



Master Land Use Application

I. Application Requests (check all that apply)

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.*

<input type="checkbox"/> Admin Director Determination <input type="checkbox"/> Admin Development Review ² <input type="checkbox"/> Alternative Method of Compliance <input type="checkbox"/> *Annexation w/ Zoning <input type="checkbox"/> Business License (permit) <input type="checkbox"/> **Certificate of Appropriateness <input type="checkbox"/> *Comp Plan (Map) Amendment <input type="checkbox"/> *Comp Plan (Text) Amendment <input type="checkbox"/> *Deannexation <input checked="" type="checkbox"/> **Design Review <input type="checkbox"/> Development Agreement (new) * <input type="checkbox"/> Development Agreement (modification)** <input type="checkbox"/> Development Agreement (termination)* <input type="checkbox"/> Home Occupation Permit (new) <input type="checkbox"/> Home Occupation Permit (renewal) <input type="checkbox"/> Lot Line / Boundary Line Adjustment <input type="checkbox"/> Lot Split (administrative) <input type="checkbox"/> Lot Split (simple) <input type="checkbox"/> *Manufactured Home Community <input type="checkbox"/> Mobile Food Unit (Individual) <input type="checkbox"/> Outdoor Dining Permit <input type="checkbox"/> Parcel Consolidation	<input type="checkbox"/> Performance Bonding <input type="checkbox"/> Planned Unit Development (new)* <input type="checkbox"/> Planned Unit Development (modification)** <input type="checkbox"/> Public Art/Murals <input type="checkbox"/> Rezone (zoning map amendment) <input type="checkbox"/> Signs ¹ <input type="checkbox"/> Special Use Permit (new)* <input type="checkbox"/> Special Use Permit (modification)** <input type="checkbox"/> Special Use Permit (time extension) <input type="checkbox"/> Subdivision Plat (prelim plat) * <input type="checkbox"/> Subdivision Plat (final plat) <input type="checkbox"/> Subdivision Plat (short plat) ³ <input type="checkbox"/> Subdivision Plat (modification)** <input type="checkbox"/> Subdivision Plat (renewal) <input type="checkbox"/> Subdivision Plat (time extension) <input type="checkbox"/> Temporary Use Permit (new) <input type="checkbox"/> Temporary Use Permit (renewal) <input type="checkbox"/> Traffic Impact Study Review <input type="checkbox"/> *Vacation (easement, ROW, plat note) <input type="checkbox"/> *Variance <input type="checkbox"/> Zoning Ordinance (Text) Amendment
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☐ Other, please describe:

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

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



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

II. General Project / Site Information

Project or Development Name: <small>(for business licensing, use business name)</small>	Wienerschnitzel Restaurant with Drive thru					
Site Address(s): <small>Upload separate attached sheet if more than six (6) site addresses</small>	2622 Cleveland Blvd					
	Caldwell ID 83605					
Suite #s:						
Parcel #s:						
	0021900 0					
Total Acres:	0.40					
Prior Use of Property:	Vacant lot					
Proposed Use of Property:	Quick Serve restaurant with drive thru					
Current Zoning of Subject Parcel(s): <small>(check all that apply)</small>	<input type="checkbox"/> RS-1	<input type="checkbox"/> C-1	<input type="checkbox"/> M-1	<input type="checkbox"/> D-CC	<input type="checkbox"/> A-D	<input type="checkbox"/> Property in County
	<input type="checkbox"/> RS-2	<input checked="" type="checkbox"/> C-2	<input type="checkbox"/> M-2	<input type="checkbox"/> C-CB	<input type="checkbox"/> C-D	
	<input type="checkbox"/> R-1	<input type="checkbox"/> C-3	<input type="checkbox"/> I-P	<input type="checkbox"/> T-N	<input type="checkbox"/> H-D	List County Designation: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>
	<input type="checkbox"/> R-2	<input type="checkbox"/> C-4			<input type="checkbox"/> P-D	
	<input type="checkbox"/> R-3	<input type="checkbox"/> H-C				



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

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

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

Is/Are Subject Parcel(s) located within an "Area Hub" as indicated within the City of Caldwell Comprehensive Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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III. Applicant Information

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

Name:	John Day
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Company Name: <i>(if applicable)</i>	Slichter Ugrin Architecture
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Mailing Address:	415South 13th Street
	415South 13th Street
	Boise, ID 83702

Phone:	208.395.1080	Email:	johnd@suarchitcture.com
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Applicant Relationship to Property Owner:	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent/Representative <input type="checkbox"/> Purchaser
	<input type="checkbox"/> Petitioner <i>(vacation requests only)</i>



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

Name:	<input type="text" value="Paul Del Bufalo"/>		
Mailing Address:	<input type="text"/>		
	<input type="text" value="4420 Wagon Road"/>		
	<input type="text" value="Nampa, ID 83687"/>		
Phone:	<input type="text" value="208.921.0942"/>	Email:	<input type="text" value="paulallamericanroofing@yahoo.com"/>

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

Name:	<input type="text" value="na"/>		
Company Name: <i>(if applicable)</i>	<input type="text"/>		
Mailing Address:	<input type="text"/>		
	<input type="text"/>		
	<input type="text"/>		
Phone:	<input type="text"/>	Email:	<input type="text"/>

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

Name:	<input type="text" value="John Day"/>		
Company Name: <i>(if applicable)</i>	<input type="text" value="Slichter Ugrin Architecture"/>		
Mailing Address:	<input type="text"/>		
	<input type="text" value="415 S 13th Street"/>		
	<input type="text" value="Boise, ID 83702"/>		
Phone:	<input type="text" value="208.395.1080"/>	Email:	<input type="text" value="johnd@suarchitecture.com"/>



