



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.



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MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION

Project or Business Name: Dennis Dillon

Site Address (s):
4203 Cleveland Blvd
Caldwell, ID 83605

Suite #:

Parcel #(s): 35810000 0

Total Acres: 0.9600

General Location of Site: Southwest corner of property

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: Caldwell

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:

Remove reader board from existing monument sign and install new electronic message center.

APPLICANT INFORMATION:

Name: Jennifer Huston

Company Name (if applicable): YESCO, LLC

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

Mailing Address: 416 E 41st St, Boise, ID 83714

Phone: 208-433-3136

Email: jhuston@yesco.com

PROPERTY OWNERS' INFORMATION

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

☐ Not Applicable

Name: Bradley B LLC

Mailing Address: 9599 W Fairview Ave, Boise, ID 83704

Phone: 208-336-6600

Email: bbd@dennisdillon.com



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MASTER LAND USE APPLICATION

DESIGNATED CONTACT PERSON

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

Same as:

☒ Applicant ☐ Property Owner ☐ Other

Name: Jennifer Huston

Company Name (if applicable): YESCO, LLC

Mailing Address: 416 E 41st St, Boise, ID 83714

Phone: 208-433-3136

Email: jhuston@yesco.com

CONTRACTOR / DEVELOPER INFORMATION

☐ Not Applicable

Name: Jennifer Huston

Company Name (if applicable): YESCO, LLC

Mailing Address: 416 E 41st St, Boise, ID 83714

Phone: 208-433-3136

Email: jhuston@yesco.com

ARCHITECT INFORMATION

☒ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:



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MASTER LAND USE APPLICATION

ENGINEER / SURVEYOR INFORMATION

☒ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

LANDSCAPE ARCHITECT INFORMATION

☐ Not Applicable

Name: Dennis Lee Taggart

Company Name (if applicable): Encompass, Inc.

Mailing Address: 436 W Broadway Ave, Meridian, ID 83642

Phone: 208-344-8800

Email: dennisleetaggart@gmail.com



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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: Jennifer Huston Date: 08/12/2026

Printed Name: Jennifer Huston



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.



SPECIAL USE PERMIT CHECKLIST

The following items shall be included in the application submittal. Additional information may be required upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION 1: Filing Requirements

- ☒ All applications, checklists, plans and supporting documents must be submitted through our [Online Permit Center](#).
- ☒ All applications, checklists, plans and supporting documents shall follow the naming schematic as provided here.
- ☒ Filing fees (**see Section 2 below**)
- ☒ PDF Documents formatted in accordance with **Section 5** below.
- ☒ All documents shall follow the [naming conventions as shown here](#).

SECTION 2: Filing Fees

Refer to the Planning Department fee list for most current fees.

- ☒ Permit fees. Fees will be required to be paid once the application has been submitted and received by the department.

SECTION 3: Submittal Documents

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

- ☒ **Master Land Use Application.** Copy of a completed and signed master land use application.
- ☒ **Application Checklist.** Copy of a completed and signed application checklist
- ☒ **Copy of Deeds or Proof of Ownership.** If the owner is a corporation or LLC, proof of the representative for the LLC or corporation will be required.
- ☒ **Property Owner Acknowledgement.** Signed [Property Owner Acknowledgement form](#) (if applicable)
- ☒ **Neighborhood Meeting Information**, including;
 - ☒ A copy of the letter sent to all owners, residents and associations within 500' of property
 - ☒ A copy of the 500' mailing list
 - ☒ A copy of the sign-in sheet, with your signature for certification



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- ☒ **Legal Descriptions.** Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be certified by a land surveyor registered to the State of Idaho.
- ☒ **Detailed Site Plan, drawn to scale, showing:**
 - ☒ Location of all property lines and dimensions
 - ☒ All streets and driveways
 - ☒ All off-street parking, loading spaces, drive aisles, ramps, and sidewalks
 - ☒ All trash enclosure locations
 - ☒ All existing and proposed landscaping
 - ☒ All existing and proposed buildings and structures with setbacks
 - ☒ All utility locations. Specify location of any overhead utility lines on the property
 - ☒ Location of all proposed sign with dimensions to property line
- ☐ **Concept Building Elevations (if new construction or remodel):** Colored building elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, architectural features, and landscaping around buildings.
- ☒ **Landscape Plan:** Landscape plan, drawn to scale (no smaller than 1" = 50') and prepared by a landscape architect, a landscape designer or a qualified nursery person. Landscape plans shall be stamped by a licensed landscape architect and including the following information:
 - ☒ **Streets, Setbacks and Easements:** Show all streets, setbacks, and easements, Streets shall be identified by name. Dimension and label all right-of-way, setbacks, and easements
 - ☒ **Sight Visibility Triangles:** Show and label all sign visibility triangles.
 - ☐ **Storm Water Facilities and Berms:** Show all storm water facilities and berms. Indicate berm heights, slopes and proposed landscaping
 - ☐ **Off-Street Parking & Bicycle Parking:** A note listing the required number of parking spaces and bicycle parking spaces, the provided number of parking spaces and bicycle parking spaces, and the circulation area required to serve the parking spaces with typical dimensions.
 - ☒ **Existing Trees and/or Shrubs:** Location of all existing trees and shrubs, and the approximate size and type of any existing trees and shrubs. Indicate by note which trees and/or shrubs will remain, if any.
 - ☒ **Existing and Proposed Structures:** Location of all existing and proposed structures and a note of whether the existing structures will remain
 - ☐ **Pathways:** Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts for micro pathways, major pathways, public pathways, regional pathways, and Indian Creek Corridor pathways (if applicable).



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- ☐ **Open Space Exhibit:** Separate open space exhibit clearly delineated using colored shading, so it is readily identifiable. The open space exhibit shall contain a table identifying:
 - ☐ The percentage and acreage of each individual areas of open space and if the open space is being calculated as qualified open space
 - ☐ The total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the project
 - ☐ The total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project
- ☐ **Public Amenities:** Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc.)
- ☐ **School Bus Stops:** Location of school bus stop areas within a common lot or common easement
- ☐ **Public Transit Stops:** Location of any public transit
- ☒ **Street Landscape Buffers:** Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.
- ☒ **Landscape Buffers Between Land Uses:** Location and width of all landscape buffers between different land uses. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.
- ☒ **Parking Lot Landscaping:** Location and size of all landscape islands within parking lots, Include the location of all landscaping materials proposed
- ☐ **Trash Enclosures:** Location of all trash enclosures, to include details about screening and landscaping
- ☒ **Fencing:** Location, height, color, and materials for all existing or proposed fencing
- ☐ **Other Landscape Amenities:** Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.
- ☐ **Landscape Schedule:** Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.
- ☐ **Traffic Impact Study:** A traffic impact study will be required if the proposed development generates one hundred (100) or more peak hour vehicle trips; more than thirty thousand (30,000) square feet of commercial use; or more than fifty thousand (50,000) square feet of industrial use.

Note: The city may require an impact study, even if the aforementioned criteria are not exceeded to resolve unique circumstances. The city may also waive the requirement if, in the city's opinion, there are no traffic issues to resolve.



