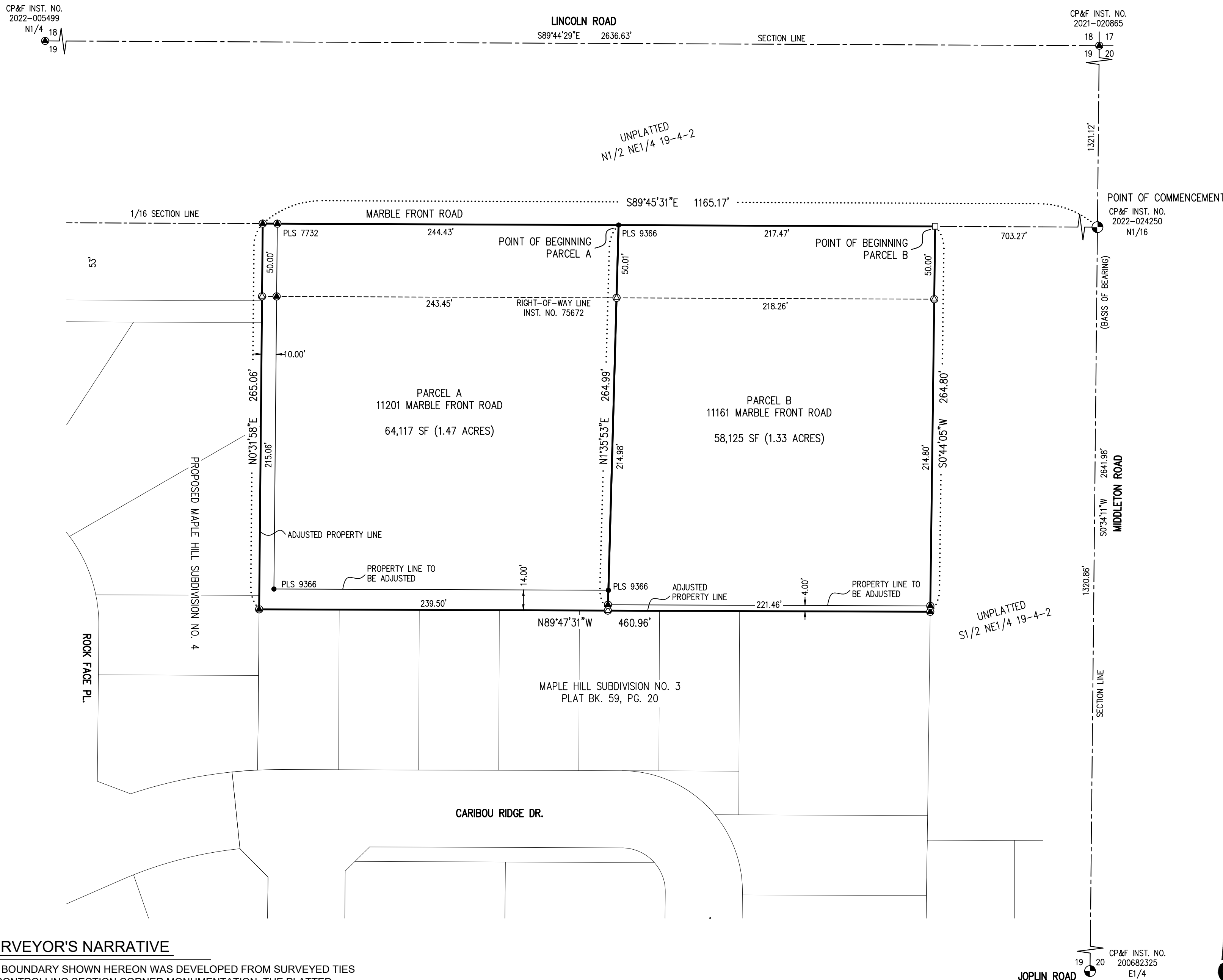
Vicinity Map:



NOBLE & ROEDEL RECORD OF SURVEY

PROPERTY LINE ADJUSTMENT

LOCATED IN THE S1/2 OF THE NE1/4 OF SECTION 19, T4N, R2W, B.M.,
CITY OF CALDWELL, CANYON COUNTY, IDAHO
2025



0' 25' 50' 100'

SCALE: 1" = 50'