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

Name:	<input style="width: 95%;" type="text" value="Kelly Kehrer"/>		
Company Name: <i>(if applicable)</i>	<input style="width: 95%;" type="text" value="KM Engineering"/>		
Mailing Address:	<input style="width: 95%;" type="text"/>		
	<input style="width: 95%;" type="text" value="5725 North Discovery Way"/>		
	<input style="width: 95%;" type="text" value="Boise, ID 83713"/>		
Phone:	<input style="width: 150px;" type="text" value="208.639.6939"/>	Email:	<input style="width: 250px;" type="text"/>

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

Name:	<input style="width: 95%;" type="text" value="Alyssa Yensen"/>		
Company Name: <i>(if applicable)</i>	<input style="width: 95%;" type="text" value="KM Engineering"/>		
Mailing Address:	<input style="width: 95%;" type="text"/>		
	<input style="width: 95%;" type="text"/>		
	<input style="width: 95%;" type="text"/>		
Phone:	<input style="width: 150px;" type="text"/>	Email:	<input style="width: 250px;" type="text"/>

IX. Applicant Acknowledgement

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



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☒ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I certify that I am the:

☐ Property Owner ☒ Authorized Agent / Representative ☐ Petitioner (Vacations Only)

John Day

Applicant / Applicant's Representative Printed Name

07/16/2025

Date

Applicant / Applicant's Representative Signature



CITY OF
Caldwell, Idaho

Planning & Zoning

DESIGN REVIEW

Project Name:	File #:
Applicant/Agent:	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
	Completed and signed Hearing Review Application	
✓	Narrative fully describing the request, including the following: <ul style="list-style-type: none">➤ List all changes and/or improvements being considered➤ List any variations from code being requested, include reasoning for variations➤ Any other pertinent information to the request	
✓	Vicinity map, showing the location of the subject property	
✓	Building Elevations showing front, sides, and rear of building. Include scale, legend, materials, colors, screening materials, lighting, entryways, and awnings	
✓	Design Review Checklist	
	All of the above items shall be submitted in 8 1/2 x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	
	Fee	

PLACE A CHECK NEXT TO ALL STATEMENTS THAT APPLY TO THE SUBJECT PROPERTY:

- ☐ Located within the City Center Corridor
- ☐ Located within the City Center Indian Creek Corridor
- ☐ Located within a designated local Historic District

✓ Other: NA

STAFF USE ONLY:

Date Application Received: _____

Received by: _____


Proposed Hearing Date: _____

Hearing Body: _____







INVOICE

Permit #: DR25-000013
Address: 2622 CLEVELAND BLVD




Fee	Account Code	Amount
P&Z Fees - Hearing Level (New Construction)	10330	1,097.00
TOTAL		1,097.00





Design Review Checklist for Case No. _____



Y E S	N O	N/ A	Dimensional Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Have all easements been kept clear of any permanent buildings, structures or encroachments?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. For new construction, is at least 30% of the front building elevation five feet or less from the front property line?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. If at least 30% of the front building elevation is more than five feet from the front property line, has publicly accessible and useable space been provided in its place, along with building entry through that space?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Do encroachments (overhangs, bay windows, porches, canopies, balconies, etc.) extend no more than four (4) feet into a setback, easement or right-of-way and provided they are 14.5 feet above a sidewalk or alley?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. For new construction, is the maximum building height either 3 stories or 45 feet?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. For new construction in the Indian Creek corridor, there is no building height requirement.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. For new residential construction, there is no building height limitation.
Y E S	N O	N/ A	Standards for Materials, Colors, Wall Openings, and Projecting Elements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Are the primary building façade materials brick or stucco?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Are the secondary trim materials (no more than 20% of the building facade) painted brick, stained and sealed wood, metal panel, terra cotta cladding or tile?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Do the building colors match the color palette listed in the GGLO Plaza Design Handbook?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Are any of the following <u>prohibited</u> finishes being used: finishes that reflect light; finishes that glare; finishes that are bright, heavily saturated; reflective shades of primary colors?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Are the following the following <u>prohibited</u> materials being used anywhere on the site, buildings or structures? <ul style="list-style-type: none"> - chainlink fence - crushed colored rock - crushed tumbled glass
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. If two or more wall materials are combined on one façade is the lighter material above those more substantial (e.g. stucco above masonry)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is the window glazing reflective (mirrored)?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15. Do window openings have either vertical proportions or are they square?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. If window shutters are being used, have they been sized to match their openings?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17. Are windows recessed no less than 2" from the building façade?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18. Are any building elements that project from the building wall by more than 16" visibly supported by brackets, posts, or beams sized at a minimum 6" in nominal width or diameter?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. If bay windows are used, are they made of materials identical to or compatible with the building's wall finish and windows?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20. If bay windows are used, are they no wider than 8' and is their height equal to or greater than their width?

