

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

### **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.

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

<sup>&</sup>lt;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 indicate the requirement for Administrative Development Review.



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### II. General Project / Site Information

Project or						
Development Name:						
(for business licensing, use business name)						
aco sacinoco namo)						
Site Address(s):						
Upload separate attached						_
sheet if more than six (6) site addresses						
						_
Suite #s:						
Suite #5.						
Parcel #s:						
	-					
Total Acres:						
101417101001	J					
Prior Use of Property:						
	,					
Proposed Use of						
Property:						
Current Zoning of	□ RS-1	□ C-1	☐ M-1	□ D-CC	□ A-D	□ Property
Subject Parcel(s):	□ RS-2	□ C-2	□ M-2	☐ C-CB	☐ C-D	in County
(check all that apply)	□ R-1	□ C-3	□ I-P	☐ T-N	☐ H-D	Liet County
	□ R-2	□ C-4			☐ P-D	List County Designation:
	□ R-3	☐ H-C				2001g/Tation1.



Proposed Zoning of Subject Parcel(s): (check all that apply)	<ul> <li>□ No Change</li> <li>□ RS-1</li> <li>□ RS-2</li> <li>□ R-1</li> <li>□ R-2</li> <li>□ R-3</li> </ul>	☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ H-C	□ M-1 □ M-2 □ I-P	2	D-CC C-CB T-N	□ A-D □ C-D □ H-D □ P-D
Select the Overlay District for the Subject Parcel(s): (check all that apply)	☐ Not in Overlay Zone ☐ APO-1 ☐ APO-2	□ ED-1	□ FP-1	☐ HD-1 ☐ HD-2 ☐ HD-3	□ SO-1 □ SO-2 □ SO-3	□ UD-1 □ UD-2 □ UD-3
City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): (check all that apply)	<ul><li>□ Neighborhoo</li><li>□ Neighborhoo</li><li>□ Neighborhoo</li><li>□ Urban Neighb</li></ul>	d 2 d 3		<ul><li>□ Downtown</li><li>□ Mixed Use</li><li>□ Community</li><li>□ Special Pur</li></ul>	Center	
Is/Are Subject Parcel(s) located within an "Area Hub" as indicated within the City of Caldwell Comprehensive Plan?	☐ Yes ☐ No					
III. Applicant I		d signer will be	required from	the Secretary o	of State.	
Name:						
Company Name: (if applicable)						
Mailing Address:						
Phone:		Email:				
Applicant Relationship to Property Owner:	☐ Property Owr ☐ Petitioner (va		_	Representativ	e □ Purcha	ser



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

Name:				
				1
Mailing Address:				
Mailing Address.				
Phone:		Email:		
			T.	
V Controctor	/ Dowelene	u lofowootion ///		
V. Contractor	/ Develope	r Information (fill	out, if applicable)	
Manage				1
Name:				
Company Name:				
(if applicable)				
				-
Mailing Address:				
Mailing Address.				
Phone:		Email:		
VI. Architect I	<u>nformation</u>	(fill out, if applicable)		
Name:				
	,			_
Company Name:				
(if applicable)				_
				-
Mailing Address:				
mailing Addiess.				1
	L			
Phone:		Email:		



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

Name	:				
	oany Name: licable)				
Mailin	ng Address:				
Phone	e:		Email:		ř.
VIII.	Landscape	Architect Info	rmation (fill out	t. if applicable)	
			( 0	, appca	
Name	:				
	oany Name: licable)				
					-
Mailin	ng Address:				
Phone	e:		Email:		
IX.	Applicant A	Acknowledgem	ıent		
	the subject of this		egular business hou	of the City to enter onto the property thurs. The sole purpose of entry is to make this application.	
	petitioner (if for a have full power ar required to enable	vacation). If acting a	is an authorized ag is application and t rocess and review	authorized agent/representative, or the gent or representative, I further certify the to perform, on behalf of the owner, all a such an application. I will comply with a fapplication.	nat I icts



	I certify that my knowled	•	me as part	of this application is true and corre	ect to the best o
I certif	y that I am the	e:			
□ Pro	perty Owner	☐ Authorized Agent / Repro	esentative	☐ Petitioner (Vacations Only)	
App	licant / Applica	ant's Representative Printed N	 Name	Date	
—— App	licant / Applica	ant's Representative Signature	e		



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### **ANNEXATION 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.

S	ECTION 1: Filing Requirements
	All applications, checklists, plans and supporting documents must be submitted through our Online Permit Center.
	Filing fees (see Section 2 below)
	PDF Documents shall be formatted in accordance with <b>Section 5</b> below.
	All documents shall follow the <u>naming conventions as shown here.</u>
	ECTION 2: Filing Fees efer to the Department fee list for most current fees.
	Application / Permit fees. Fees will be required to be paid once the application has been submitted and received by the department.
Th	ECTION 3: Submittal Documents ne items listed below are considered a minimum. Additional information may be necessary for clarification during the review ocess.
	Master Land Use Application. Copy of a completed and signed master land use application.
	Application Checklist. Copy of a completed and signed application checklist
	<b>Copy of Deeds or Proof of Ownership.</b> If the owner is a corporation or LLC, proof of the representative or agent for the LLC or corporation will be required.
	Property Owner Acknowledgement. Signed Property Owner Acknowledgement form (if applicable)
	Neighborhood Meeting Information, including;
	<ul> <li>□ A copy of the letter sent to all owners, residents and associations within 500' of the property boundary</li> <li>□ A copy of the 500' mailing list</li> </ul>

☐ A copy of the sign-in sheet, with your signature for certification



	<b>Legal Description and Exhibit.</b> 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 stamped and certified by a land surveyor registered to the State of Idaho and shall be accompanied by an exhibit stamped and certified by a land surveyor registered in the State of Idaho.							
	<b>Location / Vicinity Map.</b> Showing the boundaries of the subject property with relation to nearby roadways and landmarks.							
	<ul> <li>Project Narrative. A detailed project narrative addressing the following:</li> <li>□ Description of overall proposed development plan.</li> <li>□ Description of compliance with the City's Comprehensive Plan and Vision and compliance with zoning ordinances.</li> <li>□ Description of overall project benefits, the impacts on surrounding properties, and the mitigation of those impacts.</li> </ul>							
	Conceptual Development Plan (If the annexation request is not associated with a special use permit, planned unit development or subdivision plat request). SECTION 4: Project Specific Details Fill in all the information below that is applicable to the project being proposed.							
			being proposed.					
Fil	l in all the information below that is	applicable to the project						
Fil		applicable to the project  ID ZONING INFORMA	TION	Facilities Han of Oite				
Fil	I in all the information below that is	applicable to the project		Existing Use of Site				
S (	l in all the information below that is	iapplicable to the project  ID ZONING INFORMA  Proposed Zoning	TION Existing City Comp Plan	Existing Use of Site				



SURROUNDING LAND USE AND ZONING INFORMATION						
	Existing Zoning Designation	Existing City Comp Plan Designation	Existing Use of Site			
North of Subject Site	-	-				
South of Subject Site						
East of Subject Site						
West of Subject Site						

<b>EXISTING UTILITIES, INFRASTR</b>	UCTURI	E AND PUBLIC SERVICES INFORMA	ATION		
		Street Frontage			
Type of Site Access:		Easement			
		Easement Width:	Instrument #		
Street(s) Providing Access:					
( )					
		Individual Domestic Well – How Many?			
		Centralized Public Water System			
Existing Domestic Water:		City Municipal Water System			
		N/A			
	Nearest Water Line Connection:				
		Individual Septic			
		City Municipal Sewer			
Existing Sewer (Wastewater):		N/A			
	Nearest	Sewer Line Connection:			
		Surface			
		Irrigation Well			
		Pressurized			
Existing Irrigation:		Gravity			
		N/A			
	Nearest	Irrigation Connection:			
	Irrigatio	on District:			
		Caldwell School District			
School Districts Serving this Location:		Vallivue School District			
		Nampa School District			



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#### **SECTION 5: PDF Formatting Requirements**

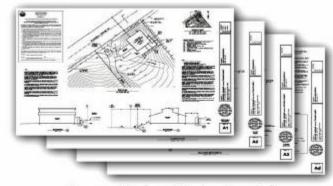
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for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

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

**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.



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### **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
$\square$ 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



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### SUBDIVISION PRELIMINARY PLAT CHECKLIST

The following items shall be included in any application submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

#### **SECTION I**

SUBMITTAL DOCUM	Applicant	Staff	
Master Land Use Application	Copy of completed, signed and dated application		
<b>Application Checklist</b>	Copy of completed, signed and dated checklist		
Property Owner Acknowledgement	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application		
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property		
Legal Description of Property	Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be certified by a land surveyor registered to the State of Idaho.		
Neighborhood Meeting Information	<ul> <li>The verification shall include: <ul> <li>A copy of the letter mailed by the applicant (Min. 15 days prior to meeting)</li> <li>A copy of the 500' mailing list indicating all notified owners, residents and associations</li> <li>A copy of the sign-up sheet from the meeting, with your signature</li> </ul> </li> <li>Note: Neighborhood meetings must have been held within four (4) months of application submission.</li> </ul>		
Photographs	Photographs of existing site conditions		
Project Narrative	Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.		
Concept Building Elevations	Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.		
Site Plan (Scaled)	Site plan, drawn to scale, showing location of all property lines, existing and proposed buildings, utilities, setbacks, easements, and streets with street names.		
Preliminary Plat	High resolution preliminary plat, to scale. See requirements for plan content in <b>Section II below</b>		
Landscape Plan	High resolution landscape plan, to scale. See requirements for landscape plan contents in Section III below		



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### **SECTION II**

PRELIMINARY PLAT	CONTENT	Applicant	Staff
Plans to Scale	All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty- four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").		
Subdivision Name and Location	<ul> <li>The proposed subdivision name and location shall be provided on the plat and shall meet the following:         <ul> <li>Said name shall be approved by the City Mapping Department and shall not being a duplicate name of any other recorded subdivision within Canyon County or any of the cities in Canyon County;</li> <li>Location of subdivision by section, township and range; reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments. (Ord. 3374, 12-6-2021)</li> </ul> </li> </ul>		
Contact Information	Name, address and phone number of property owner(s), subdivider, engineer, planner, and surveyor who prepared the plat, and any other professional persons involved in the subdivision.		
Scale, North Arrow, and Plan Preparation Date	Scale, north arrow and date of preparation including dates of any subsequent revisions.		
Vicinity Map (Scaled)	Vicinity map drawn to a maximum scale of one inch equals five hundred feet (1" = 500'), clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.		
Topography	Topography based on NAVD 88 datum shown on the same map as the proposed subdivision layout. Contour lines shown at five foot (5') intervals where land slope is greater than ten percent (10%) and at two foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established bench mark, including location and elevation.		
Existing Water	Location of existing water wells and type, streams, canals, irrigation laterals, drainage facilities, private ditches, washes, lakes and other water features; direction of flow; regulatory floodplain and floodway boundaries if any; and location and extent of known areas subject to inundation if any.		
Streets and other Important Features	Location, widths and names of all existing streets and location, arrows indicating direction of slopes, type of surface and existence of any curb, gutter and/or sidewalks. Other important features such as railroads, utility rights of way and easements of public record, public areas, permanent structures to remain including water wells, and municipal corporation lines within or adjacent to the tract.		
Recorded Subdivisions with Common Boundaries	Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.		
Table Schedule (see attached example)	Table Schedule of:		



PRELIMINARY PLAT	CONTENT cont.	Applicant	Staff
Subdivision Boundary	The subdivision boundary with dimensions and bearings shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey		
	and should be noted as such.		
Public dedications of rights of way or easements	Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. Designation of all land to be		
	dedicated or reserved for public use with purpose indicated.		
Names, Addresses, and Tax Parcel Numbers	Names, addresses and tax parcel numbers for all property owners within three hundred feet (300') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations.		
Utilities	Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.		
Proposed Street Layout	Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways and easements; pedestrian and vehicular connections to adjoining properties.		
Lot Dimensions	Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage.		
Land Use and Zoning Classification (Each Area)	If plat includes land for which multi-family, commercial, industrial or mixed use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.		
Special Development Areas	Appropriate information that sufficiently details the proposed subdivision within any special development area, such as:  Hillside Floodplain		
On and Off-Site	The proposed on and off site improvements including water supply systems, sanitary		
Improvements	sewer systems and stormwater drainage.		
Access and Approaches	Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.		
Proposed Utility Methods	<ul> <li>(A) Sewage Disposal: Such evidence relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat.</li> <li>(B) Water Supply: Such evidence relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat.</li> <li>(C) Stormwater Disposal: Such evidence relative to the design and operation of the stormwater disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All stormwater design shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal.</li> <li>(D) Irrigation System: A statement describing the proposed irrigation system, consistent with section 10-07-12 of the Caldwell City Code, shall appear on the preliminary plat.</li> </ul>		



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PRELIMINARY PLAT	CONTENT cont.	Applicant	Staff
Acknowledgement	Note acknowledging that, to the best of the preparer's knowledge, the preliminary plat meets all requirements of city code; or if said plat does not meet all requirements then the plat has been submitted as a planned unit development and any and all requested exceptions have been listed in detail as part of the planned unit development application or it is not a planned unit development but any exceptions as allowed in this chapter have been noted on the preliminary plat and specifically requested as a part of the application.		

### **SECTION III**

LANDSCAPE PLAN C	CONTENT (CCC 10-07-03)	Applicant	Staff
Plan Preparation	Landscaping plans shall be prepared by a landscape architect, a landscape designer or a qualified nursery person; Landscape plans shall be stamped by a licensed landscape architect.		
Plan Size	Detailed plan at a scale no smaller than one inch equals fifty feet (1" = 50')		
Streets, Setbacks and	Show all streets, setbacks, and easements, Streets shall be identified by name.		
Easements	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	<ul> <li>A note listing the required number of parking spaces and bicycle parking spaces.</li> <li>A note listing the provided number of parking spaces and bicycle parking spaces. The provided number of parking spaces and bicycle parking spaces shall equal or exceed the required number of parking spaces and bicycle parking spaces.</li> <li>Circulation area required to serve the parking spaces with typical dimensions.</li> </ul>		
Existing Trees and/or Shrubs	Location of all existing trees and shrubs, and the approximate size and type of any existing trees and shrubs. Indicate by note which trees and/or shrubs will remain, if any.		
Existing and Proposed Structures	Location of all existing and proposed structures and a note of whether or not the existing structures will remain		
Pathways	Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts:  • Micro Pathways  • Major Pathways  • Public Pathways  • Regional Pathways  • Indian Creek Corridor Pathways (if applicable)		
Open Space Exhibit	<ul> <li>All open space clearly delineated using colored shading so it is readily identifiable. The open space exhibit shall contain a table identifying:         <ul> <li>The percentage and acreage of each individual areas of open space and if the open space is being calculated as qualified open space</li> <li>The total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the project</li> <li>The total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project</li> </ul> </li> </ul>		
Public Amenities	Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc)		



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LANDSCAPE PLAN C	ONTENT (CCC 10-07-03)	Applicant	Staff
School Bus Stops	Location of school bus stop areas within a common lot or common easement		
Public Transit Stops	Location of any public transit		
Street Landscape	Location and width of all street landscape buffers. Include the location of all sod,		
Buffers	trees, shrubs, plantings, and other materials proposed.		
Landscape Buffers	Location and width of all landscape buffers between different land uses. Include the		
Between Land Uses	location of all sod, trees, shrubs, plantings, and other materials proposed.		
Parking Lot	Location and size of all landscape islands within parking lots, Include the location of		
Landscaping	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	Provide location, size, type and description of all other landscape improvements such		
Amenities	as berms, decorative rock, boulders, etc.		
Landscape Schedule	Provide a table listing all of the locations, descriptions, types and numbers of		
-	landscaping products to be installed.		

### **SECTION IV**

GENERAL PROJECT INFORMATION	I		
Type of land uses within subdivision:	Residential only	Commercial only Inc	dustrial only
	Mixed-use (mix of re	sidential and non-residential	uses)
Has your development / subdivision name, street names, and lot and block	Yes No		
numbers been approved by the City of			to the previously approved pre-plat
Caldwell Mapping Division?	approved by Mapping?	Yes No	
Will the subdivision be phased?	Yes No		
	If yes, how many phase	s are proposed?	
Development timeline for full build out?			
LAND USE AND ZONING INFORMAT	TION		
	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)			
Proposed (Subject Property)			
North of Site			
South of Site			
East of Site			
West of Site			



PROJECT SPECIFIC INF	FORMA	NOITA								
		Number of Lots			Acres		Percent of "Net" Acres  Net acreage is the total acreage minu any public streets and public rights of way			
Residential Lots								•		
Commercial Lots										
Industrial Lots										
Common Lots										
EXISTING AND PROPOS	SED B									
		EXIS	of STING dings	# o PROPO buildii	SED	# of EXISTING dwelling units	# o PROPO dwelling	SED	Max. Building Height	Total GROSS square footage of buildings
Residential:										
Single-family (detached) he										
Townh										
Two-family (du										
Four, five and six f										
(fourplex, fiveplex, and six										
Multi-family (7 or > dw	ellina									
units) in a single bu										
Commercial						N/A	N/A	4		
Industrial						N/A	N/A			
Type of Commercial or Industrial Buildings:					;	Single-tenant buildi	ing(s)	Multi-te	enant buildings	
DENSITY AND OPEN SE	PACE	Compi				C 10-07-05)				
Dwelling units per gross acre (Density):			Max	k. Allowed					Proposed	
Total Open Space			%	Required					% Proposed	
Total "Qualifying" Open Space			%	Required					% Proposed	
Included	highligh	nted and	d labeled	for qualify	ing op	Exhibit showing all en space, and table fying open space.	areas of c e with brea	ppen spa akdown,	ace highlighted, square footage	all areas , percentage



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PARKING, LOADING AND PEDESTRIAN AMENITIES (CCC 10-02-05) Description Min. Required **Proposed** Electric vehicle parking spaces Off-street parking spaces Commercial loading spaces Industrial loading spaces Bicycle parking spaces: Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B) Public Amenities: Provide a description of the type of public amenities proposed: LANDSCAPING AND PATHWAYS (CCC Chapter 10, Article 7) Landscaping: (Please check all locations where landscaping will be Parking lot Common areas Street landscape buffers provided) Between different land uses Pathways Around building exterior Other Major Pathways Describe location, width, and landscaping: Micro Pathways Describe location, width, and landscaping Public Pathways Describe location, width, landscaping, and any proposed fencing: (per Bicycles and Pathways Master Plan)



Location	Min.	Proposed	% of Sod	# of Trees	Min. Tree	# of	Min.					
(Enter Street Name)	Width Required	Width	Proposed	Proposed	Spacing (in feet)	Shrubs Proposed	Shrub Spacing (in feet)					
BUFFERS BETWEEN L	AND USES (C	CC 10-07-10)										
Location (If not required, put N/A)	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing (in feet)	# of Shrubs Proposed	Min. Shrub Spacing (in feet)					
North Property Line							(III TOO J					
South Property Line												
East Property Line												
West Property Line												
PUBLIC SIDEWALKS												
Location (Street Name)	Min. Width Required	Required Width				Type of Sidewalk						
				Meand		Attached	Detached					
				Meand		Attached	Detached					
				Meand		Attached	Detached					
				Meand	ering	Attached	Detached					
UTILITIES, INFRASTRU	ICTURE, AND	PUBLIC SERVI	CES INFORMA	TION								
			idual Domestic We		?							
			ralized Public Wat									
Domestic Water:		City Municipal Water System										
		N/A										
			r Line Connection	n:								
			idual Septic									
Sewer (Wastewater):		City Municipal Sewer										
		N/A										
			r Line Connection	n:								
		Surfa										
		Irrigo	ition Well									
				Pressurized								
Irrigation		Press	surized									
Irrigation:		Press Grav	surized									
Irrigation:		Press Grav N/A	surized									



		Swales					
0.		Ponds					
Stormwater:		Borrow Ditche Other, Explain					
		Other, Explain					
Stormwater Management:	Does the	site disturb on	e or more acres of land? Yes No				
Fire Suppression Water Supply Source:							
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):							
		Street Frontag	e				
Type of Site Access:	Easement Easement Width: Instrument #						
Street(s) Providing Access:							
Will Secondary Access for Fire be Provided:		Yes No					
	Public						
		Private					
Internal Roads:	Internal Circulation						
	Road User's Maintenance Agreement Inst#						
School Districts Convince this Location	Caldwell School District						
School Districts Serving this Location:	Vallivue School District						
SPECIAL ON-SITE CHARACTERISTICS	5						
	Yes	No	If yes, explain:				
Areas of Critical Environmental Concern?							
Evidence of Erosion?							
Fish Habitat?							
Floodplain?							
Riparian Vegetation?							
Steep Slopes?							
Streams/Creeks?							
Unique Animal/Plant Life?							
Unstable Soils?							
Wildlife Habitat?							
Historic Buildings or Features?							
Thistoric buildings of Teatures:							



Describ characte	e any other unique site eristics:			
ACKN	OWLEDGEMENT			
Х	I acknowledge that all items of have been submitted as single-		included in the submittal package and that all documen ion documents; and	ts
Х			representative is responsible for the physical posting of a roviding affidavit of proof of posting in accordance with C	
X	I acknowledge that the applican this application.	t or the applicant's	representative IS REQUIRED to attend all public hearing	gs for
	I certify this document has been a  ☐ Property Owner as the Applic		ned and dated by the:  Property Owner's Agent / Representative	
	- Property Owner as the Applie	ant <u>"</u>	Troperty Owner's Agent / Nopresentative	
	Applicant / Applicant's Representa	ative Printed Name	Date	
		ative Signature	_	



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### REZONE 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.
- Filing fees (see Section 2 below)
- PDF Documents shall be formatted in accordance with **Section 5** below.
- All documents shall follow the naming conventions as shown here.

#### **SECTION 2: Filing Fees**

Refer to the Department fee list for most current fees.

Application / 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 or agent for the LLC or corporation will be required.
- Neighborhood Meeting Information, including;
  - 🛛 A copy of the letter sent to all owners, residents and associations within 500' of the property boundary
  - ☒ A copy of the 500' mailing list
  - A copy of the sign-in sheet, with your signature for certification



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- Legal Description and Exhibit. 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 stamped and certified by a land surveyor registered to the State of Idaho and shall be accompanied by an exhibit stamped and certified by a land surveyor registered in the State of Idaho. For multiple parcels with different zoning designations, the legal descriptions and exhibit shall indicate the area for each zone, along with the acreage and boundaries.
- ★ Location / Vicinity Map. Showing the boundaries of the subject property with relation to nearby roadways and landmarks.
- Project Narrative. A detailed project narrative addressing the following:
  - Description of overall proposed rezone and future development plan.
  - Description of compliance with the City's Comprehensive Plan and Vision and compliance with zoning ordinances.
  - Description of overall project benefits, the impacts on surrounding properties, and the mitigation of those impacts.
- ☐ **Conceptual Development Plan** (If the rezone request is not associated with a special use permit, planned unit development or subdivision plat request).

### **SECTION 4: Project Specific Details**

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

SUBJECT SITE LAND USE AN	D LAND USE INFORMATION
Existing Zoning Designation:	RS-2
Proposed Zoning Designation:	R-2
Existing City Comprehensive Plan Future Land Use Designation:	Neighborhood 2
Existing Land Use:	
Proposed Land Use:	Residential subdivision



SURROUNDING LAND USE AND ZONING INFORMATION				
	Existing Zoning Designation	Existing City Comp Plan Designation	Existing Use of Site	
North of Subject Site:	HC & R-2	Neighborhood 2		
South of Subject Site:		Neighborhood 2		
East of Subject Site:	R-1	Neighborhood 2		
West of Subject Site:	R-1	Neighborhood 2		

<b>EXISTING UTILITIES, INFRASTR</b>	UCTURI	E AND PUBLIC SERVICES INFORMATION	
	X	Street Frontage	
Type of Site Access:		Easement	
		Easement Width: Instrum	nent#
Street(s) Providing Access to Site:	Lak	ke Ave	
		Individual Domestic Well – How Many?	
		Centralized Public Water System	
Existing Domestic Water:		City Municipal Water System	
		N/A	
	Nearest Water Line Connection:		
		Individual Septic	
Existing Sewer (Wastewater):		City Municipal Sewer	
Existing Sewer (wastewater).		N/A	
	Nearest Sewer Line Connection:		
		Surface	
		Irrigation Well	
		Pressurized	
Existing Irrigation:		Gravity	
		N/A	
	Nearest Irrigation Connection:		
	Irrigatio	n District:	
		Caldwell School District	



School Districts Serving this	X	Vallivue School District
Location:		Nampa School District

CRITERIA FOR REZONE REQUEST
Please answer all of the questions below.
Please explain how the proposed zoning map amendment is consistent with the comprehensive plan's land use map, and the plan's established goals, objectives, and policies? Indicate which goals, objectives and policies it meets.
See narrative
Please explain how the proposed map amendment is consistent with the purpose statement of the proposed zoning district as specified in Caldwell City Code.



Please explain how the intensity of development in the new zoning district will not create significant adverse impacts to surrounding properties or the neighborhood or explain the impacts and how the impacts are proposed to be mitigated.	
surrounding properties or the neighborhood or explain the impacts and how the impacts are proposed to be mitigated.	
Will adequate public facilities exist, or be provided, to serve all uses allowed on this property under the proposed zone? Please explain.	
Will adequate public facilities exist, or be provided, to serve all uses allowed on this property under the proposed zone? Please explain.	
Will adequate public facilities exist, or be provided, to serve all uses allowed on this property under the proposed zone? Please explain.	



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### **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.

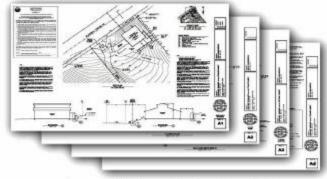
**Format:** Vector-based files are preferred given the ability to scale these files.

