



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.



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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



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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:



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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:



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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:



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MASTER LAND USE APPLICATION

ACKNOWLEDGEMENTS

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

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

Applicant Signature: Bonnie Layton 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



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



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

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



SECTION 4: Project Specific Details

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

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

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



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LANDSCAPING AND PATHWAYS	
<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							



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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



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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

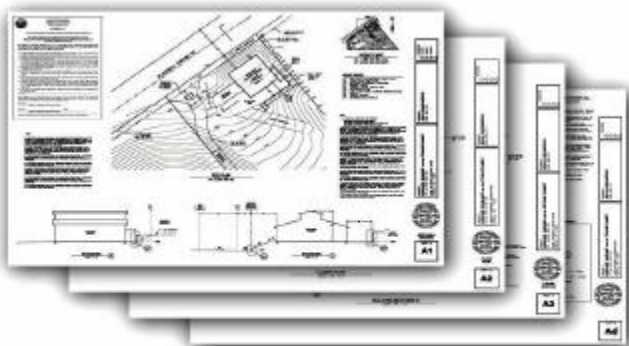
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for 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 #: SUP25-000007

Address: 0 SKYWAY ST

Fee	Account Code	Amount
P&Z Fees - SUP - More than 1/2 acre but less than 1 acre (Base Fee)	10200	1,447.00
Fire Fees - SUP - Up to 1 acre	22025	102.79
Eng Fees - SUP - Less than 2 acres	12530	92.35
TOTAL		1,642.14

April 15, 2025

Ms. Katie Wright
Caldwell Planning & Zoning Dept.
205 S. 6th Avenue, 2nd Floor
Caldwell, ID 83605

sent via email

RE: Lexington Sky Apartments - Multifamily Special Use Permit (Parcel No. R35287104A0)

Dear Ms. Wright.

On behalf of Lexington Partners, LLC, I am pleased to submit the attached application documents for the proposed Special Use Permit for the parcel located on the south side of Adam Smith Avenue, next to Thomas Jefferson Charter School, in Caldwell, Idaho. The project area contains one parcel and is approximately 0.818 acres in size.

As a brief history, the parcel was approved for a Comprehensive Plan Map Amendment and Rezone (CPM23-000013 & ZON23-000012) by the Caldwell City Council at the April 16, 2024, hearing and whereby discussions focused around developing the property in the future with one 12-unit apartment building.

As a follow-up to that process, we are submitting the required documents for our Special Use Permit Application in accordance with Caldwell's City Code and the Caldwell Comprehensive Plan. Set just north of the City's 20.5-acre municipal park (which contains ball diamonds, a tot-lot, BMX track along with walking paths and open grassy areas) and close to major employment centers, the development of the property is in the right place at the right time, bringing additional and much needed housing to the City of Caldwell. Residents of this development will also enjoy onsite amenities such as ample open space along with a barbecue and picnic area. Additionally, residents of this development will have access to the site amenities already developed in the Lexington Sky Apartments across the street.

The project has been designed to complement the existing apartment buildings to the north and will be under the same ownership and management group as those units. The site also includes a total of twenty-four parking spaces (13 of which are covered) as well as seven bicycle parking spaces and a robust 41% of qualified open space.

On behalf of Lexington Partners, LLC, and the entire design team we appreciate your time and effort in reviewing our application and I am happy to answer any questions you might have; I can be reached at 208-724-2624. Thank you for your time and I look forward to hearing from you.