			21. If bay windows are used, are they at least 3' from a building corner or other bay window?
			22. If bay windows are used, do the street facing ones consist of at least 50% transparent glazing?
Y E S	N O	N/ A	Standards for Building Facades
			<p>23. For new construction of exterior renovations, circle which of the following building facades has been used in the project?</p> <ul style="list-style-type: none"> - Dooryard - Light Court - Forecourt - Stoop - Gallery - Arcade - <u>Shopfront and Awning</u>
			<p>24. <i>Standards for Buildings Facades – Dooryards</i></p> <ul style="list-style-type: none"> - Have elevated gardens or terraces that provide additional buffer and privacy for residences? - Is façade enclosed by low garden walls at or near the property line, with a stair leading from the sidewalk to the elevated yard? - Are the building facades set back from the property line? - Are the buildings accessed directly from the dooryards? - Do the garden walls enclosing the dooryard not exceed 42" in height, unless necessary for structural reasons? - Are the garden walls constructed of either stucco, brick or stone? - Is a transparent metal railing affixed atop the garden wall if additional height is necessary for safety?
			<p>25. <i>Standards for Building Facades – Light Court</i></p> <ul style="list-style-type: none"> - Has it been created by depressing a portion of the front yard below the sidewalk grade in order to provide light and access in the lower level of the building? - Is it set back from the property line to provide sufficient space for the light court and an exterior stair connecting the sidewalk and the light court? - Has a railing and/or garden wall at the property line been provided for safety? - Has it been combined with other frontage types to provide access to upper levels? - Is it a minimum 8 feet deep occupying a minimum 40% of the façade width? - Is it a maximum of 6 feet below the adjacent sidewalk? - Do garden walls or railings enclosing the light court not exceed 42" in height? - Are the stairs either parallel with or perpendicular to the sidewalk?
			<p>26. <i>Standards for Building Facades – Forecourt</i></p> <ul style="list-style-type: none"> - Created by setting back a portion of the building façade, typically the central portion? - Provides access to a central lobby of a larger building, but also combined with other frontage types to provide direct access to portions of the façade close to the sidewalk? - Is it landscaped or paved or a combination of landscaping and paving? - Is it at grade or elevated above the sidewalk a maximum of 24 inches? - Is it a minimum of 10 feet in width and depth? - Does the width not exceed 1/3 of the overall façade width?

			- Is the depth equal to or less than the width?
		✓	<p>27. <i>Standards for Building Facades – Stoop</i></p> <ul style="list-style-type: none"> - Do exterior stairs with landings provide access to buildings placed close to the property line? - Are the building facades set back just enough to provide space for the stoop? - Is the exterior wall of the stoop perpendicular to or parallel with the sidewalk? - Is the stoop raised above grade a minimum of 18" and a maximum of 36 inches? - Is the stoop a minimum 4 feet in width and depth? - Is landscaping on either side of the stoop at grade or elevated and is it demarcated by a garden wall not exceeding 18" in height?
		✓	<p>28. <i>Standards for Building Facades – Gallery</i></p> <ul style="list-style-type: none"> - Is a colonnade attached to a building façade that is aligned with or near the property line? - Do the colonnades project over the sidewalk and encroach into the public right-of-way? - Is there a minimum 8 feet clear between the façade and the inside of the posts or columns? - Is the space between the face of the curb and the outside face of the posts or columns between 24 inches and 30 inches?
		✓	<p>29. <i>Standards for Building Facades – Arcade</i></p> <ul style="list-style-type: none"> - Arcades are created by facades that encroach into the public right-of-way on upper levels but are built at or near the property line on the ground floor. - Does a colonnade structurally and visually support the building mass above the sidewalk? - Is there a minimum 8 feet clear between the ground floor façade and the inside of the posts or columns? - Is the space between the face of the curb and the outside face of the posts or columns between 24 inches and 30 inches?
✓			<p>30. <i>Standards for Building Facades – Shopfront and Awning</i></p> <ul style="list-style-type: none"> - Shopfront and awning frontages are created by inserting storefronts with substantial glazing into the ground floor façade of a building. - The façade is aligned with the property line, although partially recessed storefronts, such as recessed entrances, are also common. - Is the building entrance at sidewalk grade providing non-residential ground floor use? - Is the shopfront a minimum 10 feet tall? - Does it provide a solid base or bulkhead with a maximum height of 24 inches above sidewalk grade? - Has a cornice or horizontal band been provided to differentiate the shopfront from upper levels of the building? - At a minimum, is 50% of the façade area between 2 feet and 10 feet above the ground floor consisting of transparent fenestration? - Awnings may encroach into the public right-of-way and cover the sidewalk to within 2 feet of the curb. - Are the awnings a minimum of 7 feet above sidewalk grade, as measured from the bottom of the valances? - Are the awnings made out of plastic or metal?
✓			<p>31. Is the main entrance to every building or use located within the façade and accessed directly from the street through one of the frontage types listed in #23?</p>

			32. Is the primary building entrance oriented to the street and clearly defined by the architectural design of the building and the allowed frontage type as chosen from #23?
Y E S	N O	N/ A	Standards for Roofs
			33. Does the roof design demonstrate two or more of the following items and please circle all items demonstrated: <ul style="list-style-type: none"> - <u>overhanging eaves</u> - <u>sloped roofs</u> - <u>two or more roof planes</u> - <u>varying parapet heights</u> - cornices
			34. If the building has a flat roof, are projecting cornices present to create a prominent edge?
			35. Is all rooftop mechanical equipment screened to the height of unit as viewed from ALL property lines?