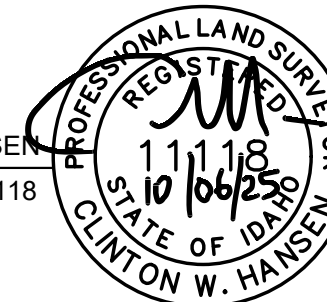
LEGEND

- FOUND 1/2" IRON PIN
- FOUND 5/8" IRON PIN
- ⊙ SET 5/8" IRON PIN WITH PLS 11118 PLASTIC CAP
- ⊙ FOUND BRASS CAP MONUMENT
- ⊙ FOUND ALUMINUM CAP MONUMENT
- FOUND PK/MAG NAIL
- CALCULATED POINT, NOTHING SET
- SECTION LINE
- - - EASEMENT LINE
- BOUNDARY LINE
- x- FENCE LINE
- (100.00') RECORD DATA

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO AND THAT THIS RECORD WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT IN TITLE 55, CHAPTER 16, IDAHO CODE.

CLINTON W. HANSEN
PLS 11118



LandSolutions
Land Surveying and Consulting

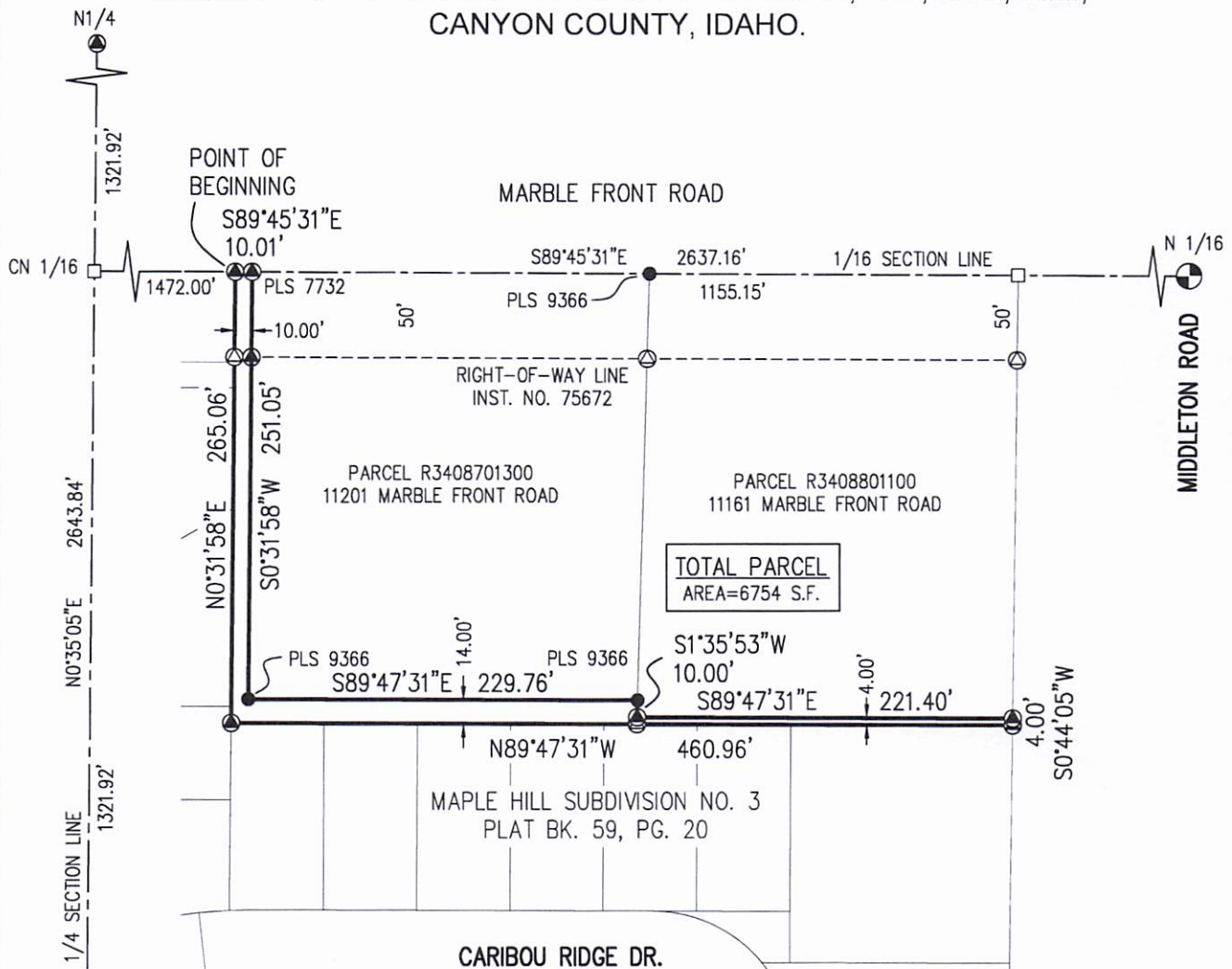
231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