SECTION 4: Project Specific Details

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

LAND USE AND ZONING INFORMATION			
	Zoning Designation	Comp Plan Designation	Land Use
<i>(Subject Property)</i>			
<i>North of Site</i>			
<i>South of Site</i>			
<i>East of Site</i>			
<i>West of Site</i>			

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



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LANDSCAPING AND PATHWAYS	
Landscaping: <i>Please check all locations where landscaping will be provided</i>	☐ Parking lot ☐ Common areas ☐ Street landscape buffers ☐ Between different land uses ☐ Adjacent to Pathways ☐ Around building exterior Other _____
Public or Regional Pathways <i>Describe location, width, landscaping, and any proposed fencing:</i>	

STREET LANDSCAPE BUFFERS							
Location (Enter Street Name)	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing (in feet)	# of Shrubs Proposed	Min. Shrub Spacing (in feet)

BUFFERS BETWEEN LAND USES							
Location (If not required, put N/A)	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing (in feet)	# of Shrubs Proposed	Min. Shrub Spacing (in feet)
North Property Line							
South Property Line							
East Property Line							
West Property Line							



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PUBLIC SIDEWALKS				
Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk	Existing or Proposed
			☐ Meandering ☐ Attached ☐ Detached	☐ Existing ☐ Proposed
			☐ Meandering ☐ Attached ☐ Detached	☐ Existing ☐ Proposed
			☐ Meandering ☐ Attached ☐ Detached	☐ Existing ☐ Proposed
			☐ Meandering ☐ Attached ☐ Detached	☐ Existing ☐ Proposed

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION	
Type of Site Access:	☐ Street Frontage ☐ Easement Easement Width: _____ Instrument # _____
Street(s) Providing Access:	
Will Secondary Access for Fire be Provided:	☐ Yes ☒ No
Internal Roads:	☐ Public ☐ Private ☐ Internal Circulation ☐ Road User's Maintenance Agreement Inst# _____
School Districts Serving this Location:	☐ Caldwell School District ☐ Vallivue School District



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UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION		
Domestic Water:	☐	Individual Domestic Well – How Many?
	☐	Centralized Public Water System
	☐	City Municipal Water System
	☒	N/A
	Nearest Water Line Connection:	
Sewer (Wastewater):	☐	Individual Septic
	☐	City Municipal Sewer
	☒	N/A
	Nearest Sewer Line Connection:	
Irrigation:	☐	Surface
	☐	Irrigation Well
	☐	Pressurized
	☐	Gravity
	☒	N/A
	Nearest Irrigation Connection:	
	Irrigation District:	
Stormwater:	☐	Swales
	☐	Ponds
	☐	Borrow Ditches
	☐	Other, Explain:
Stormwater Management:	Does the site disturb one or more acres of land? ☐ Yes ☒ No	
Fire Suppression Water Supply Source:		
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):		



SECTION 5: PDF Formatting Requirements

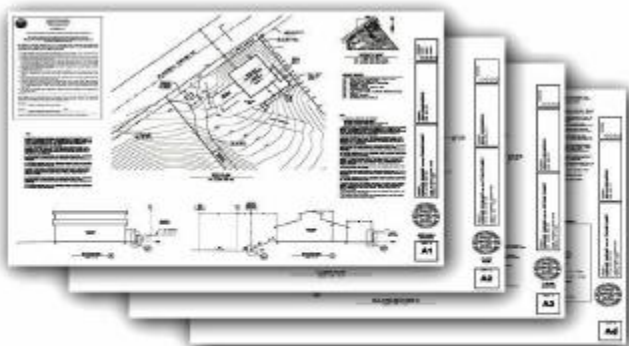
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for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

Layers: No multiple layers. Layers must be merged or flattened.

Format: Vector-based files are preferred given the ability to scale these files.

Resolution: Min. of 300 pixels per inch (PPI)

Grouping: Multiple sheet PDF (single file with multiple sheets)



plans.pdf (multiple sheets)

✓Correct

Labeling: Each sheet of the plans must be labeled with the project name, contractor, and address of the subject site.



SECTION 6: Applicant Acknowledgement

- ☒ I acknowledge that all items on the checklist are included in the submittal package and that all documents have been named accordingly and submitted as single-sided, high-resolution pdf documents; and
- ☒ I acknowledge that I, the applicant, or my representative is responsible to attend all public hearings; and
- ☒ I acknowledge that applications are not deemed complete until the application has been submitted, all fees have been paid, and the application has been deemed accepted after completion of the prescreening process. This could impact neighborhood meeting deadlines and scheduling of public hearing dates.
- ☒ I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code; and
- ☒ I certify I am the:
 - ☐ Property Owner as the Applicant ☒ Property Owner's Agent / Representative

Jennifer Huston

Applicant / Applicant's Representative Printed Name

08/21/2026

Date

Jennifer Huston

Applicant / Applicant's Representative Signature



INVOICE

Permit #: SUP26-000007
Address: 4203 CLEVELAND BLVD

Fee	Account Code	Amount
P&Z Fees - SUP - Less than 1/2 acre (Base Fee)	10200	721.00
Fire Fees - SUP - Up to 1 acre	22025	102.79
Eng Fees - SUP - Less than 2 acres	12530	92.35
TOTAL		916.14

SPECIAL USE PERMIT NARRATIVE

ELECTRONIC MESSAGE CENTER (EMC) RETROFIT

Applicant: YESCO, LLC

Project: Dennis Dillon Auto Group

Property Address: 4205 Cleveland Boulevard, Caldwell, Idaho

Zoning District: C-3 (Service Commercial)

PROJECT REQUEST

YESCO, LLC requests approval of a Special Use Permit to install an Electronic Message Center (EMC) within an existing monument sign located at 4203 Cleveland Boulevard in Caldwell, Idaho. The property is zoned C-3 (Service Commercial) and is developed as an automobile dealership serving customers throughout Caldwell, Canyon County, and the greater Treasure Valley.

The proposed EMC will be incorporated into an existing monument sign and will not increase the overall sign height, sign location, or site footprint. The EMC display area will measure approximately 3 feet by 6 feet (18 square feet) and will be integrated into the existing monument sign structure, which measures approximately 16 feet in height and 7 feet $\frac{3}{4}$ inches in length.

The project is a retrofit of an existing sign installation and represents a modernization of the dealership's communication capabilities while maintaining the established character of the site.

PURPOSE OF THE REQUEST

The proposed EMC will allow Dennis Dillon Auto Group to efficiently communicate dealership information, vehicle promotions, service offerings, customer events, public announcements, and community information. Electronic messaging provides flexibility to update information without the need for temporary signs, banners, or frequent replacement of static sign panels.

The EMC will serve as an effective communication tool for customers traveling along Cleveland Boulevard while enhancing the overall functionality of the existing monument sign.

COMPATIBILITY WITH THE C-3 SERVICE COMMERCIAL DISTRICT

The subject property is located within the C-3 Service Commercial zoning district, which is intended to accommodate automobile-oriented commercial activities, retail services, and other commercial uses serving the community. The surrounding area along Cleveland Boulevard is characterized by commercial development, vehicle sales and service businesses, retail establishments, and commercial signage designed to serve the traveling public.

The proposed EMC is compatible with the existing development pattern and commercial character of the area. Because the request involves the retrofit of an existing monument sign, no changes are proposed to the site's circulation, access, parking, building footprint, or land use activities.

The EMC will function as an accessory component of an established commercial use and is consistent with the purpose and intent of the C-3 zoning district.

PUBLIC HEALTH, SAFETY, AND WELFARE

The proposed EMC will be designed and operated in compliance with applicable City of Caldwell regulations governing electronic message centers.

The display will incorporate automatic brightness controls that adjust illumination levels based on ambient lighting conditions to minimize glare during nighttime hours. Message transitions will be static and controlled in accordance with City standards. Flashing displays, scrolling text, full-motion video, and other distracting visual effects will not be utilized.

The EMC is intended to provide clear and concise messaging to motorists while maintaining safe operating conditions along Cleveland Boulevard. Because the sign is replacing a portion of an existing monument sign and will not alter traffic circulation or site access, the proposal will not adversely affect public safety or create traffic hazards.

SITE DESIGN AND AESTHETICS

The EMC will be integrated into an existing monument sign that has long served as an identifying feature for the dealership. Landscaping has been installed around the sign. The retrofit will maintain the existing sign structure and overall appearance while updating a portion of the sign face with modern display technology.

The proposal represents an investment in the continued maintenance and modernization of the property. The ability to electronically update messages will reduce reliance on temporary signage and contribute to a cleaner, more professional appearance along the Cleveland Boulevard commercial corridor.

The scale of the proposed EMC is appropriate relative to the overall monument sign and remains subordinate to the existing sign structure. At approximately 18 square feet, the EMC occupies only a portion of the existing monument sign face and does not substantially alter the visual character of the site.

COMMUNITY BENEFIT

In addition to dealership-related information, the EMC may be utilized periodically for community announcements, public service messages, charitable events, emergency notifications, and other information beneficial to the residents of Caldwell.