Y E S	N O	N/ A	Standards for Building Form, Scale and Style Precedents
			36. For new construction or exterior renovations, does the building incorporate a minimum of two (2) elements from one of the following style precedents: <ul style="list-style-type: none"> - Richardsonian Romanesque Revival - Revival (Colonial, French and Italian Renaissance Revival) - Main Street Revival - Spanish Revival
			37. <i>Standards for Richardsonian Romanesque Revival. (Minimum of Two (2) Elements)</i> <ul style="list-style-type: none"> - Broad Hip Roof - Short towers, segmental arched entry - Transomed windows arranged in ribbon-like fashion - Rounded arched entry with return - Relieving round arch
			38. <i>Standards for Revival (Colonial, French, and Italian). (Minimum of Two (2) Elements)</i> <ul style="list-style-type: none"> - Pedimented window heads - Cornice window head - Multilight window sash - Segmented window heads - Paneled pilasters - Molded windowsills, balustrade above cornice
			39. <i>Standards for Main Street Revival. (Minimum of Two (2) Elements)</i> <ul style="list-style-type: none"> - Extension of the front façade well above the roof plane to create the illusion of height and mass - A detailed, projected cornice line - Symmetrical window openings - Use of only brick, stone, horizontal lap wood as finish siding - Vaneers

			<p>40. <i>Standards for Spanish Revival. (Minimum of Two (2) Elements)</i></p> <ul style="list-style-type: none"> - Small balconies - Roman or circular arcades and fenestration - Wood casement or tall, double hung windows - Canvas awnings and decorative iron trim - Prodigious use of stucco wall and chimney finishes - Low pitched clay tiled roofs and terra cotta or cast concrete ornaments - Tile roofs and stucco exteriors are characteristic with half rounded doors and windows - Towers and columns are often seem as balustrades, cantilevered balconies and covered porches
Y E S	N O	N/ A	Standards for Pedestrian Amenities
			<p>41. How long is the building frontage? <u>30'</u></p> <p>City code requires one pedestrian amenity for every 25' of frontage along the front façade. Has this been provided?</p>
			<p>42. Please circle the pedestrian amenities that have been provided in the plans:</p> <ul style="list-style-type: none"> - Pedestrian weather protection such as an awning, arcade, canopy, marquee, or a recessed opening into a building to create a covered pedestrian space of at least 100 square feet. - Benches - Waste receptacles - Ash tray trash - Kiosks - Drinking fountains - Bistro <u>seating</u> - 5 square feet of public space for every linear foot building along the property line adjacent to the street - A trellis, canopy, porch, or other building element that incorporates landscaping - Building ornamentation such as mosaic tile, relief sculpture, ornamental wood, or metal trim - Artwork or murals - Decorative clock - Water feature - <u>Bicycle racks</u> - Bicycle storage lockers - Public restrooms - Bollards - Railings - 1% of the value of the building construction shall be dedicated to the City for public art - Something equal to or greater in value to the pedestrian environment, other than what is listed above, that is approved by the Planning and Zoning Director.

Y E S	N O	N/ A	
			Standards for Parking
✓			43. For new construction, does the parking plan fit within the minimum and maximum amount of parking spaces.
✓			44. Is all off-street parking is located to the rear or side of the building(s)?
✓			45. Have all sizing and surfacing requirements for off-street parking, as per Section 10-02-05(3), been met?
	✓		46. Has off-street parking been provided in a garage, subterranean garage, parking structure, carport, uncovered parking lot, or a combination of the preceding?
✓			47. If a surface parking lot is being provided, have all requirements for surface parking lots, as listed in Section 10-12(10)C., been met?
		✓	48. Is all off site or off street parking for this application within 800 feet of the site?
Y E S	N O	N/ A	Standards for Murals
		✓	49. Is the context of the mural consistent with the architectural, geographical, socio-cultural and historical context of the city center?
		✓	50. Is the location on the rear, side, or alley side of the building?
		✓	51. Is the size less than 200 square feet?
		✓	52. Is the surface material resistant to vandalism and weather?
		✓	53. Does it include advertising or a business name?
Y E S	N O	N/ A	Standards for Blank Walls
		✓	54. Are any blank walls within 50 feet of and visible from a street or the Indian Creek corridor?
			55. If the answer to #53 is yes, a blank wall must be treated in one or more of the following methods: <ul style="list-style-type: none"> - Install a vertical trellis in front of at least 50% of the wall length with climbing vines or plant materials. - Provide a landscaping planting bed at least eight (8') wide or a raised planter bed at least two (2') feet high and three (3') wide in front of the wall. Plant materials that will obscure or screen at least 50% of the wall's surface within three (3) years are to be planted in the planting bed. - Provide artwork (mosaic, murals, sculptures, relief, etc.) over at least 50% of the blank wall surface.
Y E S	N O	N/ A	Standards for Service Areas
✓			56. Are all service areas (including all utility access, above ground equipment and trash containers) located on an alley, where an alley is present?
✓			57. If an alley isn't present, have all service areas been located at the rear or an internal location?
✓			58. Have all service areas been setback from property lines and screened with a minimum six foot solid fence or wall? (chain link/slatted fencing is prohibited in the city center)
✓			59. Have mechanical equipment, solar collectors, satellite dishes and communication equipment located on top of a building been screened with materials that blend with the form of the building?

	VARIANCES REQUESTED BY APPLICANT	APPROVED	DENIED
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			



July 30, 2025

Building Department
City of Caldwell – Community Development
33 E. Broadway Ave, Suite 102
Meridian, ID 83642

RE: Proposed Wienerschnitzel Drive thru Restaurant
2622 Cleveland Blvd
Nampa, Idaho 83605

Dear Staff:

Attached to this letter is a Building Permit application for 0.4 acres near the corner of Maple St., and Cleveland Blvd. The site parcel no is 00219000.

The proposed project consists of a new 1,490 sq.ft. Wienerschnitzel Restaurant with Drive-thru.

The site is currently an undeveloped dirt lot. The building footprint is 1,490 sq.ft. The drive thru will enter to the south of the building, looping north and east around the building. There is a new trash enclosure to be added to the south side of the property just west of the drive thru.

The building exterior will consist of painted stucco, with stone veneer wainscot and metal siding accents and a metal roof.