SURVEYOR'S NARRATIVE

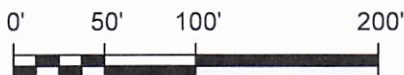
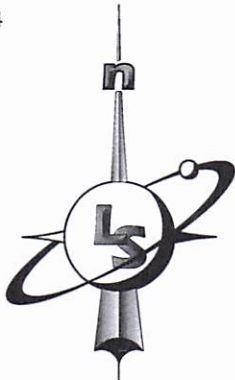
THE BOUNDARY SHOWN HEREON WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF MAPLE HILL SUBDIVISION NO. 3, INFORMATION FROM RECORD OF SURVEY NUMBERS 9312033, 9914326, 200100054, 200104598, 2008025031, 2017-031233, 2021-058918, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS PROPERTY AS SHOWN HEREON.

NOBLE & ROEDEL PROPERTIES - DEANNEXATION EXHIBIT

LOCATED IN THE S1/2 OF THE NE1/4 SECTION 19, T4N, R2W, B.M.,
CANYON COUNTY, IDAHO.



POINT OF COMMENCEMENT



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 22-05

Legal Description
Noble and Roedel Properties – Deannexation

A parcel of land being located in the S ½ of the NE ¼ of Section 19, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a 5/8 inch diameter rebar with an illegible yellow plastic cap marking the southwest corner of said NE ¼ of Section 19, from which an Aluminum Cap monument marking the northwest corner of said NE ¼ bears N 0°35'05" E a distance of 2643.84 feet;

Thence along the west boundary of said NE ¼ N 0°35'05" E a distance of 1321.92 feet to a point being the northwest corner of the S ½ of said NE ¼ of Section 19;

Thence along the north boundary of said S ½ of the NE ¼ S 89°45'31" E a distance of 1472.00 feet to the **POINT OF BEGINNING**;

Thence continuing along said north boundary S 89°45'31" E a distance of 10.01 feet to a point;

Thence leaving said north boundary S 0°31'58" W a distance of 251.05 feet to a point;

Thence S 89°47'31" E a distance of 229.76 feet to a point;

Thence S 1°35'53" W a distance of 10.00 feet to a point;

Thence S 89°47'31" E a distance of 221.40 feet to a point;

Thence S 0°44'05" W a distance of 4.00 feet to a point on the north boundary of Maple Hill Subdivision No. 3 as shown in Book 59 of Plats on Page 20, records of Canyon County, Idaho;

Thence along said north boundary the following described courses:

Thence N 89°47'31" W a distance of 460.96 feet to a point;

Thence leaving said north boundary N 0°31'58" E a distance of 265.06 feet to the **POINT OF BEGINNING**.

This parcel contains 6,753 square feet (0.155 acres) and is subject to any easements existing or in use.

