



COMMUNITY DEVELOPMENT DEPARTMENT

Planning & Zoning Division

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

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

Master Land Use Application

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

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

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

APPLICATION LEGEND:

* = Public hearing(s) required

** = May require public hearing

*** = City Council consent agenda

All others are considered Administrative Staff Level Reviews

I. Application Requests (check all that apply)

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

Footnotes:

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

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

II. General Project / Site Information

Project or Development

Name: (for business licensing, use business name)

Karcher Commons

Site Address(s):

Upload separate attached sheet if more than six (6) site addresses

Karcher Rd & S Florida Ave

Caldwell, ID 83607, USA

Suite #s:**Parcel #s:**

R32743000 0

Total Acres:

16.82

Prior Use of Property:

Agriculture

Proposed Use of Property:

Mixed-use

Current Zoning of Subject Parcel(s):
(check all that apply)

☐ RS-1

☐ C-1

☐ M-1

☐ D-CC

☐ A-D

☐ Property in County

☐ RS-2

☐ C-2

☐ M-2

☐ C-CB

☐ C-D

☐ -1

☐ C-3

☐ I-P

☐ T-N

☐ H-D

List County Designation:

☐ R-2

☐ C-4

☐ P-D

☐ R-3

☒ H-C

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

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

City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): <i>(check all that apply)</i>	☐ Neighborhood 1	☐ Downtown
	☐ Neighborhood 2	☒ Mixed Use Center
	☐ Neighborhood 3	☐ Community Center
	☐ Urban Neighborhood	☐ 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:	Catherine Hall
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Company Name: <i>(if applicable)</i>	FOCUS Consulting
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Mailing Address:	1001 N. Rosario St
	Suite 100
	Meridian, ID 83642

Phone:	208-974-0075	Email:	chall@focus-es.com
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Email Address:	chall@focus-es.com
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Applicants Relationship to Property Owner:	☐ Property Owner	☒ Authorized Agent/Representative
	☐ Purchaser	☐ Petitioner <i>(vacation requests only)</i>

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

Name:	Florida-Karcher LLC		
Mailing Address:	PO Box 1849		
	Draper, UT 84020		
Phone:	801-558-7378	Email:	Troy@westLLDev.com

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

Name:	Kyle Cooper		
Company Name: <i>(if applicable)</i>	Catalyst Development Group		
Mailing Address:	16989 HWY 20/26		
	Caldwell ID, 83607		
Phone:	208-870-1943	Email:	kc@catdevgroup.com

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

Name:			
Company Name: <i>(if applicable)</i>			
Mailing Address:			
Phone:		Email:	

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

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

FOCUS Consulting

Mailing Address:

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

Name:

Bryan Wilson

Company Name:*(if applicable)*

FOCUS Consulting

Mailing Address:

6949 High Tech Dr

Midvale, UT 84047

Phone:

801-352-0075

Email:

bwilson@focus-es.com

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)

Catherine Hall

Applicant / Applicant's Representative Printed Name

Date

6/24/26



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
Master Land Use Application	Copy of completed, signed and dated application	X	
Application Checklist	Copy of completed, signed and dated checklist		
Property Owner Acknowledgement	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	X	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	X	
Legal Description of Property	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.	X	
Neighborhood Meeting Information	The verification shall include: • A copy of the letter mailed by the applicant (<i>Min. 15 days prior to meeting</i>) • A copy of the 500' mailing list indicating all notified owners, residents and associations • A copy of the sign-up sheet from the meeting, with your signature <i>Note: Neighborhood meetings must have been held within four (4) months of application submission.</i>	X	
Photographs	Photographs of existing site conditions	X	
Project Narrative	Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.	X	
Concept Building Elevations	Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.	X	
Site Plan (Scaled)	Site plan, drawn to scale, showing location of all property lines, existing and proposed buildings, utilities, setbacks, easements, and streets with street names.	X	
Preliminary Plat	High resolution preliminary plat, to scale. See requirements for plan content in Section II below	X	
Landscape Plan	High resolution landscape plan, to scale. See requirements for landscape plan contents in Section III below	X	



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SECTION II

PRELIMINARY PLAT CONTENT		Applicant	Staff
Plans to Scale	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").	X	
Subdivision Name and Location	The proposed subdivision name and location shall be provided on the plat and shall meet the following: - 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; - 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)	X	
Contact Information	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.	X	
Scale, North Arrow, and Plan Preparation Date	Scale, north arrow and date of preparation including dates of any subsequent revisions.	X	
Vicinity Map (Scaled)	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.	X	
Topography	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.	X	
Existing Water	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.	X	
Streets and other Important Features	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.	X	
Recorded Subdivisions with Common Boundaries	Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.	X	
Table Schedule (see attached example)	Table Schedule of: - Existing zoning classification of the tract with any requested zoning changes. - Total acreage of the entire subdivision - Total number of buildable lots by land use type. - Total number of common lots. - Total gross acreage - Average buildable lot size - Dwelling units per gross acre.	X	



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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Subdivision Boundary	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.	X	
Public dedications of rights of way or easements	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.	X	
Names, Addresses, and Tax Parcel Numbers	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.	X	
Utilities	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.	X	
Proposed Street Layout	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.	X	
Lot Dimensions	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.	X	
Land Use and Zoning Classification (Each Area)	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.	X	
Special Development Areas	Appropriate information that sufficiently details the proposed subdivision within any special development area, such as: • Hillside • Floodplain	X	
On and Off-Site Improvements	The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.	X	
Access and Approaches	Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.	X	
Proposed Utility Methods	(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.	X	



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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Acknowledgement	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.	X	

SECTION III

LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
Plan Preparation	Landscape 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.	X	
Plan Size	Detailed plan at a scale no smaller than one inch equals fifty feet (1" = 50')	x	
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	X	
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. - 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. - 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 or not the existing structures will remain		
Pathways	Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts: - Micro Pathways - Major Pathways - Public Pathways - Regional Pathways - Indian Creek Corridor Pathways (if applicable)		
Open Space Exhibit	All open space 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	X	
Public Amenities	Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc)		



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LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
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.	X	
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.	X	
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.		

SECTION IV

GENERAL PROJECT INFORMATION			
Type of land uses within subdivision:	Residential only <u>Commercial only</u> Industrial only 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 <u>No</u> <i>If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?</i> Yes No		
Will the subdivision be phased?	Yes <u>No</u> If yes, how many phases are proposed?		
Development timeline for full build out?	2026-2027		
LAND USE AND ZONING INFORMATION			
	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	Highway Corridor	Neighborhood 2	Currently not in use/ Agriculture
Proposed (Subject Property)	Highway Corridor	Mixed-use	Commercial
North of Site	Medium Density Residential & Community Commercial	Neighborhood 2	Commercial/Agriculture
South of Site	Community Commercial	Neighborhood 2	Agriculture
East of Site	Community Commercial	Neighborhood 2	Agriculture
West of Site	Highway Corridor	Neighborhood 2	Agriculture



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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	0	0		0		
Commercial Lots	13	15.79		15.79		
Industrial Lots	0	0		0		
Common Lots	1	1.03		1.03		
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
Residential:						
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						
Commercial	0	13	N/A	N/A	28 ft	75954.8 ft ²
Industrial			N/A	N/A		
Type of Commercial or Industrial Buildings:			Single-tenant building(s) Multi-tenant buildings 3 multi-tenant buildings 11 single-tenant buildings			
DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05)						
Dwelling units per gross acre (Density):	Max. Allowed			Proposed		
	25 du/ac			0		
Total Open Space	% Required			% Proposed		
	0			20.9%		
Total "Qualifying" Open Space	% Required			% Proposed		
	0			4.99%		
Included	NOTE: 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.					



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

Description	Min. Required	Proposed
Electric vehicle parking spaces		
Off-street parking spaces	189	632
Commercial loading spaces	0	2
Industrial loading spaces	0	0
Bicycle parking spaces:	63	0
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)	N/A	
Public Amenities:	<i>Provide a description of the type of public amenities proposed:</i> N/A	

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

Landscaping: (Please check all locations where landscaping will be provided)	☒ Parking lot Between different land uses ☐ Common areas Pathways ☒ Street landscape buffers Around building exterior Other _____
Major Pathways	Describe location, width, and landscaping: None
Micro Pathways	Describe location, width, and landscaping: None
Public Pathways (per Bicycles and Pathways Master Plan)	Describe location, width, landscaping, and any proposed fencing: None



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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)
Karcher Road	25 feet	45 feet	40%	34	35 feet	299	4 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:		
	X	
	N/A	
	Nearest Water Line Connection:	
Sewer (Wastewater):		
	X	
	N/A	
	Nearest Sewer Line Connection:	
Irrigation:		
	X	
	N/A	
	Nearest Irrigation Connection:	
	Irrigation District:	



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Stormwater:		Swales	
		Ponds	
		Borrow Ditches	
	X	Other, Explain:	Seepage beds
Stormwater Management:	Does the site disturb one or more acres of land? Yes No		
Fire Suppression Water Supply Source:	Municipal water system provided by the City of Caldwell with fire hydrants located within the property.		
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	An irrigation canal/ditch is located within the site		
Type of Site Access:	X	Street Frontage	
		Easement Easement Width: _____ Instrument # _____	
Street(s) Providing Access:	Karcher Road and South Florida Avenue		
Will Secondary Access for Fire be Provided:	X	Yes	
		No	
Internal Roads:		Public	
		Private	
	X	Internal Circulation	
		Road User's Maintenance Agreement Inst# _____	
School Districts Serving this Location:		Caldwell School District	
	X	Vallivue School District	
SPECIAL ON-SITE CHARACTERISTICS			
	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?		X	
Evidence of Erosion?		X	
Fish Habitat?		X	
Floodplain?		X	
Riparian Vegetation?		X	
Steep Slopes?		X	
Streams/Creeks?		X	
Unique Animal/Plant Life?		X	
Unstable Soils?		X	
Wildlife Habitat?		X	
Historic Buildings or Features?		X	



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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

Catherine Hall

6/24/26

Applicant / Applicant's Representative Printed Name

Date

Catherine Hall
Applicant / Applicant's Representative Signature

Project Narrative – Karcher Commons

The proposed development consists of a 16.82-acre site zoned Highway Corridor located in Caldwell, Idaho. The project includes an approximate total of 732,604 square feet split between 13 buildable lots with an average lot size of 56,354 square feet of commercial development. One lot (lot 12) will be reserved to for the city to build a well.

The anticipated tenant mix includes a fitness facility, auto parts retailer, auto repair shop, drive-thru, bank, general retail uses, and veterinarian services. The site is designed to accommodate 632 off-street parking stalls, providing adequate parking for the proposed mix of commercial uses.

The property is located adjacent to Karcher Road and South Florida Avenue. Primary access will be from South Florida Avenue and Sawgrass Drive. Landscape street buffers are proposed long both frontages to provide visual screening and streetscape improvements. Overhead power lines are located along South Florida Avenue and are considered in the landscape design and site layout.

Although open space is not required for this development, the plan proposes approximately 3.52 acres of landscaped open space distributed throughout the site to enhance aesthetics and provide additional buffering.

Overall, the project is designed to provide a functional commercial center that supports a variety of retail and office uses while incorporating landscaping, buffering, and stormwater management to complement surrounding land uses.

PIN	OwnerName
R32842	NORTH 44 IDAHO LLC
R32744010A	CHALLENGER DEVELOPMENT INC
R32744010	BARTON COREY
R32738	TAKAGI TARUMI A SEPARATE PROPERTY TRUST
R32822104	JDL INVESTMENTS LLC
R32822103	JDL INVESTMENTS LLC
R32822102	BV LEGACY FALLS LLC
R32822101	BV LEGACY FALLS LLC
R32742235	HORTON ALLEN
R32742166	HALLOCK JONATHAN
R32742165	RIZZO INVESTMENTS LLC
R32742164	WOODY PAULA L
R32742191	GRIZZLY BEAR STORAGE LLC
R32742190	SAIESH GROUP LLC
R32742200	CALLSEN STACIA
R32742123	DOTY J SUSAN FAMILY TRUST
R32742124	RAMIREZ-ESCOBAR FRANCISCO
R32742179	DEES JESSE DEAN
R32742168	MARTIN SAMUEL
R32742169	YBARRA CLARISA
R32742170	WREN GADER B
R32742171	CORNELIOUS HENRY DAGRAY
R32742180	SHIELS-VERRINDER FAMILY TRUST
R32742181	LAURENCE-HUFFAKER CINDY MARIE
R32742175	MELLO MICHAEL
R32742174	SCHONENBERGER TRUST
R32742173	HYDEN KARIN L LIVING TRUST
R32742172	JOHNSON RICK
R32742182	FOOTE MASON
R32742183	PINA ISIDRO FERNANDO
R32742184	NELSON MIKAYLA
R32742185	ROBINSON RENTALS LLC
R32742186	MULLER ROY E
R32742189	REID SAMUEL H
R32742188	DUDLEY ASHLEY
R32742187	MULLER ROY E
R32737	THORNTON-GALLUP LLC
R32824219	AWND PROPERTIES LLC
R32742100	SAWGRASS VILLAGE HOA INC
R32742201	BRITT GEORGE VAN JR
R32742202	GALLEGOS JUVENCIO
R32742205	MORALES RICARDO A GRANDE
R32742204	SNOW JOHN
R32742203	GONZALEZ ZECHIEL
R32742210	SPATH RYAN
R32742211	SMILEY JAMIE
R32742212	STEWART JAMES
R32742213	BURNS ALEXANDRA ROCHELLE

