



## COMMUNITY DEVELOPMENT DEPARTMENT

### Planning & Zoning Division

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

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

# Master Land Use Application

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

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

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

#### APPLICATION LEGEND:

\* = Public hearing(s) required

\*\* = May require public hearing

\*\*\* = City Council consent agenda

All others are considered Administrative Staff Level Reviews

## I. Application Requests (check all that apply)

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

### Footnotes:

<sup>1</sup>Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.

<sup>2</sup>Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules indicate the requirement for Administrative Development Review.

## II. General Project / Site Information

<b>Project or Development Name:</b> <i>(for business licensing, use business name)</i>	<input style="width: 100%;" type="text"/>
--	---

<b>Site Address(s):</b> <i>Upload separate attached sheet if more than six (6) site addresses</i>	<input style="width: 100%;" type="text"/>
	<input style="width: 100%;" type="text"/>

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

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

<b>Total Acres:</b>	<input style="width: 80%;" type="text"/>
---------------------	--

<b>Prior Use of Property:</b>	<input style="width: 80%;" type="text"/>
-------------------------------	--

<b>Proposed Use of Property:</b>	<input style="width: 80%;" type="text"/>
----------------------------------	--

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

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

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

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

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

Yes  No

**III. Applicant Information**

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

**Name:**

**Company Name:**  
*(if applicable)*

**Mailing Address:**

**Phone:**  **Email:**

**Email Address:**

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

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

---

Name:

Mailing Address:

Phone:

Email:

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

---

Name:

Company Name:

*(if applicable)*

Mailing Address:

Phone:

Email:

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

---

Name:

Company Name:

*(if applicable)*

Mailing Address:

Phone:

Email:

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

---

**Name:**

**Company Name:**   
*(if applicable)*

**Mailing Address:**

**Phone:**  **Email:**

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

---

**Name:**

**Company Name:**   
*(if applicable)*

**Mailing Address:**

**Phone:**  **Email:**

## **IX. Applicant Acknowledgement**

---

- By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application; and
- I certify that I am the owner of this property, the owner's authorized agent/representative, or the petitioner (if for a vacation). If acting as an authorized agent or representative, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application; and
- I certify that failure to submit all required documents in compliance with the checklist could result in delayed acceptance, processing, and hearing date timelines; and
- I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I certify that I am the:

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

\_\_\_\_\_  
Applicant / Applicant's Representative Printed Name

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Applicant / Applicant's Representative Signature



## SUBDIVISION PRELIMINARY PLAT CHECKLIST

The following items shall be included in any application submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION I			
SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
<b>Master Land Use Application</b>	Copy of completed, signed and dated application		
<b>Application Checklist</b>	Copy of completed, signed and dated checklist		
<b>Property Owner Acknowledgement</b>	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application		
<b>Proof of Property Ownership</b>	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property		
<b>Legal Description of Property</b>	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.		
<b>Neighborhood Meeting Information</b>	<p>The verification shall include:</p> <ul style="list-style-type: none"> <li>A copy of the letter mailed by the applicant (<i>Min. 15 days prior to meeting</i>)</li> <li>A copy of the 500' mailing list indicating all notified owners, residents and associations</li> <li>A copy of the sign-up sheet from the meeting, with your signature</li> </ul> <p><i>Note: Neighborhood meetings must have been held within four (4) months of application submission.</i></p>		
<b>Photographs</b>	Photographs of existing site conditions		
<b>Project Narrative</b>	Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.		
<b>Concept Building Elevations</b>	Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.		
<b>Site Plan (Scaled)</b>	Site plan, drawn to scale, showing location of all property lines, existing and proposed buildings, utilities, setbacks, easements, and streets with street names.		
<b>Preliminary Plat</b>	High resolution preliminary plat, to scale. See requirements for plan content in <b>Section II below</b>		
<b>Landscape Plan</b>	High resolution landscape plan, to scale. See requirements for landscape plan contents in <b>Section III below</b>		



**City of Caldwell  
Planning and Zoning Department**

621 Cleveland Blvd., Caldwell, Idaho, 83605

Phone: (208) 455-3021 | Web: [www.cityofcaldwell.org](http://www.cityofcaldwell.org)

**SECTION II**

PRELIMINARY PLAT CONTENT		Applicant	Staff
<b>Plans to Scale</b>	All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty- four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").		
<b>Subdivision Name and Location</b>	The proposed subdivision name and location shall be provided on the plat and shall meet the following: <ul style="list-style-type: none"> <li>Said name shall be approved by the City Mapping Department and shall not being a duplicate name of any other recorded subdivision within Canyon County or any of the cities in Canyon County;</li> <li>Location of subdivision by section, township and range; reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments. (Ord. 3374, 12-6-2021)</li> </ul>		
<b>Contact Information</b>	Name, address and phone number of property owner(s), subdivider, engineer, planner, and surveyor who prepared the plat, and any other professional persons involved in the subdivision.		
<b>Scale, North Arrow, and Plan Preparation Date</b>	Scale, north arrow and date of preparation including dates of any subsequent revisions.		
<b>Vicinity Map (Scaled)</b>	Vicinity map drawn to a maximum scale of one inch equals five hundred feet (1" = 500'), clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.		
<b>Topography</b>	Topography based on NAVD 88 datum shown on the same map as the proposed subdivision layout. Contour lines shown at five foot (5') intervals where land slope is greater than ten percent (10%) and at two foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established bench mark, including location and elevation.		
<b>Existing Water</b>	Location of existing water wells and type, streams, canals, irrigation laterals, drainage facilities, private ditches, washes, lakes and other water features; direction of flow; regulatory floodplain and floodway boundaries if any; and location and extent of known areas subject to inundation if any.		
<b>Streets and other Important Features</b>	Location, widths and names of all existing streets and location, arrows indicating direction of slopes, type of surface and existence of any curb, gutter and/or sidewalks. Other important features such as railroads, utility rights of way and easements of public record, public areas, permanent structures to remain including water wells, and municipal corporation lines within or adjacent to the tract.		
<b>Recorded Subdivisions with Common Boundaries</b>	Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.		
<b>Table Schedule</b> <i>(see attached example)</i>	Table Schedule of: <ul style="list-style-type: none"> <li>Existing zoning classification of the tract with any requested zoning changes.</li> <li>Total acreage of the entire subdivision</li> <li>Total number of buildable lots by land use type.</li> <li>Total number of common lots.</li> <li>Total gross acreage</li> <li>Average buildable lot size</li> <li>Dwelling units per gross acre.</li> </ul>		



**City of Caldwell  
Planning and Zoning Department**

621 Cleveland Blvd., Caldwell, Idaho, 83605

Phone: (208) 455-3021 | Web: [www.cityofcaldwell.org](http://www.cityofcaldwell.org)

<b>PRELIMINARY PLAT CONTENT cont.</b>		<b>Applicant</b>	<b>Staff</b>
<b>Subdivision Boundary</b>	The subdivision boundary with dimensions and bearings shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.		
<b>Public dedications of rights of way or easements</b>	Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. Designation of all land to be dedicated or reserved for public use with purpose indicated.		
<b>Names, Addresses, and Tax Parcel Numbers</b>	Names, addresses and tax parcel numbers for all property owners within three hundred feet (300') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations.		
<b>Utilities</b>	Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.		
<b>Proposed Street Layout</b>	Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways and easements; pedestrian and vehicular connections to adjoining properties.		
<b>Lot Dimensions</b>	Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage.		
<b>Land Use and Zoning Classification (Each Area)</b>	If plat includes land for which multi-family, commercial, industrial or mixed use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.		
<b>Special Development Areas</b>	Appropriate information that sufficiently details the proposed subdivision within any special development area, such as: <ul style="list-style-type: none"> <li>• Hillside</li> <li>• Floodplain</li> </ul>		
<b>On and Off-Site Improvements</b>	The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.		
<b>Access and Approaches</b>	Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.		
<b>Proposed Utility Methods</b>	(A) Sewage Disposal: Such evidence relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (B) Water Supply: Such evidence relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (C) Stormwater Disposal: Such evidence relative to the design and operation of the stormwater disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All stormwater design shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal. (D) Irrigation System: A statement describing the proposed irrigation system, consistent with section 10-07-12 of the Caldwell City Code, shall appear on the preliminary plat.		



**City of Caldwell  
Planning and Zoning Department**

621 Cleveland Blvd., Caldwell, Idaho, 83605

Phone: (208) 455-3021 | Web: [www.cityofcaldwell.org](http://www.cityofcaldwell.org)

<b>PRELIMINARY PLAT CONTENT cont.</b>		<b>Applicant</b>	<b>Staff</b>
<b>Acknowledgement</b>	Note acknowledging that, to the best of the preparer's knowledge, the preliminary plat meets all requirements of city code; or if said plat does not meet all requirements then the plat has been submitted as a planned unit development and any and all requested exceptions have been listed in detail as part of the planned unit development application or it is not a planned unit development but any exceptions as allowed in this chapter have been noted on the preliminary plat and specifically requested as a part of the application.		

**SECTION III**

<b>LANDSCAPE PLAN CONTENT (<a href="#">CCC 10-07-03</a>)</b>		<b>Applicant</b>	<b>Staff</b>
<b>Plan Preparation</b>	Landscaping plans shall be prepared by a landscape architect, a landscape designer or a qualified nursery person; Landscape plans shall be stamped by a licensed landscape architect.		
<b>Plan Size</b>	Detailed plan at a scale no smaller than one inch equals fifty feet (1" = 50')		
<b>Streets, Setbacks and Easements</b>	Show all streets, setbacks, and easements, Streets shall be identified by name. Dimension and label all right-of-way, setbacks, and easements		
<b>Sight Visibility Triangles</b>	Show and label all sign visibility triangles.		
<b>Storm Water Facilities and Berms</b>	Show all storm water facilities and berms. Indicate berm heights, slopes and proposed landscaping		
<b>Off-Street Parking &amp; Bicycle Parking</b>	<ul style="list-style-type: none"> <li>A note listing the required number of parking spaces and bicycle parking spaces.</li> <li>A note listing the provided number of parking spaces and bicycle parking spaces. The provided number of parking spaces and bicycle parking spaces shall equal or exceed the required number of parking spaces and bicycle parking spaces.</li> <li>Circulation area required to serve the parking spaces with typical dimensions.</li> </ul>		
<b>Existing Trees and/or Shrubs</b>	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.		
<b>Existing and Proposed Structures</b>	Location of all existing and proposed structures and a note of whether or not the existing structures will remain		
<b>Pathways</b>	Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts: <ul style="list-style-type: none"> <li>Micro Pathways</li> <li>Major Pathways</li> <li>Public Pathways</li> <li>Regional Pathways</li> <li>Indian Creek Corridor Pathways (if applicable)</li> </ul>		
<b>Open Space Exhibit</b>	All open space clearly delineated using colored shading so it is readily identifiable. The open space exhibit shall contain a table identifying: <ul style="list-style-type: none"> <li>The percentage and acreage of each individual areas of open space and if the open space is being calculated as qualified open space</li> <li>The total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the project</li> <li>The total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project</li> </ul>		
<b>Public Amenities</b>	Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc)		



**City of Caldwell  
Planning and Zoning Department**

621 Cleveland Blvd., Caldwell, Idaho, 83605

Phone: (208) 455-3021 | Web: [www.cityofcaldwell.org](http://www.cityofcaldwell.org)

LANDSCAPE PLAN CONTENT ( <a href="#">CCC 10-07-03</a> )		Applicant	Staff
<b>School Bus Stops</b>	Location of school bus stop areas within a common lot or common easement		
<b>Public Transit Stops</b>	Location of any public transit		
<b>Street Landscape Buffers</b>	Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.		
<b>Landscape Buffers Between Land Uses</b>	Location and width of all landscape buffers between different land uses. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.		
<b>Parking Lot Landscaping</b>	Location and size of all landscape islands within parking lots, Include the location of all landscaping materials proposed		
<b>Trash Enclosures</b>	Location of all trash enclosures, to include details about screening and landscaping		
<b>Fencing</b>	Location, height, color, and materials for all existing or proposed fencing		
<b>Other Landscape Amenities</b>	Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.		
<b>Landscape Schedule</b>	Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.		