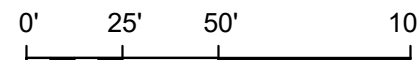
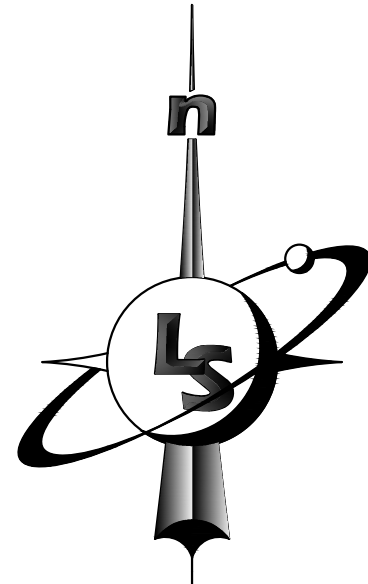
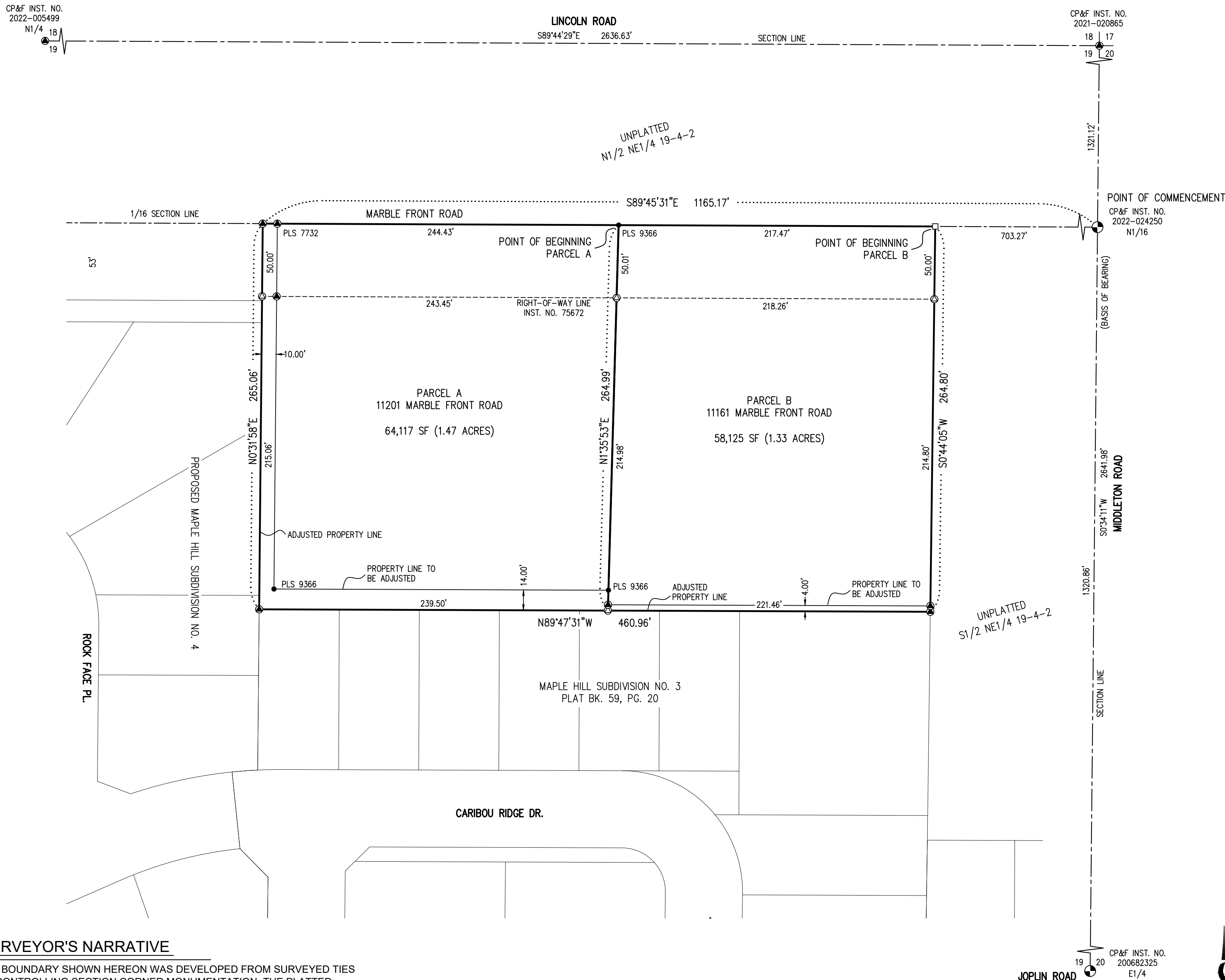
Clinton W. Hansen, PLS
Land Solutions, PC
August 17, 2026



NOBLE & ROEDEL RECORD OF SURVEY

PROPERTY LINE ADJUSTMENT

LOCATED IN THE S1/2 OF THE NE1/4 OF SECTION 19, T4N, R2W, B.M.,
CITY OF CALDWELL, CANYON COUNTY, IDAHO
2025



SCALE: 1" = 50'

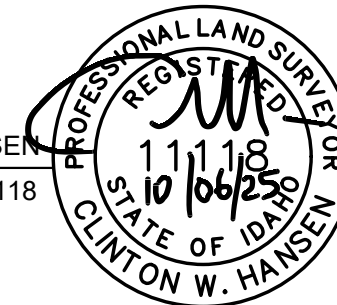
LEGEND

- FOUND 1/2" IRON PIN
- FOUND 5/8" IRON PIN
- ⊙ SET 5/8" IRON PIN WITH PLS 11118 PLASTIC CAP
- ⊙ FOUND BRASS CAP MONUMENT
- ⊙ FOUND ALUMINUM CAP MONUMENT
- FOUND PK/MAG NAIL
- CALCULATED POINT, NOTHING SET
- SECTION LINE
- - - EASEMENT LINE
- BOUNDARY LINE
- x- FENCE LINE
- (100.00') RECORD DATA

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO AND THAT THIS RECORD WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT IN TITLE 55, CHAPTER 16, IDAHO CODE.