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

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



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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**

- A lacknowledge 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
- X I certify I am the:



□ Property Owner as the Applicant 및 F	Property Owner's Agent / Representative
Kelli Black	11/5/25
Applicant / Applicant's Representative Printed Nar	me Date
Applicant / Applicant's Representative Signature	



### **INVOICE**

Permit #: ANN25-000011

Address: 0 LAKE AVE

Fee	Account Code	Amount
P&Z Fees - Annexation - More than 2 acres	10240	3,080.50
Fire Fees - Annexation - More than 1 acre	22025	224.70
Eng Fees - Annexation - More than 20 acres	12550	1,210.88
P&Z Fees - Application Prescreening	10216	50.00
TOTAL	<b>�</b>	4,566.08



### **INVOICE**

 Permit #:
 SPP25-000015

 Address:
 0 LAKE AVE

Fee	Account Code	Amount
P&Z Fees - Preliminary Plat (Base Fee)	10180	2,688.00
P&Z Fees - Preliminary Plat (Add'l Fee of \$20.00 per lot, to include common lots)	10180	4,540.00
Fire Fees - Preliminary Plat (Base Fee)	12512	254.10
Fire Fees - Preliminary Plat (Add'l Fee of \$1.35 per lot to include common lots)	12512	306.45
Eng Fees - Preliminary Plat (Base Fee)	12511	708.37
Eng Fees - Preliminary Plat (Add'l Fee of \$23.61 per lot to include common lots)	12511	5,359.47
P&Z Fees - Application Prescreening	10216	50.00
TOTAL	�	13,906.39



### **INVOICE**

 Permit #:
 ZON25-000007

 Address:
 0 LAKE AVE

Fee	Account Code	Amount
P&Z Fees - Rezone - 2 acres and More	10220	3,080.50
Fire Fees - Rezone - 50 acres or Less	22025	181.33
TOTAL	<b></b>	3.261.83



November 6th, 2025

#### City of Caldwell

Planning and Zoning Department 205 South 6<sup>th</sup> Avenue Caldwell, ID 83605

### **Subject: WestBilt Estates Subdivision — Annexation, Rezone and Preliminary Plat Applications**

Dear Planning and Zoning:

On behalf of HBU and Rama Group, please accept our applications and supporting materials for the WestBilt Estates Subdivision, a **65.83-acre** property located west of Lake Avenue and south of Karcher Road comprised of two parcels. We are submitting applications for annexation, rezoning, and preliminary plat.

#### Annexation, Zoning, Rezone

We are requesting annexation of the northern parcel into the City with an R-2 zoning designation. The southern parcel, currently zoned RS-2, is proposed to be rezoned to R-2.

The Caldwell Comprehensive Plan designates these parcels as Neighborhood 2. We are requesting R-2 zoning across the entire subdivision, which is a compatible zoning district for the Neighborhood 2 designation.

#### **Preliminary Plat**

WestBilt Estates Subdivision will have 194 single-family residential lots, ranging in size from 6,000 square feet to 12,700 square feet. Multiple builders will participate in the construction of this community, led by Biltmore Homes.

The gross density is 2.95 dwelling units per acre, which is within the 2-8 dwelling units per acre density range for the Neighborhood 2 designation.

The subdivision includes 15.13% open space, distributed throughout the site in neighborhood parks and common areas.

**Circulation & Access** 



Primary vehicular access will be provided from Lake Avenue at Cirrus Road, and the internal street network will connect to the existing Cirrus Road to the west, improving roadway continuity in this area.

#### Lateral & Pathway

The Phyllis Canal traverses the property, and it is proposed to remain open. A 5-foot pedestrian pathway will be constructed along the canal to serve as a continuous public access corridor and amenity.

#### Parks, Open Space & Amenities

WestBilt Subdivision incorporates a system of parks and amenities designed to serve residents and promote walkability:

- Planter islands at the entrances
- City pathway along the Phyllis Canal along with pathways through common areas
- Park on the south with a gazebo, a pickleball court, benches, and a connecting pathway
- A larger Community Park with a community pool, a small clubhouse/gathering room, a playground with shelter and seating and open play areas

#### Conclusion

WestBilt Estates Subdivision is a carefully planned residential community that aligns with the City of Caldwell's Comprehensive Plan and land use policies. The project delivers compatible housing, significant open space, orderly connectivity, and well-distributed amenities.

We look forward to working with City staff and the Commission through the review process. Please let us know if you have questions regarding this application.

Kelli Black

Planner

Bailey Engineering

kblack@baileyengineers.com

(208) 938-0013

WestBilt Estates Subdivision: Page 2 of 2

Parcel	Primary Owner	Owner Address	Owner City
R3282500000	HOPPER GERALD R	15687 LAKE AVE	NAMPA ID 83651
R32811010A0	MILBRODT JACK	15168 LAKE AVE	NAMPA ID 83651
R3282700000	JK LAND HOLDINGS LLC	12770 W ROOSEVELT AVE	NAMPA ID 83686
R32825011A0	QUENZER RONALD L	7154 W STATE STE 405	BOISE ID 83714
R3282800000	JK LAND HOLDINGS LLC	12770 W ROOSEVELT AVE	NAMPA ID 83686
R3281801000	HOMYK FAMILY TRUST	15620 LAKE AVE	NAMPA ID 83651
R32825012A0	WOLTER GEORGE P III	13043 AGAPE WAY	NAMPA ID 83651
R3282600000	HOPPER GERALD R	15687 LAKE AVE	NAMPA ID 83651
R3282510000	WOLTER GEORGE P III	13043 AGAPE WAY	NAMPA ID 83651
R3282510100	HENRY NANCY LEE	13049 AGAPE WAY	NAMPA ID 83651
R3282501000	GARCIA DIMAS MARGARITA	15381 LAKE AVE	NAMPA ID 83651
R3281800000	BOSTER ARLIS M	15642 LAKE AVE	NAMPA ID 83651
R3281826000	WIGGER MONICA	12998 BULLFINCH CT	NAMPA ID 83651
R3282501200	THE RAMA GROUP LLC	1580 W CAYUSE CREEK DR	MERIDIAN ID 83646
R3281500000	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN ID 83642
R3282420400	GARDNER STEVEN AND CAROL LIVING TRUST	13302 BLOOMFIELD DR	CALDWELL ID 83607
R3282420800	WADSWORTH NEIL AND VI ANN FAMILY TRUST	13358 BLOOMFIELD DR	CALDWELL ID 83607
R3282420700	NORSTROM ROB E	13344 BLOOMFIELD DR	CALDWELL ID 83607
R3282420600	SMITH-GRAHAM LYNDI JANEEN	5304 FARMWAY RD	CALDWELL ID 83607
R3282420500	HALCOMB TAMMIE HEATHER	13314 BLOOMFIELD DR	CALDWELL ID 83607
R3282420300	BARNES DARYN	15706 CONLEY WAY	CALDWELL ID 83607
R3282418600	TUSCANY RICHARD R	15704 BRIDGETON AVE	CALDWELL ID 83607
R3282418500	KLITZING THOMAS R	15697 CONLEY WAY	CALDWELL ID 83607
R3282420200	INDRIERI NICK J	15692 CONLEY WAY	CALDWELL ID 83607
R3282418700	WHEELER KEITH TREV	15684 BRIDGETON AVE	CALDWELL ID 83607
R3282418400	HYDE DAVE L	15683 CONLEY WAY	CALDWELL ID 83607
R3282420100	REYES JESSE ALVAREZ	13286 SMITHTOWN CT	CALDWELL ID 83607
R3282420000	MITTELBACH KEVIN	13272 SMITHTOWN CT	CALDWELL ID 83607
R3282418800	GUEST DALE B	15670 BRIDGETON AVE	CALDWELL ID 83607
R3282418300	HENRY TWINS TRUST	15669 CONLEY WAY	CALDWELL ID 83607

D0000440000	CAL DEDOM OTEDIANIE	4.000.4.CM/IT/ ITO/M/N/ OT	OALDWELL ID 00007
R3282419900	CALDERON STEPHANIE	13264 SMITHTOWN CT	CALDWELL ID 83607
R3282418900	KITSMAN MARTY J	15656 BRIDGETON AVE	CALDWELL ID 83607
R3282418200	JACKSON JAMES AND DEBORAH FAMILY TRUST	15655 CONLEY WAY	CALDWELL ID 83607
R3282419800	YONKER RODNEY	13265 SMITHTOWN CT	CALDWELL ID 83607
R3282419600	MERCADO ANDREAS	13287 SMITHTOWN CT	CALDWELL ID 83607
R3282419000	FREEMAN FRANK S	14250 LAKE AVE	NAMPA ID 83651
R3282418100	SALAZAR EDWARD	15641 CONLEY WAY	CALDWELL ID 83607
R3282419700	LOPEZ FEDERICO ARREDONDO	13273 SMITHTOWN CT	CALDWELL ID 83607
R3282419100	KRANS FAMILY TRUST	15628 BRIDGETON AVE	CALDWELL ID 83607
R3282418000	CARLSON MATTHEW J	15627 CONLEY WAY	CALDWELL ID 83607
R3282419500	VIGNA RALPH D	13284 CEDAR PARK DR	CALDWELL ID 83607
R3282419400	LARSON TERRY	13270 CEDAR PARK DR	CALDWELL ID 83607
R3282419300	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN ID 83642
R3282419200	SHULGA PAVEL	15610 BRIDGETON AVE	CALDWELL ID 83607
R3282417900	DILULLO CELESTINO	15609 CONLEY WAY	CALDWELL ID 83607
R3282417300	JOHN GARY	13325 CEDAR PARK DR	CALDWELL ID 83607
R3282417500	EMMANUELLI-RODRIGUEZ LILLIANA	15553 CONLEY WAY	CALDWELL ID 83607
R3282417200	MUNSON AUTUMN	13339 CEDAR PARK DR	CALDWELL ID 83607
R3282421100	PAZ CARLOS	13285 CEDAR PARK DR	CALDWELL ID 83607
R3282421000	JENSON JOSHUA GREGORY A	13271 CEDAR PARK DR	CALDWELL ID 83607
R3282420900	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN ID 83642
R3282417100	SPARROW ANTHONY	13355 CEDAR PARK DR	CALDWELL ID 83607
R3282421200	SCHOONOVER THOMAS J AND KIMBERLY C SCHOONG	96 HIGHLANDS BLVD	OROVILLE CA 95966
R3282417600	DAVIS CHLOE	15539 CONLEY WAY	CALDWELL ID 83607
R3282417700	SCHENK MEGAN M	15525 CONLEY WAY	CALDWELL ID 83607
R3282421800	OUTSIDE CREEK CATTLE COMPANY INC	18002 MAP ROCK RD	CALDWELL ID 83607
R3282417800	NORTON DONALD	15511 CONLEY WAY	CALDWELL ID 83607
R3282501100	HBU INVESTMENTS LLC	PO BOX 1335	MERIDIAN ID 83680
R32825011B0	QUENZER RONALD L	7154 W STATE STE 405	BOISE ID 83714
R3282417400	GLASGOW TATE	13311 CEDAR PARK DR	CALDWELL ID 83607
R3281810700	PEREGRINE ESTATES HOA INC	289 SW 5TH AVE	MERIDIAN ID 83642
R3281810600	KETTERLING MARIAH	15517 FUCHSIA AVE	NAMPA ID 83651
R3281810500	BARRAGAN ROBLES GERARDO	12595 S LENORA PL	NAMPA ID 83686

R3281810400	BAUER AARON GRANT	15541 FUCHSIA AVE	NAMPA ID 83651
R3281810300	TURPIN JONATHAN A	15553 FUSCHIA AVE	NAMPA ID 83686
R3281810200	LINK JORDAN A	12923 BULLFINCH CT	NAMPA ID 83651
R3281811800	BYBEE MARC AND KELSEY FAMILY REVOCABLE TRUST	15576 FUCHSIA AVE	NAMPA ID 83651
R3281811700	ROYCE MICHAELA O	15590 FUCHSIA AVE	NAMPA ID 83651
R3281811600	MERCADO SIRLEY	15602 FUCHSIA AVE	NAMPA ID 83651
R3281810100	MAINS EVERETT D	12926 BULLFINCH CT	NAMPA ID 83651
R3281810000	ODONNELL MICHAEL TUCKER	15627 FUCHSIA AVE	NAMPA ID 83651
R3281810800	KINT MICHAEL	15634 FUCHSIA AVE	NAMPA ID 83651
R3281830500	LEON-RANGEL MARIO	15646 FUCHSIA AVE	NAMPA ID 83651
R3282421300	RICKER JADE	13274 TRENTON CT	CALDWELL ID 83607
R3282421400	MCCOWN TIMOTHY	13266 TRENTON CT	CALDWELL ID 83607
R3282421500	BEARD-SHUKRI GAYLE	13267 TRENTON CT	CALDWELL ID 83607
R3282421600	HOMER ISAIAH CURTIS	13271 TRENTON CT	CALDWELL ID 83607
R3282421700	SMITH CLAYTON	13283 TRENTON CT	CALDWELL ID 83607
R3282433800	PALENCIA DIONICIO ARCIGA	13279 ATLAS ST	CALDWELL ID 83607
R3282433700	HARRIS PATRICE L	13293 ATLAS ST	CALDWELL ID 83607
R3282433600	BROWN MICHAEL WAYNE	13307 ATLAS ST	CALDWELL ID 83607
R3282433500	GORDON MICHAEL	13321 ATLAS ST	CALDWELL ID 83607
R3282433400	FERRARO 2016 REVOCABLE TRUST	23250 GRAPHIC LN	WILDER ID 83676
R3282433300	RIPERTO CESAR	13349 ATLAS ST	CALDWELL ID 83607
R3282433900	RODGERS JOHN DAVID	15276 STOVALL AVE	CALDWELL ID 83607
R3282434000	SPINNATO DOLLIE	15290 STOVALL AVE	CALDWELL ID 83607
R3282435800	WHEATON JOSEPH	15293 STOVALL AVE	CALDWELL ID 83607
R3282435700	FELTON CHARLES M JR	15294 LUTSEN AVE	CALDWELL ID 83607
R3282433200	GOLOVIN VITALIY	15295 LUTSEN AVE	CALDWELL ID 83607
R3282434100	ORTIZ MAYRA ALEJANDRA	15304 STOVALL AVE	CALDWELL ID 83607
R3282435900	WILLIS NORMA K	15307 STOVALL AVE	CALDWELL ID 83607
R3282435600	GALLO CASTANEDA JORGE L	15308 LUTSEN AVE	CALDWELL ID 83607
R3282433100	DUNN NICKOLAS ANTHONY	15309 LUTSEN AVE	CALDWELL ID 83607
R3282434200	AUGUSTUS JODI SUZANNE	15316 STOVALL AVE	CALDWELL ID 83607

R3282436000	COLL CAMERON GIOVANNI	13183 S GRACE POINT WAY	NAMPA ID 83686
R3282435500	ESTRADA RAUL	19417 ALEXANDER AVE	CALDWELL ID 83605
R3282433000	ABARCA JULIO C SOTELO	15323 LUTSEN AVE	CALDWELL ID 83607
R3282434300	GLASGOW RYAN MICHAEL	15332 STOVALL AVE	CALDWELL ID 83607
R3282436100	ELUMBAUGH KAMERON BRANT	15335 STOVALL AVE	CALDWELL ID 83607
R3282435400	HARRISON ROBERT JR	15336 LUTSEN AVE	CALDWELL ID 83607
R3282432900	WONDERGEM WILLIAM	15337 LUTSEN AVE	CALDWELL ID 83607
R3282434400	OLMEDO EDITH M	15346 STOVALL AVE	CALDWELL ID 83607
R3282436200	CALLEN CLIFFORD R	1749 W EMERSON DR	BOISE ID 83709
R3282435300	PUCKETT JOSHUA	15350 LUTSEN AVE	CALDWELL ID 83607
R3282432800	YERYMESKU IVAN	15351 LUTSEN AVE	CALDWELL ID 83607
R3282434500	CASTANEDA JUAN	19652 ALLEGHENNY WAY	CALDWELL ID 83605
R3282436300	BRIDGES DAVID	15363 STOVALL AVE	CALDWELL ID 83607
R3282435200	COX TYLER JAMES	15364 LUTSEN AVE	CALDWELL ID 83607
R3282432700	HOPKINS ANDREW C	15365 LUTSEN AVE	CALDWELL ID 83607
R3282436400	BAILEY ELIZABETH M	15381 STOVALL AVE	CALDWELL ID 83607
R3282435100	TAYLOR SETH B	15382 LUTSEN AVE	CALDWELL ID 83607
R3282432600	GALLAGA JOHN N JR	15383 LUTSEN AVE	CALDWELL ID 83607
R3282437700	ROJAS NATALIA CAROLINA	15392 STOVALL AVE	CALDWELL ID 83607
R3282436500	STANTON JEFF	PO BOX 1503	REDMOND OR 97756
R3282435000	MONTELLANO ALDO E FLORES	15394 LUTSEN AVE	CALDWELL ID 83607
R3282432500	SANDBERG KIRBY	15395 LUTSEN AVE	CALDWELL ID 83607
R3282437600	HOWARTH DANIEL	15406 STOVALL AVE	CALDWELL ID 83607
R3282436600	SIRUS RYAN	15407 STOVALL AVE	CALDWELL ID 83607
R3282434900	SUAREZ JESUS	15408 LUTSEN AVE	CALDWELL ID 83607
R3282432400	HODGES WILLIAM	15409 LUTSEN AVE	CALDWELL ID 83607
R3282436700	GOMEZ LUIS R	15421 STOVALL AVE	CALDWELL ID 83607
R3282432300	BUTLER DAVID M	15423 LUTSEN AVE	CALDWELL ID 83607
R3282434800	SANCHEZ JUAN D	15422 LUTSEN AVE	CALDWELL ID 83607
R3282437500	CASTANEDA JUAN CARLOS	15424 STOVALL AVE	CALDWELL ID 83607
R3282432200	HURLEY JOEY A	15437 LUTSEN AVE	CALDWELL ID 83607
R3282436800	PREVO ELIZABETH	15435 STOVALL AVE	CALDWELL ID 83607
R3282434700	STARK AMANDA L	15436 LUTSEN AVE	CALDWELL ID 83607

R3282437400	WATLING HEATHER ANN	15438 STOVALL AVE	CALDWELL ID 83607
R3282432100	SMITH TERRY L	15451 LUTSEN AVE	CALDWELL ID 83607
R3282436900	BLECHINGER DAVID ZAPATA	15449 STOVALL AVE	CALDWELL ID 83607
R3282434600	GOLUB ANNA	15450 LUTSEN AVE	CALDWELL ID 83607
R3282437300	TURNER JAMES E	15452 STOVALL AVE	CALDWELL ID 83607
R3282432000	SEARS TODD	15463 LUTSEN AVE	CALDWELL ID 83607
R3282431900	SORENSON BRYAN W	13346 COTTER ST	CALDWELL ID 83607
R3282437200	AVILA ILIANA	15466 STOVALL AVE	CALDWELL ID 83607
R3282437100	LANGAN JAMES ROBERT	13280 COTTER ST	CALDWELL ID 83607
R3282431800	LAGUNAS JOSE A	13338 COTTER ST	CALDWELL ID 83607
R3282437000	HASLAM AUSTIN	13294 COTTER ST	CALDWELL ID 83607
R3282431700	ABDULLAH FARUKH FRED	130 RIDGE DR	LA GRANDE OR 97850
R3282431600	CEDAR CROSSING HOMEOWNERS ASSOCIATION INC	3185 E GREENHURST RD	NAMPA ID 83686
R3281825900	MARTINEZ ALONDRA B	12986 BULLFINCH CT	NAMPA ID 83651
R3281826200	AGUILAR JAQUELINE	12985 BULLFINCH CT	NAMPA ID 83651
R3281826500	MEFFORD ROBERT D	12935 BULLFINCH CT	NAMPA ID 83651
R3281826300	MAHONEY JASON	12977 BULLFINCH CT	NAMPA ID 83651
R3281825700	JOINES GREGORY	12960 BULLFINCH CT	NAMPA ID 83651
R3281825600	BRISENO JUAN ANTONIO	12948 BULLFINCH CT	NAMPA ID 83651
R3281900000	HML KARCHER LLC	24223 21ST DR SE	BOTHELL WA 98021
R3281830400	MADDY REVOCABLE LIVING TRUST	2746 FLORENCE CT	CLARKSTON WA 99403
R3281825500	HERNANDEZ JOSE E HIDALGO	15671 FUCHSIA AVE	NAMPA ID 83651
R3281825000	RISO DANIELLE M	15696 SHRIKE AVE	NAMPA ID 83651
R3281824100	CULP DAVID	1306 MORNING STAR DR	MORGAN HILL CA 95037
R3281824200	DINA CONSULTING AND DESIGN LLC	10257 US HWY 2026	CALDWELL ID 83605
R3281824000	PEREGRINE ESTATES HOA INC	289 SW 5TH AVE	MERIDIAN ID 83642
R3281830300	SCOTT FAMILY LIVING TRUST	214 E 450 N	FIRTH ID 83236
R3281825400	HIBBERT DONALD GRANT	15683 FUCHSIA AVE	NAMPA ID 83651
R3281824900	BECK BRODY J	15684 SHRIKE AVE	NAMPA ID 83651
R3281825300	DARCY ELIZABETH	15695 FUCHSIA AVE	NAMPA ID 83651

R3281825200	BRINZO PATRICK JOSEPH	15711 FUCHSIA AVE	NAMPA ID 83651
R3281824300	MILLER DIANE	12964 TOWHEE ST	NAMPA ID 83651
R3281824400	ACOSTA ADRIAN ALBERTO	12956 TOWHEE ST	NAMPA ID 83651
R3281824600	DERZAY TYLER L	12932 TOWHEE ST	NAMPA ID 83651
R3281824700	SCHEUFFELE DAVID	12920 TOWHEE ST	NAMPA ID 83651
R3281824500	ROSAS JESUS MONDRAGON	12944 TOWHEE ST	NAMPA ID 83651
R3281825100	HERNANDEZ NOELIA	15710 SHRIKE AVE	NAMPA ID 83651
R3281825800	PLATT RICHARD ARNOLD	12972 BULLFINCH CT	NAMPA ID 83651
R3281826100	JAMES RYAN	12993 BULLFINCH CT	NAMPA ID 83651
R3281826400	MENEZ CONNER S	12959 BULLFINCH CT	NAMPA ID 83651
R3281824800	CARLSON WYATT	15672 SHRIKE AVE	NAMPA ID 83651
R3282438200	AWND PROPERTIES LLC	2120 E LANARK ST	MERIDIAN ID 83642
R3282416100	CEDAR CROSSING HOMEOWNERS ASSOC INC	3185 E GREENHURST RD	NAMPA ID 83686
R32822011A0	BV LEGACY FALLS LLC	PO BOX 51298	IDAHO FALLS ID 83405
R3282438900	AWND PROPERTIES LLC	2120 E LANARK ST	MERIDIAN ID 83642
R3282438100	AWND PROPERTIES LLC	2120 E LANARK ST	MERIDIAN ID 83642
R3282438000	AWND PROPERTIES LLC	2120 E LANARK ST	MERIDIAN ID 83642
R3282437900	AWND PROPERTIES LLC	2120 E LANARK ST	MERIDIAN ID 83642
R3282437800	AWND PROPERTIES LLC	2120 E LANARK ST	MERIDIAN ID 83642
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R3282438700	AWND PROPERTIES LLC	2120 E LANARK ST	MERIDIAN ID 83642
R3280500000	OPEN DOOR RENTALS LLC	1977 E OVERLAND RD	MERIDIAN ID 83642-6649
R3282300000	PINTLER CHARLES AND CAROL FAMILY TRUST	6510 RIM RD	NAMPA ID 83686
R32818011D2	CHALLENGER DEVELOPMENT INC	1977 E OVERLAND RD	MERIDIAN ID 83642



June 23, 2025

#### Dear Neighbor:

Please accept this invitation to attend a neighborhood meeting to review a forthcoming request for Annexation, Rezone, and Preliminary Plat approval for the Lake Avenue Project. The subject site is located south of Karcher Road, between Lake Avenue and South Florida Avenue in Caldwell. (See site map on reverse side.)

The City of Caldwell requires the property owner to hold a meeting with adjacent neighbors to inform them of the request prior to submittal to the City. While only neighbors within 500 feet will receive this letter, all interested parties are welcome to attend.

A representative of the owner will be present to provide neighboring property owners with information about the application. For those interested, please join us at 6:00 p.m. on Wednesday, July 9, 2025, at the Caldwell Public Library in the Community Room. (1010 Dearborn St, Caldwell, ID 83605)

Preliminary maps and plans will be available for review, and attendees will have the opportunity to ask questions.

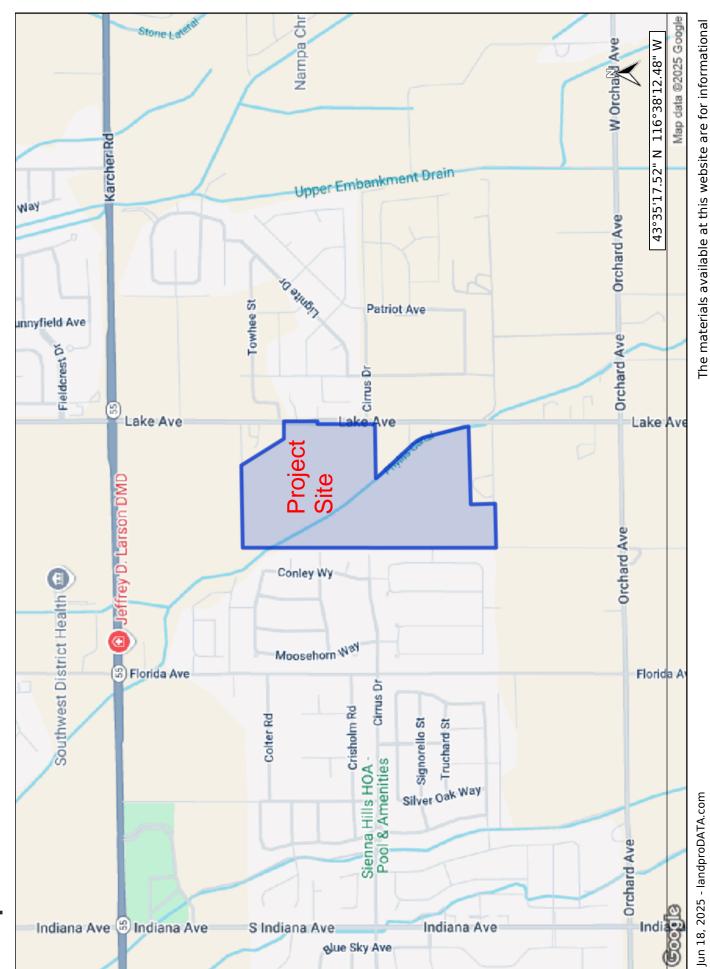
Please note: this is not a public hearing, and City officials will not be present. The purpose of this meeting is to provide neighboring property owners with an opportunity to review the application prior to formal submittal to the City. At a future date, a public hearing will be publicly noticed as a requirement of the City. If you have any questions and are unable to attend, please feel free to contact me at (208) 938-0013.

Sincerely,

Kelli Black Bailey Engineering, Inc.

# Lake Avenue Project

Vicinity Map



Jun 18, 2025 - landproDATA.com Scale: 1 inch approx 1000 feet

purposes only and do not constitute a legal document.

