COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division
Caldwell City Hall: 205 S 6th Avenue | Mail: PO Box 1179 Caldwell, ID 83606 |Phone: 208-455-3024
https://www.cityofcaldwell.org/Departments/Community-Development/Building-Safety-Division
Robin Collins, PCED, CBO | Community Development Director & Building Official

Master Land Use Application

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided, prescreening passed, and fees paid for an application to be considered complete and accepted.

Hearing dates and codes utilized for review are based on the date is "complete and accepted".

Failure to submit all requested items (in legible form) may delay the processing of your application.

APPLICATION LEGEND:

* = Public hearing(s) required
** = May require public hearing
*** = City Council consent agenda
All others are considered Administrative Staff Level Reviews

I. Application Requests (check all that apply)

☐ Admin Director Determination	☐ Lot Split (Administrative)	☑ Subdivision (Prelim) Plat*
☐ Administrative Development Review[2]	☐ Lot Split (Simple)	☐ Subdivision (Final) Plat***
☐ Alternative Method of Compliance	☐ Manufactured Home Community*	☐ Subdivision (Short) Plat*
☐ Annexation w/Zoning*	☐ Mobile Food Unit (Individual)	☐ Subdivision Plat Modification**
☐ Business License (Permit)	☐ Mobile Food Unit Park / Court	☐ Subdivision Plat (Time Extension)
☐ Certificate of Appropriateness*	☐ Modification to Conditions of Approval**	☐ Subdivision Plat (Renewal)
☐ Comprehensive Plan (Map) Amendment*	☐ Outdoor Dining Permit	☐ Temporary Use Permit
☐ Comprehensive Plan (Text) Amendment*	☐ Parcel Consolidation	☐ Traffic Impact Study Review
☐ Deannexation*	☐ Performance Bonding	☐ Vacation (Easement)*
☐ Design Review**	☐ Planned Unit Development (New)*	☐ Vacation (Plat Note) *
☐ Development Agreement (New)*	☐ Planned Unit Development (Modification)**	☐ Vacation (ROW) *
☐ Development Agreement (Modification)**	☐ Public Art / Mural	☐ Variance*
☐ Development Agreement (Termination)*	☑ Rezone* (Zoning Map Amendment)	☐ Zoning Ordinance Text Amendment*
☐ Home Occupation Permit (New)	☐ Signs[1]	
☐ Home Occupation Permit (Renewal)	☐ Special Use Permit (New)*	
☐ Lot Line / Boundary Line Adjustment	☐ Special Use Permit (Modification)**	

Footnotes:

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

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

II. General Project / Site Information

Project or Development Name: *(for business licensing, use business name)*	Horizon View Subdivision
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	4603 FARMWAY RD, CALDWELL, ID 0 BEAR LN, CALDWELL, ID 0 FARMWAY RD, CALDWELL, ID 0 LONKEY LN, CALDWELL, ID
Suite #s:	
Parcel #s:	R32586011A; R32586011B R25036 R32592010 R32592
Total Acres:	156.83
Prior Use of Property:	Agriculture
Proposed Use of Property:	Residential Subdivision

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

☐ RS-1	☐ C-1	☐ M-1	☐ D-CC	☐ A-D	☐ Property in County
☐ RS-2	☐ C-2	☐ M-2	☐ C-CB	☐ C-D	
☑ -1	☐ C-3	☐ I-P	☐ T-N	☐ H-D	List County Designation:
☐ R-2	☐ C-4			☐ P-D	
☐ R-3	☐ H-C				

Proposed Zoning of Subject Parcel(s): *(check all that apply)*	☐ No Change ☐ 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

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)*	☐ Neighborhood 1 ☑ Neighborhood 2 ☐ Neighborhood 3 ☐ Urban Neighborhood	☐ Downtown ☐ Mixed Use Center ☐ Community Center ☐ 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:	Bonnie Layton
Company Name: *(if applicable)*	Layton Planning & Consulting, LLC
Mailing Address:	3324 W. Catalina Lane Boise, Idaho 83705

Phone:	208-724-2624	**Email:**	bonnie@laytonplanning.com
Email Address:	bonnie@laytonplanning.com		

Applicants Relationship to Property Owner:	☐ Property Owner ☑ Authorized Agent/Representative ☐ Purchaser ☐ Petitioner *(vacation requests only)*

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

Name:	Open Door Rentals and John H And Orah I Brandt Foundation
Mailing Address:	1977 E Overland Rd Meridian ID 83642 and 203 11th Ave S Nampa ID 83651
Phone:	208-991-4931
Email:	

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

Name:	Shawn Brownlee
Company Name: *(if applicable)*	Trilogy Development, Inc.
Mailing Address:	9839 W Cable Car, Suite 101 Boise, Idaho 83709
Phone:	208-639-7239
Email:	shawn@trilogyidaho.com

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

Name:	
Company Name: *(if applicable)*	
Mailing Address:	
Phone:	
Email:	

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

Name:	Matt Price, P.E.
Company Name: *(if applicable)*	JUB Engineers
Mailing Address:	2760 W. Excursion Lane, Suite 400 Meridian, Idaho 83642

Phone:	208-376-7330	**Email:**	mprice@jub.com

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

Name:	Kim Siegenthaler, ASLA, RLA
Company Name: *(if applicable)*	Jensen Belts Associates
Mailing Address:	1509 S. Tyrell Lane, Suite 130 Boise, Idaho 83706

Phone:	208-343-7175	**Email:**	kim@jensenbelts.com

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; and

☑ 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; and

☑ I certify that failure to submit all required documents in compliance with the checklist could result in delayed acceptance, processing, and hearing date timelines; and

☑ 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)

Bonnie Layton _____ July 3, 2026 _____

Applicant / Applicant's Representative Printed Name Date

_____

Applicant / Applicant's Representative Signature

Standard SF Lots











Narrow SF Lots













Electronically Recorded - DO NOT Remove the County Stamped First Page as it is now incorporated as Part of the Original Document.

Re-recording to correct scrivnor's error in Parcel 6.

PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

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

2019-030450
RECORDED
07/09/2019 09:46 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=6 PBRIDGES $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

2019-029087
RECORDED
06/28/2019 02:51 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 EHOWELL $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 680194 SRM/HH

WARRANTY DEED

For Value Received Ray and Susan Montierth, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

John H. and Orah I. Brandt Foundation

hereinafter referred to as Grantee, whose current address is 203 11th Ave South Nampa, ID 83651

The following described premises, 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 Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the 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 U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: June 28, 2019

Edward Ray Montierth

Susan Montierth

State of Idaho, County of Ada

This record was acknowledged before me on 6-28-19 by Edward Ray Montierth and Susan Montierth

Signature of notary public

Commission Expires:

Residing at Caldwell, ID
My Commission Expires: 05-05-2023

SUSAN J. MERRITT
COMMISSION #8170
NOTARY PUBLIC
STATE OF IDAHO

PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

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

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Dated: June 28, 2019

Edward Ray Montierth

Susan Montierth

State of Idaho, County of Ada

This record was acknowledged before me on 6-28-19 by Edward Ray Montierth and Susan Montierth

Signature of notary public

Commission Expires:

Residing at Caldwell, ID
My Commission Expires: 05-05-2023

SUSAN J. MERRITT
COMMISSION #8170
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

PARCEL 1:

The Southwest quarter of the Northwest quarter of Section 4, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho.

PARCEL 2:

This parcel is a portion of Tract 12 and Tract 13 and the vacated street lying North of said Tracts 12 and 13 as shown on the official Plat of Orchard Heights, Canyon County, Idaho, according to the official plat thereof, filed in Book 2 of Plats at Page 38, records of said County, lying in the Southeast Quarter of the Northwest Quarter of Section 4, Township 3 North, Range 3 West, Boise Meridian, and being more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of the Northwest Quarter as shown on said plat, a found 5/8 inch rebar; thence
North 0°21'34" West along the East boundary of said Southeast Quarter of the Northwest Quarter a distance of 25.00 feet; thence
South 89°01'30" West parallel with the South boundary of said Southeast Quarter of the Northwest Quarter a distance of 25.00 feet to the Southeast corner of Tract 15 of said Orchard Heights; thence
North 0°21'34" West along the East boundary of said Tract 15, a distance of 306.42 feet to the Southeast corner of said Tract 12, said point being the TRUE POINT OF BEGINNING; thence
South 89°01'43" West a distance of 1,277.62 feet to the Southwest corner of said Tract 13; thence
North 0°17'41" West a distance 331.51 feet to a point in the centerline of the platted street vacated by Instrument No. 139895, of Official Records, said point being a found 5/8 inch diameter rebar; thence
North 89°01'56" East along said centerline, a distance of 936.68 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627; thence
South 0°30'37" East a distance of 177.92 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627; thence
North 89°01'58" East a distance of 340.10 feet to a point on the East boundary of said Tract 12, a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627; thence
South 0°21'34" East along the said East boundary, a distance of 153.49 feet to the TRUE POINT OF BEGINNING.

PARCEL 3:

Lots 14 and 15 of Orchard Heights, Canyon County, Idaho, according to the official plat thereof, filed in Book 2 of Plats at Page 28, records of said County.

TOGETHER WITH one-half vacated street on the South adjacent to said Lots.

PARCEL 4:

The Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 4, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING a right of way for a road 16 feet wide off the North side of said tract.

AND ALSO EXCEPTING THEREFROM a parcel of land being located in the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 4, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at the quarter corner of said Section 4; thence
South 89°23'00" West, a distance of 25 feet along the North boundary of said Northeast quarter of the Northeast quarter of the southwest quarter to the POINT OF BEGINNING; thence continuing
South 89°23'00" West, a distance of 250.00 feet along said North boundary; thence
South 0°00'30" East, a distance of 200.00 feet parallel with the East boundary of said Northeast quarter of the Northeast quarter of the Southwest quarter; thence
North 89°23'00" East, a distance of 250.00 feet parallel with the North boundary of said Northeast quarter of the Northeast quarter of the Southwest quarter; thence
North 0°00'30" West, a distance of 200.00 feet parallel with the East boundary of said Northeast quarter of the Northeast quarter of the Southwest Quarter to the POINT OF BEGINNING.

AND TOGETHER WITH that part of the West half of the Northeast quarter of the Southwest quarter of said Section 4, bounded as follows:

Beginning at a point 16 feet South of the Northeast corner of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 4; thence
South a distance of 644 feet; thence
West a distance of 177 feet to the centerline of the Pioneer Lateral; thence
North along the centerline of the Pioneer Lateral a distance of 644 feet; thence
East a distance of 173 feet to the PLACE OF BEGINNING.

PARCEL 5:

The West Half of the Northeast Quarter of the Southwest Quarter of Section 4, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

ALSO commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 4 and running thence
East along the North line of said Northeast Quarter of the Southwest Quarter a distance of 660 feet, more or less, to the Northeast corner of said Northeast Quarter of the Southwest Quarter; thence
South a distance of 16 feet; thence
West a distance of 660 feet, more or less, to a point 16 feet South of the PLACE OF BEGINNING; thence
North a distance of 16 feet to the PLACE OF BEGINNING.

EXCEPTING THEREFROM:

COMMENCING at a point 16 feet South of the Northeast corner of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 4; thence
South a distance of 644 feet; thence
West a distance of 177 feet to the centerline of the Pioneer Lateral; thence
North along the centerline of the Pioneer Lateral a distance of 644 feet; thence
East a distance of 173 feet to the PLACE OF BEGINNING.

AND ALSO EXCEPTING THEREFROM:

A parcel of land being located in the Northeast Quarter of the Northeast Quarter of the Southwest Quarter, Section 4, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter, Section 4,
Thence South 89°23'00" West a distance of 25 feet along the North boundary of said Northeast Quarter of the Northeast Quarter of the Southwest Quarter to the POINT OF BEGINNING; thence continuing
South 89°23'00" West a distance of 250.00 feet along said North boundary; thence
South 0°00'30" East a distance of 200.00 feet parallel with the East boundary of said Northeast Quarter of the Northeast Quarter of the Southwest Quarter; thence
North 89°23'00" East a distance of 250.00 feet parallel with the north boundary of said Northeast Quarter of the Northeast Quarter of the Southwest Quarter; thence
North 0°00'30" West a distance of 200.00 feet parallel with the East boundary of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter to the POINT OF BEGINNING.

PARCEL 6:

A parcel of land being in the Northwest Quarter of the Southeast Quarter of the Southwest Quarter and a portion of the West Half of the Southwest Quarter of Section 4, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Basis of bearing being the West line of said Southwest Quarter derived from found monuments and taken as North 00° 19'37" West.

Beginning at the Northeast corner of said West Half; thence along the East line of said West Half
South 00° 16' 55" East 1,325.68 feet to the Northwest corner of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter; thence leaving said East line and along the North line of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter
North 89° 09' 36" East a distance of 66.49 feet to a ½ inch rebar marking the Northeast of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter; thence leaving said North line and along the East line of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter
South 00° 15' 32" East, a distance of 663.20 feet to the Southeast corner of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter; thence leaving said East line and along the South line of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter
South 89° 07' 01" West a distance of 663.22 feet to a 5/8 inch rebar on said East line of said West Half and marking the Southwest corner of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter; thence leaving said South line and along the East line of said West Half
South 00° 16' 55" East, a distance of 223.69 feet to a 5/8 inch rebar from which a 5/8 inch rebar marking the Southeast corner of said West Half bears
South 00° 16' 55 East, a distance of 440.06 feet; thence leaving said East line and parallel with the South line of said West Half
South 89° 13' 17" West, a distance of 1,816.63 feet to a point; thence leaving said West line and parallel with the North line of said West Half
North 89° 10' 20" East, a distance of 1,042.94 feet to a point; thence leaving said parallel line and parallel with said West line
North 00° 19' 37" West, a distance of 395.27 feet to a 5/8 inch rebar on said North line; thence along said North line
North 89° 10' 20" East, a distance of 285.10 feet to THE POINT OF BEGINNING.

EXCEPTING THEREFROM a right-of-way disclosed by instrument recorded June 23, 1932 as Instrument No. 193182, of Official Records.

PARCEL 6:

A parcel of land being in the Northwest Quarter of the Southeast Quarter of the Southwest Quarter and a portion of the West Half of the Southwest Quarter of Section 4, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Basis of bearing being the West line of said Southwest Quarter derived from found monuments and taken as North 00° 19'37" West.

Beginning at the Northeast corner of said West Half; thence along the East line of said West Half
South 00° 16' 55" East 1,325.68 feet to the Northwest corner of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter; thence leaving said East line and along the North line of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter
North 89° 09' 36" East a distance of 663.49 feet to a ½ inch rebar marking the Northeast of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter; thence leaving said North line and along the East line of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter
South 00° 15' 32" East, a distance of 663.20 feet to the Southeast corner of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter; thence leaving said East line and along the South line of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter
South 89° 07' 01" West a distance of 663.22 feet to a 5/8 inch rebar on said East line of said West Half and marking the Southwest corner of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter; thence leaving said South line and along the East line of said West Half
South 00° 16' 55" East, a distance of 223.69 feet to a 5/8 inch rebar from which a 5/8 inch rebar marking the Southeast corner of said West Half bears
South 00° 16' 55 East, a distance of 440.06 feet; thence leaving said East line and parallel with the South line of said West Half
South 89° 13' 17" West, a distance of 1,326.29 feet to a point on the West line of said West Half; thence along said West Half
North 89° 10' 20" East, a distance of 1,042.94 feet to a point; thence leaving said parallel line and parallel with said West line
North 00° 19' 37" West, a distance of 395.27 feet to a 5/8 inch rebar on said North line; thence along said North line
North 89° 10' 20" East, a distance of 285.10 feet to THE POINT OF BEGINNING.

EXCEPTING THEREFROM a right-of-way disclosed by instrument recorded June 23, 1932 as Instrument No. 193182, of Official Records.

2026-004159
RECORDED
02/05/2026 12:23 PM
JESS URRESTI
CANYON COUNTY RECORDER
Pgs=3 JGOLDMAN $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

Rerecorded to add Point of Beginning reference

PioneerTitleCo.
GOING BEYOND

100 10th Avenue South
Nampa, ID 83651

2025-043444
RECORDED
12/01/2025 01:40 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=3 ZBLAKESLEE $15.00
TYPE DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

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

File No. 890262 BA/HH

QUITCLAIM DEED

For Value Received

Sheila Barton, spouse of the grantee, Grantor

do hereby convey, release, remise and forever quit claim unto

Corey Barton, A Married Man As His Sole And Separate Property, Grantee

whose address is 1977 E. Overland Road, Meridian, Id 83642

the following described premises, to-wit:

PARCEL A

A parcel of land situated in Section 4, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, encompassing a portion of the Northeast Quarter of the Southwest Quarter, and Lots 13, 14, 15, a portion of Lot 12, and a portion of the vacated rights-of-way north and south of said Lots, of Orchard Heights Subdivision (Book 2 of Plats at Page 38, records of Canyon County, Idaho), and being more particularly described as follows:

BEGINNING at the center quarter-section corner of Section 4, Township 3 North, Range 3 West, Boise Meridian, marked by an aluminum cap, PLS 11334; thence

South 00°16'36" West, 662.82 feet along the east line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter to the southeast corner thereof, marked by a 5/8-inch rebar, PLS 11334; thence

South 89°40'53" West, 663.77 feet along the south line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter to the southwest corner thereof, marked by a 5/8-inch rebar, PLS 11334; thence

South 00°15'20" West, 662.63 feet along the east line of the West Half of the Northeast Quarter of the Southwest Quarter to the southeast corner thereof, marked by a 5/8-inch rebar, PLS 11334; thence

South 89°40'24" West, 576.72 feet along the south line of the West Half of the Northeast Quarter of the Southwest Quarter to the centerline of a ditch; thence

North 22°46'04" East, 24.45 feet along the centerline of the ditch; thence

North 00°04'36" West, 1303.00 feet along the centerline of the ditch and the northerly extension thereof to the north line of the West Half of the Northeast Quarter of the Southwest Quarter and the boundary of Orchard Heights Subdivision; thence

South 89°40'56" West, 64.12 feet along the north line of the West Half of the Northeast Quarter of the Southwest Quarter and the boundary of Orchard Heights Subdivision to a point witnessed by a 5/8-inch rebar, PLS 11334, which bears North 00°21'40" East, 25.00 feet; thence

North 00°21'40" East, 663.02 feet along the west boundary of Lots 13 and 14 of Orchard Heights Subdivision and the southerly and northerly extensions thereof to the centerline of the vacated street, marked by a 5/8-inch rebar; thence

North 89°41'19" East, 936.73 feet along the centerline of the vacated street, to a 5/8-inch rebar, PLS 11334; thence

South 00°08'31" West, 177.95 feet to a 1/2-inch rebar, PLS 3627; thence

North 89°41'04" East, 340.09 feet to the East boundary of Lot 12 of Orchard Heights Subdivision, marked by a 5/8-inch rebar, PLS 11334; thence

South 00°17'51" West, 484.94 feet along the East boundary of Lots 12 and 15 of Orchard Heights Subdivision and the southerly extension thereof to the south boundary of Orchard Heights Subdivision and the north line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter, marked by a 5/8-inch rebar, PLS 11334; thence

South 89°40'56" West, 250.00 feet along the South boundary of Orchard Heights Subdivision and the north line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter, to a 5/8-inch rebar, PLS 11334; thence

South 00°16'36" West, 200.00 feet parallel with the east line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter, to a 5/8-inch rebar, PLS 11334; thence

North 89°40'56" East, 250.00 feet parallel with the north line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter, to a 5/8-inch rebar, PLS 11334; thence

North 00°16'36" East, 200.00 feet parallel with the east line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter to the north line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter, marked by a 5/8-inch rebar, PLS 11334; thence

North 89°40'56" East, 25.00 feet along the north line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter to the POINT OF BEGINNING.

PARCEL B

A parcel of land situated in the Southwest Quarter of the Northwest Quarter of Section 4, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the center quarter-section corner of Section 4, Township 3 North, Range 3 West, Boise Meridian, marked by an aluminum cap, PLS 11334; thence

South 89°40'56" West, 1328.04 feet to the center-west sixteenth-section corner, marked by an aluminum cap, PLS 11334; thence

***THE POINT OF BEGINNING**

South 89°41'21" West, 18.25 feet along the south line of the Southwest Quarter of the Northwest Quarter; thence

North 00°33'15" East, 663.05 feet; thence

North 89°41'19" East, 16.01 feet to the east line of the Southwest Quarter of the Northwest Quarter; thence

South 00°21'40" West, 663.02 feet along the east line of the Southwest Quarter of the Northwest Quarter to the POINT OF BEGINNING.

together with their appurtenances.

Dated: November 21, 2025

Sheila Barton

State of Idaho, County of Ada

This record was acknowledged before me on November 21, 2025 by Sheila Barton.

Signature of notary public
Commission Expires: 6-05-2028

ADAIR KOLTES
Notary Public - State of Idaho
Commission Number 30052
My Commission Expires 06-05-2028

STATE OF IDAHO COUNTY RECORDER COUNTY OF CANYON

State of Idaho } ss.
County of Canyon
I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.
DATED 02-04-2026
Jess Urresti, Clerk of the District Court and Ex Officio Recorder
By _____ Deputy

2026-004160
RECORDED
02/05/2026 12:23 PM
JESS URRESTI
CANYON COUNTY RECORDER
Pgs=3 JGOLDMAN $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

√ ***Rerecorded to add Point of Beginning reference***

PioneerTitleCo.
GOING BEYOND

100 10th Avenue South
Nampa, ID 83651

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

2025-043445
RECORDED
12/01/2025 01:40 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=3 ZBLAKESLEE $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 890262 BA/HH

WARRANTY DEED

For Value Received The John H & Orah I Brandt Foundation

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Corey Barton, A Married Man As His Sole and Separate Property

hereinafter referred to as Grantee, whose current address is 1977 E. Overland Road Meridian, ID 83642

The following described premises, 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 Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the 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 U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: November 25, 2025

The John H & Orah I Brandt Foundation

By:_____
Robert Rathbone, Trustee

State of Idaho, County of ~~Canyon~~ Ada
BA

This record was acknowledged before me on November 25, 2025 by Robert Rathbone, as Trustee of John H. and Orah I. Brandt Foundation.

Blanca E Acosta
Signature of notary public
Commission Expires: 9-16-2029

BLANCA E. ACOSTA
COMMISSION #9379
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

PARCEL A

A parcel of land situated in Section 4, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, encompassing a portion of the Northeast Quarter of the Southwest Quarter, and Lots 13, 14, 15, a portion of Lot 12, and a portion of the vacated rights-of-way north and south of said Lots, of Orchard Heights Subdivision (Book 2 of Plats at Page 38, records of Canyon County, Idaho), and being more particularly described as follows:

BEGINNING at the center quarter-section corner of Section 4, Township 3 North, Range 3 West, Boise Meridian, marked by an aluminum cap, PLS 11334; thence
South 00°16'36" West, 662.82 feet along the east line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter to the southeast corner thereof, marked by a 5/8-inch rebar, PLS 11334; thence
South 89°40'53" West, 663.77 feet along the south line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter to the southwest corner thereof, marked by a 5/8-inch rebar, PLS 11334; thence
South 00°15'20" West, 662.63 feet along the east line of the West Half of the Northeast Quarter of the Southwest Quarter to the southeast corner thereof, marked by a 5/8-inch rebar, PLS 11334; thence
South 89°40'24" West, 576.72 feet along the south line of the West Half of the Northeast Quarter of the Southwest Quarter to the centerline of a ditch; thence
North 22°46'04" East, 24.45 feet along the centerline of the ditch; thence
North 00°04'36" West, 1303.00 feet along the centerline of the ditch and the northerly extension thereof to the north line of the West Half of the Northeast Quarter of the Southwest Quarter and the boundary of Orchard Heights Subdivision; thence
South 89°40'56" West, 64.12 feet along the north line of the West Half of the Northeast Quarter of the Southwest Quarter and the boundary of Orchard Heights Subdivision to a point witnessed by a 5/8-inch rebar, PLS 11334, which bears North 00°21'40" East, 25.00 feet; thence
North 00°21'40" East, 663.02 feet along the west boundary of Lots 13 and 14 of Orchard Heights Subdivision and the southerly and northerly extensions thereof to the centerline of the vacated street, marked by a 5/8-inch rebar; thence
North 89°41'19" East, 936.73 feet along the centerline of the vacated street, to a 5/8-inch rebar, PLS 11334; thence
South 00°08'31" West, 177.95 feet to a 1/2-inch rebar, PLS 3627; thence
North 89°41'04" East, 340.09 feet to the East boundary of Lot 12 of Orchard Heights Subdivision, marked by a 5/8-inch rebar, PLS 11334; thence
South 00°17'51" West, 484.94 feet along the East boundary of Lots 12 and 15 of Orchard Heights Subdivision and the southerly extension thereof to the south boundary of Orchard Heights Subdivision and the north line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter, marked by a 5/8-inch rebar, PLS 11334; thence
South 89°40'56" West, 250.00 feet along the South boundary of Orchard Heights Subdivision and the north line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter, to a 5/8-inch rebar, PLS 11334; thence
South 00°16'36" West, 200.00 feet parallel with the east line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter, to a 5/8-inch rebar, PLS 11334; thence
North 89°40'56" East, 250.00 feet parallel with the north line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter, to a 5/8-inch rebar, PLS 11334; thence
North 00°16'36" East, 200.00 feet parallel with the east line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter to the north line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter, marked by a 5/8-inch rebar, PLS 11334; thence
North 89°40'56" East, 25.00 feet along the north line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter to the POINT OF BEGINNING.

PARCEL B

A parcel of land situated in the Southwest Quarter of the Northwest Quarter of Section 4, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the center quarter-section corner of Section 4, Township 3 North, Range 3 West, Boise Meridian, marked by an aluminum cap, PLS 11334; thence
11 26 25
South 89°40'56" West, 1328.04 feet to the center-west sixteenth-section corner, marked by an aluminum cap, PLS 11334; thence
***THE POINT OF BEGINNING**

South 89°41'21" West, 18.25 feet along the south line of the Southwest Quarter of the Northwest Quarter; thence
North 00°33'15" East, 663.05 feet; thence
North 89°41'19" East, 16.01 feet to the east line of the Southwest Quarter of the Northwest Quarter; thence
South 00°21'40" West, 663.02 feet along the east line of the Southwest Quarter of the Northwest Quarter to the POINT OF BEGINNING.

11 26 25

STATE OF IDAHO COUNTY RECORDER COUNTY OF CANYON

State of Idaho } ss.
County of Canyon
I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.
DATED 02-04-2026

Jess Urresti, Clerk of the District Court
and Ex Officio Recorder
By _____
Deputy

PioneerTitleCo.
GOING BEYOND

100 10th Avenue South
Nampa, ID 83651

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

2024-035584
RECORDED
11/01/2024 02:59 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=2 PBRIDGES $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 864951 BA/HH

WARRANTY DEED

For Value Received John H. and Orah I. Brandt Foundation

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Open Door Rentals LLC, an Idaho Limited Liability Company

hereinafter referred to as Grantee, whose current address is 1977 E. Overland Rd Meridian, ID 83642

The following described premises, 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 Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the 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 U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: October 31, 2024

John H. & Orah I. Brandt Foundation

By: Robert Rathbone
Robert Rathbone, Trustee

State of Idaho, County of Canyon

This record was acknowledged before me on October 31, 2024 by Robert Rathbone, as Trustee of John H. and Orah I. Brandt Foundation.