R32742209	SAWGRASS VILLAGE HOA INC
R32742206	ANDERSON JASON
R32742207	STURM HAYLEE
R32742208	GARCIA DANIEL RUBEN
R32742234	COSS JOSE D COLIN
R32742233	CASTRO SERGIO
R32742232	GARCIA KAYLYN
R32742231	CRAIG KAYLA R
R32742230	VALDEZ HEATHER D
R32742229	MR NO NAME
R32742221	WRIGHT TIMOTHY L
R32742222	MCFARLAND TYLER P
R32742223	CASTRO CONRAD
R32742224	WHITE JOSEPH
R32742225	AH4R PROPERTIES TWO LLC
R32742226	LEEPER CODY WILLIAM
R32742228	DOOLEY ELIZABETH
R32742227	MEYER RYLEE
R32742236	AGUILAR RUBY
R32742237	INSYXIENGMA SITHANONXAY JOHNNY
R32742238	POMPANO LLC
R32742239	LEWIS TAD
R32742240	RODERICK PAUL MICHAEL
R32742241	BERKOWITZ LAWRENCE AND FAMILY TRUST
R32742242	HOADLEY JOHN
R32742244	HUREMOVIC BESIM
R32742245	KNIGHT RICHARD L
R32742246	WYNNE JOAN
R32742247	RASS LYNDY
R32742248	WHITESIDE PAUL
R32742243	SHIRAR COURTNEY L
R32742196	ORTEGA-MAYA LISA ELAINE
R32742195	LEE JAMES
R32742194	WEBBER JASON S
R32742193	LAPLANT CASSIDY R
R32742192	URQUHART JASON R
R32841	CARRIAGE CEMETERY SERV OF ID
R32743	FLORIDA-KARCHER LLC
R32744	FLORIDA-KARCHER LLC
R32739	MACK RODNEY AND NANCY TRUST @@
R32822100	BV LEGACY FALLS LLC

CANYON COUNTY LISTING - "R32743" - 500.0 feet

04-17-2026

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.

InCareOf	Address	City	State	ZipCode
	4801 S MORAIN ST	KENNEWICK	WA	99337
	1977 E OVERLAND RD	MERIDIAN	ID	83642
	1977 E OVERLAND RD	MERIDIAN	ID	83642-6649
	5760 BIANCA AVE	ENCINO	CA	91316
	11687 PAUL LN	CALDWELL	ID	83607
	11687 PAUL LN	CALDWELL	ID	83607
	PO BOX 51298	IDAHO FALLS	ID	83405
	PO BOX 51298	IDAHO FALLS	ID	83405
	13654 POMPANO DR	CALDWELL	ID	83607
	13717 KEY WEST ST	CALDWELL	ID	83607
	1808 INDUSTRIAL RD	NAMPA	ID	83687
	13703 KEY WEST ST	CALDWELL	ID	83607
	950 S COAST DR #200	COSTA MESA	CA	92626
	537 W VALENTINO ST	MERIDIAN	ID	83646
	13578 PALM BEACH DR	CALDWELL	ID	83607
	10330 COLORFUL DR	NAMPA	ID	83687
	16285 MANATEE AVE	CALDWELL	ID	83607
	4901 PLEASANT DR	MIDLAND	TX	79703-6814
	P O BOX 21543			
	13559 COCOA BEACH ST	CALDWELL	ID	83607
	13502 PALM BEACH DR	CALDWELL	ID	83607
	13508 PALM BEACH DR	CALDWELL	ID	83607
	2137 E HORSE CREEK CT	MERIDIAN	ID	83642
	13529 PALM BEACH DR	CALDWELL	ID	83607
	13564 PALM BEACH DR	CALDWELL	ID	83607
	13560 PALM BEACH DR	CALDWELL	ID	83607
	4125 RENNELLWOOD WAY	PLEASANTON	CA	94566
	13546 PALM BEACH DR	CALDWELL	ID	83607
	11275 SOPRIS LOOP	CALDWELL	ID	83605
	13537 PALM BEACH DR	CALDWELL	ID	83607
	13541 PALM BEACH DR	CALDWELL	ID	83607
	15410 CUPID DR	CALDWELL	ID	83607
	1023 BEAVER TRAIL	LAWRENCEBURG	KY	40342
	13567 PALM BEACH DR	CALDWELL	ID	83607
	13561 PALM BEACH DR	CALDWELL	ID	83607
	1023 BEAVER TRAIL	LAWRENCEBURG	KY	40342
	PO BOX 1495	NAMPA	ID	83653
	2120 E LANARK ST	MERIDIAN	ID	83642
	PO BOX 1177	NAMPA	ID	83653
	25362 GRAND FIR CT	CORONA	CA	92883
	13594 PALM BEACH DR	CALDWELL	ID	83607
	13577 COCOA BEACH ST	CALDWELL	ID	83607
	13585 COCOA BEACH ST	CALDWELL	ID	83607
	13593 COCOA BEACH ST	CALDWELL	ID	83607
	6845 N SUNGLOW AVE	GARDEN CITY	ID	83714-5185
	13634 POMPANO DR	CALDWELL	ID	83607
	13630 POMPANO DR	CALDWELL	ID	83607
	13626 POMPANO DR	CALDWELL	ID	83607

	PO BOX 1177	NAMPA	ID	83653
	13579 PALM BEACH DR	CALDWELL	ID	83607
	13587 PALM BEACH DR	CALDWELL	ID	83607
	412 N BROADMORE WAY 105 APT	NAMPA	ID	83687
	13662 POMPANO DR	CALDWELL	ID	83607
	12363 VARGA ST	CALDWELL	ID	83607
	13678 POMPANO DR	CALDWELL	ID	83607
	13686 POMPANO DR	CALDWELL	ID	83607
	13694 POMPANO DR	CALDWELL	ID	83607
	13710 S CELLO AVE	NAMPA	ID	83651
	13655 PENSACOLA ST	CALDWELL	ID	83607
	13663 PENSACOLA ST	CALDWELL	ID	83607
	13671 PENSACOLA ST	CALDWELL	ID	83607
	13679 PENSACOLA ST	CALDWELL	ID	83607
PROPERTY TAX DEPT =	23975 PARK SORRENTO STE 300	CALABASAS	CA	91302
	13695 PENSACOLA ST	CALDWELL	ID	83607
	13715 PENSACOLA ST	CALDWELL	ID	83607
	13707 PENSACOLA ST	CALDWELL	ID	83607
	13647 POMPANO DR	CALDWELL	ID	83607
	13659 POMPANO DR	CALDWELL	ID	83607
	1208 N SCREENLAND DR	BURBANK	CA	91505
	13675 POMPANO DR	CALDWELL	ID	83607
	13683 POMPANO DR	CALDWELL	ID	83607
	13691 POMPANO DR	CALDWELL	ID	83607
	13703 POMPANO DR	CALDWELL	ID	83607
	16225 MANATEE AVE	CALDWELL	ID	83607
	16233 MANATEE AVE	CALDWELL	ID	83607
	16241 MANATEE AVE	CALDWELL	ID	83607
	16249 MANATEE AVE	CALDWELL	ID	83607
	16257 MANATEE AVE	CALDWELL	ID	83607
	13717 POMPANO DR	CALDWELL	ID	83607
	13680 PENSACOLA ST	CALDWELL	ID	83607
	13688 PENSACOLA ST	CALDWELL	ID	83607
	13696 PENSACOLA ST	CALDWELL	ID	83607
	13708 PENSACOLA ST	CALDWELL	ID	83607
	13716 PENSACOLA ST	CALDWELL	ID	83607
ATTN PROPERTY TAX DEPT =	3040 POST OAK BLVD SUITE 300	HOUSTON	TX	77056
	339 W 13490 S	DRAPER	UT	84020
	339 W 13490 S	DRAPER	UT	84020
	1028 W VICTORY RD	MERIDIAN	ID	83642
	PO BOX 51298	IDAHO FALLS	ID	83405

NOTICE OF NEIGHBORHOOD MEETING

Kyle Cooper
16989 Highway 20/26
Caldwell, ID 83607

RE: Neighborhood Meeting Notice – Proposed Commercial Subdivision Preliminary Plat (±16 acres) located at 16069 S Florida Avenue, Southwest Corner of Florida Avenue and Karcher Road; Parcel Number 32743000 0.

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 this meeting is to review the project, answer any questions you may have, and listen to your comments and suggestions.

Meeting Date: June 2nd, 2026

Meeting Time: 7:00 PM

Meeting Location: 16069 S Florida Avenue, Southwest Corner of Florida Avenue and Karcher Road; Parcel Number 32743000 0.

Project Summary:

The proposed project is a preliminary plat request for a commercial subdivision on an approximately 16+/- acre site located at 16069 S Florida Avenue, at the southwest corner of Florida Avenue and Karcher Road in Caldwell, Idaho. The proposal includes the layout of commercial lots, and associated infrastructure improvements in accordance with the City of Caldwell Subdivision Ordinance. The Application will include preliminary plat modification for the Karcher Commons Subdivision. The plat will consist 16 commercial lots. The modification will also include removal of commercial along Indiana next to proposed residential units.

If you would like to contact us ahead of the meeting, please feel free to reach out at kc@catdevgroup.com.

We look forward to hearing your feedback.

Thank you,

Kyle Cooper
Catalyst Development Group
Email: kc@catdevgroup.com

Neighborhood Meeting Sign-Up Sheet

Meeting Topic: Kaake Samaras Retail Meeting

Date: 6-2-26

Location: Corn at Florida 3 Kaake

Thank you for attending. Please sign in so we can keep you informed about updates and future meetings.

#	Name	Address (Optional)	Email	Topics of Interest / Comments	Rece live Upd ates
1	Jane Lawrence		JaneL@gnail.com	Impact on neighborhoods	☒
2	Greg Berkowitz				☐
3					☐
4					☐
5					☐
6					☐
7					☐
8					☐
9					☐
10					☐
1					☐
2					☐



6-2-26

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:

Proposed Preliminary plat request for a commercial subdivision on approximately 16 acres,
Application will include a modification to current development agreement

Date of Round Table meeting: 3/25/26

Notice sent to neighbors on: 5/15/26

Date & time of the neighborhood meeting: may 29th 2026

Location of the neighborhood meeting:

North West corner of Florida and Karcher at 7pm

Developer/Applicant:

Name: Kyle Cooper Catalyst Development

Address, City, State, Zip: 16989 hwy 20 caldwell 83607

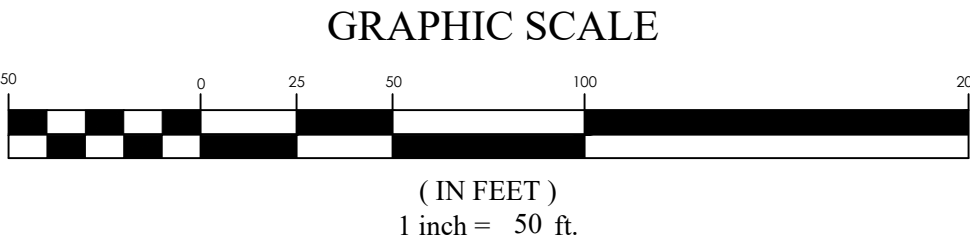
I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