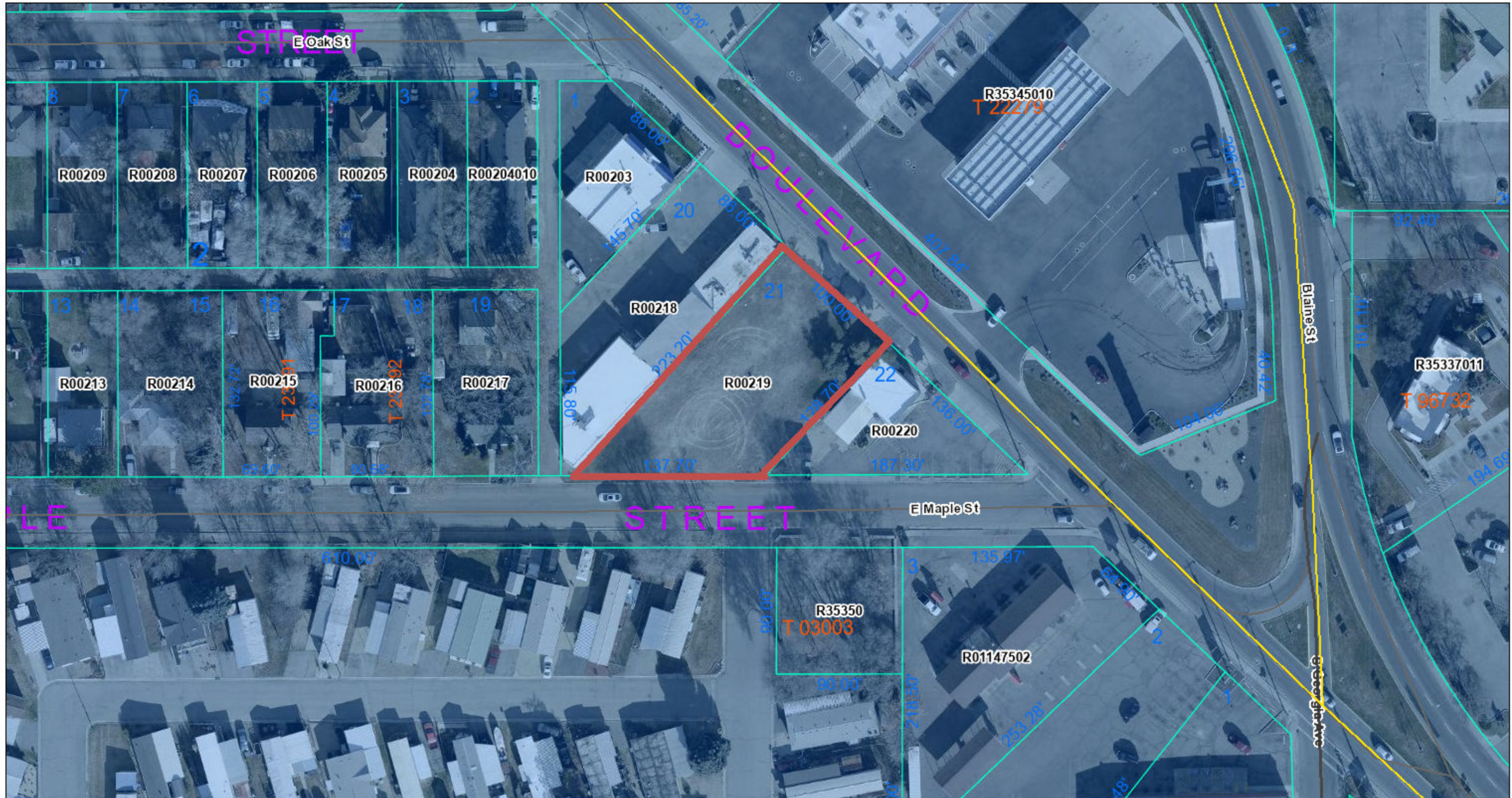
Landscaping will be installed through the new developed area.

Sincerely,

Charles Karas
Slichter Ugrin Architecture

SLICHTER | UGRIN > ARCHITECTURE, INC.