Blanca E Acosta
Signature of notary public
Commission Expires: 9-16-2029

BLANCA E ACOSTA
COMMISSION #9379
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

Takedown 1

A parcel of land situated in the Southwest Quarter of the Northwest Quarter of Section 4, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, and being more particularly described as follows:

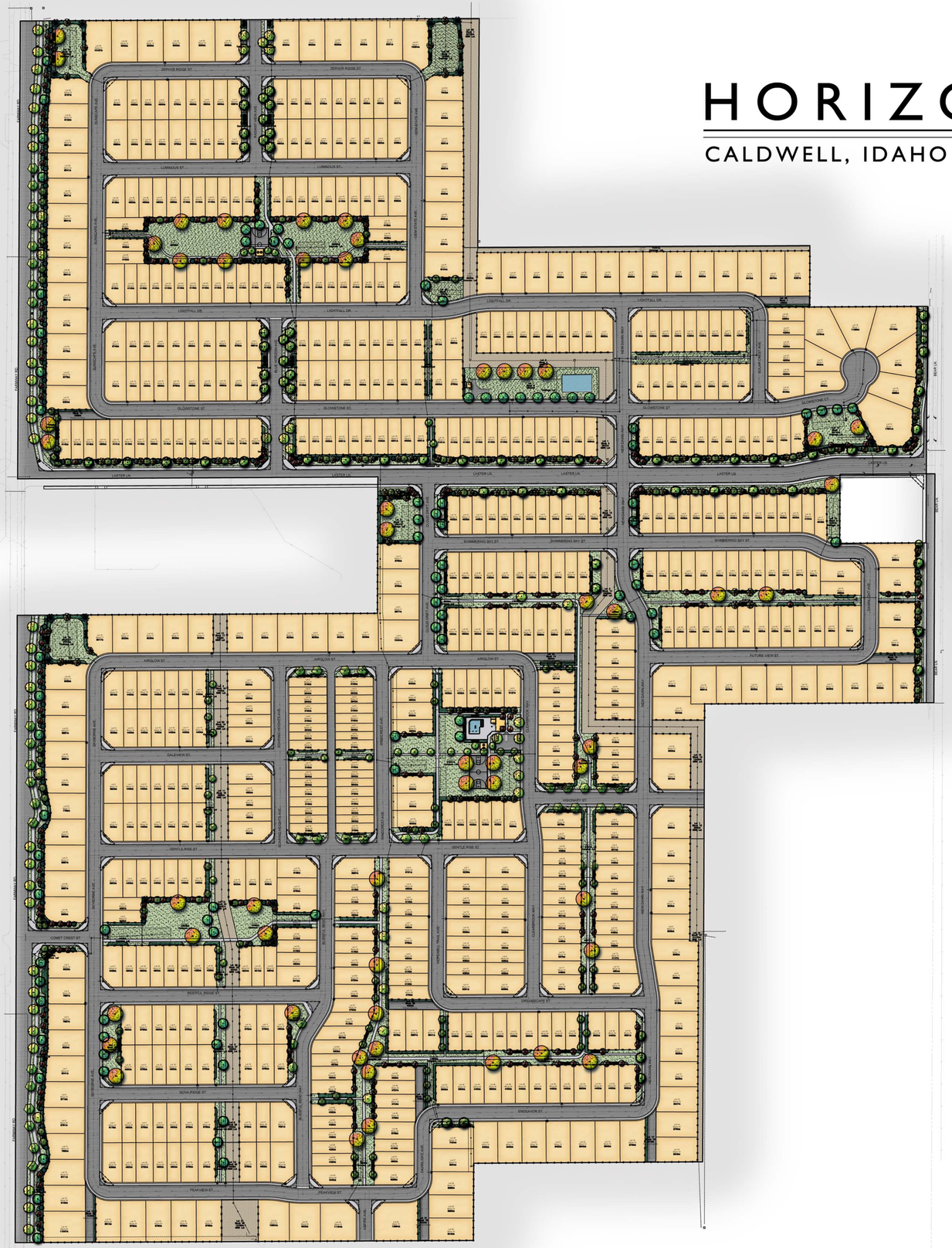
Beginning at the west quarter-section corner of Section 4, Township 3 North, Range 3 West, Boise Meridian, marked by a brass cap, PLS 944;
Thence North 00°19'39" East, 1325.83 feet along the west line of the Southwest Quarter of the Northwest Quarter to the north sixteenth-section corner, marked by a gin spike, PLS 3627;
Thence North 89°41'10" East, 1328.80 feet along the north line of the Southwest Quarter of the Northwest Quarter to the northwest sixteenth-section corner, marked by an aluminum cap, PLS 11334;
Thence South 00°21'40" West, 662.89 feet along the east line of the Southwest Quarter of the Northwest Quarter;
Thence South 89°41'19" West, 16.01 feet;
Thence South 00°33'15" West, 663.05 feet to the south line of the Southwest Quarter of the Northwest Quarter;
Thence South 89°41'21" West, 1309.78 feet along the south line of the Southwest Quarter of the Northwest Quarter to the POINT OF BEGINNING.

10 31 24

HORIZON VIEW SUBDIVISION

CALDWELL, IDAHO

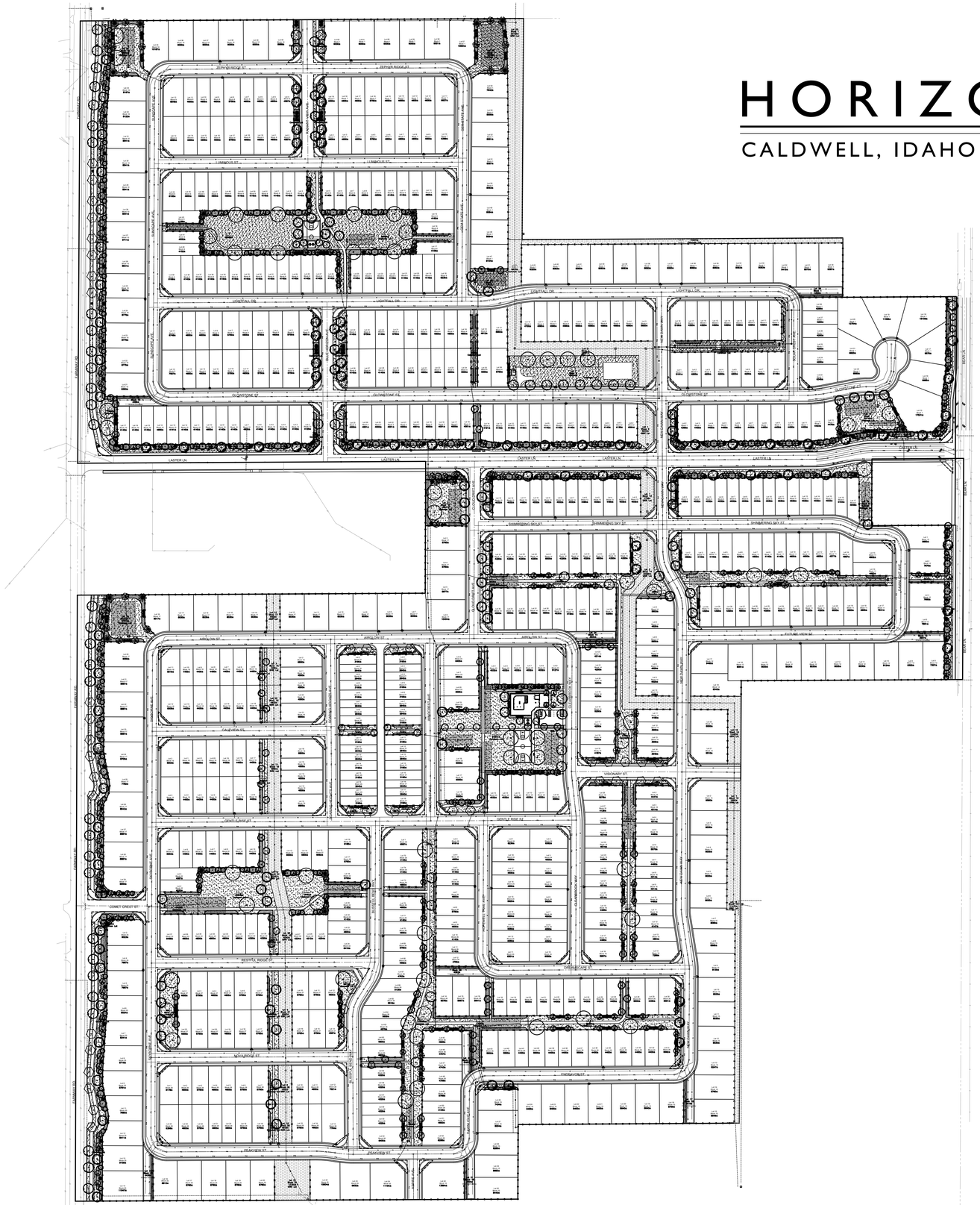
PRELIMINARY PLAT LANDSCAPE PLAN


ZEPHYR RIDGE ST.
LUMINOUS ST.
LIGHTFALL DR.
GLOWSTONE ST.
LASTER LN.
SHIMMERING SKY ST.
ARGILOW ST.
FUTURE VIEW ST.
GENTLE RISE ST.
COMET CREST ST.
RESTFUL RIDGE ST.
NOVA RIDGE ST.
ENDEAVOR ST.
PEAKVIEW ST.
GALEVIEW ST.
ORGANCAVE ST.
SUNSCAPE AVE.
STARGAZER AVE.
GALAXY AVE.
CELESTIAL AVE.
STONEGATE AVE.
SUNSHINE AVE.
SUNSHADE AVE.
SUNSHIELD AVE.
SUNSHADOW AVE.
SUNSHOWER AVE.
SUNSHIMMER AVE.
SUNSHOT AVE.
SUNSHOOT AVE.
SUNSHOOT LN.
SUNSHOOT CT.
STONEGLOW WAY
STONEGLEN WAY
SUNSCAPE WAY
NORTHERN TRAIL WAY
CELEBRATION WAY
NEW DOMINION WAY
LANDMARK DR.
LANDMARK AVE.
LANDMARK CIR.
LANDMARK WAY
LANDMARK PL.
LANDMARK LN.
LANDMARK CT.
LANDMARK TRL.
LANDMARK PKWY.
LANDMARK BLVD.
LANDMARK ST.
LANDMARK RD.
LANDMARK HWY.
LANDMARK FWY.
LANDMARK EXPY.
LANDMARK TPKE.
LANDMARK TOLL RD.
LANDMARK TOLL HWY.
LANDMARK TOLL FWY.
LANDMARK TOLL EXPY.
LANDMARK TOLL

HORIZON VIEW SUBDIVISION

CALDWELL, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN



OWNER	DEVELOPER	ENGINEER
ENDURANCE HOLDINGS LLC.	TRILOGY DEVELOPMENT SHAWN BROWNLEE	J-U-B ENGINEERS MATT E. PRICE, P.E.
1977 E. OVERLAND RD MERIDIAN, ID 83642	9839 W. CABLE CAR ST. STE #101 BOISE, ID 83709 208-895-8858	2760 W. EXCURSION LN. STE #400 MERIDIAN, ID 83642 208-376-7330

JENSENBELTS ASSOCIATES

Site Planning / Landscape Architecture

1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7676 www.jensenbelts.com

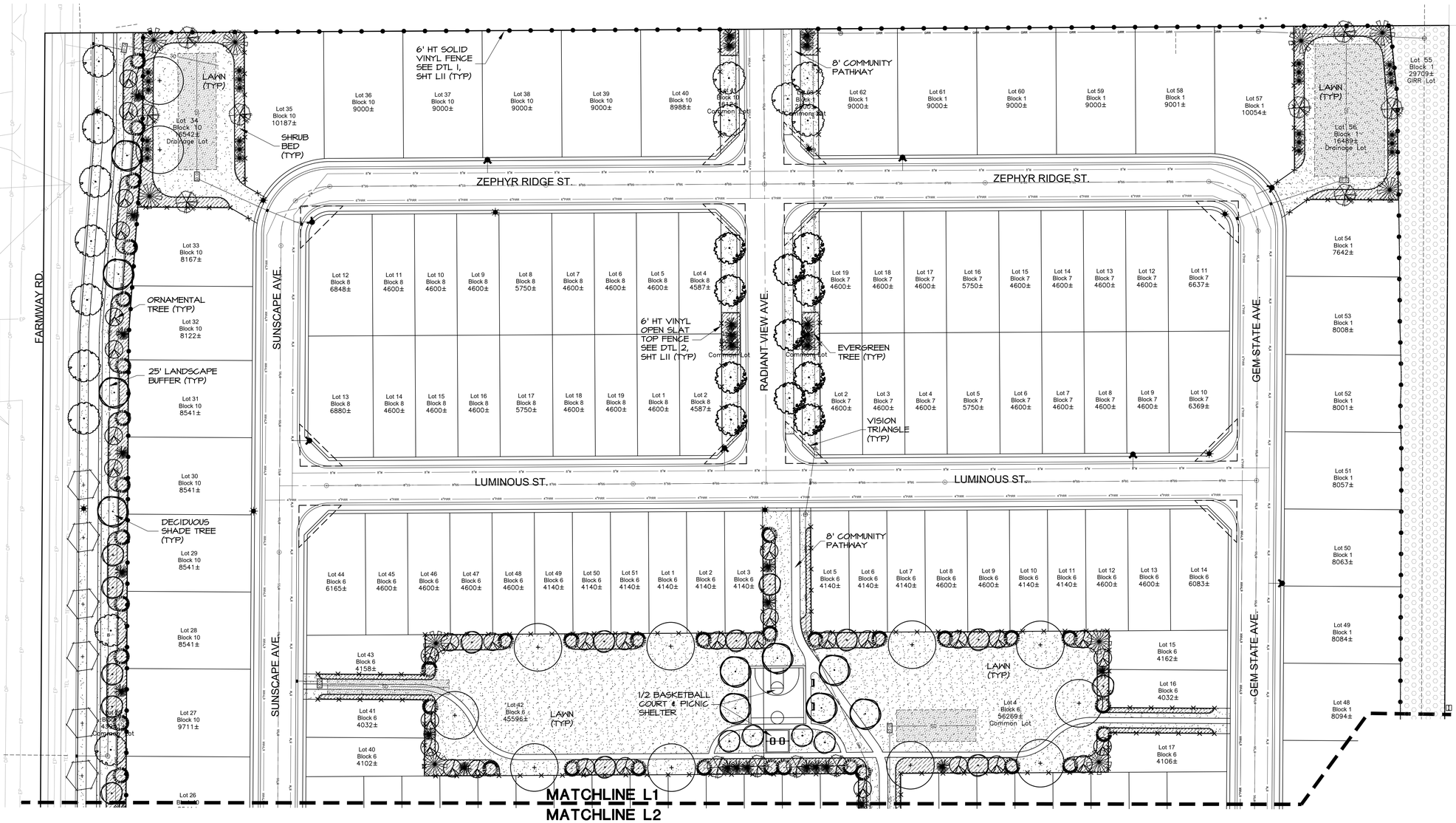
STATE OF IDAHO · LICENSED · LANDSCAPE ARCHITECT · 16535

MARCH 30, 2026

NORTH

0' 160' 320' 480'

SCALE 1" = 160'



PLANT PALETTE

(REFERENCE SHEET L10)

SYM	COMMON NAME
EVERGREEN TREES	
	AUSTRIAN PINE
	BLACK HILLS SPRUCE
	FAT ALBERT BLUE SPRUCE
	MONGLOW JUNIPER
	NORWAY SPRUCE
	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
	BLOODGOOD LONDON PLANETREE
	SWAMP OAK
SHADE/STREET TREES (CLASS II)	
	CRIMSON SUNSET MAPLE
	CRIMSON SPIRE OAK
	CHANTICLEER PEAR
	SKYLINE HONEYLOCUST
	LITTLELEAF LINDEN
	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
	FLAME AMUR MAPLE
	CANADA RED CHOKECHERRY
	CRUZAN CRUSADER HAWTHORN
	HOTWINGS MAPLE
	ROYAL RAINDROPS CRABAPPLE
	SPRING SNOW CRABAPPLE

SYM	COMMON NAME
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	ARIZONA SUN GAILLARDIA
	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
	RED HOT POKER
	HUSKER RED PENSTEMON
	IVORY HALO DOGWOOD
	KARL FOERSTER REED GRASS
	LITTLE DEVIL NINEBARK
	HIDCOTE BLUE ENGLISH LAVENDER
	IVORY TOWER YUCCA
	MAIDEN GRASS
	BRAKELIGHTS RED YUCCA
	SUMMERWINE NINEBARK
	TIGER EYE SUMAC

SYM	DESCRIPTION
	LAWN
	IRRIGATION DISTRICT LOT - ROCK ONLY
	6' SOLID VINYL FENCE ALONG LANDSCAPE BUFFERS & PERIMETER PROPERTY LINES. SEE DTL 1, SHT 11 (TYP).
	6' VINYL OPEN SLAT TOP FENCE ADJACENT TO COMMON LOTS. SEE DTL 2, SHT LII (TYP)
	OPEN VISION IRON FENCE. 6' HT AT POOL FACILITY SEE DTL 3, SHT LII

NOTES

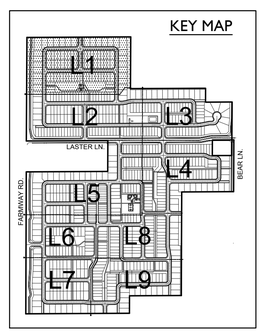
1. REFER TO SHEET L10 FOR PLANT SCHEDULE, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
2. REFER TO SHEET LII FOR FENCING PLAN & DETAILS.

NORTH

0' 50' 100' 150'

SCALE 1" = 50'

KEY MAP



Issue Description	Date
ISSUE	2/20/26
BASE REVISIONS	3/30/26

JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

HORIZON VIEW SUBDIVISION

CALDWELL, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2424

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

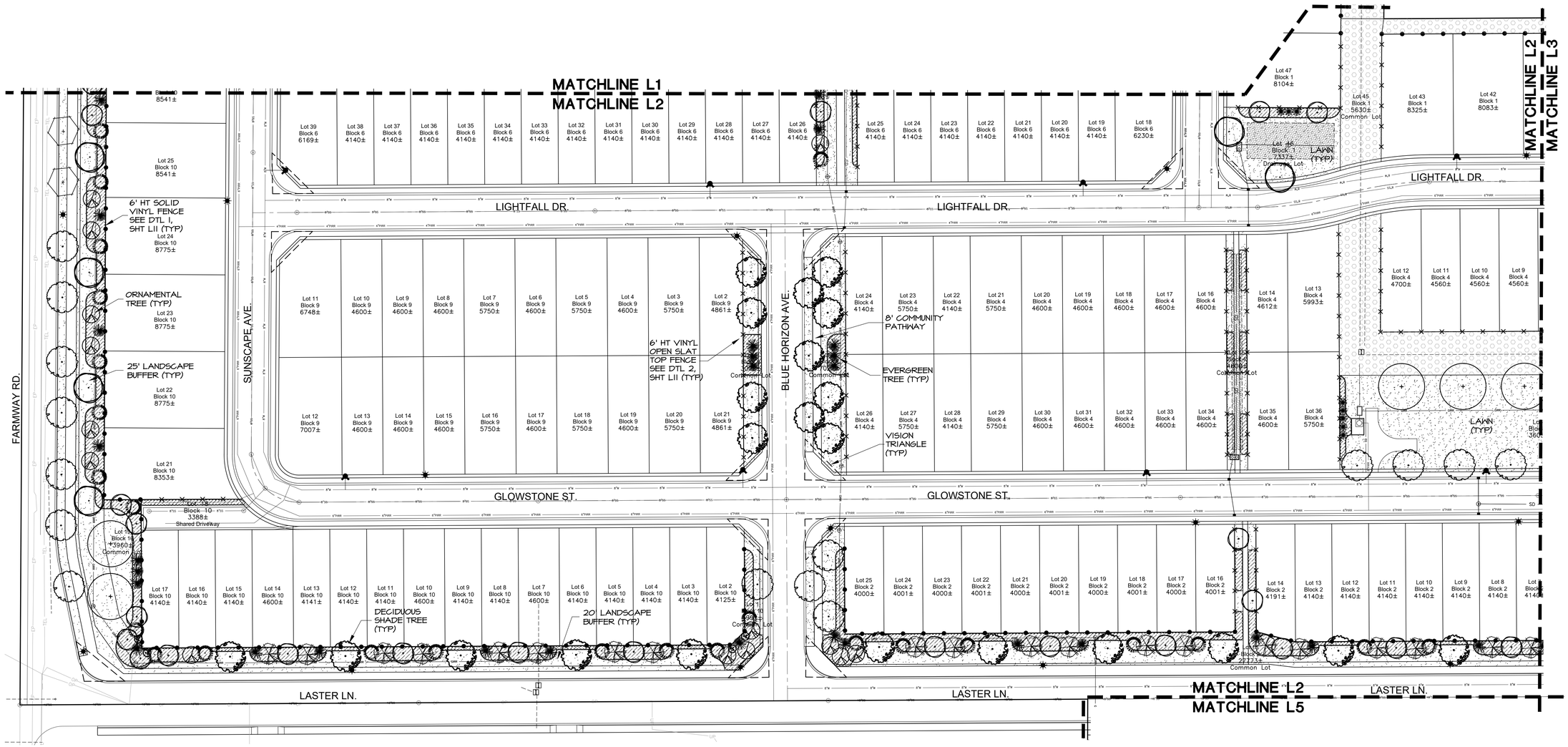
Sheet Title

LANDSCAPE PLAN

Sheet Number

L1

1 of 11 Sheets



PLANT PALETTE

(REFERENCE SHEET L10)

EVERGREEN TREES

AUSTRIAN PINE
BLACK HILLS SPRUCE
FAT ALBERT BLUE SPRUCE
MOONGLOW JUNIPER
NORWAY SPRUCE
VANDERWOLFS PINE

SHADE TREES (CLASS III)

BLOODGOOD LONDON PLANETREE
SWAMP OAK

SHADE/STREET TREES (CLASS II)

CRIMSON SUNSET MAPLE
CRIMSON SPIRE OAK
CHANTICLEER PEAR
SKYLINE HONEYLOCUST
LITTLELEAF LINDEN
TULIP TREE

ORNAMENTAL TREES (CLASS I)

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

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

ARIZONA SUN GAILLARDIA
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
RED HOT POKER
HUSKER RED PENSTEMON
IVORY HALO DOGWOOD
KARL FOERSTER REED GRASS
LITTLE DEVIL NINEBARK
HIDCOTE BLUE ENGLISH LAVENDER
IVORY TOWER YUCCA
MAIDEN GRASS
BRAKELIGHTS RED YUCCA
SUMMERWINE NINEBARK
TIGER EYE SUMAC

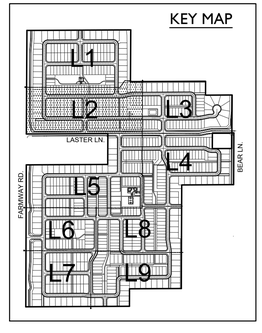
SYM	DESCRIPTION
	LAWN
	IRRIGATION DISTRICT LOT - ROCK ONLY
	6' SOLID VINYL FENCE ALONG LANDSCAPE BUFFERS & PERIMETER PROPERTY LINES. SEE DTL 1, SHT 11 (TYP).
	6' VINYL OPEN SLAT TOP FENCE ADJACENT TO COMMON LOTS. SEE DTL 2, SHT L11 (TYP)
	OPEN VISION IRON FENCE. 6' HT AT POOL FACILITY SEE DTL 3, SHT L11

NOTES

1. REFER TO SHEET L10 FOR PLANT SCHEDULE, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
2. REFER TO SHEET L11 FOR FENCING PLAN & DETAILS.

NORTH
0' 50' 100' 150'
SCALE 1" = 50'

KEY MAP



Issue Description	Date
ISSUE	2/20/26
BASE REVISIONS	3/30/26

JENSENBELTS ASSOCIATES
Site Planning
Landscape Architecture
1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

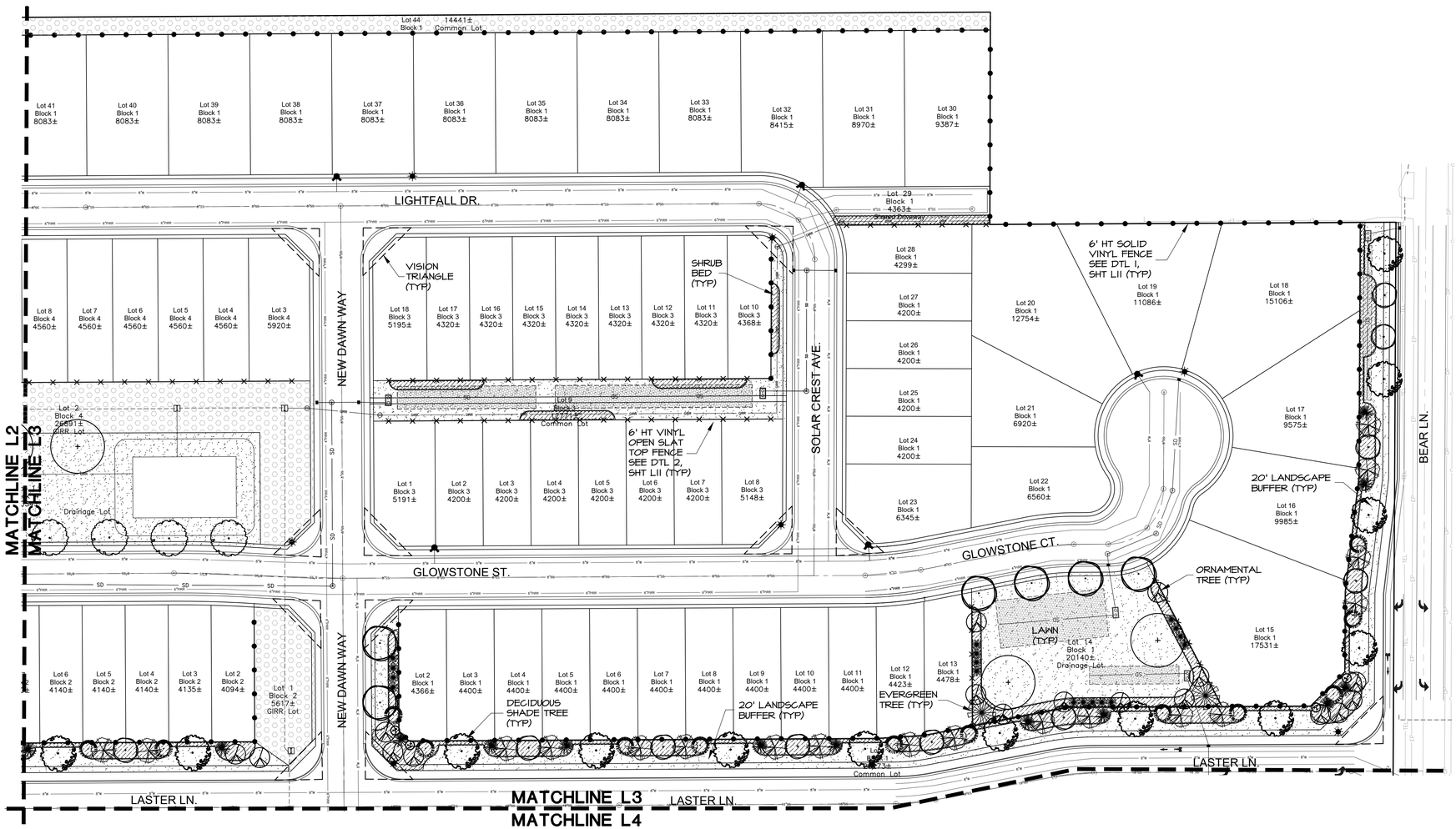
PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2424

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

Sheet Title
LANDSCAPE PLAN

Sheet Number
L2
2 of 11 Sheets



PLANT PALETTE

(REFERENCE SHEET L10)

SYM	COMMON NAME
EVERGREEN TREES	
	AUSTRIAN PINE
	BLACK HILLS SPRUCE
	FAT ALBERT BLUE SPRUCE
	MOONGLOW JUNIPER
	NORWAY SPRUCE
	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
	BLOODGOOD LONDON PLANETREE
	SWAMP OAK
SHADE/STREET TREES (CLASS II)	
	CRIMSON SUNSET MAPLE
	CRIMSON SPIRE OAK
	CHANTICLEER PEAR
	SKYLINE HONEYLOCUST
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ORNAMENTAL TREES (CLASS I)	
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	CANADA RED CHOKECHERRY
	CRUZAN CRUSADER HAWTHORN
	HOTWINGS MAPLE
	ROYAL RAINDROPS CRABAPPLE
	SPRING SNOW CRABAPPLE

SYM	COMMON NAME
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
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	BLACK EYED SUSAN
	BLUE GRAMMA GRASS
	BLUE MIST SPIREA
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	BLUE RUG JUNIPER
	PURPLE CONEFLOWER
	RED FLOWER CARPET ROSE
	DARTS GOLD NINEBARK
	STELLA DE ORO DAYLILLY
	FINE LINE BUCKTHORN
	GRO-LOW SUMAC
	RED HOT POKER
	HUSKER RED PENSTEMON
	IVORY HALO DOGWOOD
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	SUMMERWINE NINEBARK
	TIGER EYE SUMAC

SYM	DESCRIPTION
	LAWN
	IRRIGATION DISTRICT LOT - ROCK ONLY
	6' SOLID VINYL FENCE ALONG LANDSCAPE BUFFERS & PERIMETER PROPERTY LINES. SEE DTL 1, SHT 11 (TYP).
	6' VINYL OPEN SLAT TOP FENCE ADJACENT TO COMMON LOTS. SEE DTL 2, SHT LII (TYP)
	OPEN VISION IRON FENCE. 6' HT AT POOL FACILITY SEE DTL 3, SHT LII

NOTES

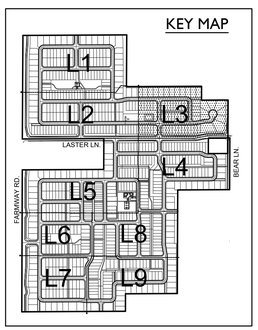
1. REFER TO SHEET L10 FOR PLANT SCHEDULE, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
2. REFER TO SHEET LII FOR FENCING PLAN & DETAILS.