The proposed EMC will improve communication with customers and the public while supporting the continued success of an established local business.

SPECIAL USE PERMIT FINDINGS

The proposed Electronic Message Center satisfies the intent of the Special Use Permit process because:

1. The use is compatible with the existing commercial development pattern and surrounding land uses within the C-3 Service Commercial district.
2. The request is limited to the retrofit of an existing monument sign and will not expand the intensity of development on the site.
3. The EMC will be operated in a manner that protects public health, safety, and welfare through the use of controlled message displays and automatic brightness adjustments.
4. The proposal will not adversely affect adjacent properties, traffic circulation, access, parking, utilities, or public services.
5. The project enhances an existing commercial property through reinvestment and modernization while maintaining compatibility with the surrounding area.
6. The proposal is consistent with the goals of the City of Caldwell to encourage quality commercial development and investment within established commercial corridors.

SIGN MANUFACTURER AND OPERATIONAL CONTROLS

The proposed Electronic Message Center will be supplied and installed by YESCO, a nationally recognized sign manufacturer and installer with extensive experience in the design, installation, and maintenance of electronic message centers throughout the western United States.

The EMC will utilize commercially manufactured electronic display technology designed for permanent outdoor installation and operation. The display will incorporate automatic brightness adjustment capabilities that continuously monitor ambient lighting conditions and regulate display intensity accordingly. This feature ensures that the sign remains clearly visible during daylight hours while reducing illumination levels during nighttime conditions to minimize glare and potential impacts on motorists and surrounding properties.

The display software and operating system will allow the dealership to manage message content in compliance with applicable City of Caldwell regulations governing electronic message centers. The sign will be programmed and operated to display static messages and will not utilize flashing, strobing, scrolling, or full-motion video displays unless specifically authorized by the City.

Dennis Dillon Auto Group and YESCO are committed to operating and maintaining the Electronic Message Center in accordance with all applicable permit conditions, City regulations, and manufacturer recommendations to ensure continued compatibility with the surrounding commercial corridor and protection of public safety.

CONCLUSION

YESCO, LLC respectfully requests approval of the Special Use Permit to allow installation of an Electronic Message Center within the existing monument sign at 4205 Cleveland Boulevard. The proposed retrofit is compatible with the C-3 zoning district, maintains the character of the existing development, protects public safety, and provides a valuable communication tool for both the business and the community. The project represents a modest and appropriate modernization of an existing sign and meets the intent of the City's Special Use Permit requirements.

Thank you for your consideration,

Jennifer Huston

Yesco, LLC

Permit Specialist

416 E 41st Street

Boise, ID 83714

Phone: 208-433-3136

Email: jhuston@yesco.com

208-345-2982 » Office

416 East 41st Street

Boise ID 83714

ID Contractor's License No.

PWC-C-11475-AA-4, ELE-SC-2627, 011731

Sarah Fultz

From: Jennifer Huston <jhuston@yesco.com>
Sent: Thursday, September 3, 2026 8:14 AM
To: Sarah Fultz
Subject: Re: SUP26-000007 QUESTION and FEES

Hi Sarah,

We will eliminate the reader board at the bottom of the sign and replace it with an electronic message center.

Please let me know if you have any other questions.

Thank you

Jennifer Huston

Yesco, LLC
Permit Specialist
416 E 41st Street
Boise, ID 83714
Phone: 208-433-3136
Email: jhuston@yesco.com



On Wed, Sep 2, 2026 at 4:03 PM <sfultz@cityofcaldwell.org> wrote:

Hi Jennifer,

Question about the your sign: Which part of it are you going to eliminate from your current existing sign?
(See attached picture for further details.)

Also, we have processed your application and have posted fees. You may pay online via Citizenserve, in person at the Planning and Zoning office or by check through the mail. Unfortunately, we are not set up to take payment over the phone. If you choose to pay online, please follow this path:

1. Log in to Citizenserve
2. Hover over Services
3. Development/Land Use
4. View your applications
5. Click on the application
6. Make a Payment

Thanks,
Sarah

PIN	OwnerName	InCareOf	Address	City	State	ZipCode
R04402	BRUTSMAN DEVELOPMENT LLC ✓		22180 TRIGGER RANCH LN	STAR	ID	83669
R04398	CANYON COUNTY FARM BUREAU FED ✓		4122 CLEVELAND BLVD	CALDWELL	ID	83605
R04398011	RTB FAMILY REVOCABLE LIVING TRUST ✓		22180 TRIGGER RANCH LN	STAR	ID	83669
R04403	ROYALS LLC ✓		5225 CANYON CREST DR #71-226	RIVERSIDE	CA	92507
R04404	ROYALS LLC ✓		5225 CANYON CREST DR #71-226	RIVERSIDE	CA	92507
R04405	ROYALS LLC ✓		5225 CANYON CREST DR #71-226	RIVERSIDE	CA	92507
R35809	BRADLEY B LLC ✓		2777 S ORCHARD	BOISE	ID	83705
R04393	THE NEW SHOP LLC ✓		4024 CLEVELAND BLVD	CALDWELL	ID	83605
R04395	THE NEW SHOP LLC ✓		4024 CLEVELAND BLVD	CALDWELL	ID	83605
R35807	ALDRICH GEORGE E ✓		3324 LAKE AVE	CALDWELL	ID	83605-6582
R35810	BRADLEY B LLC ✓		9599 W FAIRVIEW AVE	BOISE	ID	83704
R35804	BRADLEY B LLC ✓		2777 S ORCHARD	BOISE	ID	83705
R04396	THE NEW SHOP LLC ✓		4024 CLEVELAND BLVD	CALDWELL	ID	83605
R35808	ALDRICH GEORGE E ✓		3324 LAKE AVE	CALDWELL	ID	83605-6582
R35805	BRADLEY B LLC ✓		9599 W FAIRVIEW AVE	BOISE	ID	83704
R04399	JLC CALDWELL RE LLC ✓		407 E FAIRVIEW AVE	MERIDIAN	ID	83642
R04400	JLC CALDWELL RE LLC ✓		407 E FAIRVIEW AVE	MERIDIAN	ID	83642
R04401	EVERETT DEARBORN LLC ✓		3405 CHARDONNAY DR	PASCO	WA	99301
R04398010	CANYON COUNTY FARM BUREAU FED ✓		4122 CLEVELAND BLVD	CALDWELL	ID	83605
R35892011	SCANNELL PROPERTIES NO 660 LLC ✓		8801 RIVER CROSSING BLVD #300	INDIANAPOLIS	IN	46240
R35869	CHIOINO CLAY ✓		2219 S 10TH AVE	CALDWELL	ID	83605
R35869012	ARCHER MICHELLE ✓	MICHELLE ARCHER=	4117 E IRIS CT	NAMPA	ID	83687
R35807010	ALDRICH GEORGE E ✓		3324 LAKE AVE	CALDWELL	ID	83605-6582
R35869014	ARCHER MICHELLE ✓	MICHELLE ARCHER=	4117 E IRIS CT	NAMPA	ID	83687
R35872	WHITE CLOUD INVESTMENTS LLC ✓		301 E BOWER ST	MERIDIAN	ID	83642
R35869013	AGUILAR JUAN ✓		2980 BRADFORD PL APT C	SANTA ANA	CA	92707-4037
R35869010	BOSCHEE KENNETH D ✓		304 S 43RD AVE	CALDWELL	ID	83605
R35871	AGUILAR JUAN ✓		2980 BRADFORD PL APT C	SANTA ANA	CA	92707
R35870	BOSCHEE KENNETH D ✓		304 S 43RD AVE	CALDWELL	ID	83605