Sincerely,



Bonnie Layton
Sr. Planner

Enclosures

CANYON COUNTY LISTING - R35287104A - 500 feet**April 15, 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
14895135 0	2C VN LLC		5725 N DISCOVERY WAY	BOISE, ID, 83713
35290149 0	AGUIRRE GABRIELA		1224 FISHERTOWN AVE	CALDWELL, ID, 83605
35290172 0	BOGGAN ROBERT C		1308 FISHERTOWN AVE	CALDWELL, ID, 83605
35287104 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83605
35287102 0	CALDWELL EAST URBAN RENEWAL AGENCY		PO BOX 1179	CALDWELL, ID, 83606
35290143 0	CARR RYAN JOHN		1114 FISHERTOWN AVE	CALDWELL, ID, 83605
14895134 0	CHERRY HILL PARK INC		5455 PORTLAND RD NE	SALEM, OR, 97305
35287103 0	ELISON FINANCIAL GROUP LLC		4603 SKYWAY ST STE 103	CALDWELL, ID, 83605
14895132 0	GENESIS COMMUNITY HEALTH INC		215 W 35TH ST	GARDEN CITY, ID, 83714
35290229 0	HERNANDEZ ADOLFO		1406 FISHERTOWN AVE	CALDWELL, ID, 83605
35290144 0	HERNANDEZ MARIA G		1118 FISHERTOWN AVE	CALDWELL, ID, 83605
35290147 0	HORTON BENJAMIN D		1212 FISHERTOWN AVE	CALDWELL, ID, 83605
35287101 0	IDAHO DEPT OF COMMERCE AND LABOR		317 W MAIN ST	BOISE, ID, 83735
35290230 0	LANKOW LORENZO		1410 FISHERTOWN AVE	CALDWELL, ID, 83605
14895400 0	LEXINGTON PARTNERS LLC		100 N 9TH ST STE 200	BOISE, ID, 83702
35287104A0	LEXINGTON PARTNERS LLC		100 N 9TH ST STE 200	BOISE, ID, 83702
35290145 0	MARTINEZ SARAH J		1200 FISHERTOWN AVE	CALDWELL, ID, 83605
35290148 0	MCKINZIE CHRISTINE N		1218 FISHERTOWN AVE	CALDWELL, ID, 83605
35290146 0	MORALES ISRAEL U CARDENAS		1206 FISHERTOWN AVE	CALDWELL, ID, 83605
35290100 0	PENNSYLVANIA PARK HOA INC	BOARDWALK ASSOCIATION MNGMNT=	PO BOX 968	MERIDIAN, ID, 83680-0968
35290173 0	PENNSYLVANIA PARK HOA INC	BOARDWALK ASSOCIATION MNGMNT=	PO BOX 968	MERIDIAN, ID, 83680-0968
35290228 0	PENNSYLVANIA PARK HOA INC	BOARDWALK ASSOCIATION MNGMNT=	PO BOX 968	MERIDIAN, ID, 83680-0968
35290171 0	SALMON SARAH		1304 FISHERTOWN AVE	CALDWELL, ID, 83605
35287105 0	THOMAS JEFFERSON CHARTER SCHOOL INC	ATTN SCOTTI ERICKSON	30168 ROSENKRANTZ RD	LEWISTON, ID, 83501
35287100 0	THOMAS JEFFERSON CHARTER SCHOOL INC	ATTN SCOTTI ERICKSON	30168 ROSENKRANTZ RD	LEWISTON, ID, 83501

March 11, 2025

**RE: Neighborhood Meeting Notice for Lexington II Multifamily Special Use Permit
(Parcel No. R35287104A0)**

To whom it may concern,

You are invited to a neighborhood meeting to discuss our proposed Lexington II Multifamily Special Use Permit we are planning near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

Meeting Date: March 26, 2025

Meeting Time: 6:00pm

Meeting Location: Caldwell Public Library - 1010 Dearborn St., Caldwell, ID 83605

Project Summary:

Our project proposes one (1) twelve (12) unit apartment building similar to our Lexington Sky project just to the north of this site. The project area contains one parcel and is approximately 0.818 acres in size and would provide for 28 parking spaces. Residents of this project would have full access to the Lexington Sky amenities in addition to the amenities planned for this project site.

If you would like to contact us ahead of the meeting, please feel free to reach us at *Bonnie Layton* 208-342-5400 or bonnie.layton@nv5.com.

Thank you,



Bonnie Layton

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

Start Time of Neighborhood Meeting: 6:00pm

End Time of Neighborhood Meeting: 6:30pm

Those in attendance please print your name and address.