**SECTION IV**

GENERAL PROJECT INFORMATION			
Type of land uses within subdivision:	<input checked="" type="radio"/> Residential only	<input type="radio"/> Commercial only	<input type="radio"/> Industrial only
	<input type="checkbox"/> Mixed-use ( <i>mix of residential and non-residential uses</i> )		
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes <input type="radio"/> No <input checked="" type="radio"/>	If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?      Yes    No	
Will the subdivision be phased?	Yes <input type="radio"/> No <input checked="" type="radio"/>	If yes, how many phases are proposed?	
Development timeline for full build out?			
LAND USE AND ZONING INFORMATION			
	Zoning Designation	Comp Plan Designation	Land Use
<b>Existing</b> (Subject Property)			
<b>Proposed</b> (Subject Property)			
North of Site			
South of Site			
East of Site			
West of Site			



**City of Caldwell  
Planning and Zoning Department**

621 Cleveland Blvd., Caldwell, Idaho, 83605

Phone: (208) 455-3021 | Web: [www.cityofcaldwell.org](http://www.cityofcaldwell.org)

**PROJECT SPECIFIC INFORMATION**

	Number of Lots	Acres	Percent of "Net" Acres <i>Net acreage is the total acreage minus any public streets and public rights of way</i>
Residential Lots			
Commercial Lots			
Industrial Lots			
Common Lots			

**EXISTING AND PROPOSED BUILDING DATA**

	# of EXISTING buildings	# of PROPOSED buildings	# of EXISTING dwelling units	# of PROPOSED dwelling units	Max. Building Height	Total GROSS square footage of buildings
<b>Residential:</b>						
Single-family (detached) homes						
Townhomes						
Two-family ( <i>duplex</i> )						
Three-family residential ( <i>triplex</i> )						
Four, five and six family ( <i>fourplex, fiveplex, and sixplex</i> )						
Multi-family (7 or > dwelling units) in a single building						
<b>Commercial</b>			N/A	N/A		
<b>Industrial</b>			N/A	N/A		
<b>Type of Commercial or Industrial Buildings:</b>			Single-tenant building(s)      Multi-tenant buildings			

**DENSITY AND OPEN SPACE** ([Comprehensive Plan](#) and [CCC 10-07-05](#))

Dwelling units per gross acre (Density):	Max. Allowed	Proposed
Total Open Space	% Required	% Proposed
Total "Qualifying" Open Space	% Required	% Proposed
Included	<b>NOTE:</b> Attach a separate Open Space Exhibit showing all areas of open space highlighted, all areas highlighted and labeled for qualifying open space, and table with breakdown, square footage, percentage and acreage of all open space vs. qualifying open space.	



**City of Caldwell  
Planning and Zoning Department**

621 Cleveland Blvd., Caldwell, Idaho, 83605

Phone: (208) 455-3021 | Web: [www.cityofcaldwell.org](http://www.cityofcaldwell.org)

**PARKING, LOADING AND PEDESTRIAN AMENITIES [\(CCC 10-02-05\)](#)**

Description	Min. Required	Proposed
Electric vehicle parking spaces		
Off-street parking spaces		
Commercial loading spaces		
Industrial loading spaces		
Bicycle parking spaces:		
Describe any public transportation facilities that will be provided in accordance with <a href="#">(CCC 10-02-05 B)</a>		
Public Amenities:	<b><i>Provide a description of the type of public amenities proposed:</i></b>	

**LANDSCAPING AND PATHWAYS [\(CCC Chapter 10, Article 7\)](#)**

Landscaping: <i>(Please check all locations where landscaping will be provided)</i>	Parking lot    Common areas    Street landscape buffers Between different land uses    Pathways    Around building exterior  Other _____	
Major Pathways	<i>Describe location, width, and landscaping:</i>	
Micro Pathways	<i>Describe location, width, and landscaping</i>	
Public Pathways <i>(per Bicycles and Pathways Master Plan)</i>	<i>Describe location, width, landscaping, and any proposed fencing:</i>	



**City of Caldwell  
Planning and Zoning Department**

621 Cleveland Blvd., Caldwell, Idaho, 83605

Phone: (208) 455-3021 | Web: [www.cityofcaldwell.org](http://www.cityofcaldwell.org)

**STREET LANDSCAPE BUFFERS** ([CCC 10-07-08](#))

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** ([CCC 10-07-10](#))

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							

**PUBLIC SIDEWALKS**

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
			Meandering	Attached	Detached
			Meandering	Attached	Detached
			Meandering	Attached	Detached
			Meandering	Attached	Detached

**UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION**

Domestic Water:		Individual Domestic Well – How Many?
		Centralized Public Water System
	X	City Municipal Water System
		N/A
<b>Nearest Water Line Connection:</b>		
Sewer (Wastewater):		Individual Septic
	X	City Municipal Sewer
		N/A
<b>Nearest Sewer Line Connection:</b>		
Irrigation:		Surface
		Irrigation Well
	X	Pressurized
		Gravity
		N/A
	<b>Nearest Irrigation Connection:</b>	
<b>Irrigation District:</b>		



**City of Caldwell  
Planning and Zoning Department**

621 Cleveland Blvd., Caldwell, Idaho, 83605

Phone: (208) 455-3021 | Web: [www.cityofcaldwell.org](http://www.cityofcaldwell.org)

Stormwater:		Swales
		Ponds
		Borrow Ditches
		Other, Explain:
Stormwater Management:	Does the site disturb one or more acres of land?    Yes <input checked="" type="checkbox"/> No	
Fire Suppression Water Supply Source:		
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):		
Type of Site Access:	<input checked="" type="checkbox"/>	Street Frontage
		Easement Easement Width: _____ Instrument # _____
Street(s) Providing Access:		
Will Secondary Access for Fire be Provided:		Yes
	<input checked="" type="checkbox"/>	No
Internal Roads:	<input checked="" type="checkbox"/>	Public
		Private
		Internal Circulation
		Road User's Maintenance Agreement Inst# _____
School Districts Serving this Location:	<input checked="" type="checkbox"/>	Caldwell School District
		Vallivue School District

**SPECIAL ON-SITE CHARACTERISTICS**

	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?			
Evidence of Erosion?			
Fish Habitat?			
Floodplain?			
Riparian Vegetation?			
Steep Slopes?			
Streams/Creeks?			
Unique Animal/Plant Life?			
Unstable Soils?			
Wildlife Habitat?			
Historic Buildings or Features?			



**City of Caldwell**  
**Planning and Zoning Department**

621 Cleveland Blvd., Caldwell, Idaho, 83605

Phone: (208) 455-3021 | Web: [www.cityofcaldwell.org](http://www.cityofcaldwell.org)

Describe any other unique site characteristics:	
---	--

**ACKNOWLEDGEMENT**

	I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution documents; and
	I acknowledge that the applicant or the applicant's representative is responsible for the physical posting of all subject sites prior to the public hearings, and for providing affidavit of proof of posting in accordance with Caldwell City Codes; and
	I acknowledge that the applicant or the applicant's representative IS REQUIRED to attend all public hearings for this application.

I certify this document has been acknowledged, signed and dated by the:

- Property Owner as the Applicant       Property Owner's Agent / Representative

\_\_\_\_\_  
Applicant / Applicant's Representative Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant / Applicant's Representative Signature



# INVOICE

Permit #: SPP26-000004  
 Address: 403 HILL LN

Fee	Account Code	Amount
P&Z Fees - Preliminary Plat (Base Fee)	10180	2,688.00
P&Z Fees - Preliminary Plat (Add'l Fee of \$20.00 per lot, to include common lots)	10180	320.00
Fire Fees - Preliminary Plat (Base Fee)	12512	254.10
Fire Fees - Preliminary Plat (Add'l Fee of \$1.35 per lot to include common lots)	12512	21.60
Eng Fees - Preliminary Plat (Base Fee)	12511	708.37
Eng Fees - Preliminary Plat (Add'l Fee of \$23.61 per lot to include common lots)	12511	377.76
P&Z Fees - Application Prescreening	10216	50.00
<b>TOTAL</b>	◆	<b>4,419.83</b>



**HATCH  
DESIGN  
ARCHITECTURE**

200 w 36th st., boise, idaho 83714 • phone 208.475.3204 • email info@hatchda.com

### Project Description

February 26, 2026

Planning and Development Services  
City of Caldwell  
621 Cleveland Blvd.  
Caldwell, Idaho 83605

Re: **Isbell Townhomes**  
**403 Hill Ln., Caldwell, ID**  
**Parcel # R026640000**

Dear Planning Staff,

The applicant for the owner of the property located at 403 Hill Lane in the Caldwell City limits, is proposing the construction of a new 16 lot subdivision on the 1.65-acre parcel. The subdivision would consist of 12 townhome lots, one single family detached lot, three common lots, and a public road dedication. The subdivision will feature adequate open space and public sidewalks throughout the development.

The applicant is asking for a waiver of the preliminary grading and utility plans. The applicant asks that these items be a condition of the final plat submittal.

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

Sincerely,

Jeff Hatch, AIA LEED AP  
**HATCH DESIGN ARCHITECTURE**

PIN	OwnerName	InCareOf	Address
R02666010	MTP ACQUISITION 460 FLORIDA LLC		3605 BRAHMS WAY
R02660011	PATRIOT LANDING LLC		22493 DUFF LN
R02664	ISBELL DANIEL		3503 N CURT DR
R02660010A	PATRIOT LANDING LLC		22493 DUFF LN
R02660010	PATRIOT LANDING LLC		22493 DUFF LN
R02665011	WIENER CHRISTINA		421 HILL LN
R02665	BARRAZA EDUARDO MARTINEZ		2623 OWYHEE ST
R35139	ZUKIN JR CORPORATION DBA		PO BOX 331
R35139010	BUCHANAN DOUGLAS		60192 HWY 26
R02661010B	WILLIS ORVAL D		2504 SYRINGA LN
R02661010	PACHECO JORGE PEREZ		2508 SYRINGA LN
R02661010A	FUQUA CINDI R		2616 SYRINGA LN
R02661010A1	ESCOBEDO EDGAR ALFREDO		224 DEARBORN ST
R02661010A2	ESCOBEDO EDGAR ALFREDO		224 DEARBORN ST
R02662	KASUMOVIC AHMET		2716 SYRINGA LN
R02663	DALE KAREN		2708 SYRINGA LN
R02661012	KINNEY BAILEY M		314 HILL LN
R02661011	SHORT KIRBY		316 HILL LN
R35136012	MTP ACQUISITION 520 FLORIDA LLC		3605 BRAHMS WAY
R35136011	MTP ACQUISITION 520 FLORIDA LLC		3605 BRAHMS WAY
R35136010	MTP ACQUISITION 520 FLORIDA LLC		3605 BRAHMS WAY
R35136	MTP ACQUISTION 520 FLORIDA LLC		3605 BRAHMS WAY
R02666102	MTP ACQUISITION 520 FLORIDA LLC		3605 BRAHMS WAY
R02666103	MTP ACQUISITION 520 FLORIDA LLC		3605 BRAHMS WAY
R02666104	MTP ACQUISITION 520 FLORIDA LLC		3605 BRAHMS WAY
R02666105	MTP ACQUISITION 520 FLORIDA LLC		3605 BRAHMS WAY
R02666106	MTP ACQUISITION 520 FLORIDA LLC		3605 BRAHMS WAY
R02666110	MTP ACQUISITION 520 FLORIDA LLC		3605 BRAHMS WAY
R02666109	MTP ACQUISITION 520 FLORIDA LLC		3605 BRAHMS WAY
R02666108	MTP ACQUISITION 520 FLORIDA LLC		3605 BRAHMS WAY
R02666107	MTP ACQUISITION 520 FLORIDA LLC		3605 BRAHMS WAY
R02666100	MTP ACQUISITION 520 FLORIDA LLC		3605 BRAHMS WAY
R02661	KINNEY BAILEY M		314 HILL LN
R35140010	CALDWELL PACIFIC ASSOCIATES	INFINITY MANAGEMENT & INVESTMENTS, LLC=	PO BOX 306
R02662010	KASUMOVIC AHMET		2716 SYRINGA LN

CANYON COUNTY LISTING - "R02665" - 500.0 feet

02-19-2026

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.

City	State	ZipCode
MISSOULA	MT	59802
MIDDLETON	ID	83644
MERIDIAN	ID	83646
MIDDLETON	ID	83644
MIDDLETON	ID	83644
CALDWELL	ID	83605
CALDWELL	ID	83605
THE DALLES	OR	97058
JOHN DAY	OR	97845
CALDWELL	ID	83605
MISSOULA	MT	59802
CALDWELL	ID	83605
LEWISTON	ID	83501
CALDWELL	ID	83605



HATCH DESIGN  
ARCHITECTURE

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

February 19, 2026

Dear Resident,

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

**Purpose:** To review and provide comments regarding a new single family residential project.

**When:** The meeting will be held, March 10<sup>th</sup>, 2026 at 6:00 pm.

**Where:** The meeting will be held on the proposed site, located at 403 Hill Ln., Caldwell, ID 83605.

**Project Description:** The applicant is proposing a preliminary plat consisting of 13 residential lots and 3 common lots.

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

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

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

Sincerely,

**NEIGHBORHOOD MEETING CERTIFICATION:**

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project:

Preliminary plat for Isbell Townhomes consisting of 13 residential lots and 3 common lots.