R35874	LOGUE CLAYTON ✓	312 S 43RD AVE	CALDWELL	ID	83605
R35875	HERNANDEZ ISRAEL ✓	316 S 43RD AVE	CALDWELL	ID	83605
R35803	BRADLEY B LLC ✓	2777 S ORCHARD	BOISE	ID	83705
R35803014	BRADLEY B LLC ✓	2777 S ORCHARD	BOISE	ID	83705
R35803011	BRADLEY B LLC ✓	2777 S ORCHARD	BOISE	ID	83705
R35896	CALDWELL 43 LLC@® ✓	24639 FALCON LN	CALDWELL	ID	83607
R35894	4 HECKS LLC ✓	5600 CLEVELAND BLVD	CALDWELL	ID	83607
R35873	RODRIGUEZ NELLY ✓	308 S 43RD AVE	CALDWELL	ID	83605
R35892012	SCANNELL PROPERTIES NO 660 LLC ✓	8801 RIVER CROSSING BLVD #300	INDIANAPOLIS	IN	46240
R35892	SCANNELL PROPERTIES NO 660 LLC ✓	8801 RIVER CROSSING BLVD #300	INDIANAPOLIS	IN	46240

CANYON COUNTY LISTING - "R35810" - 500.0 feet

07-16-2026

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

Date: July 20, 2026

RE: Special Use Permit to install an Electronic Message Center in the existing monument sign at the Dennis Dillon Lot located at 4203 Cleveland Blvd, Caldwell, ID 83605

To whom it may concern,

You are invited to a neighborhood meeting to discuss a project we are proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

Meeting Date: August 11, 2026

Meeting Time: 6pm – 7pm

Meeting Location: Dennis Dillon, 4203 Cleveland Blvd, Caldwell, ID 83605

Project Summary: The project consists of removing the reader board from the existing monument sign that is located in the Southwest corner of the property and installing a new Electronic Message Center display. The EMC display area will measure approximately 3 feet by 6 feet (18 square feet) and will be integrated into the existing monument sign structure which measures approximately 16 feet in height and 7 feet $\frac{3}{4}$ inches in length.

The proposed EMC will allow Dennis Dillon Auto Group to efficiently communicate dealership information, vehicle promotions, service offerings, customer events, public announcements and community information.

If you would like to contact us ahead of the meeting, please feel free to reach out to us at 208-433-3136 or by email at jhuston@yesco.com or ttaylor@yesco.com.

We look forward to hearing from you

Thank you

Jennifer Huston, Permit Specialist
YESCO, LLC

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

Start Time of Neighborhood Meeting: 6:00 pm

End Time of Neighborhood Meeting: 7:00 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. _____

17. _____
18. _____
19. _____
20. _____

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:

Remove existing reader board from existing monument
sign located in the Southwest corner of the property. Install
new electronic message center that measures 3' by 6'.

Date of Round Table meeting: 8-11-20

Notice sent to neighbors on: 7-20-20

Date & time of the neighborhood meeting: 8-11-20 6:00 pm - 7:00 pm

Location of the neighborhood meeting:

4203 Cleveland Blvd
Caldwell, ID 83605

Developer/Applicant:

Name: YESCO, LLC / Jennifer Huston

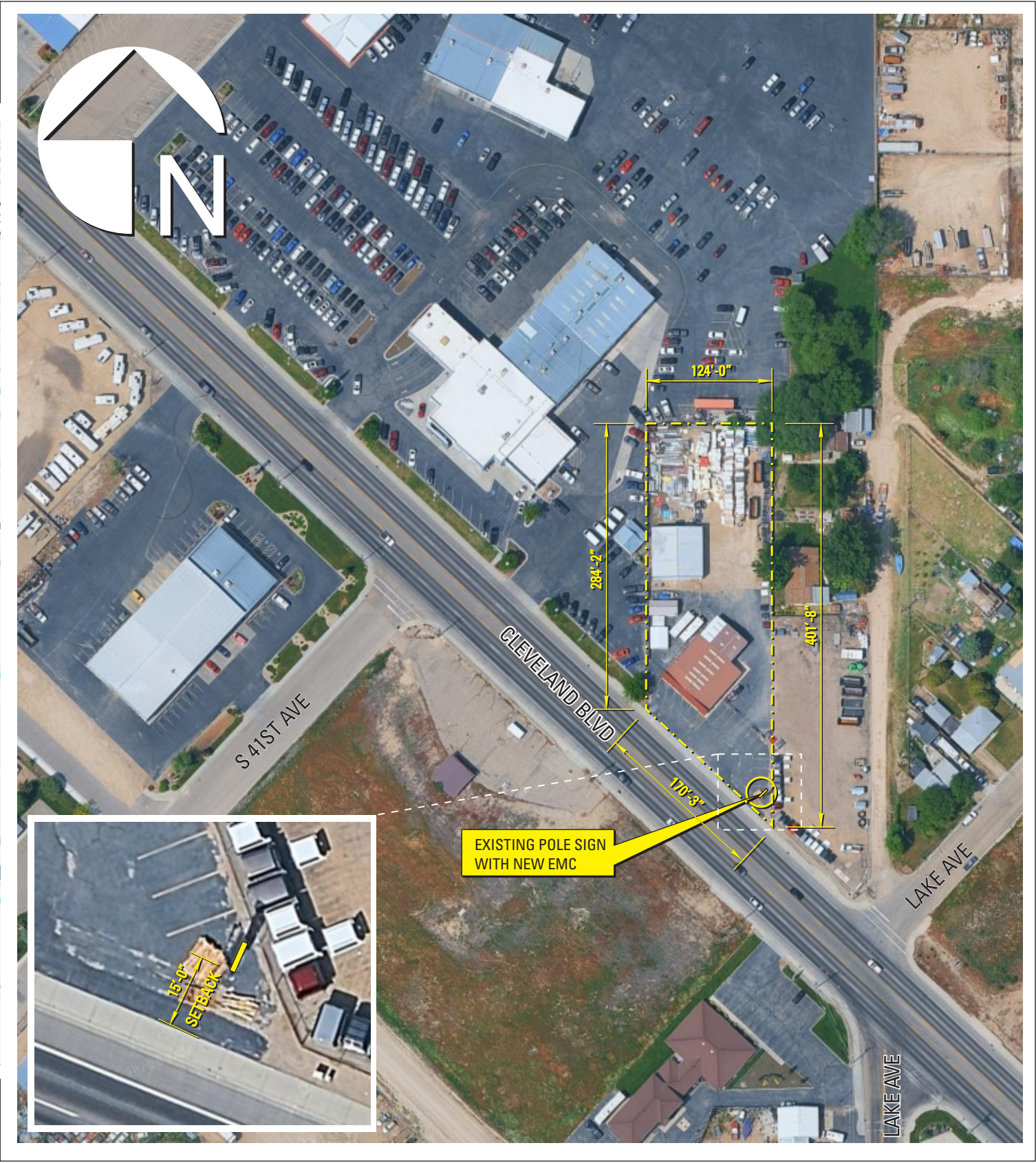
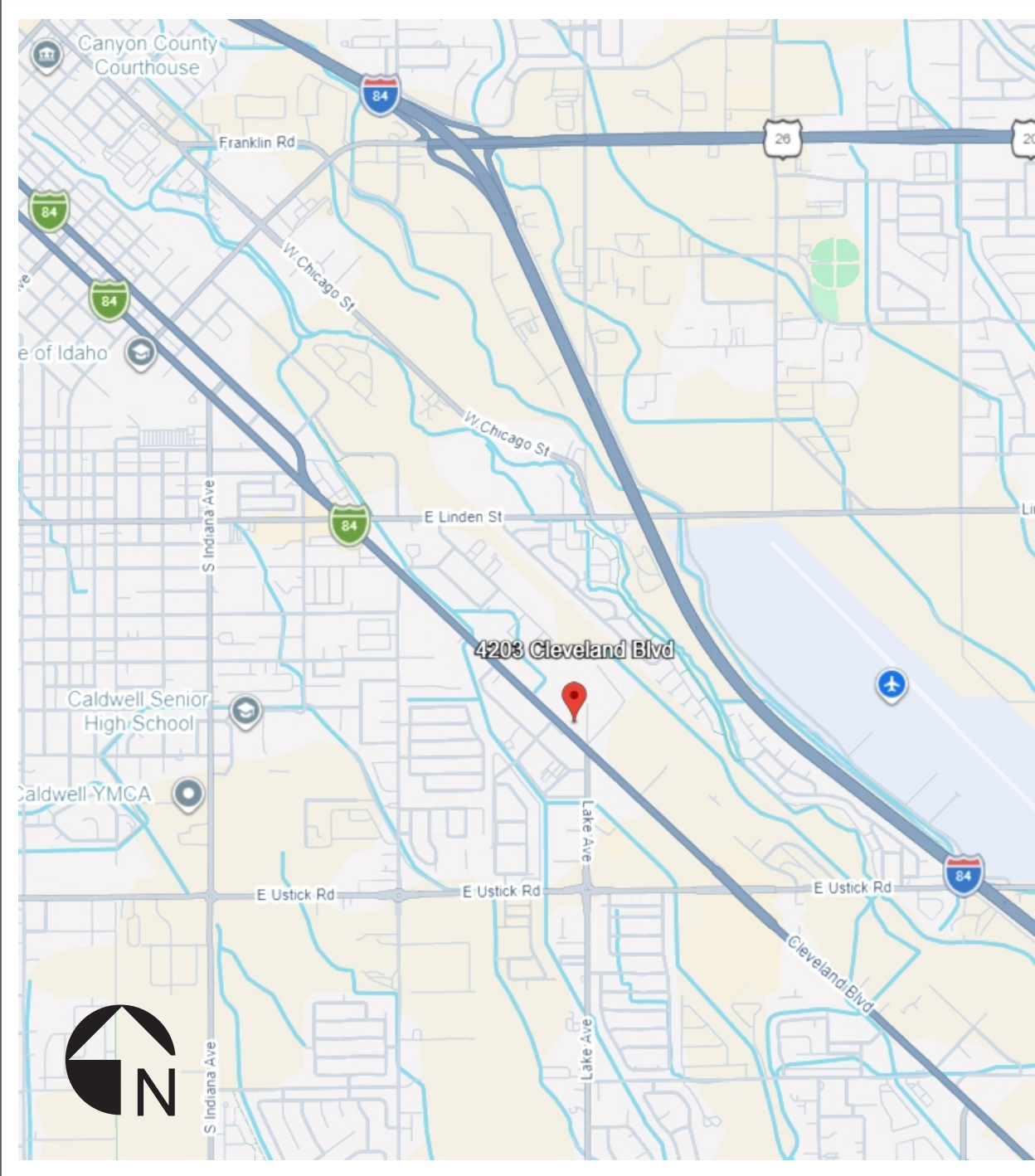
Address, City, State, Zip: 416 E 410th St, Boise, ID 83714