NORTH

0' 50' 100' 150'

SCALE 1" = 50'

KEY MAP



Issue Description	Date
ISSUE	2/20/26
BASE REVISIONS	3/30/26

JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2424

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

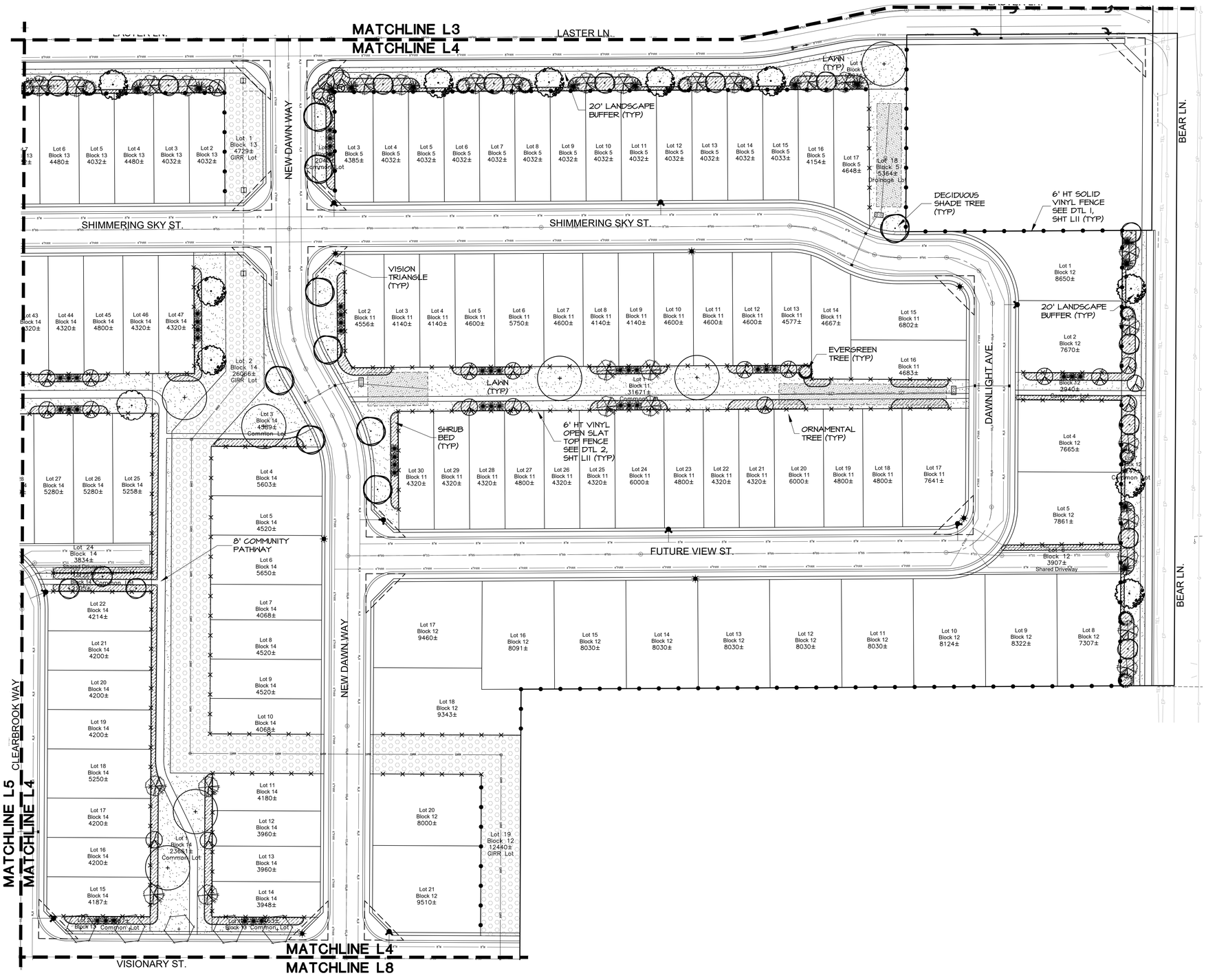
Sheet Title

LANDSCAPE PLAN

Sheet Number

L3

3 of 11 Sheets



PLANT PALETTE

(REFERENCE SHEET L10)

SYM COMMON NAME

EVERGREEN TREES

AUSTRIAN PINE
BLACK HILLS SPRUCE
FAT ALBERT BLUE SPRUCE
MOONGLOW JUNIPER
NORWAY SPRUCE
VANDERWOLFS PINE

SHADE TREES (CLASS III)

BLOODGOOD LONDON PLANETREE
SWAMP OAK

SHADE/STREET TREES (CLASS II)

CRIMSON SUNSET MAPLE
CRIMSON SPIRE OAK
CHANTICLEER PEAR
SKYLINE HONEYLOCUST
LITTLELEAF LINDEN
TULIP TREE

ORNAMENTAL TREES (CLASS I)

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

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

ARIZONA SUN GAILLARDIA
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
RED HOT POKER
HUSKER RED PENSTEMON
IVORY HALO DOGWOOD
KARL FOERSTER REED GRASS
LITTLE DEVIL NINEBARK
HIDCOTE BLUE ENGLISH LAVENDER
IVORY TOWER YUCCA
MAIDEN GRASS
BRAKELIGHTS RED YUCCA
SUMMERWINE NINEBARK
TIGER EYE SUMAC

LAWN

IRRIGATION DISTRICT LOT - ROCK ONLY

6' SOLID VINYL FENCE ALONG LANDSCAPE BUFFERS & PERIMETER PROPERTY LINES. SEE DTL 1, SHT 11 (TYP).

6' VINYL OPEN SLAT TOP FENCE ADJACENT TO COMMON LOTS. SEE DTL 2, SHT LII (TYP)

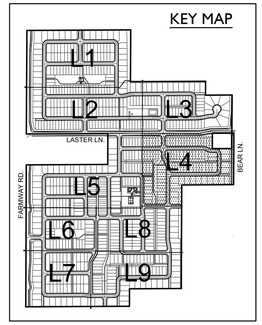
OPEN VISION IRON FENCE. 6' HT AT POOL FACILITY SEE DTL 3, SHT LII

NOTES

1. REFER TO SHEET L10 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
2. REFER TO SHEET LII FOR FENCING PLAN & DETAILS.

NORTH
0' 50' 100' 150'
SCALE 1" = 50'

KEY MAP



Issue Description	Date
ISSUE	2/20/26
BASE REVISIONS	3/30/26

JENSENBELTS ASSOCIATES

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HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2424

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

Sheet Title

LANDSCAPE PLAN

Sheet Number

L4

4 of 11 Sheets

PLANT PALETTE

(REFERENCE SHEET L10)

SYM	COMMON NAME
EVERGREEN TREES	
	AUSTRIAN PINE
	BLACK HILLS SPRUCE
	FAT ALBERT BLUE SPRUCE
	MOONGLOW JUNIPER
	NORWAY SPRUCE
	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
	BLOODGOOD LONDON PLANETREE
	SWAMP OAK
SHADE/STREET TREES (CLASS II)	
	CRIMSON SUNSET MAPLE
	CRIMSON SPIRE OAK
	CHANTICLEER PEAR
	SKYLINE HONEYLOCUST
	LITTLELEAF LINDEN
	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
	FLAME AMUR MAPLE
	CANADA RED CHOKECHERRY
	CRUZAN CRUSADER HAWTHORN
	HOTWINGS MAPLE
	ROYAL RAINDROPS CRABAPPLE
	SPRING SNOW CRABAPPLE

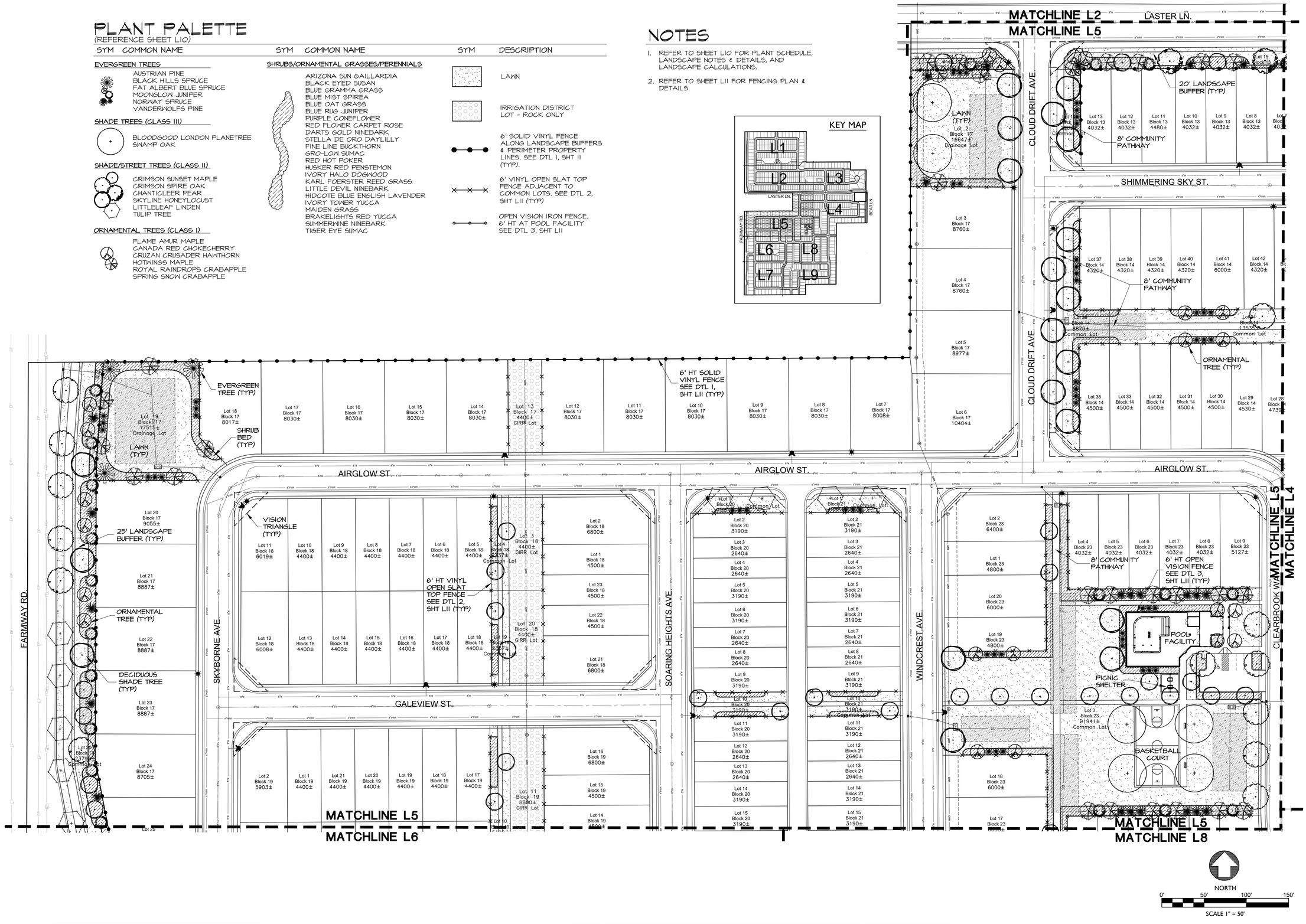
SYM	COMMON NAME
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	ARIZONA SUN GAILLARDIA
	BLACK EYED SUSAN
	BLUE GRAMMA GRASS
	BLUE MIST SPIREA
	BLUE OAT GRASS
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	PURPLE CONEFLOWER
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	GRO-LON SUMAC
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	IVORY HALO DOGWOOD
	KARL FOERSTER REED GRASS
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	IVORY TOWER YUCCA
	MAIDEN GRASS
	BRAKELIGHTS RED YUCCA
	SUMMERWINE NINEBARK
	TIGER EYE SUMAC

SYM	DESCRIPTION
	LAWN
	IRRIGATION DISTRICT LOT - ROCK ONLY
	6' SOLID VINYL FENCE ALONG LANDSCAPE BUFFERS & PERIMETER PROPERTY LINES. SEE DTL 1, SHT 11 (TYP).
	6' VINYL OPEN SLAT TOP FENCE ADJACENT TO COMMON LOTS. SEE DTL 2, SHT L11 (TYP)
	OPEN VISION IRON FENCE. 6' HT AT POOL FACILITY SEE DTL 3, SHT L11

NOTES

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KEY MAP



NORTH

0' 50' 100' 150'

SCALE 1" = 50'

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HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2424

Drawn	Checked
KCS	KCS

Scale AS SHOWN

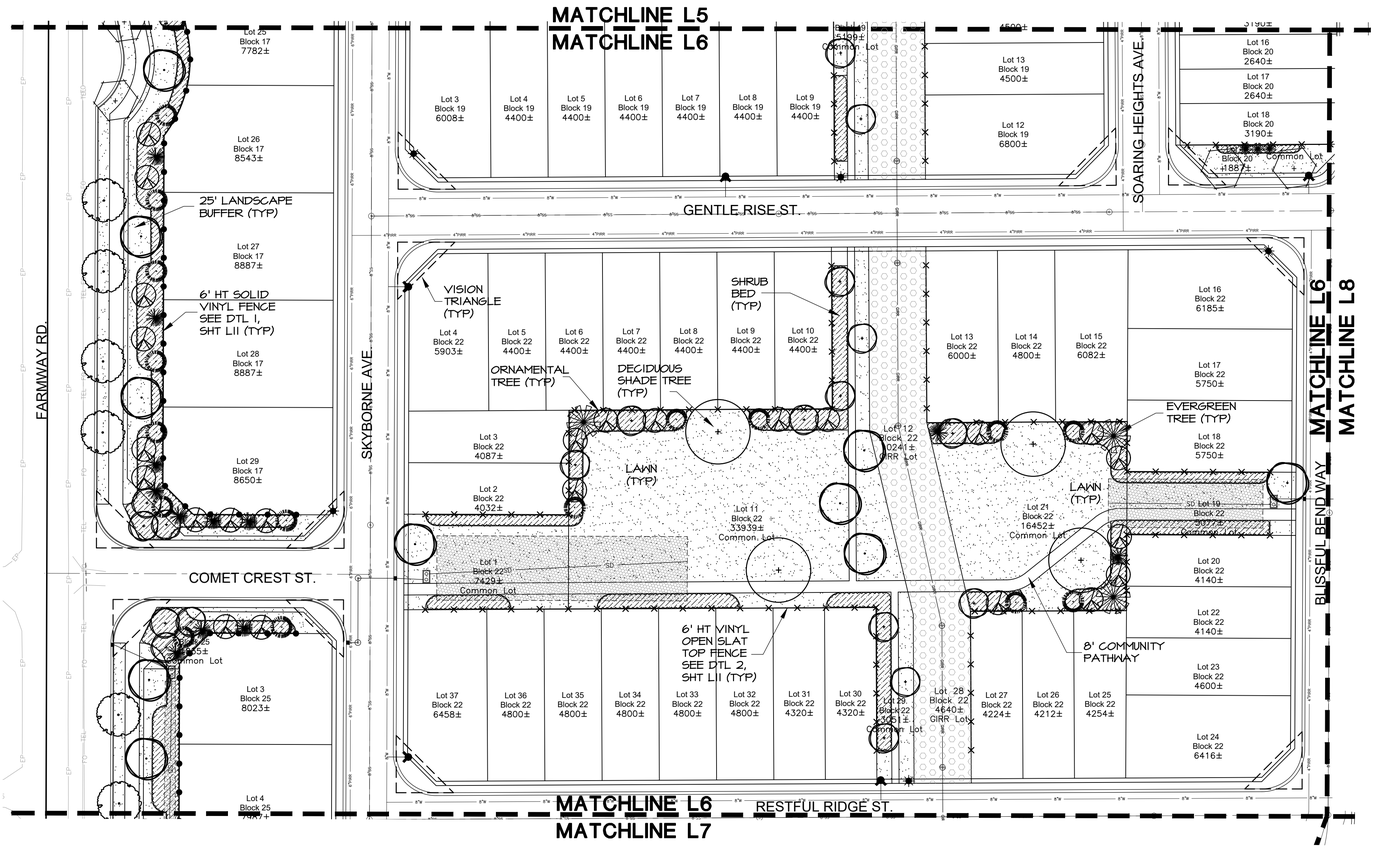
Sheet Title

LANDSCAPE PLAN

Sheet Number

L5

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PLANT PALETTE

(REFERENCE SHEET L10)

SYM COMMON NAME

EVERGREEN TREES

AUSTRIAN PINE
BLACK HILLS SPRUCE
FAT ALBERT BLUE SPRUCE
MOONGLOW JUNIPER
NORWAY SPRUCE
VANDERWOLFS PINE

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BRAKELIGHTS RED YUCCA
SUMMERWINE NINEBARK
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LAWN

IRRIGATION DISTRICT LOT - ROCK ONLY

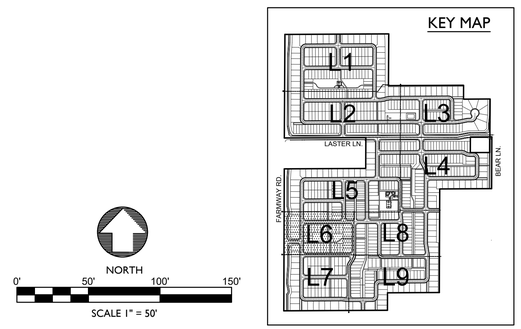
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CALDWELL, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

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Drawn	Checked
KCS	KCS
Scale	AS SHOWN

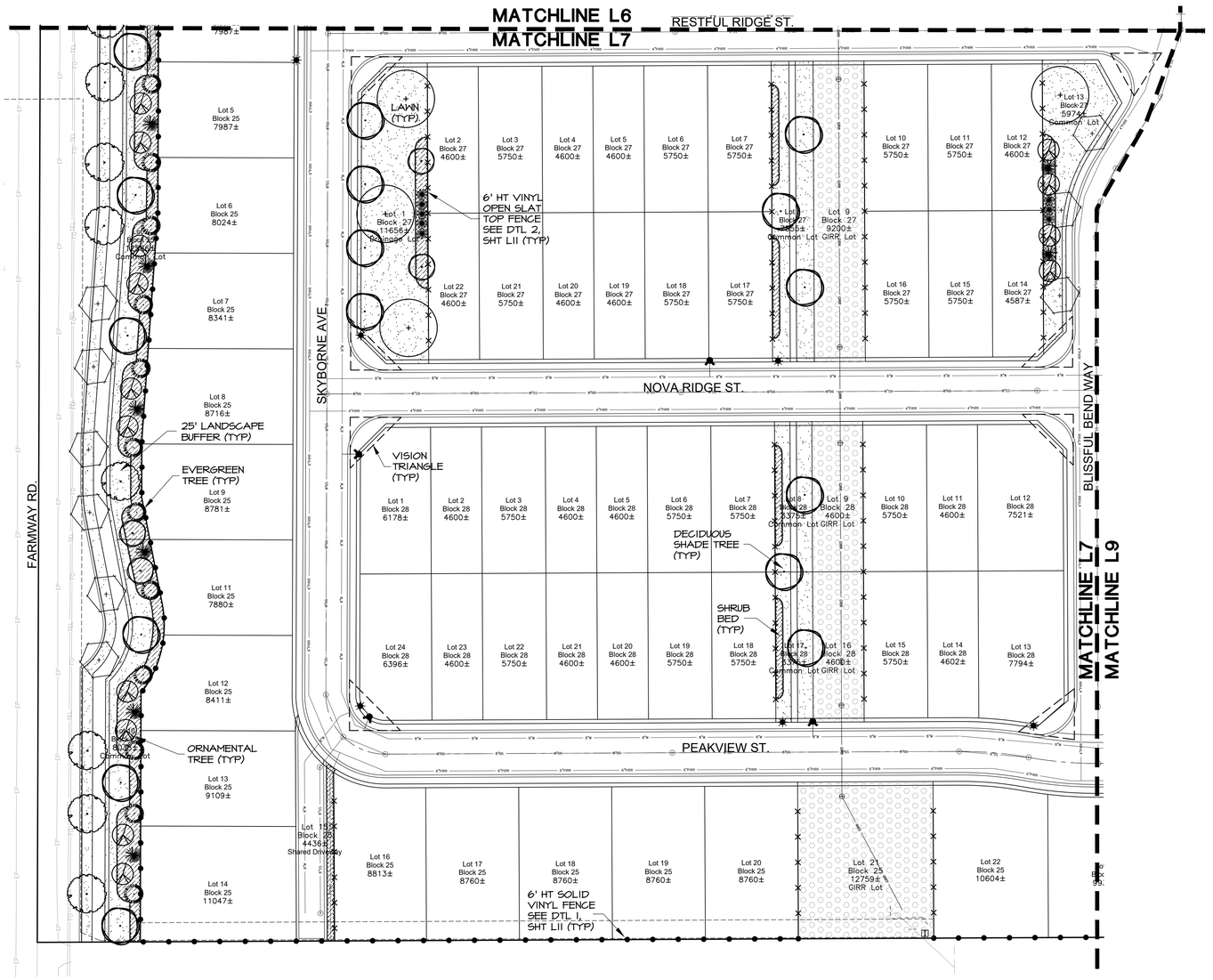
Sheet Title

LANDSCAPE PLAN

Sheet Number

L6

6 of 11 Sheets



PLANT PALETTE

(REFERENCE SHEET L10)

SYM COMMON NAME

EVERGREEN TREES

AUSTRIAN PINE
BLACK HILLS SPRUCE
FAT ALBERT BLUE SPRUCE
MOONGLOW JUNIPER
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IRRIGATION DISTRICT LOT - ROCK ONLY

6' SOLID VINYL FENCE ALONG LANDSCAPE BUFFERS & PERIMETER PROPERTY LINES. SEE DTL 1, SHT 11 (TYP).

6' VINYL OPEN SLAT TOP FENCE ADJACENT TO COMMON LOTS. SEE DTL 2, SHT LII (TYP)

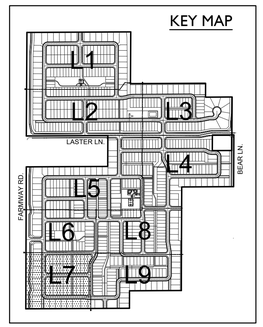
OPEN VISION IRON FENCE. 6' HT AT POOL FACILITY SEE DTL 3, SHT LII

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NORTH
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SCALE 1" = 50'

KEY MAP



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CALDWELL, IDAHO

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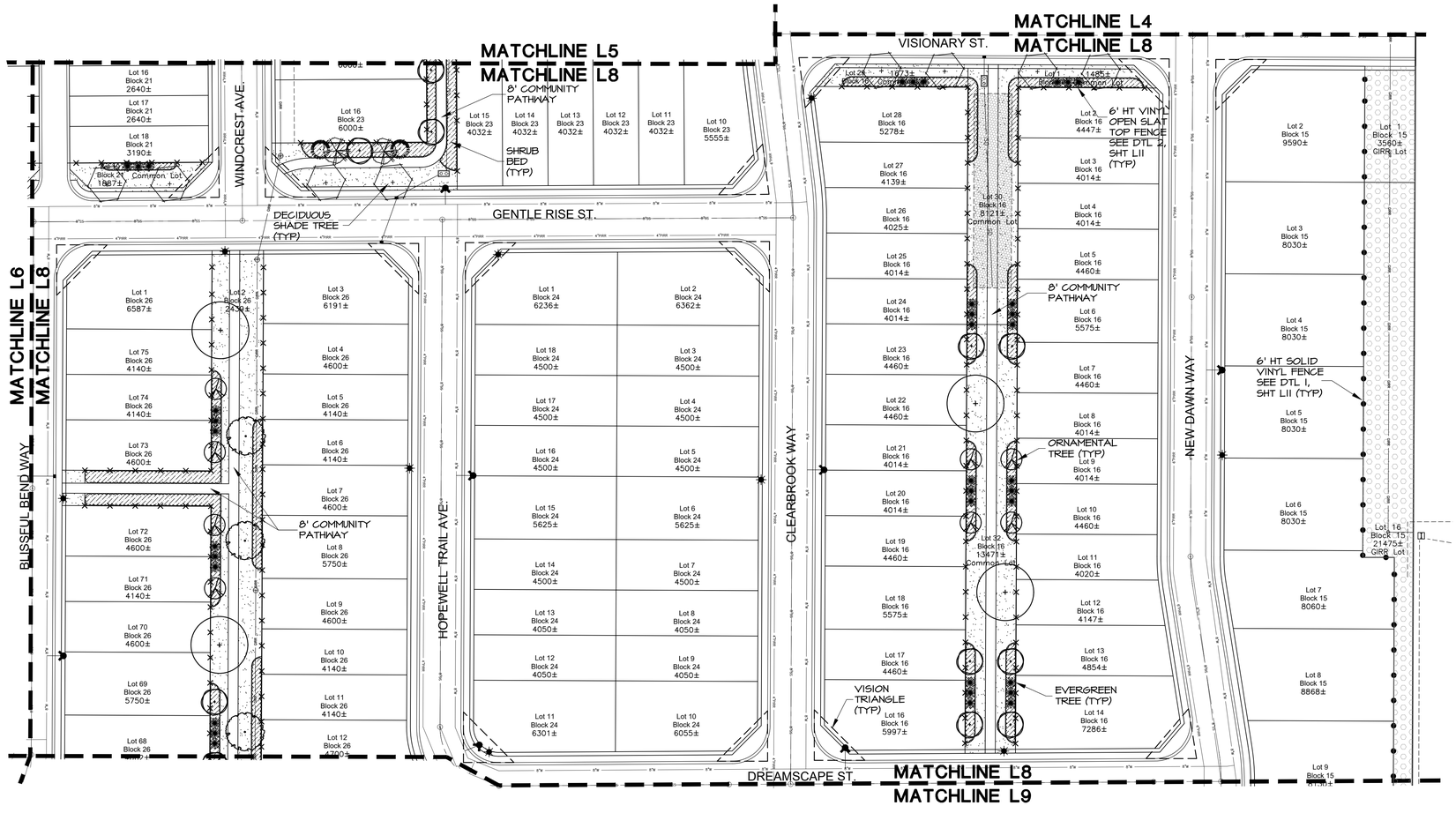
Job Number 2424

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

Sheet Title
LANDSCAPE PLAN

Sheet Number
L7

7 of 11 Sheets



PLANT PALETTE

(REFERENCE SHEET L10)

SYM COMMON NAME

EVERGREEN TREES

AUSTRIAN PINE
BLACK HILLS SPRUCE
FAT ALBERT BLUE SPRUCE
MOONGLOW JUNIPER
NORWAY SPRUCE
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IVORY HALO DOGWOOD
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HIDCOTE BLUE ENGLISH LAVENDER
IVORY TOWER YUCCA
MAIDEN GRASS
BRAKELIGHTS RED YUCCA
SUMMERWINE NINEBARK
TIGER EYE SUMAC

LAWN

IRRIGATION DISTRICT LOT - ROCK ONLY

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6' VINYL OPEN SLAT TOP FENCE ADJACENT TO COMMON LOTS. SEE DTL 2, SHT LII (TYP)

OPEN VISION IRON FENCE. 6' HT AT POOL FACILITY SEE DTL 3, SHT LII

NOTES

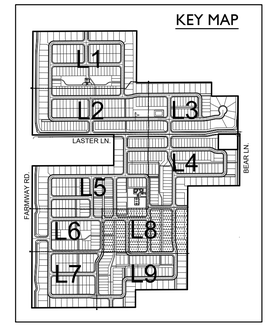
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SCALE 1" = 50'

KEY MAP



Issue Description	Date
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STATE OF IDAHO — KYLE S. CASWELL — 16535 — LANDSCAPE ARCHITECT

