



# 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.

- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Director Determination</li> <li><input type="checkbox"/> Administrative Development Review<sup>2</sup></li> <li><input type="checkbox"/> Alternative Method of Compliance</li> <li><input type="checkbox"/> *Annexation w/ Zoning</li> <li><input type="checkbox"/> Business License (Business Permit)</li> <li><input type="checkbox"/> *Certificate of Appropriateness</li> <li><input type="checkbox"/> *Comprehensive Plan Amendment             <ul style="list-style-type: none"> <li><input type="checkbox"/> Text</li> <li><input type="checkbox"/> Map</li> </ul> </li> <li><input type="checkbox"/> *Deannexation</li> <li><input type="checkbox"/> **Design Review</li> <li><input type="checkbox"/> Development Agreement             <ul style="list-style-type: none"> <li><input type="checkbox"/> *New</li> <li><input type="checkbox"/> **Modification</li> <li><input type="checkbox"/> *Termination</li> </ul> </li> <li><input type="checkbox"/> Home Occupation Permit             <ul style="list-style-type: none"> <li><input type="checkbox"/> New</li> <li><input type="checkbox"/> Renewal</li> </ul> </li> <li><input type="checkbox"/> Lot Line Adjustment</li> <li><input type="checkbox"/> Lot Split             <ul style="list-style-type: none"> <li><input type="checkbox"/> Administrative</li> <li><input type="checkbox"/> Simple</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> *Manufactured Home Community</li> <li><input type="checkbox"/> Mobile Food Unit (Individual)</li> <li><input type="checkbox"/> Mobile Food Unit Park / Court</li> <li><input type="checkbox"/> Outdoor Dining Permit</li> <li><input type="checkbox"/> Parcel Consolidation</li> <li><input type="checkbox"/> Performance Bonding</li> <li><input type="checkbox"/> Planned Unit Development (PUD)             <ul style="list-style-type: none"> <li><input type="checkbox"/> *New</li> <li><input type="checkbox"/> **Modification</li> </ul> </li> <li><input type="checkbox"/> Public Art / Murals</li> <li><input type="checkbox"/> *Rezone (Zoning Map Amendment)</li> <li><input type="checkbox"/> Signs<sup>1</sup></li> <li><input checked="" type="checkbox"/> Special Use Permit (SUP)             <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> *New</li> <li><input type="checkbox"/> **Modification</li> <li><input type="checkbox"/> Time Extension</li> </ul> </li> <li><input type="checkbox"/> Subdivision Plats             <ul style="list-style-type: none"> <li><input type="checkbox"/> *Preliminary Plat</li> <li><input type="checkbox"/> Final Plat</li> <li><input type="checkbox"/> *Short Plat (Regular)</li> <li><input type="checkbox"/> *Short Plat (Condo)</li> <li><input type="checkbox"/> **Plat Modification</li> <li><input type="checkbox"/> Time Extension</li> <li><input type="checkbox"/> Renewal</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Temporary Use Permit             <ul style="list-style-type: none"> <li><input type="checkbox"/> New <input type="checkbox"/> Renewal</li> </ul> </li> <li><input type="checkbox"/> Construction Trailer</li> <li><input type="checkbox"/> Model Home Sales Office</li> <li><input type="checkbox"/> Storage Containers / Pods</li> <li><input type="checkbox"/> Temporary Housing</li> <li><input type="checkbox"/> Transient Merchant</li> <li><input type="checkbox"/> Traffic Impact Study Review</li> <li><input type="checkbox"/> Vacation of Easement and/or Right-of-way</li> <li><input type="checkbox"/> *Variance</li> <li><input type="checkbox"/> *Zoning Ordinance Text Amendment</li> <li><input type="checkbox"/> Other, Please Describe:             <hr/> <hr/> <hr/> </li> </ul> |
|--|--|---|

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

<sup>2</sup>Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules 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:** The Edit, LLC

**Site Address (s):**

322 S. 10th Ave, Caldwell, ID 83605  
(Same building as 921 Cleveland Blvd., Caldwell, ID 83605)

**Suite #:**

**Parcel #(s):**

R04708

**Total Acres:**

21

**General Location of Site:**

Corner of Cleveland Blvd and S. 10th Ave. Retail Space will face 10th Ave.

**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:

A retail and secondhand consignment store

*Please see Narrative.*

### APPLICANT INFORMATION:

Name: Amber Miller-Sims, Richard Sims

Company Name (if applicable): The Edit, LLC

Property Owner  Authorized Agent  Purchaser  Petitioner (Vacations only)

Mailing Address: 1005 W. Linden St., Caldwell, ID 83605

Phone: 208-800-9586

Email: TheEditIdaho@gmail.com

### PROPERTY OWNERS' INFORMATION

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

Not Applicable

Name: Doinbiz@921, LLC

Mailing Address: 7396 Elm Ln, Nampa, ID 83687

Phone: 208-412-1965

Email: doinbiz@msn.com



# 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

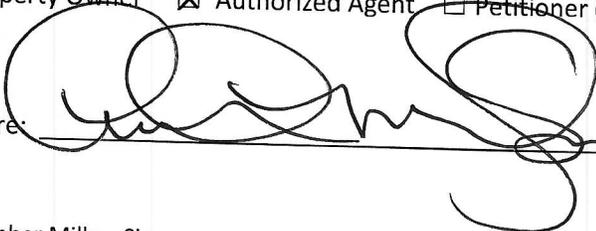
Community Development Department – Planning & Zoning Division

## 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:  Date: 02/26/2026

Printed Name: Amber Miller- Sims



## City of Caldwell

Community Development Department – Planning & Zoning Division

# MASTER LAND USE APPLICATION

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### 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:

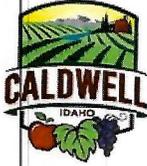
- Log in or create an account in Citizenserve ([Citizenserve Users Guide](#))
- Select your permit and/or application type and enter in all required information.

#### 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.

Not req per Planning & Zoning 2/26/26

**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. NA

**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: NA per P/2 2/26/26

**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: *AS SHOWN. NOT REQ PER P12*
  - 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

*NA* **Public Amenities:** Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc.)

*NA* **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. *Existing*

**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

*NA* **Fencing:** Location, height, color, and materials for all existing or proposed fencing

*NA* **Other Landscape Amenities:** Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.

*NA* **Landscape Schedule:** Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.