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE Jennifer Huston

DATE 8-11-20

Vicinity Map



SCALE: 1/128" = 1'-0"

CLIENT:
DENNIS DILLON
ADDRESS:
4203 CLEVELAND BLVD
CITY / STATE / ZIP:
CALDWELL, ID

ACCOUNT EXECUTIVE:
TODD TAYLOR
DESIGNER:
ALSAGER

ORIGINAL DATE:
2/12/26

CUSTOMER APPROVAL

Client Signature / Date

Landlord Signature / Date

ELECTRICAL NOTE
NOTE: UNLESS OTHERWISE NOTED, ELECTRICAL RUNS OR FINAL ELECTRICAL CONNECTION CHARGES ARE NOT INCLUDED. ILLUMINATED DISPLAYS WILL BE WIRED FOR 120 VOLT POWER UNLESS OTHERWISE INDICATED.
* VOLTAGE IS NOT 120 PLEASE INDICATE YOUR VOLTAGE HERE
- - - - -
VOLTS AMPS

UL NOTE
YESCO IS A UL RECOGNIZED MANUFACTURER
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

REVISIONS		
DATE	REVISION	DESIGNER
△		

PRODUCTION READY

JOB ORDER **217553**

SOY NUMBER:

SOY-143868

DESIGN NUMBER:

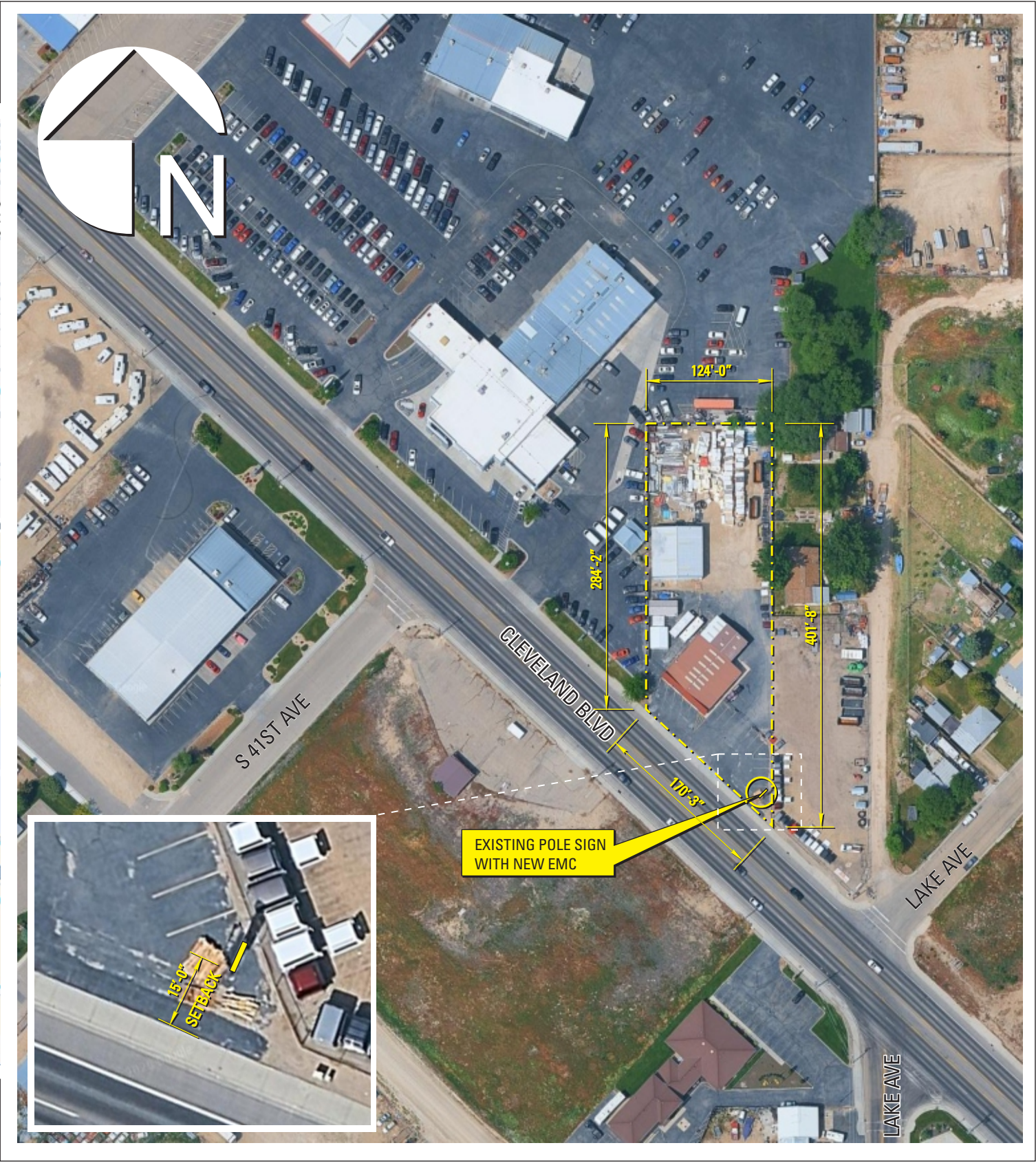
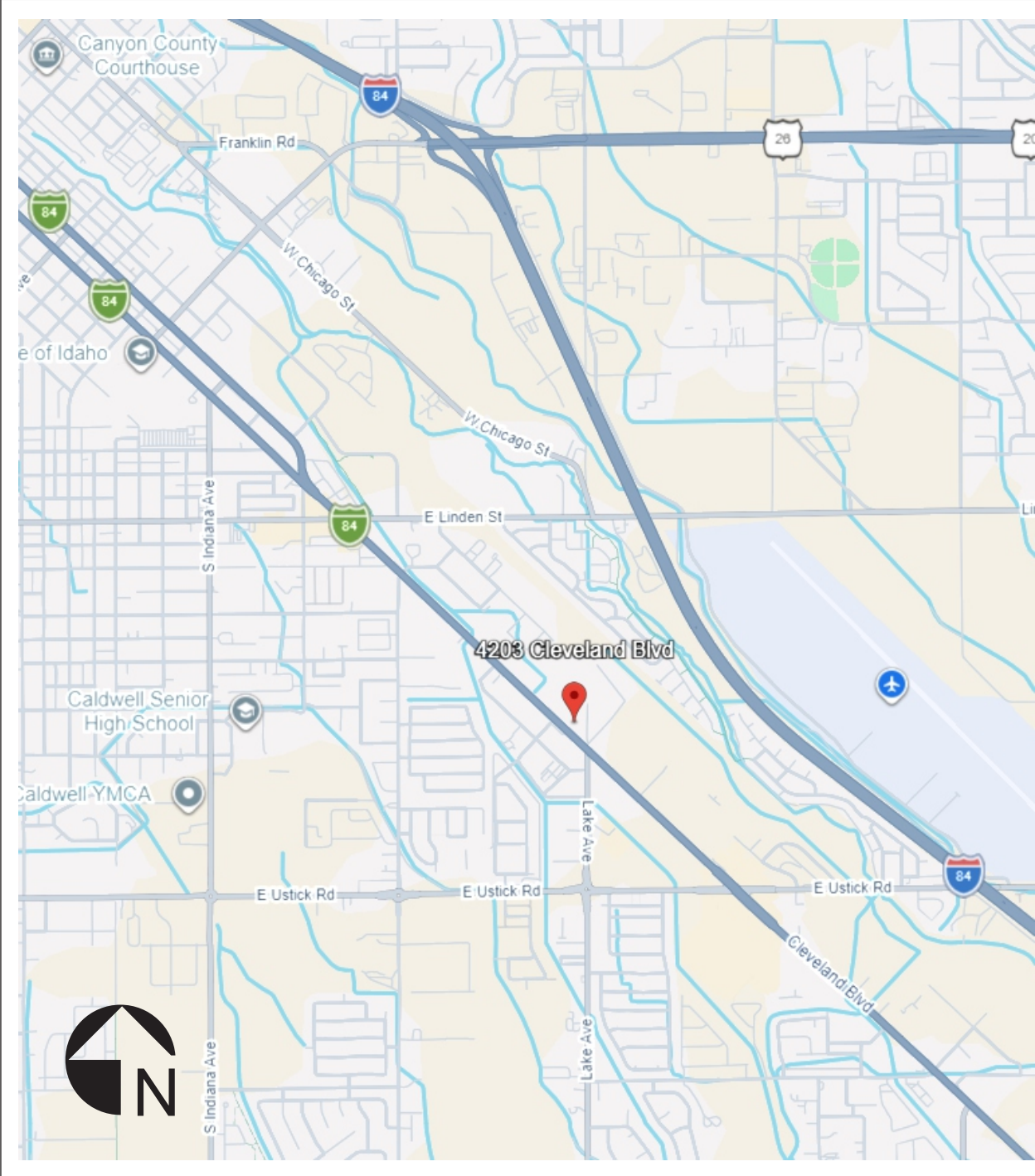
OPY-76756