Date of Round Table meeting: 11/20/2025

Notice sent to neighbors on: 2/19/2026

Date & time of the neighborhood meeting: 3/10/2026 @ 6p

Location of the neighborhood meeting:

At the project location 403 Hill Lane

**Developer/Applicant:**

Name: Steve Thiessen - Hatch Design Architecture

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

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

DEVELOPER/APPLICANT SIGNATURE 

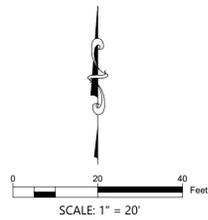
DATE 03/11/2026







**PRELIMINARY PLAT  
OF  
ISBELL TOWNHOMES SUBDIVISION**  
LOCATED WITHIN THE NE 1/4 OF THE SW 1/4 OF SECTION 23,  
TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN,  
CITY OF CALDWELL, CANYON COUNTY, IDAHO  
2026



**BASIS OF BEARING**  
THE BASIS OF BEARING IS GRID NORTH, IDAHO WEST ZONE  
PROJECTION OF NAD83 (2011) 2010.00, BEING S89°50'36\"/>

**LEGEND**

- SURVEYED PARCEL BOUNDARY
- LOT BOUNDARY
- PL — PL — RECORD LOT BOUNDARY (P1)
- RIGHT-OF-WAY BOUNDARY
- R/W — R/W — PRESCRIPTIVE RIGHT-OF-WAY BOUNDARY
- - - EXISTING EASEMENT BOUNDARY
- - - PROPOSED EASEMENT BOUNDARY
- - - SECTIONAL LINE
- - - BOUNDARY TIES
- - - CENTERLINE
- - - FENCE LINE
- - - EDGE OF GRAVEL
- - - EDGE OF PAVEMENT
- - - BURIED COMMUNICATION
- - - BURIED POWER
- - - OVERHEAD WIRES
- - - NATURAL GAS
- - - SANITARY SEWER
- - - STORM DRAIN
- - - POTABLE WATER
- - - PRESSURE IRRIGATION PIPE
- - - IRRIGATION DITCH
- - - UNDERGROUND UTILITY FROM MAPPING ONLY  
\*SEE UNDERGROUND UTILITIES STATEMENT
- FOUND 1/2" REBAR, AS NOTED
- FOUND 5/8" REBAR, AS NOTED
- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- FOUND COPPER PLUG AND MAGNET
- FOUND 1/2" IRON PIPE
- SET 1/2" REBAR WITH PLASTIC CAP, STAMPED "LRG PLS 22692"
- SET 5/8" REBAR WITH PLASTIC CAP, STAMPED "LRG PLS 22692"
- ◇ CALCULATED POSITION ONLY
- SIGN
- UTILITY POLE
- GUY WIRE ANCHOR
- ELECTRIC POINT OF ENTRY
- POWER METER
- AIR CONDITIONER UNIT
- TRANSFORMER
- ELECTRICAL JUNCTION BOX
- LIGHT POLE
- GAS MARKER
- GAS STUBOUT
- SEWER MANHOLE
- SEPTIC TANK LID
- STORM DRAIN MANHOLE
- CATCH BASIN
- 4" GRATED DRAIN
- ROOF DRAIN
- MONITORING WELL
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER SPIGOT
- IRRIGATION VALVE
- IRRIGATION PUMP
- IRRIGATION BLOWOFF VALVE
- COMMUNICATION PEDESTAL/RISER
- COMMUNICATION VAULT
- BOLLARD
- GATE
- TREE, TRUNK DIAMETER IN INCHES (TO BE REMOVED)
- LOT NUMBER
- BLOCK NUMBER
- EXISTING CONCRETE
- EXISTING BUILDING (TO BE REMOVED)
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED BUILDING

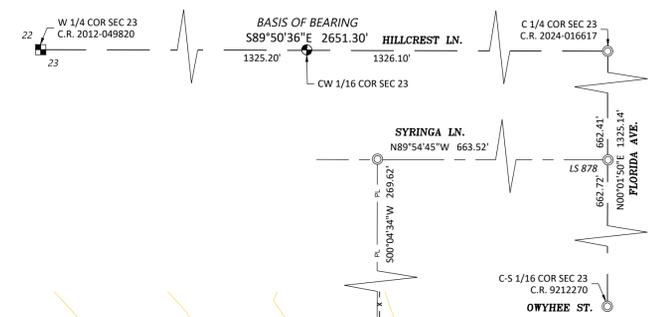
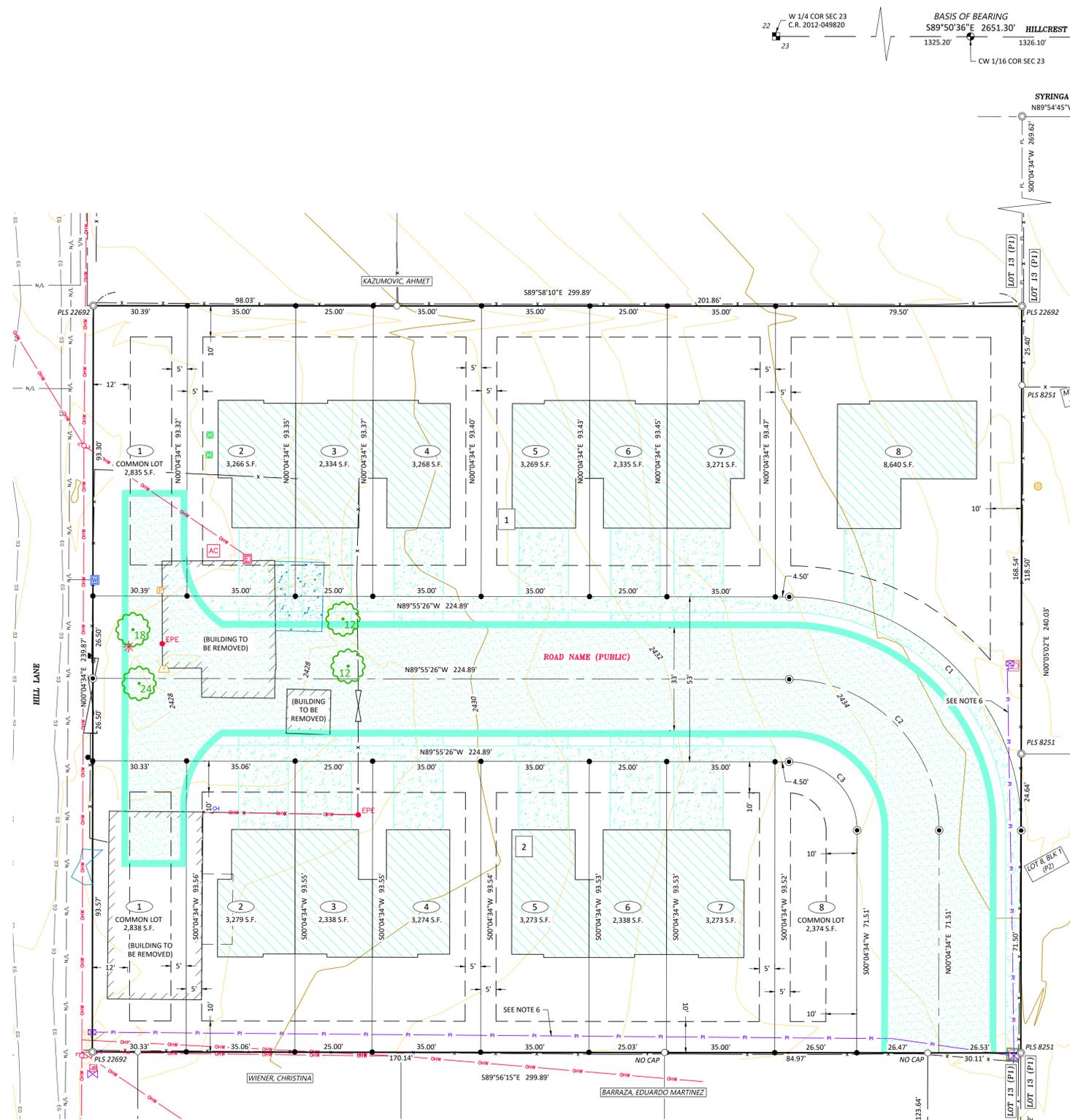
CURVE TABLE					
TAG	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	090°00'00"	75.00'	117.81'	N44° 55' 26"W	106.07'
C2	090°00'00"	48.50'	76.18'	N44° 55' 26"W	68.59'
C3	090°00'00"	22.00'	34.56'	N44° 55' 26"W	31.11'

**GENERAL SITE INFORMATION**

PROPERTY AREA: 71,988 S.F. / 1.652 Ac.  
 PROPOSED USE: RESIDENTIAL  
 ADDRESS: 413 HILL LANE  
 LOCATION: NE 1/4 of the SW 1/4 SEC. 23, T4N, R3W, B.M.  
 PARCEL NUMBER (Canyon Co.): R026650000  
 FEMA FIRM PANEL: 1600360241G  
 FLOOD DESIGNATION: OUTSIDE FLOOD PLANE - ZONE "X"  
 PROTECTION SERVICES: 653 CANYON AMBULANCE DISTRICT  
 SCHOOL DISTRICT: 863 CALDWELL SCHOOL #132  
 IRRIGATION DISTRICT: CANYON HILL IRRIGATION DISTRICT  
 HIGHWAY DISTRICT: 700 HIGHWAY DISTRICT #4 IN CALDWELL

**ZONING INFORMATION**

EXISTING ZONING DESIGNATION: R-1  
 MINIMUM LOT SIZE: 2,334 S.F.  
 TOTAL NUMBER OF BUILDABLE LOTS: 13  
 AVERAGE LOT SIZE (BUILDABLE LOTS): 3,396 S.F.  
 TOTAL NUMBER OF COMMON LOTS: 2  
 TOTAL GROSS ACREAGE: 1.652 Ac.  
 DWELLING UNITS PER GROSS ACRE: 7.869



**OWNERS:**  
DANIEL & JESSICA ISBELL  
3503 N. CURT DR., MERIDIAN, ID 83646

**SURVEYOR**  
LR GEO  
JOSEPH RENALDO  
690 S. INDUSTRY WAY, SUITE 55, MERIDIAN, IDAHO 83642

**APPLICANT/ARCHITECT**  
STEVE THIESSEN  
HATCH DESIGN ARCHITECTURE  
200 W. 36TH ST., BOISE, IDAHO 83714

**NOTES**

- THE PROPERTY BOUNDARY SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY ON THE GROUND. MONUMENTS SHOWN AS "SET" WILL BE "SET" UPON APPROVAL OF THE FINAL PLAT.
- EASEMENTS SHOWN HEREON ARE BASED ON A REVIEW OF THE CLIENT PROVIDED TITLE COMMITMENT.
- W.D. I.N. 2013-033784 (D2) CONTAINS A LETTER FROM THE CITY OF CALDWELL, REFERENCING QCD I.N. 811926 (D1). THIS LETTER STATES "THE CITY-OWNED PROPERTY IS CONSIDERED AS UNOPENED RIGHT-OF-WAY BY THE CITY AND THEREFOR HAS NO CONCERNS WITH THE PROPERTY BEING USED FOR INGRESS/EGRESS" FOR 2800 SYRINGA LANE [PARCEL 1 AS DESCRIBED IN (D2)].
- ALL SITE TOPOGRAPHY WAS ESTABLISHED FROM A LEICA GS18 GPS UNIT.
- ALL EXISTING IMPROVEMENTS SHOWN, ARE TO BE REMOVED.
- THE CANYON HILL IRRIGATION DISTRICT'S WATER MASTER WAS CONTACTED ON 2/11/2026 ABOUT ANY RIGHTS OR INTERESTS THEY MAY HAVE WITH THE IRRIGATION DITCH THAT RUNS ALONG THE SOUTHERLY BOUNDARY LINE OF THE SURVEYED PARCEL. IT WAS INDICATED THAT WHILE THERE IS NO WRITTEN OR DESCRIBED EASEMENT WIDTH FOR THE PIPE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF THE SUBDIVISION, THEY JUST REQUIRE ACCESS FOR MAINTENANCE. AT THE TIME OF SIGNING OF THIS PLAT, THE TEN (10) FOOT WIDE PUBLIC IRRIGATION EASEMENT AROUND THE EXTERIOR BOUNDARY OF THE SUBDIVISION WILL SUFFICE FOR THEIR MAINTENANCE PURPOSES.
- A TEN (10) FOOT WIDE PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT SHALL BE RESERVED ADJACENT TO THE ROAD NAME RIGHT-OF-WAY, AND THE NORTHERLY, EASTERLY, AND SOUTHERLY EXTERIOR SUBDIVISION BOUNDARIES, AS SHOWN HEREON.
- A TWELVE (12) FOOT WIDE PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE WESTERLY EXTERIOR SUBDIVISION BOUNDARY, AS SHOWN HEREON.
- A FIVE (5) FOOT WIDE PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT SHALL BE RESERVED ADJACENT THE SIDELINES COMMON TO LOTS 1 & 2, BLOCK 1, AND LOTS 4 & 5, BLOCK 1, AND LOTS 7 & 8, BLOCK 1, AND LOTS 1 & 2, BLOCK 2, AND LOTS 4 & 5, BLOCK 2, AND LOTS 7 & 8, BLOCK 2, AS SHOWN HEREON.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE SUBDIVISION STANDARDS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- NO LOTS SHALL TAKE DIRECT ACCESS FROM HILL LANE.
- ALL LOTS WILL TAKE ACCESS FROM OWYHEE STREET.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES THAT "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."