#### 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:	7:30pm	

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	1 836
1. Nancy Henry	13049 Agapo, Way	Nanwa
2. Eloyd Harris	13293 attacks cald	( well, 836
3 Billio Linson	13284 Cedar Paric	
4. Pat Vigna	13284 Cedar Parice	al dwell
5. Terry Larson	13270 Ceder Park Pr. C.	aldwell
	12847 Ligarte Kampia	
	14 13358 Bloomfield Dr. C	
	13274 Trenton ct. Caldwell	60
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#### 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:	7:30 pm	

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	Jerry Hopper	15687 Lake Ave, Nampa, 10 8365	
2	Cathy Hopper	<u> </u>	
		13267 Trenton CE Caldwell ID	
4.	Ka shakai	// //	
5	Julian Castrananta	15424 Stovall Are Caldwell	1,:
6	RICK READ	15386 ROSEMAN WAY CALDWELL	1
9			
10			
13			
14			
15			

#### **NEIGHBORHOOD MEETING CERTIFICATION:**

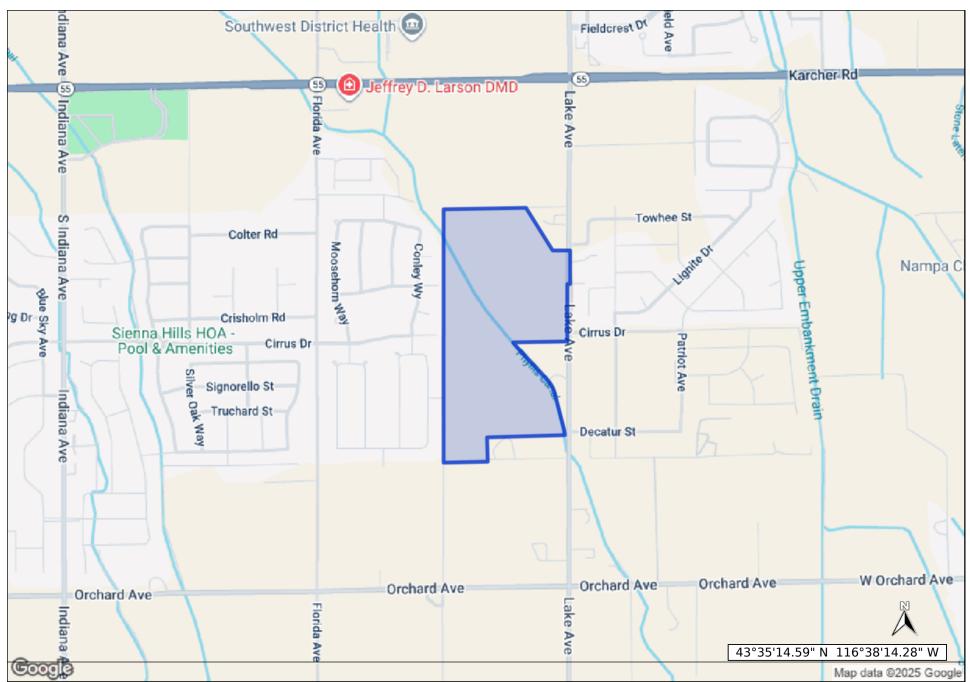
Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development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

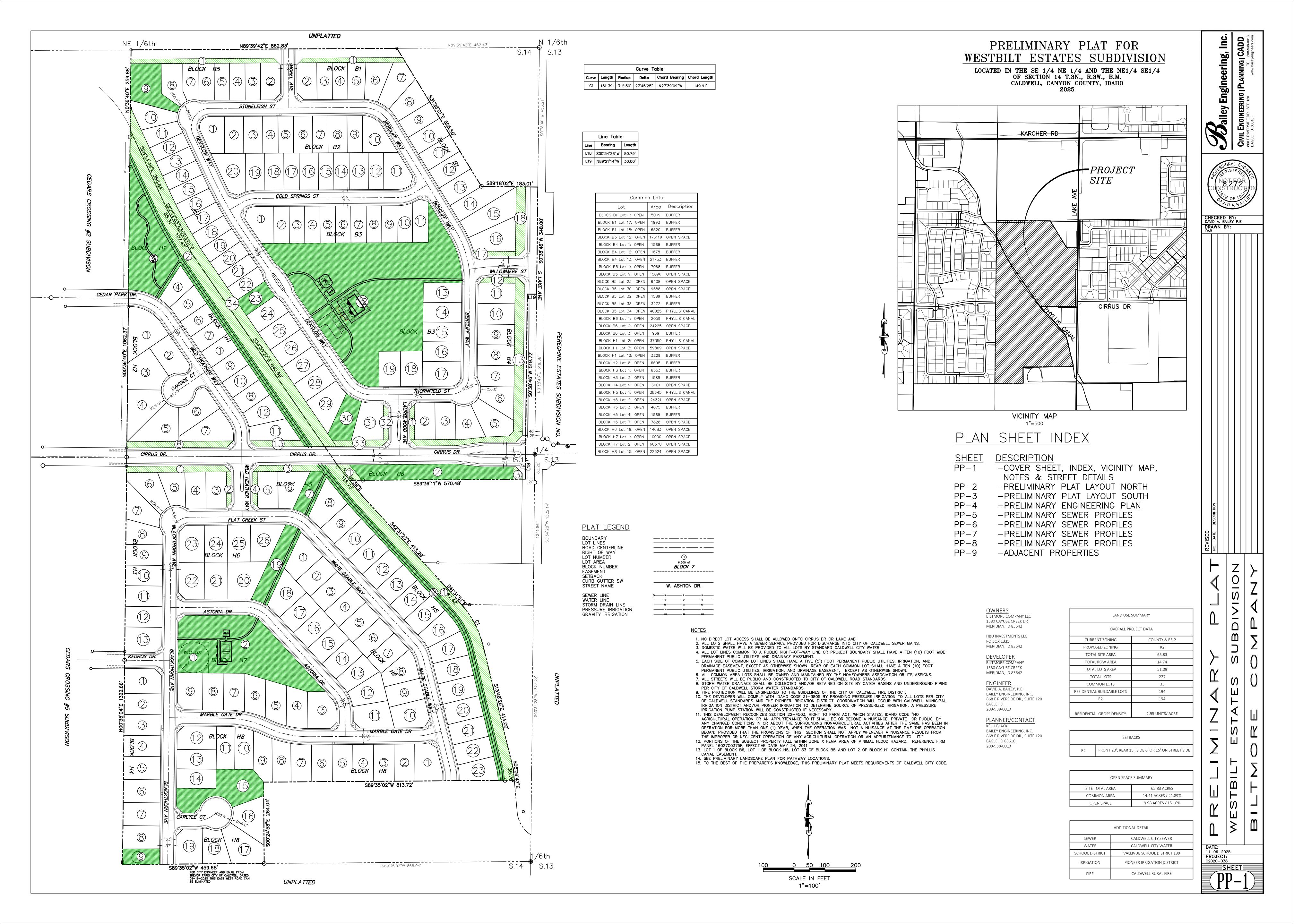
Description of the proposed project: Annexation, Rezone, and Preliminary Plat approval for the Lake Avenue Project.
66 acres of single family residential with R-2 zoning. Proposing 226 lots with
31 common lots and 195 buildable lots. This equates to a gross residential density of 2.96/acre with 15.01 % Open Space.  Date of Round Table meeting: 2/6/25
Notice sent to neighbors on: 6/27/25
Date & time of the neighborhood meeting: 7/9/25 - 6:00pm
Location of the neighborhood meeting:  Caldwell Public Library - 1010 Dearborn St.
Developer/Applicant:
Name: Kelli Black - Bailey Engineering (Applicant)
Address, City, State, Zip: 1119 E. State St., Ste. 210 Eagle, ID 83616
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 Kelli Black
DATE 7/9/25



#### **WestBilt Estates Subdivision**

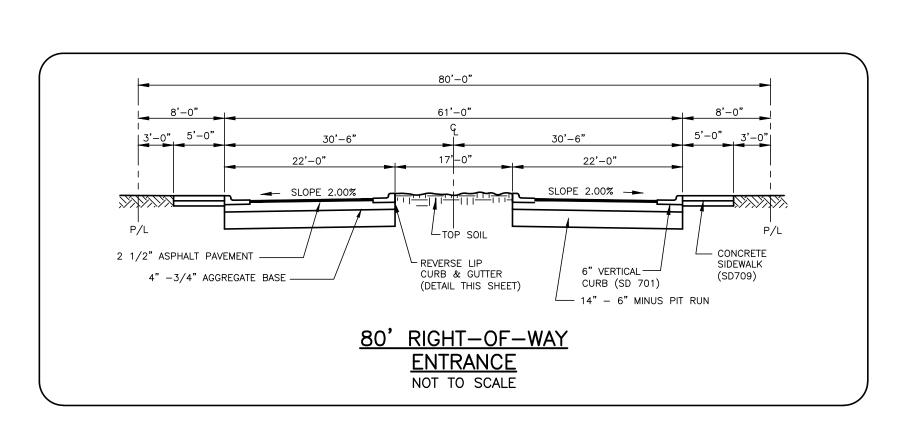


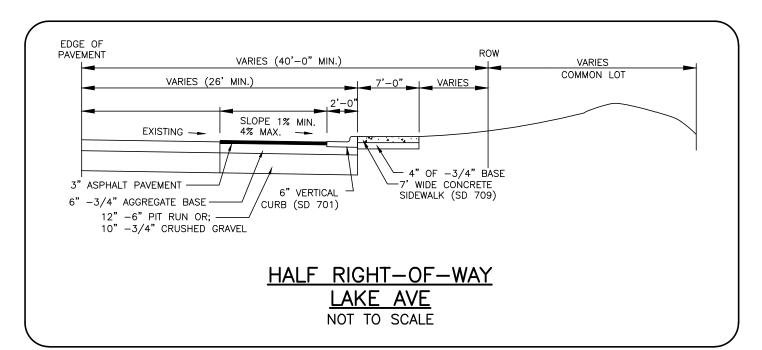


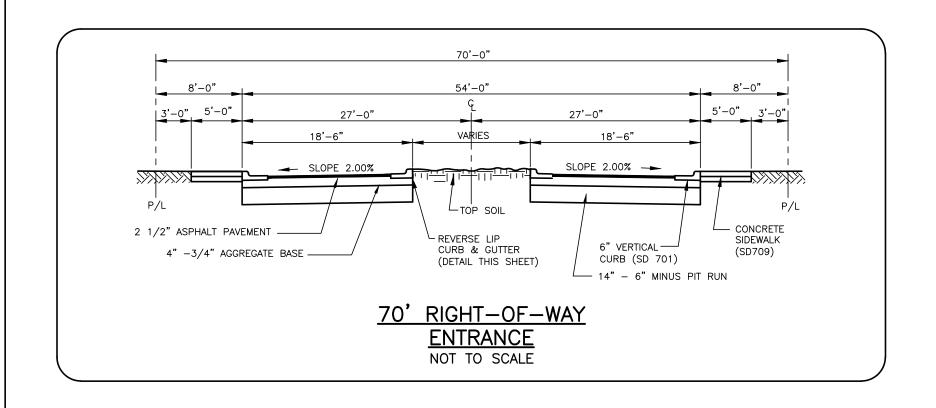


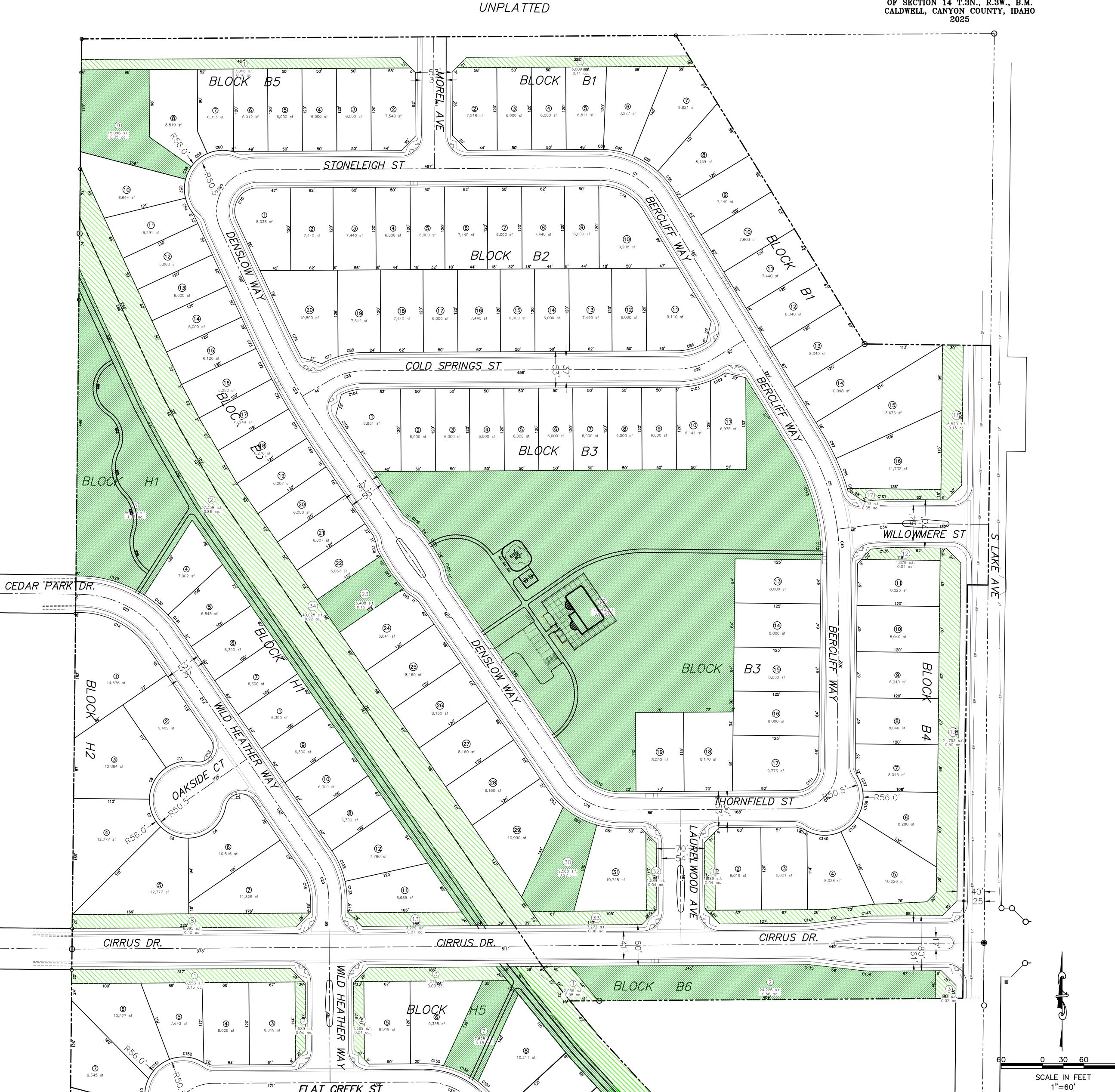
## PRELIMINARY PLAT FOR WESTBILT ESTATES SUBDIVISION

LOCATED IN THE SE 1/4 NE 1/4 AND THE NE1/4 SE1/4
OF SECTION 14 T.3N., R.3W., B.M.
CALDWELL, CANYON COUNTY, IDAHO
2025

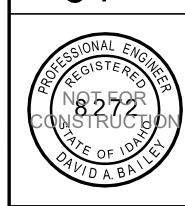


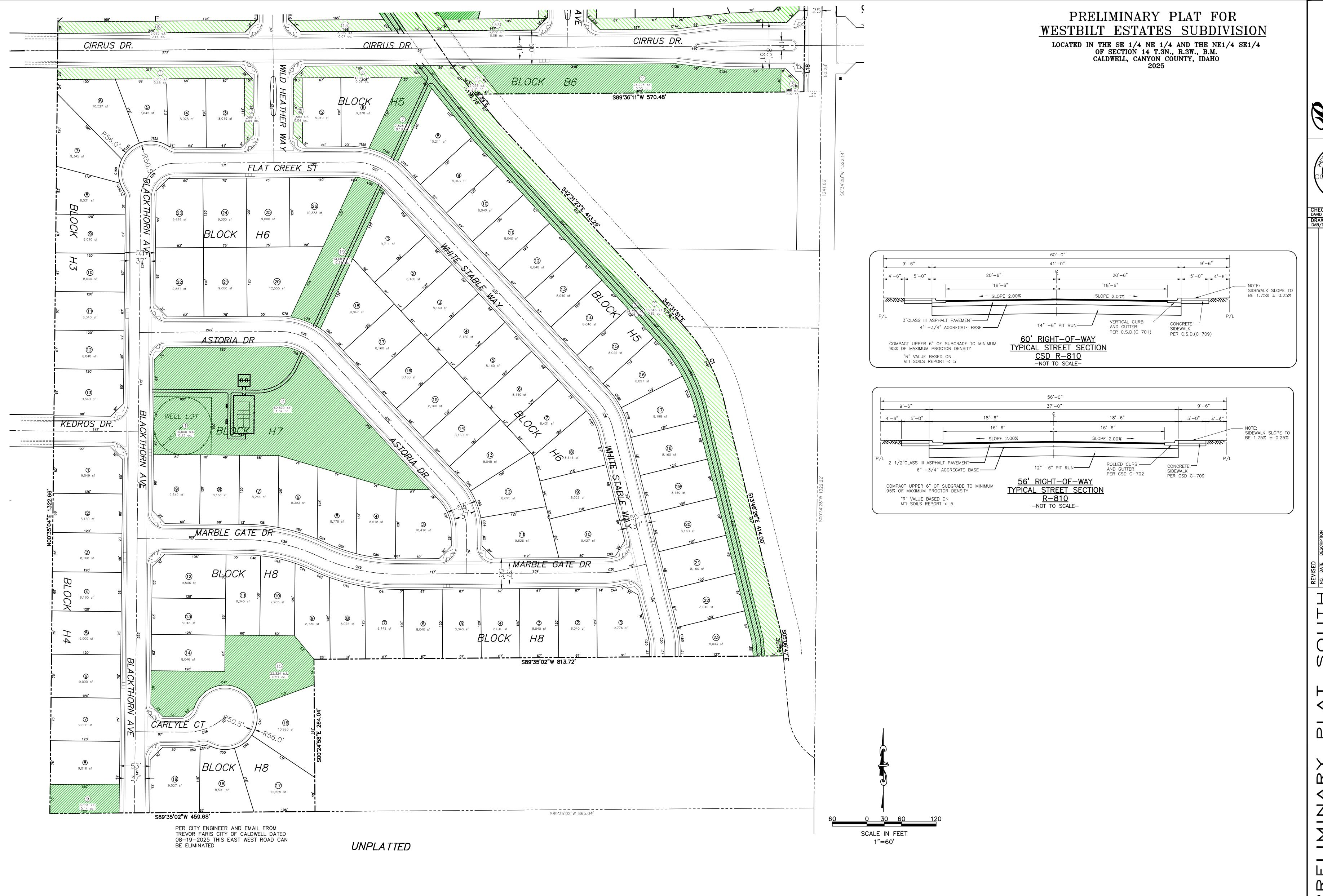






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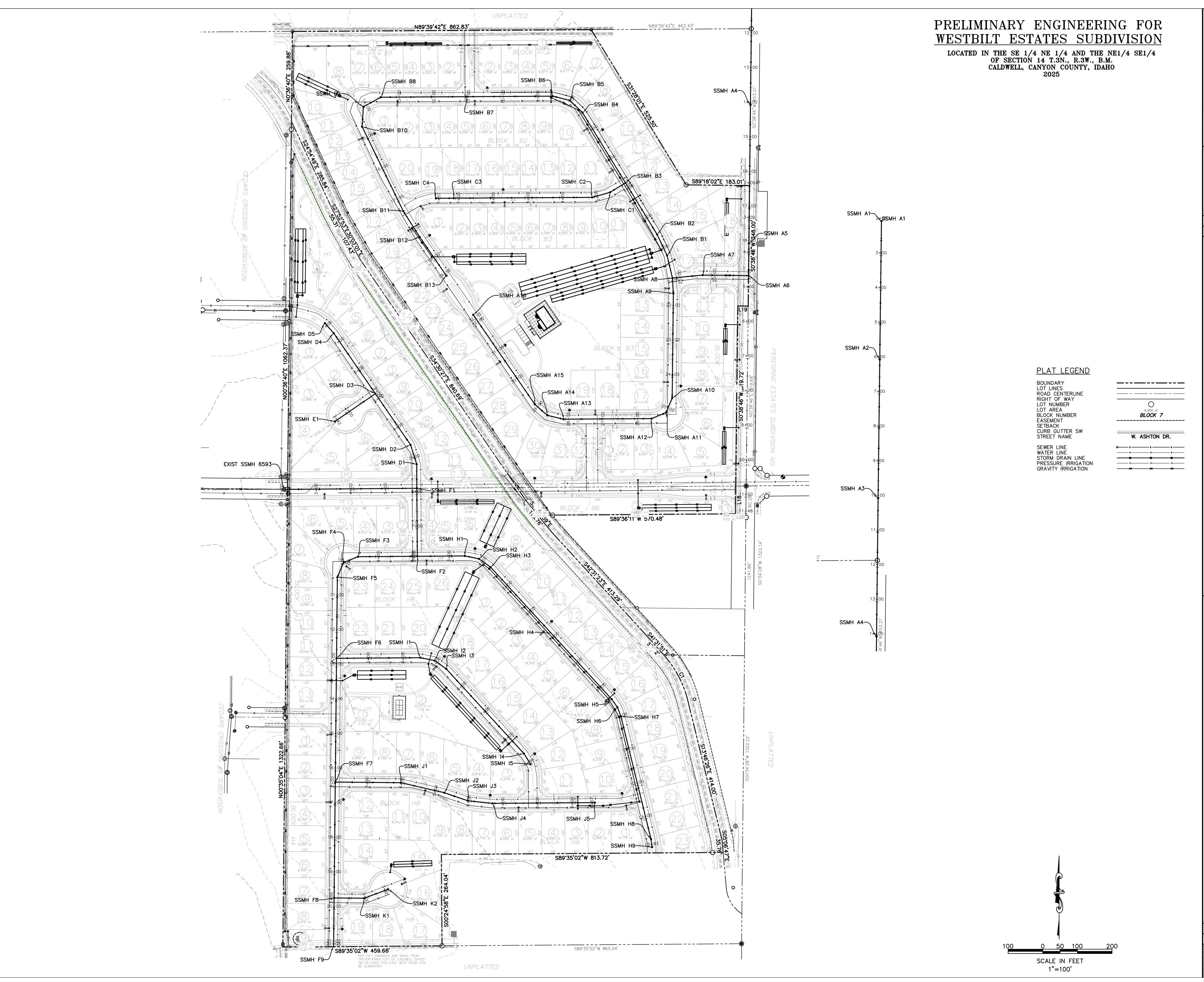




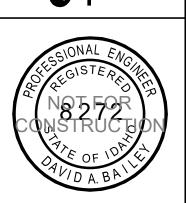
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WESTBILT ESTATES SUBDIVISION

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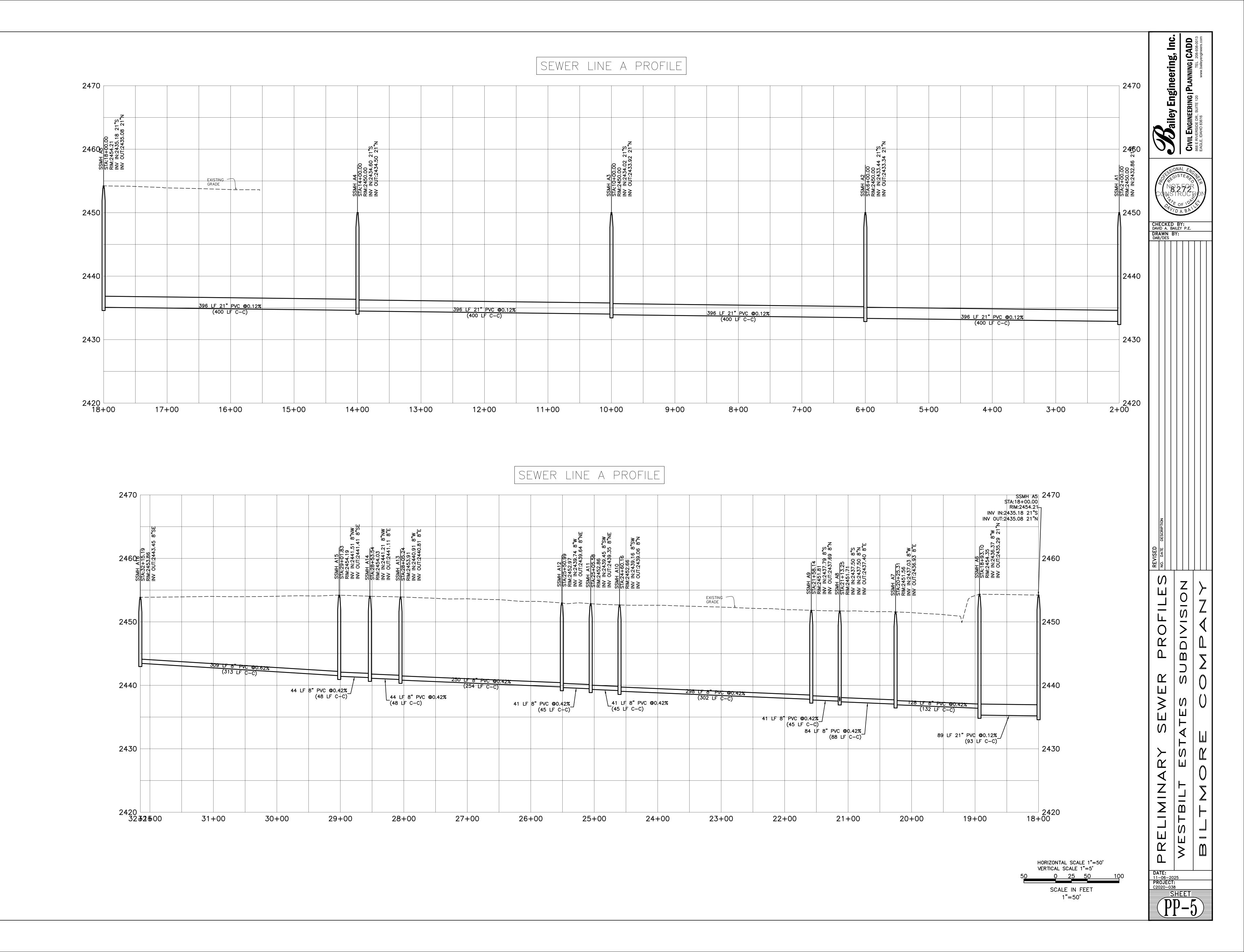
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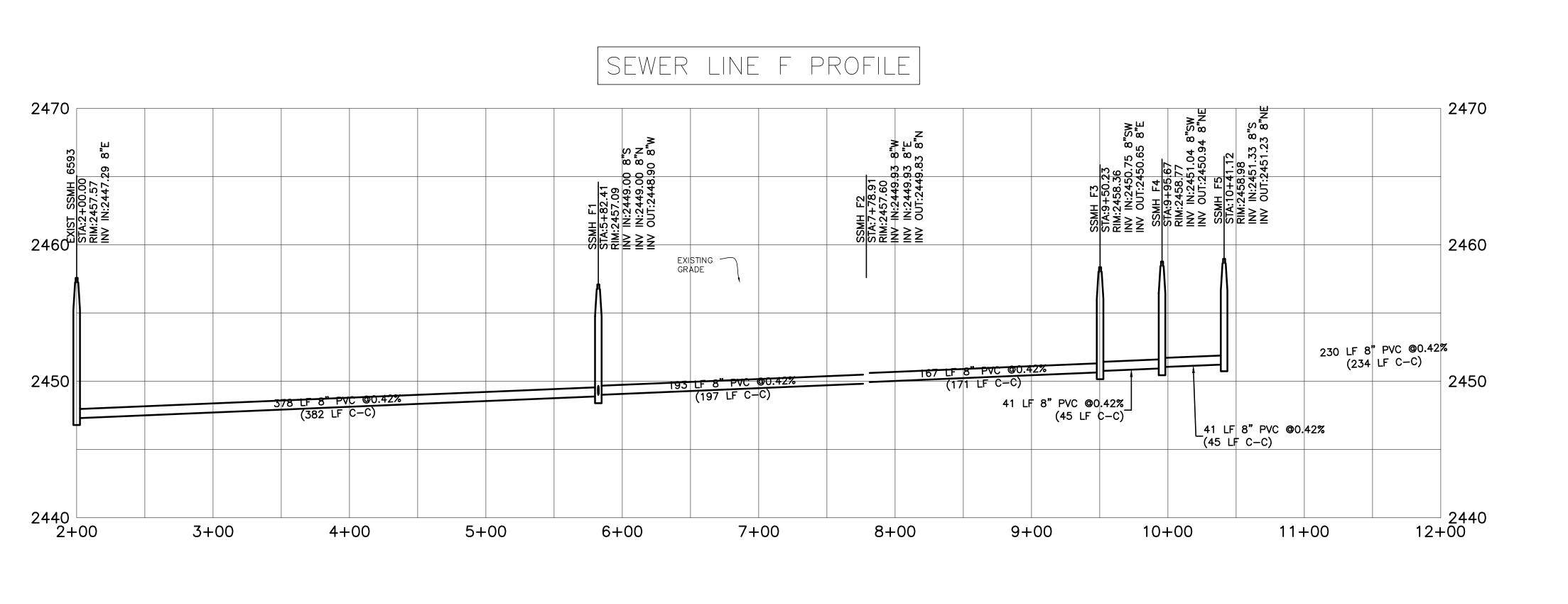