*NA* **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>			
North of Site	N/A		
South of Site			
East of Site	N/A		
West of Site			

PARKING, LOADING AND PEDESTRIAN AMENITIES		
Description	Min. Required	Proposed
Electric vehicle parking spaces	N/A	← 0
Off-street parking spaces		10+ Rental from bank
Commercial loading spaces		1
Industrial loading spaces		<del>0</del>
Bicycle parking spaces:		<del>0</del>
Describe any public transportation facilities that will be provided.	N/A	
Describe any public amenities that are being proposed:	N/A	



LANDSCAPING AND PATHWAYS	
<p><b>Landscaping:</b></p> <p><i>Please check all locations where landscaping will be provided</i></p>	<div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Parking lot</span> <span><input type="checkbox"/> Common areas</span> <span><input type="checkbox"/> Street landscape buffers</span> </div> <div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Between different land uses</span> <span><input type="checkbox"/> Adjacent to Pathways</span> </div> <div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Around building exterior</span> </div> <p><b>*Other</b> <u>What is existing.</u></p>
<p><b>Public or Regional Pathways</b></p> <p><i>Describe location, width, landscaping, and any proposed fencing:</i></p>	<p style="font-size: 2em;">N/A</p>

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

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



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PUBLIC SIDEWALKS				
Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk	Existing or Proposed
only existing			<input type="checkbox"/> Meandering <input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
NA			<input type="checkbox"/> Meandering <input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
NA			<input type="checkbox"/> Meandering <input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
NA			<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 checked="" type="checkbox"/>	Street Frontage	Instrument #
	<input type="checkbox"/>	Easement	
Street(s) Providing Access:	Cleveland Blvd, 10th Ave		
Will Secondary Access for Fire be Provided:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Internal Roads:	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	City Municipal Water System
	<input type="checkbox"/>	N/A
	<b>Nearest Water Line Connection:</b>	
Sewer (Wastewater):	<input type="checkbox"/>	Individual Septic
	<input checked="" type="checkbox"/>	City Municipal Sewer
	<input type="checkbox"/>	N/A
	<b>Nearest Sewer Line Connection:</b>	
Irrigation:	<input type="checkbox"/>	Surface
	<input type="checkbox"/>	Irrigation Well
	<input checked="" type="checkbox"/>	Pressurized
	<input type="checkbox"/>	Gravity
	<input type="checkbox"/>	N/A
	<b>Nearest Irrigation Connection:</b>	
Stormwater:	<b>Irrigation District:</b>	
	<input type="checkbox"/>	Swales
	<input type="checkbox"/>	Ponds
	<input type="checkbox"/>	Borrow Ditches
	<input checked="" type="checkbox"/>	Other, Explain: <i>City Curb: gutter</i>
Stormwater Management:	Does the site disturb one or more acres of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Fire Suppression Water Supply Source:	<i>Hydrant</i>	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	<i>NA</i>	

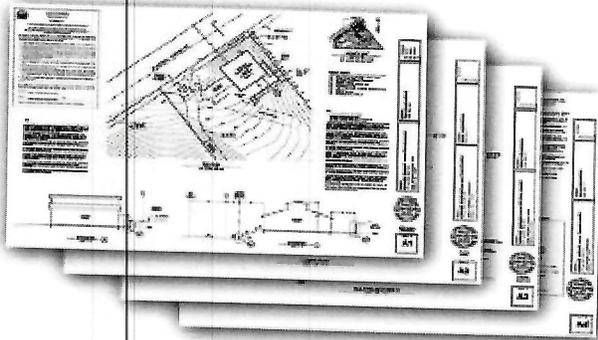


## SECTION 5: PDF Formatting Requirements

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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.



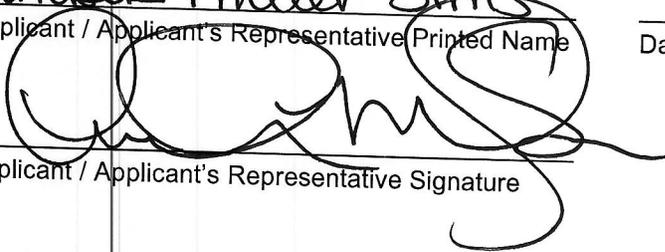
## SECTION 6: Applicant Acknowledgement

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- 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

Amber Miller-Sims  
Applicant / Applicant's Representative Printed Name

2/26/24  
Date

  
Applicant / Applicant's Representative Signature



# INVOICE

Permit #: SUP26-000002  
 Address: 921 CLEVELAND BLVD

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

## BUSINESS PLAN

### The Edit – Consignment + Boutique

Consignment · Closet Rental · Boutique

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#### 1. Executive Summary

##### **Business Concept**

The Edit – Consignment + Boutique is a modern, curated retail boutique that blends locker/closet rentals, consignment sales, and select boutique merchandise into a rotating, high-interest shopping experience. Sellers rent individual display spaces while the business handles checkout, marketing, and foot traffic.

##### **Target Market**

Style-conscious shoppers seeking affordable, quality apparel and accessories, and individual sellers who want passive resale without managing listings or pop-ups.

##### **Revenue Streams**

- Weekly locker/closet rental fees
- Consignment commission on sales
- Direct Boutique merchandise sales

##### **Competitive Advantage**

- Constantly refreshed inventory
- Low barrier to entry for sellers
- Clean, gender-neutral, modern aesthetic
- Strong community and repeat traffic model

##### **Financial Snapshot**

- Startup Cost Estimate: \$23,000
  - Break-Even: Monthly \$ 4,911-\$6,891
  - Year 1 Revenue Projection: \$190,000 (Middle of the road projection)
-

## 2. Business Description

### **Mission Statement**

We exist to redefine resale – creating a modern, inclusive boutique where style changes weekly, sellers earn effortlessly, and discovery is part of every visit.

### **Vision**

To become Caldwell’s definitive destination for curated resale and boutique fashion – and to scale a model that reshapes how communities experience resale.

