



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Please note that any land use action below marked with an asterisk (*) will require public hearing. Land use actions below marked with two asterisks (**) may require public hearing depending on the scope of project.

APPLICATION REQUESTS

Note: Please check all that apply.

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

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

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



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION

Project or Business Name:

Site Address (s):

Suite #:

Parcel #(s):

Total Acres:

General Location of Site:

Current Zoning of Parcel(s):

(Check all that apply)

☐ RS-1 ☐ RS-2 ☐ R-1 ☐ R-2 ☐ R-3 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ C-C
☐ DCB ☐ M-1 ☐ M-2 ☐ I-P ☐ A-D ☐ C-D ☐ H-D ☐ P-D ☐ T-N ☐ H-C

☐ Property currently In County

Please list the current county zoning designation: _____

Overlay Districts:

(Check all that apply)

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

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

(Check all that apply)

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

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

☐ Yes ☐ No



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Description of Proposed Project / Request:

APPLICANT INFORMATION:

Name:

Company Name (if applicable):

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

Mailing Address:

Phone:

Email:

PROPERTY OWNERS' INFORMATION

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

☐ Not Applicable

Name:

Mailing Address:

Phone:

Email:



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

DESIGNATED CONTACT PERSON

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

Same as:

☐ Applicant ☐ Property Owner ☐ Other

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

CONTRACTOR / DEVELOPER INFORMATION

☐ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

ARCHITECT INFORMATION

☐ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

ENGINEER / SURVEYOR INFORMATION

☐ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

LANDSCAPE ARCHITECT INFORMATION

☐ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

ACKNOWLEDGEMENTS

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

I am the: ☐ Property Owner ☐ Authorized Agent ☐ Petitioner (Vacations Only)

Applicant Signature: *Don Fitts* Date: _____

Printed Name: _____



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Online Application Submittal Instructions

The City of Caldwell Planning and Zoning Department utilizes an online application portal for submission of all applications, documents, plans, and payment of fees.

Step 1:

- Log in or create an account in Citizenserve ([Citizenserve Users Guide](#))
- Select your permit and/or application type and enter in all required information.

Step 2

- Pay fees online via Citizenserve. You will receive an email from Citizenserve directing you to make a payment once staff have reviewed your application.

Drawing Submittal Instructions:

1. All plan sheets must be uploaded in PDF format only (no CAD, JPEG, TIFF, PNG, etc.)
2. All plan sheets must be to scale.
3. All plan sheets must be uploaded to Citizenserve.
4. All applications, checklists, calculations, reports, drawings, plans, and other supporting documents must be uploaded as single-sided pdf's and must be legible and in a high-definition format.
5. All documents and plans must follow the "Naming Schematic" as listed on the attached document.



SPECIAL USE PERMIT CHECKLIST

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

SECTION 1: Filing Requirements

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

SECTION 2: Filing Fees

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

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

SECTION 3: Submittal Documents

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

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



City of Caldwell
Planning and Zoning Department

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

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



City of Caldwell
Planning and Zoning Department

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

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

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



SECTION 4: Project Specific Details

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

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

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



City of Caldwell
Planning and Zoning Department
 Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

LANDSCAPING AND PATHWAYS	
<p>Landscaping:</p> <p><i>Please check all locations where landscaping will be provided</i></p>	<div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Parking lot <input type="checkbox"/> Common areas <input type="checkbox"/> Street landscape buffers </div> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Between different land uses <input type="checkbox"/> Adjacent to Pathways </div> <input type="checkbox"/> Around building exterior Other _____
<p>Public or Regional Pathways</p> <p><i>Describe location, width, landscaping, and any proposed fencing:</i></p>	

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

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



City of Caldwell
Planning and Zoning Department
 Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

PUBLIC SIDEWALKS				
Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk	Existing or Proposed
			<input type="checkbox"/> Meandering <input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
			<input type="checkbox"/> Meandering <input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
			<input type="checkbox"/> Meandering <input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
			<input type="checkbox"/> Meandering <input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed

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



City of Caldwell
Planning and Zoning Department
 Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

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



SECTION 5: PDF Formatting Requirements

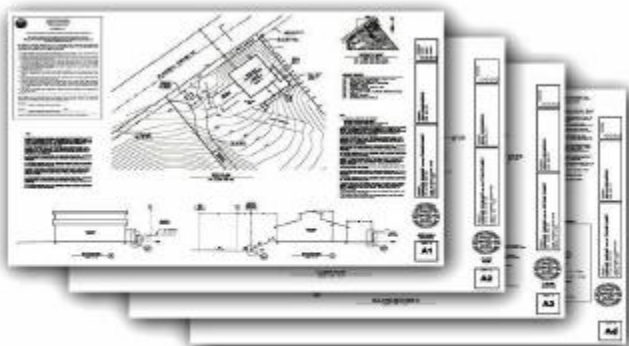
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for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