**ABBREVIATIONS**

- BK BOOK
- C.R. CORNER RECORD INSTRUMENT NUMBER
- COR SEC CORNER OF SECTION
- I.N. INSTRUMENT NUMBER
- N.E.S.W NORTH, EAST, SOUTH, WEST
- PG PAGE
- ROS RECORD OF SURVEY NUMBER
- S.F. SQUARE FEET

**HORIZONTAL DATUM**

NAD 83 (2011) 2010.00, IDAHO SPCS WEST ZONE PROJECTION. COORDINATES SHOWN ARE AT GROUND, WITH A COMBINED SCALE FACTOR OF 1.000114023000 APPLIED ABOUT THE ORIGIN (0,0).

**VERTICAL DATUM**

NAVD 88, BROUGHT TO THE SITE VIA STATIC OBSERVATION PROCESSED THROUGH THE NGS OPUS UTILITY.

**REFERENCES**

- D1. QUITCLAIM DEED I.N. 811926; OCTOBER 1977
- D2. WARRANTY DEED I.N. 2013-033784; JULY 2013
- D3. QUITCLAIM DEED I.N. 2025-023579; JULY 2025
- D4. QUITCLAIM DEED I.N. 2025-023580; JULY 2025
- D5. QUITCLAIM DEED I.N. 2025-023581; JULY 2025
- D6. QUITCLAIM DEED I.N. 2025-023582; JULY 2025
- D7. QUITCLAIM DEED I.N. 2025-023584; JULY 2025
- D8. WARRANTY DEED I.N. 2025-038610; OCTOBER 2025
- D9. SPECIAL WARRANTY DEED I.N. 2025-040010; NOVEMBER 2025
- P1. PLAT OF "HILLCREST SUBDIVISION", BK. 3, PG. 10; DECEMBER 1960
- P2. PLAT OF "CANYON CROSSING SUBDIVISION", BK. 49, PG. 43; MARCH 2020
- R1. ROS 864763 BY BLAKLEY ENGINEERS, INC; JUNE 1979
- R2. ROS 1987017983 BY ALPHA ENGINEERS, INC; AUGUST 1987
- R3. ROS 1987025675 BY ALPHA ENGINEERS, INC; DECEMBER 1987
- R4. ROS 1994037239 BY TEALEY'S LAND SURVEYING; DECEMBER 1994
- R5. ROS 1997023663 BY EAL & ASSOCIATES, INC; JULY 1997
- R6. ROS 2017-017235 BY IDAHO SURVEY GROUP, P.C.; APRIL 2017
- R7. ROS 2025-015693 BY MASON & ASSOCIATES; MAY 2025
- R8. ROS 2026-005744 BY LR GEO; FEBRUARY 2026

SIGNED  
02-18-2026



**CERTIFICATE OF SURVEYOR**  
I, JOSEPH RENALDO, 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, AND COMPLIES WITH IDAHO CODE REGARDING CORNER PERPETUATION AND SURVEYS.

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

LRG PROJ: 26005  
DRAFTED BY: JR  
CHECKED BY: AR



Hill Ln

Hill Ln

Hill Ln

Hill Ln



Hill Ln

Hill Ln

Hill Ln

Hill Ln

Hill Ln

Hill Ln



Blackfoot Ln

Black

HILLS

HILLS

HILLS

HILLS



Blackfoot Ln

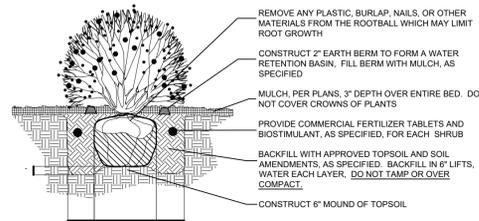
White St

Hill Ln

Hill Ln





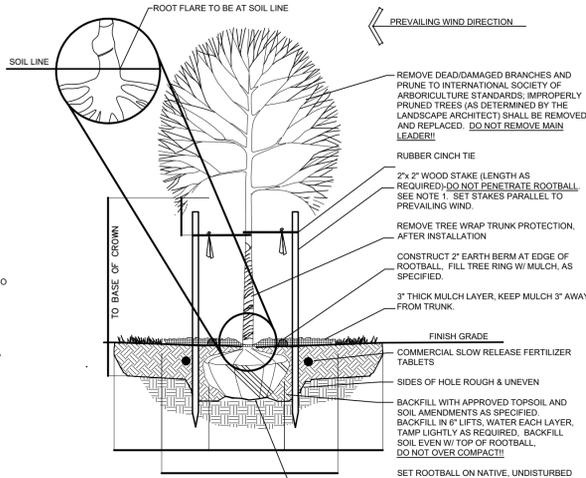


**NOTES:**

- SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID IN NURSERY.
- WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
- TRIM BRANCHES AND FOLIAGE BY 1/3.
- DO NOT CUT LEADERS TO RETAIN NATURAL SHRUB SHAPE.
- FOR CONTAINER GROWN PLANTS THAT ARE ROOTBOUND, SPLIT THE ROOTBALL WITH 3 EQUAL SPACED VERTICAL CUTS.

**1 SHRUB PLANTING**

NOT TO SCALE



**2 DECIDUOUS TREE PLANTING**

NOT TO SCALE

**LANDSCAPE SCHEDULE**

DECIDUOUS TREES	SYMBOL	BOTANICAL NAME	SIZE	MATURE SIZE H&W	CLASS	QTY
		HONEYLOCUST, THORNLESS GLEDTISIA TRIACANTHOS VAR. INERMIS	2" CAL. B&B	40' x 40'	CLASS II	9
		MAPLE, AMUR ACER GINNALA	2" CAL. B&B	20' x 15'	CLASS I	13
GROUND COVERS		BOTANICAL NAME	SIZE	MATURE SIZE H&W		QTY
		PERMAPARK				4,727 S.F.
		NATIVE GRASS SEED				5,727 S.F.
SHRUBS		BOTANICAL NAME	SIZE	MATURE SIZE H&W		QTY
		RUSSIAN SAGE SALVIA YANGII	2 GAL	4' x 4'		21
		SLOWMOUND MUGO PINE PINUS MUGO 'SLOWMOUND'	2 GAL	2' x 2'		30
		OVERDAM FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	1 GAL	5' x 2'		50

**SITE RECAP**

PARCEL # R026640000

PARCEL AREA: 1.65 ACRES (72,000 S.F.)

CITY ZONING: R-1

**SETBACKS:**

FRONT 22'-0"

REAR 15'-0"

SIDE 5'-0"  
15'-0" (STREET)

**PARKING:**

REQUIRED - 2 PER DU X 13 DU + 1 VISITOR = 27 SPACES.

PROVIDED - 26 GARAGE SPACES AND 26 DRIVEWAY SPACES = 52 SPACES

**KEYNOTES**

- LINE INDICATES PROPOSED UTILITY EASEMENTS
- LINE INDICATES PROPOSED 6'-0" VINYL FENCE, TO MATCH EXISTING.
- EXISTING BUILDING TO BE REMOVED
- PROPOSED 5' PUBLIC SIDEWALK
- EXISTING TREE TO BE REMOVED
- EXISTING OVERHEAD POWER
- EXISTING 6' WHITE VINYL FENCE TO REMAIN

**GENERAL NOTES**

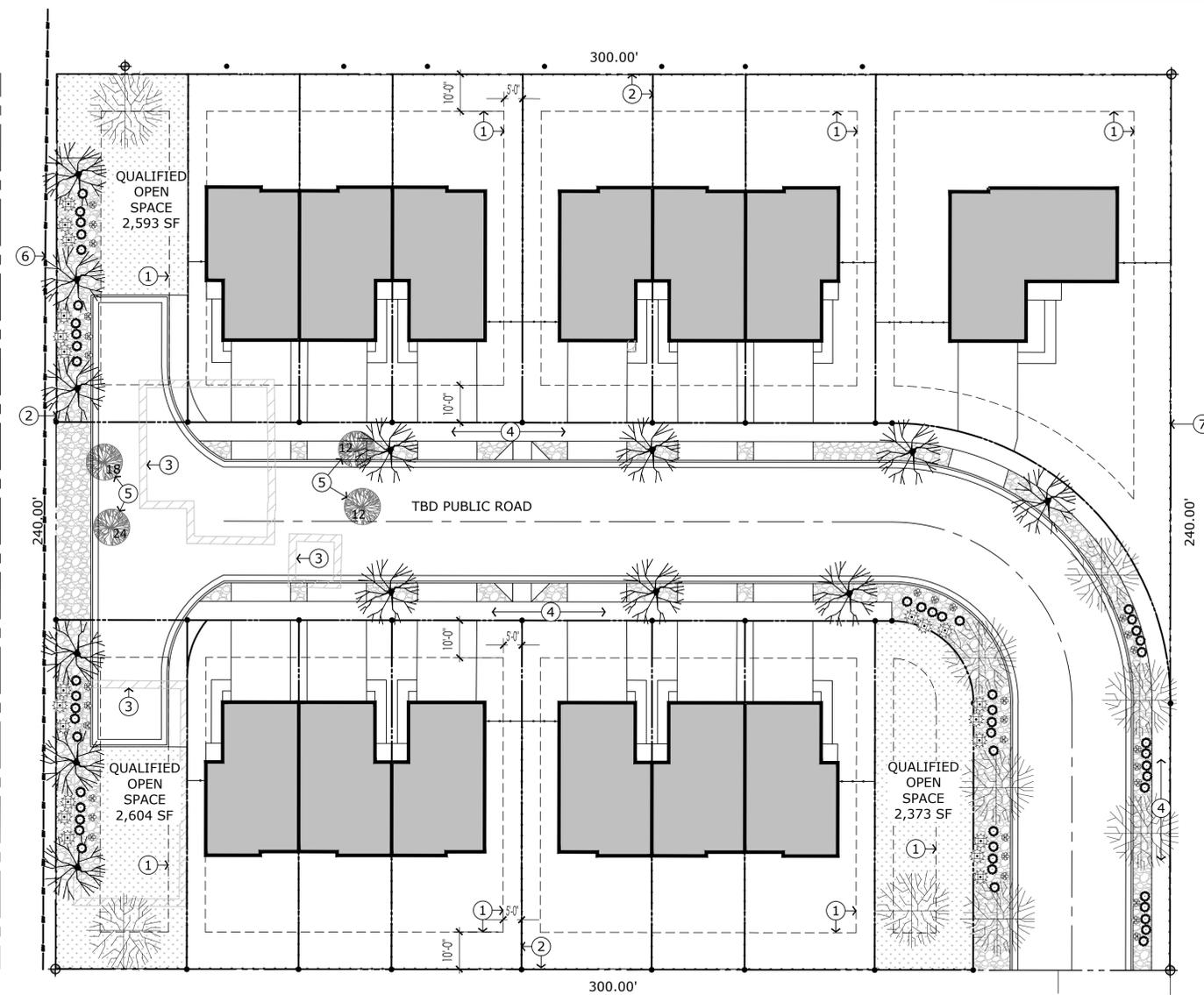
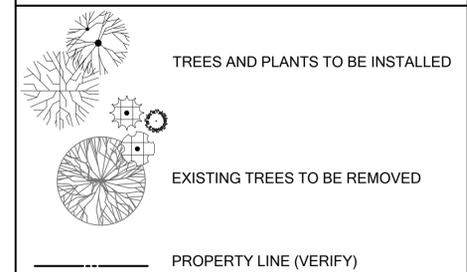
- REQUIRED LANDSCAPE AREAS SHALL BE AT LEAST SEVENTY PERCENT (70%) COVERED WITH VEGETATION AT MATURITY, WITH MULCH USED UNDER AND AROUND THE PLANTS.
- ALL PLANT MATERIAL INSTALLED SHALL MEET OR EXCEED THE MINIMUM FEDERAL STANDARDS AS REGULATED BY ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK.
- ALL TREES, SHRUBS, AND OTHER PLAN MATERIAL SHALL BE PLANTED USING ACCEPTED NURSERY STANDARDS AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION) INCLUDING HOLE SIZE, BACKFILLING, AND FERTILIZATION.
- ALL REQUIRED LANDSCAPING SHALL BE PROVIDED WITH AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM IN CONFORMANCE WITH THE BEST MANAGEMENT PRACTICES FOR AUTOMATIC IRRIGATION SYSTEMS SET FORTH IN THE "GARDEN CITY DESIGN AND CONSTRUCTION GUIDE." (ORD. 898-08, 9-8-2008)
- REQUIRED TREES MUST BE IDENTIFIED IN THE MOST CURRENT VERSION OF THE "TREE SELECTION GUIDE FOR STREET AND LANDSCAPES THROUGHOUT IDAHO" BY BOISE PARKS AND RECREATION DEPARTMENT OR CERTIFIED BY A LICENSED LANDSCAPE ARCHITECT TO BE APPROPRIATE TO THE PROPOSED LOCATION.
- ALL STORM WATER IS TO BE RETAINED ON SITE WITH RETAINING BASINS.
- TRASH CARTS ARE PROPOSED TO BE BROUGHT CURB SIDE FOR PICKUP.