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HORIZON VIEW SUBDIVISION

CALDWELL, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2424

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

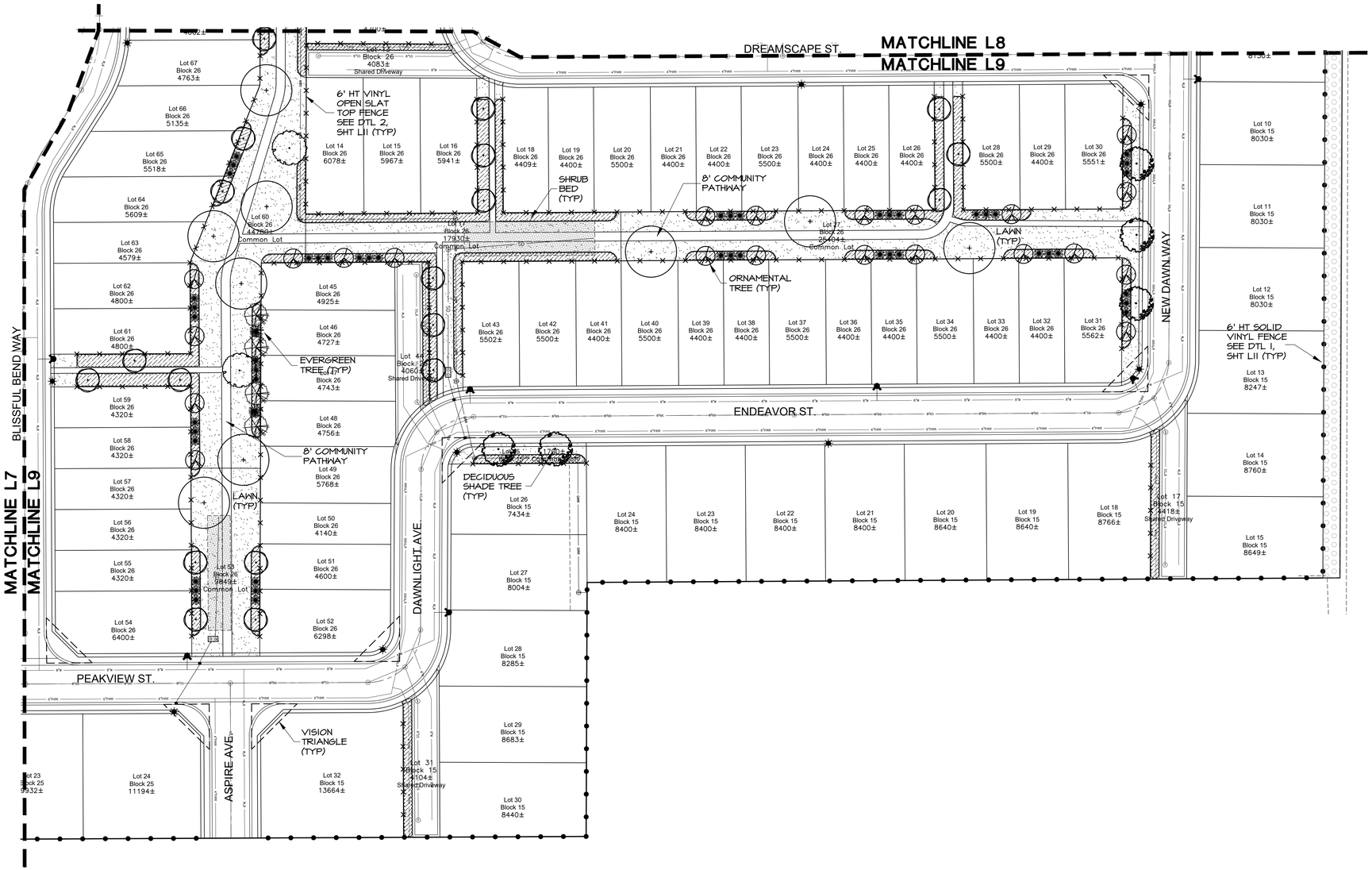
Sheet Title

LANDSCAPE PLAN

Sheet Number

L8

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PLANT PALETTE

(REFERENCE SHEET LIO)

SYM COMMON NAME

EVERGREEN TREES

AUSTRIAN PINE
BLACK HILLS SPRUCE
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LAWN

IRRIGATION DISTRICT LOT - ROCK ONLY

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6' VINYL OPEN SLAT TOP FENCE ADJACENT TO COMMON LOTS. SEE DTL 2, SHT LII (TYP)

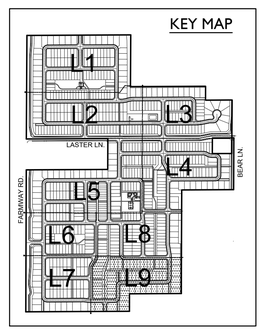
OPEN VISION IRON FENCE. 6' HT AT POOL FACILITY SEE DTL 3, SHT LII

NOTES

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NORTH
0' 50' 100' 150'
SCALE 1" = 50'

KEY MAP



Issue Description	Date
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STATE OF IDAHO — KENNETH C. SCHULTZ — 6535 — LANDSCAPE ARCHITECT

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CALDWELL, IDAHO

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Job Number 2424

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KCS	KCS
Scale	AS SHOWN

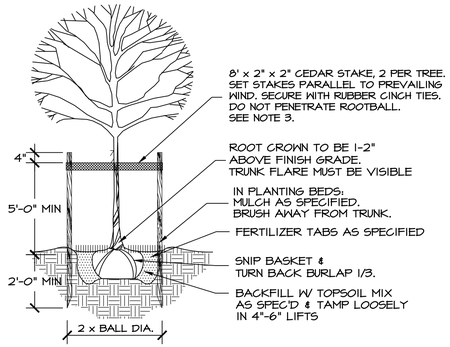
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LANDSCAPE PLAN

Sheet Number

L9

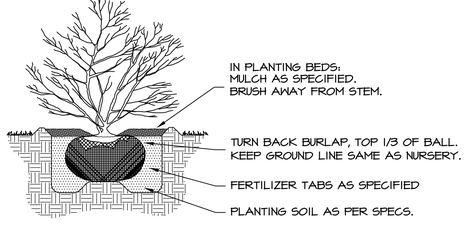
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NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S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

(1) TREE PLANTING/STAKING

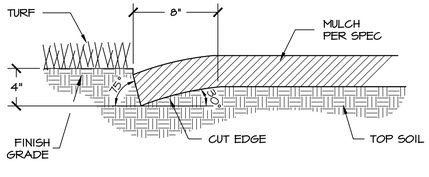
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

(2) SHRUB PLANTING

NOT TO SCALE



(3) PLANTER CUT BED EDGE

NOT TO SCALE

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER TREES:

LOCATION	BUFFER WIDTH	LENGTH	PROVIDED
FARMWAY RD.	25'	3,060'	100 CLASS II TREES x 35' = 3,500' 36 CLASS I TREES x 25' = 900' 4,400' (+ 79 EVERGREENS)
BEAR LN.	20'	885'	16 CLASS II TREES x 35' = 560' 16 CLASS I TREES x 25' = 400' 960' (+ 14 EVERGREENS)
LASTER LN (NORTH)	20'	2,360'	38 CLASS II TREES x 35' = 1,330' 46 CLASS I TREES x 25' = 1,150' 2,480' (+ 44 EVERGREENS)
LASTER LN. (SOUTH)	20'	1,185'	18 CLASS II TREES x 35' = 630' 28 CLASS I TREES x 25' = 700' 1,330' (+ 26 EVERGREENS)
			466 TOTAL LANDSCAPE BUFFER TREES

* 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
SKYWAY ST.	3,060'/4' = 760 SHRUBS	760+ SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER
BEAR LN.	885'/4' = 221 SHRUBS	221+ SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER
LASTER LN (NORTH)	2,360'/4' = 590 SHRUBS	590+ SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER
LASTER LN. (SOUTH)	1,185'/4' = 296 SHRUBS	296+ SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER

* PER THE CALDWELL LANDSCAPE CODE - 1 SHRUB PER 4 LINEAR FEET. SHRUBS TO HAVE A MINIMUM SPREAD OF 10" IN HEIGHT AND WIDTH. SHRUB PLANTING DESIGN WILL BE DETERMINED WITH THE FINAL PLAT LANDSCAPE PLANS.

LANDSCAPE BUFFER LAWN:

LOCATION	TOTAL BUFFER AREA	LAWN % PROVIDED
FARMWAY RD.	75,450 SF	31,555 SF/75,450 SF = 42% LAWN
BEAR LN.	17,170 SF	8,270 SF/17,170 SF = 48% LAWN
LASTER LN. (NORTH)	50,650 SF	24,160 SF/50,650 SF = 48% LAWN
LASTER LN. (SOUTH)	23,265 SF	10,120 SF/23,265 SF = 43% LAWN

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

COMMON OPEN SPACE:

	REQUIRED	PROVIDED
	740,455 SF / 5,000 = 148 TREES	661 TREES

COMMUNITY PATHWAY TREES & SHRUBS:

WIDTH	LENGTH	REQUIRED	PROVIDED
8'	4410'	5,920'/40' = 149 TREES 5,920'/100' x 15 = 888 SHRUBS	149 TREES 888+ SHRUBS

* PER THE CALDWELL LANDSCAPE CODE - 1 TREE PER 40 LINEAR FEET AND 15 SHRUBS PER 100 LINEAR FEET OF PATHWAY. SHRUBS TO HAVE A MINIMUM SPREAD OF 10" IN HEIGHT AND WIDTH. SHRUB PLANTING DESIGN WILL BE DETERMINED WITH THE FINAL PLAT LANDSCAPE PLANS.

TOTALS:

NUMBER OF TREES PROVIDED ON BUFFERS:	466 TREES
NUMBER OF TREES PROVIDED ALONG COMMUNITY PATHWAY:	149 TREES
NUMBER OF TREES PROVIDED ON COMMON LOTS:	661 TREES
TOTAL NUMBER OF TREES:	1,276 TREES

DEVELOPMENT DATA

TOTAL AREA		156.83 ACRES
TOTAL LOTS		819
RESIDENTIAL LOTS	720	
COMMON AREA LOTS	90	
SHARED DRIVEWAY LOTS	9	
TOTAL COMMON AREA		25.39 AC. (16.2%)
QUALIFIED COMMON AREA		18.13 AC. (11.6%)
EXISTING ZONING		RUT
PROPOSED ZONING		R-2

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B
	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B&B
	FAT ALBERT BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6-8' HT B&B
	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
SHADE TREES (CLASS III)			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
	SWAMP OAK	QUERCUS BICOLOR	2" CAL B&B
SHADE/STREET TREES (CLASS II)			
	CRIMSON SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'JFS-KW202'	2" CAL B&B
	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'	2" CAL B&B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT. MULTI-STEM
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
	CRUZAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	2" CAL B&B
	HOTWINGS MAPLE	ACER TATARICUM GARANN'	6-8' HT. MULTI-STEM
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KW5'	2" CAL B&B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	2 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	3 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	3 GAL
	STELLA DE ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	RED HOT POKER	KNIPHOFIA UVARIA ' FLAMENCO'	1 GAL
	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1 GAL
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	3 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL

LAWN

IRRIGATION DISTRICT LOT - ROCK ONLY

6' SOLID VINYL FENCE ALONG LANDSCAPE BUFFERS & PERIMETER PROPERTY LINES. SEE DTL 1, SHT 11 (TYP).

6' VINYL OPEN SLAT TOP FENCE ADJACENT TO COMMON LOTS. SEE DTL 2, SHT L11 (TYP)

OPEN VISION IRON FENCE. 6' HT AT POOL FACILITY SEE DTL 3, SHT L11

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL 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. ACCESS TO INLETS AND OUTLETS OF DRAINAGE AREAS SHALL NOT BE PLANTED WITH TREES, SHRUBS, OR ANY LANDSCAPING THAT WOULD IMPEDE HEAVY EQUIPMENT VEHICLE ACCESS. 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 SWALE 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. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
6. PLAYGROUND, PICNIC STRUCTURE, AND AMENITIES ARE SHOWN SCHEMATICALLY. FINAL DESIGN BY OTHERS. AMENITIES MAY VARY SLIGHTLY IN FINAL DESIGN FOR AMENITY CONFIGURATIONS AND ADA COMPLIANCE.
7. 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.
8. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

OWNER
ENDURANCE HOLDINGS LLC.
1977 E. OVERLAND RD
MERIDIAN, ID 83642

DEVELOPER
TRILOGY DEVELOPMENT
SHAWN BROWNLEE
9839 W. CABLE CAR ST.
STE #101
BOISE, ID 83709
208-895-8858

ENGINEER
J-U-B ENGINEERS
MATT E. PRICE, P.E.
2760 W. EXCURSION LN.
STE #400
MERIDIAN, ID 83642
208-376-7330

Issue Description	Date
ISSUE	2/20/26
BASE REVISIONS	3/30/26

JENSENBELTS ASSOCIATES
Site Planning
Landscape Architecture
1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

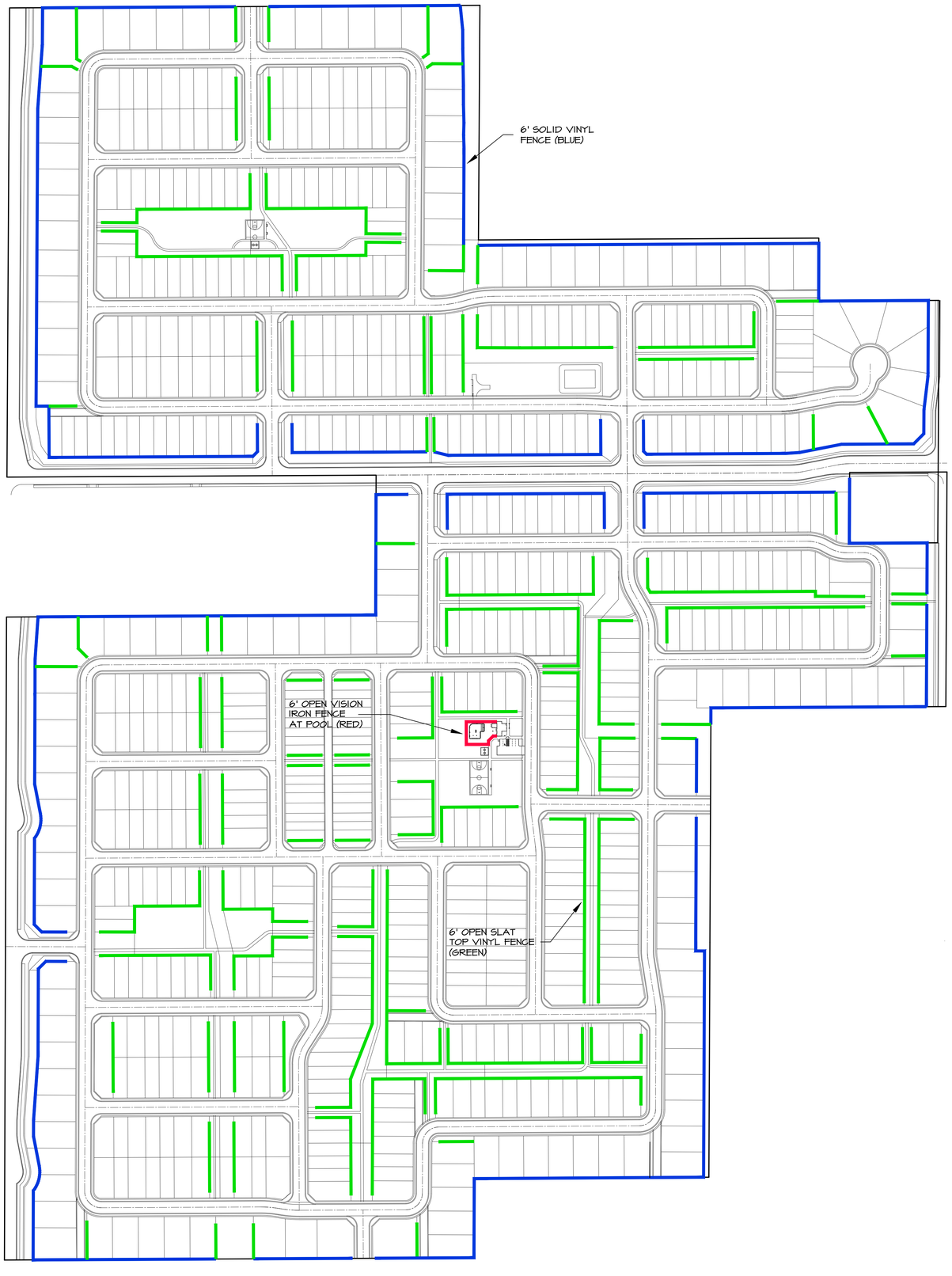
HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

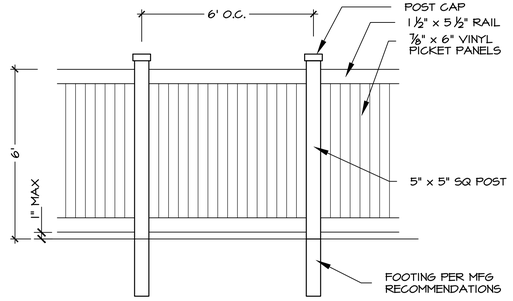
Job Number 2424

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

Sheet Title
LANDSCAPE DETAILS

Sheet Number
L10
10 of 11 Sheets



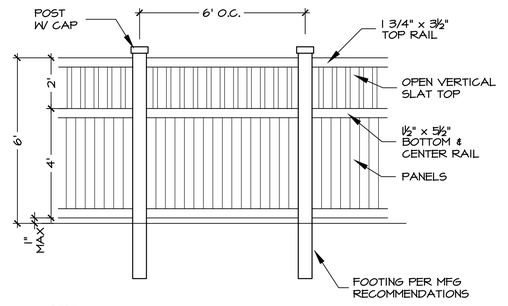


NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
2. STYLE MAY VARY. COLOR TO BE CHOSEN BY DEVELOPER.

REPRESENTED ON PLAN AS COLOR: BLUE

① 6' SOLID VINYL FENCE

NOT TO SCALE

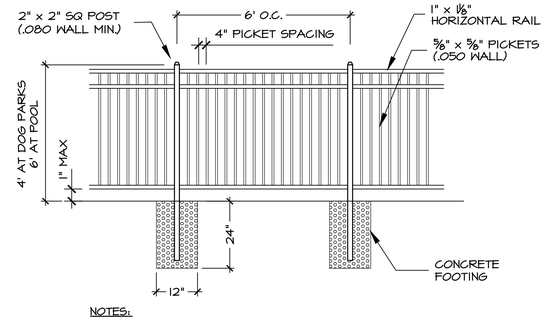


NOTES:
1. VINYL FENCE STYLE MAY VERY SLIGHTLY.
2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

REPRESENTED ON PLAN AS COLOR: GREEN

② 6' VINYL OPEN SLAT TOP FENCE

NOT TO SCALE



NOTES:
1. IRON FENCE STYLE MAY VARY SLIGHTLY. GALVANIZED & POWDERCOATED BLACK.

REPRESENTED ON PLAN AS COLOR: RED

③ OPEN VISION IRON FENCE

NOT TO SCALE

NORTH

0' 160' 320' 480'

SCALE 1" = 160'

Issue Description	Date
ISSUE	2/20/26
BASE REVISIONS	3/30/26

STATE OF IDAHO — LANDSCAPE ARCHITECT — LICENSED — Kenneth C. Siegenthaler — PLA 6535

JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2424

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

Sheet Title

FENCING PLAN

Sheet Number

L11

11 of 11 Sheets

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

Horizon View Subdivision
Rezone R2
Boundary Description
Project Number 24-101 *July 10, 2026*

A parcel of land situated in the west half of Section 4, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, and being more particularly described as follows:

BEGINNING at the west quarter-section corner of Section 4, Township 3 North, Range 3 West, Boise Meridian;

Thence N00°19'39"E, 1325.83 feet along the west line of the southwest quarter of the northwest quarter to the north sixteenth-section corner;

Thence N89°41'10"E, 1328.80 feet along the north line of the southwest quarter of the northwest quarter to the northwest sixteenth-section corner;

Thence S00°21'40"W, 662.89 feet along the east line of the southwest quarter of the northwest quarter and the boundary of Orchard Heights Subdivision (Book 2 of Plats at Page 38, records of Canyon County, Idaho) to the centerline of the vacated street;

Thence N89°41'19"E, 961.73 feet along the centerline of the vacated street;

Thence S00°08'31"W, 177.95 feet;

Thence N89°41'04"E, 340.09 feet;

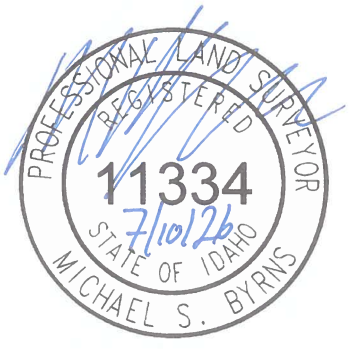
Thence S00°17'51"W, 484.94 feet along the east boundary of Lots 12 and 15 of Orchard Heights Subdivision and the southerly extension thereof;

Thence S89°40'56"W, 250.00 feet along the south boundary of Orchard Heights Subdivision and the north line of the northeast quarter of the northeast quarter of the southwest quarter;

Thence S00°16'36"W, 200.00 feet parallel with the east line of the northeast quarter of the northeast quarter of the southwest quarter;

Thence N89°40'56"E, 250.00 feet parallel with the north line of the northeast quarter of the northeast quarter of the southwest quarter;

Thence N00°16'36"E, 200.00 feet parallel with the east line of the northeast quarter of the northeast quarter of the southwest quarter;



IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

Thence N89°40'56"E, 25.00 feet along the south boundary of Orchard Heights Subdivision and the north line of the northeast quarter of the northeast quarter of the southwest quarter to the center quarter-section corner;

Thence S00°16'36"W, 662.82 feet along the east line of the northeast quarter of the northeast quarter of the southwest quarter;

Thence S89°40'53"W, 663.77 feet along the south line of the northeast quarter of the northeast quarter of the southwest quarter;

Thence S00°15'20"W, 662.63 feet along the east line of the west half of the northeast quarter of the southwest quarter;

Thence S00°14'47"W, 663.42 feet along the east line of the northwest quarter of the southeast quarter of the southwest quarter;

Thence S89°38'54"W, 662.89 feet along the south line of the northwest quarter of the southeast quarter of the southwest quarter;

Thence S00°13'15"W, 223.61 feet along the east line of the west half of the southwest quarter to the north boundary of Dunn's Plat (Book 14 of Plats at Page 35, records of Canyon County, Idaho);

Thence S89°43'39"W, 1326.65 feet along the north boundary of Dunn's Plat;

Thence N00°11'23"E, 886.05 feet along the west line of the west half of the southwest quarter to the south sixteenth-section corner;

Thence N00°10'51"E, 930.59 feet along the west line of the west half of the southwest quarter;

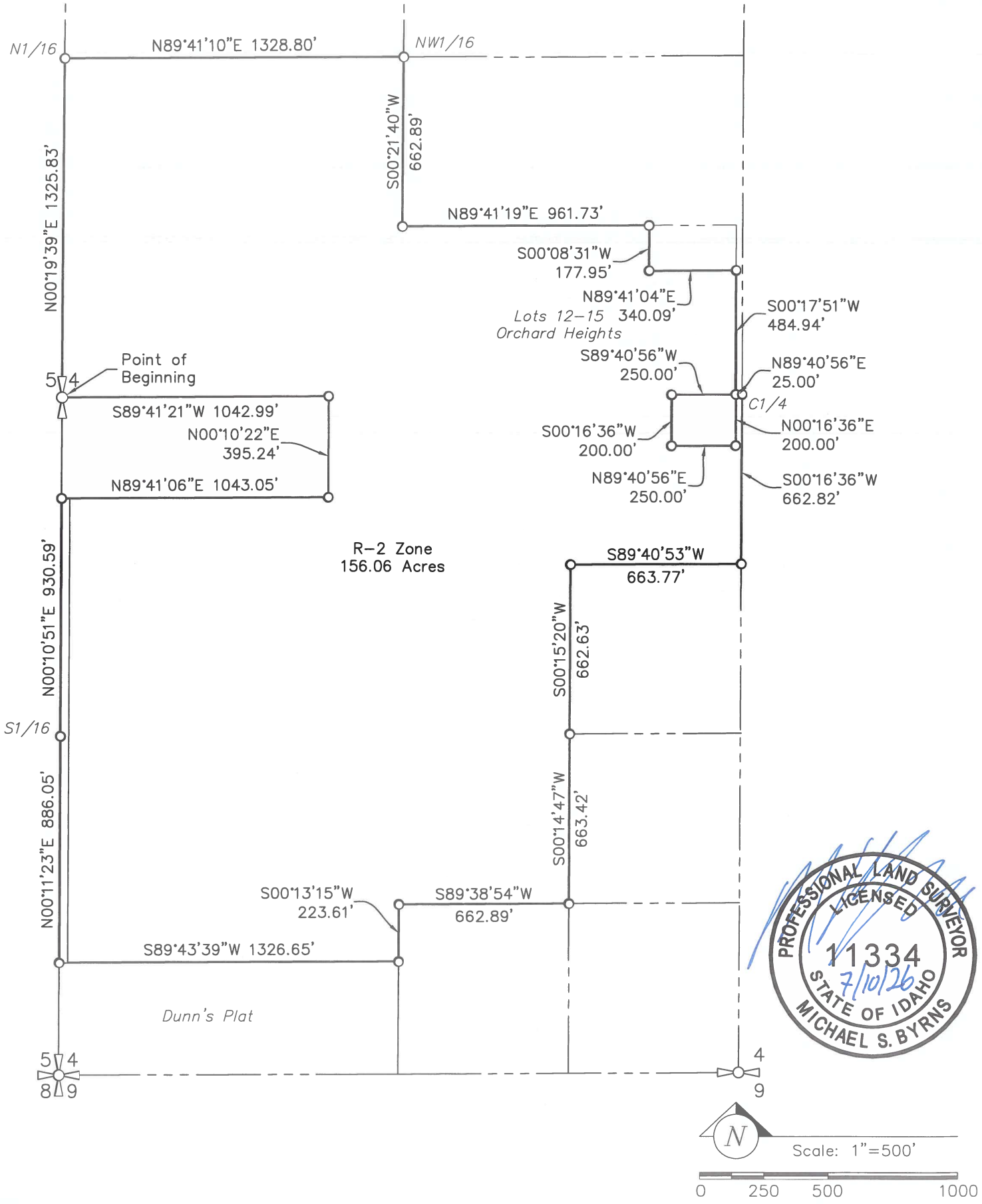
Thence N89°41'06"E, 1043.05 feet;

Thence N00°10'22"E, 395.24 feet;

Thence S89°41'21"W, 1042.99 feet along the south line of the southwest quarter of the northwest quarter to the POINT OF BEGINNING.

The above-described parcel contains 156.06 acres, more or less.

PROFESSIONAL LAND SURVEYOR
REGISTERED
11334
STATE OF IDAHO
MICHAEL S. BYRNS
7/10/26



P:\Farmway 156 24–101\dwg\Horizon View Rezone Exhibit.dwg 7/10/2026 4:47:45 PM

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

Exhibit Drawing for
Horizon View Subdivision R–2 Zone

Located in the W1/2 of Section 4,
T.3N., R.3W., B.M., City of Caldwell, Canyon County, Idaho.

Job No. 24–101
Sheet No. 1 of 1
Dwg. Date 7/10/2026

July 3, 2026

Ms. Katie Wright
Planning & Zoning Department
205 S 6th Avenue
Caldwell, ID 83605

sent via email

RE: Horizon View Subdivision – Rezone and Preliminary Plat Applications
Parcel Nos. R32586011A; R32586011B; R25036; R32592010; R32592

Dear Ms. Wright,

On behalf of Open Door Rentals, LLC and Trilogy Development, Inc. we are submitting our formal request for a Rezone and Preliminary Plat for the above referenced parcels. The project encompasses 156.83 acres and is proposing a total of 721 residential dwelling units with a variety of lot sizes and widths. The plan includes 32 single family attached homes along with 689 single family detached homes with an overall density of 4.60 du/acre. The proposed density is well within the allowed density range found in the comprehensive plan where up to 8 dwelling units per acre is permitted. In addition to the residential lots, we are proposing 25.39 acres of common area open space, of which 18.13 acres (11.6%) is qualified open space, exceeding the minimum percentage (10%) required by code. Open space amenities proposed include a clubhouse with pool, sport court, shade structures, and walking paths that provide connectivity throughout the project. At this time, Horizon View is anticipated to be built in nine (9) phases, starting in the northeast area of the project adjacent to Bear Lane and will take nearly two decades to fully build out.