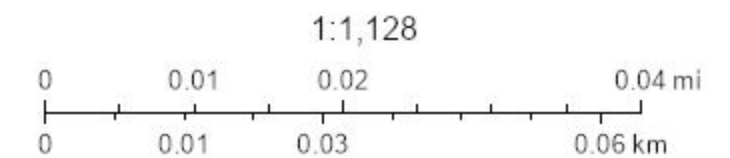
Canyon County Assessor

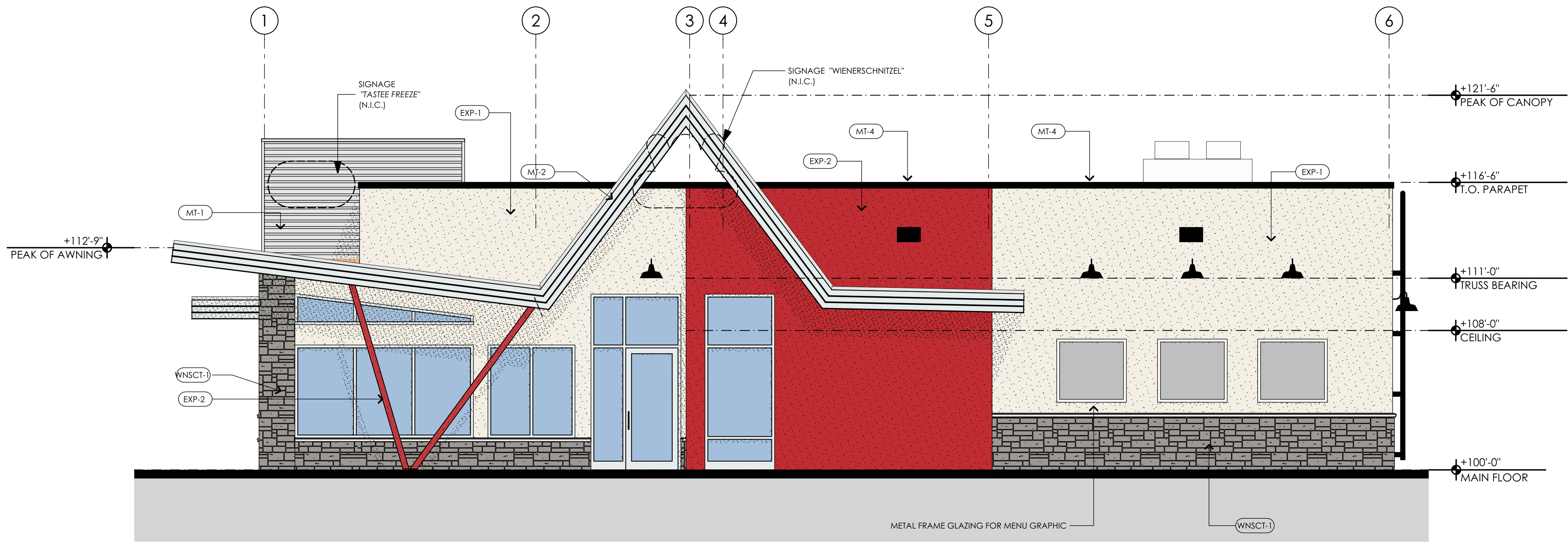


7/29/2025, 4:24:05 PM

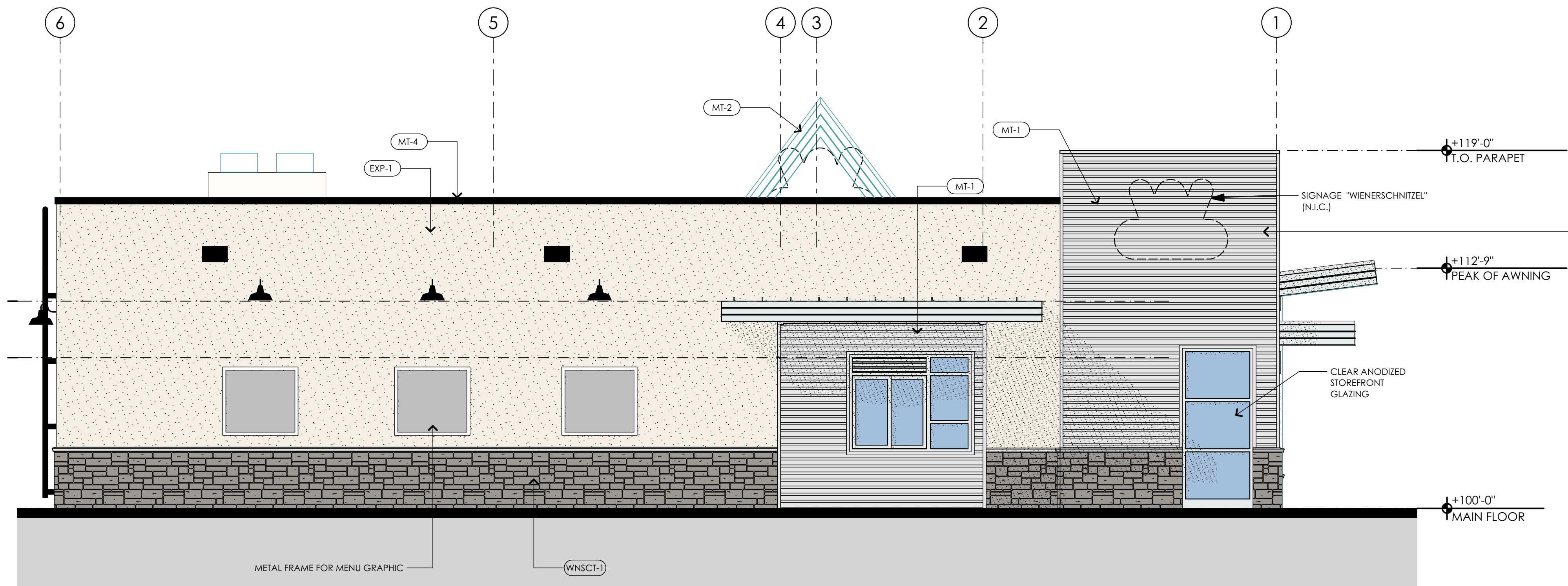
Imagery 2025

- | | | |
|----------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------------------------------|
| ■ Red: Band_1 | — Highway | Sections-Adjusted for Assessment |
| ■ Green: Band_2 | — Taxparcels | County |
| ■ Blue: Band_3 | — Canyon County Roads | City Limits (TY 2025) |
| | — Canyon County Roads | ■ CALDWELL |





WEST ELEVATION 2
SCALE: 1/4" = 1'-0"



