



City of Caldwell
Community Development Department
Planning & Zoning Division
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.

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

☐ Other, please describe:

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

²Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules 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)*

2GOATMOMSLLC

Site Address(s):
*Upload separate attached
sheet if more than six (6)
site addresses*

815 ARTHUR ST
CALDWELL, ID 83605

Suite #s:

110

120

120

Parcel #s:

Total Acres:

NA

Prior Use of Property:

BAR

**Proposed Use of
Property:**

BAR

**Current Zoning of
Subject Parcel(s):**
(check all that apply)

☐ RS-1
☐ RS-2
☐ R-1
☐ R-2
☐ R-3

☐ C-1
☐ C-2
☐ C-3
☐ C-4
☐ H-C

☐ M-1
☐ M-2
☐ I-P

☒ D-CC
☐ C-CB
☐ T-N

☐ A-D
☐ C-D
☐ H-D
☐ P-D

☐ Property
in County

List County
Designation:



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**Proposed Zoning of
Subject Parcel(s):**
(check all that apply)

- | | | | | |
|------------------------------------|------------------------------|------------------------------|--|------------------------------|
| <input type="checkbox"/> No Change | <input type="checkbox"/> C-1 | <input type="checkbox"/> M-1 | <input checked="" type="checkbox"/> D-CC | <input type="checkbox"/> A-D |
| <input type="checkbox"/> RS-1 | <input type="checkbox"/> C-2 | <input type="checkbox"/> M-2 | <input type="checkbox"/> C-CB | <input type="checkbox"/> C-D |
| <input type="checkbox"/> RS-2 | <input type="checkbox"/> C-3 | <input type="checkbox"/> I-P | <input type="checkbox"/> T-N | <input type="checkbox"/> H-D |
| <input type="checkbox"/> R-1 | <input type="checkbox"/> C-4 | | | <input type="checkbox"/> P-D |
| <input type="checkbox"/> R-2 | <input type="checkbox"/> H-C | | | |
| <input type="checkbox"/> R-3 | | | | |

**Select the Overlay
District for the
Subject Parcel(s):**
(check all that apply)

- | | | | | | |
|---|-------------------------------|-------------------------------|-------------------------------|-------------------------------|--|
| <input type="checkbox"/> Not in
Overlay Zone | <input type="checkbox"/> ED-1 | <input type="checkbox"/> FP-1 | <input type="checkbox"/> HD-1 | <input type="checkbox"/> SO-1 | <input checked="" type="checkbox"/> UD-1 |
| <input type="checkbox"/> APO-1 | | | <input type="checkbox"/> HD-2 | <input type="checkbox"/> SO-2 | <input type="checkbox"/> UD-2 |
| <input type="checkbox"/> APO-2 | | | <input type="checkbox"/> HD-3 | <input type="checkbox"/> SO-3 | <input type="checkbox"/> UD-3 |

**City of Caldwell
Comprehensive Plan
Designation of
Subject Parcel(s):**
(check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Neighborhood 1 | <input checked="" type="checkbox"/> Downtown |
| <input type="checkbox"/> Neighborhood 2 | <input type="checkbox"/> Mixed Use Center |
| <input type="checkbox"/> Neighborhood 3 | <input type="checkbox"/> Community Center |
| <input type="checkbox"/> Urban Neighborhood | <input type="checkbox"/> Special Purpose |

**Is/Are Subject
Parcel(s) located
within an "Area Hub"
as indicated within
the City of Caldwell
Comprehensive Plan?**

- ☐ Yes ☒ No

III. Applicant Information

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

Name:

Company Name:
(if applicable)

Mailing Address:

Phone:

Email:

**Applicant
Relationship to
Property Owner:**

- ☐ Property Owner ☒ Authorized Agent/Representative ☐ Purchaser
☐ Petitioner *(vacation requests only)*



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

Name:	MIGUEL GADDI		
Mailing Address:			
	815 ARTHUR ST CALDWELL ID 83605		
Phone:	2089651100	Email:	MIGUEL.GADDI@URBAN-TIDE.COM

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

Name:	NA		
Company Name: <i>(if applicable)</i>			
Mailing Address:			
Phone:		Email:	