### **Business Structure**

- Legal Entity: LLC
  - Ownership: Richard & Amber Sims
  - Locations: Brick-and-mortar retail space
- 

## 3. Market Analysis

### **Industry Overview**

- Resale market growing rapidly due to sustainability, inflation, and resale culture
- Consumers increasingly prefer curated in-person experiences over online overload

### **Target Customers**

- Sellers
  - Individuals with excess inventory
  - Local College Students (C of I, TVCC, etc.)
  - Busy Professionals who don’t want to sell online
  - Resellers
  - Limited Boutique Flippers
- Buyers
  - Women & Men Ages 16-55
  - Budget Conscious but style-driven
  - Shoppers who enjoy “treasure hunt” retail
- Market Gap
  - Traditional Consignment is slow and selective
  - Limited resale/thrift locations in Caldwell specifically
  - Online resale is saturated and time-intensive
  - Few clean, modern resale spaces exist locally

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#### 4. *Business Model & Services*

##### **Locker/Closet Rental**

- Weekly rental fee per unit (\$30.00 per unit)
- Seller Sets Price (within guidelines)
- Seller restocks weekly

##### **Consignment Sales**

- Commission Split (66.6% Consigner, 33.4% The Edit)
- Business handles POS, Theft prevention, sales tax, Customer interface

##### **Retail Boutique**

- Curated new merchandise
- Seasonal Drops
- Higher margin items to stabilize cash flow

##### **Events & Add-Ons**

- Vendor Spotlights
- Themed Weekends
- Seasonal Sales Events
- Social Media Specials

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#### 5. *Products & Pricing Strategy*

##### **Accepted Categories**

- Apparel (Men's, Women's, Gender Neutral, Limited High-End Children's)
- Accessories
- Shoes
- Select Lifestyle items

##### **Pricing Control**

- Seller Pricing Guidelines
- Price Caps/Minimums for consistency
- Limited Sale opportunities (25%, 50%, 75% Discounts)
  - Markdown schedule implementation

## Commission Structure

<b>Service</b>	<b>Rate</b>
Locker Rental	\$25.00/Week (\$100/Month)
Consignment Commission	33.4%
Boutique Items	50% + Margin
VIP Service	Additional Fee \$25 Setup/\$10 Take Down

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## 6. Operations Plan

### Daily Operations

- Staffed Retail Hours
- Inventory Intake/Setup/Take Down (Saturdays)
- POS Checkout
- End-of-Day reconciliation

### Seller Management

- Contracts & Policies
- Limited Inventory Tracking
- Weekly Payouts (Venmo)

### Technology

- POS System (Shopify, Square, Other)
  - Seller Tracking Software (Consignment specific)
  - Security Cameras & Anti-Theft Measures
- 

## 7. Store Layout & Experience

- Modular Closet Units
- Open Walkways
- Neutral Color Palette
- Flexible displays for rotation
- Boutique features walls for new arrivals

### Key Differentiator:

Shoppers never see the same store twice.

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## 8. *Marketing & Sales Strategy*

### **Brand Positioning**

- Modern
- Clean
- Not “Thrift Store Energy”
- Boutique-level Presentation

### **Marketing Channels**

- Instagram/TikTok Reels
- Facebook Presence
- Seller Cross Promotion
- Local Partnerships
- In-Store Events
- Email & SMS Marketing

### **Customer Retention**

- Weekly “new drop” hype
- Seller Spotlights
- Curated Experiences

### **Culture**

- This is not Thrift. This is The Edit.
  - Resale, Reimagined
  - You Belong Here
  - Confidence looks good on you.
- 

## 9. *Management & Staffing*

### **Owner Role**

- Vendor Relations
- Buying & Curation
- Financial Oversight

- Marketing
- Store Management

### **Staffing Needs**

- Sales Associates                      2 – Part-Time
- 

### **10. Legal & Risk Considerations**

- Seller Contracts & Disclaimers
  - Insurance (Liability, theft, inventory, Workers' Compensation)
  - Sales Tax Compliance
  - Clear intake & Payout policies
- 

### **11. Financial Plan:**

(Additional Breakdown specifics available)

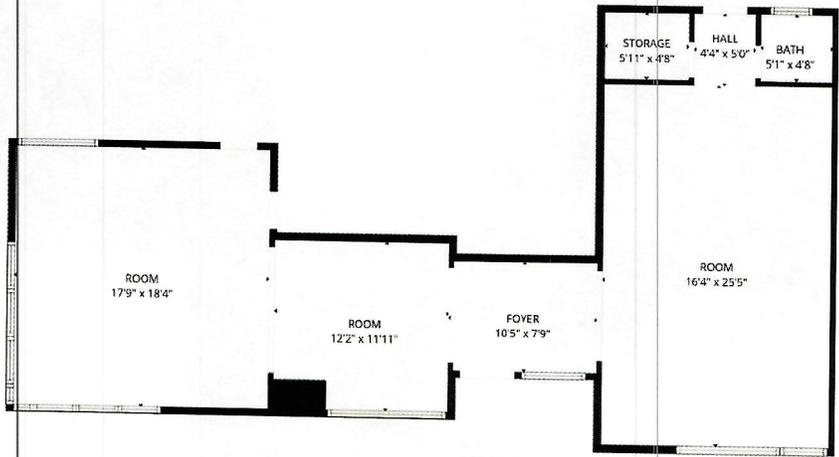
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### **12. Growth Strategy**

- Increase Locker Count
  - Expand Boutique Inventory (Hats, Holiday Specifics, High-End Availability)
  - Host Events
  - Potential – Additional Locations
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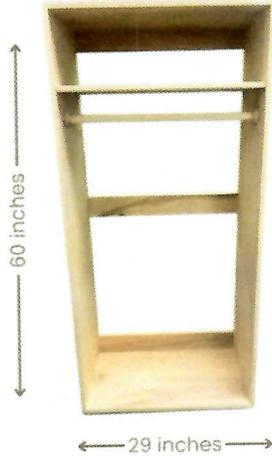
### **13. Exit Strategy**

- Sale to larger resale brand
  - Multi-location expansion
  - Franchising potentially
-

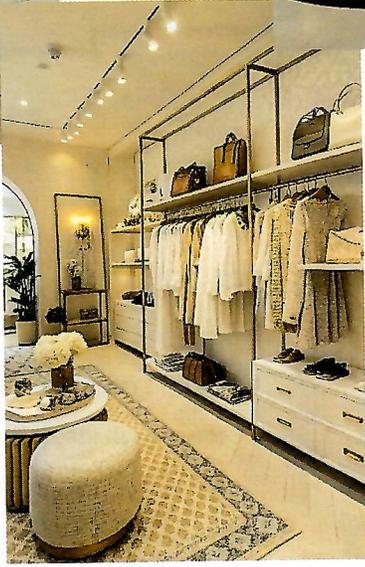
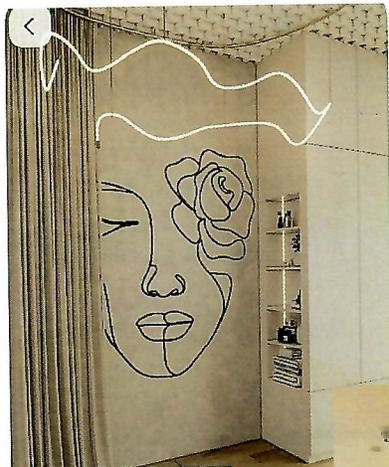


Total: 1,043 sqft  
316 S Tenth Ave  
Caldwell, ID 83605

# Closet Dimensions



RG



# THE EDIT

*Consignment + Boutique*

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## ***What Is The Edit?***

The Edit is a modern, curated closet rental + boutique concept where local individuals rent beautifully built closet spaces to sell clothing and accessories in a clean, upscale retail environment.