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

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

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

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



plans.pdf (multiple sheets)

✓Correct

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



SECTION 6: Applicant Acknowledgement

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

Applicant / Applicant's Representative Printed Name

Date




Applicant / Applicant's Representative Signature



INVOICE

Permit #: SUP25-000010
Address: 1207 SAVANNAH ST

Fee	Account Code	Amount
P&Z Fees - SUP - More than 2 acres but less 5 acres (Base Fee)	10200	2,173.00
P&Z Fees - SUP - (Additional Fees = \$20.00 per unit/lot)	10200	20.00
Fire Fees - SUP - More than 1 acre	22025	102.97
Eng Fees - SUP - 2 to 20 acres	12530	519.44
TOTAL		2,815.41

Narrative

Project summary: The requirement is the new metal building should not exceed the size of the house. We have a modest home of 2115 square feet with plenty of open space on a 2.3 acre lot. The standard size metal building of 40x60 is 2400 sq ft and is just 285 sq ft larger than the house. Therefore this is the subject of the special use permit we are applying for.

CANYON COUNTY LISTING -R34932-000 500 FEET

April 2, 2025

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.



PIN	Owner Name	In Care Of	Address	City, State, Zip
05974000 0	ABRAMS TYLER		2216 N MONTANA AVE	CALDWELL, ID, 83605 ✓
04433000 0	AKEPO LANE ENTERPRISES LLC		1309 COFFEEEN AVE STE 1200	SHERIDAN, WY, 82801 ✓
04434000 0	AKEPO LANE ENTERPRISES LLC		1309 COFFEEEN AVE STE 1200	SHERIDAN, WY, 82801 —
04435000 0	ARELLANO VICTOR E		1305 TYLER ST	CALDWELL, ID, 83605 ✓
34859000 0	AYALA MARGARITA AYALA		2217 RICE AVE	CALDWELL, ID, 83605 ✓
34935000 0	BINKLEY GREGORY A		1215 SAVANNAH ST	CALDWELL, ID, 83605 ✓
34853000 0	BLANK GARY N		2115 RICE AVE	CALDWELL, ID, 83605 ✓
04430000 0	BRADLEY DESTINY RENEE		2316 N MONTANA AVE	CALDWELL, ID, 83605 ✓
04431000 0	CALDERWOOD DESTINY RENEE		2316 N MONTANA AVE	CALDWELL, ID, 83605 —
34821011 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606 ✓
34937000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606 —
34936000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606 —
34821011A0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606 —
05977000 0	CASTILLO MARIA GUADALUPE		2200 N MONTANA AVE	CALDWELL, ID, 83605 ✓
04437000 0	COX BRIAN NEIL		2315 RICE AVE	CALDWELL, ID, 83605 ✓
34942000 0	FORSCHLER WANDA E		1210 SAVANNAH ST	CALDWELL, ID, 83605 ✓
34942010 0	FORSCHLER WANDA E		1210 SAVANNAH ST	CALDWELL, ID, 83605 —
34938010 0	FORSCHLER WANDA E		1210 SAVANNAH ST	CALDWELL, ID, 83605 —
34854000 0	GARVIE CAROL		2121 RICE AVE	CALDWELL, ID, 83605 ✓
34933012 0	HACHETTE FAMILY 2024 REVOCABLE TRUST		9169 W STATE ST	BOISE, ID, 83714 ✓
34934011 0	HEMMATI FATEMEH		2203 N MONTANA AVE	CALDWELL, ID, 83605 ✓
05975000 0	HERRERA MANUEL		2210 N MONTANA AVE	CALDWELL, ID, 83605 ✓
34856000 0	JEROME SHANE E		2103 RICE AVE	CALDWELL, ID, 83605 ✓
34861000 0	KAMMEYER TED		1308 SAVANNAH ST	CALDWELL, ID, 83605 ✓
34824000 0	KAMMEYER THEODORE DOUGLAS		1308 SAVANNAH ST	CALDWELL, ID, 83605 —
34941000 0	KAMMEYER THEODORE DOUGLAS		1308 SAVANNAH ST	CALDWELL, ID, 83605 —
34938000 0	KAMMEYER THEODORE DOUGLAS		1308 SAVANNAH ST	CALDWELL, ID, 83605 —
34932000 0	KOTTMAN SHELLEY		1207 SAVANNAH ST	CALDWELL, ID, 83605 —
34857000 0	MANGINES CUTTER DAVIS		2203 RICE AVE	CALDWELL, ID, 83605 ✓
34824010 0	MARTIN TERRY L		1302 SAVANNAH ST	CALDWELL, ID, 83605 ✓
34943000 0	MELGOZA GABRIEL R		1212 SAVANNAH ST	CALDWELL, ID, 83605 ✓
04436000 0	MENCHACA OLGA TIJERINA		2309 RICE AVE	CALDWELL, ID, 83605 ✓
00435000 0	MOUNTAIN WEST ENTRUST FBO ROBERT L WARD IRA		13905 W WAINWRIGHT DR	BOISE, ID, 83713 ✓
00436000 0	MOUNTAIN WEST ENTRUST FBO ROBERT L WARD IRA		13905 W WAINWRIGHT DR	BOISE, ID, 83713 —