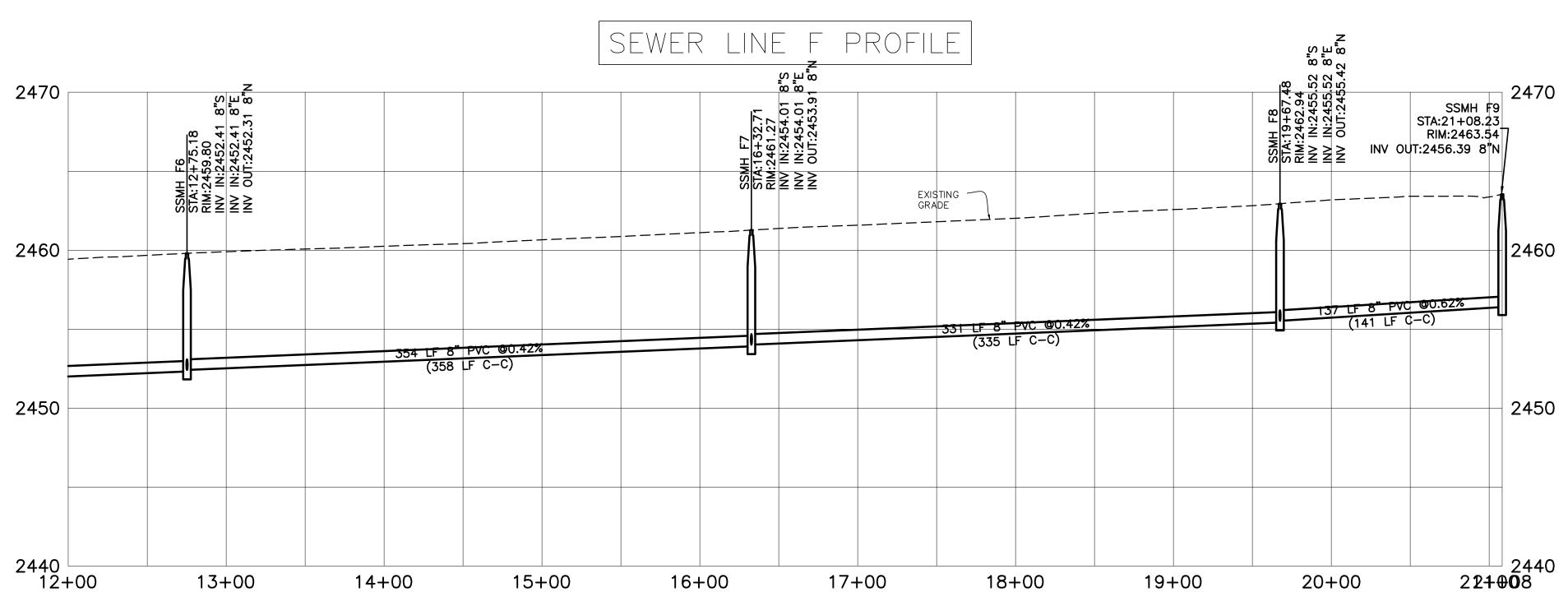
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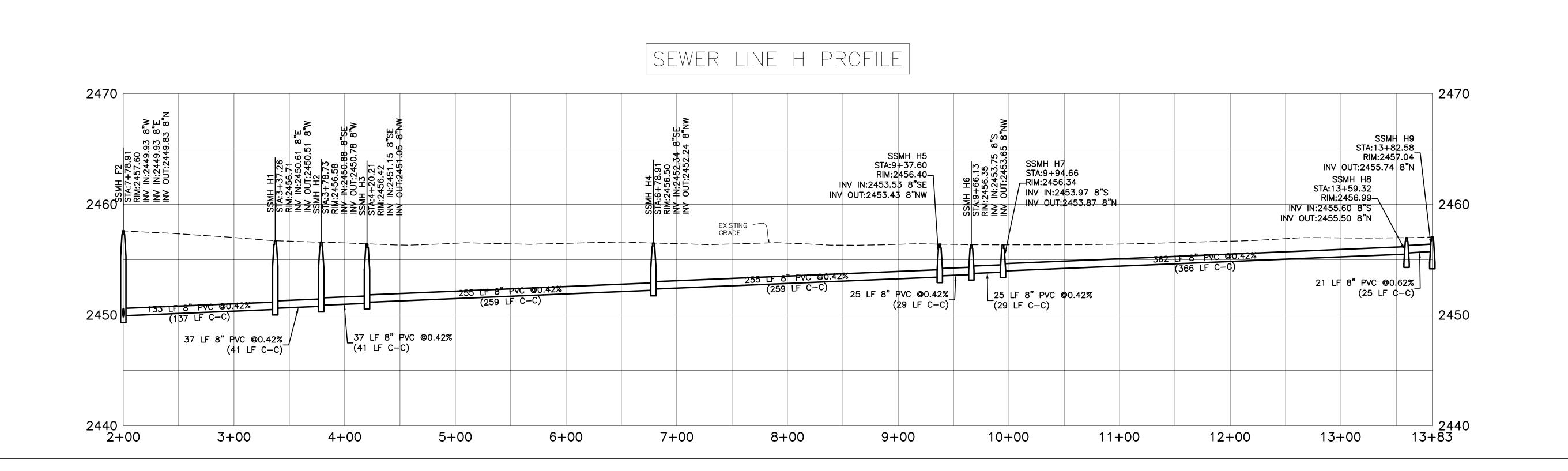


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DAVID A. BAILEY P.E.

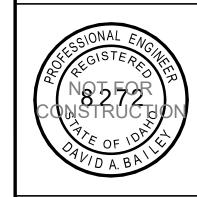
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STA:5+82.41
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2460 BDIVISION 2470 2470 EXISTING GRADE EXISTING -GRADE 2450 2450 08 LF 8" PVC @0.42% (212 LF C-C) 176 LF 8" PVC @0.42% (180 LF C-C) SEWER 2450 \_35 LF 8" PVC @0.62% (39 LF C-C) 65 LF 8" PVC @0.42% (69 LF C-C) 96 LF 8" PVC 90.42% (400 LF C-C) 55 LF 8" PVC @0.42%\_ (59 LF C-C) 2440 38 LF 8" PVC @0.62% (142 LF C-C) \_47 LF 8" PVC @0.62% (51 LF C-C) 2450 50 LF 8" PVC @0.42%\_ (54 LF C-C) 48 LF 8" PVC @0.42% (52 LF C-C) 2440 2440 NARY 2430 2430 2440 2+00 3+00 3+42 PRELIMI 1 2430 <del>|</del> 7+58 2430 2+00 7+00 6+00 5+00 4+00 3+00 2420 2+00 7+00 6+00 5+00 4+00 3+00 DATE: 11-06-2025 PROJECT: C2020-038 HORIZONTAL SCALE 1"=50' VERTICAL SCALE 1"=5' SHEET SCALE IN FEET 1"=50'





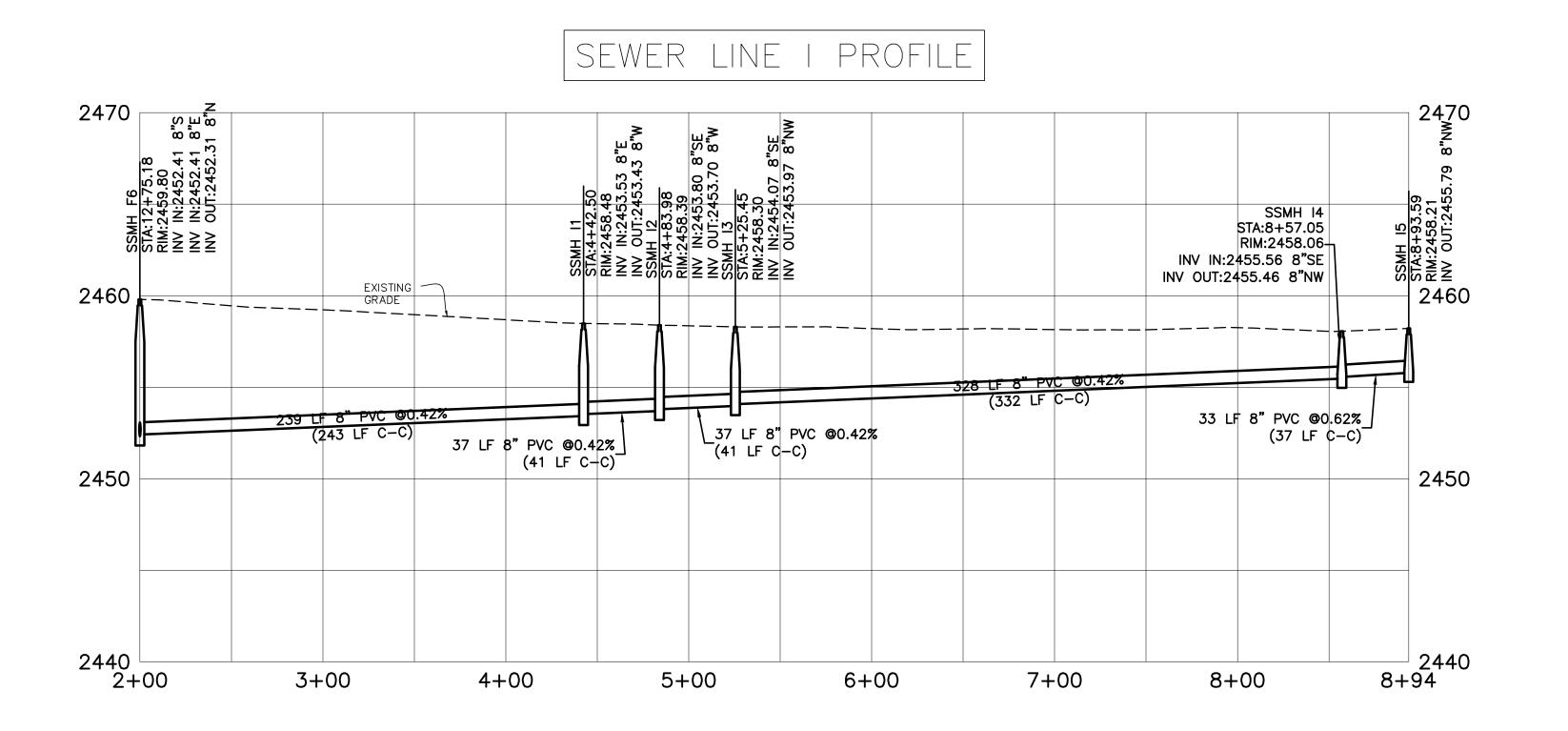


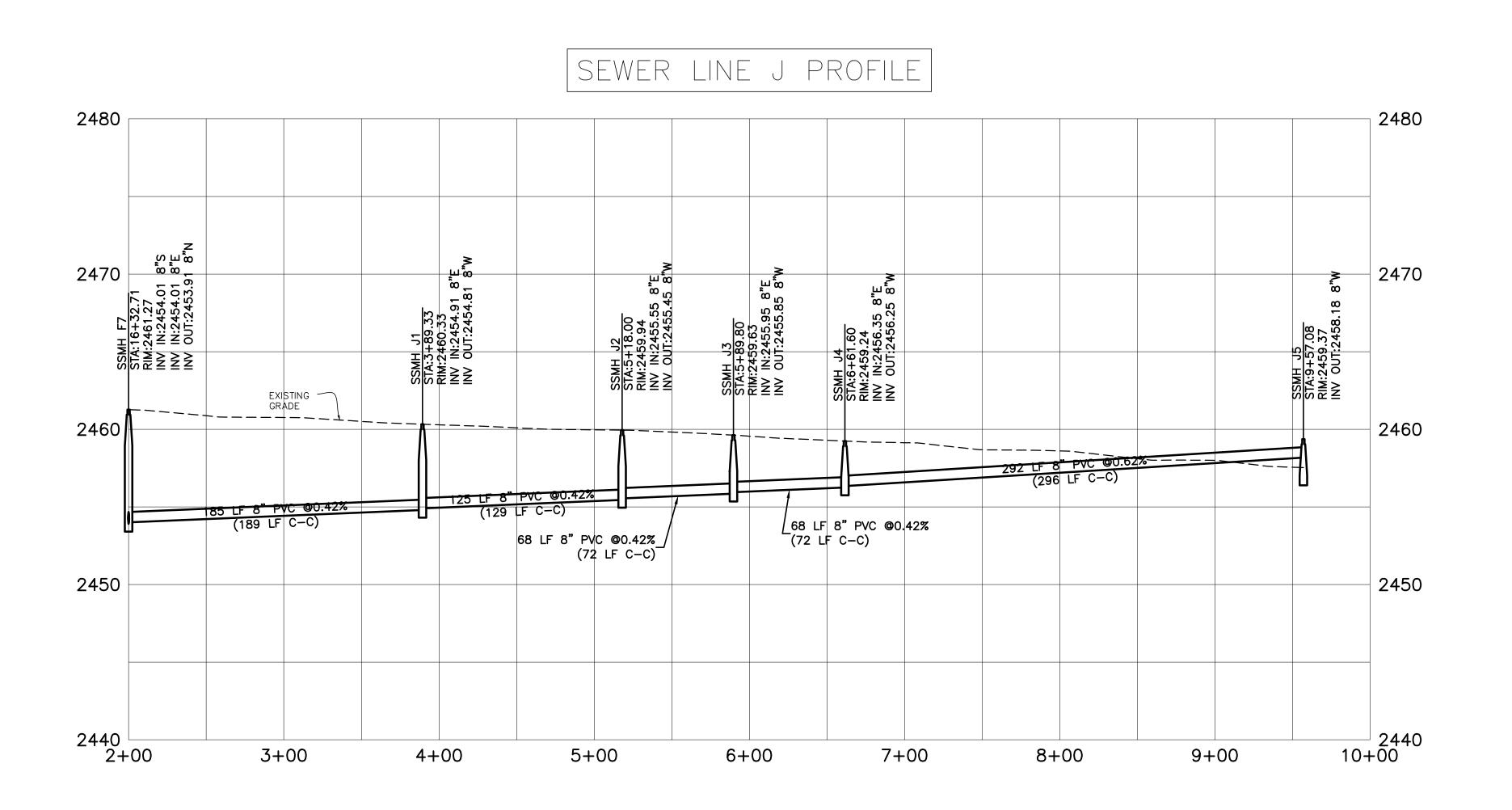
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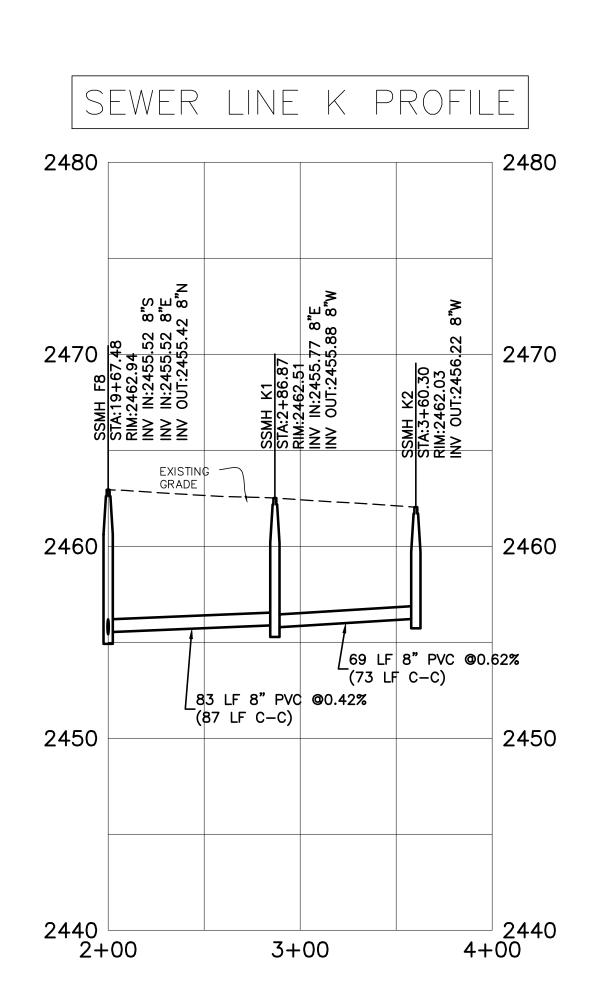


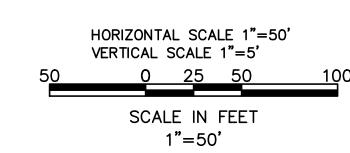
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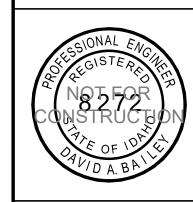




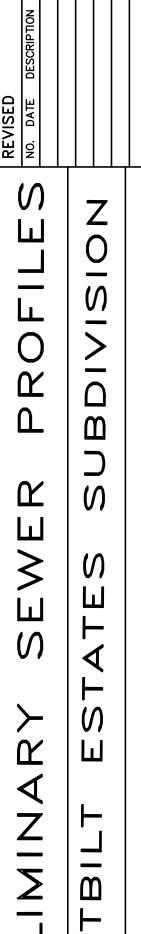








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DATE: 11-06-2025 PROJECT: C2020-038

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## ADJACENT PROPERTIES FOR WESTBILT ESTATES SUBDIVISION

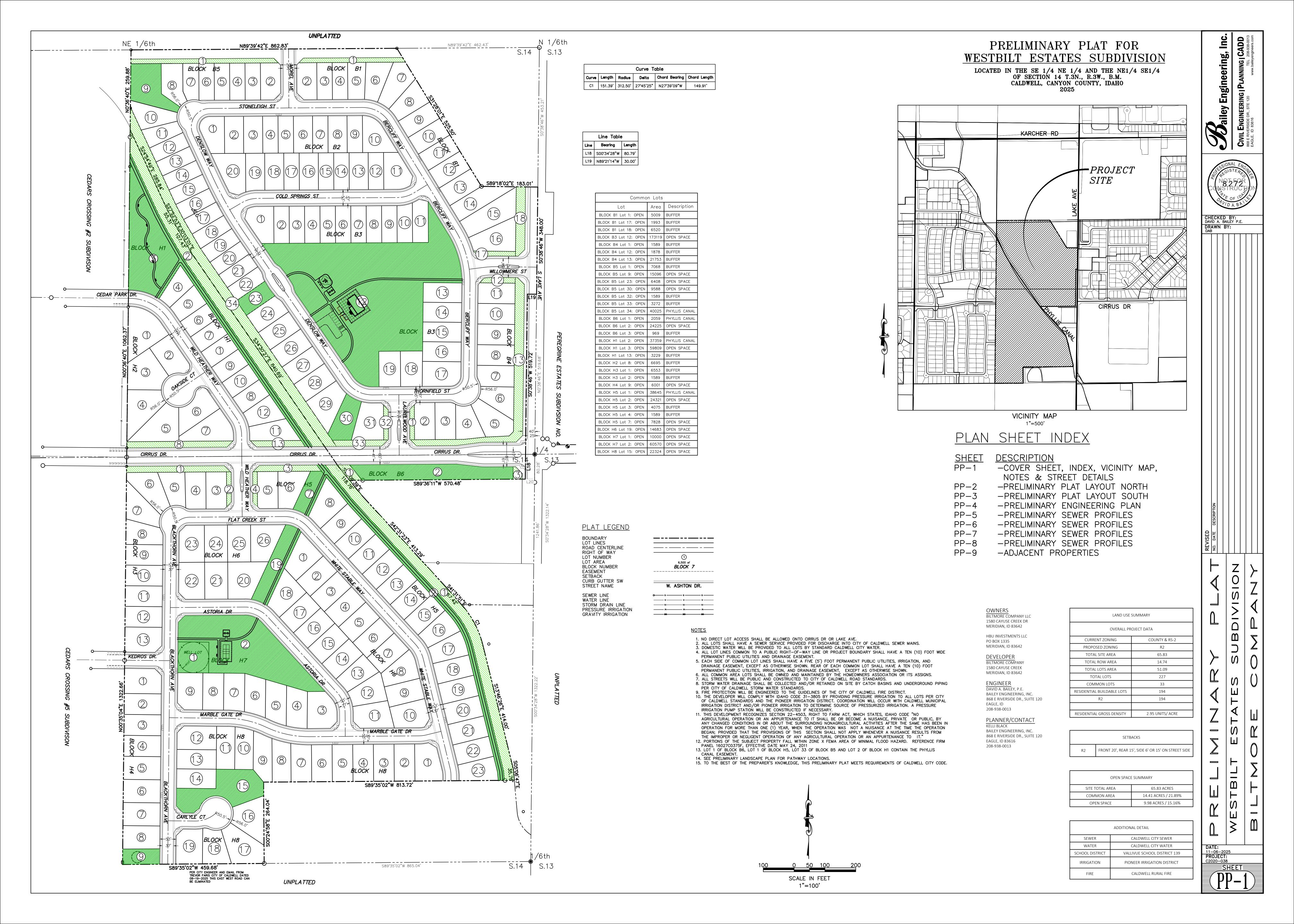
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2025





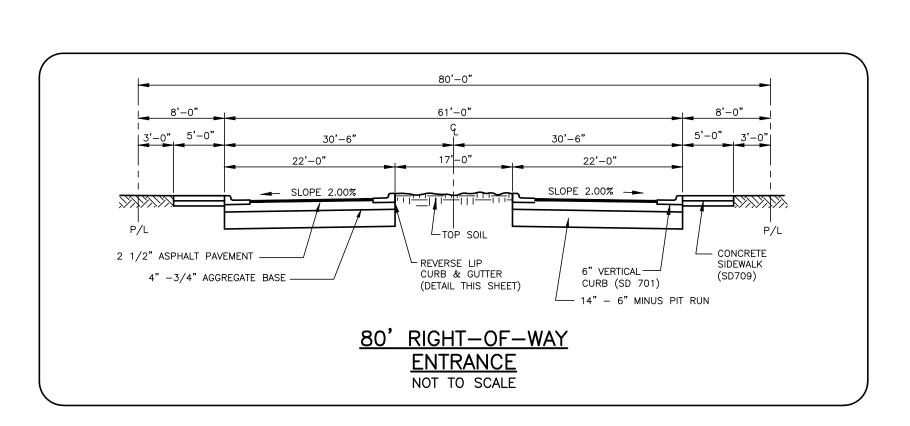
NOT FOR CONSTRUCTION  AVID A. BANGE
CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB/DES

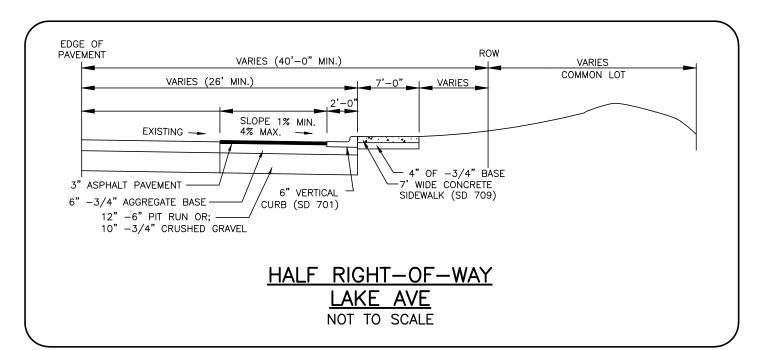
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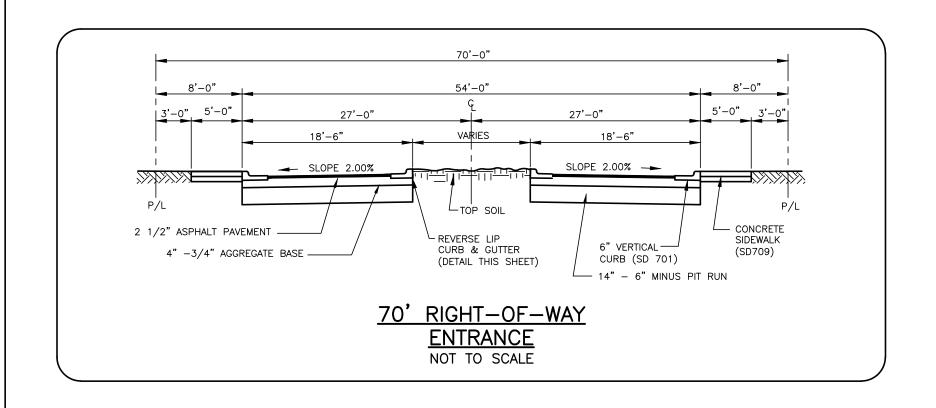