REZONE REQUEST

The property was previously annexed into the City of Caldwell approximately 20 years ago with an R-1 zoning designation. Since that time the city has updated it comprehensive plan, future land use map, and zoning code several times. The most recent update to the Comprehensive Plan and Future Land Use Map designates this area of the city as Neighborhood 2, which supports higher intensity zoning designations of R-2, C-1, P-D in addition to the current designation of R-1. Therefore, our request to rezone the property to an R-2 zoning designation is permissible per the Comprehensive Plan and Future Land Use Map and supports the growth strategy outlined in the Comprehensive Plan for the Neighborhood 2 land use designation.[1]

[1] *"Neighborhood 2 is the most prevalent place type and covers areas between major centers. These areas should develop to be highly connected and allow for a variety of housing options. In general, less dense housing is found in areas further from major roadways and increases in density closer to major roads. Commercial services are low to medium intensity and are generally only found at major*

Comprehensive Plan Goals and Policies Analysis

Per the city's application requirements, we are providing the following information on how our plan is consistent with the Comprehensive Plan's goals, objectives, and policies.

Chapter 3: A Connected Community – Goals and Policies

1. *Provide For the Efficient and Cost-Effective Movement of People and Goods.*

   1.1 Ensure new development pays for necessary improvements needed to mitigate the development's impact on infrastructure systems and services provided by the city. Our project will extend services to and through our site, make required right-of-way improvements along our frontages at Farmway Road, Bear Lane and Laster Street. We will comply with building all required improvements and/or upgrades identified in the Traffic Impact Study and those by the Engineering and Public Works staff per our proportionate share for water and wastewater as well as pressurized irrigation. At building permit, we will also be paying impact fees as required by city code.

   1.2 Design local and collector streets in a manner that provides good circulation as well as connections to adjacent developments. We have worked with city staff and other local agencies to ensure that our plans include the appropriate right-of-way width, designed the roadway sections per the specified requirements, and will provide other traffic safety measures such as turning lanes as required.

   1.4 Connect residential developments with existing streets and require future connections to the City's planned street system. Our plan complies with this requirement with three separate stub streets to adjacent properties along with the development of Laster Street to connect Bear Lane to Farmway Road.

   1.8 *Provide traffic signals and/or roundabouts at major intersections.* We have worked with staff to develop a study scope and completed a Traffic Impact Study which identifies several future improvements that will be required at various intersections.

2. *Protect the Function of Arterial Corridors.*

   2.1 Preserve the function of Highways 55 and 20/26 as high-speed corridors with access management control. Our traffic impact study identifies improvements at Farmway Road and SH-55 to maintain an acceptable level of service at project buildout.

   2.2 Create alternative access points when developing property along principal arterial and collector roadways, to minimize direct access driveways wherever possible. We are proposing only one access point from Farmway Road into our project. Additional access points into the project are provided for from Laster Street in accordance with intersection spacing requirements of the city and no lots in our

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intersections of arterial and major collector roads but should be highly accessible to surrounding residential areas." – See Caldwell Comprehensive Plan: Guiding Growth, Embracing Tomorrow, page 25.

proposed project will take direct access from Laster Street, Farmway Road nor Bear Lane.

2.3 Provide adequate right-of-way for future arterial highway needs and preserve roadway corridors as development occurs. Our project is providing all necessary right-of-way widths and landscape buffers along Laster Street, Farmway Road, and Bear Lane as required by the city. We are also providing ample room at the intersections of Bear Lane and Laster Street, and Laster Street and Farmway Road for any intersection improvements that may be required in the future.

2.4 Enhance corridors to support multimodal transportation, including biking, walking, public transit, and car travel. We are improving Farmway Road along our property frontages to include 27 feet of asphalt, two feet of curb and gutter along with a 10-foot detached asphalt pathway. Laster Steet is designed as a 70-foot right-of-way with ample room for vehicles and bike lanes as well as a 7-foot attached sidewalk. These have been designed in accordance with standards required by the city.

4. *Ensure Safe, Comfortable, and Accessible Pathways for Pedestrians, Cyclists, and Other Non-Motorized Users.*

4.1 Require new residential development to incorporate safe and interconnected bicycle and pedestrian pathways. Our project includes several pathways throughout the project to connect parks and provide for more open space for residents to recreate. This is in addition to the sidewalks required on all public streets and the frontage improvements previously described along Farmway Road, Laster Street and Bear Lane.

4.2 Develop a continuous sidewalk network with enhanced crosswalks to safely connect residents to nearby destinations such as schools, parks, shopping areas, and other community amenities. Our project includes all required sidewalks and provides connections to any existing sidewalks.

4.5 Improve and maintain bicycle infrastructure, including dedicated bike lanes, sharrows, multi-use pathways, separated/protected facilities, bike racks, and signage. Our project includes a detached multi-use pathway along Farmway Road and will provide any other improvements as required by code.

4.6 Implement traffic calming measures and improve crosswalks to enhance pedestrian safety. Our project meets all standards as required by city code.

6. *Prioritize Public Safety in Transportation Infrastructure and Design.*

6.1 Require access for emergency vehicles and responders in all new developments. Our project meets this standard.

6.2 Develop new neighborhoods with proper ingress/egress for emergency vehicles, including secondary routes, adequate street widths, and turning spaces. Our project meets these standards.

6.3 *Ensure that street, parking, and driveway designs are adequately sized to accommodate the turning radius of public safety equipment.* Our project meets these standards.

6.4 *Install appropriate lighting on all roadways and pathways.* Our project meets these standards.

Given the project is adjacent Farmway Road (a north-south principal arterial) and Laster Street (an east-west collector cutting through the project), the proposed rezone request will allow for suitable access and improve safety for current and future residents to and from the area and will adequately support the number of homes we are proposing.

Chapter 6: Quality Neighborhoods to Call Home – Goals and Policies

1. *Diversify Housing Options to Accommodate Varying Household Incomes, Lifestyles, and Sizes, Promoting Inclusivity and Affordability.*

   1.1 *Allow a mix of housing types and densities within all neighborhoods, such as duplexes, townhouses, cottage communities, and other types as appropriate.* With the rezone request to R-2 our project will be able to provide for a variety of housing types and options due to the dimensional standards and home types allowed in the R-2 zone. Our plan includes lots that meet or exceed the R-1 dimensional standards around the perimeter of our project to provide a better transition from existing properties surrounding our project. Also, as previously mentioned, we are providing 32 single family attached homes located in the center of our project and in close proximity to the proposed clubhouse. The smaller single family detached lots for our patio homes are located in various areas throughout the project. These lots are intentionally placed next to open spaces and exceed the minimum bulk and dimensional standards permitted by city code.

   1.2 *Require a mix of housing types and densities in large residential subdivisions and encourage a mix in all smaller projects.* Our project meets this goal as outlined above.

   1.3 *Support higher density residential development near downtown, commercial centers, mixed-use areas, and along transit corridors.* This goal supports our rezone request and proposed project as it is adjacent to Farmway Road, a principal arterial that is planned as a major north-south connection in the city.

2. *Create Distinct and Inclusive Neighborhoods With a Focus On High-Quality Design, Connectivity, and Livability.*

   2.1 *Discourage monotonous housing developments, both in architectural style and in housing type.* Our project provides for a mix of lot sizes and housing types that are dispersed throughout the project.

2.2 Encourage detached sidewalks and healthy tree canopies along residential streets. Our project complies with city standards for street sections and landscape buffers.

2.3 Integrate neighborhood amenities such as parks, community centers, branch libraries, and schools to create neighborhood identity. Our project includes a number of walking paths, open spaces and parks for the residents to enjoy. We will also be providing a clubhouse and pool for residents along with other amenities such as a sport court, shade structures and benches as required by city code.

2.5 Increase neighborhood access and resident mobility with off-street pedestrian paths and stub streets for future road connections. Our project complies with this goal as previously discussed.

3. *Concentrate Development Closer to The City's Core and Preserve a Rural Transition at the City's Western and Northern Boundaries.*

3.1 Focus high-density residential development in areas with adequate services and near commercial centers. Our project is located between the two commercial corridors identified on the Future Land Use Map at Ustick Road and Karcher Road. Adequate services are in the area and any proportionate share of upgrades needed to those systems will be completed with this project.

3.2 Promote infill housing developments to maximize existing infrastructure and slow the loss of open space. This property was annexed into the city approximately 20 years ago. While it has remained an agricultural use since that time, the city and surrounding area has developed out over the years, making this the right time and place to develop this project.

3.4 Develop lower-density residential neighborhoods adjacent to rural and agricultural lands. The Neighborhood 2 Future Land Use Map designation extends west of Farmway Road before it transitions to Neighborhood 1 and the Area of City Impact boundary. As previously mentioned, our project is proposing lower density / larger lots around our perimeter to aid in the transition from our surrounding neighbors. Our rezone request to R-2 and proposed project is in the middle range of allowed density (4.59 du/acre) for the Neighborhood 2 designation (2-8 du/acre), is consistent with, and therefor is supported by the city's Comprehensive Plan.

With the rezone to R-2 the project will be able to offer a variety of lot and home sizes to make housing more affordable and attainable to residents in Caldwell. The requested rezone will help "accommodate housing variety for all stages of life, connect the community, and provide amenities for a healthy lifestyle" as highlighted in the Comprehensive Plan.

PRELIMINARY PLAT

Our project is designed to accommodate a variety of lot sizes and housing types. This includes 32 single family attached and 689 single family detached homes that are both one and two stories. As previously mentioned, our plan includes lots that meet or exceed the R-1 dimensional

standards around the perimeter of our project to provide a better transition from existing properties surrounding our project. The community will comply with all dimensional and bulk standards found in the city's zoning code for the R-2 zoning district. Our improvements include 3,060 lineal feet of frontage improvements along Farmway Road, another 855 feet along Bear Lane, 2,360 lineal feet along the north side of Laster Street (currently non-existent) and another 1,185 feet along the south side of Laster Street. These frontage improvements, along with additional traffic mitigation improvements called out in our Traffic Impact Study, will provide connectivity and safety for both vehicles and pedestrians in the area. In addition to frontage improvements along these major roadways, we are providing public streets throughout the project and for a variety of HOA managed and maintained amenities within the project for residents of this new community to enjoy. These improvements include major and micro-pathways, parks, play structures, a clubhouse, pool, sport courts and shade structures throughout the community.

Once again, we thank you for your time and assistance with this application. Should you have any questions, please contact me at 208-724-2624.

Kind regards,

Bonnie L. Layton

Bonnie L. Layton

enclosures

Horizon View Subdivision

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: 7:00pm

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.	Kylin Timmons / Jake wilde	4911 Heartwood ln caldwell ID 83607
2.	Marshall Hess / Abigail Hess	5005 Heartwood ln, Caldwell ID 83607
3.	James L Fries	710 Keogh Ln Caldwell ID. 83607
4.	Jennifer Fries	710 Keogh Ln Caldwell ID. 83607
5.	Patty Sorah	522 Keogh Ln Caldwell 83607
6.	Josh Cites	4916 HEARTWOOD LN CALDWELL ID 83607
7.	Carol & Michael Jones	503 Kiser Ln Caldwell, Id 83607
8.	Dan Rhomberg	5825 Bear Ln
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: Rezone from R-1 to R-2 and preliminary plat for 720 residential dwelling units.

Date of Round Table meeting: 7/17/25

Notice sent to neighbors on: 6/8/26

Date & time of the neighborhood meeting: 6/24/26 6pm

Location of the neighborhood meeting: Caldwell Public Library 1010 Dearborn St., Caldwell, ID 83605

Developer/Applicant:

Name: Bonnie Layton

Address, City, State, Zip: 3324 W. Catalina Lane, Boise, ID 83705

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 6/25/26

Layton
Planning & Consulting, LLC

June 8, 2026

RE: Neighborhood Meeting Notice for Horizon View Subdivision (f.k.a. Farmway 156 Property)
Rezone, Preliminary Plat and DA Termination/Modification (Parcel Nos. R3259200000; R2503601200; R2503600000; R32586010A0; R32586011A0 and R32586011B0)

Dear Neighbor,

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

Meeting Date: June 24, 2026
Meeting Time: 6:00pm
Meeting Location: Caldwell Public Library (Idaho Room) - 1010 Dearborn St., Caldwell, ID 83605

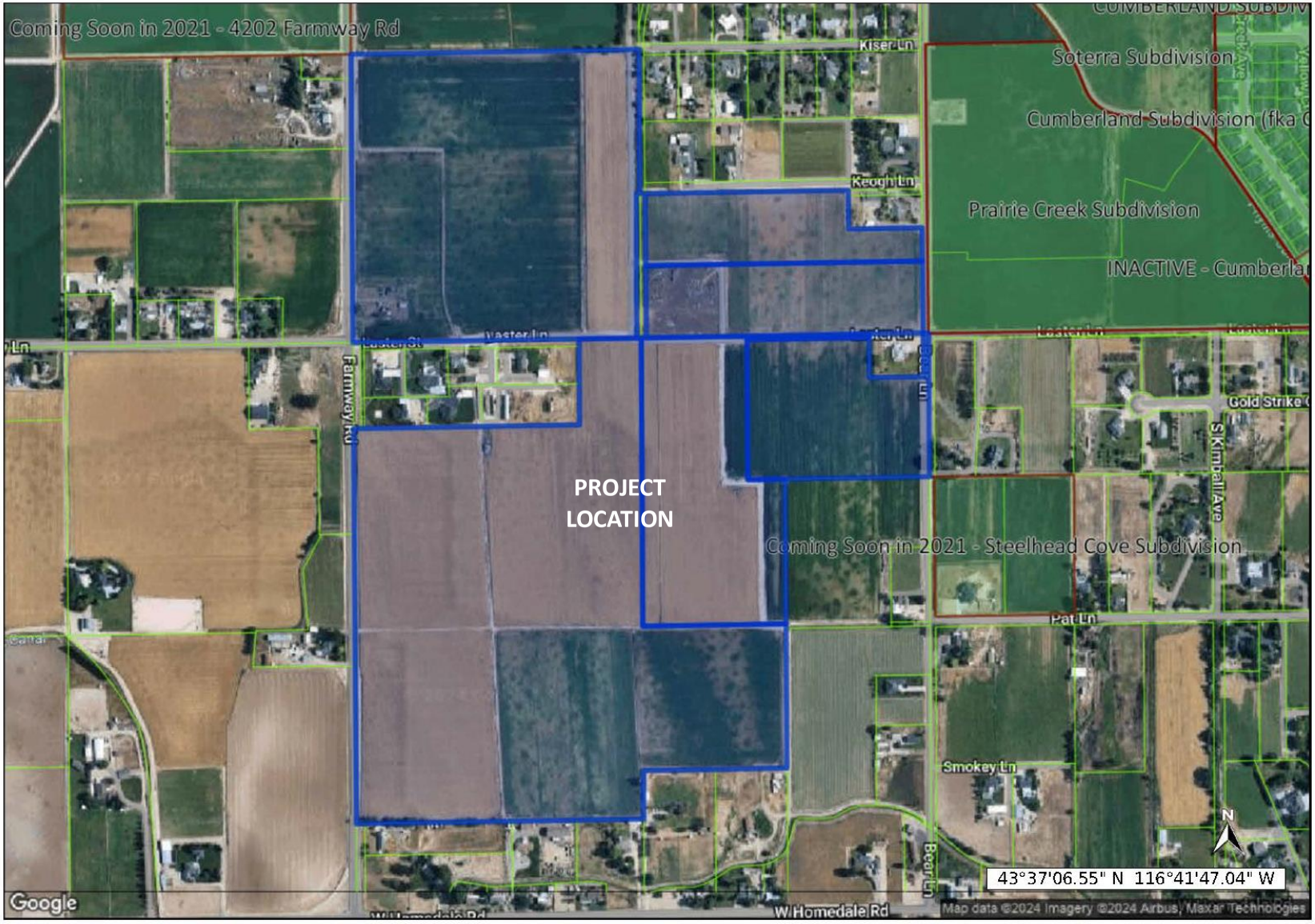
Project Summary*:*
Horizon View Rezone, Preliminary Plat and DA Termination/Modification encompasses approximately 156 acres between Farmway Road and Bear Lane in Caldwell, Idaho. The project proposes to rezone the property from R-1 to R-2 and develop a residential subdivision consistent with the City of Caldwell's Comprehensive Plan and Zoning Code. The project would include a variety of single family attached and detached home sites for a total of 720 residential lots and a residential density of 4.59 dwelling units per acre. Along with the development of the lots we are including 18.13 acres of qualified open space and related amenities throughout the development as required by city code, along with frontage improvements on our parcels along Farmway Road, Laster Lane, and Bear Lane.

If you would like to contact me ahead of the meeting, please feel free to reach out at *208-724-2624* or bonnie@laytonplanning.com

Thank you,

Bonnie Layton

5561 E. Hootowl Drive, Boise, ID 83716 ● Phone: 208-724-2624 ● Email: bonnie@laytonplanning.com


Coming Soon in 2021 - 4202 Farmway Rd
Kiser Ln
Soterra Subdivision
Cumberland Subdivision (fka
Keogh Ln
Prairie Creek Subdivision
INACTIVE - Cumberla
Lester Ln
Farmway Rd
Bear Ln
Gold Strike
S Kimball Ave
PROJECT
LOCATION
Coming Soon in 2021 - Steelhead Cove Subdivision
Pat Ln
Smokey Ln
N
43°37'06.55" N 116°41'47.04" W
Google
W Homedale Rd
Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

OwnerName	Address	City	State	ZipCode
BABBIT SHELLEY RAE	4920 ARTISAN LN	CALDWELL	ID	83607
BARTON COREY	1977 E OVERLAND RD	MERIDIAN	ID	83642
CASTANEDA JOSE	16067 LONKEY LN	CALDWELL	ID	83607
CHAVEZ ALEX	414 W PAT LN	CALDWELL	ID	83607
CRAIN AMANDA	5020 ARTISAN LN	CALDWELL	ID	83607
DECKER JOHN EDWARD	719 KEOGH LN	CALDWELL	ID	83607
DILLON J DWAYNE	619 KISER LN	CALDWELL	ID	83607
ENDURANCE HOLDINGS LLC	1977 E OVERLAND RD	MERIDIAN	ID	83642
FLATT DAVID R	4418 FARMWAY RD	CALDWELL	ID	83607
FLEETWOOD CORAL RENE	5023 BEAR LN	CALDWELL	ID	83607
HALL VANCE P	5322 BEAR LN	CALDWELL	ID	83607
HESS MARSHALL	5005 HEARTWOOD LN	CALDWELL	ID	83607
HILL GALEN	1404 CAROL ST	MERIDIAN	ID	83646
HOWARD FAMILY TRUST	12852 BALDCYPRESS DR	BOISE	ID	83713
HOWE HOWARD T	807 KISER LN	CALDWELL	ID	83607
INK BENJAMIN	5015 ARTISAN LN	CALDWELL	ID	83607
JANSSON JEB	16090 LONKEY LN	CALDWELL	ID	83607
JENSEN CARLYLE	4712 BEAR LN	CALDWELL	ID	83607
JESSER JASON	523 KISER LN	CALDWELL	ID	83607
JOHN H AND ORAH I BRANDT FOUNDATION @@	203 11TH AVE S	NAMPA	ID	83651
LATITUDE 43 HOLDINGS LLC	802 N KNOX AVE	STAR	ID	83669
MAAR STEPHANIE	720 SAUVAGEAU LN	CALDWELL	ID	83607
MCDOWELL DONNA	607 KISER LN	CALDWELL	ID	83607
MONTIERTH RAY	825 HEARTLAND DR	NAMPA	ID	83686
MUNOZ MIGUEL	819 KISER LN	CALDWELL	ID	83607
OPEN DOOR RENTALS LLC	1977 E OVERLAND RD	MERIDIAN	ID	83642-6649
ORCHARD HEIGHTS PROPERTY OWNERS ASSOC INC	522 KOEGH LN	CALDWELL	ID	83607
RALLS JUDY L	719 KISER LN	CALDWELL	ID	83607
RHOMBERG FAMILY TRUST	5025 BEAR LN	CALDWELL	ID	83607
ROSALES BULMARO	416 E GALVESTON ST	CALDWELL	ID	83605
SIMPLOT LEASING CORPORATION	PO BOX 27	BOISE	ID	83707
SLATE RONALD G AND JEANNE M FAMILY TRUST	4202 FARMWAY RD	CALDWELL	ID	83605
SMITH CHERYL	720 KISER LN	CALDWELL	ID	83607
STONE GILES JOSH LEE	4916 HEARTWOOD LN	CALDWELL	ID	83607
STRITZKE FARM LLC	16247 LONKEY LN	CALDWELL	ID	83607
TBC LAND HOLDINGS LLC	PO BOX 140298	BOISE	ID	83714
TILFORD JOHN L	5220 BEAR LN	CALDWELL	ID	83607
TOMASI JIM	4816 BEAR LN	CALDWELL	ID	83607
USTICK CHURCH OF THE NAZARENE	817 W USTICK RD	CALDWELL	ID	83605
VILLARREAL GLORIA	5008 ARTISAN LN	CALDWELL	ID	83607
WILDE JACOB	4911 HEARTWOOD LN	CALDWELL	ID	83607
WOOD RHIANNON M	705 KISER LN	CALDWELL	ID	83607
WRIGHT STEVEN R	810 SAUVAGEAU LN	CALDWELL	ID	83607
WRIGLEY DARREN L	818 KISER LN	CALDWELL	ID	83607
ZENOR RONALD D	620 SAUVAGEAU LN	CALDWELL	ID	83607

OPEN SPACE TABLE

PARCEL NAME	SQ. FT.	ACRES	TYPE	USE	% QUALIFIED	QUALIFIED
BLOCK 1 LOT 1	26273 BUFFER	0.60 BUFFER	COMMON	BUFFER	50 BUFFER	0.30
BLOCK 1 LOT 14	20140 DRAIN	0.46 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.46
BLOCK 1 LOT 44	14441 BUFFER	0.33 BUFFER	COMMON	BUFFER	50 BUFFER	0.16
BLOCK 1 LOT 45	5630 GIRR NQ	0.13 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 1 LOT 46	7337 DRAIN	0.17 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.17
BLOCK 1 LOT 55	29709 GIRR NQ	0.68 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 1 LOT 56	16489 DRAIN	0.38 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.38
BLOCK 1 LOT 63	2800 BUFFER	0.06 BUFFER	COMMON	BUFFER	100 BUFFER	0.06
BLOCK 2 LOT 1	5617 GIRR NQ	0.13 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 2 LOT 15	25569 BUFFER 2194 OPEN	0.59 BUFFER 0.05 OPEN	COMMON	BUFFER OPEN SPACE	50 BUFFER 100 OPEN	0.34
BLOCK 3 LOT 9	12771 OPEN	0.29 OPEN	COMMON	OPEN SPACE	100 OPEN	0.29
BLOCK 4 LOT 1	36034 DRAIN	0.83 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.83
BLOCK 4 LOT 2	26891 GIRR NQ	0.62 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 4 LOT 15	4600 OPEN	0.11 OPEN	COMMON	OPEN SPACE	100 OPEN	0.11
BLOCK 4 LOT 25	7027 BUFFER	0.16 BUFFER	COMMON	BUFFER	100 BUFFER	0.16
BLOCK 5 LOT 1	13836 BUFFER	0.32 BUFFER	COMMON	BUFFER	50 BUFFER	0.16
BLOCK 5 LOT 2	2040 BUFFER	0.05 BUFFER	COMMON	BUFFER	100 BUFFER	0.05
BLOCK 5 LOT 18	5364 DRAIN	0.12 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.12
BLOCK 6 LOT 4	56269 OPEN	1.29 OPEN	COMMON	OPEN SPACE	100 OPEN	1.29
BLOCK 6 LOT 42	45596 OPEN	1.05 OPEN	COMMON	OPEN SPACE	100 OPEN	1.05
BLOCK 7 LOT 1	5350 BUFFER	0.12 BUFFER	COMMON	BUFFER	100 BUFFER	0.12
BLOCK 8 LOT 3	3075 BUFFER	0.07 BUFFER	COMMON	BUFFER	100 BUFFER	0.07
BLOCK 9 LOT 1	3075 BUFFER	0.07 BUFFER	COMMON	BUFFER	100 BUFFER	0.07
BLOCK 10 LOT 1	1991 BUFFER	0.04 BUFFER	COMMON	BUFFER	50 BUFFER	0.02
BLOCK 10 LOT19	3960 OPEN	0.09 OPEN	COMMON	OPEN SPACE	100 OPEN	0.09
BLOCK 10 LOT 20	43941 BUFFER	1.01 BUFFER	COMMON	BUFFER	50 BUFFER	0.50
BLOCK 10 LOT 34	16542 DRAIN	0.38 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.38
BLOCK 10 LOT 41	1612 BUFFER	0.04 BUFFER	COMMON	BUFFER	100 BUFFER	0.04
BLOCK 11 LOT 1	31671 OPEN	0.73 OPEN	COMMON	OPEN SPACE	100 OPEN	0.73
BLOCK 12 LOT 3	2940 OPEN	0.08 OPEN	COMMON	OPEN SPACE	100 OPEN	0.08
BLOCK 12 LOT 7	9247 BUFFER	0.21 BUFFER	COMMON	BUFFER	50 BUFFER	0.10
BLOCK 12 LOT 19	12440 GIRR NQ	0.29 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 13 LOT 1	4729 GIRR NQ	0.11 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 13 LOT 14	2963 BUFFER	0.07 BUFFER	COMMON	BUFFER	100 BUFFER	0.07
BLOCK 13 LOT 15	9234 BUFFER	0.21 BUFFER	COMMON	BUFFER	50 BUFFER	0.11
BLOCK 14 LOT 1	23661 OPEN	0.54 OPEN	COMMON	OPEN SPACE	100 OPEN	0.54
BLOCK 14 LOT 2	26066 GIRR NQ	0.60 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 14 LOT 3	4589 OPEN	0.11 OPEN	COMMON	OPEN SPACE	100 OPEN	0.11
BLOCK 14 LOT 19	1367 BUFFER NQ	0.03 BUFFER NQ	COMMON	BUFFER	0 BUFFER	0.00
BLOCK 14 LOT 20	1463 BUFFER NQ	0.03 BUFFER NQ	COMMON	BUFFER	0 BUFFER	0.00
BLOCK 14 LOT 23	2105 OPEN	0.05 OPEN	COMMON	OPEN SPACE	100 OPEN	0.05
BLOCK 14 LOT 34	13535 OPEN	0.31 OPEN	COMMON	OPEN SPACE	100 OPEN	0.31
BLOCK 14 LOT 36	8876 OPEN	0.20 OPEN	COMMON	OPEN SPACE	100 OPEN	0.20
BLOCK 15 LOT 1	3560 GIRR NQ	0.08 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 15 LOT 16	21475 GIRR NQ	0.49 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 16 LOT 1	1485 BUFFER NQ	0.03 BUFFER NQ	COMMON	BUFFER	0 BUFFER	0.00
BLOCK 16 LOT 15	12243 OPEN	0.28 OPEN	COMMON	OPEN SPACE	100 OPEN	0.28
BLOCK 16 LOT 29	1673 BUFFER	0.04 BUFFER	COMMON	BUFFER	100 BUFFER	0.04
BLOCK 16 LOT 30	9349 OPEN	0.21 OPEN	COMMON	OPEN SPACE	100 OPEN	0.21
BLOCK 17 LOT 1	2200 BUFFER	0.05 BUFFER	COMMON	BUFFER	50 BUFFER	0.02
BLOCK 17 LOT 2	16647 DRAIN	0.38 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.38
BLOCK 17 LOT 13	4400 GIRR NQ	0.10 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 17 LOT 19	16647 DRAIN	0.38 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.38
BLOCK 17 LOT 30	23799 BUFFER	0.55 BUFFER	COMMON	BUFFER	50 BUFFER	0.27
BLOCK 18 LOT 3	4400 GIRR NQ	0.10 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 18 LOT 4	2337 OPEN	0.05 OPEN	COMMON	OPEN SPACE	100 OPEN	0.05
BLOCK 18 LOT 19	2337 OPEN	0.05 OPEN	COMMON	OPEN SPACE	100 OPEN	0.05
BLOCK 18 LOT 20	4400 GIRR NQ	0.10 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 19 LOT 10	5199 OPEN	0.12 OPEN	COMMON	OPEN SPACE	100 OPEN	0.12
BLOCK 19 LOT 11	8800 GIRR NQ	0.20 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 20 LOT 1	1887 BUFFER	0.04 BUFFER	COMMON	BUFFER	100 BUFFER	0.04
BLOCK 20 LOT 10	3190 OPEN	0.07 OPEN	COMMON	OPEN SPACE	100 OPEN	0.07
BLOCK 20 LOT 19	1887 BUFFER	0.04 BUFFER	COMMON	BUFFER	100 BUFFER	0.04
BLOCK 21 LOT 1	1888 BUFFER	0.04 BUFFER	COMMON	BUFFER	100 BUFFER	0.04
BLOCK 21 LOT 10	3190 OPEN	0.07 OPEN	COMMON	OPEN SPACE	100 OPEN	0.07
BLOCK 21 LOT 19	1887 BUFFER	0.04 BUFFER	COMMON	BUFFER	100 BUFFER	0.04
BLOCK 22 LOT 1	7429 DRAIN	0.17 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.17
BLOCK 22 LOT 11	33939 OPEN	0.78 OPEN	COMMON	OPEN SPACE	100 OPEN	0.78
BLOCK 22 LOT 12	10241 GIRR NQ	0.24 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 22 LOT 19	5077 DRAIN	0.12 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.12
BLOCK 22 LOT 21	16452 OPEN	0.38 OPEN	COMMON	OPEN SPACE	100 OPEN	0.38
BLOCK 22 LOT 28	4640 GIRR NQ	0.11 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 22 LOT 29	3051 OPEN	0.07 OPEN	COMMON	OPEN SPACE	100 OPEN	0.07
BLOCK 23 LOT 3	102653 OPEN	2.36 OPEN	COMMON	OPEN SPACE	100 OPEN	2.36

TOTAL AREA: 156.83 AC.
TOTAL COMMON AREA: 25.39 AC. (16.2%)
QUALIFIED COMMON AREA: 18.13 AC. (11.6%)

THE AREA NUMBERS SHOWN ABOVE ARE THE CORRECT TOTALS FOR BOTH TOTAL COMMON AREA AND QUALIFIED COMMON AREA. THE TOTAL OF THE NUMBERS ON THE OPEN SPACE TABLE MAY DIFFER DUE TO CONVERTING SQUARE FEET TO ACRES OF THE INDIVIDUAL COMMON AREAS.