34860000 0	PARKER RAYMOND	24	2223 RICE AVE	CALDWELL, ID, 83605 ✓
34852000 0	POLTAISKIY ANDREY AND SVETLANA NIKA FAMILY TRUST	26	1307 SAVANNAH ST	CALDWELL, ID, 83605 ✓
00432000 0	QUICK TODD L	24	2021 RICE AVE	CALDWELL, ID, 83605 ✓
34939000 0	RANDLE LLC	21	PO BOX 397	CALDWELL, ID, 83606 ✓
04432000 0	RLM INVESTMENTS I LLC	28	301 E BOWER ST	MERIDIAN, ID, 83642 ✓
05976000 0	ROCKING 3-H LLC	24	2428 CHATFIELD DR	LAS VEGAS, NV, 89128 ✓
05977010 0	RUDY STEVEN DAWAYNE	30	2112 N MONTANA AVE	CALDWELL, ID, 83605 ✓
00434000 0	RUIZ JOSE ALBERTO FLOREZ	31	2015 RICE AVE	CALDWELL, ID, 83605 ✓
34858000 0	RUIZ JUAN	22	2211 RICE AVE	CALDWELL, ID, 83605 ✓
05973000 0	SANFORD DONALD	33	1210 VIRGINIA CIR	NAMPA, ID, 83687 ✓
34933011 0	SEEVER BLAKE THOMAS ROBISON	34	2313 N MONTANA AVE	CALDWELL, ID, 83605 ✓
34933000 0	SEEVER DAVID ALLEN	35	2523 N MONTANA AVE	CALDWELL, ID, 83605 ✓
34933010 0	SEEVER DAVID ALLEN		2523 N MONTANA AVE	CALDWELL, ID, 83605 —
34821010 0	SEEVER DAVID ALLEN		2523 N MONTANA AVE	CALDWELL, ID, 83605 —
00433000 0	STILWELL JEREMY	36	1312 SAVANNAH ST	CALDWELL, ID, 83605 ✓
34934000 0	TUTTLE GARY LEE	37	18954 RIESLING AVE	CALDWELL, ID, 83607
34934010 0	TUTTLE LUKE J	38	1221 SAVANNAH ST	CALDWELL, ID, 83605
34855000 0	WEISINGER-KETTLE EVA NIKOLE	39	2109 RICE AVE	CALDWELL, ID, 83605
34926000 0	WOLTERS REIN AND JOANNE TRUST	40	21830 TOWNS CIR	CALDWELL, ID, 83607

Notice of Neighborhood Meeting

April 2, 2025

Name

Address

Caldwell, Idaho 83605

RE: Special Use Permit to allow a variance of 285 square feet to metal building at 1207 Savannah Street, Caldwell, Idaho 83605.

To whom it may concern,

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

Meeting Date: April 21, 2025

Meeting Time: 4:00 pm

Meeting Location: Caldwell Public Library, Idaho Room, 1010 Dearborn Street, Idaho 83605

Project Summary: The requirement is the new metal building should not exceed the size of the house. We have a modest home of 2115 square feet with plenty of open space on a 2.3 acre lot. The standard size metal building of 40X60 is 2400 sq ft and is just 285 sq ft larger than the house. Therefore this is the subject of the meeting.

If you would like to contact us ahead of the meeting, please feel free to reach out to us at (714)393-4331 or by email at dankottman1@gmail.com

We look forward to hearing from you.

Thank you,

Dan and Shelley Kottman

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:

^{use}
Special Permit to allow a variance of 285 sq ft. to
metal building at 1207 Savannah Street Caldwell, ID.
Proposed metal building measuring 40x60 sq ft.