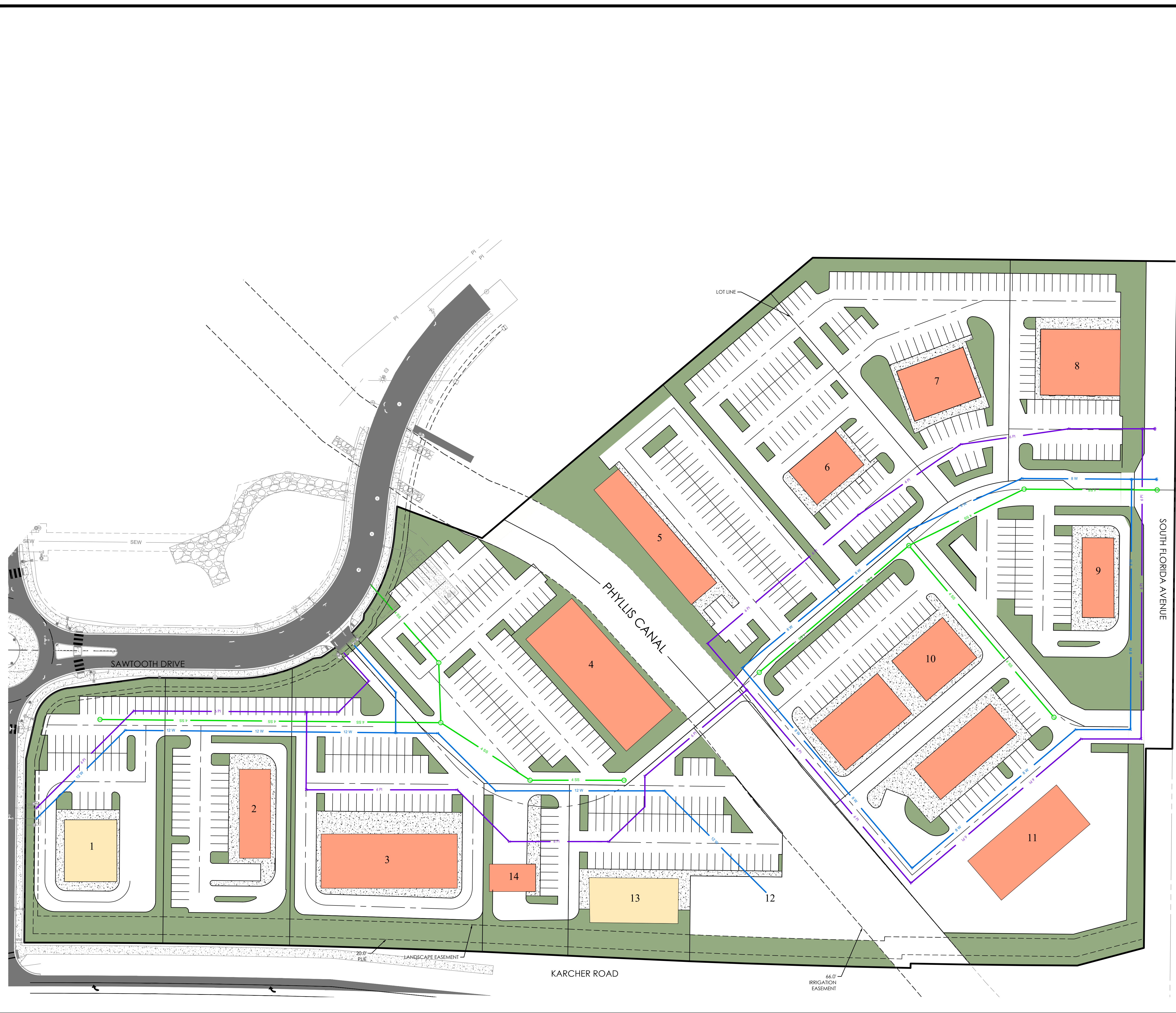
DEVELOPER/APPLICANT SIGNATURE



DATE 7/1/26

Photographs





LEGEND

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
---	EASEMENT
—XX SD	XX" STORM DRAIN
—XX SS	XX" SANITARY SEWER
—XX W	XX" CULINARY WATER
—XX P	XX" PRESSURE IRRIGATION
—XXXX	CONTOUR MAJOR
—XXXX	CONTOUR MINOR
—Ex SD	EXIST. STORM DRAIN
—Ex SS	EXIST. SANITARY SEWER
—Ex W	EXIST. CULINARY WATER
—	SD MH, INLET, AND COMBO
—	SEWER MANHOLE
—	SECONDARY METER, WATER METER
—	CULINARY VALVE, TEE & BEND
—	SECONDARY VALVE, TEE & BEND
—	WATER BLOW-OFF
—	FIRE HYDRANT
—	EXIST. SD INLET & MH
—	EXIST. SEWER MH

LEGEND

[Orange Box]	RETAIL
[Yellow Box]	OFFICE
[Green Box]	LANDSCAPING

CONCEPTUAL TABULATIONS

RETAIL SQUARE FOOTAGE	1.71 ACRES
OFFICE	0.21 ACRES
LANDSCAPING	3.52 ACRES

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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CONSULTING
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

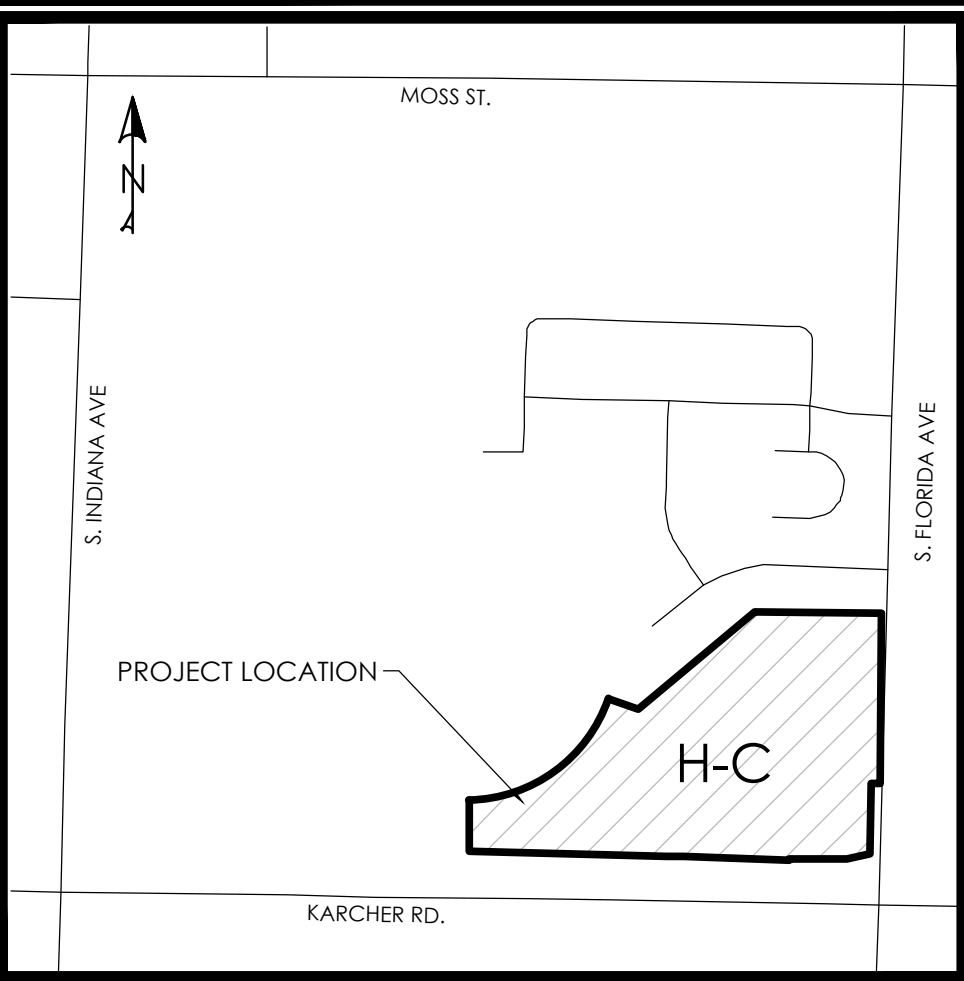
PROFESSIONAL ENGINEER
LICENSE
19030
6/23/25
STATE OF UTAH
THOMAS M. ROMNEY

KARCHER COMMONS
SITE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

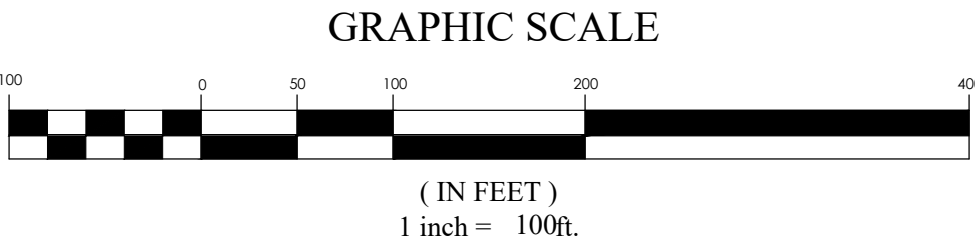
SITE PLAN

Scale: 1"=50'	Drawn: RM
Date: 6/23/26	Job #: 26-5046
Sheet:	N/A



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	44.50'	69°35'44"	54.05'	N47°41'47"E	50.79'
C2	179.91'	29°29'59"	92.63'	N75°39'08"E	91.61'
C3	184.64'	19°51'11"	63.98'	N48°15'04"E	63.66'
C4	180.00'	30°51'47"	96.96'	N20°56'13"E	95.79'
C5	11905.05'	0°54'26"	188.50'	N89°18'48"W	188.50'
C6	11909.94'	1°12'08"	249.88'	N88°15'31"W	249.87'
C7	12090.03'	2°27'17"	517.95'	N88°51'18"W	517.91'

- NOTES
1. THE PARCEL IS HIGHWAY CORRIDOR (HC) PER CITY OF CALDWELL ZONE MAP. MAY 20, 2025
 2. ALL LOTS HAVE A 5' PUE ON EITHER SIDE OF LOT LINE



LEGEND

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
—	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX PI	XX" PRESSURE IRRIGATION
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
x	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXXX)	EXIST. CONTOUR MINOR
—	CANAL
◆	SECTION MONUMENT (FOUND)
○	SECTION MONUMENT (NOT FOUND)
SET 5/8" REBAR W/ CAP PLS 3271644	
FOUND 5/8" REBAR WITH CAP "11334"	
FOUND 1/2" REBAR WITH CAP "11334"	
FOUND 5/8" BARE REBAR	
FOUND 1/2" REBAR ILLEGIBLE	
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
SECONDARY METER, WATER METER	
CULINARY VALVE, TEE & BEND	
SECONDARY VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. STREET MONUMENT	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	

OWNER
FLORIDA KARCHER LLC
PO BOX 1849
DRAPER, UT
PHONE: (801) 558-7378

DEVELOPER
KYLE COOPER
CATALYST DEVELOPMENT GROUP
16989 HWY 20/26 CALDWELL ID,
83607
PHONE: (208) 870-1943

ENGINEER
THOMAS ROMNEY
FOCUS CONSULTING
1001 N. ROSARIO STREET, SUITE 100
MERIDIAN, ID 83642
PHONE: (208) 974-0075
EMAIL: TROMNEY@FOCUS-ES.COM

SURVEYOR
TRENTON SMITH
FOCUS CONSULTING
1001 NORTH ROSARIO STREET, SUITE
100
MERIDIAN, ID 83642
PHONE: (208) 974-0075
EMAIL: TSMITH@FOCUS-ES.COM

Existing Zoning	H-C
Total Acreage	16.82
Number of buildable lots	13
Total gross acreage	16.82
Average buildable lot size	52,909 ft²
Dwelling Units per acre	N/A
Common lots	1

BENCHMARK
BENCHMARK 04-004-131
CANYON COUNTY
BOISE MERIDIAN
ELEV: 2352.13
DATUM: NAVD88

REVISION BLOCK

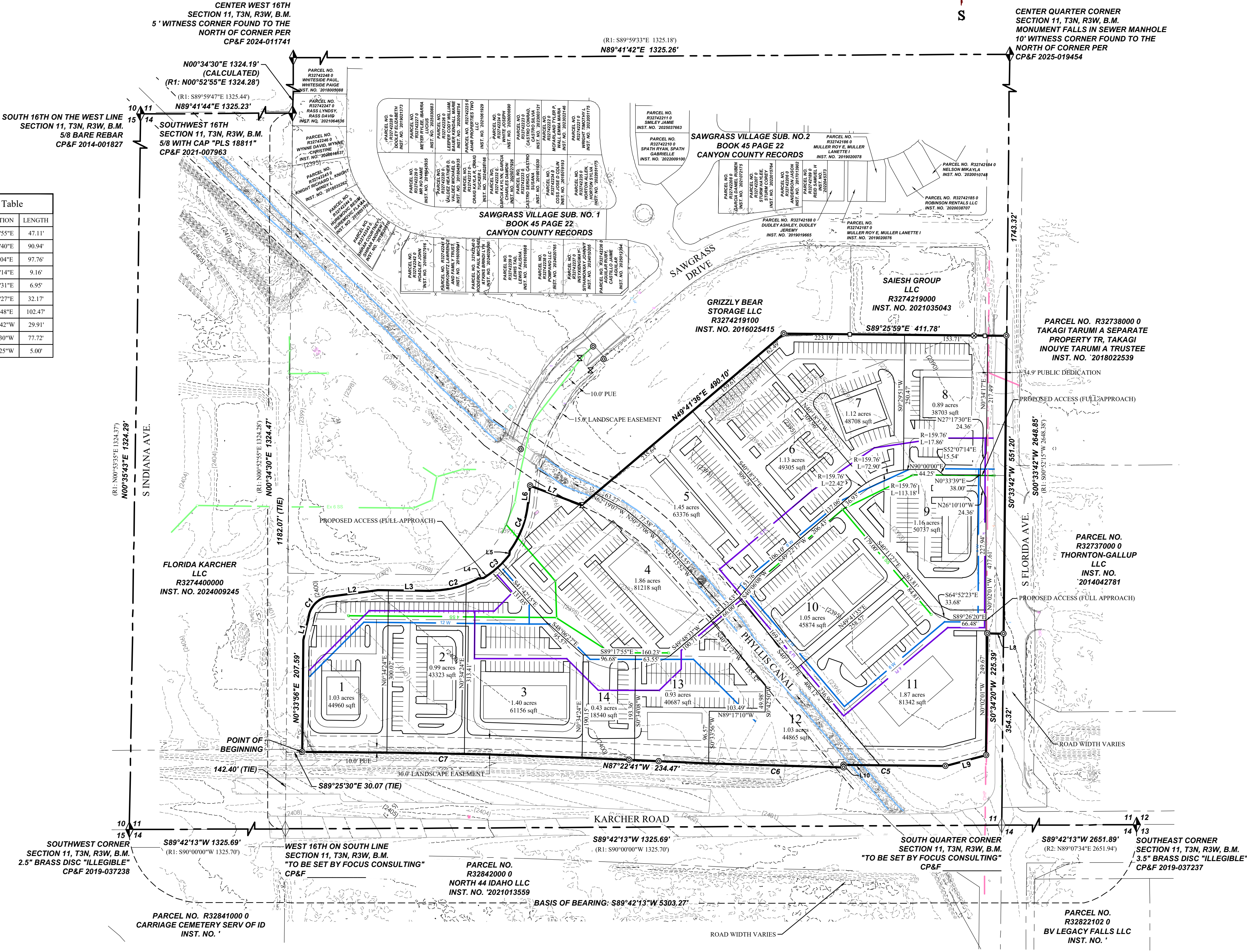
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