CLINTON W. HANSEN
PLS 11118



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

SURVEYOR'S NARRATIVE

THE BOUNDARY SHOWN HEREON WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF MAPLE HILL SUBDIVISION NO. 3, INFORMATION FROM RECORD OF SURVEY NUMBERS 9312033, 9914326, 200100054, 200104598, 2008025031, 2017-031233, 2021-058918, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS PROPERTY AS SHOWN HEREON.

Legal Description
Noble & Roedel Record of Survey – Parcel A

A parcel being located in the S1/2 of the NE1/4 of Section 19, Township 4 North, Range 2 West, City of Caldwell, Canyon County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the northeast corner of said S1/2 of the NE1/4 of Section 19, from which an Brass Cap monument marking the southeast corner of said S1/2 of the NE1/4 bears S 0°34'11" W a distance of 1320.86 feet;

Thence along the northerly boundary of said S1/2 of the NE1/4 N 89°45'31" W a distance of 920.74 feet to a 1/2" diameter rebar with cap #9366, being the **POINT OF BEGINNING**;

Thence S 1°35'53" W a distance of 264.99 feet to the northerly boundary of Maple Hill Subdivision No. 3 as shown in Book 59 of Plats on Page 20, records of Canyon County, Idaho;

Thence along said northerly boundary of Maple Hill Subdivision No. 3 N 89°47'31" W a distance of 239.50 feet to the easterly boundary of the future Maple Hill Subdivision No. 4;

Thence along said easterly boundary N 0°31'58" E a distance of 265.06 feet to the northeast corner of said future Maple Hill Subdivision No. 4, being on the northerly boundary of said S1/2 of the NE1/4 of Section 19;

Thence along said northerly boundary S 89°45'31" E a distance of 244.43 feet to the **POINT OF BEGINNING**.

This parcel contains 64,117 square feet (1.47 acres) and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
October 6, 2025



Legal Description
Noble & Roedel Record of Survey – Parcel B

A parcel being located in the S1/2 of the NE1/4 of Section 19, Township 4 North, Range 2 West, City of Caldwell, Canyon County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the northeast corner of said S1/2 of the NE1/4 of Section 19, from which an Brass Cap monument marking the southeast corner of said S1/2 of the NE1/4 bears S 0°34'11" W a distance of 1320.86 feet;

Thence along the northerly boundary of said S1/2 of the NE1/4 N 89°45'31" W a distance of 703.27 feet to the **POINT OF BEGINNING**;

Thence S 0°44'05" W a distance of 264.80 feet to the northerly boundary of Maple Hill Subdivision No. 3 as shown in Book 59 of Plats on Page 20, records of Canyon County, Idaho;

Thence along said northerly boundary of Maple Hill Subdivision No. 3 N 89°47'31" W a distance of 221.46 feet to a point;

Thence N 1°35'53" E a distance of 264.99 feet to said northerly boundary of the S1/2 of the NE1/4 of Section 19;

Thence S 89°45'31" E a distance of 217.47 feet to the **POINT OF BEGINNING**.

This parcel contains 58,125 square feet (1.33 acres) and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
October 6, 2025



Recording requested by, return to,
and mail tax statements to:

KB Home Idaho LLC
1414 W. Bannock Street, Boise, Idaho 83702
Attention: Thomas M. Coleman

2021-087292	
RECORDED	
12/23/2021 02:11 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 EHOWELL	\$15.00
TYPE: DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

785949

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

For good and valuable consideration:

Sterling Ridge LLC, an Idaho limited liability company ("Grantor"),

does hereby grant, bargain, sell and convey unto:

KB Home Idaho LLC, a Delaware limited liability company ("Grantee"), whose current mailing address is 1414 W. Bannock Street, Boise, Idaho 83702,

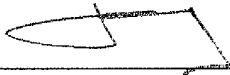
all of the following real property, together with all improvements thereon, all appurtenances thereto (including canal, ditch and water rights, whether classified as real or personal property), and all of Grantor's right, title and interest thereto or therein of any kind whatsoever, at law or in equity (the "Property"):

See Exhibit A, attached hereto and incorporated herein.