## ***How Closet Rental Works •***

- Closet Rental: \$25 per week
- You Keep: 2/3 of all profits
- We Handle: Customers, checkout, payment processing, sales tax collection, and bagging
- New Closets Launch Every Saturday Morning (fresh inventory weekly)

## ***Store Hours***

Monday – Saturday: 10:00 AM – 6:00 PM

Closed Sundays

## ***Why This Benefits the Neighborhood***

- Encourages local entrepreneurship and supplemental income
- Promotes sustainability by keeping clothing out of landfills
- Brings positive, daytime-only retail traffic
- No late-night activity, no food service, and no operational noise impact
- Clean, professionally managed retail environment
- Walkable, community-focused concept

THE BIBLE

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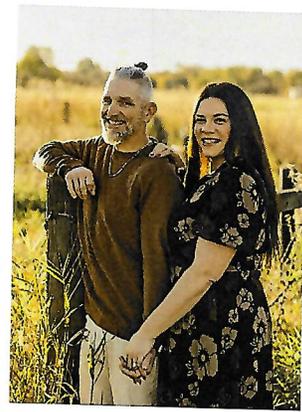
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## Meet the Founders

Amber + Richard Sims



Amber and Richard Sims are entrepreneurs at heart, community-minded by choice, and family-centered in everything they do.

As long-time Caldwell residents, they've proudly called Caldwell home since 2017. They've built not only a life here, but businesses rooted in service, integrity, and hard work.

Richard owns and operates Thrive Lawn Care, a successful lawn care company known for reliability and quality. Amber owns and operates House of HR, a thriving payroll and HR company serving businesses with professionalism and heart. Together, they understand what it takes to build something meaningful from the ground up.

But beyond business, they are parents of four and proud grandparents of two. Their life is full — full of sports practices, passions, Disney trips, camping adventures, going extra at Christmas, board games around the table, and cheering their children on in every dream they chase.

Richard is an avid golfer who loves the discipline and focus of the game. Amber rarely goes a day without an audiobook playing — always learning, growing, and dreaming up the next idea.

For the past five years, Amber and Richard have been involved in resale on the side — driven by their love of fashion, bargains, and the thrill of finding an incredible deal. Over time, they saw something missing in Caldwell: a resale experience that felt elevated, curated, and classy.

That vision became The Edit.

The Edit was created to be more than a resale store. It is a thoughtfully curated space where style changes weekly, discovery is part of the experience, and customers can shop high-quality pieces in a boutique environment — without sacrificing the joy of a great find.

Amber and Richard believe resale should feel inspiring. It should feel intentional. It should feel like an experience.

And that's exactly what The Edit was designed to be.



REPORT

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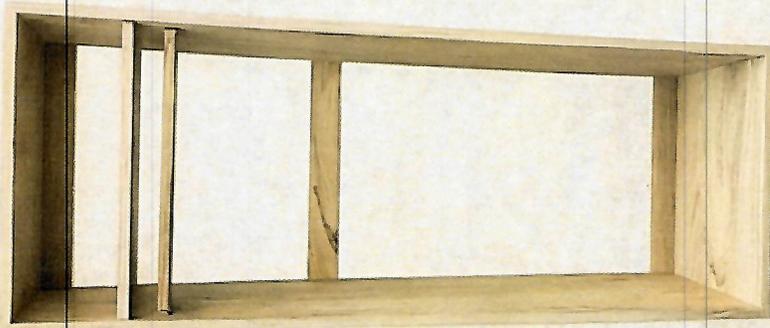
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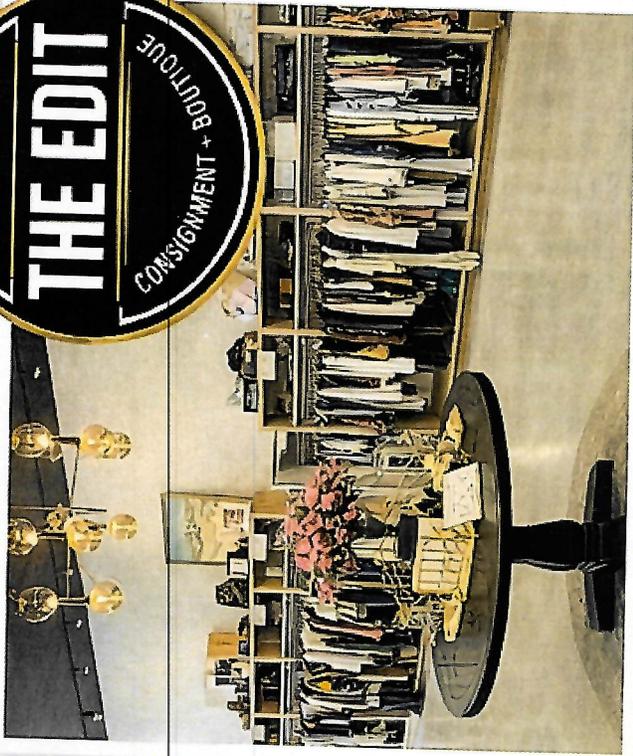
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← 60 inches →