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

Name:	NA		
Company Name: <i>(if applicable)</i>			
Mailing Address:			
Phone:		Email:	



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

Name:

Company Name:
(if applicable)

Mailing Address:

Phone: **Email:**

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

Name:

Company Name:
(if applicable)

Mailing Address:

Phone: **Email:**

IX. Applicant Acknowledgement

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



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

I certify that I am the:

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

AMBER KORSEN

Applicant / Applicant's Representative Printed Name

06/03/2025

Date

AMBER KORSEN

Applicant / Applicant's Representative Signature



City of Caldwell
Planning and Zoning Department
BUSINESS PERMIT APPLICATION

Section I: BUSINESS INFORMATION

Legal Business Name: 2 GOAT MOMS LLC		
Doing Business as (DBA): White Horse Saloon		
Physical Street Address Of Business: 815 Arthur st.		Suite#: 110/120
City: Caldwell	State: id	Zip: 83605
Business Mailing Address: 815 Arthur st		Suite#: 110/120
City: Caldwell	State: id	Zip: 83605
Business Phone: 2087243046	Business email: whitehorse2025@yahoo.com	
Business Ownership: <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> LLC		
Idaho State License No: 45545		
Anticipated Business Start Date (in Caldwell): July 1 2025		
If business is located in the Central Business District , will you be selling used merchandise? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes , what percentage of your business inventory will be dedicated to used merchandise? _____		
Type of Business: bar/restaurant	<u>NAICS code(s) (6-digit):</u> (Please enter 6-digit NAICS code for all business uses you are applying for under this permit)	

Section II: APPLICANT INFORMATION

Applicant Name (Business Owner): suzi arehart/amber korsen	Cell Phone: 2084125696/2087243046
Applicant Address: 815 Arthur st	Email: whitehorse2025@yahoo.com
City: caldwell	State: id Zip: 83605

Section III: PROPERTY OWNER INFORMATION

Property Owner Name: Miguel Gaddi	Cell Phone: 2089651100
Applicant Address: 815 Arthur st	Email: miguel.gaddi@urban-tide.com
City: caldwell	State: id Zip: 83605

Section IV: AUTHORIZED AGENT or REPRESENTATIVE (If different from applicant)

Company Name:		
Contact Name	Cell Phone:	
Company Address:	Contact Email:	
City:	State:	Zip:



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BUSINESS PERMIT APPLICATION

Section V: BUILDING / TENANT SPACE / SITE INFORMATION

Prior use of space you will be occupying: bar

Previous name of business at this location: eagles lounge

Proposed use of building or space: bar/restaurant

Is the business location in a commercial or residential structure: ☒ Commercial ☐ Residential

Are you the first tenant in this building or space: ☐ Yes ☒ No

Square footage of area business will occupy: 5200

of existing parking spaces: street

of existing bicycle spaces: street

Is building or tenant space fire sprinklered: ☒ Yes ☐ No

Please list any current associated building permit #s:

Section VI: CERTIFICATION AND ACKNOWLEDGEMENT

This is to certify the above is a true statement of the business done or transacted at or through the above location. I acknowledge the issuance of a business permit (license) is conditional upon compliance with the ordinances of the City of Caldwell and failure to comply may result in revocation of the permit / license, in addition to other penalties or remedies.

Suzi Arehart/ Amber Korsen

06/03/2025

Printed Name

Date

Signature



SPECIAL USE PERMIT CHECKLIST

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

SECTION 1: Filing Requirements

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

SECTION 2: Filing Fees

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

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

SECTION 3: Submittal Documents

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

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



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



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

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



SECTION 4: Project Specific Details

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

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

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



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

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

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



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

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



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



SECTION 5: PDF Formatting Requirements

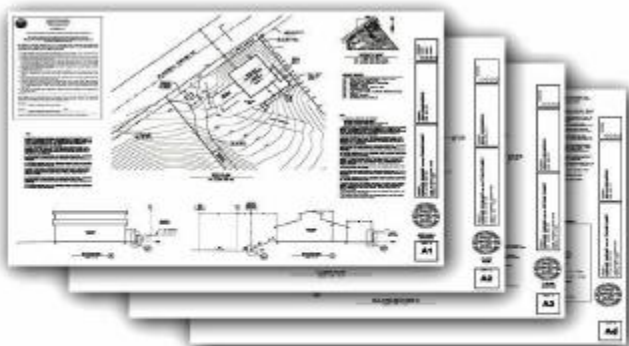
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for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