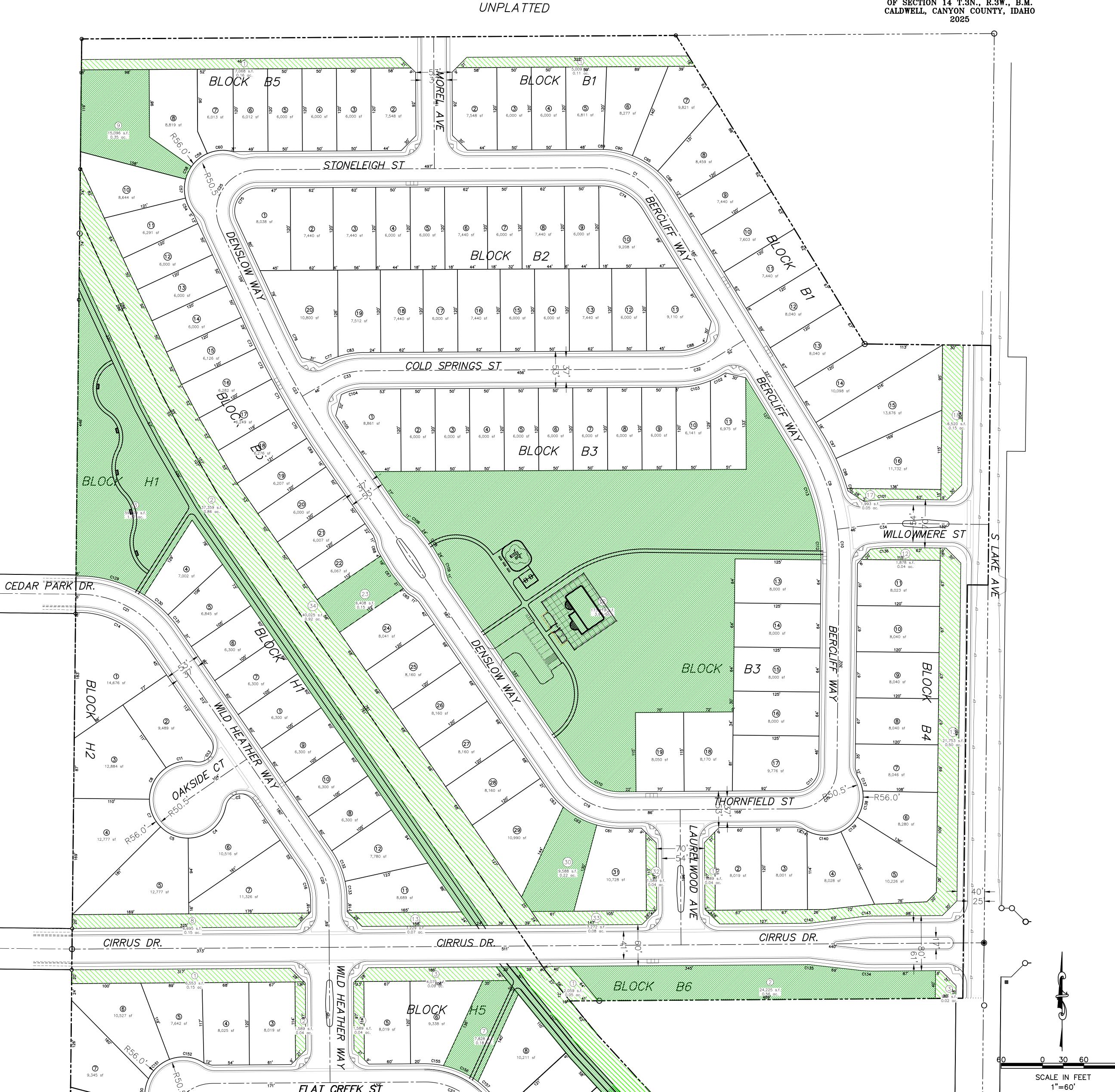
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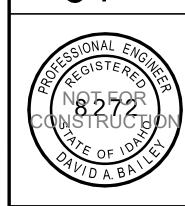


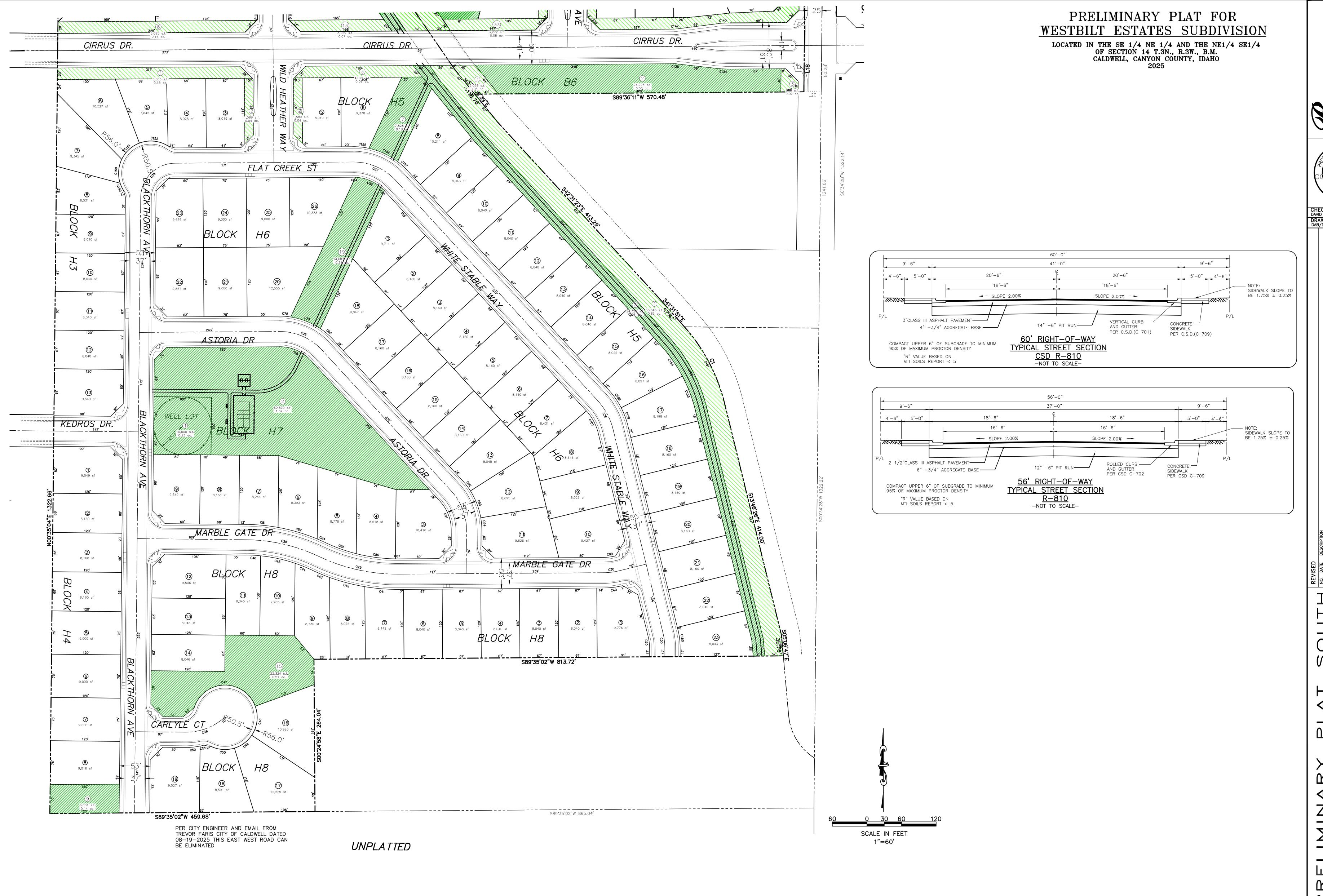






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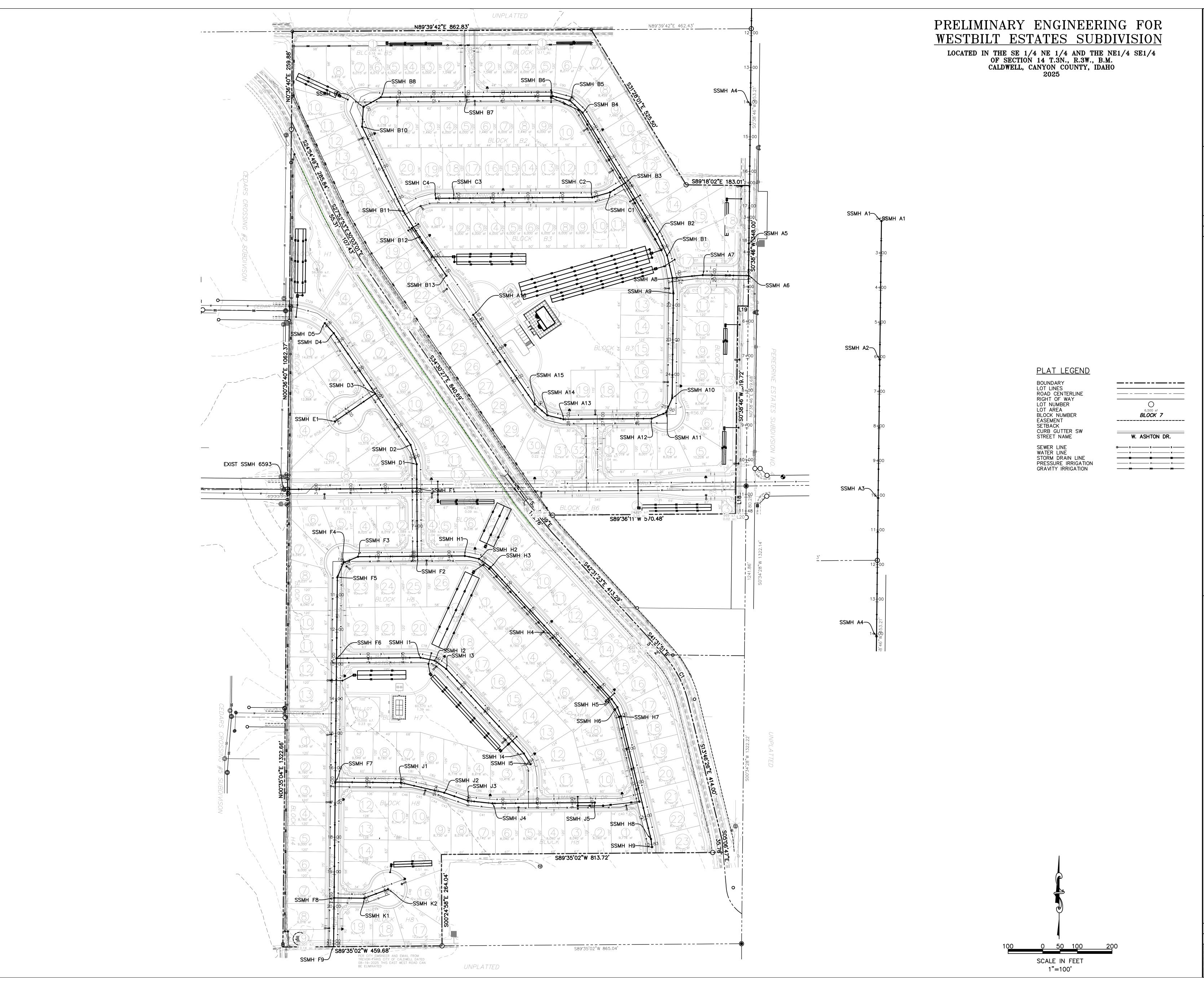




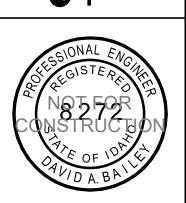
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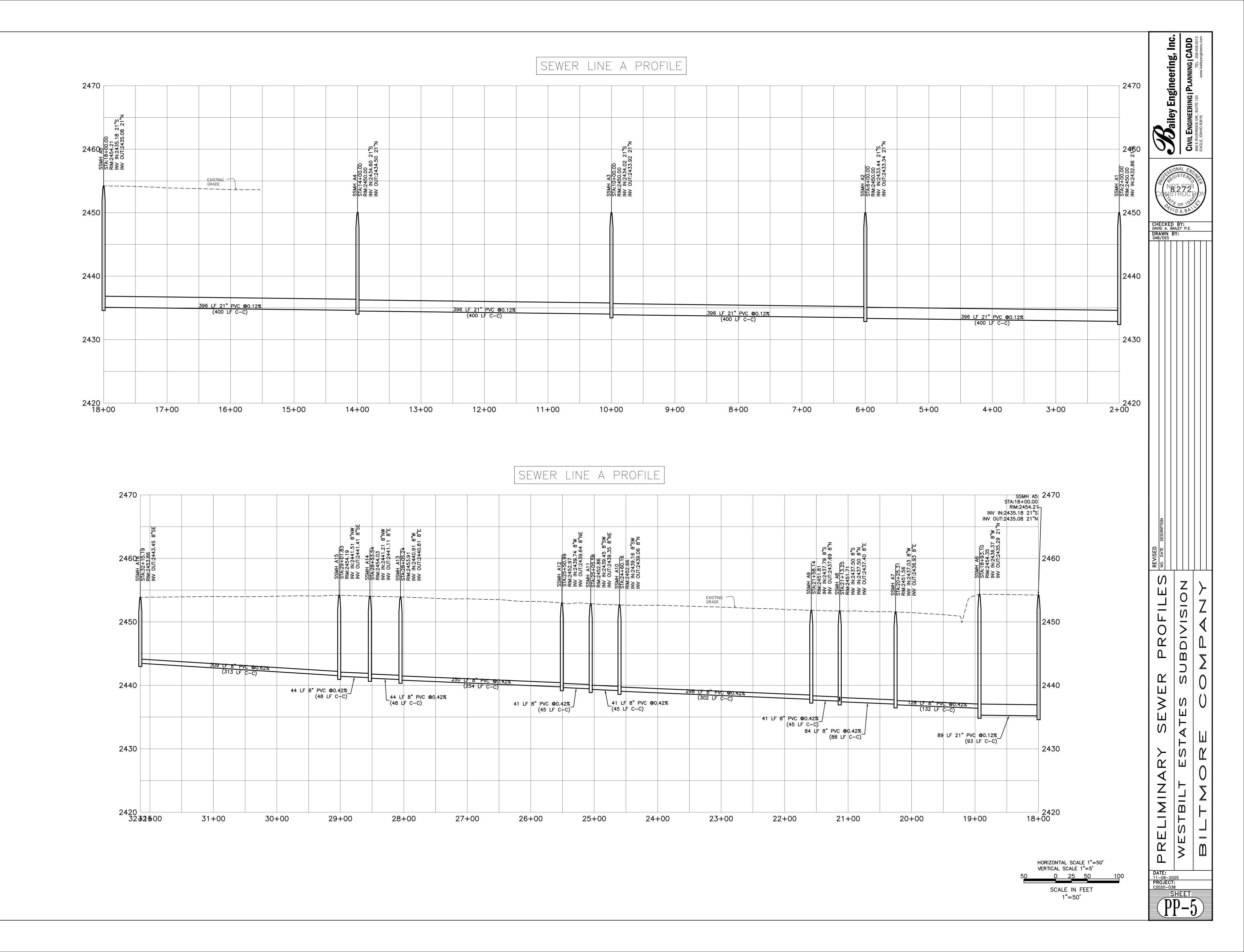
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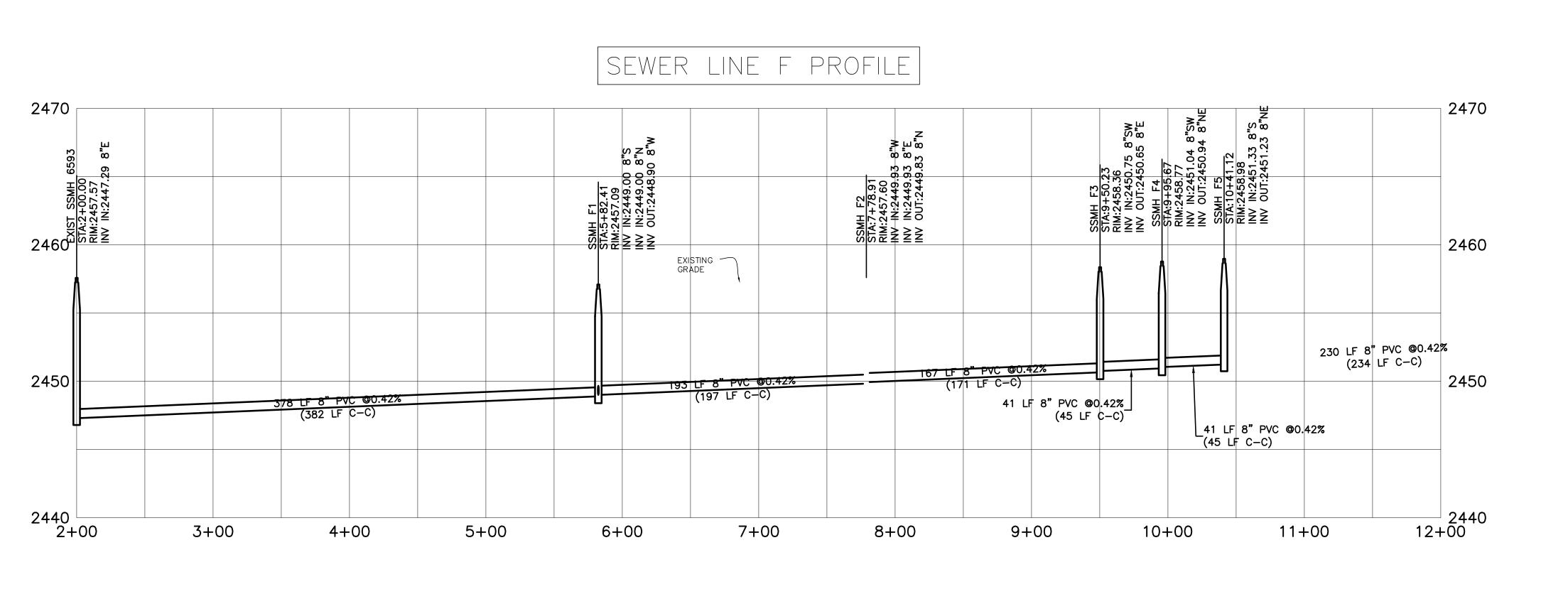


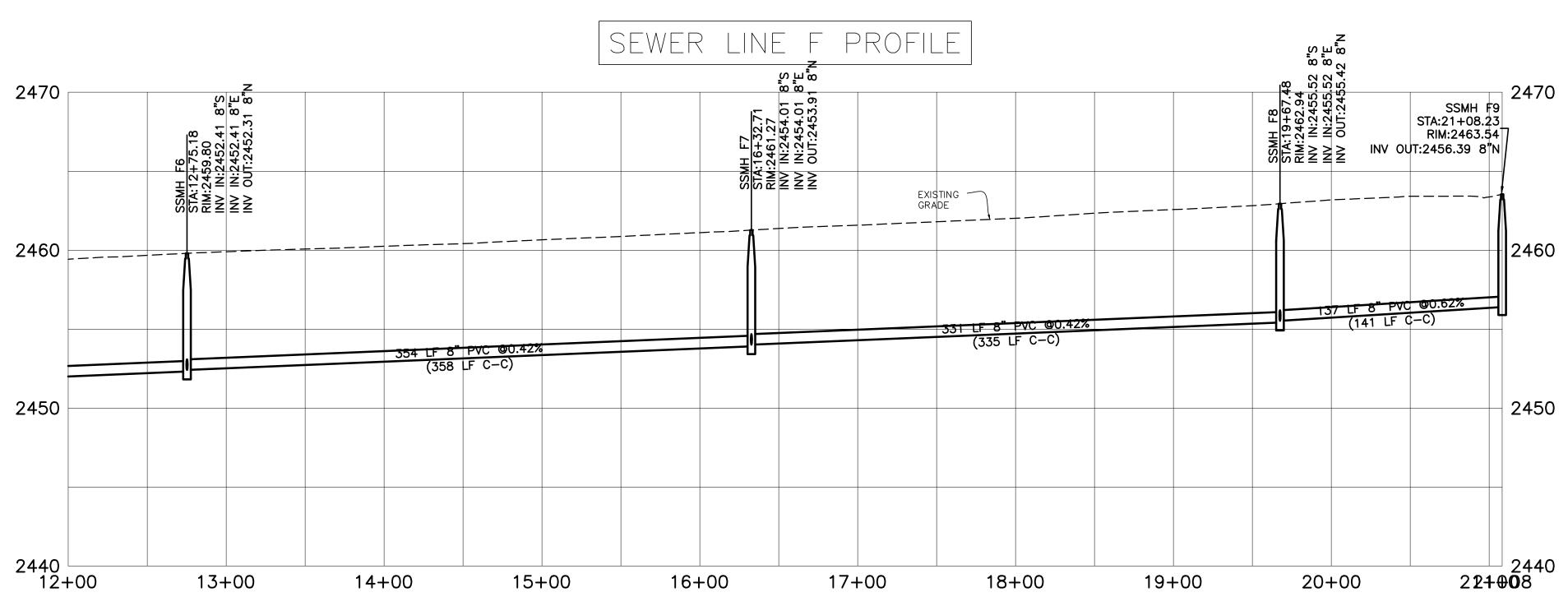
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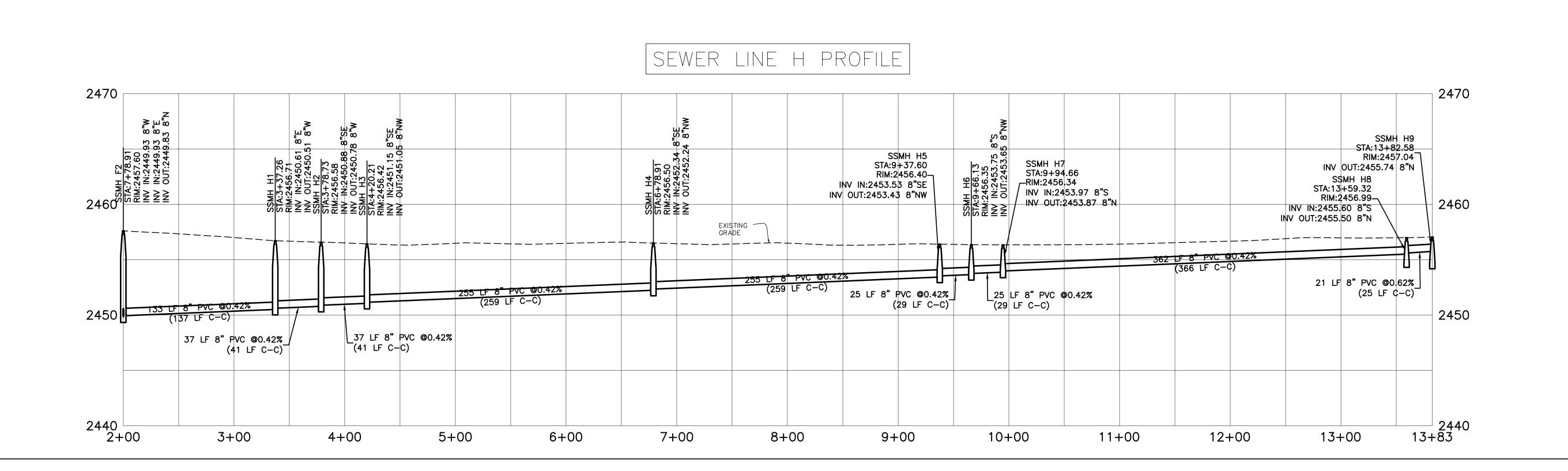


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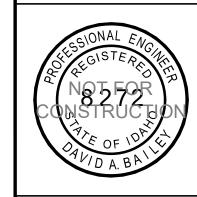
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DAB/DES 2450 2450 84 LF 8" PVC @0.42% (88 LF C-C) 244 LF 8" PVC @0.42% (248 LF C-C) 244 LF 8" PVC @0.42% (248 LF C-C) \_54 LF 8" PVC @0.42% (58 LF C-C) 54 LF 8" PVC @0.42% (58 LF C-C) 2440 2440 \_47 LF 8" PVC @0.42% (51 LF C-C) 47 LF 8" PVC @0.42%\_ (51 LF C-C) \_63 LF 8" PVC @0.42% (67 LF C+C) 63 LF 8" PVC @0.42% (67 LF C-C) 2430 2420 2+00 2420 19+55 19+00 11+00 18+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 12+00 13+00 14+00 15+00 16+00 17+00 SEWER LINE C PROFILE 2470 SSMH B3 STA:5+08.85 RIM:2451.45 INV IN:2439.09 8"NW INV IN:2439.09 8"SW INV OUT:2438.99 8"SE SEWER LINE D PROFILE 2470 2470 SEWER LINE E PROFILE SSMH D3 STA:5+07.53 RIM:2456.20 INV IN:2450.59 8"NW INV OUT:2450.49 8"SE PROFILES SSMH F1
STA:5+82.41
RIM:2457.09
INV IN:2449.00 8"S
INV IN:2449.00 8"N
INV QUT:2448.90 8"W
2460 BDIVISION 2470 2470 EXISTING GRADE EXISTING -GRADE 2450 2450 08 LF 8" PVC @0.42% (212 LF C-C) 176 LF 8" PVC @0.42% (180 LF C-C) SEWER 2450 \_35 LF 8" PVC @0.62% (39 LF C-C) 65 LF 8" PVC @0.42% (69 LF C-C) 96 LF 8" PVC 90.42% (400 LF C-C) 55 LF 8" PVC @0.42%\_ (59 LF C-C) 2440 38 LF 8" PVC @0.62% (142 LF C-C) \_47 LF 8" PVC @0.62% (51 LF C-C) 2450 50 LF 8" PVC @0.42%\_ (54 LF C-C) 48 LF 8" PVC @0.42% (52 LF C-C) 2440 2440 NARY 2430 2430 2440 2+00 3+00 3+42 PRELIMI 1 2430 <del>|</del> 7+58 2430 2+00 7+00 6+00 5+00 4+00 3+00 2420 2+00 7+00 6+00 5+00 4+00 3+00 DATE: 11-06-2025 PROJECT: C2020-038 HORIZONTAL SCALE 1"=50' VERTICAL SCALE 1"=5' SHEET SCALE IN FEET 1"=50'