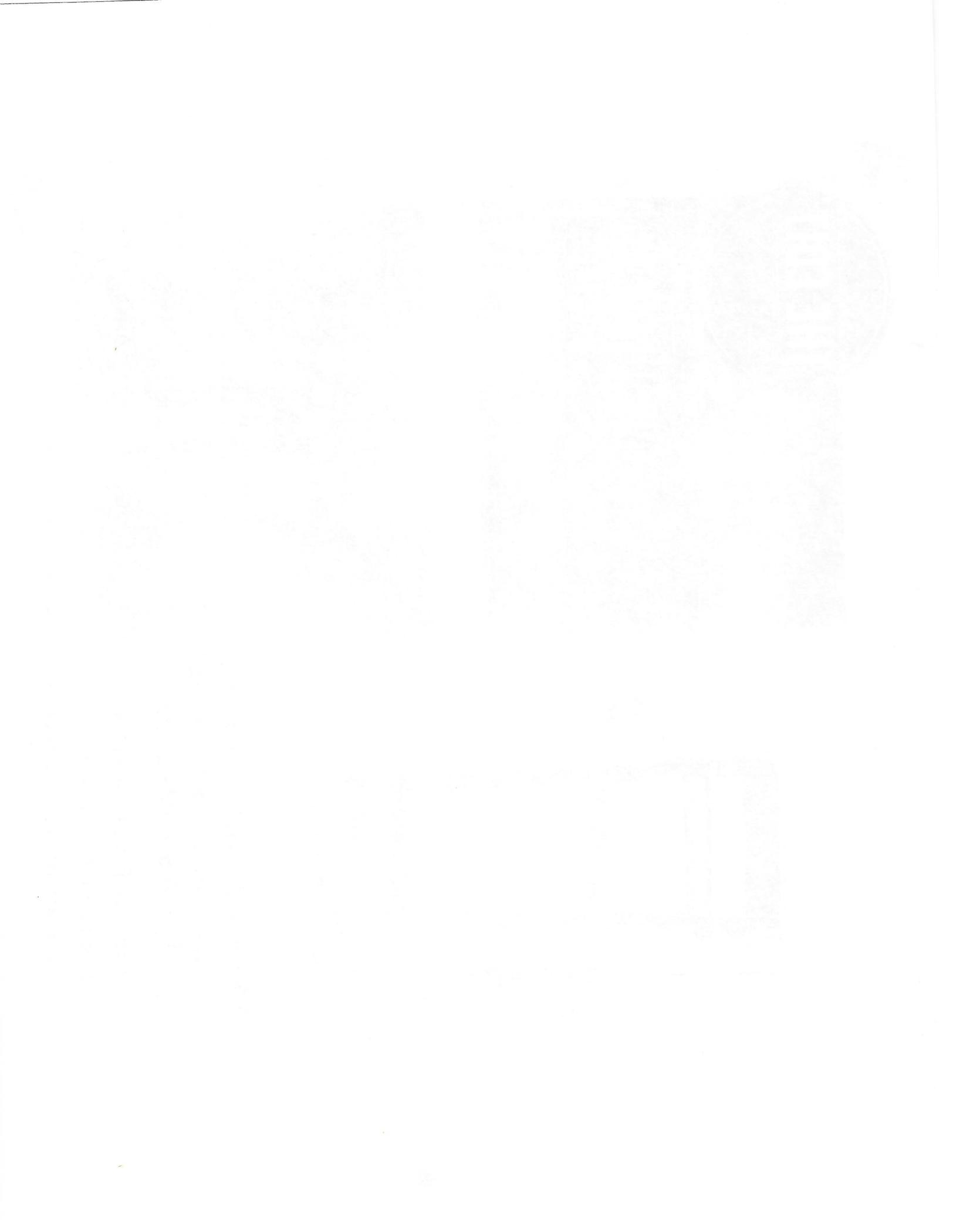
← 15 inches deep

← 29 inches →



We are Amber and Richard Sims,  
and we are excited to be welcomed  
by you to Caldwell, ID.

We are confident we will be a  
wonderful addition to the neighborhood,  
and are ready to answer any questions you have.