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

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

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

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



plans.pdf (multiple sheets)

✓Correct

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



SECTION 6: Applicant Acknowledgement

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

Applicant / Applicant's Representative Printed Name

Date

Applicant / Applicant's Representative Signature



INVOICE

Permit #: SUP25-000012
Address: 815 ARTHUR ST

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

Narrative:

What it was - Was the eagles lounge bar

our hours -
We will be open Mon-Friday 1pm-1am
Sat-Sun 11Am-1am

What we will have -
darts, pool, shuffle board, dancing, food,
drinks.

CANYON COUNTY LISTING - R04587 - 500 feet

March 13, 2025

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.



PIN	Owner Name	In Care Of	Address	City, State, Zip
05098000 0	811 MAIN ST CALDWELL BUILDING LLC		5130 N ROTHMANS AVE	BOISE, ID, 83713
04628000 0	AMANO DEVELOPMENTS LLC		702 MAIN ST	CALDWELL, ID, 83605
04629000 0	AMANO DEVELOPMENTS LLC		702 MAIN ST	CALDWELL, ID, 83605
04572000 0	B T INVESTMENTS INC		915 MAIN ST	CALDWELL, ID, 83605
04647010 0	B T INVESTMENTS INC		915 MAIN ST	CALDWELL, ID, 83605
05101000 0	BC FINLAY INVESTMENTS LLC		823 MAIN ST	CALDWELL, ID, 83605
04630000 0	BLANCO HOLDINGS ARTHUR LLC		18971 DEAN LN	NAMPA, ID, 83687
04569000 0	BLUE DOG PARTNERS LLC		1775 W STATE ST STE 259	BOISE, ID, 83702
04693000 0	BOISE VZ LLC	TOK COMMERCIAL	250 S 5TH ST FLOOR 2	BOISE, ID, 83702
04593010 0	CALDWELL CINEMA LLC		800 W MAIN ST STE 1220	BOISE, ID, 83702
04593000 0	CALDWELL CINEMA LLC	REEL THEATER =	PO BOX 191054	BOISE, ID, 83719
04639000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04634000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04578000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83605
04574000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04620000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04640000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04573000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04641000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04642000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04621000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04648000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83605
04622000 0	CALDWELL CITY OF		PO BOX 1179	CALDWELL, ID, 83606
04566000 0	CALDWELL CREEK LLC		839 S BRIDGEWAY PLACE	EAGLE, ID, 83616
05096000 0	CH OF GOD OF PROPHECY REGIONAL OFFICE INC		PO BOX 542	CALDWELL, ID, 83606-0542
04582000 0	CHICANO ENTERPRISES LLC		823 W TRINE LOOP	NAMPA, ID, 83686
04623000 0	D L EVANS BANK		PO BOX 1188	BURLEY, ID, 83318
05091000 0	DOAN VINH		1920 E RINGNECK ST	MERIDIAN, ID, 83646
05102000 0	DUGGAN MICHAEL E		2204 ANDY PL	NAMPA, ID, 83651
05099000 0	ESTRELLA PROPERTIES LLC		PO BOX 1218	CALDWELL, ID, 83606
05089000 0	GOLDEN PALACE INC	MING MA=	PO BOX 924	CALDWELL, ID, 83606
04631000 0	HAWKINS BELUNDA V SPECIAL NEEDS TRUST		21344 MAIN ST	GREENLEAF, ID, 83626