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

EXTERIOR COLOR/MATERIAL LEGEND				
SYMBOL	COLOR	MATERIAL	DESCRIPTION	LOCATION
(EXP-1)	SW 7102 WHITE FLOUR	PAINT	RESILIENCE ACRYLIC LATEX - GLOSS	MAIN FIELD COLOR BLDG
(EXP-2)	SW 6868 REAL RED	PAINT	RESILIENCE ACRYLIC LATEX - GLOSS	ACCENT COLOR BLDG
(MT-1)	GALVALUME FINISH	METAL PANELS	METAL WALL PANELS - METAL SALES T-16E WALL PANELS	ACCENTS - BLDG WALLS
(MT-2)	GALVALUME FINISH	METAL PANELS	METAL ROOF PANELS - METAL SALES 1" HIGH X 12" WIDE MINI BATTEN	MAIN ROOF
(MT-3)	GALVALUME FINISH	METAL PANELS	METAL SOFFIT PANELS - METAL SALES - 1" HIGH X 12" WIDE SMOOTH	CANTILEVERED AWNING
(MT-4)	SW 6258 TRICORN BLACK	PAINTED METAL	COPING CAPS	BUILDING MAIN PARAPET
(WNSCT-1)	MESETA	MANUFACUTERED STONE VENEER	ELDORADO FIELDSTONE (OR SIM.)	BUILDING WAINSCOT