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

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

1. No people in attendance
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____

NEIGHBORHOOD MEETING CERTIFICATION:

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

Description of the proposed project:

12-unit apartment
building with 23 parking spaces, pathway
and outdoor bbq area

Date of Round Table meeting: 3/13/25

Notice sent to neighbors on: 3/11/25

Date & time of the neighborhood meeting: 3/26/25 @ 6:00pm

Location of the neighborhood meeting: Caldwell Public Library
1010 Dearborn Street, Caldwell, ID

Developer/Applicant:

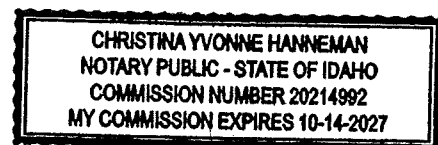
Name: NV5 - Bonnie Lagton

Address, City, State, Zip: 190 S. Industry Way, Ste. 10
Meridian, ID 83642

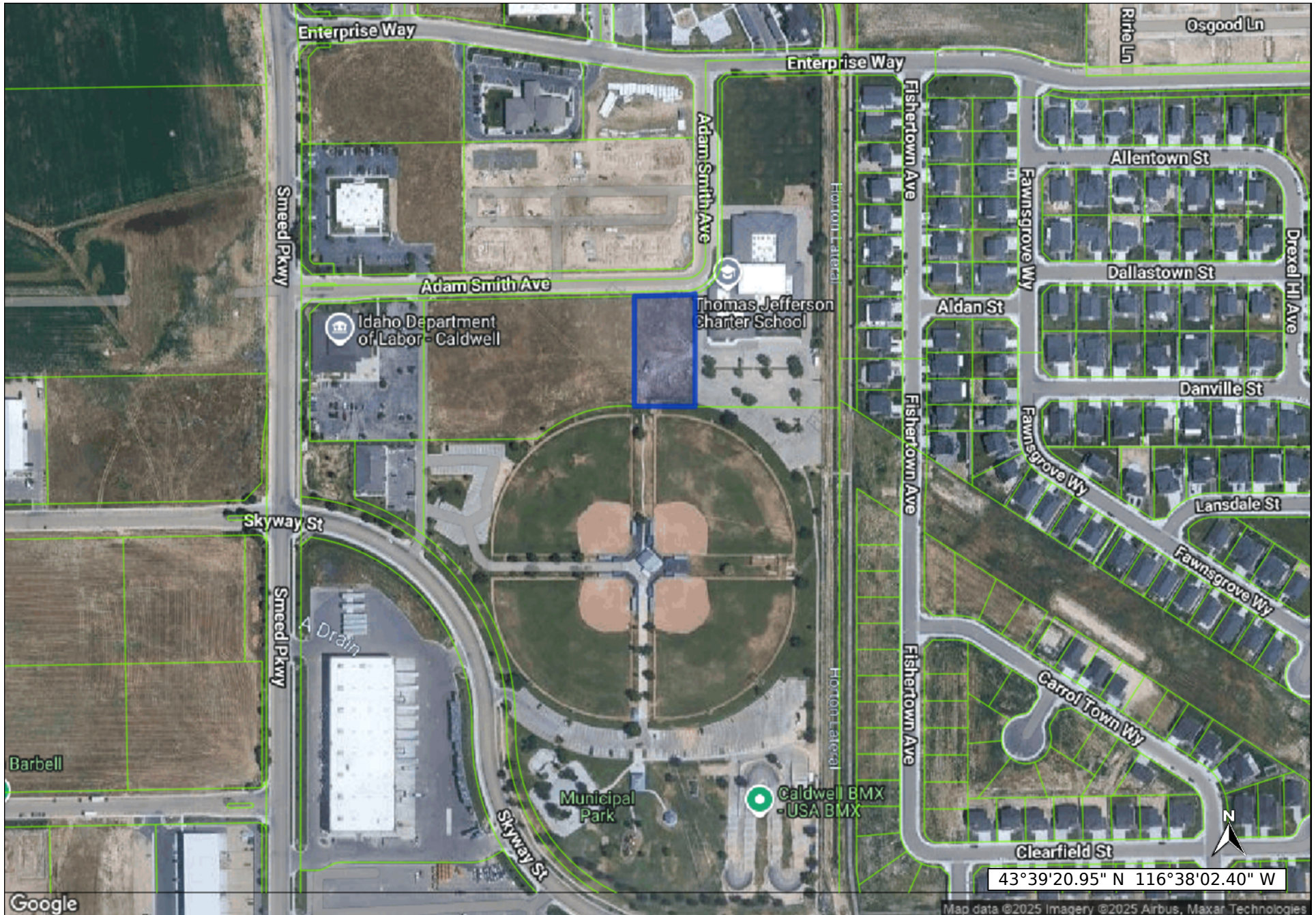
I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