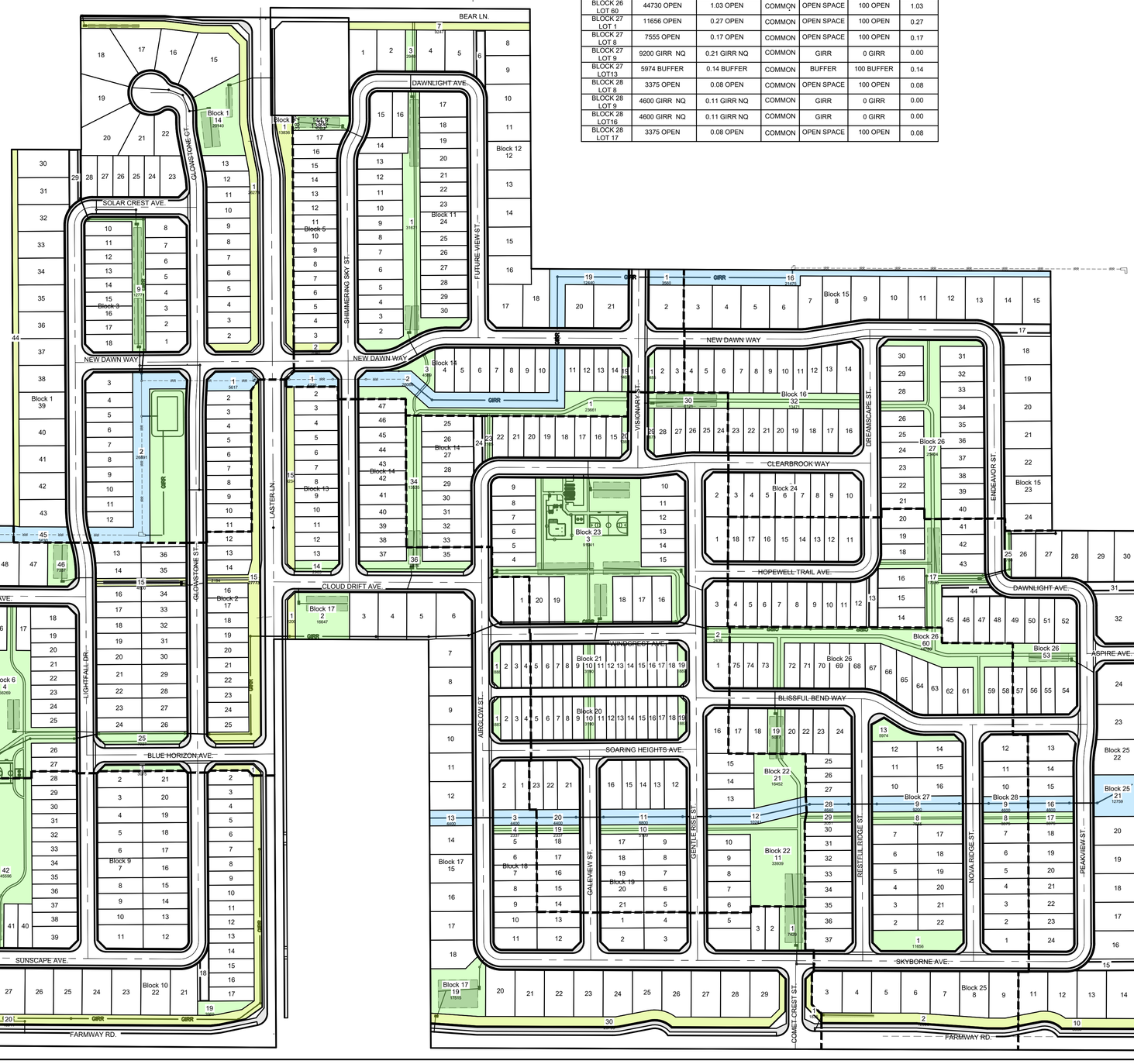
QUALIFYING OPEN SPACE

REQUIRED BUFFER

PIONEER IRRIGATION DISTRICT EASEMENT

OPEN SPACE TABLE

PARCEL NAME	SQ. FT.	ACRES	TYPE	USE	% QUALIFIED	QUALIFIED
BLOCK 25 LOT 1	1835 BUFFER	0.04 BUFFER	COMMON	BUFFER	50 BUFFER	0.02
BLOCK 25 LOT 2	12586 BUFFER	0.29 BUFFER	COMMON	BUFFER	50 BUFFER	0.14
BLOCK 25 LOT 10	8038 BUFFER	0.18 BUFFER	COMMON	BUFFER	50 BUFFER	0.09
BLOCK 25 LOT 20	12759 GIRR NQ	0.29 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 26 LOT 2	2439 OPEN	0.06 OPEN	COMMON	OPEN SPACE	100 OPEN	0.06
BLOCK 26 LOT 17	17930 OPEN	0.41 OPEN	COMMON	OPEN SPACE	100 OPEN	0.41
BLOCK 26 LOT 27	254040 OPEN	0.58 OPEN	COMMON	OPEN SPACE	100 OPEN	0.58
BLOCK 26 LOT 53	9849 OPEN	0.23 OPEN	COMMON	OPEN SPACE	100 OPEN	0.23
BLOCK 26 LOT 60	44730 OPEN	1.03 OPEN	COMMON	OPEN SPACE	100 OPEN	1.03
BLOCK 27 LOT 1	11656 OPEN	0.27 OPEN	COMMON	OPEN SPACE	100 OPEN	0.27
BLOCK 27 LOT 8	7555 OPEN	0.17 OPEN	COMMON	OPEN SPACE	100 OPEN	0.17
BLOCK 27 LOT 9	9200 GIRR NQ	0.21 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 27 LOT13	5974 BUFFER	0.14 BUFFER	COMMON	BUFFER	100 BUFFER	0.14
BLOCK 28 LOT 8	3375 OPEN	0.08 OPEN	COMMON	OPEN SPACE	100 OPEN	0.08
BLOCK 28 LOT 9	4600 GIRR NQ	0.11 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 28 LOT16	4600 GIRR NQ	0.11 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 28 LOT 17	3375 OPEN	0.08 OPEN	COMMON	OPEN SPACE	100 OPEN	0.08



0 150 300

SCALE IN FEET

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER REGISTERED 11704 STATE OF IDAHO MATT E. PRICE 7/09/2026

REUSE OF DRAWINGS:
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

OPEN SPACE PLAN

FILE : 10-24-040_OPEN SPACE PLAN
JUB PROJ. # : 10-24-040
DRAWN BY: SAS
DESIGN BY: EJE
CHECKED BY: MEP
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 7/9/2026

SHEET NUMBER:
PP-12

Plot Date:7/9/2026 3:30 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY 156\CAD\SHEET\10-24-040_OPEN SPACE PLAN.DWG

Property Owner Acknowledgment

(Parcel Nos. R2503601200; R2503600000; R32586010A0; R32586011A0 and R32586011B0)

I, JOHN H AND ORAH I BRANDT FOUNDATION, the recorded owner for real property addressed as 0 Sauvageau Ln, 0 Bear Ln, Lonkey Ln, 0 Farmway Rd, Suite #_____, City Caldwell State ID Zip 83607, am aware of, in agreement with, and give my permission to NV5 - Bonnie Layton, to submit the accompanying application(s) pertaining the that 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 12 day of Feb, 20 25

Robert Rathbone Hee
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Lori S. West, a Notary Public, do hereby certify that on this 12th day of February, in the year 2025, personally appeared before me Robert Rathbone, 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.

Lori S. West
NOTARY PUBLIC FOR IDAHO

Residing at Nampa, ID

My Commission Expires 4-10-27

LORI S. WEST
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 39856
MY COMMISSION EXPIRES 4-10-2027

PROPERTY OWNER ACKNOWLEDGEMENT

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

(Parcel Nos. R3259200000; R3259201000; 2503600000)

I, Corey Barton / Open Door Rentals, LLC, the recorded owner for real property addressed as 4603 Farmway Road and 0 Bear Lane, Suite #_____, City Caldwell State Idaho Zip 83607, am aware of, in agreement with, and give my permission to Bonnie Layton - Layton Planning & Consulting, 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 26th day of June, 2026

(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
)

I, Tanya Lampman, a Notary Public, do hereby certify that on this 25th day of June, in the year, 2026, personally appeared before me Corey Barton, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that he/she/they signed the foregoing document, and that the statements therein contained are true.

NOTARY PUBLIC FOR IDAHO

Residing at Middleton, ID

My Commission Expires 7/16/2028

TANYA A. LAMPMAN
Notary Public - State of Idaho
Commission Number 30051
My Commission Expires 07-16-2028

PROPOSED PRAIRIE CREEK SUBDIVISION

BEAR LANE

PHASE BREAKDOWN

PHASE 1:	78 RES. LOTS
PHASE 2:	98 RES. LOTS
PHASE 3:	91 RES. LOTS
PHASE 4:	75 RES. LOTS
PHASE 5:	77 RES. LOTS
PHASE 6:	101 RES. LOTS
PHASE 7:	69 RES. LOTS
PHASE 8:	66 RES. LOTS
PHASE 9:	66 RES. LOTS
TOTAL:	721 RES. LOTS

N

0 150 300

SCALE IN FEET

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

PHASE 7

PHASE 8

PHASE 9

CLUBHOUSE AREA

DRAINAGE

BEAR LN.

DAWNLIGHT AVE.

GLOWSTONE CT.

SOLAR CREST AVE.

NEW DAWN WAY

SHIMMERING SKY ST.

FUTURE VIEW ST.

VISIONARY ST.

DREAMSCAPE ST.

CLEARBROOK WAY

ENDEAVOR ST.

LASTER LN.

GLOWSTONE ST.

CLOUD DRIFT AVE.

WINDCREST AVE.

HOPEWELL TRAIL AVE.

HOMEDALE ROAD

GEM STATE AVE.

LIGHTFALL DR.

LUMINOUS ST.

RADIANT VIEW AVE.

BLUE HORIZON AVE.

SUNSCAPE AVE.

FARMWAY RD.

ZEPHYR RIDGE ST.

AIRGLOW ST.

GALEVIEW ST.

GENTLE RISE ST.

SOARING HEIGHTS AVE.

BLISSFUL BEND WAY

RESTFUL RIDGE ST.

A RIDGE ST.

PEAKVIEW ST.

ASPIRE AVE.

SKYBORNE AVE.

COMET CREST ST.

FARMWAY ROAD

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642

Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER REGISTERED 11704 STATE OF IDAHO MATT E. PRICE 7/09/2026

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENTS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

PHASING PLAN

FILE : 10-24-040_PRE-PLAT
JUB PROJ. # : 10-24-040
DRAWN BY: SAS
DESIGN BY: EJE
CHECKED BY: MEP

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 6/10/2026

SHEET NUMBER:
PP-03

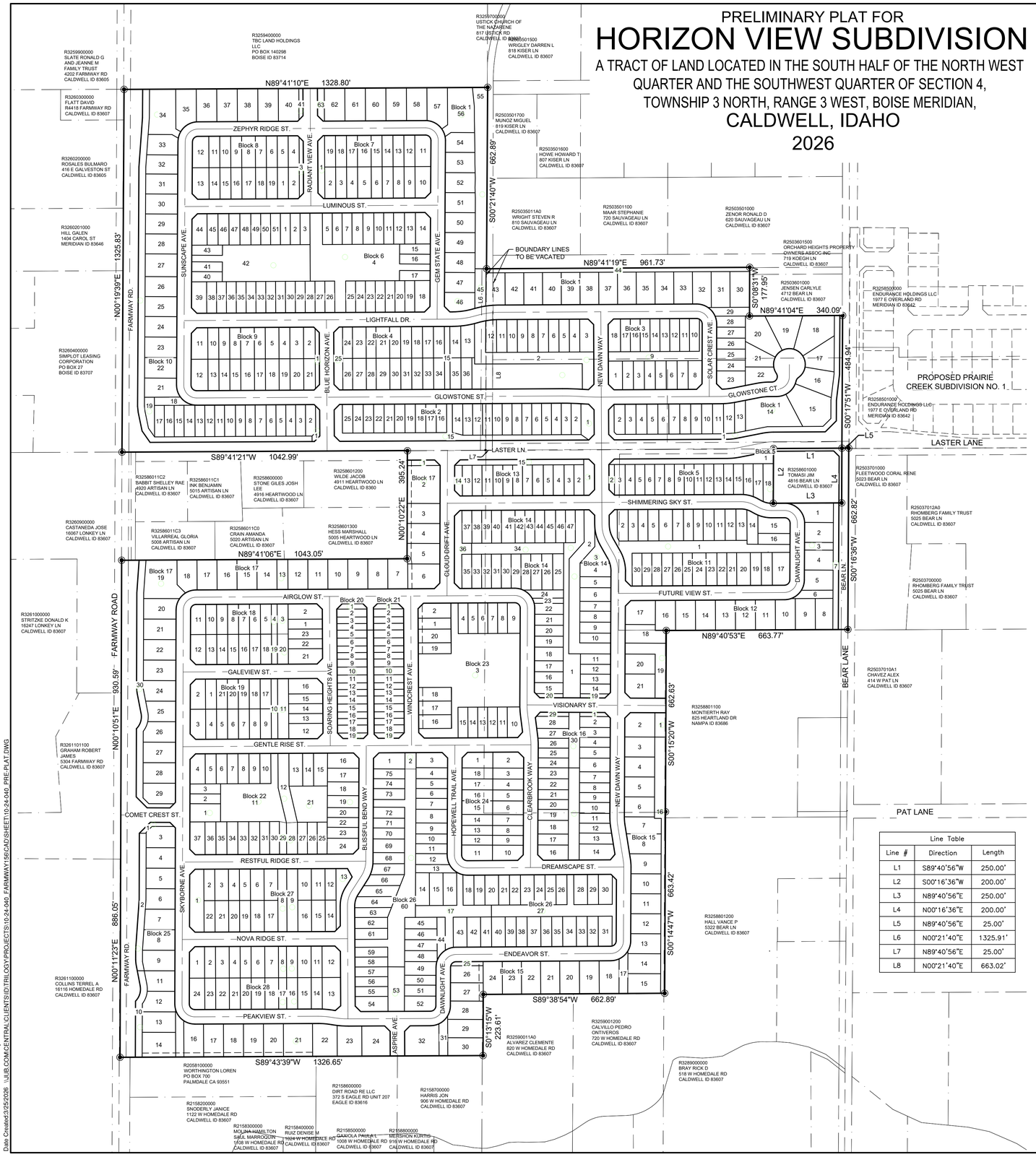
Plot Date:7/9/2026 4:34 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG

PRELIMINARY PLAT FOR
HORIZON VIEW SUBDIVISION

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTH WEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN,

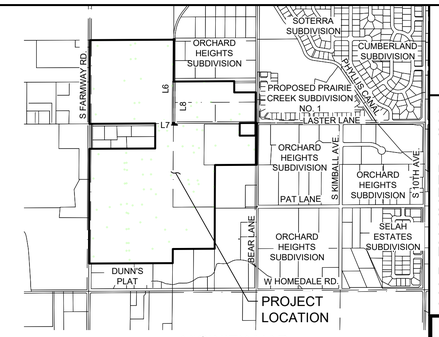
CALDWELL, IDAHO

2026



BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Lot Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Property Corner



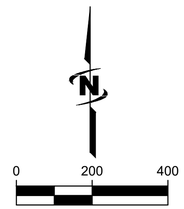
VICINITY MAP

SCALE: 1"=1200'

NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF CALDWELL STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
3. ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOTS 1, 14, 44, 46, 56 AND 63 OF BLOCK 1, LOT 25 OF BLOCK 2, LOT 3 OF BLOCK 3, LOTS 1, 15, AND 25 OF BLOCK 4, LOTS 1, 2, AND 18 OF BLOCK 5, LOTS 4 AND 42 OF BLOCK 6, LOT 1 OF BLOCK 7, LOT 3 OF BLOCK 8, LOT 1 OF BLOCK 9, LOTS 1, 19, 20, 34, AND 41 OF BLOCK 10, LOT 1 OF BLOCK 11, LOT 3 OF BLOCK 12, LOTS 1 AND 14 OF BLOCK 13, LOTS 1, 19, 20, 23, AND 35 OF BLOCK 14, LOT 25 OF BLOCK 15, LOTS 1, 15, 29, AND 30 OF BLOCK 16, LOTS 1 , 2, 19, AND 30, OF BLOCK 17, LOTS 4,AND 19 OF BLOCK 18, LOT 10 OF BLOCK 19, LOTS 1 AND 19 OF BLOCK 20, LOT 1 AND 19 OF BLOCK 21,LOTS 1, 12, 19, AND 21, OF BLOCK 22, LOT 3 OF BLOCK 23, LOTS 1, 2, AND 10, OF BLOCK 25, LOTS 2, 17, 27, 53, AND 60, OF BLOCK 26, LOTS 1, 8, AND 13, OF BLOCK 27, LOTS 8 AND 17, OF BLOCK 28, WHICH ARE COMMON AREA DRAINAGE STORAGE LOTS. LOT 29 OF BLOCK 1, LOT 18 OF BLOCK 10, LOT 6 OF BLOCK 12, LOT 24 OF BLOCK 14, LOTS 17 AND 31 OF BLOCK 15, LOT 15 OF BLOCK 25, LOTS 13, AND 44 OF BLOCK 26 ARE SHARED DRIVEWAY LOTS. LOTS 45 AND 55 OF BLOCK 1, LOT 1 OF BLOCK 2, LOTS 1 AND 2, OF BLOCK 3, LOT 2 OF BLOCK 4, LOT 18 OF BLOCK 12, LOT1 OF BLOCK 13, LOT 2 OF BLOCK 14, LOTS 1 AND 16 OF BLOCK 15, LOT 13 OF BLOCK 17 LOTS 4 AND 19 OF BLOCK 18, LOT 11 OF BLOCK 19, LOTS 12 AND 28, OF BLOCK 22, LOT 21 OF BLOCK 25, LOT 9 OF BLOCK 27, LOTS 9 AND 16 OF BLOCK 28 ARE EASEMENTS FOR PIONEER IRRIGATION DISTRICT FOR THE PIONEER LATERAL AND THE INTERURBAN LATERAL.
4. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM THE CONSTRUCTED PRESSURE IRRIGATION SYSTEM AND SHALL BE MAINTAINED AND OPERATED BY CITY OF CALDWELL.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF CALDWELL.
9. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF CALDWELL.
10. IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
11. LANDSCAPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAN. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
13. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
14. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
15. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16027C0240 G, COMMUNITY PANEL NO. 0240 G AND MAP NO. 10627C0375 F, COMMUNITY PANEL NO. 0375 F WHICH BEAR AN EFFECTIVE DATE OF JUNE 7, 2019 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
16. THIS PRELIMINARY PLAT MEETS THE REQUIREMENTS OF CITY OF CALDWELL CODE WITH NO EXCEPTIONS NOTED PER THE BEST OF THE PREPARERS KNOWLEDGE.

LEGEND



SCALE IN FEET

- SANITARY SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION PIPE
- PRESSURE IRRIGATION LINE
- STORM DRAIN LINE
- CENTERLINE
- LOT LINE
- 6" VERTICAL CURB & GUTTER
- ROLLED CURB & GUTTER
- 5' SIDEWALK
- SEWER MANHOLE
- DITCH FLOW LINE
- IRRIGATION MANHOLE
- STREET LIGHT
- TREE DECIDUOUS
- TREE CONIFER
- EDGE OF PAVEMENT
- GAS LINE
- FENCE LINE
- FIRE HYDRANT
- STORM DRAIN SYSTEM
- CATCH BASIN

LAND USE SUMMARY

TOTAL AREA:	156.83 AC.
TOTAL LOTS:	822 LOTS
RESIDENTIAL LOTS:	721 LOTS
COMMON AREA LOTS:	92 LOTS
SHARED DRIVEWAY LOTS:	9 LOTS
RESIDENTIAL DENSITY:	4.60 DU/AC
TOTAL COMMON AREA:	25.39 AC. (16.2%)
QUALIFIED COMMON AREA:	18.13 AC. (11.6%)
AVERAGE LOT SIZE:	5,534 S.F.
SMALLEST LOT:	2,640 S.F.
EXISTING ZONE:	R-1
PROPOSED ZONE:	R-2

Line Table

Line #	Direction	Length
L1	S89°40'56"W	250.00'
L2	S00°16'36"W	200.00'
L3	N89°40'56"E	250.00'
L4	N00°16'36"E	200.00'
L5	N89°40'56"E	25.00'
L6	N00°21'40"E	1325.91'
L7	N89°40'56"E	25.00'
L8	N00°21'40"E	663.02'

OWNER

ENDURANCE HOLDINGS LLC
1977 E OVERLAND RD
MERIDIAN ID 83642

DEVELOPER

TRILOGY DEVELOPMENT
SHAWN BROWNLEE
9839 W. CABLE CAR ST.
SUITE #101
BOISE, IDAHO 83709
208-895-8858

LAND SURVEYOR

MICHAEL BYRNS, P.L.S.
IDAHO SURVEY GROUP
9955 W. EMERALD
BOISE, ID 83704
208-3846.8570

CIVIL ENGINEER

MATT E. PRICE, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LN.
STE. 400
MERIDIAN, ID 83642
208-376-7330

J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
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www.jub.com

PROFESSIONAL ENGINEER REGISTERED 11704 STATE OF IDAHO MATT E. PRICE

REUSE OF DRAWINGS:
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENTS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APP'I	DATE
	REVISION			

HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

BOUNDARY AND PROJECT INFORMATION

FILE : 10-24-040_PRE-PLAT
JUB PROJ. # : 10-24-040
DRAWN BY: SAS
DESIGN BY: EJE
CHECKED BY: MEP

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 7/9/2026

SHEET NUMBER:
PP-01

Plot Date:7/13/2026 7:24 AM Plotted By: Matt Price
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG

PROPOSED PRAIRIE CREEK SUBDIVISION

BEAR LANE

HOMEDALE ROAD

FARMWAY ROAD

L6

L7

L8

0 150 300

SCALE IN FEET

J-U-B ENGINEERS, INC.

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PROFESSIONAL ENGINEER REGISTERED 11704 STATE OF IDAHO MATT E. PRICE 6/10/2026

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

DEMOLITION AND NATURAL FEATURES PLAN

FILE :	10-24-040_PRE-PLAT
JUB PROJ. # :	10-24-040
DRAWN BY:	SAS
DESIGN BY:	EJE
CHECKED BY:	MEP

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 6/10/2026

SHEET NUMBER:

PP-02

Plot Date:7/9/2026 3:19 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG

PROPOSED PRAIRIE CREEK SUBDIVISION

BEAR LANE

PHASE BREAKDOWN

PHASE 1:	78 RES. LOTS
PHASE 2:	98 RES. LOTS
PHASE 3:	91 RES. LOTS
PHASE 4:	75 RES. LOTS
PHASE 5:	77 RES. LOTS
PHASE 6:	101 RES. LOTS
PHASE 7:	69 RES. LOTS
PHASE 8:	66 RES. LOTS
PHASE 9:	66 RES. LOTS
TOTAL:	721 RES. LOTS

N

0 150 300

SCALE IN FEET

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

PHASE 7

PHASE 8

PHASE 9

CLUBHOUSE AREA

DRAINAGE

BEAR LN.

DAWNLIGHT AVE.

GLOWSTONE CT.

SOLAR CREST AVE.

NEW DAWN WAY

SHIMMERING SKY ST.

FUTURE VIEW ST.

VISIONARY ST.

DREAMSCAPE ST.

CLEARBROOK WAY

ENDEAVOR ST.

LASTER LN.

GLOWSTONE ST.

CLOUD DRIFT AVE.

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HOPEWELL TRAIL AVE.

HOMEDALE ROAD

GEM STATE AVE.

LIGHTFALL DR.

LUMINOUS ST.

RADIANT VIEW AVE.

BLUE HORIZON AVE.

SUNSCAPE AVE.

FARMWAY RD.

ZEPHYR RIDGE ST.

AIRGLOW ST.

GALEVIEW ST.

GENTLE RISE ST.

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BLISSFUL BEND WAY

RESTFUL RIDGE ST.

A RIDGE ST.

PEAKVIEW ST.

ASPIRE AVE.

SKYBORNE AVE.

COMET CREST ST.