PIN	OwnerName	InCareOf	Address	City	State	ZipCode
R04630	BLANCO HOLDINGS ARTHUR LLC		18971 DEAN LN	NAMPA	ID	83687
R04631	HAWKINS BELINDA V SPECIAL NEEDS TRUST		21344 MAIN ST	GREENLEAF	ID	83626
R04698	KOCH INC		23306 FREEZEOUT RD	CALDWELL	ID	83605
R04618	ROSTOCK JAMES W		307 S KIMBALL AVE	CALDWELL	ID	83605
R04619	SPELMAN ROELOF AND LORI SPELMAN REVOCABLE LIVING TRUST		509 WEASY ST	CALDWELL	ID	83605
R04620	SPELMAN ROELOF AND LORI SPELMAN REVOCABLE LIVING TRUST		509 W EASY ST	CALDWELL	ID	83605
R04699	CALDWELL CITY OF		PO BOX 1179	CALDWELL	ID	83606
R04627	MT MORAH LODGE 39 A F AM INC		PO BOX 1091	CALDWELL	ID	83606
R04621	SCHROYER CHRIS		23756 OLD HWY 30	CALDWELL	ID	83606
R04700	CALDWELL CITY OF		PO BOX 1179	CALDWELL	ID	83606
R04703	MONARCH PROPERTIES LLC		561 W CHRISTOPHER ST	MERIDIAN	ID	83642
R04626	ROSTOCK JAMES W		307 S KIMBALL AVE	CALDWELL	ID	83605
R04702	MCNEICE JOHN H		12244 S HUNTERS POINTE DR	NAMPA	ID	83686
R04623	ROSTOCK JAMES W		PO BOX 2609	CARLSBAD	CA	92018
R04701	FIRST SECURITY BANK OF IDAHO	THOMSON PROPERTY TAX SERVICES	PO BOX 1188	BURLEY	ID	83318
R04731100	THOMSON PROPERTY TAX SERVICES	THOMSON PROPERTY TAX SERVICES	PO BOX 2609	CARLSBAD	CA	92018
R04706	CLEVELAND SQUARE CONDOMINIUMS		802 W BANNOCK ST STE 204	BOISE	ID	83702
R04612010A	KEY BANK OF IDAHO	LINDA FOUTZ=	PO BOX 94839	CLEVELAND OH	ID	44101
R04707	SUNDOWNER INC		PO BOX 1055	CALDWELL	ID	83605
R04710	3110 CLEVELAND LLC	LINDA FOUTZ=	PO BOX 2414	EAGLE	ID	83616
R04732	GEM STATE PROPERTIES CORP		PO BOX 94839	CLEVELAND OH	ID	44101
R04617	RMDFPERKSON LLC		1803 N 12TH ST	BOISE	ID	83702
R04720	TENTH BLAINE LLC		2005 S 10TH AVE	CALDWELL	ID	83605
R04708	CANTON PROPERTY HOLDINGS LLC		PO BOX 331	CALDWELL	ID	83606
R04615	DONBIZ AT 921 LLC		7396 ELM LN	NAMPA	ID	83687
R04711	SUNDOWNER INC		PO BOX 1055	CALDWELL	ID	83605
R04614	DHS INVESTMENTS LLC		19823 APRICOT LN	CALDWELL	ID	83607
R04722	SUNDOWNER INC		PO BOX 1055	CALDWELL	ID	83605
R04721	KAVORCA CO LLC		PO BOX 219	PAYETTE	ID	83661
R04613	LOKI INVESTMENTS LLC		8940 W PEMBRACK DR	BOISE	ID	83704
R04730	SUNDOWNER INC		PO BOX 1055	CALDWELL	ID	83605
R04723	S&I PROPERTY INVESTMENTS LLC		901 DEARBORN ST	CALDWELL	ID	83605
R04719	BRYE PATCH PROPERTIES LLC		5196 E QUARTERPATH DR	BOISE	ID	83716
R04713	HELLS CANYON INVESTMENT CO LLC	INDSTRY CONSULTING GROUP, INC	11934 W GOLDENROD AVE	BOISE	ID	83713
R04729	IPMORGAN CHASE BANK NA		PO BOX 33605	DALLAS	TX	75235-0605
R04718	VETOS ZACKERY LEGAN		909 DEARBORN ST	CALDWELL	ID	83605
R04717	PRICE EDWARD B		36036 HIGHWAY 245	BAKER CITY OR	OR	97814
R04716	PRICE EDWARD B		36036 HIGHWAY 245	BAKER CITY OR	OR	97814
R01314	HARPER HELEN F		2112 ALDER DR	CALDWELL	ID	83605
R05190010	WONG HAROLD Y AND GWENDOLYN C INTER VIIVOS TRUST	WALGREEN CO., STORE # 07276=	PO BOX 1159	DEERFIELD IL	IL	60015
R05190	VACO LLC		824 DEARBORN ST	CALDWELL	ID	83605
R04725	COLUMBIA STATE BANK		PO BOX 2156 MS 3300	TACOMA	WA	98401
R04715	9223 LLC		PO BOX 220	STAR	ID	83669
R01301	STUBBLEFIELD LYNN R		3316 W WISCONSIN AVE	CALDWELL	ID	83605
R01311	IDAHO CENTRAL CREDIT UNION		4400 CENTRAL WAY	CHUBBUCK	ID	83202
R01309	HELLS RICK		PO BOX 686	CALDWELL	ID	83606
R01312	CALDWELL CITY OF		PO BOX 1179	CALDWELL	ID	83605
R01501	HELLS RICK		PO BOX 686	CALDWELL	ID	83605
R01321	PUBLIC LIBRARY \$	GWEN MAIN =	1010 DEARBORN ST	CALDWELL	ID	83606
R04616	A B G PROPERTIES LLC		504 W VILLAGE LN	BOISE	ID	83702
R04734	SUNDOWNER INC		PO BOX 1055	CALDWELL	ID	83605
R04612	SUNDOWNER INC	THE HOUSING COMPANY	PO BOX 6943	CALDWELL	ID	83605
R04709	CLEVELAND HOLDING LLC		PO BOX 1055	BOISE	ID	83707
R04733	CALDWELL CITY OF		PO BOX 1055	BOISE	ID	83605
R04612010	LUJACK JEAN REVOCABLE LIVING TRUST		PO BOX 1055	BOISE	ID	83605
R04622	CALDWELL CITY OF		PO BOX 1179	CALDWELL	ID	83605
R04731101	COMMUNITY HEALTH CLINICS INC DBA TERRY REILLY HEALTH SERVICES		PO BOX 1179	CALDWELL	ID	83606
R04731102	CLEVELAND SQUARE LIMITED PARTNERSHIP	THE HOUSING COMPANY	211 16TH AVE N	NAMPA	ID	83687
R04724	BRYE PATCH PROPERTIES LLC		PO BOX 6943	BOISE	ID	83707
			5196 E QUARTERPATH DR	BOISE	ID	83716

CANYON COUNTY LISTING - "R04708" - 50707feet  
02-04-2026

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.

**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: 10:00 AM

End Time of Neighborhood Meeting: 11:00am

**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. Valarie Hruza 921 Cleveland Caldwell ID

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

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## **NOTICE OF NEIGHBORHOOD MEETING**

February 6, 2026

City of Caldwell  
PO Box 1179  
Caldwell, ID 83606

RE: Neighborhood Meeting Notice for Project in your Neighborhood

To Whom it May Concern:

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

**Meeting Date: Monday, February 23<sup>rd</sup>, 2026**

**Meeting Time: 10:00 AM**

**Meeting Location: 921 Cleveland Blvd, Caldwell, ID 83605 (Former portion of Ruby Bloom)**

**Project Summary:** This project consists of a request for a Special Use permit to allow a secondhand/thrift use permit to open a Consignment & Boutique in this location. Because of the nature of the use, a special use permit is required by the city of Caldwell. We are looking to open a business by the name of The Edit – Consignment + Boutique that has individual spaces for Consignees to bring in their own Clothing and Accessories.

**Our Mission:** We exist to redefine resale – creating a modern, inclusive boutique where style changes weekly, sellers earn effortlessly, and discovery is part of every visit.

**Our Vision:** To become Caldwell’s definitive destination for curated resale and boutique fashion – and to scale a model that reshapes how communities experience resale. This is not Thift. This is the Edit.