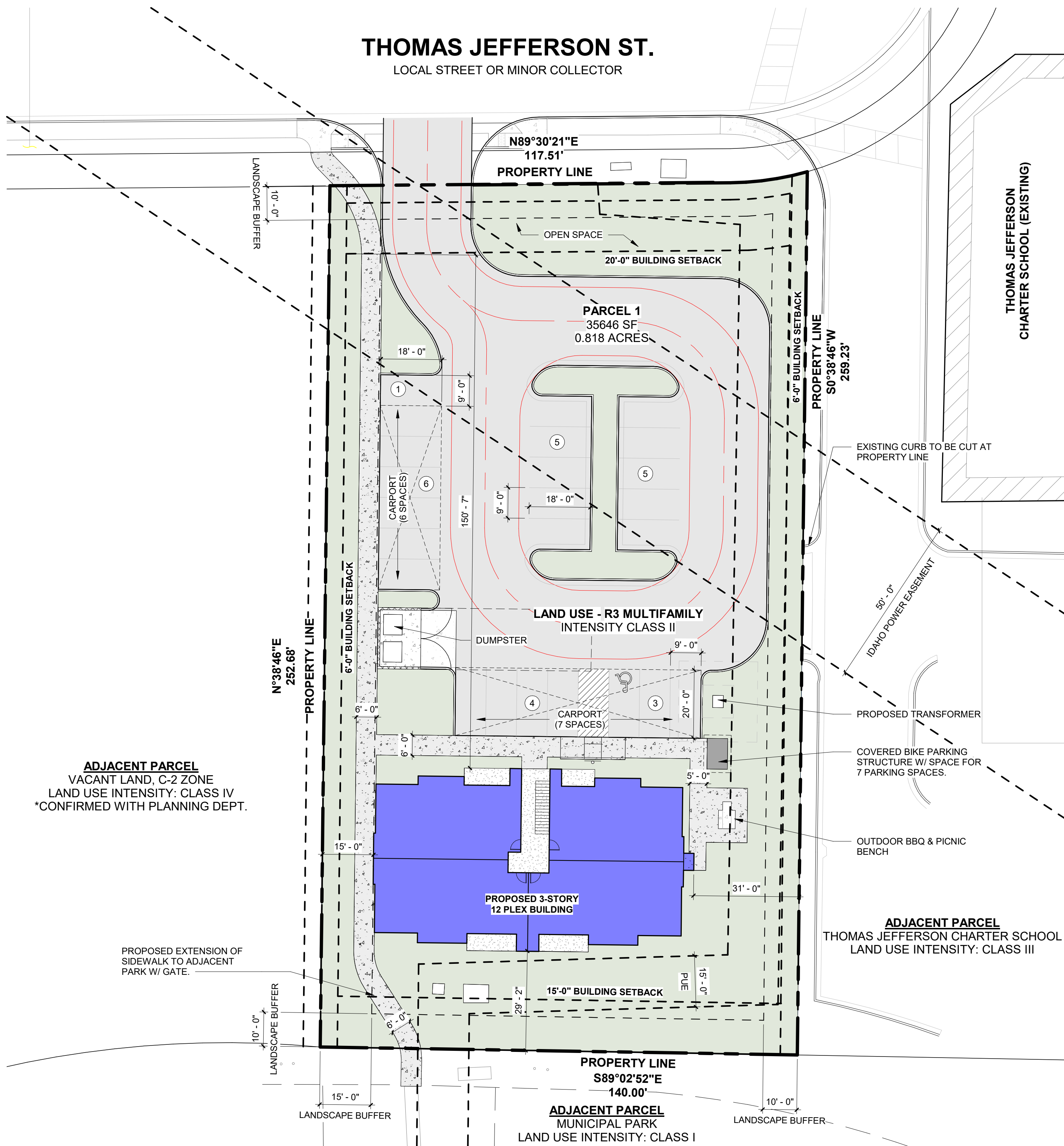
DEVELOPER/APPLICANT SIGNATURE [Signature]