FARMWAY ROAD

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HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

PHASING PLAN

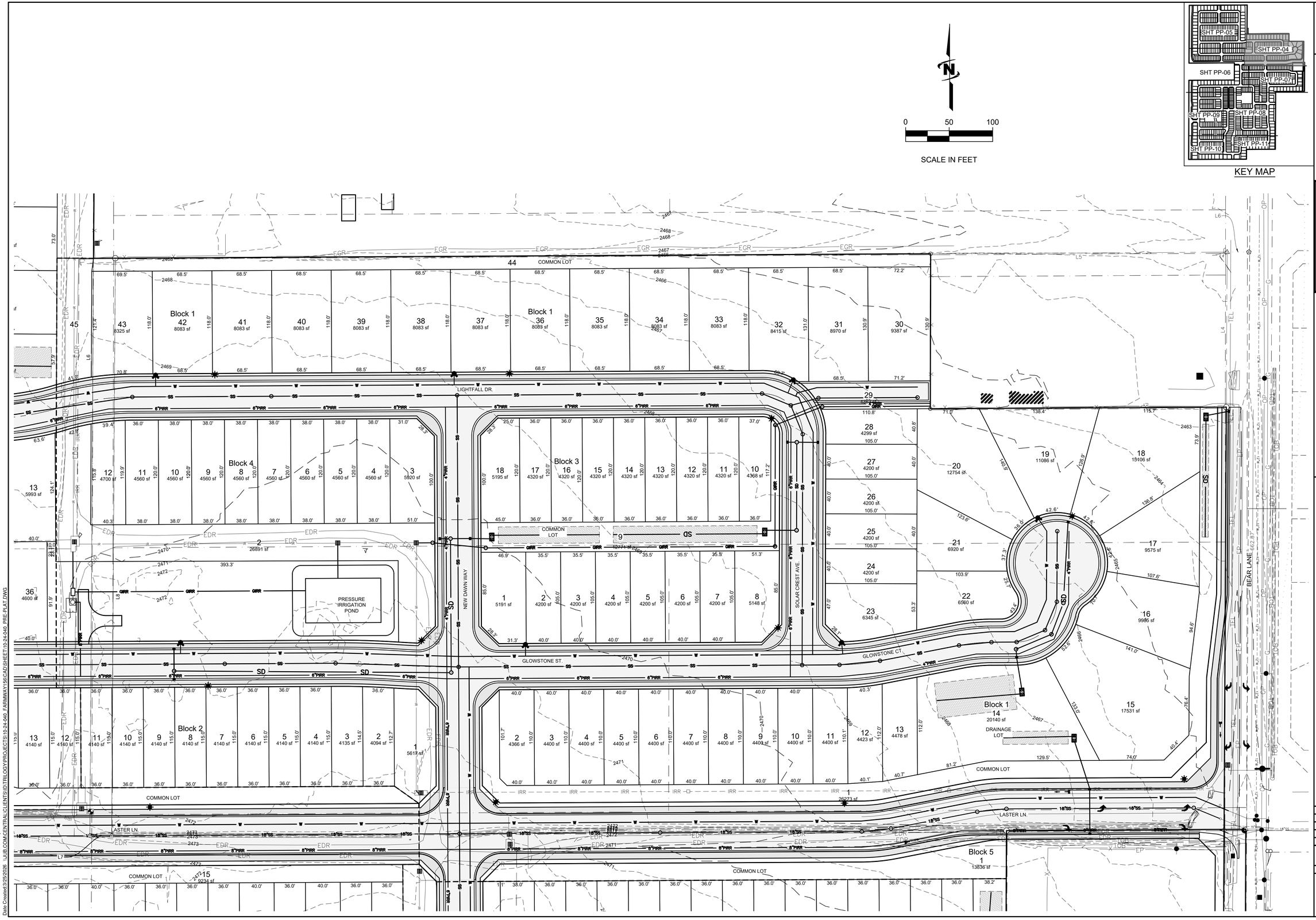
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JUB PROJ. # : 10-24-040
DRAWN BY: SAS
DESIGN BY: EJE
CHECKED BY: MEP

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 6/10/2026

SHEET NUMBER:
PP-03

Plot Date:7/9/2026 4:34 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG



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PROFESSIONAL ENGINEER
REGISTERED
11704
STATE OF IDAHO
MATT E. PRICE
10/7/2026

REUSE OF DRAWINGS
IT IS A VIOLATION OF STATUTORY COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

EXISTING AND PROPOSED CONDITIONS

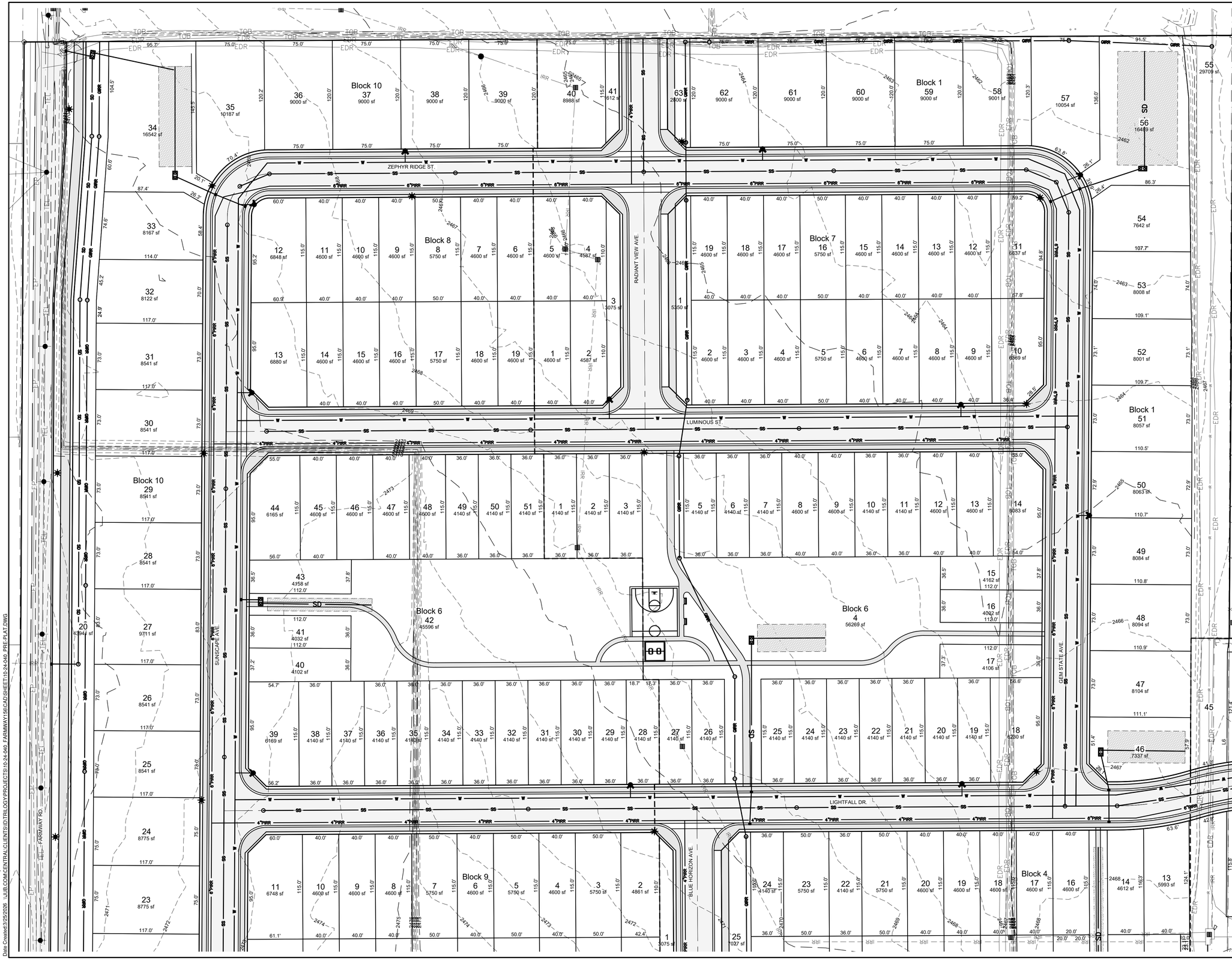
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JUB PROJ. # : 10-24-040
DRAWN BY: SAS
DESIGN BY: EJE
CHECKED BY: MEP

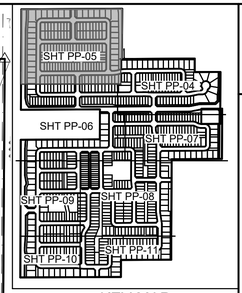
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LAST UPDATED: 6/10/2026

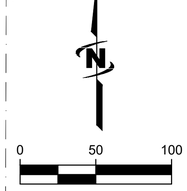
SHEET NUMBER:
PP-04

Plot Date:7/9/2026 3:20 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG





KEY MAP



SCALE IN FEET

J-U-B ENGINEERS, INC.

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2760 W. Excursion Lane
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STATE OF IDAHO
MATT E. PRICE
6/10/2026

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HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

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FILE : 10-24-040_PRE-PLAT
JUB PROJ. # : 10-24-040
DRAWN BY: SAS
DESIGN BY: EJE
CHECKED BY: MEP

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 6/10/2026

SHEET NUMBER:

PP-05

Plot Date:7/3/2026 3:21 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG

PHASE 3

PHASE 2

KEY MAP

SHT PP-05
SHT PP-04
SHT PP-06
SHT PP-07
SHT PP-09
SHT PP-08
SHT PP-10
SHT PP-11

SUNSCAPE AVE.
GLOWSTONE ST.
BLUE HORIZON AVE.
LASTER LN.
FARMWAY RD.
COMMON LOT
DRAINAGE LOT
PIONEER IRRIGATION LOT
SHIMMERING SKY ST.
AIRGLOW ST.
CLOUD DRIFT AVE.

Block 9
Block 10
Block 4
Block 2
Block 17
Block 18
Block 13
Block 14
Block 20
Block 21
Block 23

0 50 100
SCALE IN FEET

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7/9/2026

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CALDWELL, IDAHO

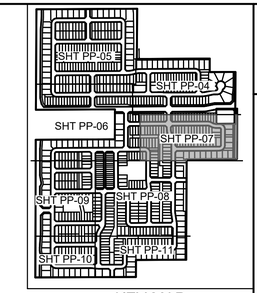
EXISTING AND PROPOSED CONDITIONS

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JUB PROJ. # : 10-24-040
DRAWN BY: SAS
DESIGN BY: EJE
CHECKED BY: MEP
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/10/2026

SHEET NUMBER:
PP-06

Plot Date:7/9/2026 3:22 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOG\YPROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG





KEY MAP

0 150 300

SCALE IN FEET

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PROFESSIONAL ENGINEER REGISTERED 11704 STATE OF IDAHO MATT E. PRICE 7/09/2026

REUSE OF DRAWINGS:
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

EXISTING AND PROPOSED CONDITIONS

FILE :	10-24-040_PRE-PLAT
JUB PROJ. # :	10-24-040
DRAWN BY:	SAS
DESIGN BY:	EJE
CHECKED BY:	MEP

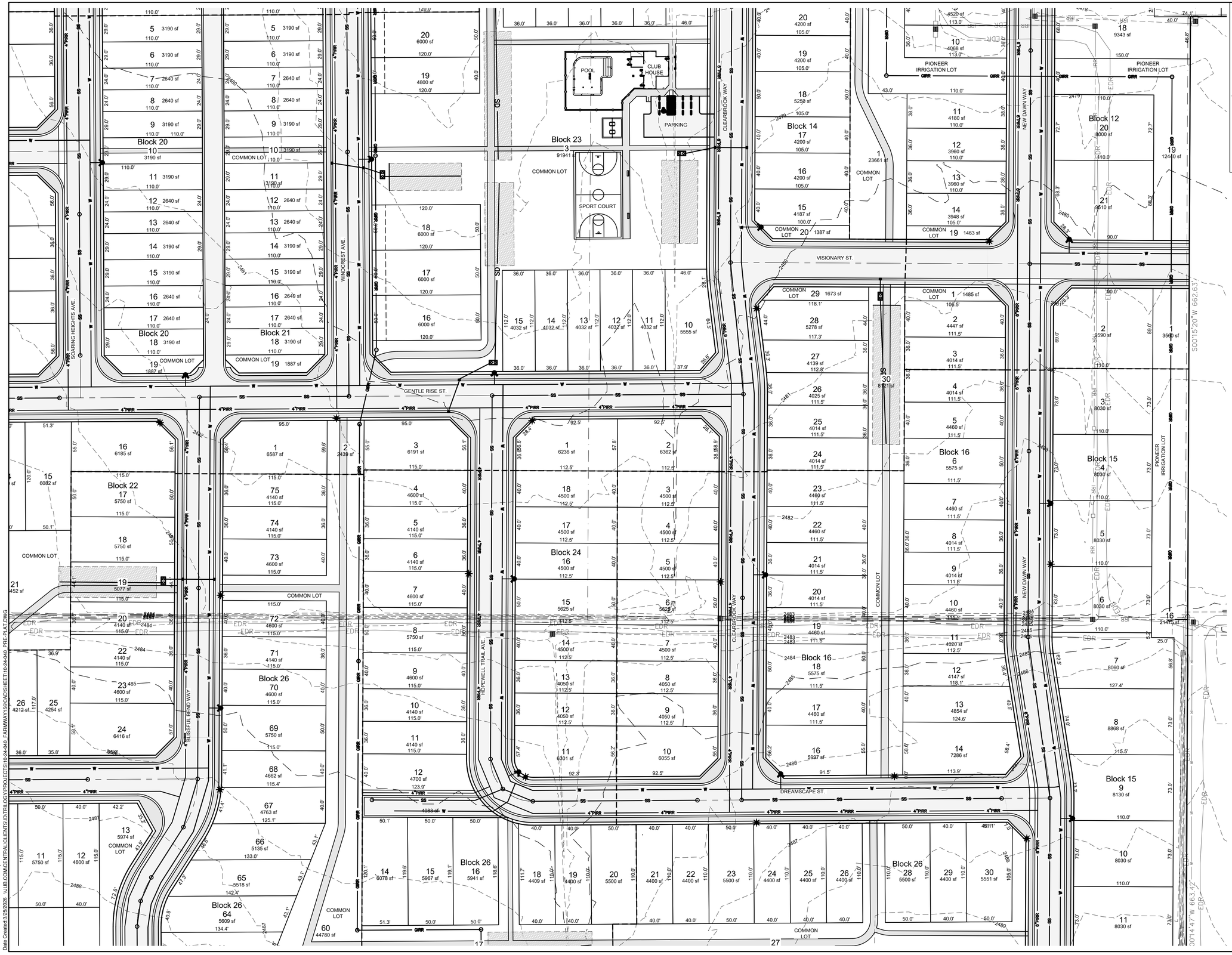
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AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 6/10/2026

SHEET NUMBER:

PP-07

Plot Date:7/9/2026 3:22 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040 FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
REGISTERED
11704
STATE OF IDAHO
MATT E. PRICE
7/09/2026

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HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

EXISTING AND PROPOSED CONDITIONS

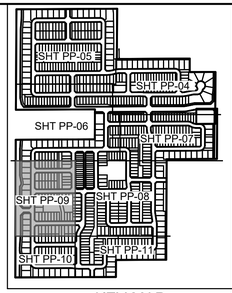
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LAST UPDATED: 6/10/2026

SHEET NUMBER:

PP-08

Plot Date:7/9/2026 3:23 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG





KEY MAP

0 50 100

SCALE IN FEET

J-U-B ENGINEERS, INC.

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CALDWELL, IDAHO

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FILE :	10-24-040_PRE-PLAT
JUB PROJ. # :	10-24-040
DRAWN BY:	SAS
DESIGN BY:	EJE
CHECKED BY:	MEP

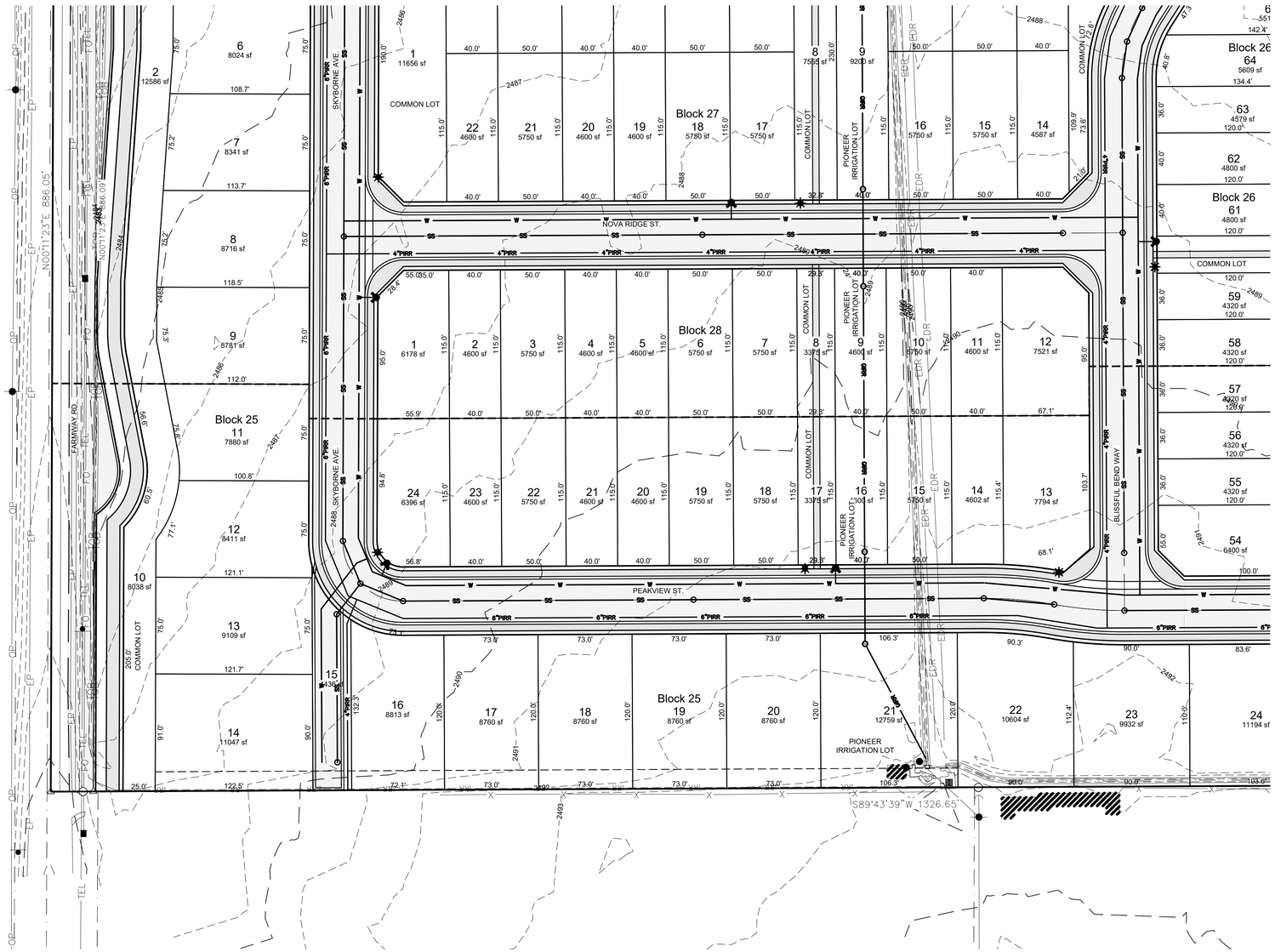
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LAST UPDATED: 6/10/2026

SHEET NUMBER:

PP-09

Plot Date:7/9/2026 3:24 PM Plotted By: Everett Earnest
Date Created3:2/5/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG



SCALE IN FEET

KEY MAP

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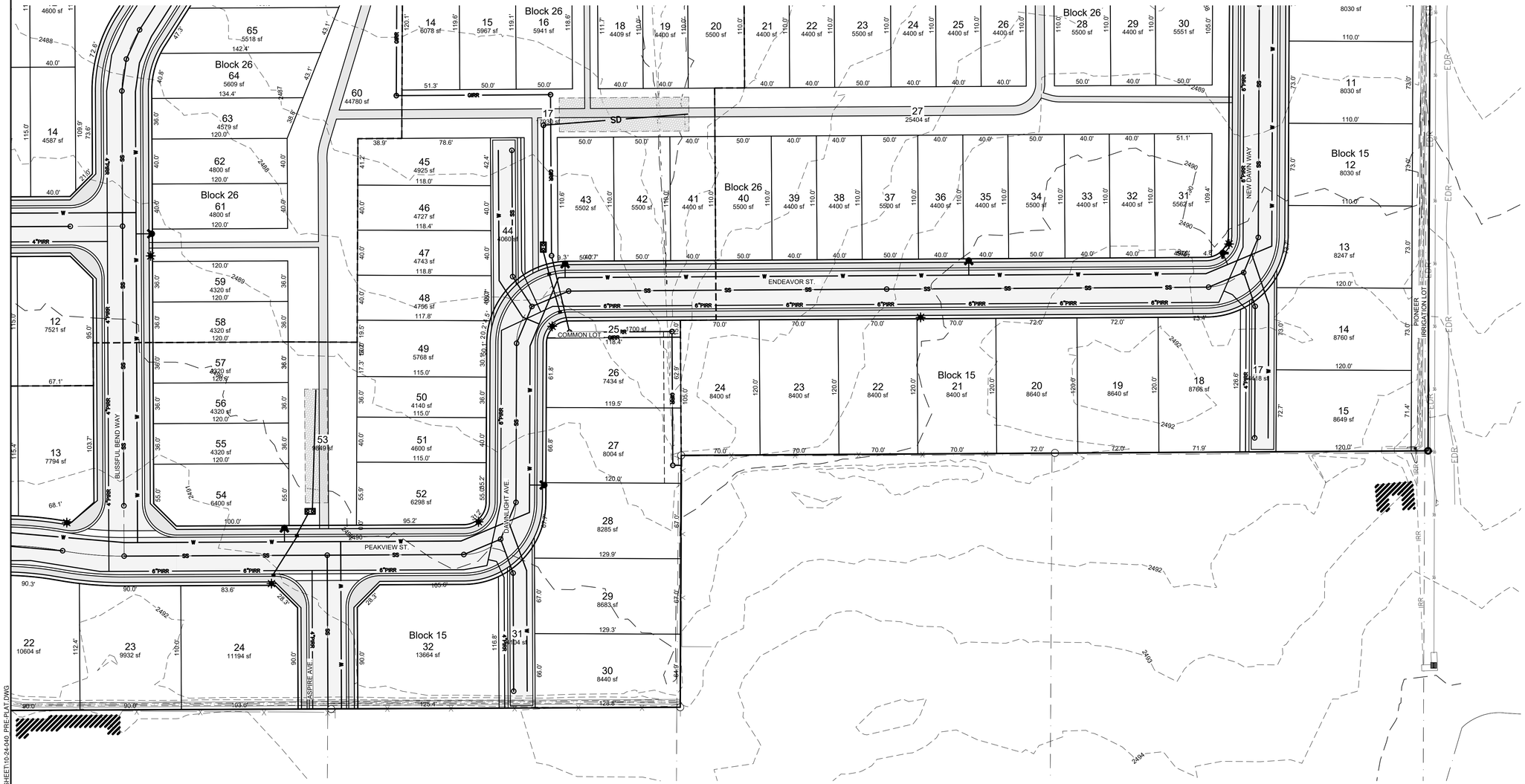
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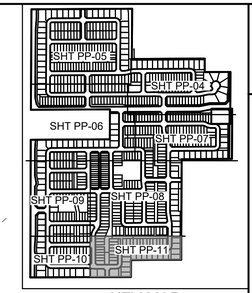
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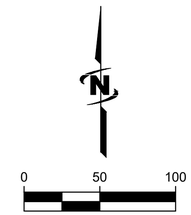
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Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG

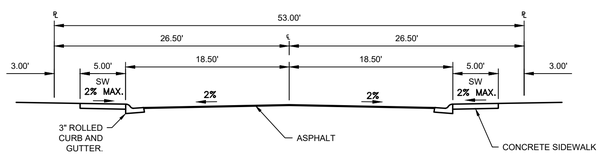


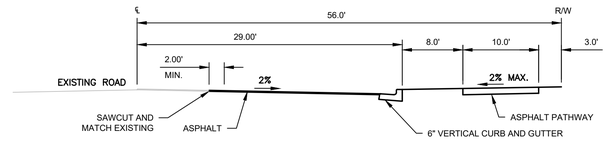


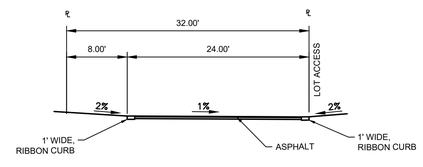
KEY MAP

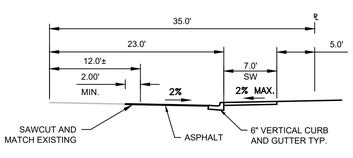


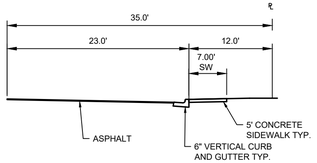
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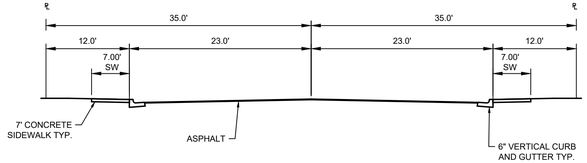


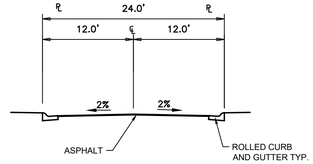












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HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

EXISTING AND PROPOSED CONDITIONS

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JUB PROJ. # : 10-24-040
DRAWN BY: SAS
DESIGN BY: EJE
CHECKED BY: MEP
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/10/2026

SHEET NUMBER:
PP-11

Plot Date:7/9/2026 3:25 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040 FARMWAY 56\CAD\SHEET\10-24-040_PRE-PLAT.DWG

OPEN SPACE TABLE

PARCEL NAME	SQ. FT.	ACRES	TYPE	USE	% QUALIFIED	QUALIFIED
BLOCK 1 LOT 1	26273 BUFFER	0.60 BUFFER	COMMON	BUFFER	50 BUFFER	0.30
BLOCK 1 LOT 14	20140 DRAIN	0.46 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.46
BLOCK 1 LOT 44	14441 BUFFER	0.33 BUFFER	COMMON	BUFFER	50 BUFFER	0.16
BLOCK 1 LOT 45	5630 GIRR NQ	0.13 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 1 LOT 46	7337 DRAIN	0.17 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.17
BLOCK 1 LOT 55	29709 GIRR NQ	0.68 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 1 LOT 56	16489 DRAIN	0.38 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.38
BLOCK 1 LOT 63	2800 BUFFER	0.06 BUFFER	COMMON	BUFFER	100 BUFFER	0.06
BLOCK 2 LOT 1	5617 GIRR NQ	0.13 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 2 LOT 15	25569 BUFFER 2194 OPEN	0.59 BUFFER 0.05 OPEN	COMMON	BUFFER OPEN SPACE	50 BUFFER 100 OPEN	0.34
BLOCK 3 LOT 9	12771 OPEN	0.29 OPEN	COMMON	OPEN SPACE	100 OPEN	0.29
BLOCK 4 LOT 1	36034 DRAIN	0.83 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.83
BLOCK 4 LOT 2	26891 GIRR NQ	0.62 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 4 LOT 15	4600 OPEN	0.11 OPEN	COMMON	OPEN SPACE	100 OPEN	0.11
BLOCK 4 LOT 25	7027 BUFFER	0.16 BUFFER	COMMON	BUFFER	100 BUFFER	0.16
BLOCK 5 LOT 1	13836 BUFFER	0.32 BUFFER	COMMON	BUFFER	50 BUFFER	0.16
BLOCK 5 LOT 2	2040 BUFFER	0.05 BUFFER	COMMON	BUFFER	100 BUFFER	0.05
BLOCK 5 LOT 18	5364 DRAIN	0.12 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.12
BLOCK 6 LOT 4	56269 OPEN	1.29 OPEN	COMMON	OPEN SPACE	100 OPEN	1.29
BLOCK 6 LOT 42	45596 OPEN	1.05 OPEN	COMMON	OPEN SPACE	100 OPEN	1.05
BLOCK 7 LOT 1	5350 BUFFER	0.12 BUFFER	COMMON	BUFFER	100 BUFFER	0.12
BLOCK 8 LOT 3	3075 BUFFER	0.07 BUFFER	COMMON	BUFFER	100 BUFFER	0.07
BLOCK 9 LOT 1	3075 BUFFER	0.07 BUFFER	COMMON	BUFFER	100 BUFFER	0.07
BLOCK 10 LOT 1	1991 BUFFER	0.04 BUFFER	COMMON	BUFFER	50 BUFFER	0.02
BLOCK 10 LOT19	3960 OPEN	0.09 OPEN	COMMON	OPEN SPACE	100 OPEN	0.09
BLOCK 10 LOT 20	43941 BUFFER	1.01 BUFFER	COMMON	BUFFER	50 BUFFER	0.50
BLOCK 10 LOT 34	16542 DRAIN	0.38 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.38
BLOCK 10 LOT 41	1612 BUFFER	0.04 BUFFER	COMMON	BUFFER	100 BUFFER	0.04
BLOCK 11 LOT 1	31671 OPEN	0.73 OPEN	COMMON	OPEN SPACE	100 OPEN	0.73
BLOCK 12 LOT 3	2940 OPEN	0.08 OPEN	COMMON	OPEN SPACE	100 OPEN	0.08
BLOCK 12 LOT 7	9247 BUFFER	0.21 BUFFER	COMMON	BUFFER	50 BUFFER	0.10
BLOCK 12 LOT 19	12440 GIRR NQ	0.29 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 13 LOT 1	4729 GIRR NQ	0.11 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 13 LOT 14	2963 BUFFER	0.07 BUFFER	COMMON	BUFFER	100 BUFFER	0.07
BLOCK 13 LOT 15	9234 BUFFER	0.21 BUFFER	COMMON	BUFFER	50 BUFFER	0.11
BLOCK 14 LOT 1	23661 OPEN	0.54 OPEN	COMMON	OPEN SPACE	100 OPEN	0.54
BLOCK 14 LOT 2	26066 GIRR NQ	0.60 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 14 LOT 3	4589 OPEN	0.11 OPEN	COMMON	OPEN SPACE	100 OPEN	0.11
BLOCK 14 LOT 19	1367 BUFFER NQ	0.03 BUFFER NQ	COMMON	BUFFER	0 BUFFER	0.00
BLOCK 14 LOT 20	1463 BUFFER NQ	0.03 BUFFER NQ	COMMON	BUFFER	0 BUFFER	0.00
BLOCK 14 LOT 23	2105 OPEN	0.05 OPEN	COMMON	OPEN SPACE	100 OPEN	0.05
BLOCK 14 LOT 34	13535 OPEN	0.31 OPEN	COMMON	OPEN SPACE	100 OPEN	0.31
BLOCK 14 LOT 36	8876 OPEN	0.20 OPEN	COMMON	OPEN SPACE	100 OPEN	0.20
BLOCK 15 LOT 1	3560 GIRR NQ	0.08 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 15 LOT 16	21475 GIRR NQ	0.49 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 16 LOT 1	1485 BUFFER NQ	0.03 BUFFER NQ	COMMON	BUFFER	0 BUFFER	0.00
BLOCK 16 LOT 15	12243 OPEN	0.28 OPEN	COMMON	OPEN SPACE	100 OPEN	0.28
BLOCK 16 LOT 29	1673 BUFFER	0.04 BUFFER	COMMON	BUFFER	100 BUFFER	0.04
BLOCK 16 LOT 30	9349 OPEN	0.21 OPEN	COMMON	OPEN SPACE	100 OPEN	0.21
BLOCK 17 LOT 1	2200 BUFFER	0.05 BUFFER	COMMON	BUFFER	50 BUFFER	0.02
BLOCK 17 LOT 2	16647 DRAIN	0.38 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.38
BLOCK 17 LOT 13	4400 GIRR NQ	0.10 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 17 LOT 19	16647 DRAIN	0.38 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.38
BLOCK 17 LOT 30	23799 BUFFER	0.55 BUFFER	COMMON	BUFFER	50 BUFFER	0.27
BLOCK 18 LOT 3	4400 GIRR NQ	0.10 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 18 LOT 4	2337 OPEN	0.05 OPEN	COMMON	OPEN SPACE	100 OPEN	0.05
BLOCK 18 LOT 19	2337 OPEN	0.05 OPEN	COMMON	OPEN SPACE	100 OPEN	0.05
BLOCK 18 LOT 20	4400 GIRR NQ	0.10 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 19 LOT 10	5199 OPEN	0.12 OPEN	COMMON	OPEN SPACE	100 OPEN	0.12
BLOCK 19 LOT 11	8800 GIRR NQ	0.20 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 20 LOT 1	1887 BUFFER	0.04 BUFFER	COMMON	BUFFER	100 BUFFER	0.04
BLOCK 20 LOT 10	3190 OPEN	0.07 OPEN	COMMON	OPEN SPACE	100 OPEN	0.07
BLOCK 20 LOT 19	1887 BUFFER	0.04 BUFFER	COMMON	BUFFER	100 BUFFER	0.04
BLOCK 21 LOT 1	1888 BUFFER	0.04 BUFFER	COMMON	BUFFER	100 BUFFER	0.04
BLOCK 21 LOT 10	3190 OPEN	0.07 OPEN	COMMON	OPEN SPACE	100 OPEN	0.07
BLOCK 21 LOT 19	1887 BUFFER	0.04 BUFFER	COMMON	BUFFER	100 BUFFER	0.04
BLOCK 22 LOT 1	7429 DRAIN	0.17 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.17
BLOCK 22 LOT 11	33939 OPEN	0.78 OPEN	COMMON	OPEN SPACE	100 OPEN	0.78
BLOCK 22 LOT 12	10241 GIRR NQ	0.24 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 22 LOT 19	5077 DRAIN	0.12 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.12
BLOCK 22 LOT 21	16452 OPEN	0.38 OPEN	COMMON	OPEN SPACE	100 OPEN	0.38
BLOCK 22 LOT 28	4640 GIRR NQ	0.11 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 22 LOT 29	3051 OPEN	0.07 OPEN	COMMON	OPEN SPACE	100 OPEN	0.07
BLOCK 23 LOT 3	102653 OPEN	2.36 OPEN	COMMON	OPEN SPACE	100 OPEN	2.36