PAGE

SITE PLAN

OF

Vicinity Map



SCALE: 1/128" = 1'-0"

CLIENT:
DENNIS DILLON
ADDRESS:
4203 CLEVELAND BLVD
CITY / STATE / ZIP:
CALDWELL, ID

ACCOUNT EXECUTIVE:
TODD TAYLOR
DESIGNER:
ALSAGER

ORIGINAL DATE:
2/12/26

CUSTOMER APPROVAL

Client Signature / Date

Landlord Signature / Date

ELECTRICAL NOTE
NOTE: UNLESS OTHERWISE NOTED, ELECTRICAL RUNS OR FINAL ELECTRICAL CONNECTION CHARGES ARE NOT INCLUDED. ILLUMINATED DISPLAYS WILL BE WIRED FOR 120 VOLT POWER UNLESS OTHERWISE INDICATED.
* VOLTAGE IS NOT 120 PLEASE INDICATE YOUR VOLTAGE HERE
- - - - -
VOLTS AMPS

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REVISIONS		
DATE	REVISION	DESIGNER
△		

PRODUCTION READY

JOB ORDER **217553**

SOY NUMBER:

SOY-143868

DESIGN NUMBER:

OPY-76756

PAGE	OF
SITE PLAN	



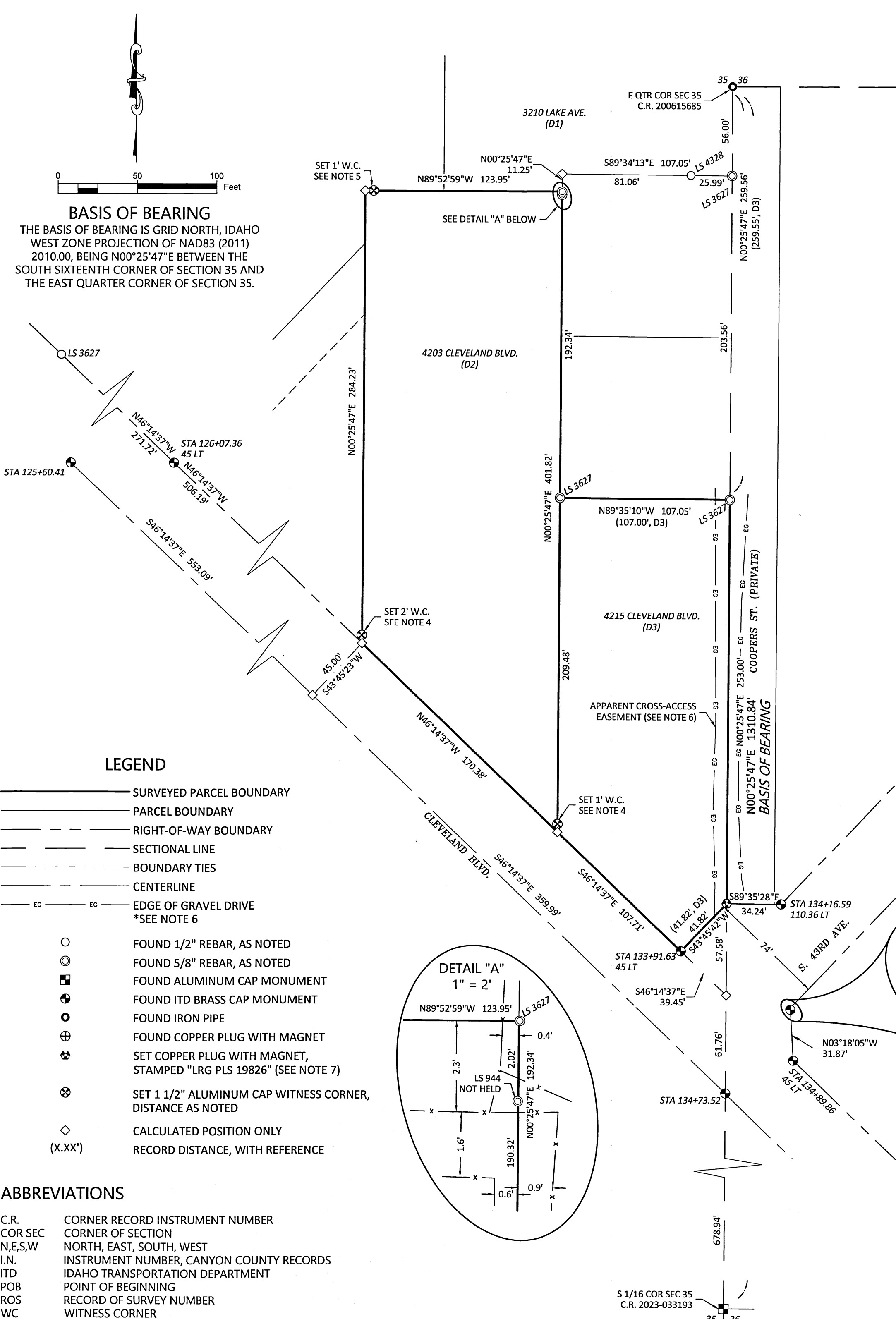






RECORD OF SURVEY
FOR
DENNIS DILLON
LOCATED WITHIN THE NE 1/4 OF THE SE 1/4
OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO
2025

2025-005205
RECORDED
02/18/2025 09:53 AM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=1 MBROWN \$5.00
SURVEY
LR GEO



BASIS OF BEARING
THE BASIS OF BEARING IS GRID NORTH, IDAHO
WEST ZONE PROJECTION OF NAD83 (2011)
2010.00, BEING N00°25'47"E BETWEEN THE
SOUTH SIXTEENTH CORNER OF SECTION 35 AND
THE EAST QUARTER CORNER OF SECTION 35.