**OPEN SPACE CALC**

REQUIRED OPEN SPACE - SITE AREA 72,000 X 10% = 7,200 SF

PROVIDED OPEN SPACE - 7,216 SF

**LEGEND**

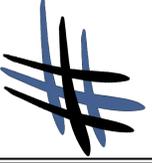


**SITE REFERENCE PLAN**

SCALE: 1" = 20'



HATCH DESIGN ARCHITECTURE  
200 W. 36TH ST.  
GARDEN CITY, IDAHO 83714  
OFFICE: (208) 475-3204



THIS DRAWING AND DESIGN ARE NOT TO BE CHANGED OR COPIED IN ANY FORM, NOR ARE THE DOCUMENTS TO BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HATCH DESIGN ARCHITECTURE.

THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE ORIGINAL SITE FOR WHICH THESE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS WERE PREPARED. THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THIS PROJECT. THE DESIGNER AND THE DESIGNER'S CONSULTANTS AND THEIR RESPECTIVE INSTRUMENTS OF SERVICE OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

NOT FOR CONSTRUCTION

NEW CONSTRUCTION:

**ISELL RESIDENTIAL**

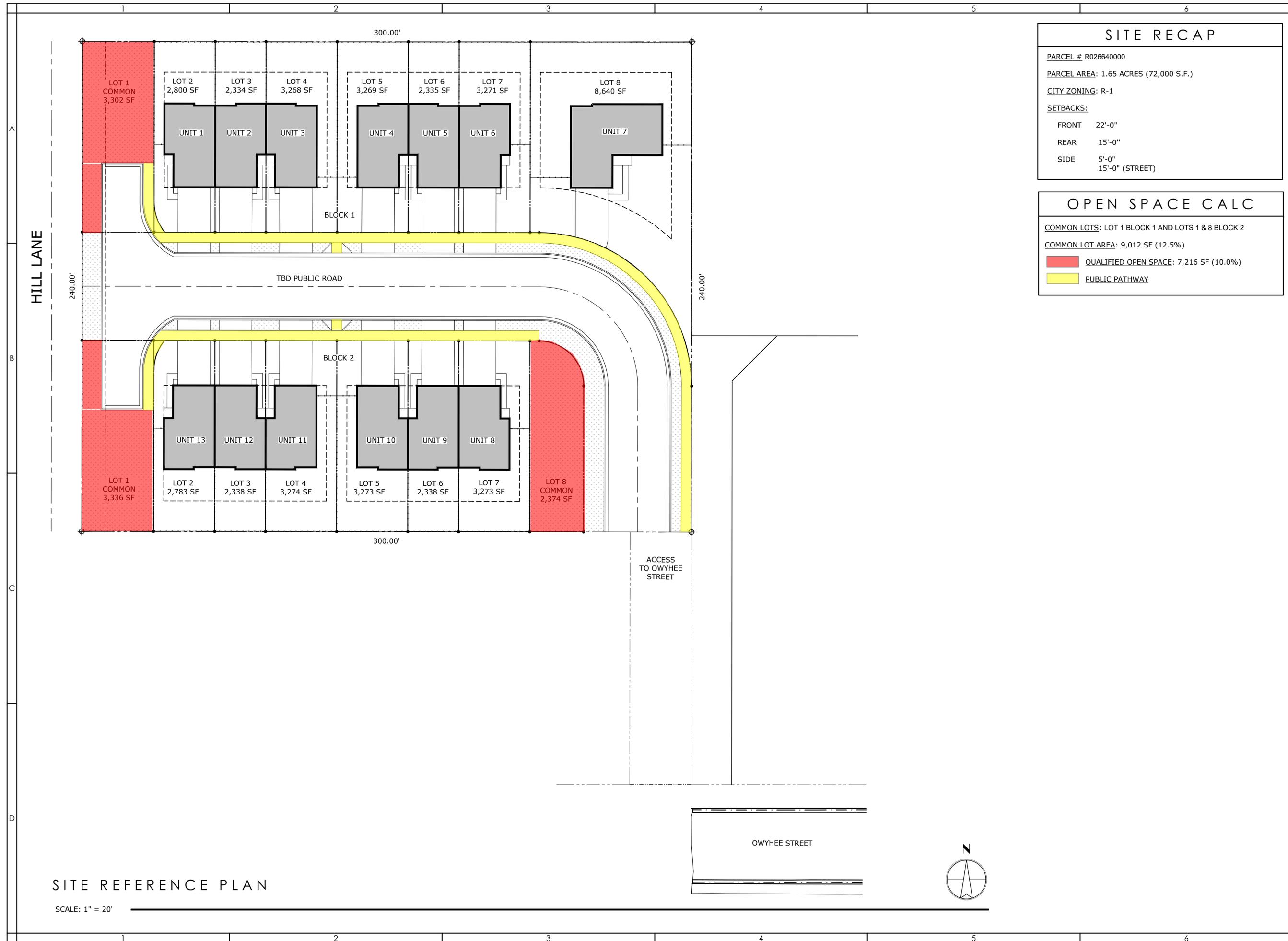
403 HILL LANE, CALDWELL, ID

DATE	DESCRIPTION	COMMENTS

DATE: FEB. 2026  
DRAWN BY: ST  
CHECKED BY: JLH  
JOB NUMBER: MKT25

SHEET TITLE  
**LANDSCAPE PLAN**

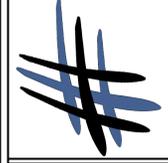
SHEET NUMBER  
**L-1.0**



SITE RECAP	
PARCEL #	R026640000
PARCEL AREA	1.65 ACRES (72,000 S.F.)
CITY ZONING	R-1
SETBACKS:	
FRONT	22'-0"
REAR	15'-0"
SIDE	5'-0" 15'-0" (STREET)

OPEN SPACE CALC	
COMMON LOTS:	LOT 1 BLOCK 1 AND LOTS 1 & 8 BLOCK 2
COMMON LOT AREA:	9,012 SF (12.5%)
<span style="color: red;">■</span>	QUALIFIED OPEN SPACE: 7,216 SF (10.0%)
<span style="color: yellow;">■</span>	PUBLIC PATHWAY

**HATCH DESIGN ARCHITECTURE**  
 200 W. 26TH ST.  
 GARDEN CITY, IDAHO 83714  
 OFFICE: (208) 475-3204



THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR COPIED IN ANY FORM, NOR ARE THE DOCUMENTS TO BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HATCH DESIGN ARCHITECTURE. ALL RIGHTS ARE RESERVED TO THE ORIGINAL CREATOR FOR WHICH THEY WERE PREPARED. DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, INCLUDING THIS ONE, ARE THE PROPERTY OF HATCH DESIGN ARCHITECTURE AND THE DESIGNER'S CONSULTANTS ARE TO THIS PROJECT. THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE NOT RESPONSIBLE FOR THE ACTIONS OF THE OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

NOT FOR CONSTRUCTION

NEW CONSTRUCTION:  
**ISBELL RESIDENTIAL**  
 403 HILL LANE, CALDWELL, ID

DATE	DESCRIPTION	COMMENTS

DATE: FEB. 2026  
 DRAWN BY: ST  
 CHECKED BY: JLH  
 JOB NUMBER: MKT25

SHEET TITLE:  
**OPEN SPACE EXHIBIT**

SHEET NUMBER:  
**A-1.1**

SITE REFERENCE PLAN

SCALE: 1" = 20'





**NORTH ELEVATION**

SCALE: 1/4"=1'-0"



**SOUTH ELEVATION**

SCALE: 1/4"=1'-0"

**KEYNOTES**

- ① ASPHALT SHINGLE, PER SPEC.
- ② 8" FASCIA, PER SPEC.
- ③ METAL ROOF, PER SPEC.
- ④ 4" TRIM, PER SPEC.
- ⑤ WINDOW, PER SCHEDULE
- ⑥ DOOR, PER SCHEDULE
- ⑦ LAP SIDING, PER SPEC.
- ⑧ BOARD AND BATTEN SIDING @ 12" O.C., SEE SPEC.
- ⑨ BOARD AND BATTEN SIDING @ 16" O.C., SEE SPEC.
- ⑩ AWNING, PER PLAN & DETAIL 1/A-7.1
- ⑪ ATTIC/ROOF EXHAUST VENT, REF: ROOF PLAN ON SHEET A-3.0.
- ⑫ SIDEWALL FLASHING, PER SPEC.

**EXTERIOR FINISH SPECIFICATIONS**

**LAP SIDING**

HARDIEPLANK NON-ASBESTOS FIBER-CEMENT SIDING AS MANUF. BY JAMES HARDIE CORP. CEDARMILL SELECT 8 1/2" WITH 7" EXPOSURE. (OR APPROVED EQUAL) APPLY OVER BUILDING WRAP.

**BOARD & BATTEN**

HARDIEPLANK NON-ASBESTOS FIBER-CEMENT SIDING AS MANUF. BY JAMES HARDIE CORP. CEDARMILL SELECT VERTICAL SIDING. (OR APPROVED EQUAL). APPLY OVER BUILDING WRAP.

**ASPHALT ROOF SHINGLES**

30 YR. PABCO (APPR. EQUAL) PREMIER LAMINATED SHINGLES (COLOR AS SELECTED BY OWNER) OVER 15# ASPHALT FELT UNDERLAYMENT.

**METAL ROOFING**

STANDING SEAM ARCHITECTURAL METAL MBCI BRAND CRAFTSMAN SNAG-ON HIGH BATTEN ROOFING.

**ICE DAM PROTECTION (ROOF)**

"GRACE" ICE & WATER SHIELD SELF-ADHERED ROOFING UNDERLAYMENT, 36 HIGH WIDTH, 40 MIL THICK MEMBRANE.

**FASCIA & TRIM**

TRUWOOD NON ASBESTOS COMPOSITE FASCIA AS MANUF. BY COLLINS PRODUCTS, LLC. OR APPROVED SIMILAR.

**SOFFIT**

TRUWOOD NON ASBESTOS COMPOSITE SOFFIT AS MANUF. BY COLLINS PRODUCTS, LLC. OR APPROVED SIMILAR.

**SIDEWALL FLASHING**

22 GA. SIDEWALL METAL FLASHING WITH GALVALUME PLUS FINISH AS MANUFACTURED BY "MBCI".

**DOOR AND WINDOW FLASHING**

"GRACE VYCOR PLUS" SELF-ADHERED FLASHING INSTALLED OVER "TYVEK" BUILDING WRAP. PRODUCT THICKNESS 25 MIL., MIN. 9 INCH WIDTH. INSTALL PER MFR. REQUIREMENTS.

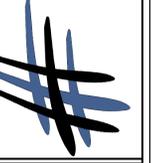
**BUILDING WRAP WEATHER BARRIER**

"DUPONT TYVEK COMMERCIAL WRAP" WEATHER BARRIER ASSEMBLY FOR VERTICAL BUILDING ENVELOPE PROTECTION FOR ENTIRE FRAMED PORTION OF BUILDING. ASSEMBLY TO INCLUDE WEATHER BARRIER MEMBRANE, SEAM TAPE, FLASHING (SEE DOOR & WINDOW FLASHING ABOVE) AND FASTENERS. INSTALL PER MFR. REQUIREMENTS.

NOTE: ALL EXTERIOR FRAME WALLS TO RECEIVE TYVEK BUILDING WRAP OVER EXTERIOR SHEATHING (UNDER FINISH SIDING MATERIAL).