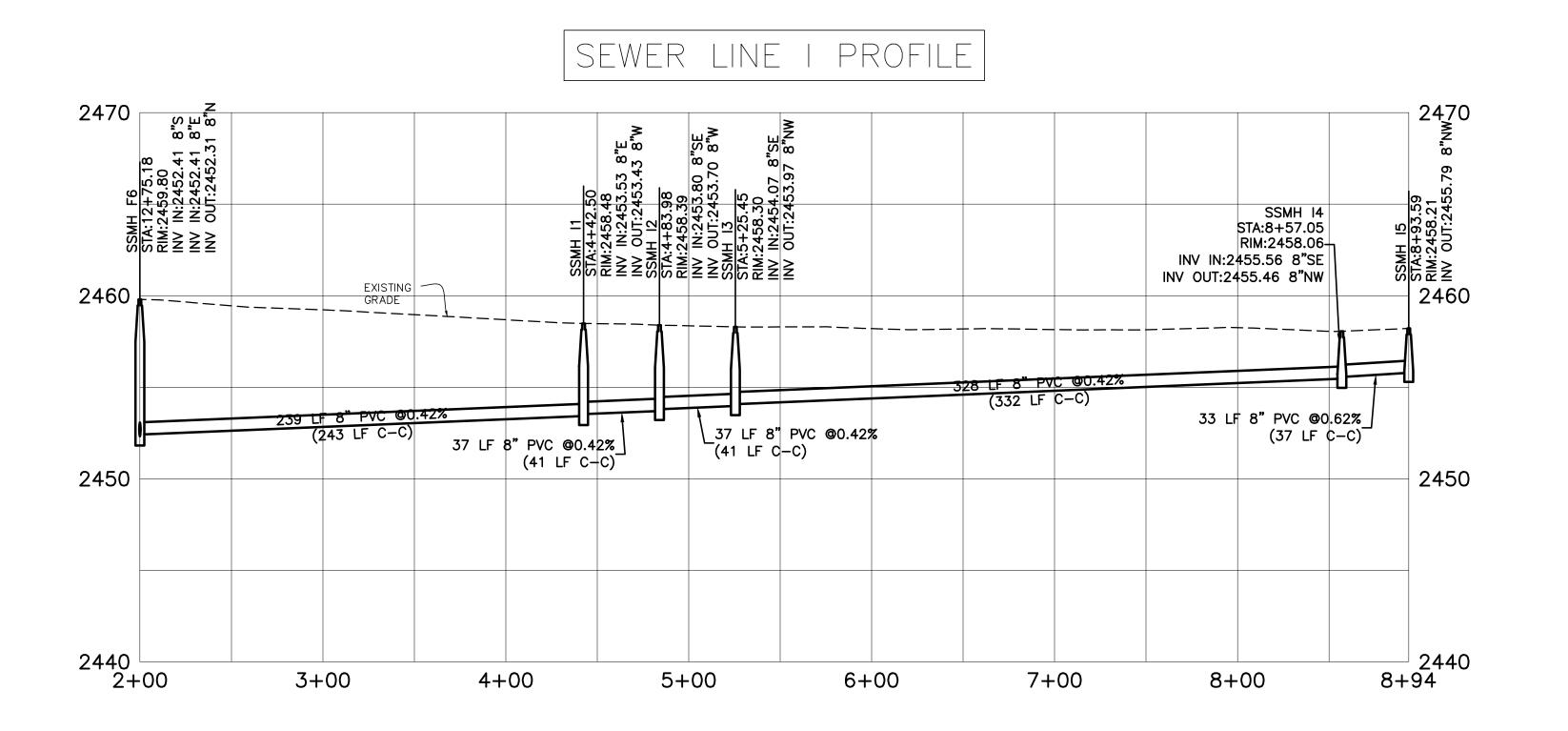


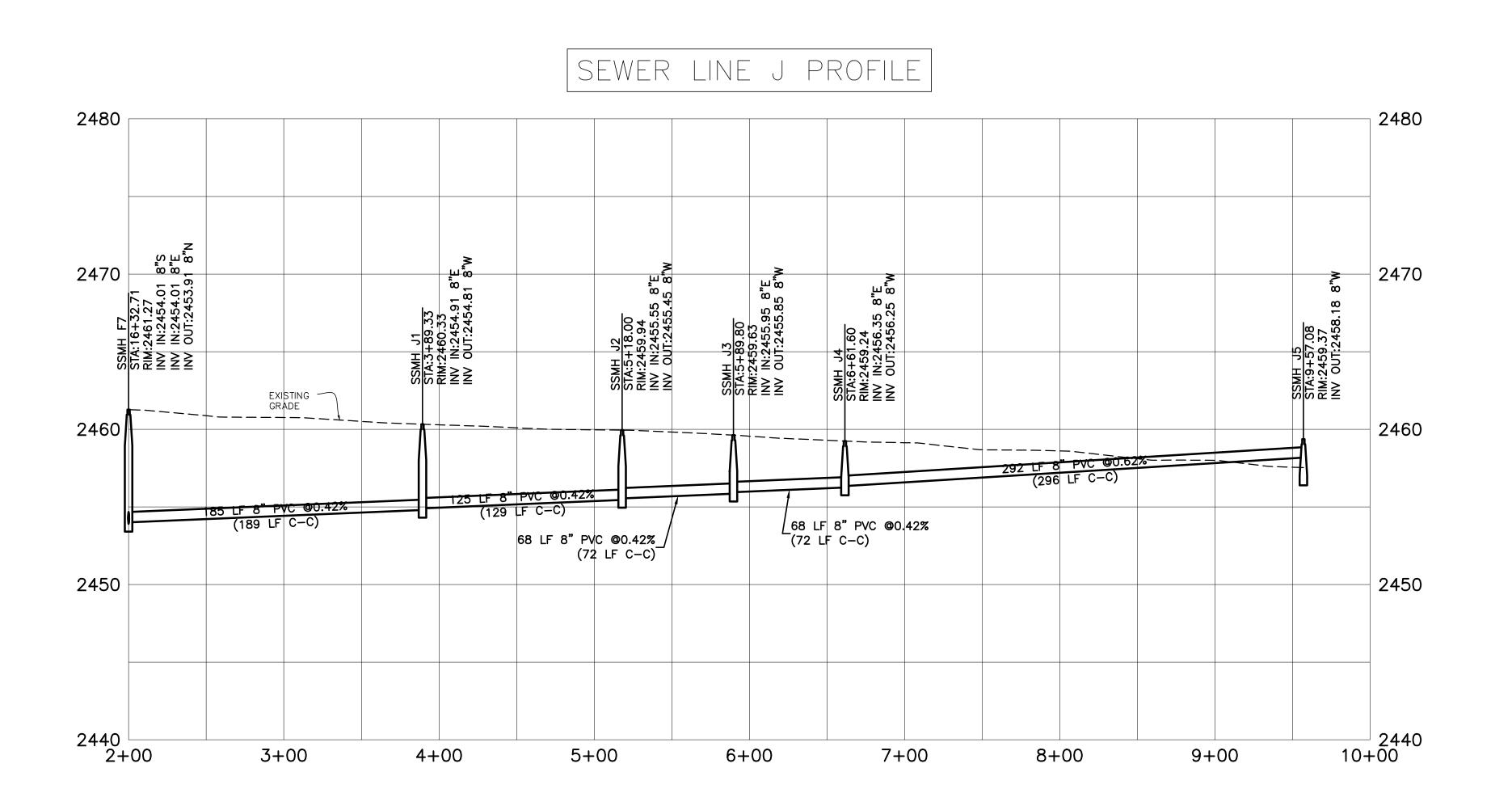
HORIZONTAL SCALE 1"=50' VERTICAL SCALE 1"=5' SCALE IN FEET 1"=50'

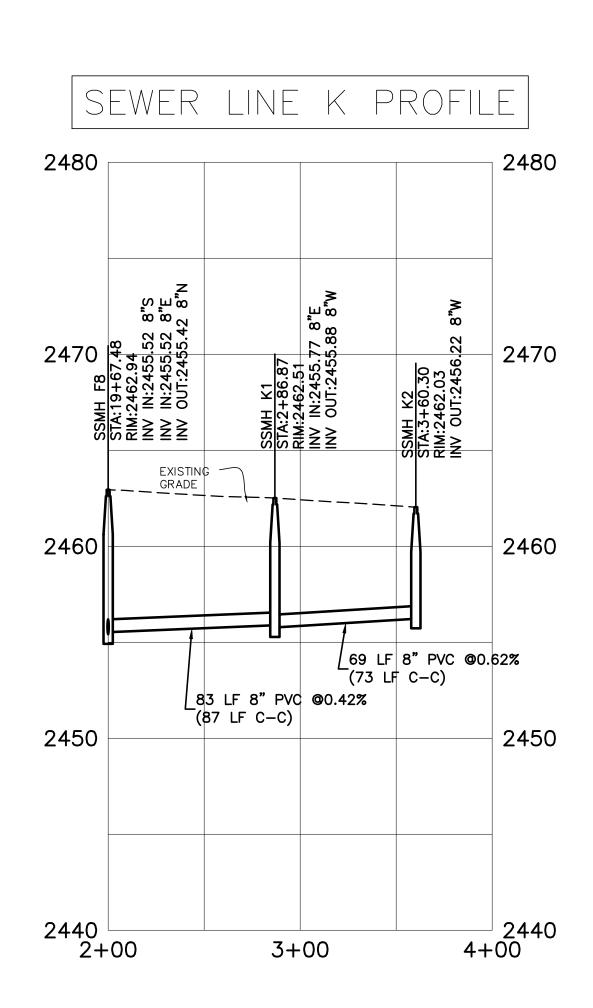


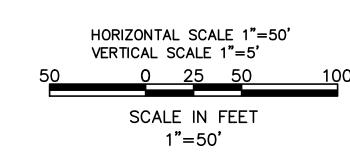
NARY LIMI STBIL DATE: 11-06-2025 PROJECT:

SHEET

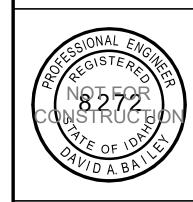




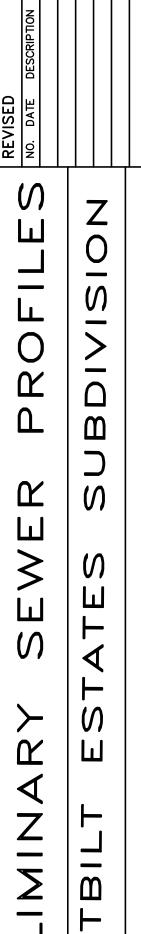








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DATE: 11-06-2025 PROJECT: C2020-038

SHEET

## ADJACENT PROPERTIES FOR WESTBILT ESTATES SUBDIVISION

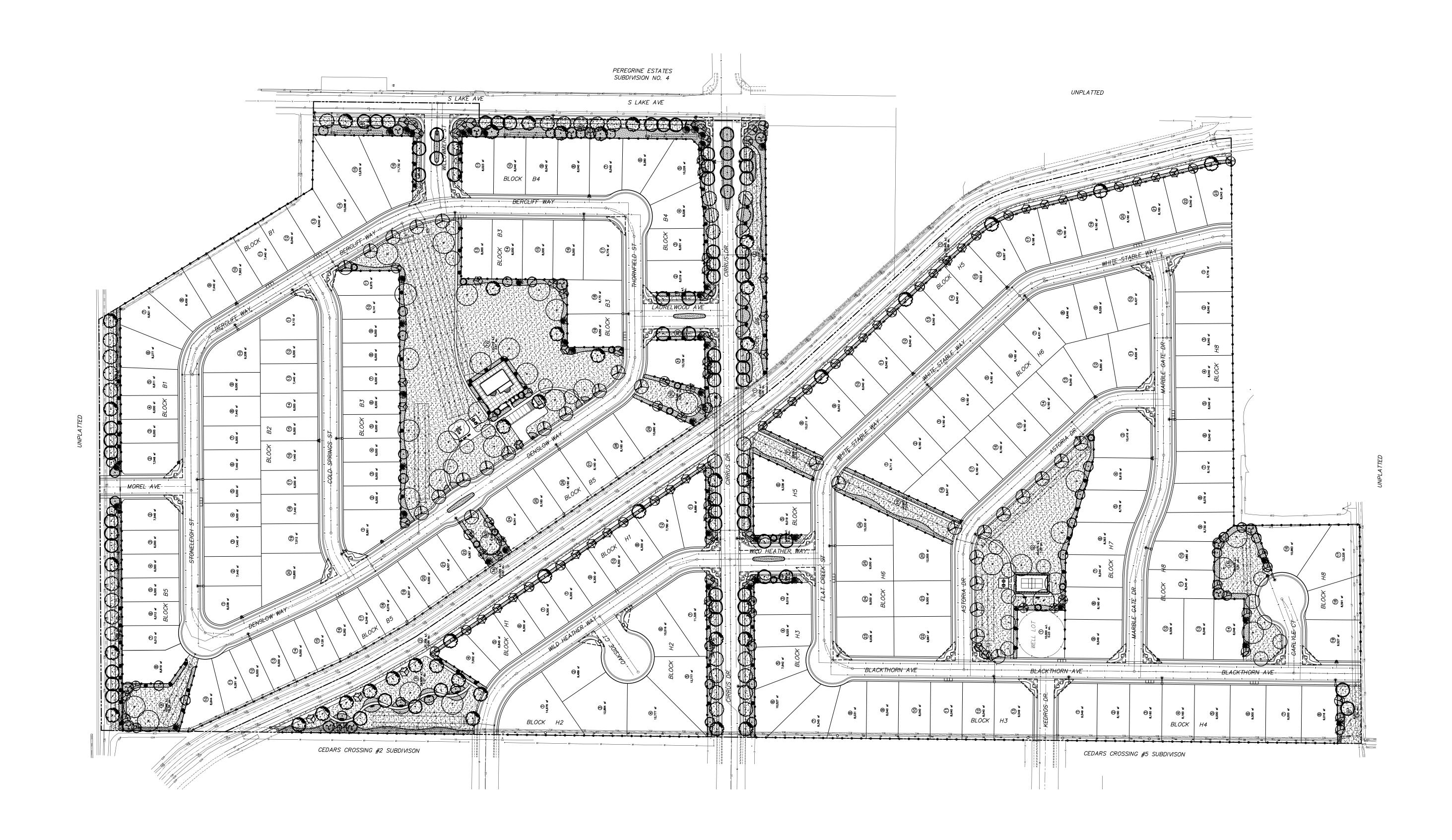
LOCATED IN THE SE 1/4 NE 1/4 AND THE NE1/4 SE1/4
OF SECTION 14 T.3N., R.3W., B.M.
CALDWELL, CANYON COUNTY, IDAHO
2025





NOT FOR CONSTRUCTION  AVID A. BANGE
CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB/DES

DATE: 11-06-2025 PROJECT: C2020-038



# WESTBILT ESTATES SUBDIVISION

PRELIMINARY PLAT LANDSCAPE PLAN

# HBU INVESTMENTS LLC BILTMORE COMPANY LLC PO BOX 1335 1580 CAYUSE CREEK MERIDIAN, ID 83642 MERIDIAN, ID 83642

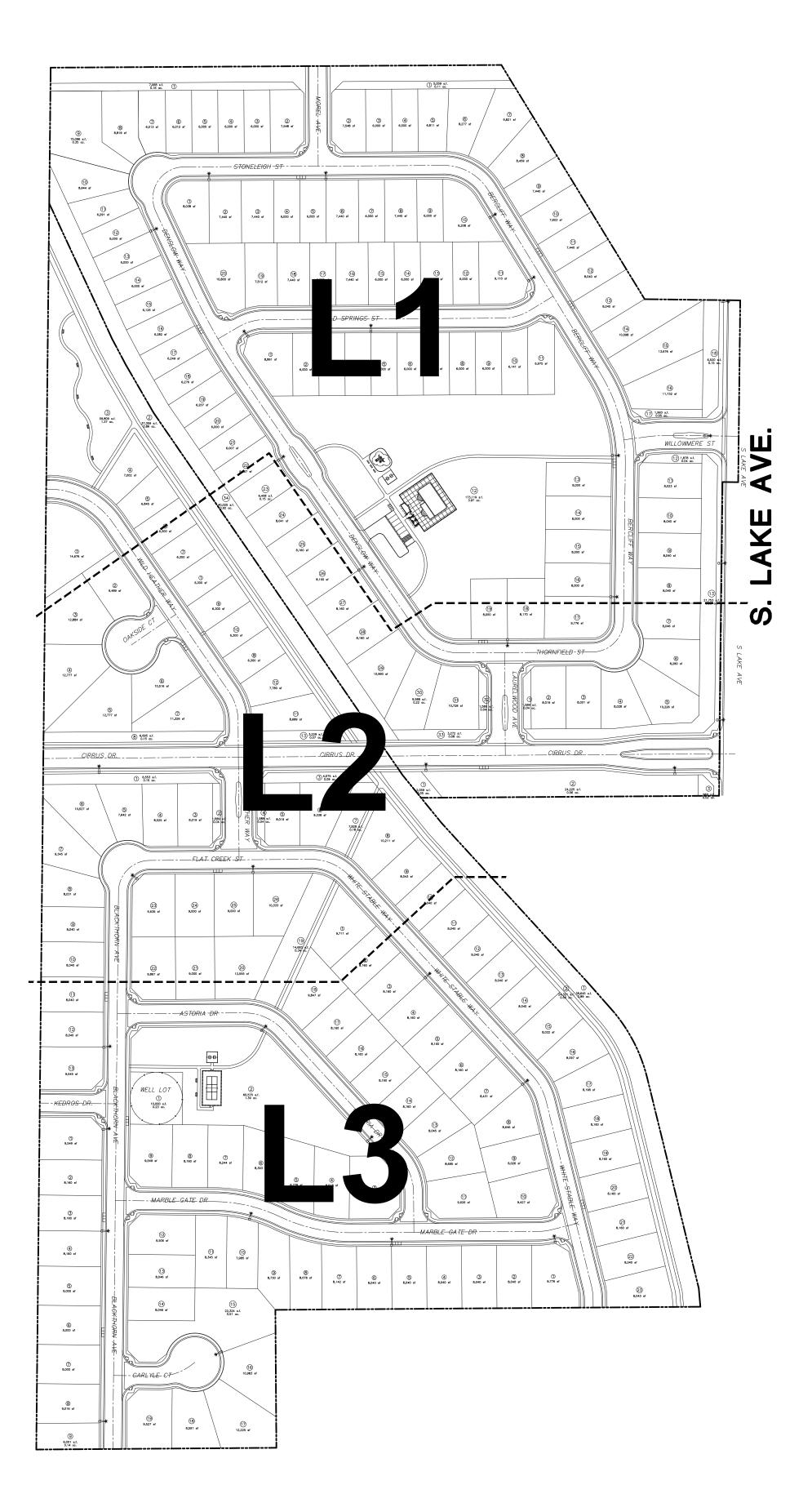
PLANNER/CONTACT

KELLI BLACK
BAILEY ENGINEERING, INC.
868 E. RIVERSIDE DR., STE 120
EAGLE, ID 83616
Phone (208) 938-0013



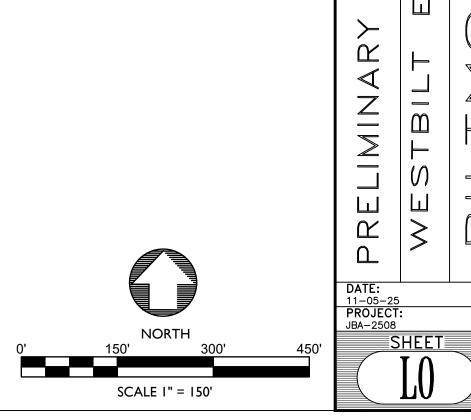








- I. REFER TO EACH INDIVIDUAL SHEET (LI-L3) FOR LANDSCAPE PLANS.
- 2. REFER TO SHEET L4 FOR PLANT PALLETE, LANDSCAPE NOTES, CALCULATIONS, AND DETAILS.



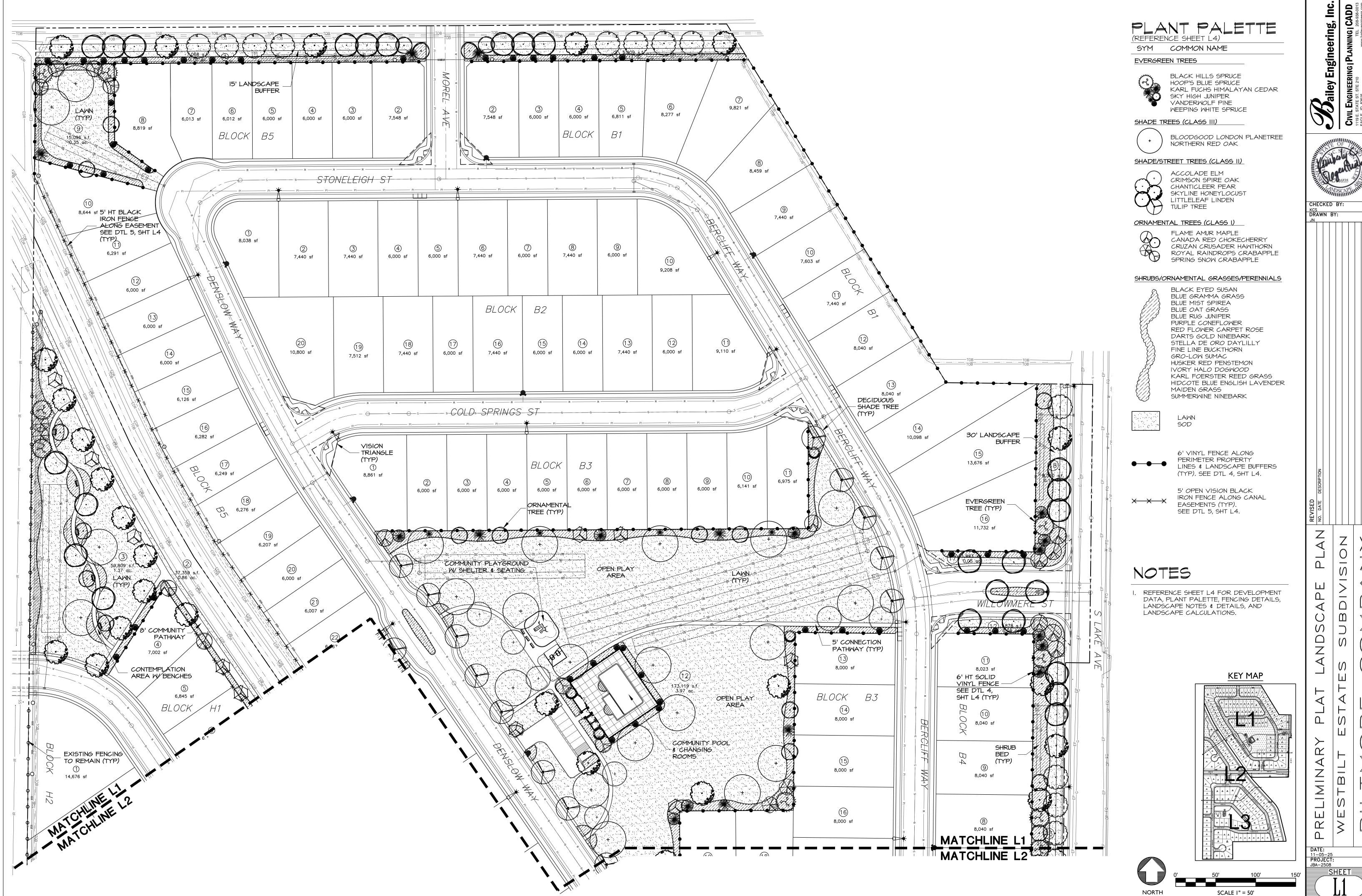
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KCS
DRAWN BY:
JN

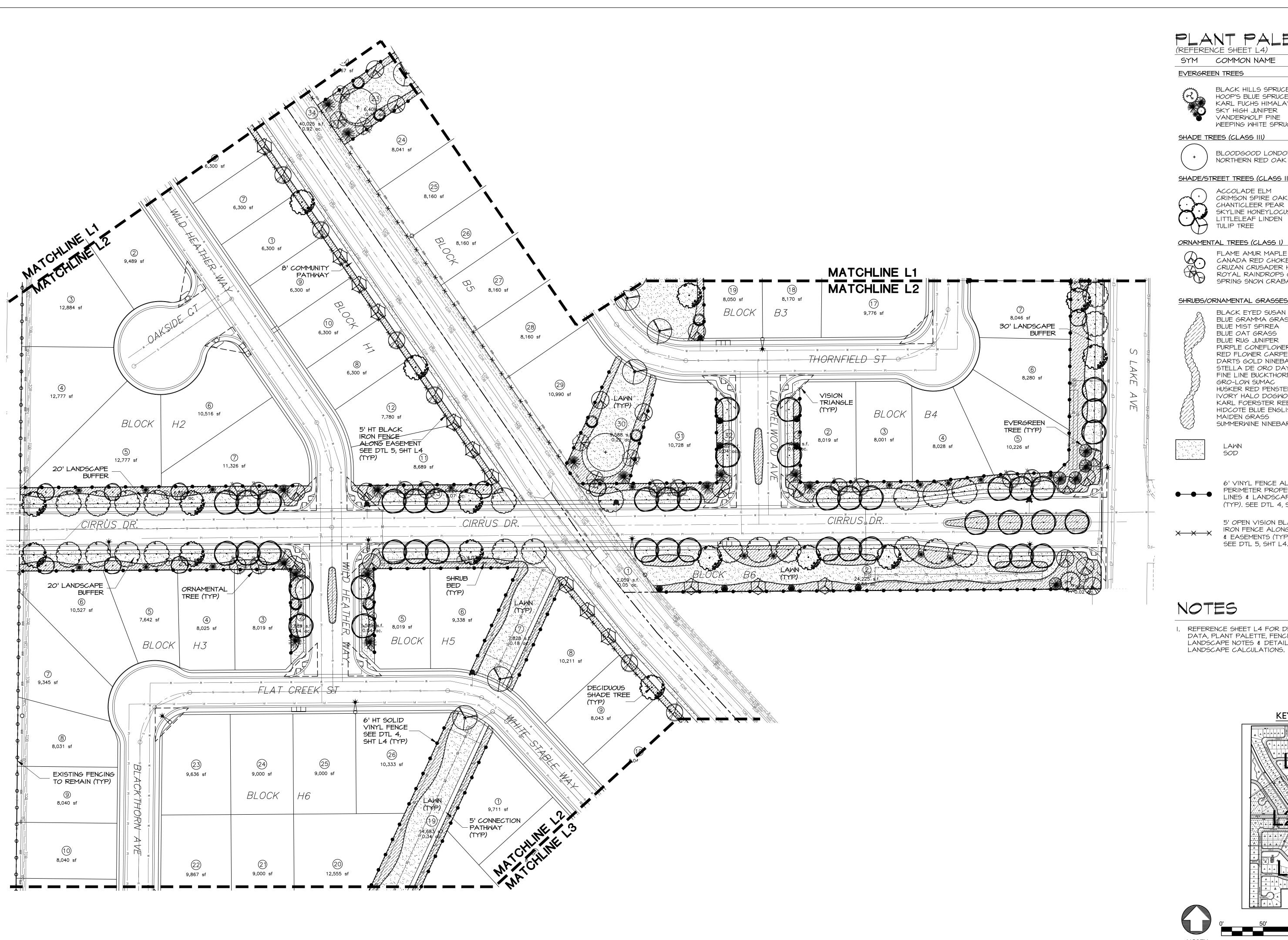
REVISED NO. DATE

LANDSCAPE

PLAT







(REFERENCE SHEET L4)

BLACK HILLS SPRUCE HOOP'S BLUE SPRUCE KARL FUCHS HIMALAYAN CEDAR SKY HIGH JUNIPER VANDERWOLF PINE WEEPING WHITE SPRUCE

VG | CADD

CHECKED BY:

DRAWN BY:

SHADE TREES (CLASS III)

BLOODGOOD LONDON PLANETREE NORTHERN RED OAK

#### SHADE/STREET TREES (CLASS II)



SKYLINE HONEYLOCUST LITTLELEAF LINDEN TULIP TREE

#### ORNAMENTAL TREES (CLASS I)

FLAME AMUR MAPLE CANADA RED CHOKECHERRY CRUZAN CRUSADER HAWTHORN ROYAL RAINDROPS CRABAPPLE SPRING SNOW CRABAPPLE

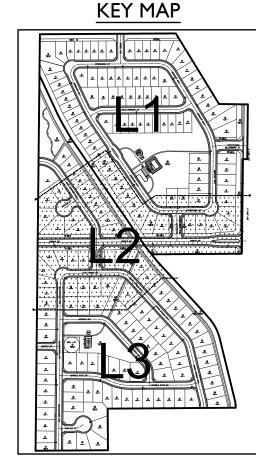
#### SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

BLUE GRAMMA GRASS BLUE MIST SPIREA BLUE OAT GRASS BLUE RUG JUNIPER PURPLE CONEFLOWER RED FLOWER CARPET ROSE DARTS GOLD NINEBARK STELLA DE ORO DAYLILLY FINE LINE BUCKTHORN GRO-LOW SUMAC HUSKER RED PENSTEMON IVORY HALO DOGWOOD KARL FOERSTER REED GRASS HIDCOTE BLUE ENGLISH LAVENDER MAIDEN GRASS SUMMERWINE NINEBARK

6' VINYL FENCE ALONG PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP). SEE DTL 4, SHT L4.