04581000 0	HOLLINGSWORTH RALPH W		PO BOX 1238	EAGLE, ID, 83616
04570000 0	HUNSICKER JEFFREY W		188 E 49TH ST S	IDAHO FALLS, ID, 83404
05095000 0	INDIAN CREEK STEAKHOUSE RENTALS LLC		711 MAIN ST	CALDWELL, ID, 83605
05093000 0	INDIAN CREEK STEAKHOUSE RENTALS LLC		711 MAIN ST	CALDWELL, ID, 83605
05094000 0	INDIAN CREEK STEAKHOUSE RENTALS LLC		711 MAIN ST	CALDWELL, ID, 83605
05097000 0	K AND V PROPERTIES LLC		1002 BLAINE ST STE 105	CALDWELL, ID, 83605
04706000 0	KEY BANK OF IDAHO	LINDA FOUTZ=	PO BOX 94839	CLEVELAND, OH, 44101
04632000 0	KOCH INC		23306 FREEZEOUT RD	CALDWELL, ID, 83605
04643000 0	LUJACK JEAN A		619 FAIRWAY DR	CALDWELL, ID, 83605
05100000 0	MACABI INC		PO BOX 693	CALDWELL, ID, 83606
04568000 0	MAIN ST PROPERTIES INC		915 MAIN ST	CALDWELL, ID, 83605
04645000 0	MAIN STREET PROPERTIES INC		915 MAIN ST	CALDWELL, ID, 83605
04646000 0	MAIN STREET PROPERTIES INC		915 MAIN ST	CALDWELL, ID, 83605
04647000 0	MAIN STREET PROPERTIES INC		915 MAIN ST	CALDWELL, ID, 83605
05104000 0	MAIN STREET PROPERTIES INC		915 MAIN ST	CALDWELL, ID, 83605
04626000 0	MCNEICE JOHN H		12244 S HUNTERS POINTE DR	NAMPA, ID, 83686
04579000 0	MFH INDIAN CREEK LLC		838 SW 1ST AVE STE 210	PORTLAND, OR, 97204
04700000 0	MONARCH PROPERTIES LLC		561 W CHRISTOPHER ST	MERIDIAN, ID, 83642
04699000 0	MT MORIAH LODGE 39 A F AM INC		PO BOX 1091	CALDWELL, ID, 83606
04694000 0	MUSSELL CONSTRUCTION INC		315 11TH AVE S STE 140	NAMPA, ID, 83651
04567000 0	MYERS LYNN C ESTATE OF		PO BOX 31519	PHOENIX, AZ, 85046
04587000 0	NOSTRUM LLC		1715 SENDERO LN	BOISE, ID, 83712
04571000 0	NULPH PROPERTIES LLC		PO BOX 247	AMERICAN FALLS, ID, 83211
05092000 0	NULPH PROPERTIES LLC		PO BOX 247	AMERICAN FALLS, ID, 83211
04644000 0	RICHTER ARTHUR CALDWELL LLC		250 S 5TH ST FL 2	BOISE, ID, 83702
04592000 0	ROSEBERRY HOMES LLC		1307 W FORT ST	BOISE, ID, 83702
04589000 0	ROSEBERRY HOMES LLC		1307 W FORT ST	BOISE, ID, 83702
04589010 0	ROSEBERRY HOMES LLC		1307 W FORT ST	BOISE, ID, 83702
04698000 0	ROSTOCK JAMES W		307 S KIMBALL AVE	CALDWELL, ID, 83605
04627000 0	SCHROYER CHRIS		23756 OLD HWY 30	CALDWELL, ID, 83607
04636000 0	SEVEN DEVILS HOLDINGS LLC		1315 1ST ST S	NAMPA, ID, 83651
04588000 0	SHAPEL BRUCE A		27597 PETOLLA RD	WILDER, ID, 83676
05090000 0	SHIFT BOUTIQUE LLC		807 BANNOCK ST	BOISE, ID, 83702
04618000 0	SPEELMAN ROELOF J		509 W EASY ST	CALDWELL, ID, 83605
04619000 0	SPEELMAN ROELOF J		509 W EASY ST	CALDWELL, ID, 83605
04577000 0	SUBIA VERN AND JUDY TRUST		613 W LOGAN ST	CALDWELL, ID, 83605
04583000 0	UNITED STATES OF AMERICA	BOISE DISTRICT =	3948 DEVELOPMENT ST	BOISE, ID, 83705
04584000 0	UNITED STATES OF AMERICA	BOISE DISTRICT =	3948 DEVELOPMENT ST	BOISE, ID, 83705
04591000 0	URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL IDAHO		PO BOX 1179	CALDWELL, ID, 83606
05105000 0	VALLI INVESTMENTS LLC		915 MAIN ST	CALDWELL, ID, 83605
05103000 0	VZ HOLDINGS LLC	TOK COMMERCIAL=	250 S 5TH ST #2ND	BOISE, ID, 83702
04580000 0	WISHNEY SUSAN AND DAVID FAMILY TRUST		723 CHARDIE RD	BOISE, ID, 83702
04593010A0	WOLFPACK DEVELOPMENT LLC		24245 BOISE RIVER RD	PARMA, ID, 83660
04593011 0	WOLFPACK DEVELOPMENT LLC		24245 BOISE RIVER RD	PARMA, ID, 83660
04581010 0	WOOD MICHAEL W		17022 GOOSE LN	CALDWELL, ID, 83607