NOTE: INSTALL WATER SHIELD PROTECTION AT ALL DOOR AND WINDOW OPENINGS. WRAP OVER TYVEK AND RETURN INTO OPENINGS IN WALL.

**HATCH DESIGN ARCHITECTURE**  
 200 W. 36th ST.  
 GARDEN CITY, IDAHO 83714  
 OFFICE: (208) 475-3204  
 COPYRIGHT 2026  
 HATCH DESIGN ARCHITECTURE



THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR COPIED IN ANY FORM, NOR ARE THE DOCUMENTS TO BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT AND PROPER COMPENSATION TO HATCH DESIGN ARCHITECTURE. THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PROJECT. THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE ORIGINAL INSTRUMENTS OF SERVICE OR ANY INSTRUMENTS OF SERVICE, INCLUDING COVENANTS, OTHER RESERVED RIGHTS, INCLUDING COVENANTS.

NOT FOR CONSTRUCTION

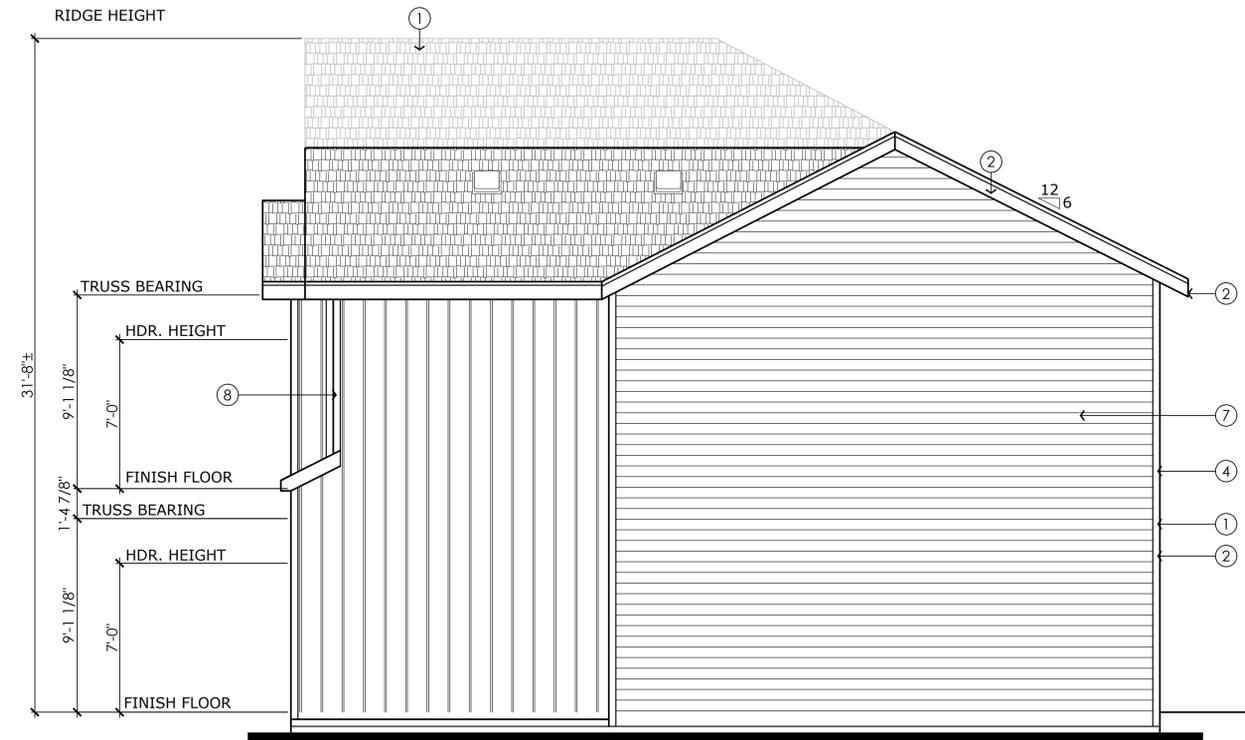
NEW CONSTRUCTION:  
**ISELL RESIDENTIAL**  
 403 HILL LANE, CALDWELL, ID

DATE	DESCRIPTION	COMMENTS

DATE: FEB. 2026  
 DRAWN BY: ST  
 CHECKED BY: JLH  
 JOB NUMBER: MKT25

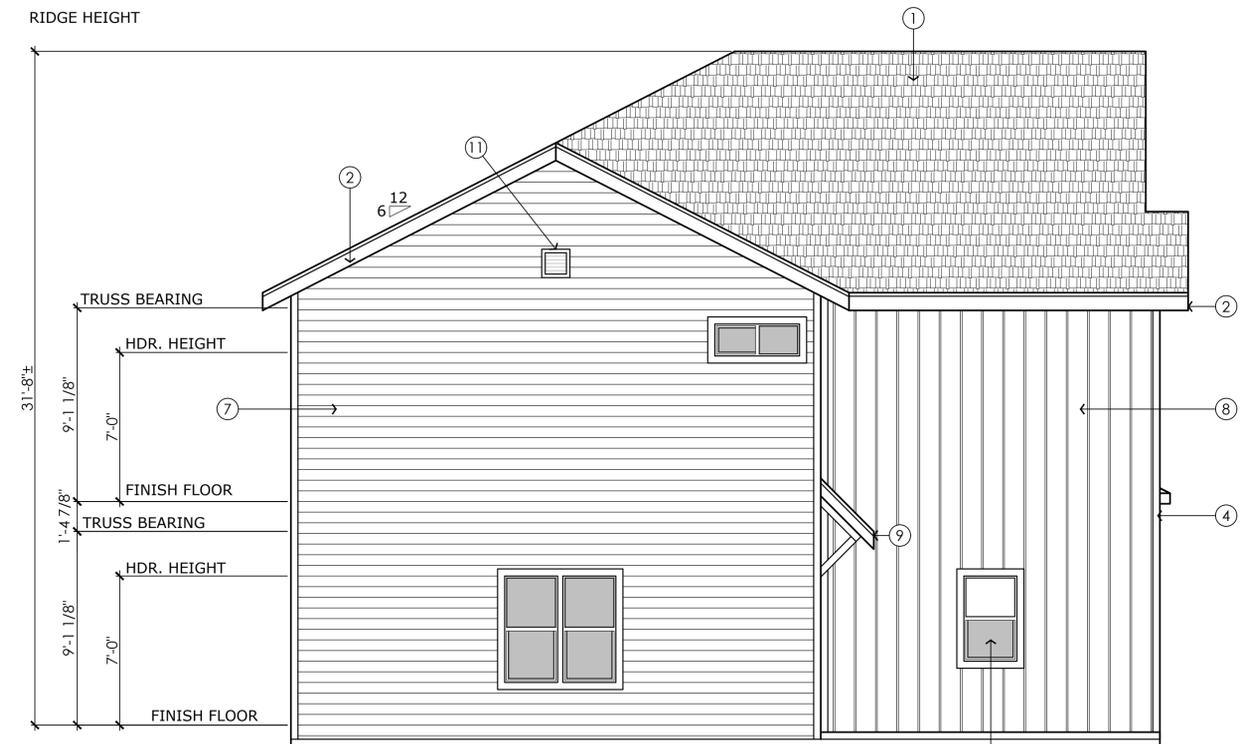
SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A-4.0**



EAST ELEVATION

SCALE: 1/4"=1'-0"



WEST ELEVATION

SCALE: 1/4"=1'-0"

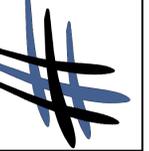
KEYNOTES

- ① ASPHALT SHINGLE, PER SPEC.
- ② 8" FASCIA, PER SPEC.
- ③ METAL ROOF, PER SPEC.
- ④ 4" TRIM, PER SPEC.
- ⑤ WINDOW, PER SCHEDULE
- ⑥ DOOR, PER SCHEDULE
- ⑦ LAP SIDING, PER SPEC.
- ⑧ BOARD AND BATTEN SIDING @ 12" O.C., SEE SPEC.
- ⑨ AWNING, PER PLAN & DETAIL 1/A-7.1.
- ⑩ ATTIC/ROOF EXHAUST VENT, REF: ROOF PLAN ON SHEET A-3.0.
- ⑪ ATTIC/ROOF INTAKE VENT, SEE GENERAL NOTE 2.
- ⑫ SIDEWALL FLASHING PER SPEC.

GENERAL NOTES

- 1. FOR EXTERNAL SPECIFICATIONS, SEE SHEET A-4.0.
- 2. REF: ROOF PLAN ON SHEET A-3.0 FOR VENT INFORMATION. INSTALL BOTTOM OF VENT 6" ABOVE TOP OF INSULATION.

HATCH DESIGN ARCHITECTURE  
 200 W. 361 ST.  
 GARDEN CITY, IDAHO 83714  
 OFFICE: (208) 475-3204



THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR COPIED IN ANY FORM, NOR ARE THE DOCUMENTS TO BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HATCH DESIGN ARCHITECTURE. ALL RIGHTS ARE RESERVED BY THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. THE DESIGNER AND THE DESIGNER CONSULTANTS ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PROJECT. THE DESIGNER AND THE DESIGNER CONSULTANTS ARE NOT PROVIDING ANY INSTRUMENTS OF SERVICE OR OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

NOT FOR CONSTRUCTION

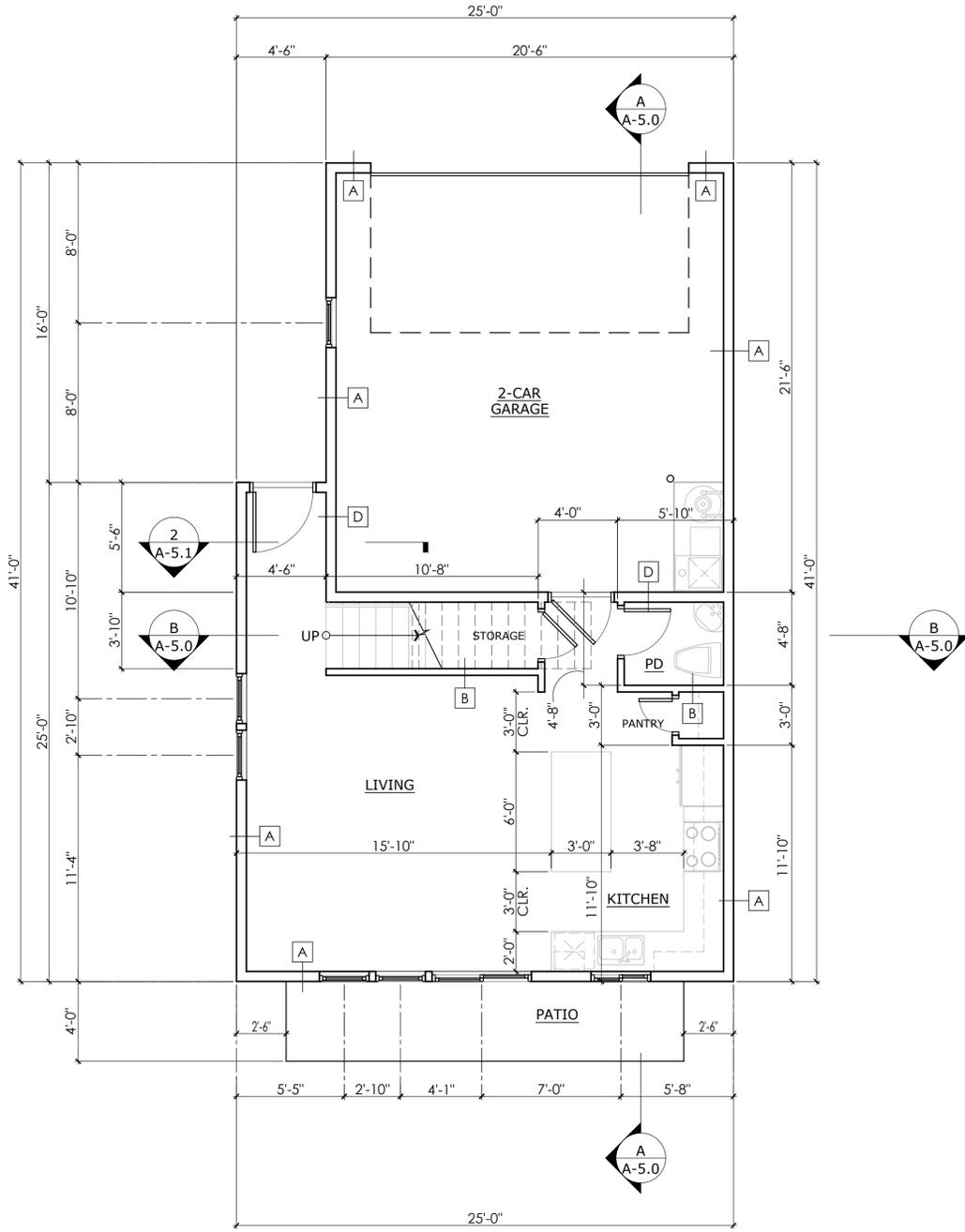
NEW CONSTRUCTION:  
**ISBELL RESIDENTIAL**  
 403 HILL LANE, CALDWELL, ID

DATE	DESCRIPTION	COMMENTS

DATE: FEB. 2026  
 DRAWN BY: ST  
 CHECKED BY: JLH  
 JOB NUMBER: MKT25

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A-4.1**



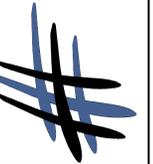
DIMENSION PLAN - MAIN LEVEL

SCALE: 1/4"=1'-0"

BUILDING AREA PER UNIT		
2-CAR GARAGE UNIT	MAIN LEVEL	498 SF
	CONDITIONED SPACE	
	MAIN LEVEL	444 SF
	UNCONDITIONED SPACE	
	SECOND LEVEL	923 SF
CONDITIONED SPACE		
TOTAL LIVING AREA	1421 SF	

SYMBOL LEGEND	
[X]	WALL PARTITION, SEE PARTITION TYPES ON SHEET A-0.1.