- LEGEND**
- SURVEYED PARCEL BOUNDARY
 - PARCEL BOUNDARY
 - RIGHT-OF-WAY BOUNDARY
 - SECTIONAL LINE
 - BOUNDARY TIES
 - CENTERLINE
 - EDGE OF GRAVEL DRIVE
*SEE NOTE 6
- FOUND 1/2" REBAR, AS NOTED
⊙ FOUND 5/8" REBAR, AS NOTED
■ FOUND ALUMINUM CAP MONUMENT
⊕ FOUND ITD BRASS CAP MONUMENT
● FOUND IRON PIPE
⊕ FOUND COPPER PLUG WITH MAGNET
⊕ SET COPPER PLUG WITH MAGNET,
STAMPED "LRG PLS 19826" (SEE NOTE 7)
⊗ SET 1 1/2" ALUMINUM CAP WITNESS CORNER,
DISTANCE AS NOTED
◇ CALCULATED POSITION ONLY
(X.XX') RECORD DISTANCE, WITH REFERENCE

ABBREVIATIONS

C.R. CORNER RECORD INSTRUMENT NUMBER
COR SEC CORNER OF SECTION
N,E,S,W NORTH, EAST, SOUTH, WEST
I.N. INSTRUMENT NUMBER, CANYON COUNTY RECORDS
ITD IDAHO TRANSPORTATION DEPARTMENT
POB POINT OF BEGINNING
ROS RECORD OF SURVEY NUMBER
WC WITNESS CORNER

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE EXTERIOR BOUNDARY OF THE PROPERTIES SHOWN. THE SURVEY WAS PERFORMED ON 01-07-2025 AND THE MONUMENTS WERE SET ON 01-17-2025.

SEE "REFERENCES" FOR RECORD DOCUMENTS USED DURING THE COURSE OF THIS SURVEY.

TO RE-ESTABLISH THE WESTERLY BOUNDARY OF THE PARCEL DESCRIBED IN (D2), THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35 WAS OFFSET 231.00 FEET AS CALLED OUT BY THE DEED (D2). THE LOCATION OF THE NORTHWEST CORNER OF SAID PARCEL (D2), WAS DERIVED FROM HOLDING (R7) RECORD DATA AS IT RELATES TO THE FOUND QUARTER CORNER AND SOUTH SIXTEENTH CORNER. THIS FITS WELL WITH OTHER FOUND MONUMENTATION FROM (R7). AT THE NORTHEAST CORNER OF SAID PARCEL (D2), DOUBLE MONUMENTATION WAS FOUND. IT WAS DECIDED TO HOLD THE MORE ORIGINAL OF THE TWO, SET IN 1993 AS SHOWN ON (R5). THIS POSITION IS ALSO IN HARMONY WITH THE PROPERTY TO THE NORTH, AS DESCRIBED IN (D1).

THE WESTERLY BOUNDARY OF THE PARCEL DESCRIBED IN (D3) AND THE EASTERLY BOUNDARY OF THE PARCEL DESCRIBED IN (D2) WAS ALSO HELD PARALLEL TO THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, AND THROUGH THE FOUND 5/8" REBAR AT THE NORTHWEST CORNER OF SAID PARCEL (D3).

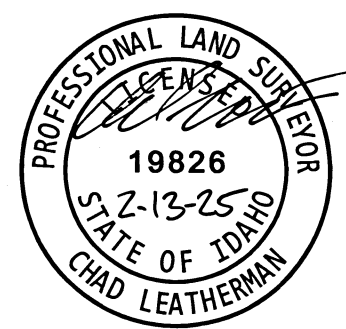
WITNESS CORNERS WERE SET WHERE PHYSICAL IMPROVEMENTS OCCUPY THE ACTUAL CORNERS. SEE NOTES 4 AND 5.

NOTES

- 1) THIS RECORD OF SURVEY IS A REPRESENTATION OF EVIDENCE FOUND AND SET DURING THE COURSE OF THIS SURVEY AND DOES NOT SERVE AS A CONVEYANCE OF OWNERSHIP.
- 2) A REVIEW OF THE CLIENT PROVIDED TITLE COMMITMENT DID NOT REVEAL ANY PLOTTABLE EASEMENTS LYING OVER THE SURVEYED PROPERTY.
- 3) AT THE NORTHEAST CORNER OF 4203 CLEVELAND BLVD. (D2), DOUBLE MONUMENTATION WAS FOUND. IT WAS DECIDED THAT THE MORE ORIGINAL MONUMENT (LS3627) WOULD BE HELD AS THE BOUNDARY CORNER. THIS LOCATION ALSO AGREES WITH THE CALLS IN THE ADJACENT DEED (D1). HOWEVER, THE FENCING AND IMPROVEMENTS WERE BUILT CLOSER TO THE SOUTHERLY OF THE TWO MONUMENTS (LS944) (SEE DETAIL "A").
- 4) ACTUAL CORNER FALLS WITHIN UTILITIES, WITNESS CORNER WAS SET AS SHOWN HEREON.
- 5) ACTUAL CORNER FALLS WITHIN FENCE CORNER, WITNESS CORNER WAS SET AS SHOWN HEREON.
- 6) DURING THE COURSE OF THE FIELD SURVEY, AN APPARENT CROSS-ACCESS EASEMENT GRAVEL DRIVE WAS OBSERVED STRADDLING THE EASTERLY BOUNDARY OF THE SURVEYED PARCEL (D3), AS SHOWN HEREON.
- 7) FOUND DETERIORATED HIGHWAY MONUMENT CONCRETE WITH NO BRASS CAP. PLACED COPPER PLUG IN SAID CONCRETE AT RECORD LOCATION.

- REFERENCES**
- D1. CORPORATION WARRANTY DEED I.N. 2011014231; APRIL 2011
 - D2. PERSONAL REPRESENTATIVES DEED I.N. 2011037252; SEPTEMBER 2011
 - D3. DEED OF DISTRIBUTION I.N. 2012010278; MARCH 2012
 - R1. ROS 1986008417 BY BLAKLEY ENGINEERS, INC; APRIL 1986
 - R2. ROS 1986020084 BY BLAKLEY ENGINEERS, INC; AUGUST 1986
 - R3. ROS 9023052 BY GLEN T. SMITH; DECEMBER 1990
 - R4. ROS 9102338 BY GLEN T. SMITH; FEBRUARY 1991
 - R5. ROS 1993024787 BY SKINNER, EARL, & ASSOCIATES, INC; OCTOBER 1993
 - R6. ROS 1994033376 BY BLAKLEY, BUTURLA CONSULTING ENGINEERS; NOVEMBER 1994
 - R7. ROS 1996016234 BY JUB ENGINEERS, INC; MAY 1996
 - R8. ROS 1997031266 BY SHARP AND SMITH, INC; SEPTEMBER 1997
 - R9. ROS 1997031267 BY SHARP AND SMITH, INC; SEPTEMBER 1997
 - R10. ROS 2011018226 BY SHARP AND SMITH, INC; MAY 2011
 - R11. ROS 2013-041122 BY SKINNER LAND SURVEY CO. INC.; SEPTEMBER 2013
 - R12. ROS 2023-035860 BY SAWTOOTH LAND SURVEYING, LLC; NOVEMBER 2023

CERTIFICATE OF SURVEYOR
I, CHAD LEATHERMAN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



LR Geo
A SURVEYING & MAPPING COMPANY
690 S. INDUSTRY WAY | SUITE 55 | MERIDIAN, IDAHO 83642
208.519.5900 | www.lr-geo.com



PROPERTY OWNER ACKNOWLEDGEMENT

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

I, Bradley Batey Dillon for Bradley B., LLC, the recorded owner for real property addressed as 4203 Cleveland Blvd, Suite # , City Caldwell State ID Zip 83605, am aware of, in agreement with, and give my permission to Jennifer Huston with YESCO llc, 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).