DATE 3/26/25



[Signature]





SITE STATISTICS:	
ZONE: R-3, HIGH DENSITY RESIDENTIAL	
PROPOSED USE: MULTI-FAMILY DWELLING (12 DWELLING UNITS)	SUP, SPECIAL USE PERMIT REQUIRED
LOT AREA: 0.818 ACRES (35,646 SF)	
FRONTAGE:	
• REQUIRED: 45 FEET MIN.	
• PROPOSED: 150'-7" FEET MEASURED AT FRONT SETBACK	
BUILDING HEIGHT:	
• REQUIRED MAX.: 45 FEET	
• PROPOSED: +/- 38 FEET MAX.	
SETBACKS:	
• FRONT YARD - 20 FEET	
• REAR YARD - 15 FEET	
• INTERIOR SIDE YARD - 6 FEET	
• STREET SIDE YARD - 15 FEET	
PARKING:	
STALL DIMENSIONS: 9' x 20' & 9' X 18'	
QUANTITY: 1.5 PER DU MIN - 2.0 PER DU MAX.	
12 DU x 1.5 = 18 MIN.	
12 DU x 2.0 = 24 MAX.	
BICYCLE PARKING	
QUANTITY: 1 PER 2 DU	
12 DU / 2 = 6 MIN.	
PROVIDED: 7 SPACES	
MUST BE COVERED AND ILLUMINATED	
LANDSCAPING:	
GROSS LAND AREA = 35,646 SF	
MIN. OPEN SPACE: 10%	
35,646 SF x 10% = 3,564 SF	
REFER TO LANDSCAPE PLANS FOR OPEN SPACE EXHIBIT	