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



THE USE OF THESE PLANS IS RESTRICTED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THESE PLANS. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF HATCH DESIGN ARCHITECTURE IS PROHIBITED. THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. CONSULTANTS SHALL BE DERIVED FROM THE AUTHORITY AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

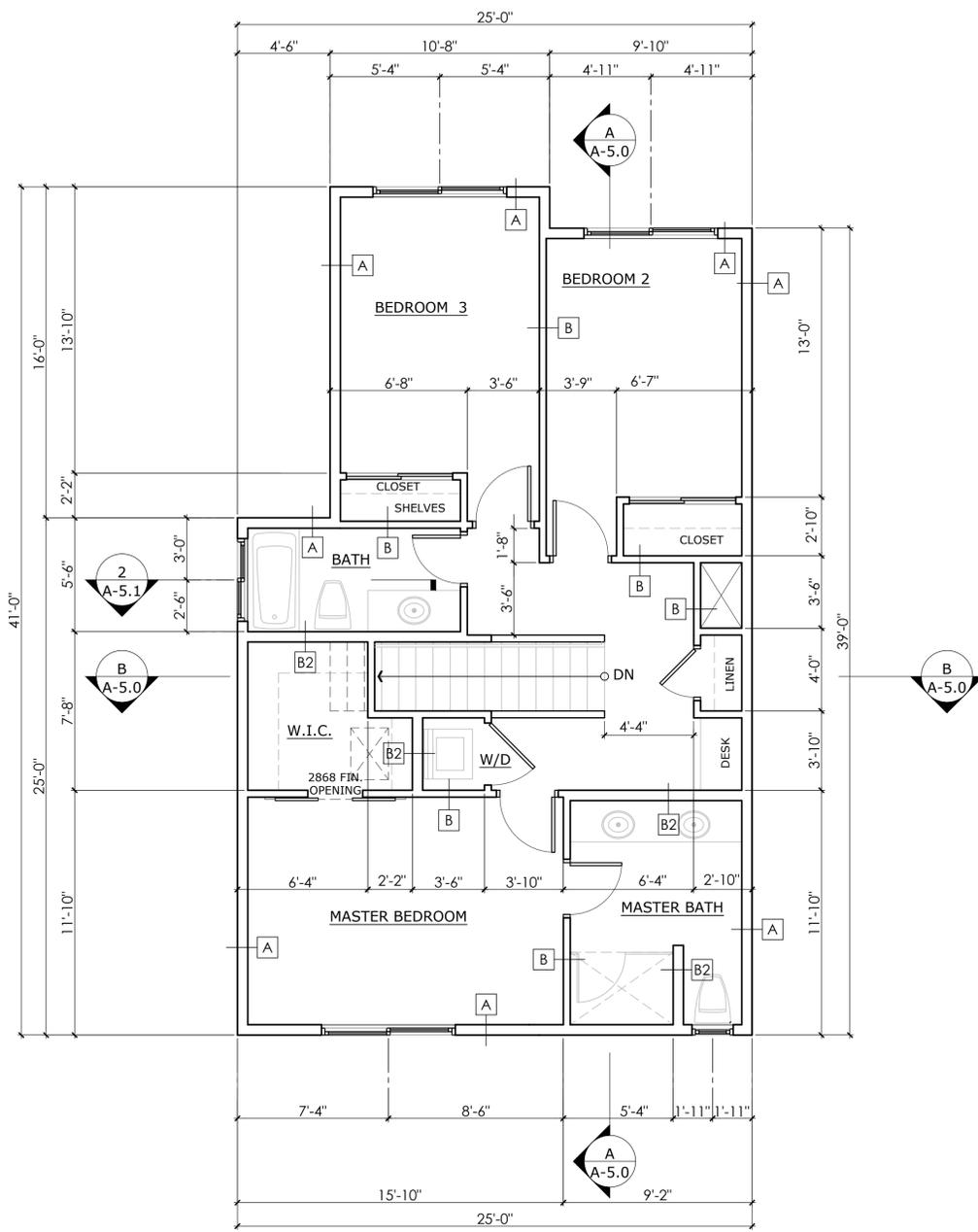
NEW CONSTRUCTION  
**ISBELL RESIDENTIAL**  
 403 HILL LANE, CALDWELL, ID

DATE:	FEB 2023
DRAWN BY:	ST, WT
CHECKED BY:	JLH
JOB NUMBER:	21105

DATE: 06-28-23  
 REF: 1/23

SHEET TITLE  
**DIMENSION PLAN**

SHEET NUMBER  
**A-2.0**



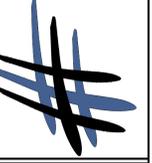
DIMENSION PLAN - SECOND LEVEL

SCALE: 1/4"=1'-0"

BUILDING AREA PER UNIT			
2-CAR GARAGE UNIT	MAIN LEVEL	498	SF
	CONDITIONED SPACE		
	UNCONDITIONED SPACE	444	SF
	MAIN LEVEL		
	SECOND LEVEL	923	SF
	CONDITIONED SPACE		
	TOTAL LIVING AREA	1421	SF

SYMBOL LEGEND	
	WALL PARTITION, SEE PARTITION TYPES ON SHEET A-0.1.

**HATCH DESIGN ARCHITECTURE**  
 702 S. 10TH ST.  
 BOISE, IDAHO 83714  
 OFFICE: (208) 475-3204  
 FAX: (208) 475-3205  
 CODY BRIGHT, P.E.  
 ARCHITECT



THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN CONSENT OF HATCH DESIGN ARCHITECTURE. THE USE OF THE PANS SHALL BE RESTRICTED TO THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY HATCH DESIGN ARCHITECTURE. CONSULTANTS SHALL BE DERIVED FROM THE AUTODESK AND SHALL RETAIN ALL COPYRIGHT, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

NEW CONSTRUCTION

**ISBELL RESIDENTIAL**

403 HILL LANE, CALDWELL, ID

DATE	DESCRIPTION	COMMENTS

DATE: FEB 2023  
 DRAWN BY: JLH  
 CHECKED BY: JLH  
 JOB NUMBER: 21105

SHEET TITLE  
**DIMENSION PLAN**

SHEET NUMBER  
**A-2.1**

SHEET



**HATCH  
DESIGN  
ARCHITECTURE**

200 w 36th st., boise, idaho 83714 • phone 208.475.3204 • email info@hatchda.com

## **Project Description**

March 5, 2026

Planning and Development Services  
City of Caldwell  
621 Cleveland Blvd.  
Caldwell, Idaho 83605

Re: **Isbell Townhomes**  
**403 Hill Ln., Caldwell, ID**  
**Parcel # R026640000**

Dear Planning Staff,

The developer is proposing the following subdivision and street names.

### Subdivision Names:

- Willow Creek Estates
- Prairie Meadows
- Isbell Creek Estates
- Isbell Meadows
- Isbell Ridge

### Street Names:

- Legacy Ridge
- Wildflower Way
- Golden Acre Court
- Wheatfield Drive
- Isbell Lane
- Barley Bend Lane
- Creekstone Court
- Willow Bend Avenue
- Blue Water Lane
- Isbell Creek Drive
- Cottonwood Trail



**HATCH  
DESIGN  
ARCHITECTURE**

200 w 36th st., boise, idaho 83714 • phone 208.475.3204 • email [info@hatchda.com](mailto:info@hatchda.com)

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

Sincerely,

Jeff Hatch, AIA LEED AP

**HATCH DESIGN ARCHITECTURE**



**HATCH  
DESIGN  
ARCHITECTURE**

200 w 36th st., boise, idaho 83714 • phone 208.475.3204 • email info@hatchda.com

### Project Description

February 26, 2026

Planning and Development Services  
City of Caldwell  
621 Cleveland Blvd.  
Caldwell, Idaho 83605

Re: **Isbell Townhomes**  
**403 Hill Ln., Caldwell, ID**  
**Parcel # R026640000**

Dear Planning Staff,

The subdivision name and street name is yet to be determined. The applicant will submit these as soon as they are available.

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

Sincerely,

Jeff Hatch, AIA LEED AP

**HATCH DESIGN ARCHITECTURE**

Isbell Townhome Subdivision - Exterior Description

*A parcel of land, being a portion of Lot 13 of the Plat of Hillcrest Subdivision, recorded in Book 3 at Page 10, records of Canyon County, and described in Warranty Deed Instrument No. 2025-038610, records of Canyon County, lying within the Northeast Quarter of the Southwest Quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, being more particularly described as follows:*

**COMMENCING** at West Quarter Corner of Section 23, as described in Corner Record Instrument No. 2012-049820, from which the Center Quarter Corner of Section 23, as described in Corner Record Instrument No. 2024-016617 bears South 89°50'36" East, 2,651.30 feet, thence along the East-West Centerline of Section 23, South 89°50'36" East, 2,651.30 feet to the said Center Quarter Corner, thence along the North-South Centerline of Section 23, South 00°01'50" West, 662.41 feet to the centerline of Syringa Lane, thence along said centerline North 89°54'45" West, 663.52 feet, thence along the boundary common to Lots 13 and 14 of the Plat of Hillcrest Subdivision, South 00°04'34" West, 269.62 feet to the **POINT OF BEGINNING**;

Thence continuing along said common boundary, South 00°04'34" West, 240.04 feet;

Thence North 89°56'15" West, 299.89 feet;

Thence North 00°04'34" East, 239.87 feet;

Thence South 89°58'10" East, 299.89 feet to the **POINT OF BEGINNING**.

Containing 71,990 square feet, or 1.652 Acres, more or less.

End of description.



Prepared By: Joseph Renaldo, PLS

Signed: 02-20-2026



# RECORD OF SURVEY FOR DANIEL & JESSICA ISBELL

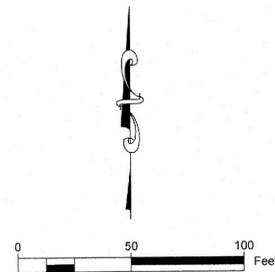
A PORTION OF LOT 13 OF THE PLAT OF HILLCREST SUBDIVISION  
LOCATED WITHIN THE NE 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN,  
CITY OF CALDWELL, CANYON COUNTY, IDAHO  
2026

2026-005744

RECORDED  
02/18/2026 02:14 PM



00913215202600057440010013  
JESS URRESTI  
CANYON COUNTY RECORDER  
Pgs=1 JWINSLOW \$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 S89°50'36"E  
BETWEEN THE WEST QUARTER CORNER OF SECTION 23 AND  
THE CENTER QUARTER CORNER OF SECTION 23.