NEIGHBORHOOD MEETING

2GOATMOMSL.L.C

White Horse Saloon

Amber Korsen and Suzi Arehart

815 Arthur St

Caldwell, Idaho 83605

To whom it may concern,

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

TUESDAY MAY 20, 2025

6 PM

815 Arthur St. (downstairs)

We are opening a bar and grill. We will have darts, pool and shuffle board. We are also planning live music on occasion. We will be revitalizing the old Eagles Lounge location.

If you would like to contact us ahead of the meeting please feel free to reach us at

WHITEHORSE2025@GMAIL.COM

We look forward to meeting you!

Suzi and Amber

Whitehorse2025@gmail.com

05/20/2025

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

Start Time of Neighborhood Meeting: 6 pm

End Time of Neighborhood Meeting: 7 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. Luis Aguirre 815 Arthur st Caldwell Id

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

NEIGHBORHOOD MEETING CERTIFICATION:

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

Description of the proposed project:

Bar and restaurant in the old Eagles Lodge location

Date of Round Table meeting: N/A

Notice sent to neighbors on: May 5, 2025

Date & time of the neighborhood meeting: May 20, 2025 6pm

Location of the neighborhood meeting:

On site 815 Arthur St Caldwell, ID


Developer/Applicant:

Name: 2 Goat Moms LLC

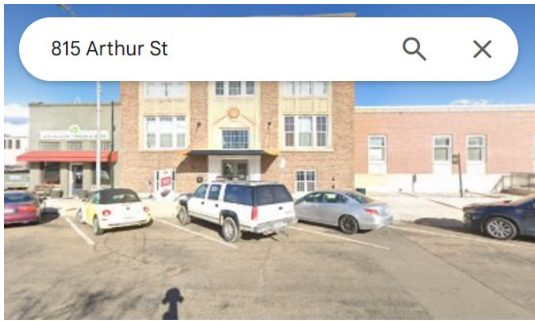
Address, City, State, Zip: 815 Arthur St Caldwell, ID 83605