Drawn: BDS
Scale: 1"=100'
Date: 06/24/2026
Sheet:

Checked: JS
Job #: 26-5046

PRELIMINARY PLAT
KARCHER COMMONS

LOCATION: A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CITY OF CALDWELL, CANYON COUNTY, IDAHO



PRELIMINARY PLAT

LOCATION: A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST
QUARTER, SECTION 11, TOWNSHIP 3 NORTH, RANGE 3 WEST
BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO
PREPARED FOR: CATALYST DEVELOPMENT GROUP



PLANT SCHEDULE KARCHER BUFFER ZONE

	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	AS	Acer x freemanii 'Sienna'	Sienna Glen® Maple	2" Cal.	10
	CJ	Cercidiphyllum japonicum	Katsura Tree	2" Cal.	12
	TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" Cal.	13
SHRUBS					
	EC	Euonymus alatus 'Coles Compact'	Coles Compact Burning Bush	5 gal.	44
	JB	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	2 gal.	32
	PM	Pinus mugo 'Mops'	Mops Mugo Pine	2 gal.	20
	RG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	2 gal.	15
	RO	Rosa x 'Noasplash'	Flower Carpet® Pink Splash Groundcover Rose	2 gal.	29
	SG	Spiraea japonica 'Goldflame'	Goldflame Japanese Spirea	2 gal.	50
ORNAMENTAL GRASSES					
	POK	Pennisetum alopecuroides 'Karley Rose'	Karley Rose Fountain Grass	1 gal.	41
	PB	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal.	37
PERENNIALS					
	GL	Guara lindheimeri 'Whirling Butterflies'	Whirling Butterflies Gaura	1 gal.	31
SYMBOL CODE BOTANICAL NAME COMMON NAME SIZE QTY					
GROUND COVERS					
	PP2	Poa pratensis	Kentucky Bluegrass	sod	33,487 sf

PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	AC	Acer platanoides 'Crimson King'	Crimson King Norway Maple
	AS	Acer x freemanii 'Sienna'	Sienna Glen® Maple
	CJ	Cercidiphyllum japonicum	Katsura Tree
	GI	Gleditsia triacanthos inermis 'Skycole'	Skyline® Honey Locust
	LT	Liriodendron tulipifera	Tulip Poplar
	TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
SHRUBS			
	EC	Euonymus alatus 'Coles Compact'	Coles Compact Burning Bush
	JB	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper
	PM	Pinus mugo 'Mops'	Mops Mugo Pine
	RG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
	RO	Rosa x 'Noasplash'	Flower Carpet® Pink Splash Groundcover Rose
	SG	Spiraea japonica 'Goldflame'	Goldflame Japanese Spirea
ORNAMENTAL GRASSES			
	POK	Pennisetum alopecuroides 'Karley Rose'	Karley Rose Fountain Grass
	PB	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass
PERENNIALS			
	GL	Guara lindheimeri 'Whirling Butterflies'	Whirling Butterflies Gaura
SYMBOL CODE BOTANICAL NAME COMMON NAME			
GROUND COVERS			
	PP2	Poa pratensis	Kentucky Bluegrass

REFERENCE NOTES SCHEDULE

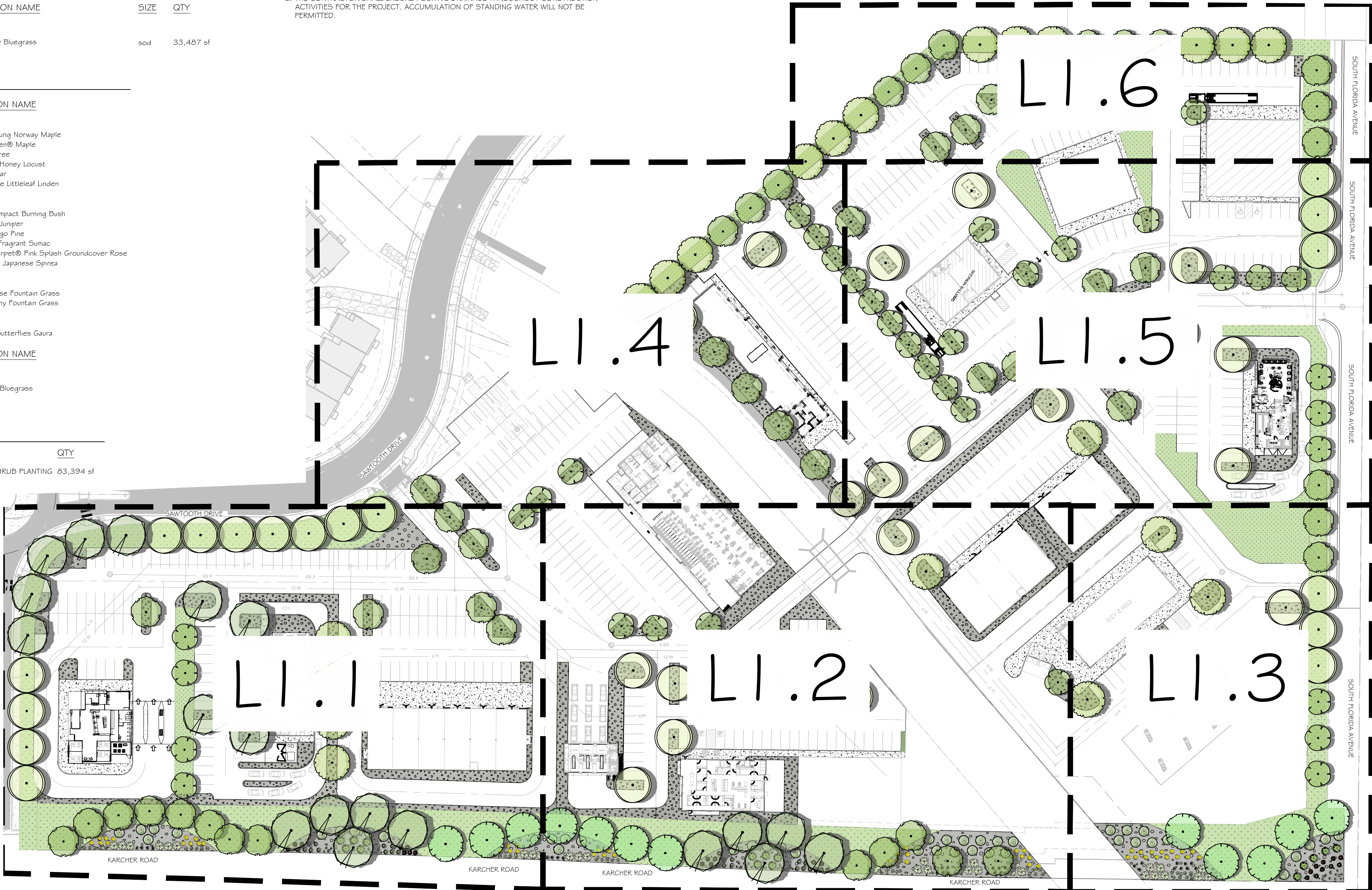
SYMBOL	CODE	DESCRIPTION	QTY
	1	DECORATIVE ROCK MULCH WITH 50% DENSITY SHRUB PLANTING	83,394 sf

LANDSCAPE TABLE

STREET NAME	CLASSIFICATION	LINEAR FOOTAGE	REQ. / PROV. BUFFER WIDTH	REQ. / PROV. TREES	REQ. / PROV. SHRUBS	TOTAL LANDSCAPE BUFFER AREA (S.F.)	PROV. TURF COVERAGE (SQ. FT.)	% OF TURF COVERAGE
KARCHER	MAJOR ARTERIAL	1195 LF	25 FT. / 45 FT.	34 / 34	299 / 299	56,157 S.F.	22,670 SQ. FT.	40%

LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK TYPE(S) SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL AS HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNERS REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
6. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.

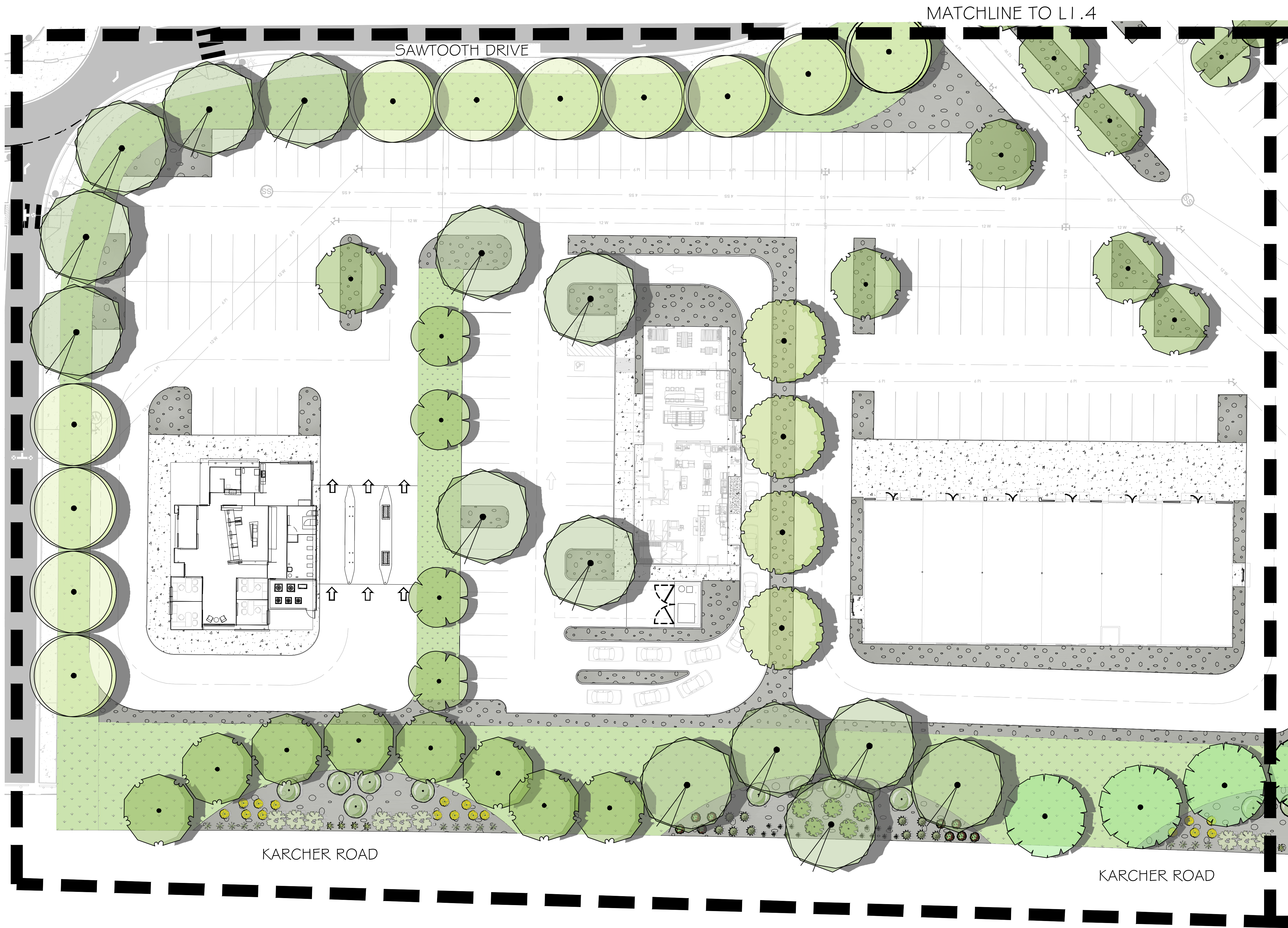


KARCHER COMMONS
CALDWELL, IDAHO
LANDSCAPE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	***	
2	***	
3	***	
4	***	
5	***	
6	***	