1 SITE PLAN
1" = 20'-0"

EXTERIOR FINISH LEGEND

1

SW 6107 - NOMADIC DESERT

2

SW 9092 - ICED MOCHA

3

SW 6186 - DRIED THYME

4

STONE
MFR: EL DORADO
STYLE: STACKED STONE
COLOR: DAYBREAK

5

TRIM
SW 7042 - SHOJI WHITE

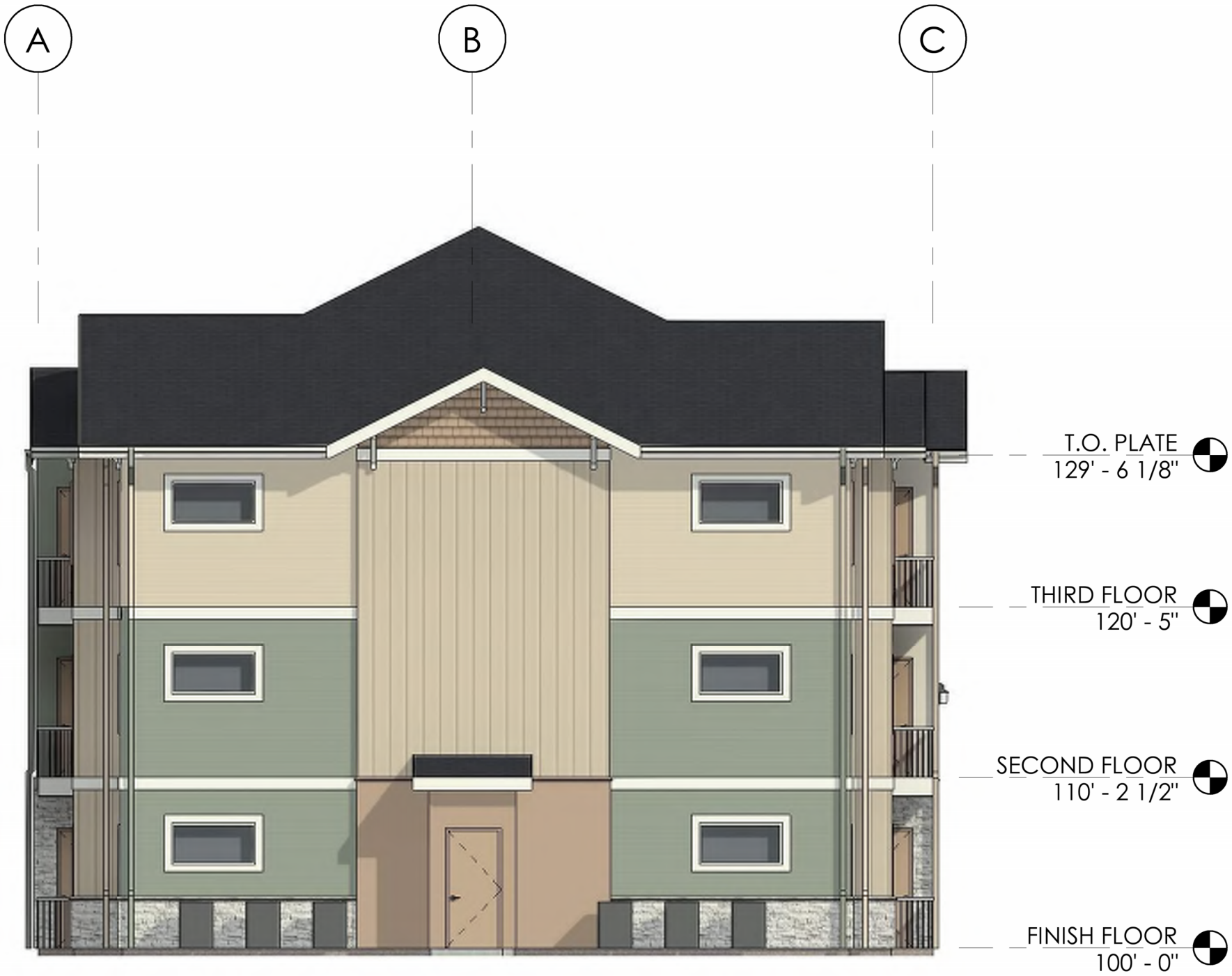
6

ASPHALT SHINGLES
MFR: CERTAINTEED
STYLE: LANDMARK
COLOR: COLONIAL SLATE

GENERAL NOTES:

- A. ALL ELEVATIONS ARE CONSIDERED TO BE "PER INTENT OF THE DRAWINGS" AND MAY NOT REFLECT EXACT CONSTRUCTED ITEMS. ALL EXTERIOR MATERIALS IN FINISH LEGEND ARE CONSIDERED AS REFERENCE AND CAN BE REPLACED WITH AN APPROVED EQUAL.
- B. VERIFY FINISHES OF ALL EXPOSED SURFACES WITH OWNER TYP.
- C. ALL PLUMBING FIXTURES TO BE VERIFIED w/ OWNER.
- D. ALL GRADES ARE SHOWN AS ESTIMATES - VERIFY ACTUAL STRUCTURAL ITEMS WITH STRUCTURAL DRAWINGS.
- E. NOTES ARE TYP. PER EACH ITEM SHOWN ON THIS SHEET (MAY ONLY BE LABELED ONCE ON ONE ELEVATION/DETAIL/SECTION).

ADD NOTES FOR ALL SIDING AND TRIM MATERIAL TO BE
FACTORY PRIMED AND PAINTED IN THE FIELD BY CONTRACTOR



4 EAST ELEVATION - COLORED
1/8" = 1'-0"



3 NORTH ELEVATION - COLORED
1/8" = 1'-0"



2 WEST ELEVATION - COLORED
1/8" = 1'-0"



1 SOUTH ELEVATION - COLORED
1/8" = 1'-0"

Lexington Sky Apartments – Site Photos



EXHIBIT A

This parcel is a portion of Lot 5, Block 1 of East Caldwell Urban Renewal, Phase 1 as recorded in Book 37 of Plats at Page 24 in the Office of the Recorder for Canyon County, Idaho, lying in the W ½ NE ¼ of Section 25 in Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the SW ¼ NE ¼ (NE1/16 Corner, Section 25), a found 5/8 inch diameter rebar;