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

DEVELOPER/APPLICANT SIGNATURE

_____ 

DATE 06/09/25



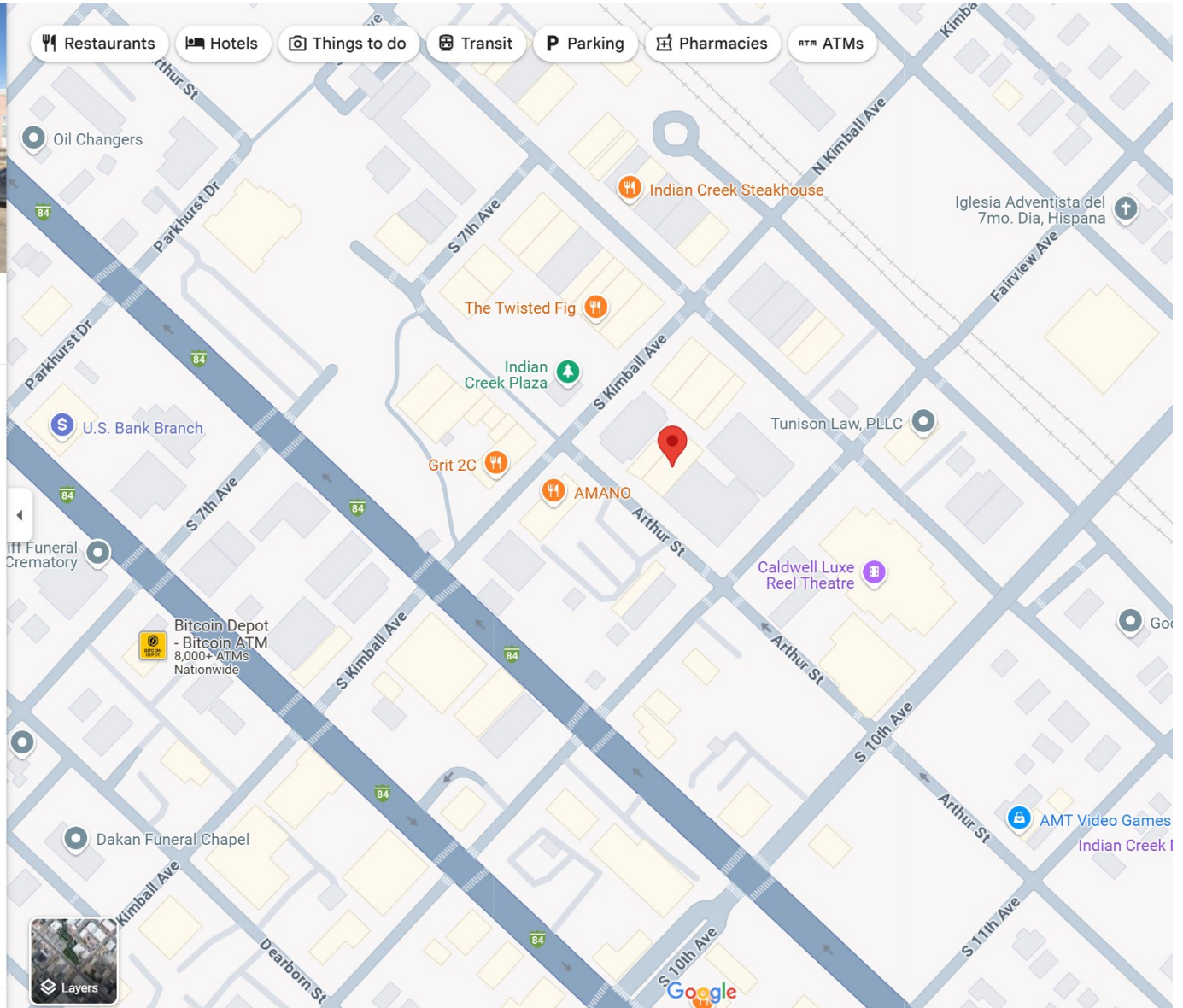
815 Arthur St

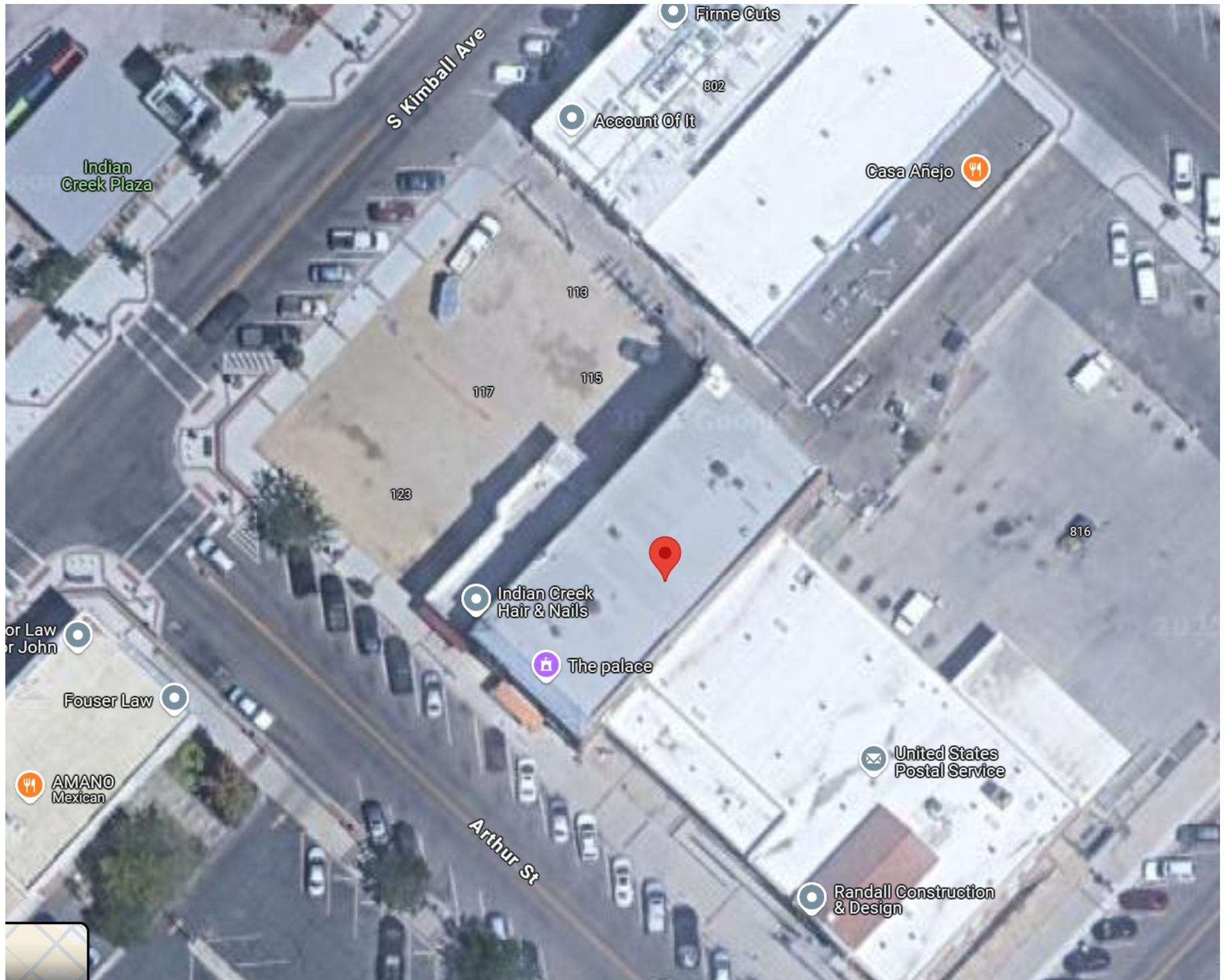
Building

- Directions
- Save
- Nearby
- Send to phone
- Share

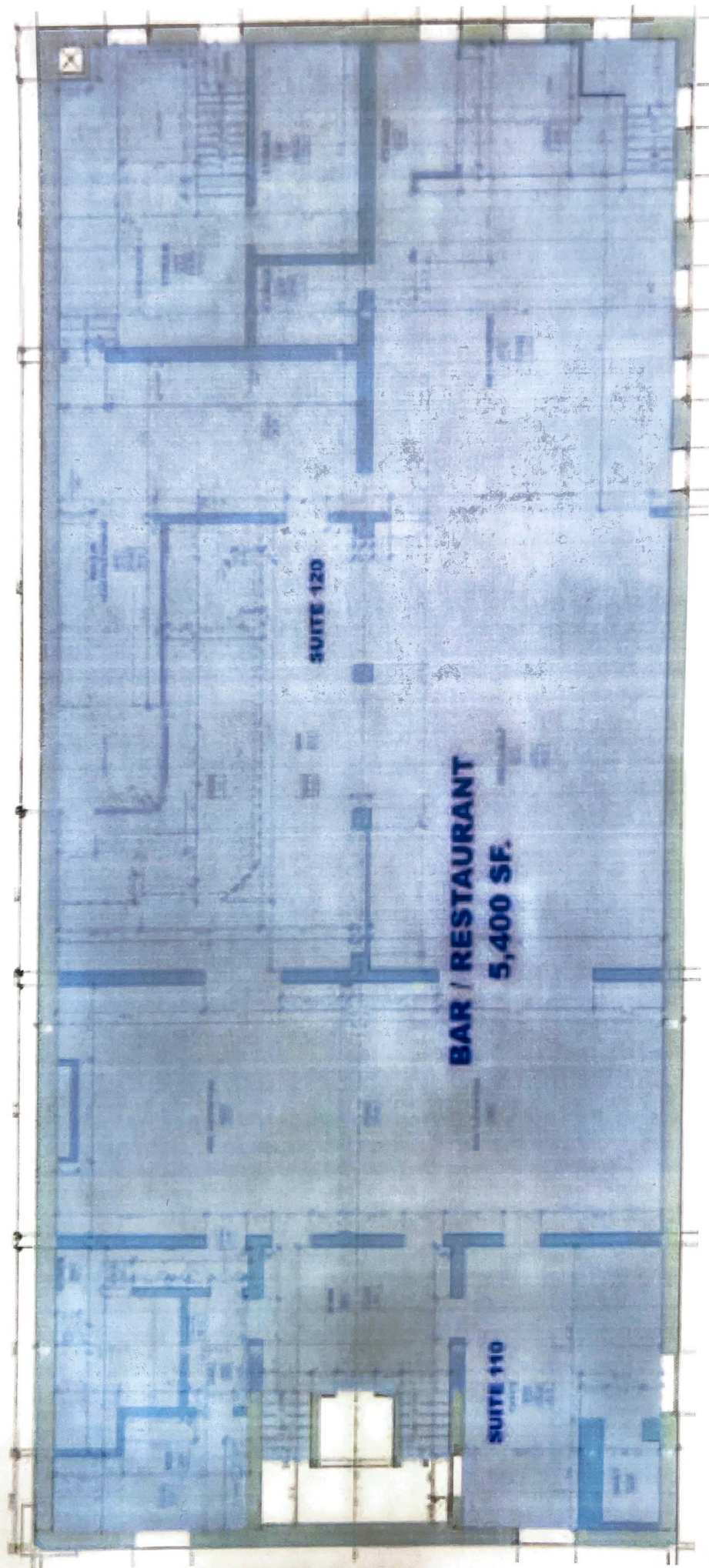
- 815 Arthur St, Caldwell, ID 83605
- Suggest an edit on 815 Arthur St
- Add a missing place
- Add your business
- Add a label
- Your Maps activity

Photos





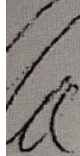
815 Arthur St. Caldwell, Idaho





Warranty Deed

For Value Received,

 **Nampa Aerie No. 2103, Fraternal Order of Eagles, an Idaho non-profit corporation**, the Grantor, does hereby grant, bargain sell and convey unto, **Nostrum LLC, an Idaho limited liability