LANDSCAPE PLAN

Scale: 1"=50' Drawn: AH
Date: 06/23/2026 Job #: 26-5046
Sheet: L1.0



MATCHLINE TO LI.2

SEE SHEET LI.0 FOR PLANT
VARIETIES AND QUANTITIES



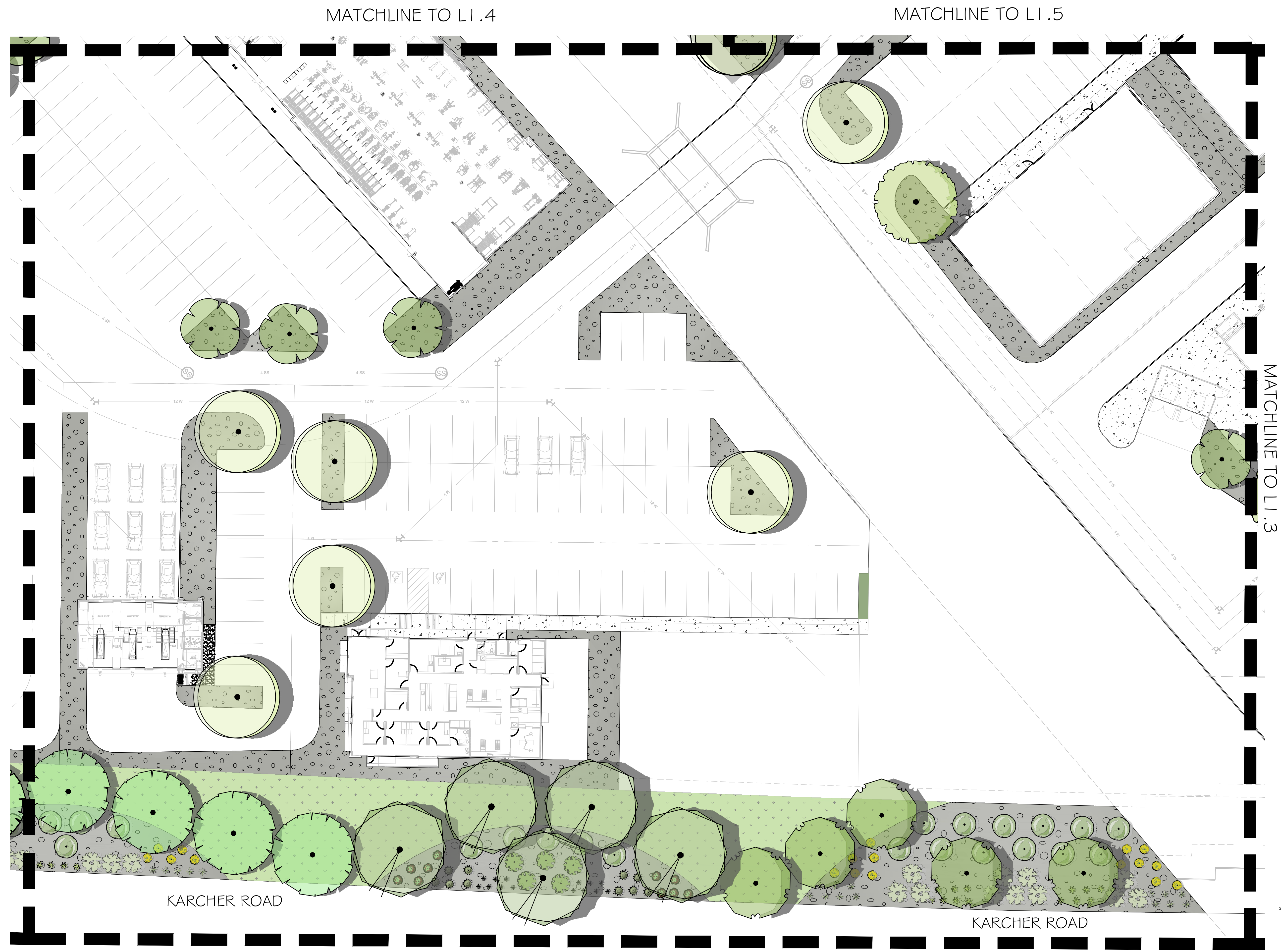
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



KARCHER COMMONS
CALDWELL, IDAHO
LANDSCAPE PLAN

REVISION BLOCK		DESCRIPTION
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3	****	
4	****	
5	****	
6	****	

LANDSCAPE PLAN	
Scale: 1"=20'	Drawn: AH
Date: 06/23/2026	Job #: 26-5046
Sheet:	L1.1



MATCHLINE TO L1.4

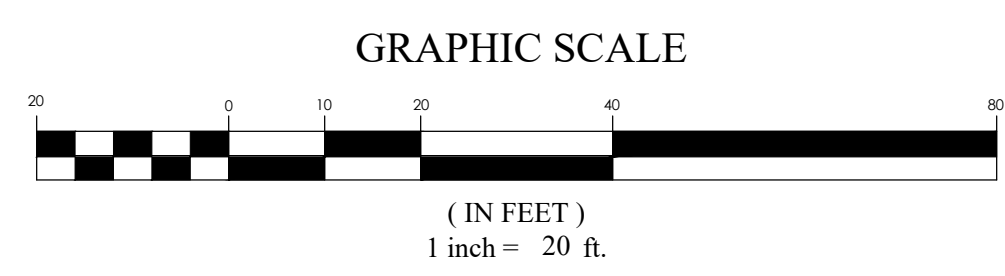
MATCHLINE TO L1.5

MATCHLINE TO L1.3

KARCHER ROAD

KARCHER ROAD

SEE SHEET L1.0 FOR PLANT
VARIETIES AND QUANTITIES



KARCHER COMMONS
CALDWELL, IDAHO
LANDSCAPE PLAN

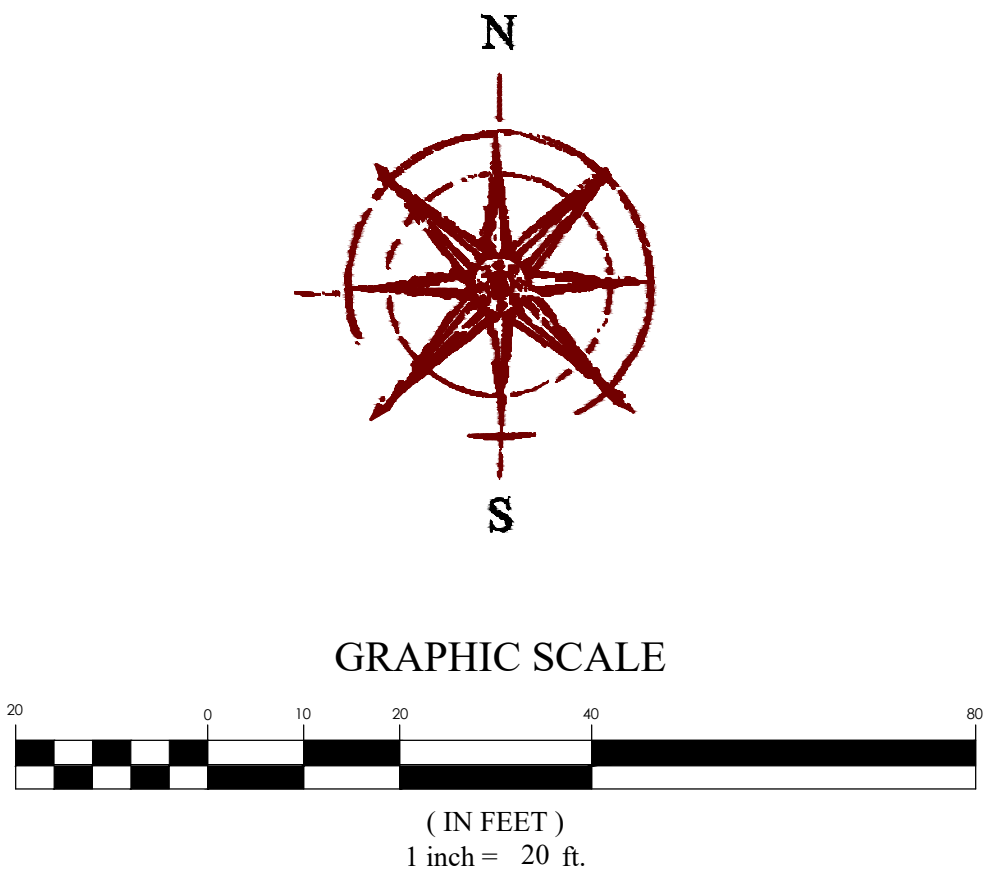
REVISION BLOCK	
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LANDSCAPE
PLAN

Scale: 1"=20'	Drawn: AH
Date: 06/23/2026	Job #: 26-5046
Sheet:	L1.2



SEE SHEET L1.0 FOR PLANT
VARIETIES AND QUANTITIES



KARCHER COMMONS
CALDWELL, IDAHO
LANDSCAPE PLAN

#	DATE	DESCRIPTION
1	06/23/2026	06/23/2026
2		
3		
4		
5		
6		

LANDSCAPE
PLAN

Scale: 1"=20'
Date: 06/23/2026
Sheet: L1.3

Drawn: AH
Job #: 26-5046

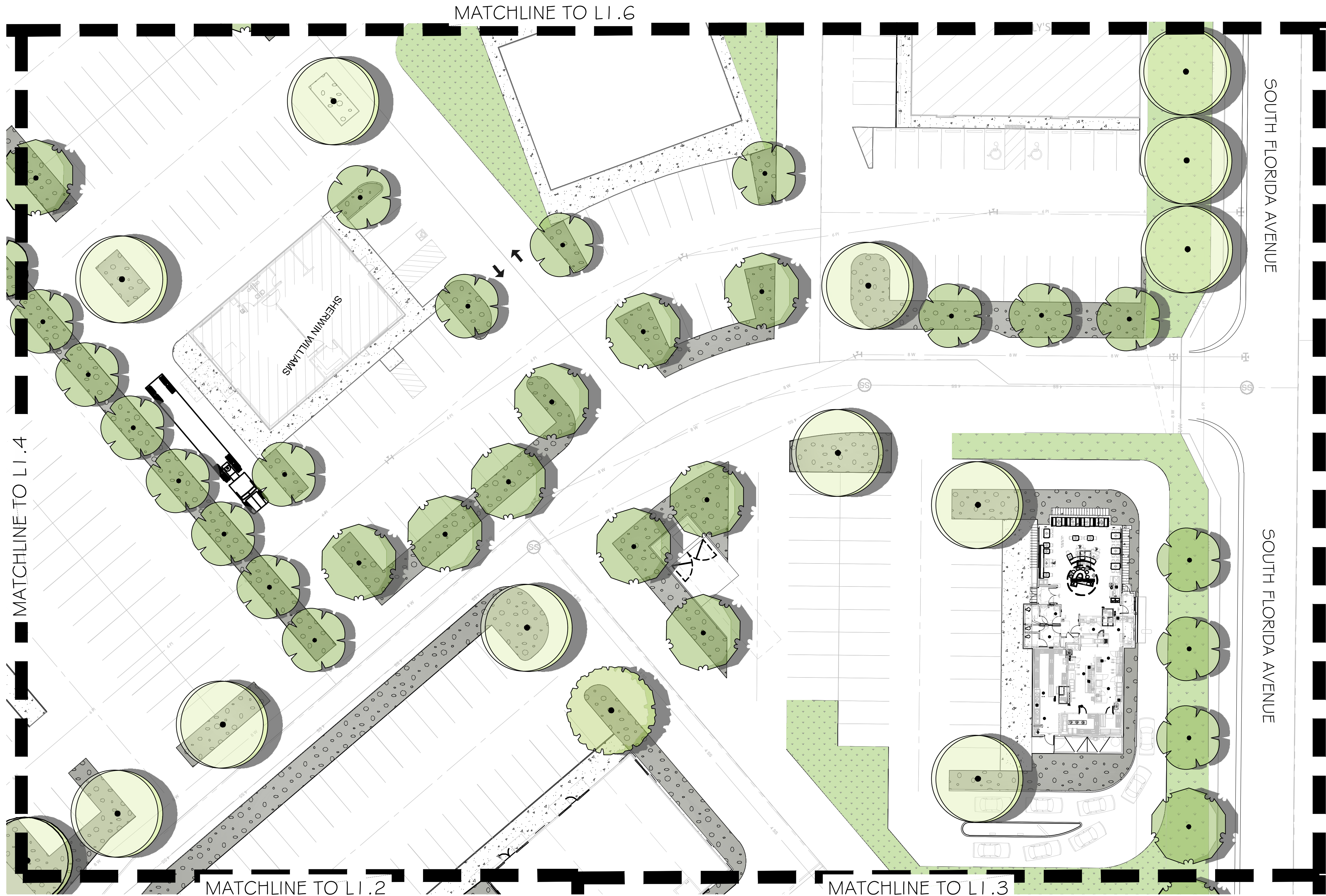


KARCHER COMMONS
CALDWELL, IDAHO
LANDSCAPE PLAN

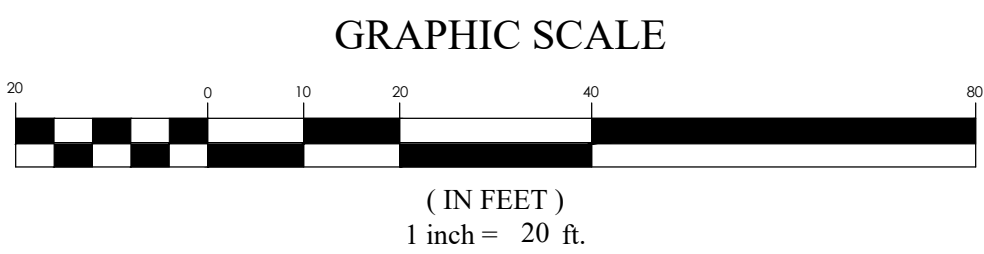
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	2		02
	3		03
	4		04
	5		05
	6		06