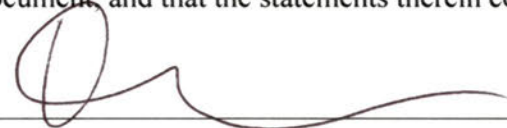
Dated this 14th day of July, 2026


(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
)

I, Tracy Jack Crane, a Notary Public, do hereby certify that on this 14th day of July, in the year, 2026, personally appeared before me Bradley Batey Dillon, 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 Ada County, Idaho

My Commission Expires 01.04.2027





5680 E. Franklin Rd., Ste. 250
Nampa, ID 83687

**ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT**

File No. 868644 CA/LF

2025-004504

RECORDED

02/10/2025 03:29 PM

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=3 JWINSLOW

\$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received Rusty Ray Martindale and Linda Sue Martindale, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Bradley B. LLC

hereinafter referred to as Grantee, whose current address is 9599 W. Fairview Boise, ID 83704

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: 2-10-25

Rusty Ray Martindale

Linda Sue Martindale

State of Idaho County of Canyon

This record was acknowledged before me on 2-10-25 by Rusty Ray Martindale
and Linda Sue Martindale

Signature of notary public

Commission Expires: 3/9/2028

CARLEEN ACREE
COMMISSION #18689
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

Initial
BDM 

PARCEL 1:

COMMENCING at the point of intersection of the East boundary line of Section 35, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, with the Northeast boundary line of the Caldwell-Nampa Boulevard, also known as East Cleveland Boulevard, known and designated as U.S. Highway No. 30 and bearing North 46° 35' West 147.32 feet along the Northeast boundary line of the aforesaid Boulevard to the REAL POINT OF BEGINNING; thence

North 409.96 feet on a line 107 feet West and parallel with the East boundary line of the aforesaid Section 35; thence

West 124 feet; thence

South 292.62 feet on a line 231 feet West and parallel with the East boundary line of the aforesaid Section 35 to the Northeast boundary line of the Caldwell-Nampa Boulevard, also known as East Cleveland Boulevard; thence

South 46° 35' East 170.72 feet along the Northeast boundary line of the aforesaid Boulevard to the REAL POINT OF BEGINNING.

EXCEPTING THEREFROM that portion conveyed to the State of Idaho, Idaho Transportation Department by and through the Idaho Transportation Board, recorded May 20, 1996 as Instrument No. 9616243, records of Canyon County, Idaho, more particularly described as follows:

A parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section 35, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Said parcel is a portion of that certain tract described in Instrument No. 446613, lies on the Northeasterly side of the centerline of Idaho Transportation Department Project No. NH-F-M-7963 (021) and is more particularly described as follows:

COMMENCING at the East Quarter Corner of said Section 35; thence

South 0°25'43" West a distance of 631.91 feet on the East line of said Section 35 to a point on the centerline of said project NH-F-M-7963 (021) at Station 134+73.52; thence

North 46°14'40" West a distance of 178.86 feet on said centerline to Station 132+94.66; thence

North 43°45'20" East a distance of 33.74 feet to the REAL POINT OF BEGINNING; thence

North 46°14'15" West a distance of 170.49 feet to a point on a line 33.76 feet Northeasterly from and perpendicular to said centerline at Station 131+24.17; thence

North 0°25'28" East a distance of 15.46 feet to a point on a line 45.00 feet Northeasterly from and perpendicular to said centerline at Station 131+13.56; thence on a line 45 feet Northeasterly from and parallel with said centerline

South 46°14'40" East a distance of 170.47 feet to a point opposite Station 132+84.03; thence

South 0°25'28" West a distance of 15.48 feet to the POINT OF BEGINNING.

PARCEL 2:

A portion of the Northeast Quarter of the Southeast Quarter, Section 35, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence

South 0° 25' 43" West along the East boundary of said Northeast Quarter of the Southeast Quarter a distance of 259.55 feet to the TRUE POINT OF BEGINNING; thence continuing

South 0° 25' 43" West along said East boundary a distance of 326.01 feet to a point to the Northeasterly right-of-way boundary for Nampa-Caldwell Blvd.; thence

North 46° 14' 26" West along said right-of-way a distance of 147.10 feet to a point which lies on a line 107.00 feet Westerly from and parallel with said East boundary; thence

North 0° 25' 43" East along said parallel line a distance of 225.07 feet; thence

South 89° 34' 17" East a distance of 107.00 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion conveyed to the State of Idaho, Idaho Transportation Department by and through the Idaho Transportation Board, recorded May 20, 1996 as Instrument No. 9616240, records of Canyon County, Idaho, more particularly described as follows:

A parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section 35, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Said parcel is a portion of that certain tract described in Instrument number 293341 dated January 31, 1940 and recorded November 13, 1944, lies on the Northeasterly side

of the centerline of Idaho Transportation Department project number NH-F-M-7963(021) and is more particularly described as follows:

Commencing at the East quarter corner of said Section 35;

thence South 0°25'43" West a distance of 570.05 feet on the East line of said Section 35 to a point on a line 45.00 feet Northeasterly from and perpendicular to the centerline of said project NH-F-M-7963(021) at Station 134+31.07 and the REAL POINT OF BEGINNING;

thence continuing South 0°25'43" West a distance of 15.51 feet to a point on a line 33.72 feet Northeasterly from and perpendicular to said centerline at Station 134+41.71 of said Highway Survey;

thence North 46°14'15" West a distance of 147.06 feet to a point on a line 33.74 feet Northeasterly from and perpendicular to said centerline at Station 132+94.66 of said Highway Survey;

thence North 0°25'28" East a distance of 15.48 feet to a point on a line 45.00 feet Northeasterly from and perpendicular to said centerline at Station 132+84.03 of said Highway Survey;

thence South 46°14'40" East a distance of 147.04 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Idaho, Idaho Transportation Department by and through the Idaho Transportation Board, recorded May 20, 1996 as Instrument No. 9616241, records of Canyon County, Idaho, more particularly described as follows:

A parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section 35, T4N R3W, Boise Meridian, Canyon County, Idaho. Said parcel is a portion of that certain tract described in Instrument number 293341 dated January 31, 1940 and recorded November 13, 1944, lies on the northeasterly side of the centerline of Idaho Transportation Department project number NH-F-M-7963(021) and is more particularly described as follows:

Commencing at the east quarter corner of said Section 35;

Thence South 0°25'43" West a distance of 512.57 feet on the East line of said Section 35 to a point on the line 86.82 feet Northeasterly from and perpendicular to the centerline of said project NE-F-M-7963(021) at Station 133+93.63 and the REAL POINT OF BEGINNING;

thence continuing South 0°25'43" West a distance of 57.48 feet to a point on a line 45.00 feet Northeasterly from and perpendicular to said centerline at Station 134+31.07 of said Highway Survey;

thence North 46°14'40" West a distance of 39.44 feet to a point on a line 45.00 feet Northeasterly from and perpendicular to said centerline at Station 133+91.63 of said Highway Survey;

thence North 43°45'24" East a distance of 41.81 feet to the POINT OF BEGINNING.