thence South 00° 38' 58" West along the East boundary of the SW ¼ NE ¼ a distance of 113.16 feet to the Southeast corner of Lot 6, Block 1, a found ½ inch diameter rebar;

thence North 88° 54' 56" West along the South boundary of Lot 6, Block 1 a distance of 332.79 feet to the TRUE POINT OF BEGINNING, the Southwest corner of Lot 6, Block, a found ½ inch diameter rebar;

thence North 89° 02' 52" West a distance of 140.00 feet to the Southeast corner of Lot 1, Block 1, a found ½ inch diameter rebar;

thence North 00° 38' 46" East along the East boundary of Lot 1, Block 1 a distance of 252.68 feet to the Northwest corner of Lot 5, Block 1, a found ½ diameter rebar;

thence North 89° 30' 21" East along the North boundary of Lot 5, Block 1 a distance of 117.51 feet to the beginning of a curve tangent to said line, a found ½ diameter rebar;

thence Northeasterly 22.85 feet along the arc of a curve to the left, having a radius of 86.00 feet, a central angle of 15° 13' 17" and a long chord which bears North 81° 54' 02" East a distance of 22.78 feet to the Northeast corner of Lot 5, Block 1, a found ½ inch diameter rebar;

thence South 00° 38' 46" West along the West boundary of Lot 6, Block 1 a distance of 259.23 feet to the TRUE POINT OF BEGINNING.

(Shown as Parcel 1 of Record of Survey recorded as Instrument No. 2023-005968)



2024-011869
RECORDED
04/19/2024 01:12 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=2 MBROWN \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED



610 S. Kimball Avenue
Caldwell, ID 83605

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

File No. 823259 TK/DM

CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

City of Caldwell, Idaho, an Idaho municipal corporation

a corporation duly organized and existing under the laws of the State of Idaho, Grantor, does hereby
Grant, Bargain, Sell and Convey unto

Lexington Partners LLC, an Idaho Limited Liability Company

Grantee, whose address is: 100 North 9th Street, Suite 200 Boise, ID 83702, the following described real
estate, to-wit:

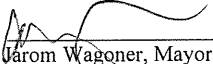
See Exhibit A attached hereto and made a part hereof.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision,
restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his
heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it
is the owner in fee simple of said premises; that they are free from all encumbrances and that it will
warrant and defend the same from all lawful claims whatsoever.

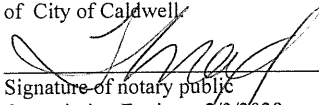
IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused
its corporate name to be hereunto subscribed by its officers this April 18, 2024.

The City of Caldwell, Idaho

By: 
Jarom Wagoner, Mayor

State of Idaho, County of Canyon

This record was acknowledged before me on 4-18-24 by Jarom Wagoner, as Mayor
of City of Caldwell.


Signature of notary public
Commission Expires: 2/3/2028

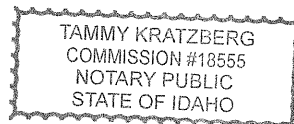


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(Shown as Parcel 1 of Record of Survey recorded as Instrument No. 2023-005968)






PROPERTY OWNER ACKNOWLEDGEMENT

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

I, Solon Carlson - Lexington Partners, LLC, the recorded owner for real property addressed as 0 Skyway Street (Parcel Number R35287104A0), Suite # _____, City Caldwell State Idaho Zip 83605, am aware of, in agreement with, and give my permission to NV5 - Bonnie Layton, 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 7th day of April, 2025


 (Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
)

I, Chloe Sampson, a Notary Public, do hereby certify that on this 7th day of April, in the year, 2025, personally appeared before me Solon Emil Carlson, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that he/she/they signed the foregoing document, and that the statements therein contained are true.


 NOTARY PUBLIC FOR IDAHO
 Residing at Ada County
 My Commission Expires 12/09/2030