LANDSCAPE PLAN	
Scale: 1"=20'	Drawn: AH
Date: 06/23/2026	Job #: 26-5046
Sheet:	L1.4





SEE SHEET LI.0 FOR PLANT
VARIETIES AND QUANTITIES



KARCHER COMMONS
CALDWELL, IDAHO
LANDSCAPE PLAN

REVISION BLOCK		DESCRIPTION
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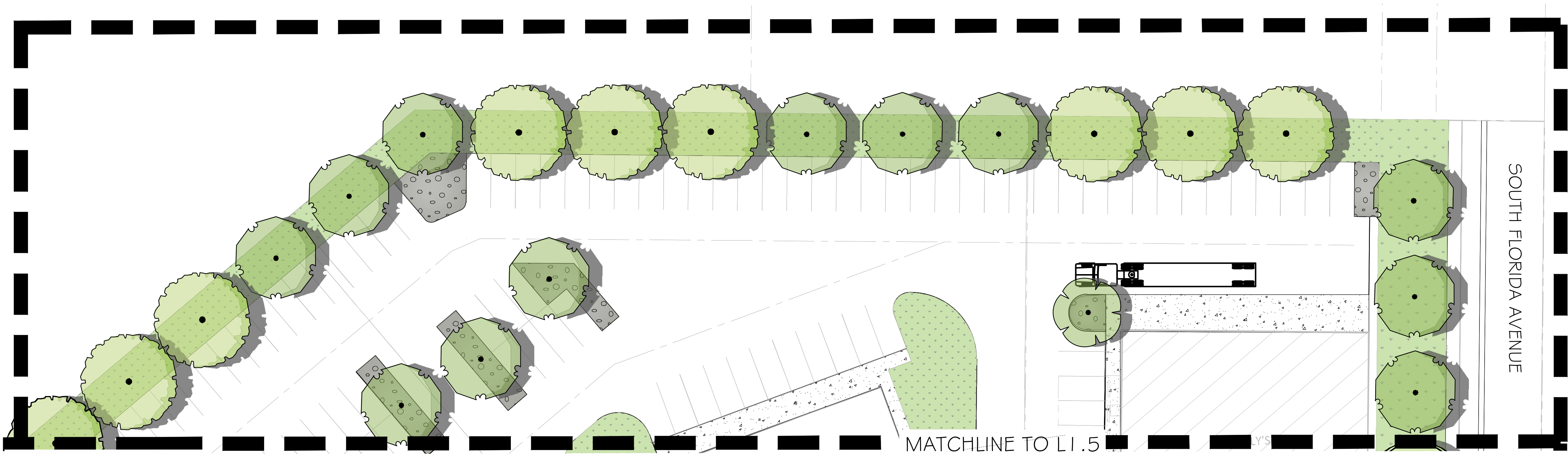
LANDSCAPE PLAN

Scale: 1"=20'
Date: 06/23/2026
Sheet:

Drawn: AH
Job #: 26-5046

L1.5





MATCHLINE TO L1.4

MATCHLINE TO L1.5

SOUTH FLORIDA AVENUE

SEE SHEET L1.0 FOR PLANT
VARIETIES AND QUANTITIES



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



KARCHER COMMONS
CALDWELL, IDAHO
LANDSCAPE PLAN

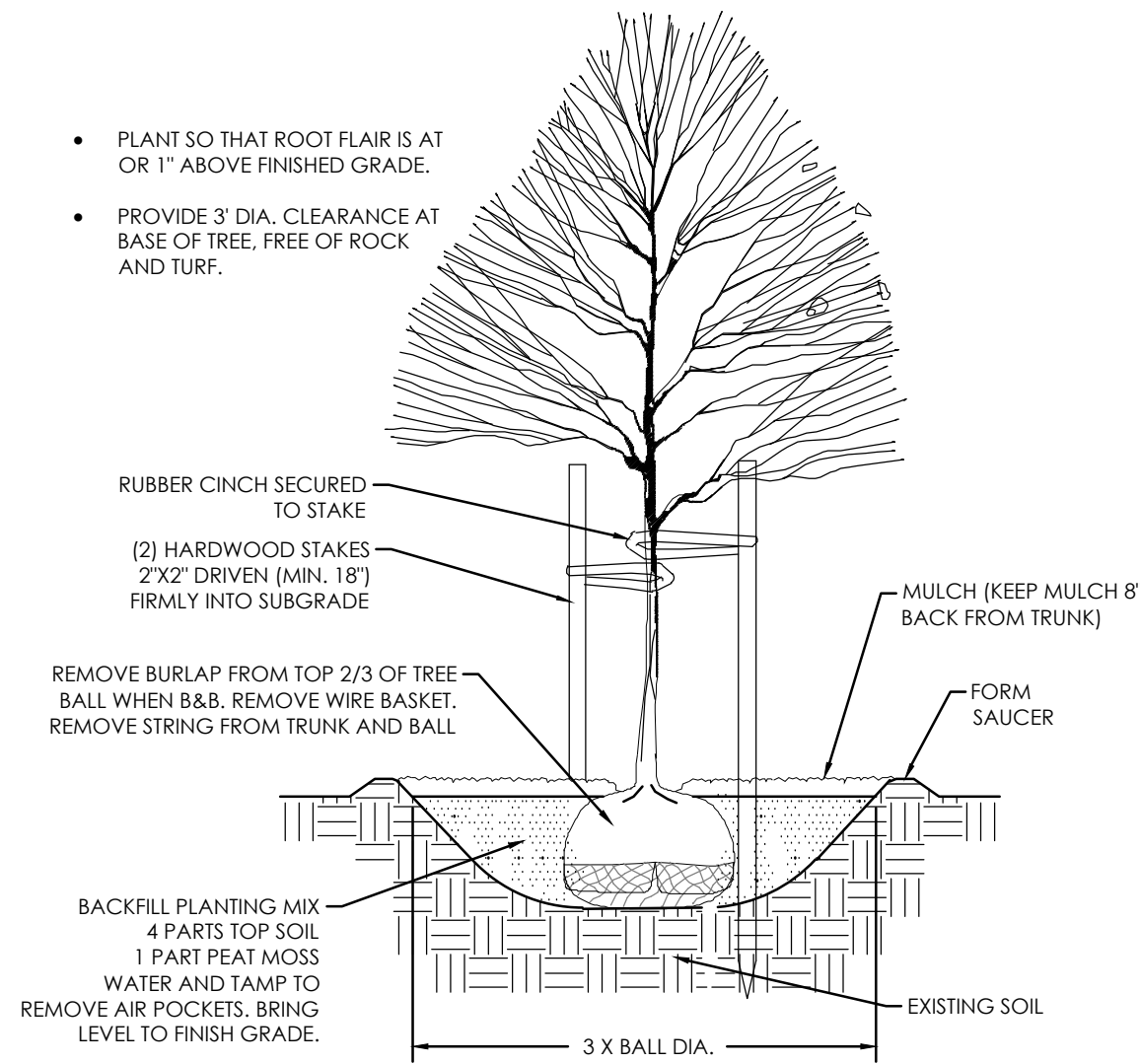
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LANDSCAPE
PLAN

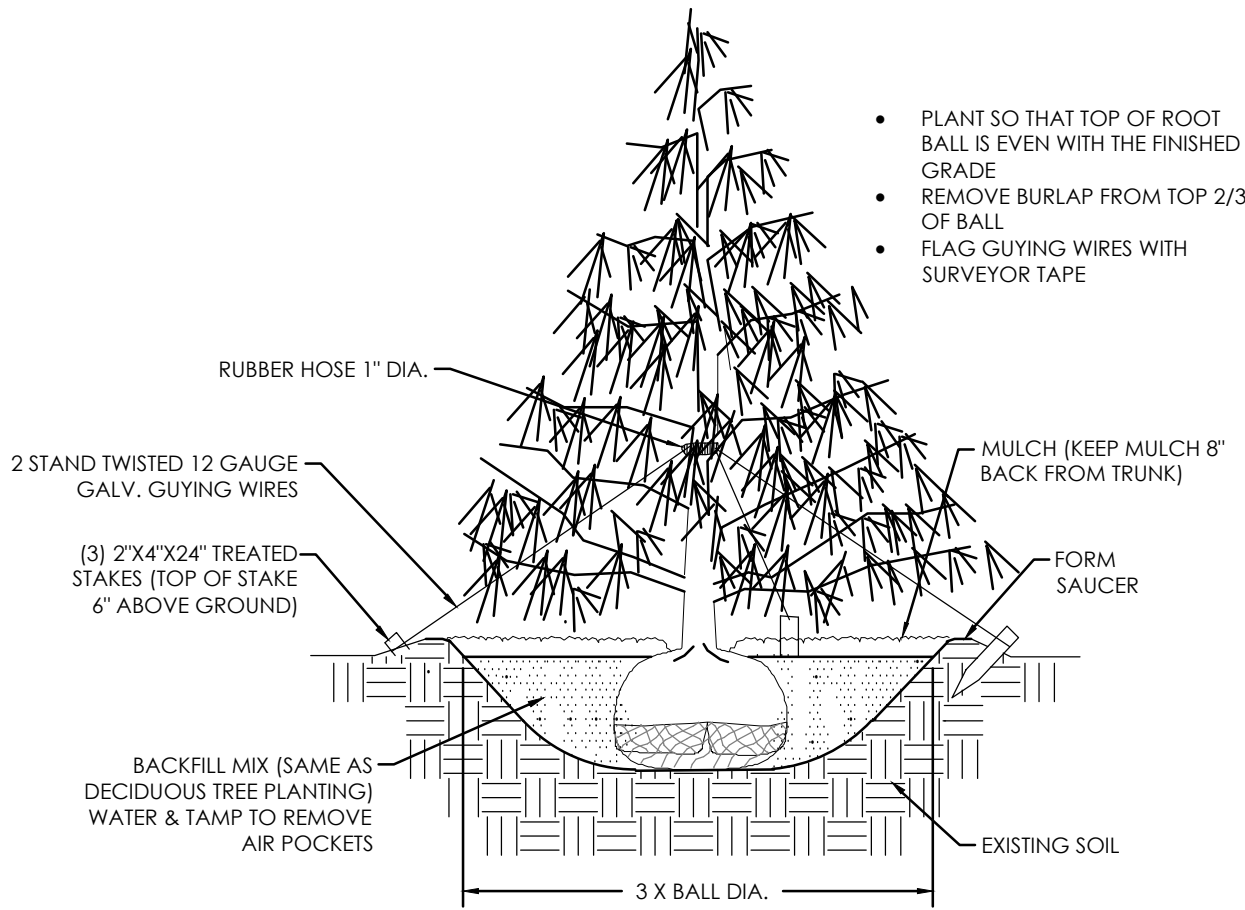
Scale: 1"=20'
Date: 06/23/2026
Sheet: 26-5046