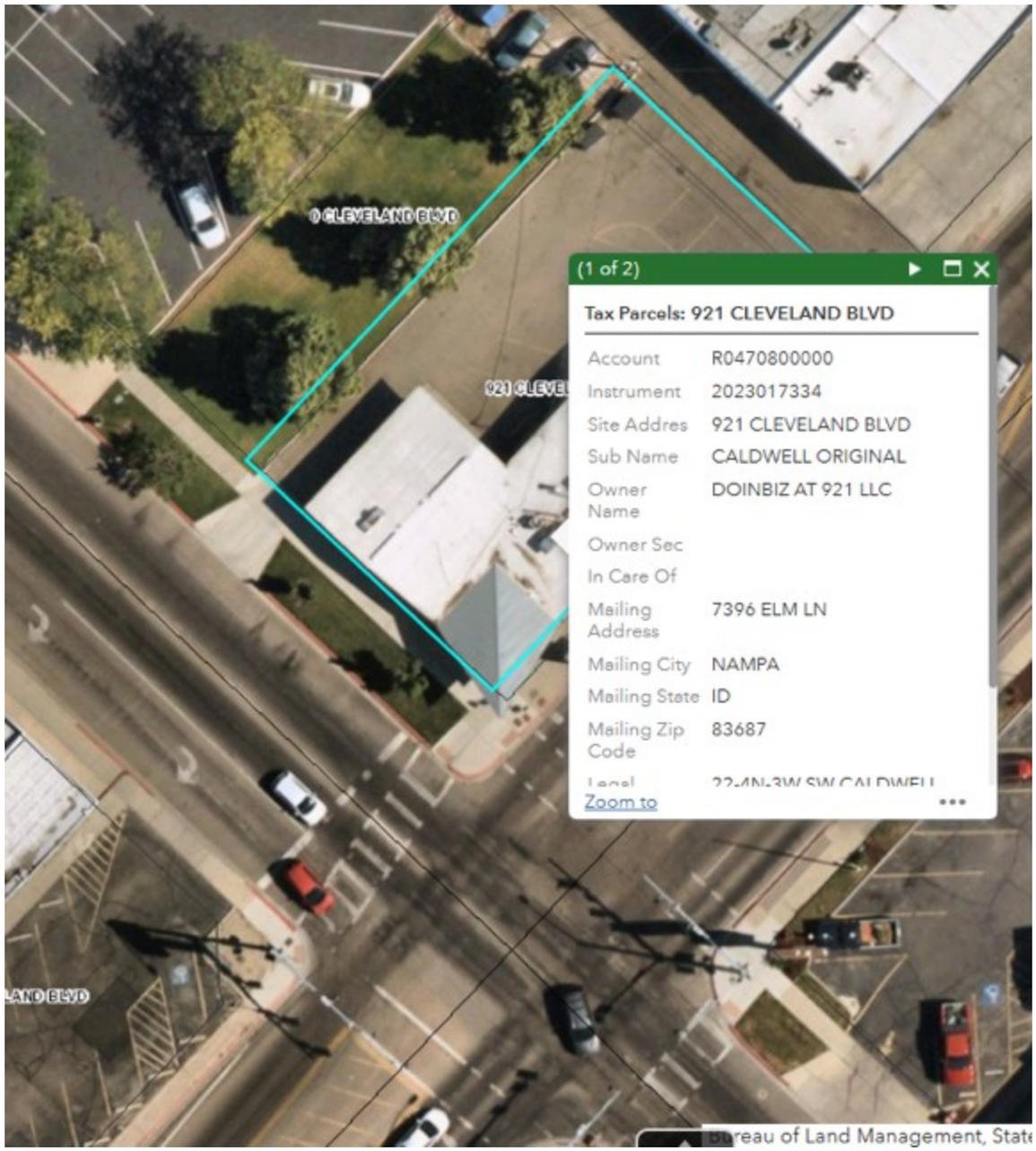
If you would like to contact us ahead of the meeting, please feel free to reach out to us at (208) 800-9586 or by email at [TheEditIdaho@gmail.com](mailto:TheEditIdaho@gmail.com) .

We look forward to hearing from you!

Sincerely,

Richard & Amber Sims

The Edit, LLC



(1 of 2)

**Tax Parcels: 921 CLEVELAND BLVD**

Account	R0470800000
Instrument	2023017334
Site Address	921 CLEVELAND BLVD
Sub Name	CALDWELL ORIGINAL
Owner Name	DOINBIZ AT 921 LLC
Owner Sec	
In Care Of	
Mailing Address	7396 ELM LN
Mailing City	NAMPA
Mailing State ID	
Mailing Zip Code	83687
Level	22.4N.3W SW CALDWELL

[Zoom to](#) ...