Grantor covenants to Grantee that Grantor owns the Property in fee simple and that the Property is free from encumbrances done, made or suffered by Grantor, or any person claiming under Grantor, except (a) general taxes and assessments for the current year that are not yet due and payable; (b) matters of record approved by Grantee; and (c) matters arising from the acts or omissions of Grantee or its agents. Grantor will defend Grantor's title to the Property as set forth herein as to Grantor's own acts and none other, from all lawful claims whatsoever.

EXECUTED effective as of the date this Special Warranty Deed is recorded in the real property records of Canyon County, Idaho.

"Grantor" STERLING RIDGE LLC, an Idaho limited liability company

By: 
James L. Zubillaga, Chief Executive Officer

STATE OF IDAHO)
) ss
County of Ada)

This record was acknowledged before me on _____ by James L. Zubillaga as Chief Executive Officer of Sterling Ridge LLC, an Idaho limited liability company.

Notary Public

See Attached
Notarization
Utah *Notary*
Public
21st Dec 2021

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

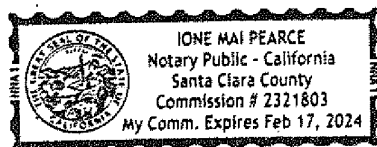
State of California

County of Santa Clara

On 21st Dec 2021 before me, Ione Mai Pearce, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared James Lawrence Zubillaga
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: 21st Dec 2021 Number of Pages: 3

Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer — Title(s): _____ ☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer is Representing: _____ Signer is Representing: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

A parcel of land being a portion of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 19, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:
COMMENCING at the Center $\frac{1}{4}$ corner of said Section 19 (corner record no. 2021-020867), marked by a 5/8" rebar with an illegible yellow plastic cap, from which the East $\frac{1}{4}$ corner of said Section 19, (corner record no. 200682325) marked by a 3" Brass Cap inside a monument well, bears South 89°46'54" East, a distance of 2,637.34 feet;
Thence South 89°46'54" East, coincident with East-West center section line of said Section 19, a distance of 659.26 feet, to the Southwest corner of Parcel 1 shown on Record of Survey Inst. No. 2008025031 in the records of Canyon County, also being the POINT OF BEGINNING;
Thence North 00°35'08" East, coincident with the Westerly line of said Parcel 1, a distance of 964.64 feet;
Thence South 89°45'31" East, on a line that is 47.00 feet Southerly of and a parallel with the Southerly line of those lands shown on Record of Survey Inst. No. 8908903 in the records of Canyon County, a distance of 214.22 feet;
Thence North 00°35'08" East, on a line that is 24.17 feet Easterly of and parallel with the Easterly line of those lands shown in said Record of Survey, a distance of 357.01 feet, to a point on the North line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$;
Thence South 89°45'31" East, coincident with said North line, a distance of 608.50 feet to the Northwest corner of Parcel 3 shown on Record of Survey Inst. No. 2017-031223 in the records of Canyon County;
Thence South 00°31'58" West, coincident with the Westerly line of said Parcel 3, a distance of 251.05 feet, to the Southwest corner of said Parcel 3;
Thence South 89°47'31" East, coincident with the Southerly line of said Parcel 3, a distance of 229.76 feet, to the Southeast corner of said Parcel 3;
Thence South 01°35'52" West, a distance of 10.00 feet;
Thence South 89°47'31" East, a distance of 221.40 feet, to a point on the Easterly line of Parcel 2 of said Record of Survey Inst. No. 2017-031223;
Thence South 00°44'05" West, coincident with said Easterly line, a distance of 160.95 feet;
Thence South 89°48'39" East, a distance of 421.48 feet;
Thence South 00°42'24" West, on a line that is 18.00 feet Westerly of and parallel with the Westerly line of those lands shown on Record of Survey Inst. No. 93012033 in the records of Canyon County, a distance of 113.40 feet;
Thence South 88°32'16" East, on a line that is 12.00 feet Southerly of and parallel with the Southerly line of those lands shown on said Record of Survey, a distance of 283.23 feet, to a point on the East line of said Section 19;
Thence South 00°34'37" West, coincident with said East line, a distance of 780.07 feet, to said East $\frac{1}{4}$ corner;
Thence leaving said East line, North 89°46'54" West, coincident with said East-West center section line, a distance of 1,978.08 feet, to the POINT OF BEGINNING.