company**, whose current address is **1715 Sendero Lane, Boise, ID 83712**, the Grantee, the following described premises, in **Canyon County, Idaho**, To Wit:

Lots 19 and 20 in Block 5 of Original Townsite of Caldwell, according to the official plat thereof, filed December 10, 1883 in Book 1 of Plats at Page 20, in the office of the County Recorder of Canyon County, Idaho.

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.



PROPERTY OWNER ACKNOWLEDGEMENT

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

I, NOSTRUM, LLC, the recorded owner for real property addressed as 815 Arthur St, Suite # 110 & 120, City Caldwell State ID Zip 83605, am aware of, in agreement with, and give my permission to 2 GOAT MOMS, LLC (Suzi Arehart & Amber Korsen), to submit the accompanying application(s) pertaining to this property.

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

Dated this 6th day of MAY, 20 25

(Signature) Miguel Gaddi, Manager

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
Ada County) ss.
)

I, Logan Jacob Wright, a Notary Public, do hereby certify that on this 6 day of May, in the year, 2025, personally appeared before me Miguel Pablo Gaddi, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that he/she/they signed the foregoing document, and that the statements therein contained are true.

Logan Jacob Wright
NOTARY PUBLIC FOR IDAHO

Residing at Ada County

My Commission Expires 3-14-2031

LOGAN JACOB WRIGHT
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20251035
MY COMMISSION EXPIRES 3-14-2031