921 Cleveland Boulevard

Restaurants

Coffee

Gas

Groceries

Trash

Additional parking rental

Parking

Ruby Bloom Florist

Rising Together Caldwell

921 Cleveland Blvd

Hello Norman Home goods store

Title Cash



View

921 Cleveland Blvd



Directions

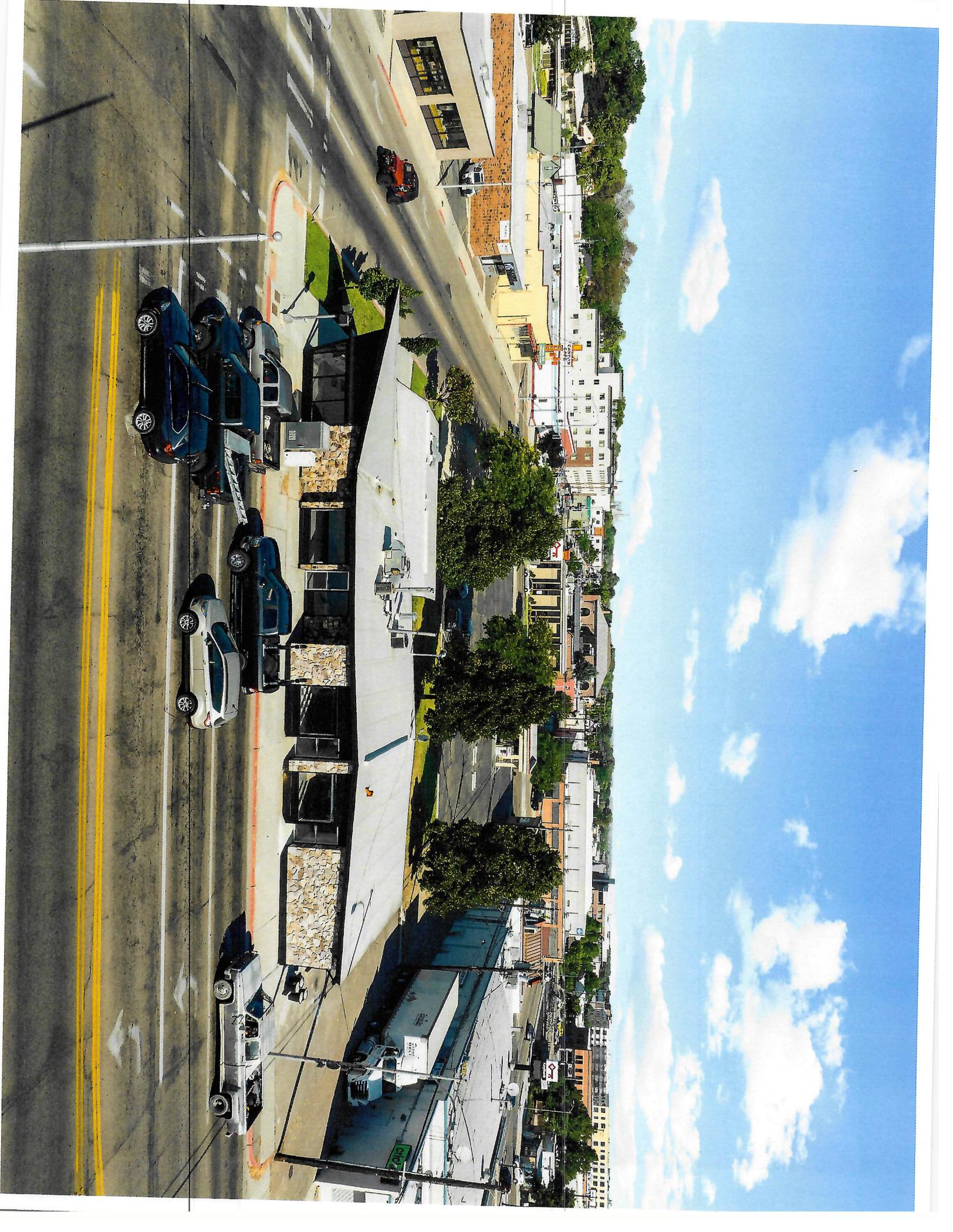
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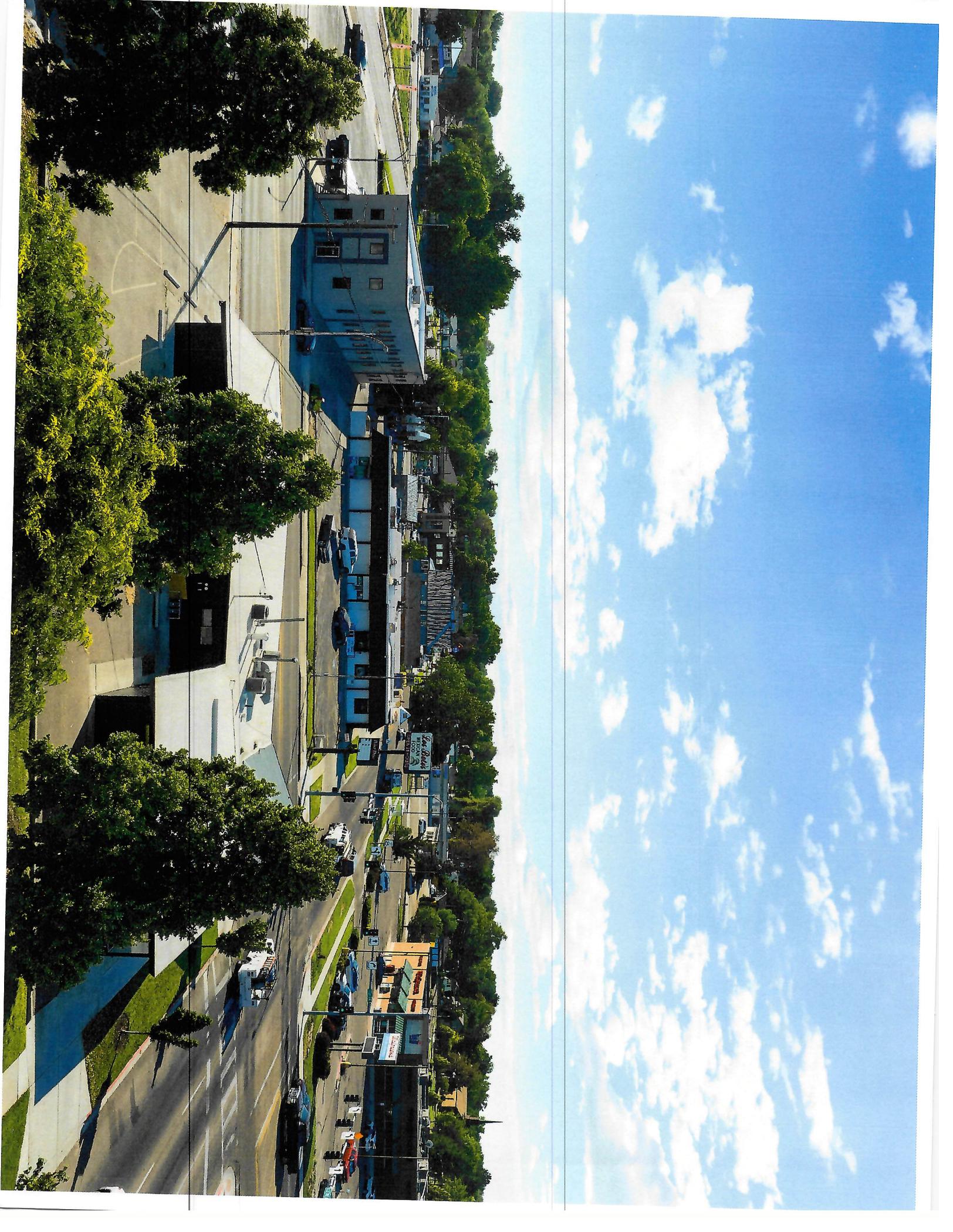
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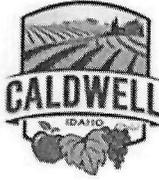












**PROPERTY OWNER ACKNOWLEDGEMENT**

COMMUNITY DEVELOPMENT – PLANNING & ZONING – 205 S 6<sup>TH</sup> AVE, CALDWELL ID

I, Valarie Hruza, the recorded owner for real property addressed as 322 S 10th Ave, Suite # \_\_\_\_\_, City Caldwell State ID Zip 83605, am aware of, in agreement with, and give my permission to Amber Miller-Sims, 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 2<sup>ND</sup> day of March, 2024

Valarie Hruza  
(Signature)

**CERTIFICATE OF VERIFICATION**

STATE OF IDAHO )  
                          ) ss.  
                          )

I, Rachel E Walsh, a Notary Public, do hereby certify that on this 2<sup>ND</sup> day of MARCH, in the year, 2024, personally appeared before me Valarie Hruza, 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.

Rachel E Walsh

NOTARY PUBLIC FOR IDAHO

Residing at Nampa

My Commission Expires 11/14/29