Date of Round Table meeting: 4/21/2025

Notice sent to neighbors on: 4/21/2025

Date & time of the neighborhood meeting: 4:00 pm 4/21/2025

Location of the neighborhood meeting:

Caldwell Public Library Idaho Room
1010 Dearborn Street Caldwell, ID 83605

Developer/Applicant:

Name: Dan Kottman

Address, City, State, Zip: 1207 Savannah Street Caldwell ID 83605

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 Dan Kottman

DATE 4/21/2025

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

Start Time of Neighborhood Meeting: 4:00 4/21/2025

End Time of Neighborhood Meeting: 4:30 4/21/2025

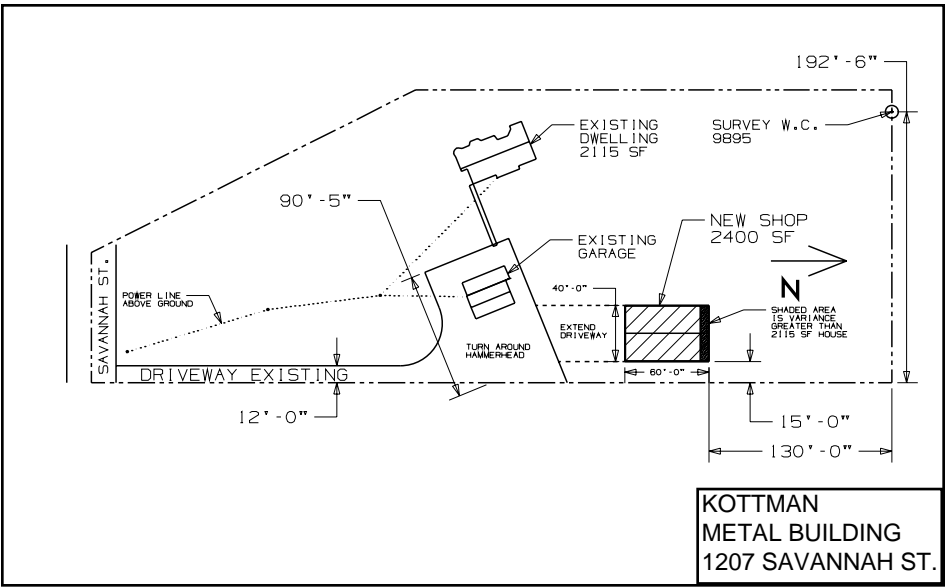
Those in attendance please print your name and address.

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

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____



View from South wall facing North



View from North wall facing South



View from West wall facing East



View from East wall facing West



Note: Building will be brown with brown doors to blend in with the aesthetic of the home, mature trees and natural surroundings. Doors will not be white.



FRONT
END WALL



LEFT
SIDE WALL



17'0" x 17'0"

17'0" x 17'0"

BACK
END WALL



RIGHT
SIDE WALL

Landscape Plan:

Currently the property is beautiful with over thirty mature maple, locust, walnut pine and olive trees. It also has over twenty mature lilac trees as well as Japanese maple trees, forsythia, quince and hosta plants. We plan to maintain this lush landscape and maintain the green lawn in both front and backyard. The proposed auxiliary building will be on what is currently a green lawn.

Front of building:

Gravel driveway to match the existing driveway

Left side of building:

Container plants to enhance view of ridge and beyond

Right side of building:

Grass/gravel for side of property setback and access

Back of building:

Grass field with fruit trees at border of property

UNOFFICIAL COPY

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 34932000 0

All that portion of Government Lot 4 (or part of the Northeast Quarter Northwest Quarter, Section 15, Township 4 North Range 3 West of the Boise Meridian) described as follows:

Beginning at the Northeast corner of Lot 4 in said Section 15; thence running South 1320 feet (formerly 1323.6 feet); thence at right angles West 235 feet to the Real Point of Beginning; thence West 92.43 feet; thence North 25° 12' West 255.03 feet (formerly 259 feet); thence North 1° 12' West 338.9 feet (formerly 335.5 feet); thence East 208.09 feet; thence South 569.4 feet to the Real Point of Beginning.

UNOFFICIAL COPY
* *
COPY * *
UNOFFICIAL

UNOFFICIAL COPY

UNOFFICIAL COPY

UNOFFICIAL COPY

UNOFFICIAL COPY



Escrow No.: 34602231883-AL

2022-010767

RECORDED

02/28/2022 10:00 AM

CHRIS YAMAMOTO
CANYON COUNTY RECORDERPgs=3 JWINSLOW \$15.00
TYPE: DEED
FIDELITY NATIONAL TITLE MERIDIAN -
ELECTRONICALLY RECORDED

WARRANTY DEED

FOR VALUE RECEIVED

William F. Pilcher and Denyce M. Verti, husband and wife

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Shelley Kottman and Daniel Kottman, wife and husband

GRANTEE(S), whose current address is: 1207 Savannah Street, Caldwell, ID 83605

the following described real property in Canyon County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 25th day of February, 2022.

William F. Pilcher

Denyce M. Verti

UNOFFICIAL COPY

WARRANTY DEED
(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 25th day of FEB, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared William F. Pilcher and Denyce M. Verti known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: _____
Name: _____
Residing at: _____
My Commission Expires: _____

(SEAL)



UNOFFICIAL COPY
* *
UNOFFICIAL COPY

UNOFFICIAL COPY

UNOFFICIAL COPY

UNOFFICIAL COPY