5' OPEN VISION BLACK IRON FENCE ALONG CANAL & EASEMENTS (TYP). SEE DTL 5, SHT L4.

REFERENCE SHEET L4 FOR DEVELOPMENT DATA, PLANT PALETTE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.

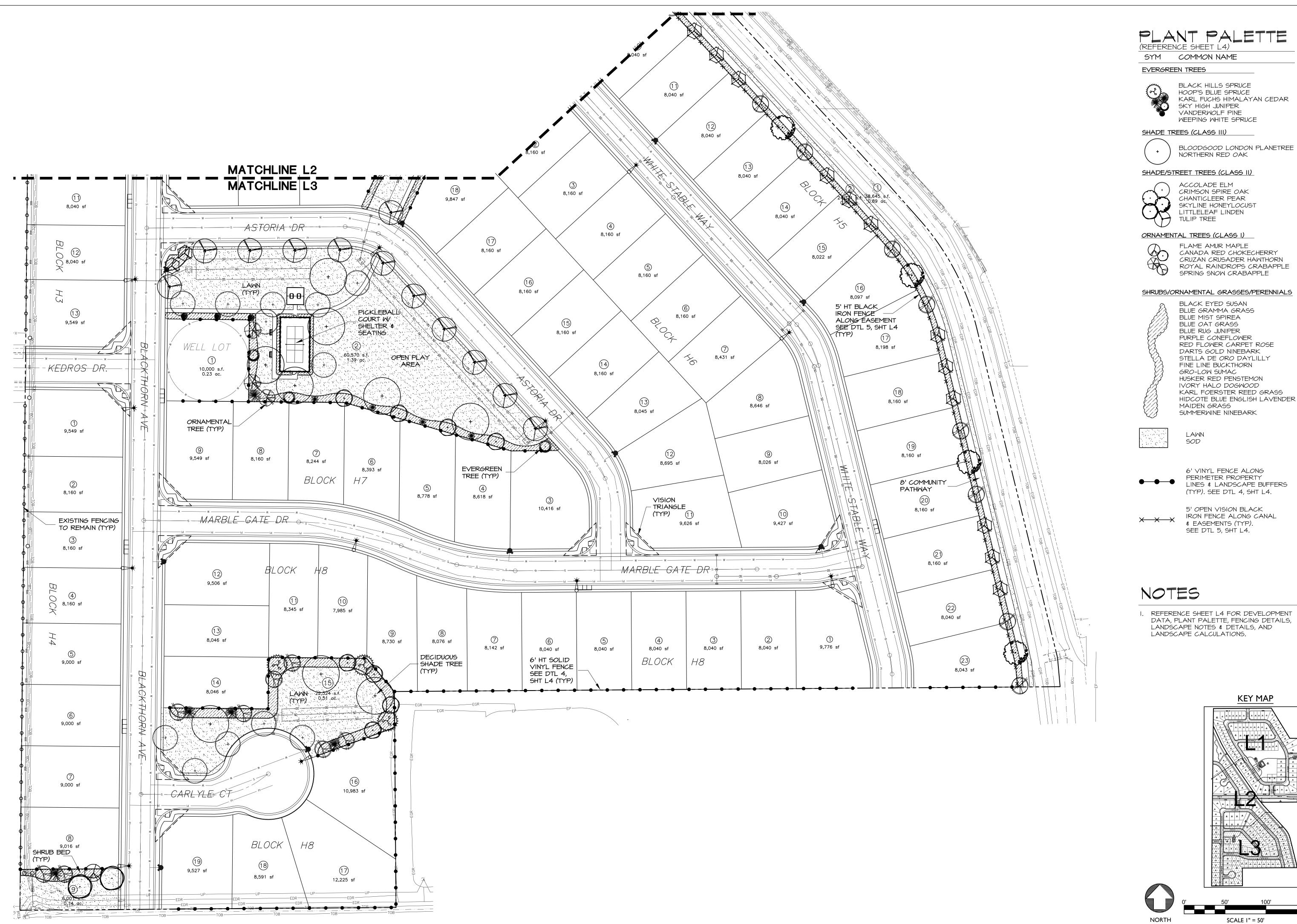


SCALE I" = 50'

 $\overset{\triangleleft}{\triangleleft}$ S <u>آ</u> PRELIMINAR) WESTBILT

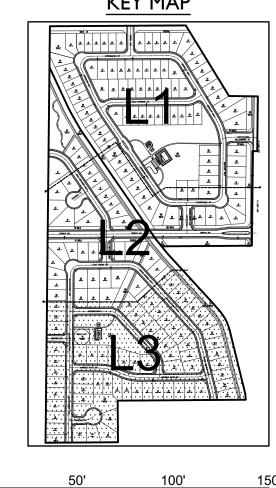
PLAN

DATE: 11-05-25 PROJECT:



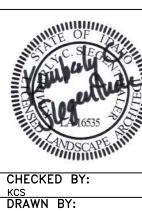
KARL FUCHS HIMALAYAN CEDAR

BLOODGOOD LONDON PLANETREE



VG CADD





PLAN

APE

S

PRELIMINARY WESTBILT

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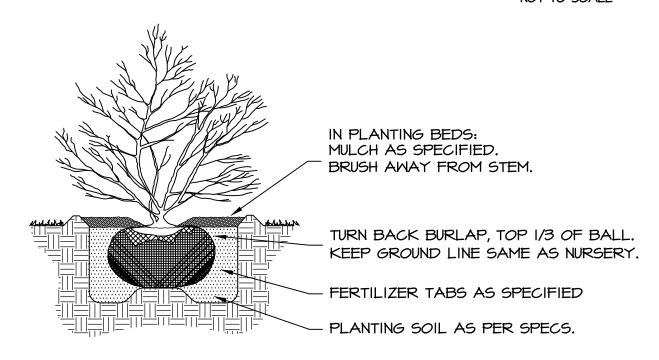
11-05-25 PROJECT:

I. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.

- 2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED. 3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF I YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF
- THE I YEAR WARRANTY PERIOD. 4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA, FROM TREE TRUNK,

## FREE PLANTING/STAKING

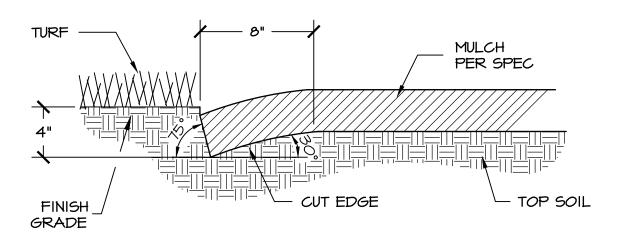
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

SHRUB PLANTING

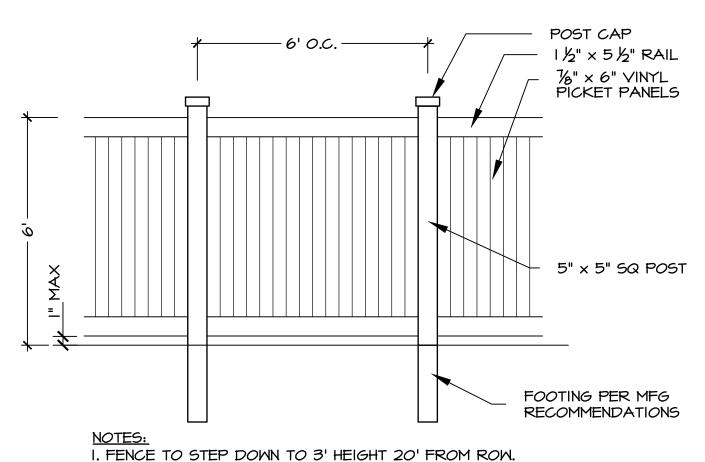
NOT TO SCALE



PLANTER CUT BED EDGE

NOT TO SCALE

NOT TO SCALE



2. STYLE MAY VARY. COLOR TO BE CHOSEN BY DEVELOPER.

VINYL PRIVACY FENCE

# 1"×%" HORIZONTAL RAIL 2" x 2" 5Q POST – 6' O.C. —— (.080 WALL MIN.) 4" PICKET SPACING %" × %" PICKETS (.050 WALL) CONCRETE FOOTING

I. IRON FENCE STYLE MAY VARY SLIGHTLY. ALL GALVANIZED \$ POWDERCOATED BLACK.

IRON FENCE

NOT TO SCALE

## LANDSCAPE CALCULATIONS

LOCATION BUFF	FER WIDTH	LENGTH	PROVIDED
S. LAKE AVE.	30'	695'	2  CLASS    TREES x 35' = 735'  4 CLASS   TREES x 25' = 350'   1,085'
			(+ 14 EVERGREENS)
CIRRUS DR. (NORTH)	20'	985'	27 CLASS    TREES x 35' = 945' 20 CLASS   TREES x 25' <u>= 500'</u>   1,410'
			(+ 15 EVERGREENS)
CIRRUS DR. (SOUTH)	20'	1,095'	33 CLASS    TREES x 35' = 1,155' 8 CLASS   TREES x 25' <u>= 200'</u> 1,355'
			(+ 8 EVERGREENS)
LOT   BLOCK B5 LOT   BLOCK BI	15'	820'	22 CLASS    TREES x 35' = 770' 4 CLASS   TREES x 25' = 100' 870'
			(+ 16 EVERGREENS)

\* PER THE CALDWELL LANDSCAPE CODE - NO MORE THAT 40% OF THE REQUIRED BUFFER TREES SHALL BE OF THE SAME TREE SPECIES. TREE SPECIES WILL BE DETERMINED WITH THE FINAL PLAT LANDSCAPE PLANS

LANDSCAPE BUFFER SHRUBS:				
LOCATION		REQUIRED	PROVIDED	
S. LAKE AVE.	30'	695'/4' = 174 SHRUBS	174+ SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER	
CIRRUS DR. (NORTH)	20'	985'/4' = 246 SHRUBS	246+ SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER	
CIRRUS DR. (SOUTH)	20'	1,095'/4' = 274 SHRUBS	274+ SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER	
LOT   BLOCK B5 LOT   BLOCK BI	15'	820'/4' = 205 SHRUBS	205+ SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER	

\* PER THE CALDWELL LANDSCAPE CODE - I SHRUB PER 4 LINEAR FEET. SHRUBS TO HAVE A MINIMUM SPREAD OF IO" IN HEIGHT AND WIDTH. SHRUB PLANTING DESIGN WILL BE DETERMINED WITH THE FINAL PLAT LANDSCAPE PLANS.

LANDCCADE DUET			
LANDSCAPE BUFFE	ER LAMN:	TOTAL BUFFER AREA	LAWN % PROVIDED
S. LAKE AVE.	30'	23,046 SF	6,060 SF/23,045 SF = 26% LAWN
CIRRUS DR. (NORTH)	20'	19,394 SF	8,190 SF/19,395 SF = 42% LAWN
CIRRUS DR. (SOUTH)	20'	21,088 SF	10,660 SF/21,090 SF = 50% LAWN
LOTS 9 & 19 BLOCKS H4& H8	15'	12,075 SF	5,550 SF/12,075 SF = 46% LAWN

\* PER THE CALDWELL LANDSCAPE CODE - TURF GRASS/SOD IN LANDSCAPE BUFFERS SHALL BE A MINIMUM OF 20% COVERAGE AND MAXIMUM OF 50% COVERAGE.

COMMUNIT	Y PATHWAY TRE	EES:		
MIDTH	LENGTH	REQUIRED	PROVIDED	
8'	2,315'	2,315'/40' = 58 TREES	57 TREES	
COMMON	OPEN SPACE:	REQUIRED	PROVIDED	
		382,640 SF / 5000 = 77 TREES	274 TREES	
NUMBER OF TREES PROVIDED ON BUFFERS: NUMBER OF TREES PROVIDED FOR PATHWAYS: NUMBER OF TREES PROVIDED ON COMMON LOTS:			202 TREES 57 TREES 274 TREES	
TOTAL NUMBER OF TREES:			533 TREES	

#### PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGE	REEN TREES		
پېښېږ	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B#B

PICEA PUNGENS 'HOOPSI'

PICEA GLAUCA 'PENDULA'

QUERCUS RUBRA

ULMUS 'MORTON'

TILIA CORDATA

LIRODENDRON TULIPIFERA

ACER GINNALA 'FLAME'

MALUS x 'JFS-KW5'

MALUS 'SPRINGSNOW'

CEDRUS DEODARA 'KARL FUCHS'

JUNIPERUS SCOPULORUM 'BAILIGH'

PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'

PLATANUS x ACERIFOLIA 'BLOODGOOD'

QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'

GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'

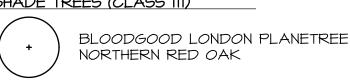
PYRUS CALLERYANA 'GLEN'S FORM'

PRUNUS VIRGINIANA 'CANADA RED

CRATAEGUS CRUS-GALLI 'CRUZAM'

HOOP'S BLUE SPRUCE KARL FUCHS HIMALAYAN CEDAR SKY HIGH JUNIPER VANDERWOLF PINE WEEPING WHITE SPRUCE

SHADE TREES (CLASS III)



SHADE/STREET TREES (CLASS II)

ACCOLADE ELM CRIMSON SPIRE OAK CHANTICLEER PEAR SKYLINE HONEYLOCUST LITTLELEAF LINDEN TULIP TREE

ORNAMENTAL TREES (CLASS I)



FLAME AMUR MAPLE CANADA RED CHOKECHERRY CRUZAN CRUSADER HAWTHORN ROYAL RAINDROPS CRABAPPLE SPRING SNOW CRABAPPLE

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS



BLACK EYED SUSAN BLUE GRAMMA GRASS BLUE MIST SPIREA BLUE OAT GRASS BLUE RUG JUNIPER PURPLE CONEFLOWER RED FLOWER CARPET ROSE DARTS GOLD NINEBARK STELLA DE ORO DAYLILLY FINE LINE BUCKTHORN GRO-LOW SUMAC HUSKER RED PENSTEMON IVORY HALO DOGWOOD KARL FOERSTER REED GRASS HIDCOTE BLUE ENGLISH LAVENDER MAIDEN GRASS SUMMERWINE NINEBARK

RUDBECKIA FULGIDA 'GOLDSTRUM' I GAL BOUTELOUA GRACILIS 'BLONDE AMBITION' I GAL CARYOPTERIS x CLANDONENSIS 'BLUE MIST' 2 GAL HELICTOTRICHON SEMPERVIRENS I GAL JUNIPERUS HORIZONTALIS 'WILTONI 3 GAL ECHINACEA PURPUREA I GAL ROSA 'FLOWER CARPET- NOARE' 2 GAL PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' 3 GAL HEMEROCALLIS 'STELLA D'ORO' I GAL RHAMNUS FRAGULA 'RON WILLIAMS' 5 GAL RHUS AROMATICA 'GRO-LOW' 3 GAL PENSTEMON DIGITALIS HUSKER RED I GAL CORNUS ALBA 'BAILHALO' 5 GAL CALAMAGROSTIS ARUNDINACEA 'K.F. I GAL LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' I GAL MISCANTHUS SINENSIS 'GRACILLIMUS' I GAL PHYSOCARPUS OPULIFOLIA 'SEWARD' 5 GAL





5' OPEN VISION BLACK IRON FENCE X X ALONG CANAL EASEMENTS (TYP). SEE DTL 5, THIS SHT.

6-8' HT B&B

6-8' HT B&B

5-6' HT B&B

6-8' HT B&B

6-8' HT B&B

2" CAL B&B

6-8' HT. MULTI-STEM

6-8' HT. MULTI-STEM

- I. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL LANDSCAPE ORDINANCE REQUIREMENTS.
- 2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- 3. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SMALE SAND WINDOWS.
- 4. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- 5. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
- 6. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.
- 7. ALL AMENITIES ARE SHOWN SCHEMATICALLY. FINAL DESIGN BY OTHERS. AMENITIES MAY VARY SLIGHTLY IN FINAL DESIGN FOR AMENITY CONFIGURATIONS AND ADA COMPLIANCE.
- 8. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

## DEVELOPMENT DATA

TOTAL AREA ..... 65.83 ACRES RESIDENTIAL LOTS ..... COMMON AREA LOTS ..... TOTAL LOTS ...... 227 COMMON AREA ...... 14.41 ACRES (21.89%) COUNTY & RS-2 EXISTING ZONING ..... PROPOSED ZONING .....

OWNERS

HBU INVESTMENTS LLC BILTMORE COMPANY LLC PO BOX 1335 1580 CAYUSE CREEK MERIDIAN, ID 83642 MERIDIAN, ID 83642

PLANNER/CONTACT ENGINEER

KELLI BLACK BAILEY ENGINEERING, INC. 868 E. RIVERSIDE DR., STE 120 EAGLE, ID 83616 Phone (208) 938-0013

DAVID A. BAILEY, P.E. BAILEY ENGINEERING, INC. 868 E. RIVERSIDE DR., STE 120 EAGLE, ID 83616 Phone (208) 938-0013

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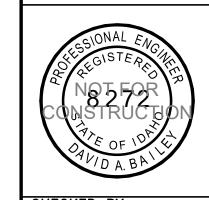
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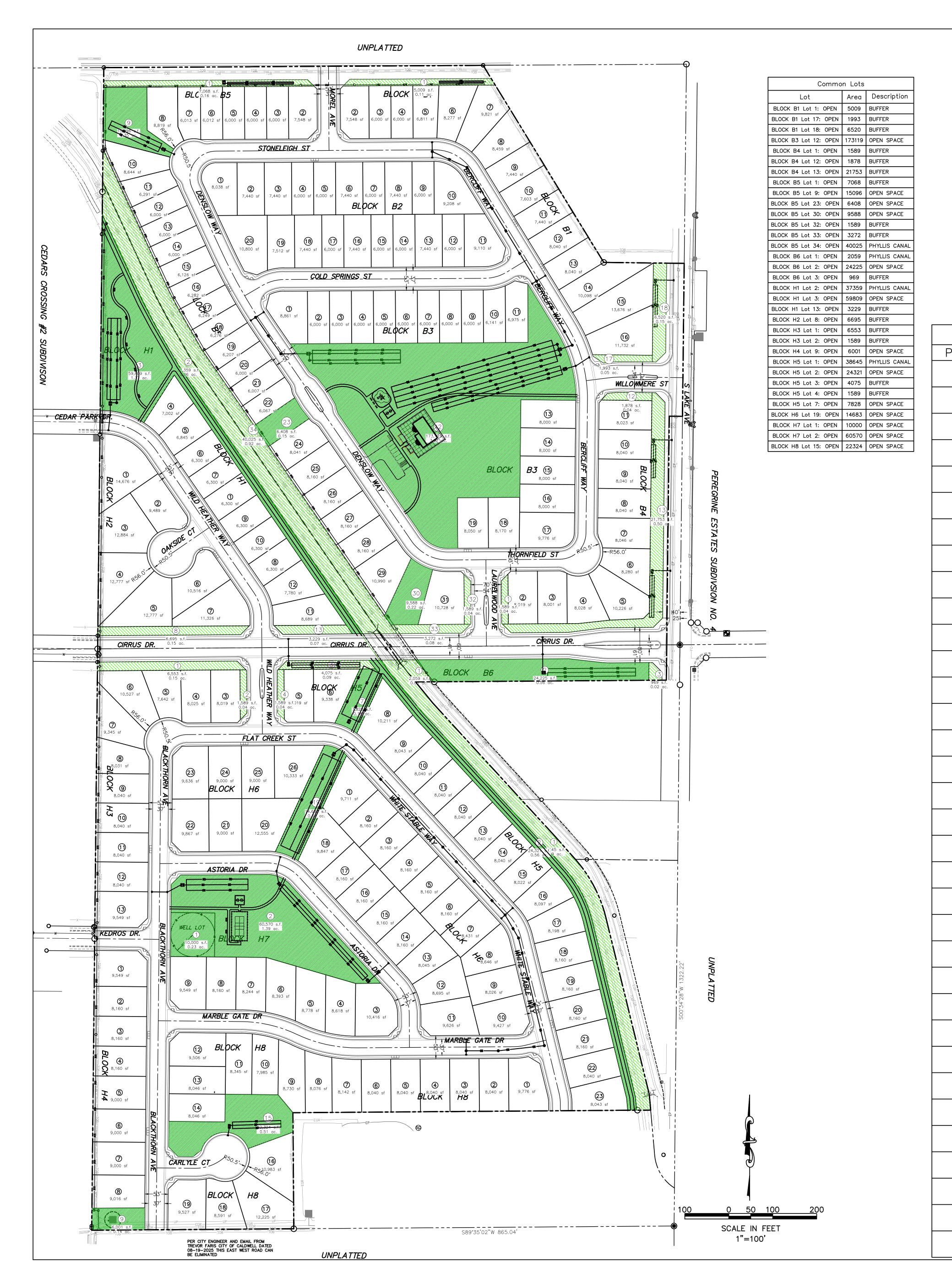
11-05-25 PROJECT:

# WESTBILT ESTATES SUBDIVISION

LOCATED IN THE SE 1/4 NE 1/4 AND THE NE1/4 SE1/4
OF SECTION 14 T.3N., R.3W., B.M.
CALDWELL, CANYON COUNTY, IDAHO
2025



DATE: 11-06-2025 PROJECT: C2020-038



# OPEN SPACE EXHIBIT FOR WESTBILT ESTATES SUBDIVISION

LOCATED IN THE SE 1/4 NE 1/4 AND THE NE1/4 SE1/4
OF SECTION 14 T.3N., R.3W., B.M.
CALDWELL, CANYON COUNTY, IDAHO
2025

OPEN SPACE SUMMARY			
SITE TOTAL AREA	65.83 ACRES		
COMMON AREA	14.40 ACRES / 21.87%		
OPEN SPACE	9.97 ACRES / 15.15%		

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NOT FOR CONSTRUCTION  OF VID A. BANK	
CHECKED BA	

		PRELIMINA	ARY PLAT OF	PEN SPACE			
PARCEL NAME BLOCK 1	SQ. FT.	ACRES	TYPE	USE	% QUALIFIED	QUALIFIED TOTAL	
LOT 1	5009	0.11	COMMON	BUFFER	0	0	
BLOCK 1 LOT 17	1993	0.05	COMMON	BUFFER	0	0	
BLOCK 1 LOT 18	6520	0.15	COMMON	BUFFER	0	0	
BLOCK 3 LOT 12	173119	3.97	COMMON	OPEN SPACE	100	3.97	
BLOCK 4 LOT 1	1589	0.04	COMMON	BUFFER	Ο	0.00	
BLOCK 4 LOT 12	1878	0.04	COMMON	BUFFER	Ο	0.00	
BLOCK 4 LOT 13	21753	0.50	COMMON	BUFFER	0	0.00	
BLOCK 5 LOT 1	7068	0.16	COMMON	BUFFER	0	0.00	
BLOCK 5 LOT 9	15096	0.35	COMMON	OPEN SPACE	100	0.35	
BLOCK 5 LOT 23	6408	0.15	COMMON	OPEN SPACE	100	0.15	
BLOCK 5 LOT 30	9588	0.22	COMMON	OPEN SPACE	100	0.22	
BLOCK 5 LOT32	1589	0.04	COMMON	BUFFER	0	0.00	
BLOCK 5 LOT 33	3272	0.08	COMMON	BUFFER	0	0.00	
BLOCK 5 LOT 34	40025	0.92	COMMON	PHYLLIS CANAL	0	0.00	DESCRIPTION
BLOCK 6 LOT 1	2059	0.05	COMMON	PHYLLIS CANAL	0	0.00	
BLOCK 6 LOT 2	24225	0.56	COMMON	OPEN SPACE	100	0.56	REVISED NO. DATE
BLOCK 6 LOT 3	969	0.02	COMMON	BUFFER	0	0.00	-
BLOCK H1	37359	0.86	COMMON	PHYLLIS CANAL	0	0.00	
BLOCK H1	59809	1.37	COMMON	OPEN PATHWAY	100	1.37	_
BLOCK H1	3229	0.07	COMMON	BUFFER	0	0.00	
BLOCK H2	6695	0.15	COMMON	BUFFER	0	0.00	
LOT 8 BLOCK H3	6553	0.15	COMMON	BUFFER	0	0.00	<b> </b>
LOT 1 BLOCK H3	 1589	0.04	COMMON	BUFFER	0	0.00	
LOT 2 BLOCK H4	6001	0.14	COMMON	OPEN SPACE	100	0.14	
LOT 9 BLOCK H5	38645	0.89	COMMON	PHYLLIS CANAL	0	0.00	7
LOT 1 BLOCK H5	24321	0.56	COMMON	OPEN PATH	100	0.56	
LOT 2 BLOCK H5	4075	0.09	COMMON	BUFFER	0	0.00	
LOT 3 BLOCK H5	1589	0.04	COMMON	BUFFER	0	0.00	
LOT 4 BLOCK H5	7828	0.18	COMMON	OPEN SPACE	100	0.18	
LOT 7 BLOCK H6	14683	0.34	COMMON	OPEN SPACE	100	0.34	
LOT 19 BLOCK H7	10000	0.23	COMMON	OPEN SPACE	100	0.23	
LOT 1 BLOCK H7	60570	1.39	COMMON	OPEN SPACE	100	1.39	
LOT 2 BLOCK H8							DATE 11-06 PROJ C2020
LOT 15	22324	0.51	COMMON	OPEN SPACE	100	0.51	
					TOTAL OPEN	9.97	





