Drawn: AH
Job #: 26-5046

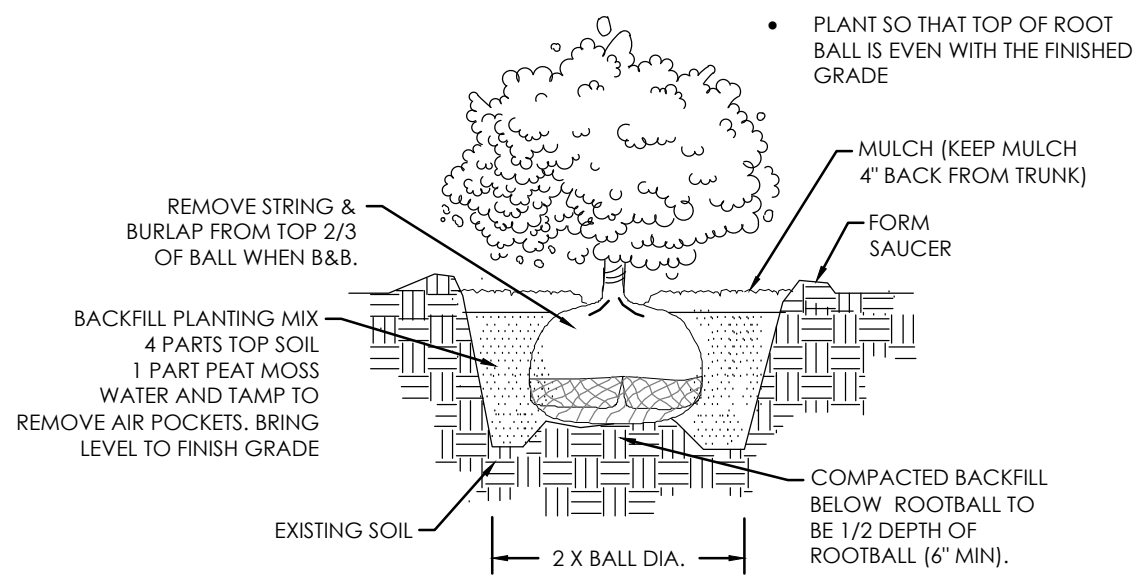
L1.6



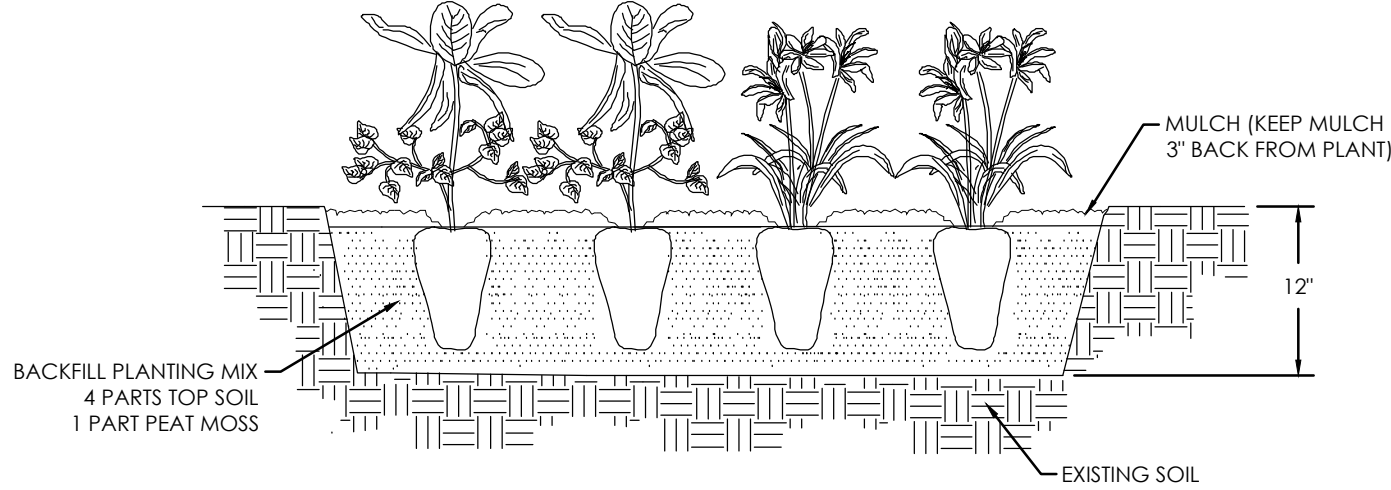
A TREE PLANTING & STAKING
NOT TO SCALE



B EVERGREEN PLANTING & GUYING
NOT TO SCALE



C SHRUB PLANTING
NOT TO SCALE



D PERENNIAL PLANTING
NOT TO SCALE

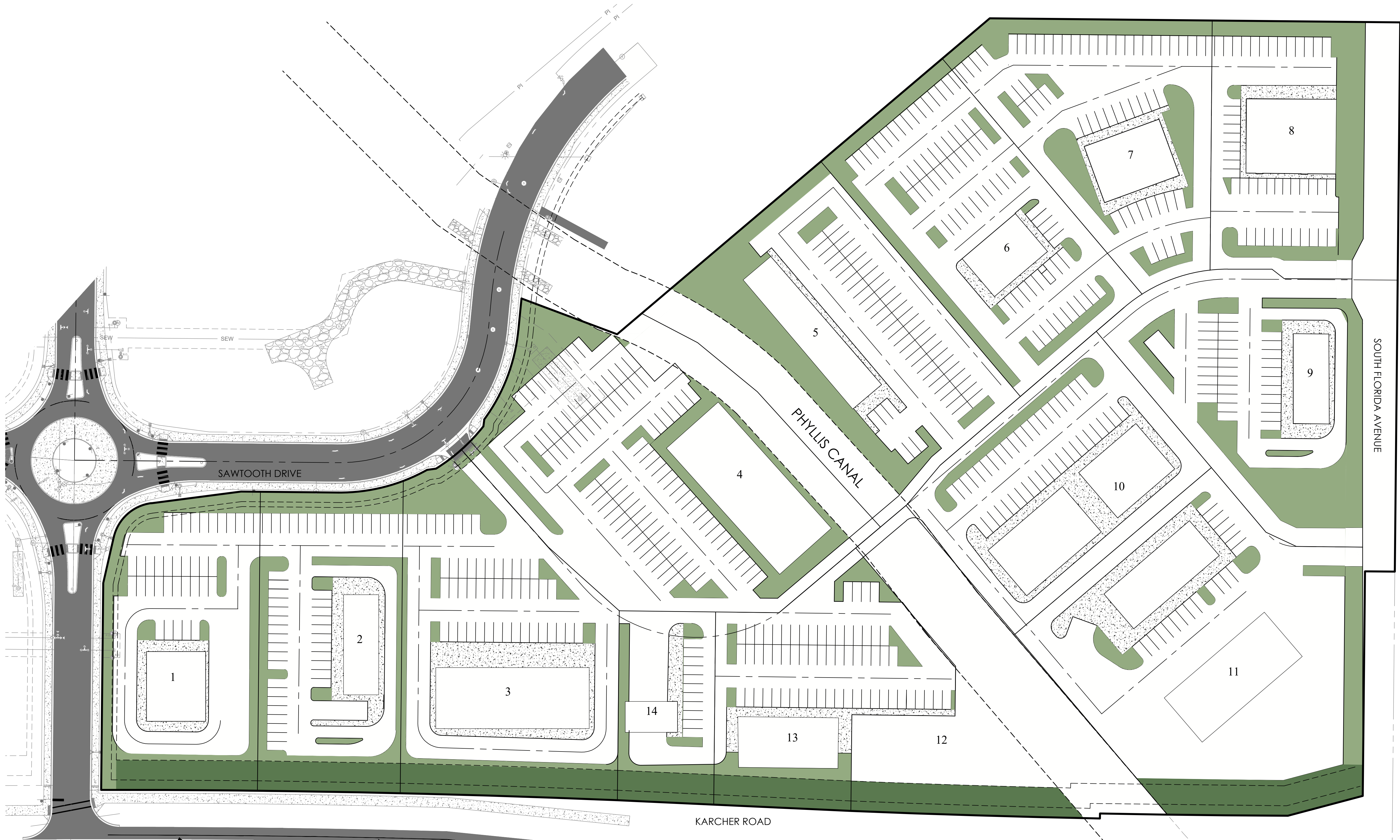
KARCHER COMMONS
CALDWELL, IDAHO
LANDSCAPE PLAN

REVISION BLOCK		DESCRIPTION
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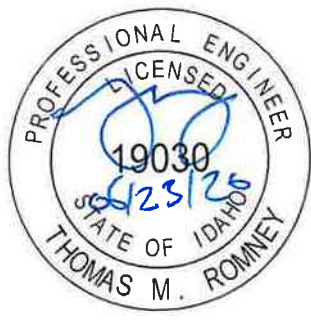
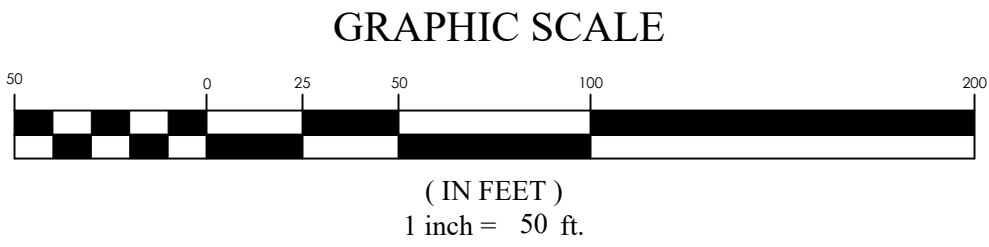
LANDSCAPE
PLAN

Scale:	Drawn:
Date: 06/23/2026	Job #: 26-5046
Sheet:	

L1.7



	TOTAL ACREAGE	3.52 ACRES
	NON-QUALIFYING OPEN SPACE	2.68 ACRES
	QUALIFYING OPEN SPACE	0.84 ACRES



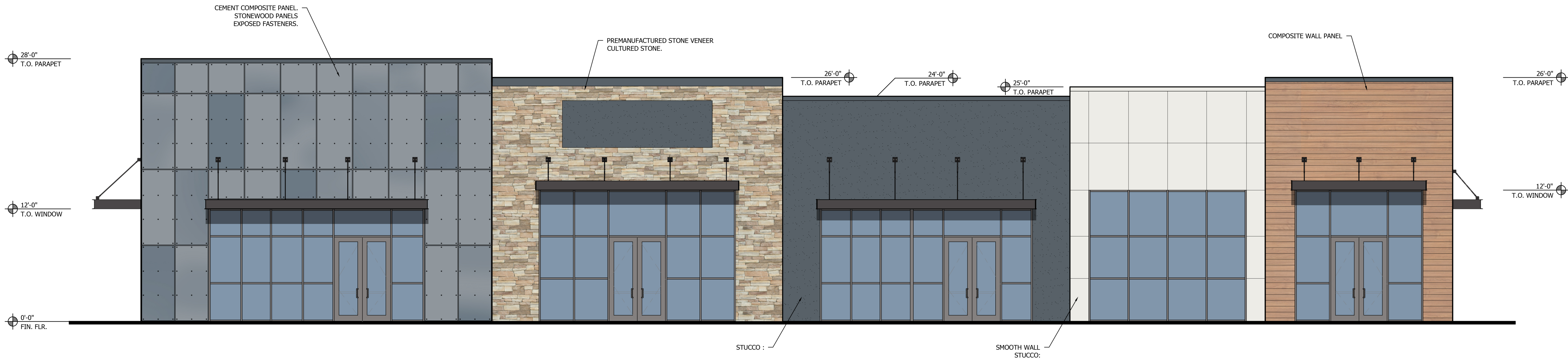
KARCHER COMMONS
Open Space Exhibit

REVISION BLOCK	
#	DESCRIPTION
1	
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OPEN SPACE EXHIBIT	
Scale: 1"=50'	Drawn: KOU
Date: 06/23/26	Job #: 26-5046
Sheet:	N/A

Concept Elevations





ELEVATION

SCALE: 3/16"=1'-0"



ELEVATION

SCALE: 3/8"=1'-0"

**LEGAL DESCRIPTION
PREPARED FOR
KARCHER COMMONS
CALDWELL, IDAHO
06/24/2026
26-5046
CCF**



BOUNDARY LEGAL DESCRIPTION

A part of the Southeast Quarter of the Southwest Quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian, located in the City of Caldwell, Canyon County, Idaho, being more particularly described as follows:

Beginning at the Southwest Sixteenth corner of said Section 11, Township 3 North, Range 3 West, Boise Meridian, Idaho, thence S00°34'30"W 1182.07 feet to a calculated point;
thence S89°25'30"E 30.07 feet to a set 5/8" rebar with cap stamped "PLS 3271644", said point being the Point of Beginning.

thence N00°33'56"E 207.59 feet to a set 5/8" rebar with plastic cap stamped "PLS 3271644";
thence N12°53'55"E 47.11 feet to a set 5/8" rebar with plastic cap stamped "PLS 3271644";
thence 54.05 feet along the arc of a curve to the right, said curve having a radius of 44.50 feet, a central angle of 69°35'44", and a long chord bearing N47°41'47"E a distance of 50.79 feet to a set 5/8" rebar with plastic cap stamped "PLS 3271644";
thence N82°35'40"E 90.94 feet to a set 5/8" rebar with plastic cap stamped "PLS 3271644";
thence N89°26'04"W 97.76 feet to a set 5/8" rebar with plastic cap stamped "PLS 3271644";
thence 92.63 feet along the arc of curve to the left, said curve having a radius 179.91 feet, a central angle of 29°29'59", and a long chord bearing N75°39'08"E a distance of 91.61 feet to a set 5/8" rebar with plastic cap stamped "PLS 3271644";
thence N82°01'14"E 9.16 feet to a set 5/8" rebar with plastic cap stamped "PLS 3271644";
thence 63.98 feet along the arc of a curve to the left, said curve having a radius of 184.64 feet, a central angle of 19°51'11", and a long chord bearing N48°15'04"E a distance of 63.66 feet to a set 5/8" rebar with plastic cap stamped "PLS 3271644";
thence N07°05'31"E 6.95 feet to a set 5/8" rebar with plastic cap stamped "PLS 3271644";
thence 96.96 feet along the arc of a curve to the left, said curve having a radius of 180.00 feet, a central angle of 30°51'47", and a long chord bearing N20°56'13"E a distance of 95.79 feet to a set 5/8" rebar with plastic cap stamped "PLS 3271644";
thence N05°30'27"W 32.17 feet to a set rebar with plastic cap stamped "PLS 3271644";
thence S69°29'48"E 102.47 feet to a 5/8" bare rebar;
thence N49°41'36"E 490.10 feet to a set 5/8" rebar with plastic cap stamped "PLS 3271644";

thence S89°25'59"W 411.78 feet to a set 5/8" rebar with plastic cap stamped "PLS 3271644";
thence S00°33'42"W 551.20 feet to a set 5/8" rebar with cap plastic stamped "PLS 3271644";
thence N89°25'42"W 29.91 feet to a set 5/8" rebar with cap plastic stamped "PLS 3271644";
thence S00°34'20"W 225.39 feet to a set 5/8" rebar with cap plastic stamped "PLS 3271644";
thence S75°08'30"W 77.72 feet to a set 5/8" rebar with cap plastic stamped "PLS 3271644";
thence 188.50 feet along a curve to the right, said curve having a radius of 11909.94 feet, a central angle of 00°54'26", and a long chord bearing N89°18'48"W a distance of 188.50 feet to a set 5/8" rebar with cap plastic stamped "PLS 3271644";
thence S01°08'25"W 5.00 feet to a set 5/8" rebar with plastic cap stamped "PLS 3271644";
thence 249.87 feet along the arc of a curve to the right, said curve having a radius of 11909.94 feet, a central angle of 01°12'08", and a long chord bearing N88°15'31"W a distance of 249.88 feet to a set 5/8" rebar with plastic cap stamped "PLS 3271644";
thence N87°22'41"W 234.47 feet to a set 5/8" rebar with plastic cap stamped "PLS 3271644";
thence 517.95 feet along the arc of a curve to the left, having a radius of 12090.03 feet, a central angle of 02°27'17", and a long chord bearing N88°51'18"W a distance of 517.91 feet to the Point of Beginning.