### LEGEND

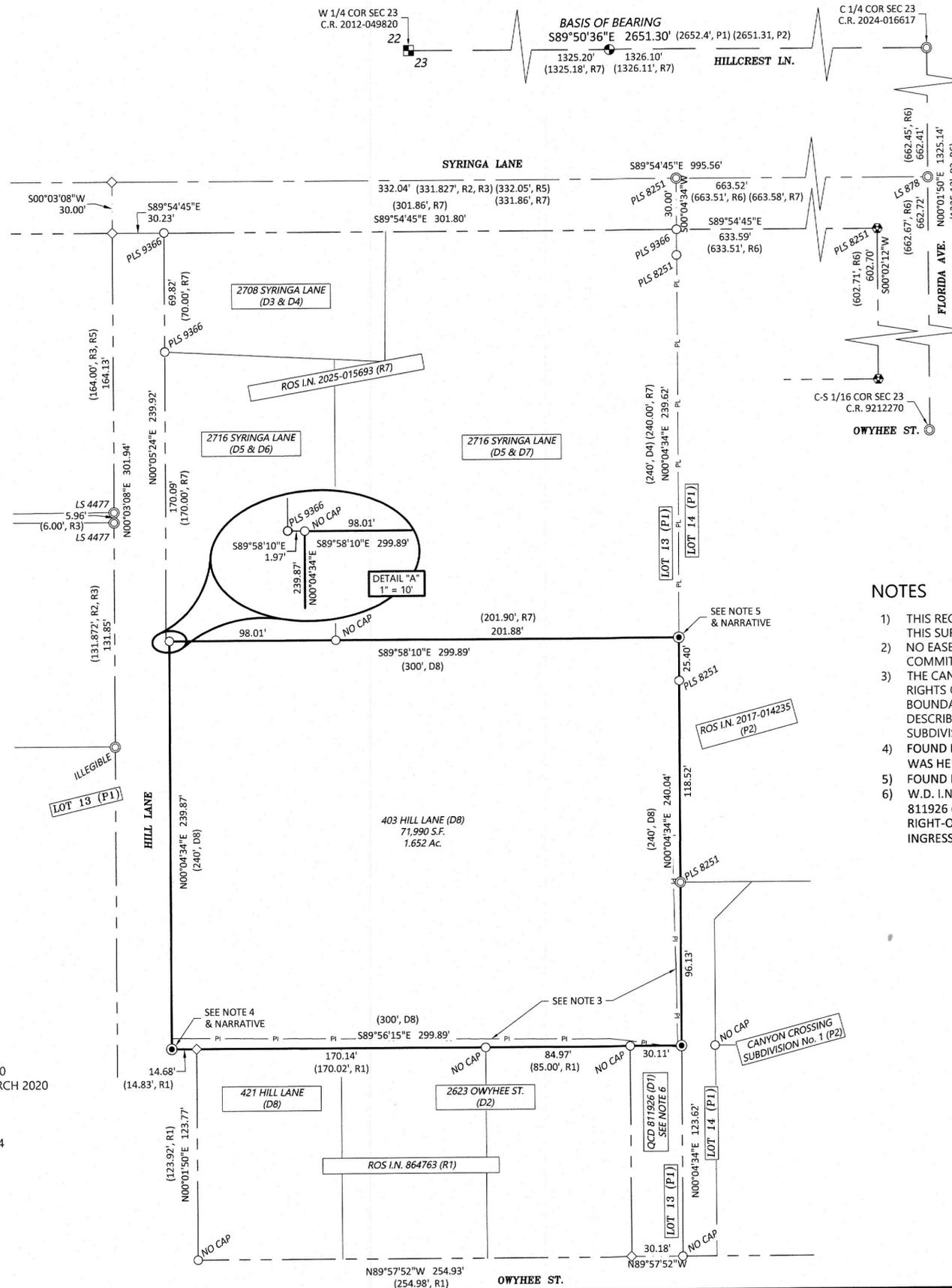
- SURVEYED PARCEL BOUNDARY
- ADJACENT RECORD BOUNDARY
- PL — PL — RECORD LOT BOUNDARY (P1)
- RIGHT-OF-WAY BOUNDARY
- SECTIONAL LINE
- BOUNDARY TIES
- CENTERLINE
- PI — PI — PRESSURE IRRIGATION PIPE
- FOUND 1/2" REBAR, AS NOTED
- ⊙ FOUND 5/8" REBAR, AS NOTED
- FOUND ALUMINUM CAP
- ⊕ FOUND BRASS CAP
- ⊕ FOUND COPPER PLUG AND MAGNET
- ⊙ SET 5/8" REBAR WITH PLASTIC CAP, STAMPED "LRG PLS 22692"
- ◇ CALCULATED POSITION ONLY
- (X.XX') RECORD DISTANCE, WITH REFERENCE

### ABBREVIATIONS

- Ac. ACRES
- BK BOOK
- C.R. CORNER RECORD INSTRUMENT NUMBER
- COR SEC CORNER OF SECTION
- I.N. INSTRUMENT NUMBER
- N.E.S.W. NORTH, EAST, SOUTH, WEST
- PG PAGE
- QCD QUITCLAIM DEED
- ROS RECORD OF SURVEY NUMBER
- S.F. SQUARE FEET
- WD WARRANTY DEED

### REFERENCES

- D1. QUITCLAIM DEED I.N. 811926; OCTOBER 1977
- D2. WARRANTY DEED I.N. 2013-033784; JULY 2013
- D3. QUITCLAIM DEED I.N. 2025-023579; JULY 2025
- D4. QUITCLAIM DEED I.N. 2025-023580; JULY 2025
- D5. QUITCLAIM DEED I.N. 2025-023581; JULY 2025
- D6. QUITCLAIM DEED I.N. 2025-023582; JULY 2025
- D7. QUITCLAIM DEED I.N. 2025-023584; JULY 2025
- D8. WARRANTY DEED I.N. 2025-038610; OCTOBER 2025
- D9. SPECIAL WARRANTY DEED I.N. 2025-040010; NOVEMBER 2025
- P1. PLAT OF "HILLCREST SUBDIVISION", BK. 3, PG. 10; DECEMBER 1960
- P2. PLAT OF "CANYON CROSSING SUBDIVISION", BK. 49, PG. 43; MARCH 2020
- R1. ROS 864763 BY BLAKLEY ENGINEERS, INC; JUNE 1979
- R2. ROS 1987017983 BY ALPHA ENGINEERS, INC; AUGUST 1987
- R3. ROS 1987025675 BY ALPHA ENGINEERS, INC; DECEMBER 1987
- R4. ROS 1994037239 BY TEALEY'S LAND SURVEYING; DECEMBER 1994
- R5. ROS 1997023663 BY EAL & ASSOCIATES, INC; JULY 1997
- R6. ROS 2017-017235 BY IDAHO SURVEY GROUP, P.C.; APRIL 2017
- R7. ROS 2025-015693 BY MASON & ASSOCIATES; MAY 2025



### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE EXTERIOR BOUNDARY OF THE PROPERTY SHOWN. THE SURVEY WAS PERFORMED ON 01-15-2026 AND THE MONUMENTS WERE SET ON 02-12-2026.

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

THE BOUNDARY COMMON TO LOTS 13 & 14 (P1) WAS DETERMINED BY A LINE OF BEST FIT OF THE MONUMENTS SHOWN. THE NORTHERLY AND SOUTHERLY BOUNDARIES OF THE SURVEYED PARCEL WERE ALSO RESOLVED BY A LINE OF BEST FIT OF THE FOUND MONUMENTS. THESE RESPECTIVE BOUNDARIES WERE THEN EXTENDED TO THEIR INTERSECTION WITH THE SAID COMMON BOUNDARY OF LOTS 13 & 14 (P1).

A BENT 1/2-INCH REBAR WITH NO CAP WAS FOUND AT THE NORTHEAST CORNER OF THE SURVEYED PARCEL. THIS MONUMENT WAS REMOVED, AND A NEW 5/8-INCH REBAR WAS SET AT THE CALCULATED INTERSECTION OF THE NORTHERLY AND EASTERLY BOUNDARIES.

THE WESTERLY BOUNDARY OF THE SURVEYED PARCEL WAS DETERMINED BY HOLDING THE FOUND 1/2" REBAR AT THE NORTHWEST CORNER AND THE VERTICAL POINT OF ENTRY OF A DISTURBED 5/8" REBAR AT THE SOUTHWEST CORNER OF THE PARCEL. THAT DISTURBED 5/8" REBAR WAS REMOVED AND REPLACED WITH A NEW 5/8" REBAR WITH A PLASTIC CAP.

### 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) NO EASEMENTS WERE DISCLOSED OR DISCOVERED DURING A REVIEW OF THE CLIENT PROVIDED TITLE COMMITMENT.
- 3) THE CANYON HILL IRRIGATION DISTRICT'S WATER MASTER WAS CONTACTED ON 2/11/2026 ABOUT ANY RIGHTS OR INTERESTS THEY MAY HAVE WITH THE IRRIGATION PIPE THAT RUNS ALONG THE SOUTHERLY BOUNDARY LINE OF THE SURVEYED PARCEL. IT WAS INDICATED THAT WHILE THERE IS NO WRITTEN OR DESCRIBED EASEMENT WIDTH FOR THE PIPE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF THE SUBDIVISION, THEY JUST REQUIRE ACCESS FOR MAINTENANCE.
- 4) FOUND DISTURBED 5/8" REBAR WITH NO CAP. THE REBAR'S VERTICAL POINT OF ENTRY INTO THE GROUND WAS HELD AND A NEW 5/8" REBAR WITH PLASTIC CAP WAS SET IN ITS PLACE.
- 5) FOUND BENT 1/2" REBAR WITH NO CAP. REPLACED WITH 5/8" REBAR WITH PLASTIC CAP.
- 6) W.D. I.N. 2013-033784 (D2) CONTAINS A LETTER FROM THE CITY OF CALDWELL, REFERENCING QCD I.N. 811926 (D1). THIS LETTER STATES "THE CITY-OWNED PROPERTY IS CONSIDERED AS UNOPENED RIGHT-OF-WAY BY THE CITY AND THEREFOR HAS NO CONCERNS WITH THE PROPERTY BEING USED FOR INGRESS/EGRESS" FOR 2800 SYRINGA LANE [PARCEL 1 AS DESCRIBED IN (D2)].

### CERTIFICATE OF SURVEYOR

I, JOSEPH RENALDO, 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, AND COMPLIES WITH IDAHO CODE REGARDING CORNER PERPETUATION AND SURVEYS.



**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 6<sup>TH</sup> AVE, CALDWELL ID

I, Jessica Isbell, the recorded owner for real property addressed as 403 Hill Lane, Suite # \_\_\_\_\_, City Caldwell State ID Zip 83605, am aware of, in agreement with, and give my permission to Hatch Design Architecture, 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 20<sup>th</sup> day of February, 20 20  
\_\_\_\_\_  
(Signature)

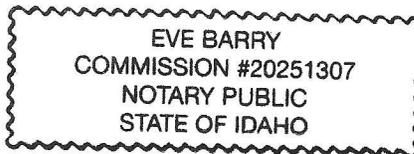
**CERTIFICATE OF VERIFICATION**

STATE OF IDAHO )  
) ss.  
)

I, EVE BARRY, a Notary Public, do hereby certify that on this 20 day of FEBRUARY, in the year, 2020, personally appeared before me JESSICA ISBELL, 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.

Eve Barry  
\_\_\_\_\_  
NOTARY PUBLIC FOR IDAHO

Residing at MERIDIAN, ID  
My Commission Expires 05/05/2031





**TitleOne**  
a title & escrow co.

Order Number: 25576320

**2025-038610**  
RECORDED  
**10/24/2025 02:05 PM**  
RICK HOGABOAM  
CANYON COUNTY RECORDER  
Pgs=3 JWINSLOW \$15.00  
TYPE: DEED  
TITLEONE BOISE  
*ELECTRONICALLY RECORDED*

## Warranty Deed

For value received,

**Phyllis Jewett, an unmarried woman**

the grantor, does hereby grant, bargain, sell, and convey unto

**Daniel Isbell and Jessica Isbell, husband and wife**

whose current address is 3503 N. Curt Dr. Meridian, ID 83646

the grantee, the following described premises, in Canyon County, Idaho, to wit:

**See Exhibit A, attached hereto and incorporated herein.**

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: October 23, 2025

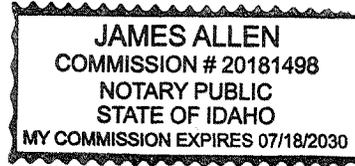
*Phyllis Jewett*  
By: *Caren Duggan*, her attorney in fact  
Phyllis Jewett By: Caren Duggan, her attorney in fact

State of Idaho, County of Canyon, ss.

On this 23 day of Oct in the year of 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Caren Duggan known or identified to me to be the person whose name is subscribed to the within instrument, as the attorney-in-fact of Phyllis Jewett, and acknowledged to me that he/she subscribed the name of Phyllis Jewett thereto as Principal, and his/her own name as Attorney-In-Fact.

*[Signature]*, Notary Public

Notary Public  
Residing in: Meredith, ID  
My Commission Expires: July 18, 2030  
(seal)



**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PREMISES**

All that part of Tract 13 of "HILLCREST SUBDIVISION" of the North Half of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 23, Township 4 North, Range 3 West of the Boise Meridian, in Canyon County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Canyon County, Idaho, described as follows:

COMMENCING at the Northeast corner of said Tract 13 and run thence South along the East line thereof 240 feet to THE REAL POINT OF BEGINNING; thence continue South along said East line 240 feet; thence West on a line parallel with the North line of said Tract 13 a distance of 300 feet; thence North 240 feet; thence East 300 feet to the real point of beginning.