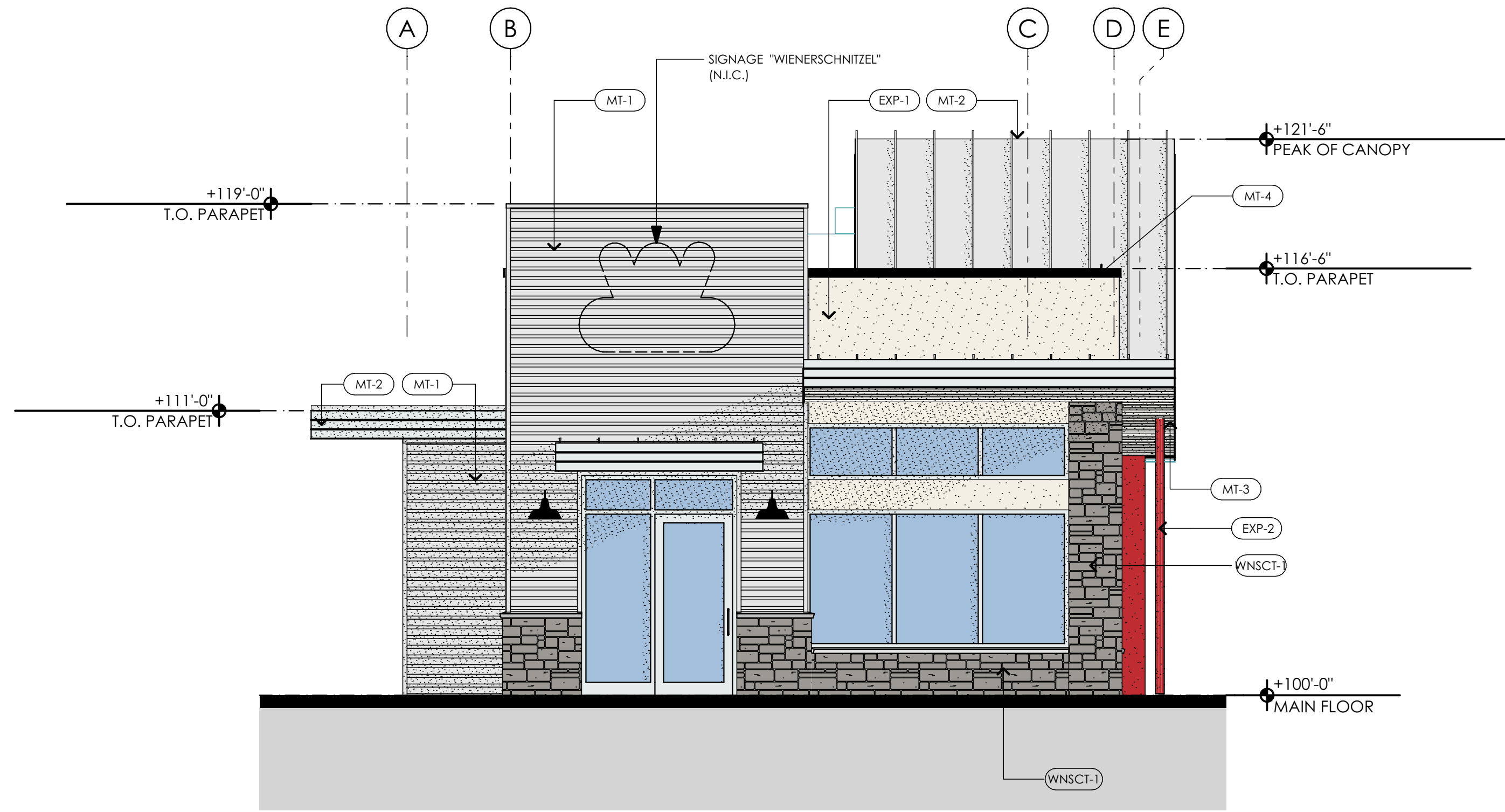


NEW HERITAGE PLUS
2622 CLEVELAND BLVD CALDWELL IDAHO 83605
WIENERSCHNITZEL DRIVE-THRU

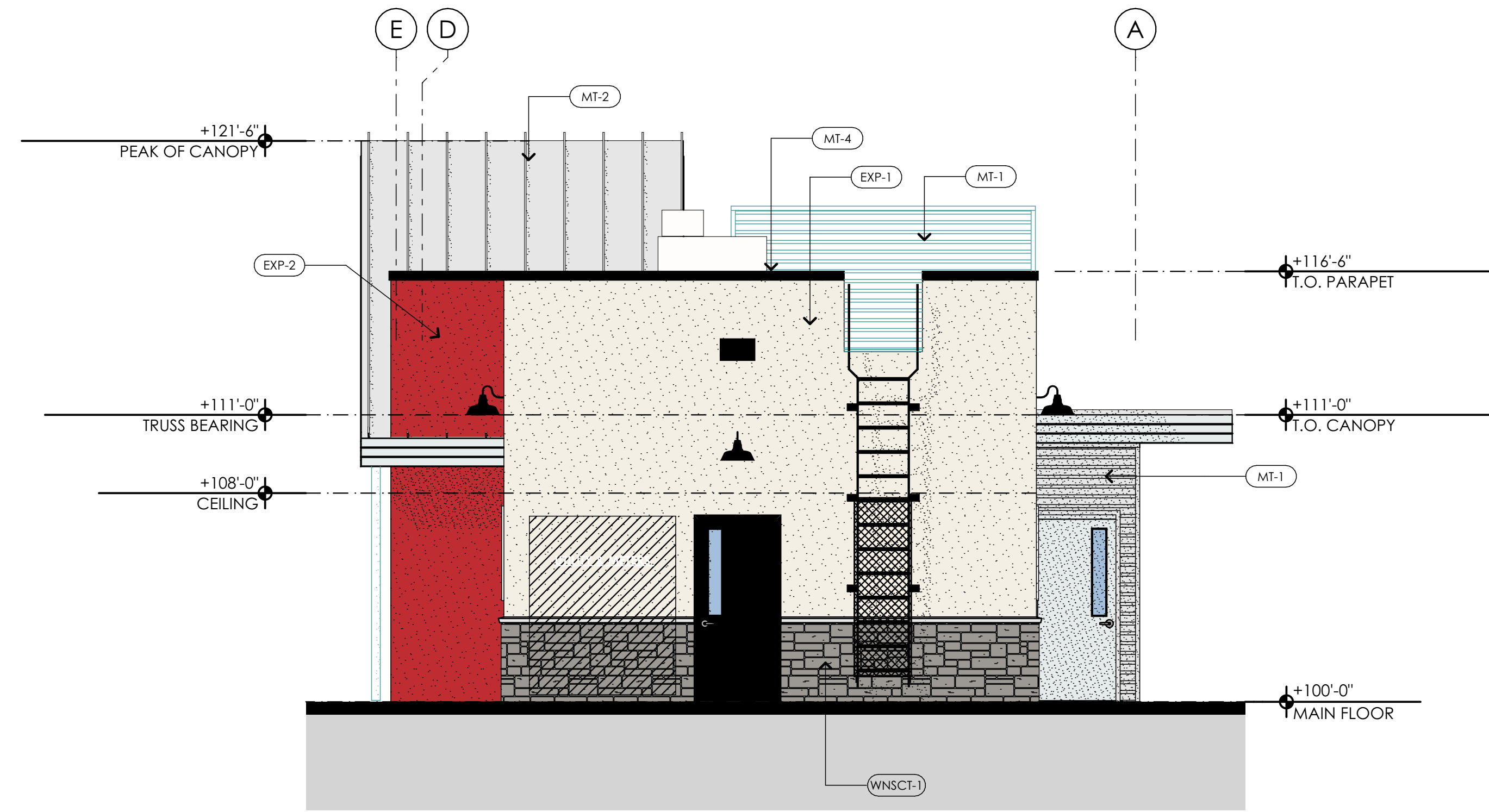
Issue Date:		JULY 2024	
Drawn By:		CK	
Checked By:		JD	
Revision	CHID	Issue Name	Date

Project No. 25082

BUILDING
ELEVATIONS



NORTH ELEVATION 2

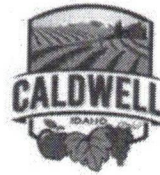


SOUTH ELEVATION 1

EXTERIOR COLOR/MATERIAL LEGEND				
SYMBOL	COLOR	MATERIAL	DESCRIPTION	LOCATION
(EXP-1)	SW 7102 WHITE FLOUR	PAINT	RESILIENCE ACRYLIC LATEX - GLOSS	MAIN FIELD COLOR BLDG
(EXP-2)	SW 6868 REAL RED	PAINT	RESILIENCE ACRYLIC LATEX - GLOSS	ACCENT COLOR BLDG
(MT-1)	GALVALUME FINISH	METAL PANELS	METAL WALL PANELS - METAL SALES T-16E WALL PANELS	ACCENTS - BLDG WALLS
(MT-2)	GALVALUME FINISH	METAL PANELS	METAL ROOF PANELS - METAL SALES 1" HIGH X 12" WIDE MINI BATTEN	MAIN ROOF
(MT-3)	GALVALUME FINISH	METAL PANELS	METAL SOFFIT PANELS - METAL SALES - 1" HIGH X 12" WIDE SMOOTH	CANTILEVERED AWNING
(MT-4)	SW 6258 TRICORN BLACK	PAINTED METAL	COPING CAPS	BUILDING MAIN PARAPET
(WNSCT-1)	MESETA	MANUFACUTERED STONE VENEER	ELDORADO FIELDSTONE (OR SIM.)	BUILDING WAINSCOT



Revision	CHD	Issue Name	Date



PROPERTY OWNER ACKNOWLEDGEMENT

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

I, Paul Del Bufalo, the recorded owner for real property addressed as 2622 Cleveland Blvd, Suite # , City Caldwell State ID Zip 83605, am aware of, in agreement with, and give my permission to Slichter Ugrin Architecture, to submit the accompanying application(s) pertaining to this property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 11 day of August, 20 25
Paul Del Bufalo
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
)

I, Gisela Grow, a Notary Public, do hereby certify that on this 11th day of August, in the year, 2025, personally appeared before me Paul Del Bufalo, 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.

Gisela Grow
NOTARY PUBLIC FOR IDAHO
Residing at Canyon County
My Commission Expires 7/27/27