Contains: 16.82 acres +/-





PROPERTY OWNER ACKNOWLEDGEMENT

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

I, Troy Dana (Florida-Karcher, LLC), the recorded owner for real property addressed as Karcher Ave + Florida St., Suite # _____, City Caldwell State ID Zip _____, am aware of, in agreement with, and give my permission to Kyle Cooper of Cat Development Group, 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 15th day of June, 20 26

Troy Dana
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
)

I, Lindsey Kemmethmuller, a Notary Public, do hereby certify that on this 15 day of June, in the year, 2026, personally appeared before me Troy Dana, 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.



Lindsey
NOTARY PUBLIC FOR IDAHO UTAH

Residing at 9063 Mountain Iris Way, West Jordan, UT 84020

My Commission Expires 05/30/2028

WHEN RECORDED RETURN TO:

Florida-Karcher LLC
13490 South 339 West
Draper, Utah 84020

Tax Parcel Nos. R3274400000 and R3274300000

2022-043258

RECORDED

09/15/2022 12:31 PM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=5 ADMARTINEZ

\$15.00

TYPE: DEED

FIRST AMERICAN TITLE INSURANCE

ELECTRONICALLY RECORDED

GRANT DEED

Seddie Caldwell I, LLC / Florida-Karcher LLC

THIS INSTRUMENT is effective as of the 15th day of September, 2022, and executed by **SEDDIE CALDWELL I, LLC**, a Utah limited liability company ("**Grantor**"), whose address is 212 East Crossroads Boulevard, Suite 143, Provo, Utah 84604, in favor of **FLORIDA-KARCHER LLC**, a Utah limited liability company ("**Grantee**"), whose address is 13490 South 339 West, Draper, Utah 84020.

FOR VALUE RECEIVED and in accordance with Section 55-612 of Idaho Code, Grantor hereby grants to Grantee the real property (the "**Property**") located in Canyon County, Idaho, described as follows:

Parcel 1:

A parcel of land situated in the Southwest quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows: Commencing at a 5/8 Inch iron rod at the Northeast corner of said Southwest quarter of Section 11, said point being on the centerline of Florida Avenue; thence along the East line of said Southwest quarter and said centerline of Florida Avenue South 00°01'19" East, 1553.32 feet to the True Point of Beginning; thence continuing along said East line and said centerline South 00°01'19" East, 1050.06 feet to the Northerly right-of-way line of Karcher Road (State Highway 55) as described in Warranty Deed Instrument No. 200422738, Canyon County Official Records, being 45.00 feet Northerly of the Southeast corner of said Southwest quarter; thence leaving said East line and said Florida Avenue centerline, along a line parallel to and 45.00 feet Northerly of the centerline of said Karcher Road South 89°06'29" West, 1325.67 feet to the West line of the Southeast quarter of said Southwest quarter along said West line; thence North 00°00'39" West, 1058.38 feet to the centerline of the Phyllis Canal; thence Southeasterly, meandering along said centerline of the Phyllis Canal, to a point which lies South 65°29'49" West, 985.49 feet from the Point of Beginning of the herein described parcel and the beginning of 350.00 foot radius non-tangent curve to the right; thence along said 350.00 foot radius non-tangent curve to the right, through a central angle of 33°24'01" (the long chord of which bears North 32°24'29" East, 201.15 feet) for an arc length of 204.03 feet; thence North 49°06'29" East, 215.57 feet to the beginning of a 400.00 foot radius curve to the right thence along said 400.00 foot radius curve to the right, through a central angle of 40°52'12" (the long chord of which bears North 69°32'35" East, 279.32 feet) for an arc length of 285.33 feet; thence North 89°58'41" East, 364.23 feet to the True Point of Beginning. EXCEPTING THEREFROM: Lots 1, 2 and 3 in Block 9 of Sawgrass Village Subdivision No. 1, according to the official plat thereof, filed In Book 41 of Plats at Pages 27, records of Canyon County, Idaho. FURTHER EXCEPTING THEREFROM: Public Streets dedicated to the public pursuant to the Plat of Sawgrass Village Subdivision No. 1, according to the official plat thereof, filed In Book 41 of Plats at Page 27, records of Canyon County, Idaho.

FIRST AMERICAN TITLE

1105-1136820-aw

This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp as it now appears in the public record.

x FIRST AMERICAN TITLE INSURANCE COMPANY

WHEN RECORDED RETURN TO:

Florida-Karcher LLC
13490 South 339 West
Draper, Utah 84020

Tax Parcel Nos. R3274400000 and R3274300000

GRANT DEED

Seddie Caldwell I, LLC / Florida-Karcher LLC

THIS INSTRUMENT is effective as of the 15th day of September, 2022, and executed by **SEDDIE CALDWELL I, LLC**, a Utah limited liability company ("**Grantor**"), whose address is 212 East Crossroads Boulevard, Suite 143, Provo, Utah 84604, in favor of **FLORIDA-KARCHER LLC**, a Utah limited liability company ("**Grantee**"), whose address is 13490 South 339 West, Draper, Utah 84020.

FOR VALUE RECEIVED and in accordance with Section 55-612 of Idaho Code, Grantor hereby grants to Grantee the real property (the "**Property**") located in Canyon County, Idaho, described as follows:

Parcel 1:

A parcel of land situated in the Southwest quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows: Commencing at a 5/8 Inch iron rod at the Northeast corner of said Southwest quarter of Section 11, said point being on the centerline of Florida Avenue; thence along the East line of said Southwest quarter and said centerline of Florida Avenue South 00°01'19" East, 1553.32 feet to the True Point of Beginning; thence continuing along said East line and said centerline South 00°01'19" East, 1050.06 feet to the Northerly right-of-way line of Karcher Road (State Highway 55) as described in Warranty Deed Instrument No. 200422738, Canyon County Official Records, being 45.00 feet Northerly of the Southeast corner of said Southwest quarter; thence leaving said East line and said Florida Avenue centerline, along a line parallel to and 45.00 feet Northerly of the centerline of said Karcher Road South 89°06'29" West, 1325.67 feet to the West line of the Southeast quarter of said Southwest quarter along said West line; thence North 00°00'39" West, 1058.38 feet to the centerline of the Phyllis Canal; thence Southeasterly, meandering along said centerline of the Phyllis Canal, to a point which lies South 65°29'49" West, 985.49 feet from the Point of Beginning of the herein described parcel and the beginning of 350.00 foot radius non-tangent curve to the right; thence along said 350.00 foot radius non-tangent curve to the right, through a central angle of 33°24'01" (the long chord of which bears North 32°24'29" East, 201.15 feet) for an arc length of 204.03 feet; thence North 49°06'29" East, 215.57 feet to the beginning of a 400.00 foot radius curve to the right thence along said 400.00 foot radius curve to the right, through a central angle of 40°52'12" (the long chord of which bears North 69°32'35" East, 279.32 feet) for an arc length of 285.33 feet; thence North 89°58'41" East, 364.23 feet to the True Point of Beginning. EXCEPTING THEREFROM: Lots 1, 2 and 3 in Block 9 of Sawgrass Village Subdivision No. 1, according to the official plat thereof, filed In Book 41 of Plats at Pages 27, records of Canyon County, Idaho. FURTHER EXCEPTING THEREFROM: Public Streets dedicated to the public pursuant to the Plat of Sawgrass Village Subdivision No. 1, according to the official plat thereof, filed In Book 41 of Plats at Page 27, records of Canyon County, Idaho.

FIRST AMERICAN TITLE

1105-1136020-aw

Parcel 2:

The Southwest quarter of the Southwest quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho. EXCEPTING THEREFROM all property transferred to the Idaho Transportation Department in Warranty Deed recorded November 6, 2015 as Instrument No. 2015-043940, being described as follows:

Exception Parcel 1:

A Parcel of land being situated in the Southwest quarter Southwest quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian, Idaho, more particularly described as follows: Commencing at a brass cap marking the section corner common to Sections 10, 11, 14, and 15, Township 3 North, Range 3 West, Boise Meridian, Idaho, said corner being on the SH-55 centerline at station 529+54.38, according to State Aid Project No. 194-B; thence North 0°35'14" East, coincident with the West section line of said Section 11 and the centerline of Indiana Avenue, a distance of 135.15 feet to the Point of Beginning; thence North 0°35'14" East a distance of 94.37 feet to a point; thence South 89°24'46" East a distance of 35.36 feet to a 5/8 inch rebar with an orange plastic cap marked "ID TRANS DEPT"; thence South 0°35'14" West a distance of 93.94 feet to a 5/8 inch rebar with an orange plastic cap marked "ID TRANS DEPT"; thence South 89°53'48" West a distance of 35.36 feet to the Point of Beginning.

Exception Parcel 2:

A Parcel of land being situated in the Southwest quarter Southwest quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian, Idaho, more particularly described as follows: Commencing at a brass cap marking the section corner common to Sections 10, 11, 14, and 15, Township 3 North, Range 3 West, Boise Meridian, Idaho, said corner being on the SH-55 centerline at station 529+54.38, according to State Aid Project No. 194-B and the Point of Beginning; thence North 0°35'14" East, coincident with the West section line of said Section 11 and the centerline of Indiana Avenue, a distance of 135.15 feet to a point; thence North 89°53'48" East a distance of 35.36 feet to a 5/8 inch rebar with an orange plastic cap marked "ID TRANS DEPT"; thence South 35°47'52" East a distance of 73.70 feet to a 5/8 inch rebar with an orange plastic cap marked "ID TRANS DEPT"; thence North 89°41'37" East a distance of 465.36 feet to a 5/8 inch rebar with an orange plastic cap marked "ID TRANS DEPT"; thence South 0°18'26" East a distance of 20.00 feet to a 5/8 inch rebar with an orange plastic cap marked "ID TRANS DEPT"; thence North 89°41'37" East a distance of 780.93 feet to a 5/8 inch rebar with an orange plastic cap marked "ID TRANS DEPT" on the west 1/16 line of said Section 11; thence South 0°34'30" West a distance of 55.01 feet, coincident with the said West 1/16 line of Section 11 to a point, said point being the West 1/16 common to said Section 11 and Section 14; thence South 89°41'37" Southwest, coincident with the South section line of said Section 11, a distance of 1325.71 feet to the Point of Beginning.

SUBJECT TO: (i) current taxes and assessments; (ii) rights-of-way, easements, covenants, restrictions, reservations and other matters of record; (iii) facts, rights, interests or claims that could be ascertained by an inspection of the Property; and (iv) discrepancies, conflicts in boundary lines, shortages in area, encroachments or other facts that a correct survey would disclose.

[Signatures and acknowledgments on following page]

GRANTOR has executed this instrument in favor of Grantee below, to be effective as of the date first set forth above.

GRANTOR:

SEDDIE CALDWELL I, LLC,
a Utah limited liability company

By  _____
Todd Pedersen, Manager

By _____
Brent Thompson, Manager

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 13 day of September, 2022, by Todd Pedersen, Manager of Seddie Caldwell I, LLC.

(Seal)

 _____
Notary Public

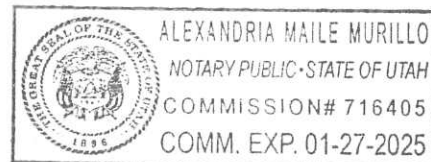
My Commission Expires:

11/27/2025

Residing at:

Vineyard, Utah

State of Utah)
) ss.
County of Salt Lake)



The foregoing instrument was acknowledged before me this ____ day of September, 2022, by Brent Thompson, Manager of Seddie Caldwell I, LLC.

(Seal)

Notary Public

My Commission Expires:

Residing at:

GRANTOR has executed this instrument in favor of Grantee below, to be effective as of the date first set forth above.

GRANTOR:

SEDDIE CALDWELL I, LLC,
a Utah limited liability company

By _____
Todd Pedersen, Manager

By _____
Brent Thompson, Manager

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this ____ day of September, 2022, by Todd Pedersen, Manager of Seddie Caldwell I, LLC.

(Seal)

Notary Public

My Commission Expires:

Residing at:

State of IDAHO)
) ss.
County of ADA)

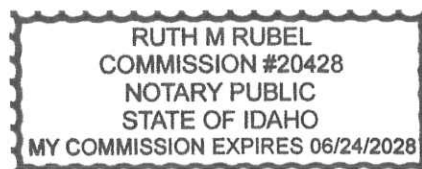
The foregoing instrument was acknowledged before me this 13TH day of September, 2022, by Brent Thompson, Manager of Seddie Caldwell I, LLC.

(Seal)

Ruth M Rubel
Notary Public

My Commission Expires: 6-24-2028

Residing at: EAGLE, IDAHO



NO PROPOSED STREET NAMES