# **Street Name Request Form** Project Name: Approved: Project Location: Resubmission Required: Submittal Number: Date: FOR STAFF REVIEW Street Name Street Suffix Requested Street Name Notes Approved Approved Denied Denied

## Description For **Annexation** October 14, 2025

A portion of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho more particularly described as follows:

**BEGINNING** at the Northeast 1/16 corner of said Section 14 from which the North 1/16 corner of common to Sections 13 and 14, T.3N., R.3W., B.M., bears North 89°39'42" West. 1,325.26 feet;

thence on the north boundary line of the Southeast 1/4 of the Northeast 1/4, North 89°39'42"East, 862.83 feet;

thence leaving said north boundary line, South 31°28'01" East, 525.50 feet;

thence South 89°18'02" East, 183.01 feet to the east boundary line of said Section 14;

thence on said east boundary line, South 00°38'46" West, 867.69 feet to the 1/4 corner common to said Sections 13 and 14;

thence continuing on said east boundary line, South 00°34'28"West, 80.28 feet;

thence leaving said east boundary line, South 89°36'11"West, 600.49 feet to the centerline of the Phyllis Canal;

thence on said centerline the following five (5) courses and distances:

North 39°06'39" West, 56.28 feet;

North 34°30'27" West, 840.69 feet;

North 30°03'01" West, 107.43 feet;

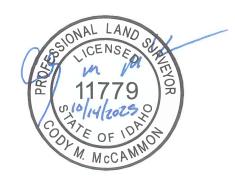
North 27°52'53" West, 55.31 feet;

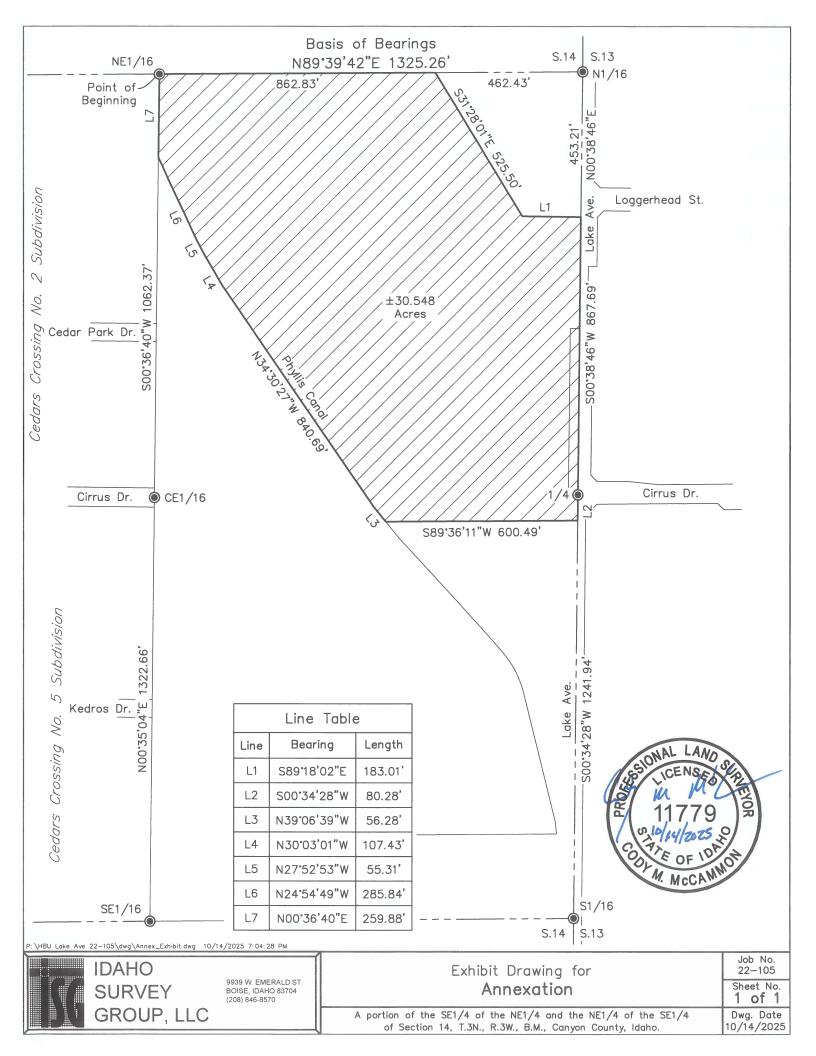
North 24°54'49" West, 285.84 feet to the west boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 14;

thence on said west boundary line, North 00°36'40" East, 259.88 feet to the **POINT OF BEGINNING**.

Containing 30.548 acres, more or less.

End of Description.





## Description For **Zone R2**October 14, 2025

A portion of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho more particularly described as follows:

**BEGINNING** at the Northeast 1/16 corner of said Section 14 from which the North 1/16 corner of common to Sections 13 and 14, T.3N., R.3W., B.M., bears North 89°39'42" West. 1,325.26 feet;

thence on the north boundary line of the Southeast 1/4 of the Northeast 1/4, North 89°39'42"East, 862.83 feet;

thence leaving said north boundary line, South 31°28'01" East, 525.50 feet;

thence South 89°18'02" East, 183.01 feet to the east boundary line of said Section 14;

thence on said east boundary line, South 00°38'46" West, 867.69 feet to the 1/4 corner common to said Sections 13 and 14;

thence continuing on said east boundary line, South 00°34'28"West, 80.28 feet;

thence leaving said east boundary line, South 89°36'11"West, 600.49 feet to the centerline of the Phyllis Canal;

thence on said centerline the following six (6) courses and distances:

South 39°06'39" East, 62.48 feet;

South 42°31'23" East, 413.29 feet;

South 41°31'51" East, 67.42 feet;

151.39 feet on the arc of a curve to the right having a radius of 312.50 feet, a central angle of 27°45'25", and a long chord which bears South 27°39'09" East, 149.91 feet;

South 13°46'26" East, 414.00 feet;

South 05°06'47" East, 35.76 feet;

thence leaving said centerline, South 89°35'02" West, 813.72 feet;

thence South 00°24'58" East, 264.04 feet to the south boundary line of the Northeast 1/4 of the Southeast 1/4 of said Section 14;



thence on said south boundary line, South 89°35'02" West, 459.68 feet to the Southeast 1/16 corner of said Section 14;

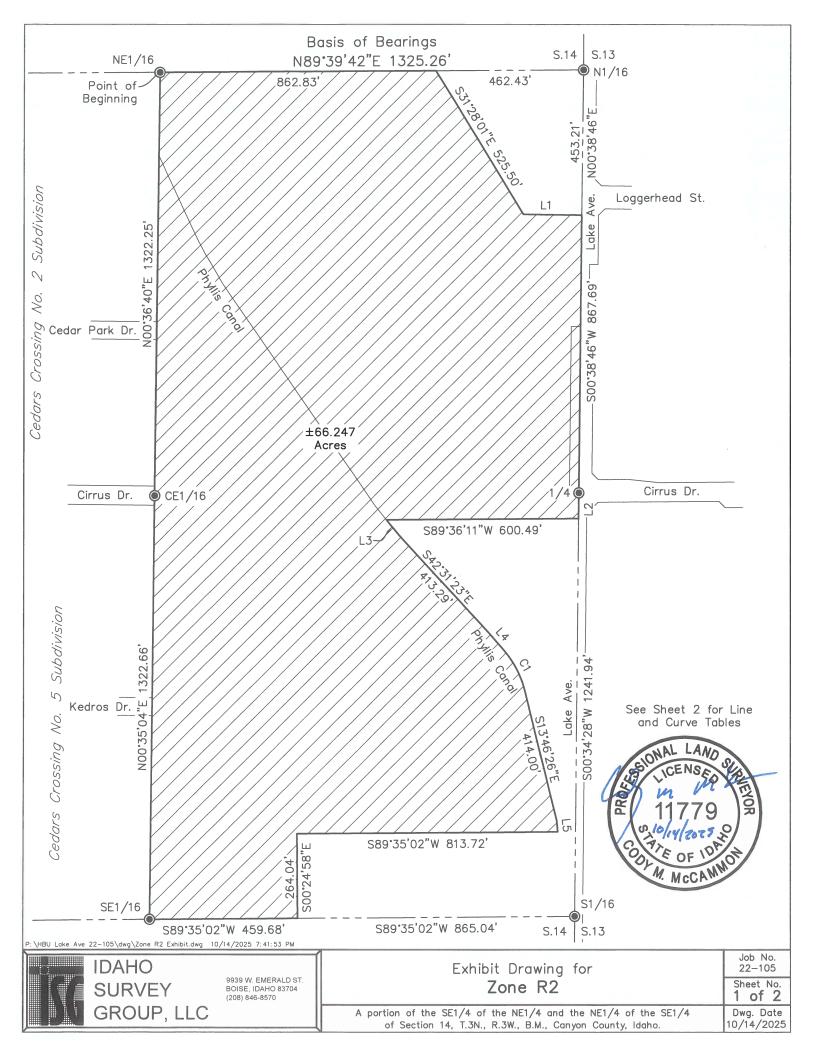
thence North 00°35'04" East, 1,322.66 feet to the Center-East 1/16 corner of said Section 14;

thence North 00°36'40" East, 1,322.25 feet to the **POINT OF BEGINNING**.

Containing 66.247 acres, more or less.

End of Description.





Line Table					
Line	Bearing	Length			
L1	S89°18'02"E	183.01			
L2	S00°34'28"W	80.28			
L3	S39°06'39"E	62.48'			
L4	S41°31'51"E	67.42'			
L5	S05°06'47"E	35.76'			

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	151.39'	312.50	27°45'25"	S27°39'09"E	149.91'



\text{HBU Lake Ave 22-105\dwg\Zone R2 Exhibit.dwg 10/14/2025 7:42:02 PM



9939 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570

Exhibit Drawing for Zone R2

Sheet No. 2 of 2

A portion of the SE1/4 of the NE1/4 and the NE1/4 of the SE1/4 of Section 14, T.3N., R.3W., B.M., Canyon County, Idaho.

Job No. 22-105

## Description For **Annexation** October 14, 2025

A portion of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho more particularly described as follows:

**BEGINNING** at the Northeast 1/16 corner of said Section 14 from which the North 1/16 corner of common to Sections 13 and 14, T.3N., R.3W., B.M., bears North 89°39'42" West. 1,325.26 feet;

thence on the north boundary line of the Southeast 1/4 of the Northeast 1/4, North 89°39'42"East, 862.83 feet;

thence leaving said north boundary line, South 31°28'01" East, 525.50 feet;

thence South 89°18'02" East, 183.01 feet to the east boundary line of said Section 14;

thence on said east boundary line, South 00°38'46" West, 867.69 feet to the 1/4 corner common to said Sections 13 and 14;

thence continuing on said east boundary line, South 00°34'28"West, 80.28 feet;

thence leaving said east boundary line, South 89°36'11"West, 600.49 feet to the centerline of the Phyllis Canal;

thence on said centerline the following five (5) courses and distances:

North 39°06'39" West, 56.28 feet;

North 34°30'27" West, 840.69 feet;

North 30°03'01" West, 107.43 feet;

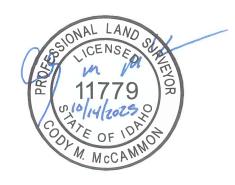
North 27°52'53" West, 55.31 feet;

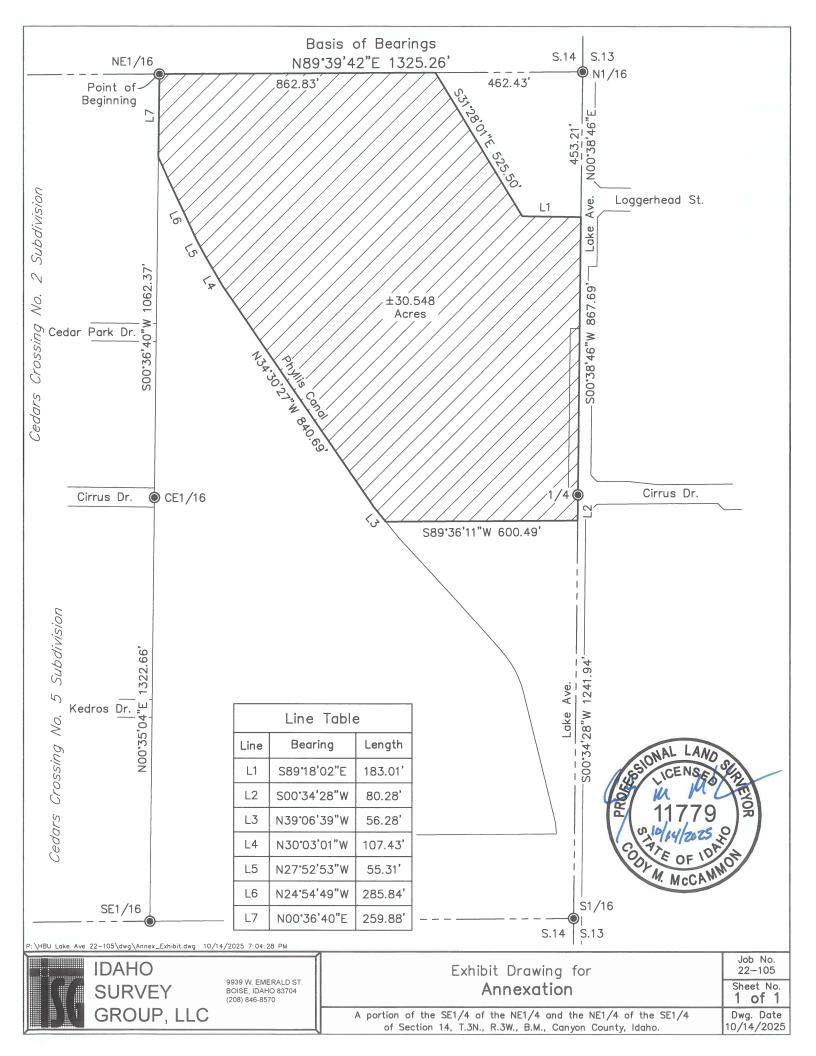
North 24°54'49" West, 285.84 feet to the west boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 14;

thence on said west boundary line, North 00°36'40" East, 259.88 feet to the **POINT OF BEGINNING**.

Containing 30.548 acres, more or less.

End of Description.







## PROPERTY OWNER ACKNOWLEDGEMENT

COMMUNITY DEVELOPMENT – PLANNING & ZONING – 205 S  $6^{TH}$  AVE, CALDWELL ID

, the recorded owner for real property addressed
, Suite #,
Zip 83605, am aware of, in agreement with,
, to submit the
y.
Caldwell and its employees harmless from any claim ent(s) contained herein or as to the ownership of the to enter the subject property for the purpose of site
, 20 <b>25</b>
VERIFICATION
, a Notary Public, do hereby certify that on this year, <u>2025</u> , personally appeared before me fied to me to be the person whose name is subscribed
fied to me to be the person whose name is subscribed
worn, declared that he/she/they signed the foregoing
MY COMMISSION EXPIRES 3-14-2029



Escrow No.: 34602126250-BB

2021-041331 RECORDED

06/09/2021 04:13 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=3 PBRIDGES \$15.00 TYPE: DEED FIDELITY NATIONAL TITLE EAGLE - 485

**ELECTRONICALLY RECORDED** 

#### **WARRANTY DEED**

#### FOR VALUE RECEIVED

Freeman, LLC

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

HBU Investments, LLC, an Idaho Limited Liability Company

GRANTEE(S), whose current address is: PO Box 1335, Meridian, ID 83680

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

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

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

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



Escrow No.: 34602126250-BB

Electronically Recorded Stamped First Page Now Incorporated As Part of The Original Document

#### **WARRANTY DEED**

#### FOR VALUE RECEIVED

Freeman, LLC

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

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

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

### WARRANTY DEED

(continued)

Effective this 9th day of June, 2021. Freeman, LLC Franklin S Freeman Manager STATE OF Idaho, COUNTY OF Ada, -ss. May of \_ , 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Franklin S Freeman, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of Freeman, LLC, a LimitedLiabilityCompany and acknowledged to me that he executed the same as such Manager. Signature: **BROOKE BRENNAN** Name: COMMISSION #49037 Residing at: NOTARY PUBLIC My Commission Expires: STATE OF IDAHO MY COMMISSION EXPIRES 01/16/2025

(SEAL)

#### **EXHIBIT "A"**

### Legal Description

#### For APN/Parcel ID(s): 32825011 0

A portion of the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 14, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 14; thence South 00°00'34" East, 1322.13 feet along the East line of Section 14 to the Southeast corner of said Northeast Quarter of the Southeast Quarter; thence

South 88°59'42" West, 865.03 feet along the South line of the Northeast Quarter of the Southeast Quarter to the POINT OF BEGINNING; thence continuing

South 88°59'42" West, 459.68 feet along said South line of the Northeast Quarter of the Southeast Quarter to the Southwest corner of said Northeast Quarter of the Southeast Quarter: thence

North 00°00'12" West, 1322.60 feet along the West line of said Northeast Quarter of the Southeast Quarter; thence

North 00°01'50" East, 1062.93 feet along the West line of the Southeast Quarter of the Northeast Quarter to a point on the centerline of the Phyllis Canal; thence along said centerline of the Phyllis Canal as follows:

South 25°29'26" East, 285.95 feet; thence

South 28°27'30" East, 55.32 feet; thence

South 30°37'38" East, 107.46 feet; thence

South 35°05'04" East, 840.90 feet; thence

South 39°41'46" East, 118.84 feet; thence

South 43°06'39" East, 413.23 feet; thence

South 42°07'07" East, 67.39 feet; thence

151.40 feet on a tangent curve to the right having a radius of 312.50 feet, a central angle of 27°45'30", a chord bearing South 28°14'31" East, and a chord length of 149.92 feet; thence

South 14°21'35" East, 414.00 feet; thence

South 05°41'56" East, 35.84 feet, thence leaving said centerline of the Phyllis Canal

South 88°59'42" West, 813.82 feet parallel with the said South line of the Northeast Quarter of the Southeast Quarter: thence

Page 3

South 01°00'18" East, 264.00 feet to the POINT OF BEGINNING.

Deed (Warranty) IDD1052.doc / Updated: 05.20.19 Printed: 06.09.21 @ 10:27 AM by BB ID-FT-FXEA-03460.216262-34602126250

## Warranty Deed

For value received,

Biltmore Company LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

The Rama Group, LLC, an Idaho limited liability company

whose current address is 1580 W Cayuse Creek Dr Meridian, ID 83646

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: December 5, 2024

Biltmore Company LLC an Idaho limited liability company

Kevir Admar, Manager

State of Idaho, County of Ada, ss.

On this day of December 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Kevin F. Amar, known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.\_

Notary Public Pesiding In:

My Commission Expires:

MY COMMISSION EXPIRES 3-14-2029

### **EXHIBIT A**

## LEGAL DESCRIPTION OF THE PREMISES

A portion of the Southeast quarter of the Northeast quarter and of the Northeast quarter of the Southeast quarter of Section 14, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Beginning at the Northeast corner of said Northeast quarter of the Southeast quarter; thence

South 0°03'03" East along the East boundary of the said Northeast quarter of the Southeast quarter a distance of 440.35 feet; thence

South 89°57'25" West a distance of 278.11 feet to a point in the centerline of the Phyllis Canal; thence traversing said centerline as follows:

North 43°09'01" West a distance of 413.23 feet; thence

North 39°44'08" West a distance of 118.84 feet; thence

North 35°07'26" West a distance of 840.90 feet; thence

North 30° 40'00" West a distance of 107.46 feet; thence

North 28°29'52" West a distance of 55.32 feet; thence

North 25°31'48" West a distance of 285.91 feet to a point on the West boundary of said Southeast quarter of the Northeast quarter; thence leaving said centerline and bearing

North 0°00'42" West along said West boundary a distance of 259.34 feet to the Northwest comer of said Southeast quarter of the Northeast quarter; thence

North 89°01'53" East along the North boundary of said Southeast quarter of the Northeast quarter a distance of 863.01 feet; thence

South 32°04'59" East a distance of 525.34 feet; thence

South 89°55'27" East a distance of 183 feet to a point on the East boundary of said Southeast quarter of the Northeast quarter; thence

South 0°01'18" West along said East boundary a distance of 867.71 feet to the Point of Beginning.

#### Excepting therefrom:

A portion of the Northeast quarter of the Southeast quarter of Section 14, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of said Northeast quarter of the Southeast quarter, Section 14, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho: thence

South 00°03'03" East 80.28 feet along the Easterly boundary of said Northeast quarter of the Southeast quarter, Section 14 to the True Point of Beginning; thence

South 88°58'34" West 25.00 feet along a line parallel to the Northerly boundary of the said Northeast quarter of the Southeast quarter, Section 14 to a 5/8 inch iron pin; thence continuing

South 88°58'34" West 532.95 feet along said parallel line to a 5/8 inch iron pin; thence continuing

South 88°58'34" West 42.51 feet along said parallel line to a point on the centerline of the Phyllis Canal; thence

South 39°44'08" East 62.51 feet along said centerline of the Phyllis Canal to a point; thence continuing along said centerline of the Phyllis Canal

South 43°09'01" East 399.53 feet to a point; thence

North 89°57'25" East 42.53 feet to a 5/8 inch iron pin; thence continuing

North 89°57'25" East 219.94 feet to a 5/8 inch iron pin; thence continuing

North 89°57'25" East 25.00 feet to a PK nail with washer on the Easterly boundary at said Northeast quarter of the Southeast quarter, Section 14; thence

North 00°03'03" West 350.07 feet along said Easterly boundary of the Northeast quarter of the Southeast quarter to the Point of Beginning.

#### And excepting therefrom:

A portion of the Northeast quarter of the Southeast quarter, Section 14, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of said Northeast quarter of the Southeast quarter, Section 14, Township 3 North, Range 3 West, Boise Meridian, Canvon County, Idaho: thence

South 0°03'03" East 430.35 feet along the Easterly boundary of said Northeast quarter of the Southeast quarter, Section 14, and along the centerline of South Lake Avenue to a PK nail and washer being the True Point of Beginning; thence

South 89°57'25" West 25.00 feet parallel with and 10.00 feet Northerly from the Southerly boundary of Parcel No. 2 as it is shown on Record of Survey Instrument No. 9434956, Canyon County records, to a 5/8 inch iron pin; thence continuing

South 89°57'25" West 262.47 feet along said parallel line to a point on the centerline of the Phyllis Canal; thence

South 43°09'01" East 13.70 feet along the centerline of the Phyllis Canal to a point of the said original Southerly boundary line of Parcel 2; thence leaving said centerline

North 89°57′25" East 278.11 feet to a PK nail on the said Easterly boundary of the Northeast quarter of the Southeast quarter, Section 14; thence

North 0°03'03" West 10.00 feet along said Easterly boundary of the Northeast quarter of the Southeast quarter to the Point of Beginning.

#### And also excepting therefrom:

A parcel of land situated in a portion of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 14, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Beginning at the Northeast corner of said Northeast quarter of the Southeast quarter; thence South 00°03'03" East along the East boundary of said Northeast quarter of the Southeast quarter a distance of 80.28

South 88°58'29" West a distance of 30.00 feet; thence

North 00°03'03" West along a line parallel to and 30.00 feet West of the East boundary of said Northeast quarter of the Southeast quarter a distance of 80.81 feet; thence

North 00°01'14" West along a line parallel to and 30.00 feet West of the East boundary of said Northeast quarter of the Southeast quarter a distance of 519.72 feet; thence

North 89°58'46" East a distance of 30.00 feet; thence

South 00°01'14" East along the East boundary of said Northeast quarter of the Southeast quarter a distance of 519.72 feet to the Point of Beginning.



## PROPERTY OWNER ACKNOWLEDGEMENT

COMMUNITY DEVELOPMENT – PLANNING & ZONING – 205 S  $6^{TH}$  AVE, CALDWELL ID

Ι,	Rama Group, LLC.		the rec	orded owner for real property addressed
as _	0 Lake Ave			, Suite #,
City	/ Caldwell	State ID	Zip83605	am aware of, in agreement with,
and	give my permission to	Bailey Engineering,	Inc.	, to submit the
acco	ompanying application(s	e) pertaining to this pr	operty.	
or li prop 2.	ability resulting from ar perty which is the subject	ny dispute as to the sta et of the application. In to City of Caldwell	ntement(s) contain staff to enter the	its employees harmless from any claim ned herein or as to the ownership of the subject property for the purpose of site
Date	ed this 94h		ignature)	, 20 25
		CERTIFICATE		FION
TATE (	OF IDAHO )	CERTIFICATE	OF VERIFICAL	HON
	) ss. )			
Sa	ndee Johnson	7	, a Notar	ry Public, do hereby certify that on this, personally appeared before me
-99	n day of July	, i	n the year, 20	25 , personally appeared before me
icre	my Hinar	, known or i	dentified to me to	be the person whose name is subscribed
the fo	pregoing instrument, who	o, being by me first du	uly sworn, declare	ed that he/she/they signed the foregoing
ba OTAR	nt, and that the statemer  Olee John RY PUBLIC FOR IDA'H g at	0	re true.	MY COMMISSION EXPIRES 3-14-2029
	nmission Expires	214-29		SS/ON NUMBER WITH

I,