TOTAL AREA: 156.83 AC.
TOTAL COMMON AREA: 25.39 AC. (16.2%)
QUALIFIED COMMON AREA: 18.13 AC. (11.6%)

THE AREA NUMBERS SHOWN ABOVE ARE THE CORRECT TOTALS FOR BOTH TOTAL COMMON AREA AND QUALIFIED COMMON AREA. THE TOTAL OF THE NUMBERS ON THE OPEN SPACE TABLE MAY DIFFER DUE TO CONVERTING SQUARE FEET TO ACRES OF THE INDIVIDUAL COMMON AREAS.

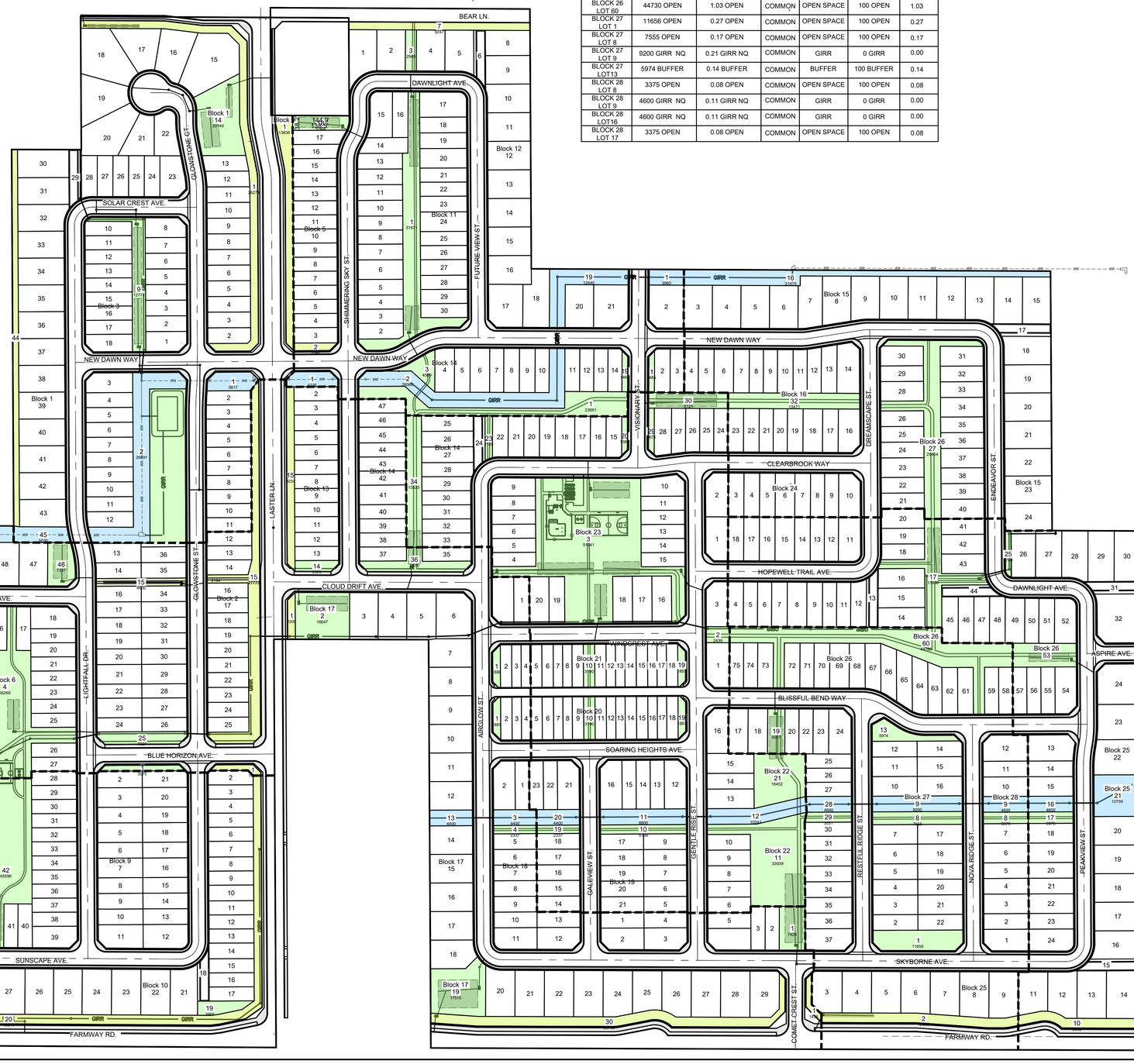
QUALIFYING OPEN SPACE

REQUIRED BUFFER

PIONEER IRRIGATION DISTRICT EASEMENT

OPEN SPACE TABLE

PARCEL NAME	SQ. FT.	ACRES	TYPE	USE	% QUALIFIED	QUALIFIED
BLOCK 25 LOT 1	1835 BUFFER	0.04 BUFFER	COMMON	BUFFER	50 BUFFER	0.02
BLOCK 25 LOT 2	12586 BUFFER	0.29 BUFFER	COMMON	BUFFER	50 BUFFER	0.14
BLOCK 25 LOT 10	8038 BUFFER	0.18 BUFFER	COMMON	BUFFER	50 BUFFER	0.09
BLOCK 25 LOT 20	12759 GIRR NQ	0.29 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 26 LOT 2	2439 OPEN	0.06 OPEN	COMMON	OPEN SPACE	100 OPEN	0.06
BLOCK 26 LOT 17	17930 OPEN	0.41 OPEN	COMMON	OPEN SPACE	100 OPEN	0.41
BLOCK 26 LOT 27	254040 OPEN	0.58 OPEN	COMMON	OPEN SPACE	100 OPEN	0.58
BLOCK 26 LOT 53	9849 OPEN	0.23 OPEN	COMMON	OPEN SPACE	100 OPEN	0.23
BLOCK 26 LOT 60	44730 OPEN	1.03 OPEN	COMMON	OPEN SPACE	100 OPEN	1.03
BLOCK 27 LOT 1	11656 OPEN	0.27 OPEN	COMMON	OPEN SPACE	100 OPEN	0.27
BLOCK 27 LOT 8	7555 OPEN	0.17 OPEN	COMMON	OPEN SPACE	100 OPEN	0.17
BLOCK 27 LOT 9	9200 GIRR NQ	0.21 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 27 LOT13	5974 BUFFER	0.14 BUFFER	COMMON	BUFFER	100 BUFFER	0.14
BLOCK 28 LOT 8	3375 OPEN	0.08 OPEN	COMMON	OPEN SPACE	100 OPEN	0.08
BLOCK 28 LOT 9	4600 GIRR NQ	0.11 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 28 LOT16	4600 GIRR NQ	0.11 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 28 LOT 17	3375 OPEN	0.08 OPEN	COMMON	OPEN SPACE	100 OPEN	0.08



0 150 300

SCALE IN FEET

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	REVISION			

HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

OPEN SPACE PLAN

FILE : 10-24-040_OPEN SPACE PLAN
JUB PROJ. # : 10-24-040
DRAWN BY: SAS
DESIGN BY: EJE
CHECKED BY: MEP
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 7/9/2026

SHEET NUMBER:
PP-12

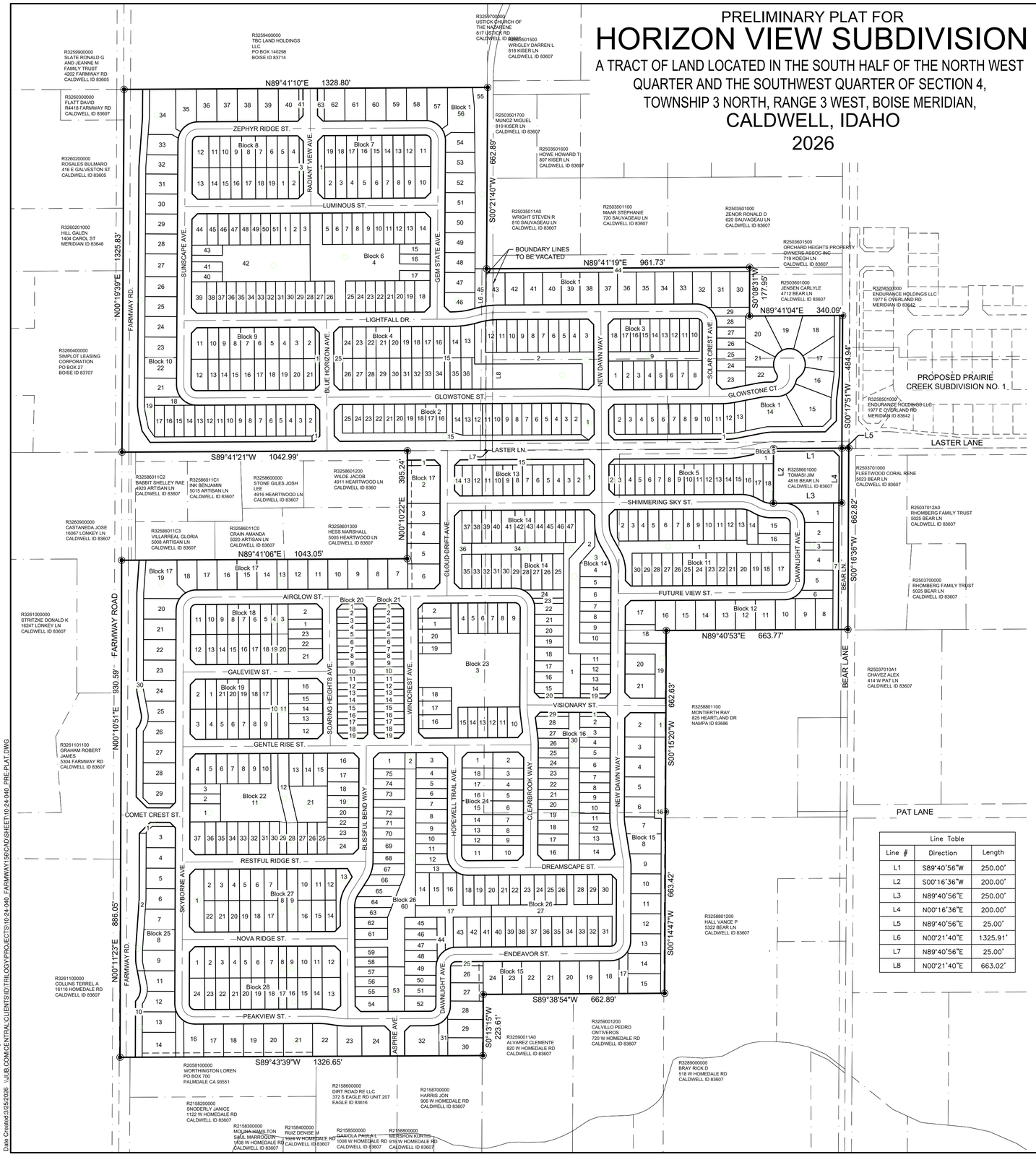
Plot Date:7/9/2026 3:30 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY 156\CAD\SHEET\10-24-040_OPEN SPACE PLAN.DWG

PRELIMINARY PLAT FOR
HORIZON VIEW SUBDIVISION

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTH WEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN,

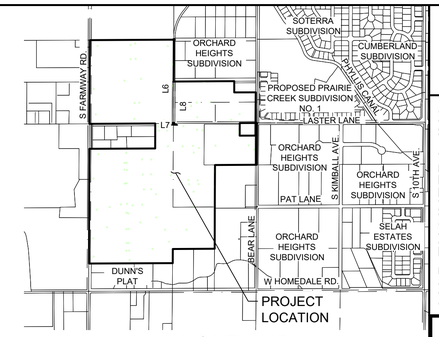
CALDWELL, IDAHO

2026



BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Lot Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Property Corner



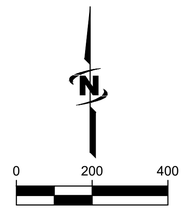
VICINITY MAP

SCALE: 1"=1200'

NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF CALDWELL STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
3. ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOTS 1, 14, 44, 46, 56 AND 63 OF BLOCK 1, LOT 25 OF BLOCK 2, LOT 3 OF BLOCK 3, LOTS 1, 15, AND 25 OF BLOCK 4, LOTS 1, 2, AND 18 OF BLOCK 5, LOTS 4 AND 42 OF BLOCK 6, LOT 1 OF BLOCK 7, LOT 3 OF BLOCK 8, LOT 1 OF BLOCK 9, LOTS 1, 19, 20, 34, AND 41 OF BLOCK 10, LOT 1 OF BLOCK 11, LOT 3 OF BLOCK 12, LOTS 1 AND 14 OF BLOCK 13, LOTS 1, 19, 20, 23, AND 35 OF BLOCK 14, LOT 25 OF BLOCK 15, LOTS 1, 15, 29, AND 30 OF BLOCK 16, LOTS 1 , 2, 19, AND 30, OF BLOCK 17, LOTS 4,AND 19 OF BLOCK 18, LOT 10 OF BLOCK 19, LOTS 1 AND 19 OF BLOCK 20, LOT 1 AND 19 OF BLOCK 21,LOTS 1, 12, 19, AND 21, OF BLOCK 22, LOT 3 OF BLOCK 23, LOTS 1, 2, AND 10, OF BLOCK 25, LOTS 2, 17, 27, 53, AND 60, OF BLOCK 26, LOTS 1, 8, AND 13, OF BLOCK 27, LOTS 8 AND 17, OF BLOCK 28, WHICH ARE COMMON AREA DRAINAGE STORAGE LOTS. LOT 29 OF BLOCK 1, LOT 18 OF BLOCK 10, LOT 6 OF BLOCK 12, LOT 24 OF BLOCK 14, LOTS 17 AND 31 OF BLOCK 15, LOT 15 OF BLOCK 25, LOTS 13, AND 44 OF BLOCK 26 ARE SHARED DRIVEWAY LOTS. LOTS 45 AND 55 OF BLOCK 1, LOT 1 OF BLOCK 2, LOTS 1 AND 2, OF BLOCK 3, LOT 2 OF BLOCK 4, LOT 18 OF BLOCK 12, LOT1 OF BLOCK 13, LOT 2 OF BLOCK 14, LOTS 1 AND 16 OF BLOCK 15, LOT 13 OF BLOCK 17 LOTS 4 AND 19 OF BLOCK 18, LOT 11 OF BLOCK 19, LOTS 12 AND 28, OF BLOCK 22, LOT 21 OF BLOCK 25, LOT 9 OF BLOCK 27, LOTS 9 AND 16 OF BLOCK 28 ARE EASEMENTS FOR PIONEER IRRIGATION DISTRICT FOR THE PIONEER LATERAL AND THE INTERURBAN LATERAL.
4. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM THE CONSTRUCTED PRESSURE IRRIGATION SYSTEM AND SHALL BE MAINTAINED AND OPERATED BY CITY OF CALDWELL.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF CALDWELL.
9. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF CALDWELL.
10. IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
11. LANDSCAPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAN. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
13. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
14. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
15. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16027C0240 G, COMMUNITY PANEL NO. 0240 G AND MAP NO. 10627C0375 F, COMMUNITY PANEL NO. 0375 F WHICH BEAR AN EFFECTIVE DATE OF JUNE 7, 2019 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
16. THIS PRELIMINARY PLAT MEETS THE REQUIREMENTS OF CITY OF CALDWELL CODE WITH NO EXCEPTIONS NOTED PER THE BEST OF THE PREPARERS KNOWLEDGE.

LEGEND



SCALE IN FEET

- SANITARY SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION PIPE
- PRESSURE IRRIGATION LINE
- STORM DRAIN LINE
- CENTERLINE
- LOT LINE
- 6" VERTICAL CURB & GUTTER
- ROLLED CURB & GUTTER
- 5' SIDEWALK
- SEWER MANHOLE
- DITCH FLOW LINE
- IRRIGATION MANHOLE
- STREET LIGHT
- TREE DECIDUOUS
- TREE CONIFER
- EDGE OF PAVEMENT
- GAS LINE
- FENCE LINE
- FIRE HYDRANT
- STORM DRAIN SYSTEM
- CATCH BASIN

LAND USE SUMMARY

TOTAL AREA:	156.83 AC.
TOTAL LOTS:	822 LOTS
RESIDENTIAL LOTS:	721 LOTS
COMMON AREA LOTS:	92 LOTS
SHARED DRIVEWAY LOTS:	9 LOTS
RESIDENTIAL DENSITY:	4.60 DU/AC
TOTAL COMMON AREA:	25.39 AC. (16.2%)
QUALIFIED COMMON AREA:	18.13 AC. (11.6%)
AVERAGE LOT SIZE:	5,534 S.F.
SMALLEST LOT:	2,640 S.F.
EXISTING ZONE:	R-1
PROPOSED ZONE:	R-2

Line Table

Line #	Direction	Length
L1	S89°40'56"W	250.00'
L2	S00°16'36"W	200.00'
L3	N89°40'56"E	250.00'
L4	N00°16'36"E	200.00'
L5	N89°40'56"E	25.00'
L6	N00°21'40"E	1325.91'
L7	N89°40'56"E	25.00'
L8	N00°21'40"E	663.02'

OWNER

ENDURANCE HOLDINGS LLC
1977 E OVERLAND RD
MERIDIAN ID 83642

DEVELOPER

TRILOGY DEVELOPMENT
SHAWN BROWNLEE
9839 W. CABLE CAR ST.
SUITE #101
BOISE, IDAHO 83709
208-895-8858

LAND SURVEYOR

MICHAEL BYRNS, P.L.S.
IDAHO SURVEY GROUP
9955 W. EMERALD
BOISE, ID 83704
208-3846.8570

CIVIL ENGINEER

MATT E. PRICE, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LN.
STE. 400
MERIDIAN, ID 83642
208-376-7330

J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

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NO.	DESCRIPTION	BY	APP'I	DATE
	REVISION			

HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

BOUNDARY AND PROJECT INFORMATION

FILE : 10-24-040_PRE-PLAT
JUB PROJ. # : 10-24-040
DRAWN BY: SAS
DESIGN BY: EJE
CHECKED BY: MEP

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 7/9/2026

SHEET NUMBER:
PP-01

Plot Date:7/13/2026 7:24 AM Plotted By: Matt Price
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG

PROPOSED PRAIRIE CREEK SUBDIVISION

BEAR LANE

HOMEDALE ROAD

FARMWAY ROAD

L6

L7

L8

0 150 300

SCALE IN FEET

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	REVISION			

HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

DEMOLITION AND NATURAL FEATURES PLAN

FILE :	10-24-040_PRE-PLAT
JUB PROJ. # :	10-24-040
DRAWN BY:	SAS
DESIGN BY:	EJE
CHECKED BY:	MEP

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 6/10/2026

SHEET NUMBER:

PP-02

Plot Date:7/9/2026 3:19 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG

PROPOSED PRAIRIE CREEK SUBDIVISION

BEAR LANE

PHASE BREAKDOWN

PHASE 1:	78 RES. LOTS
PHASE 2:	98 RES. LOTS
PHASE 3:	91 RES. LOTS
PHASE 4:	75 RES. LOTS
PHASE 5:	77 RES. LOTS
PHASE 6:	101 RES. LOTS
PHASE 7:	69 RES. LOTS
PHASE 8:	66 RES. LOTS
PHASE 9:	66 RES. LOTS
TOTAL:	721 RES. LOTS

N

0 150 300

SCALE IN FEET

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

PHASE 7

PHASE 8

PHASE 9

CLUBHOUSE AREA

DRAINAGE

BEAR LN.

DAWNLIGHT AVE.

GLOWSTONE CT.

SOLAR CREST AVE.

NEW DAWN WAY

SHIMMERING SKY ST.

FUTURE VIEW ST.

VISIONARY ST.

DREAMSCAPE ST.

CLEARBROOK WAY

ENDEAVOR ST.

LASTER LN.

GLOWSTONE ST.

CLOUD DRIFT AVE.

WINDCREST AVE.

HOPEWELL TRAIL AVE.

HOMEDALE ROAD

GEM STATE AVE.

LIGHTFALL DR.

LUMINOUS ST.

RADIANT VIEW AVE.

BLUE HORIZON AVE.

SUNSCAPE AVE.

FARMWAY RD.

ZEPHYR RIDGE ST.

AIRGLOW ST.

GALEVIEW ST.

GENTLE RISE ST.

SOARING HEIGHTS AVE.

BLISSFUL BEND WAY

RESTFUL RIDGE ST.

A RIDGE ST.

PEAKVIEW ST.

ASPIRE AVE.

SKYBORNE AVE.

COMET CREST ST.

FARMWAY ROAD

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642

Phone: 208.376.7330
www.jub.com

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HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

PHASING PLAN

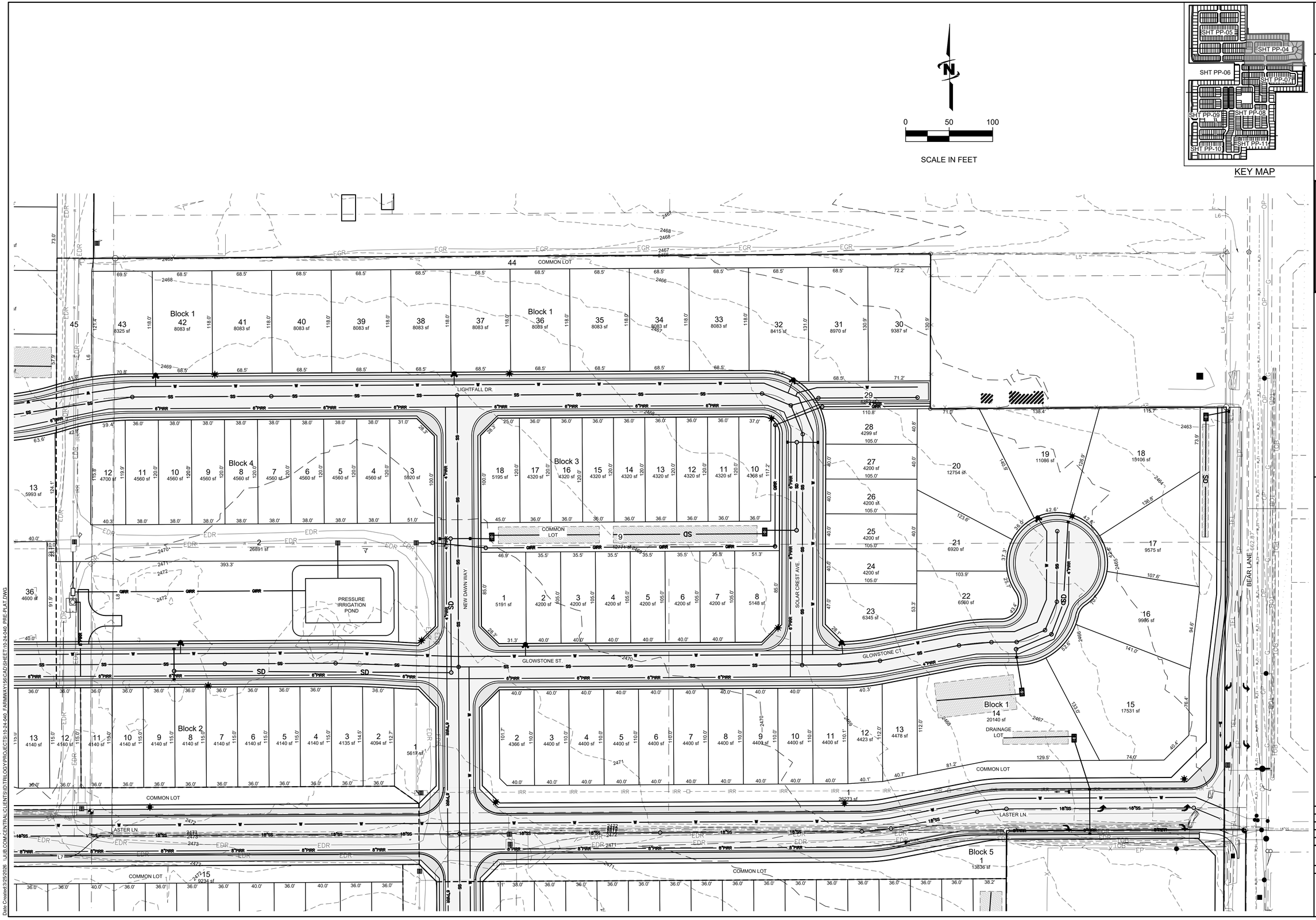
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DRAWN BY: SAS
DESIGN BY: EJE
CHECKED BY: MEP

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LAST UPDATED: 6/10/2026

SHEET NUMBER:
PP-03

Plot Date:7/9/2026 4:34 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG



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STATE OF IDAHO
MATT E. PRICE
10/7/2026

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HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

EXISTING AND PROPOSED CONDITIONS

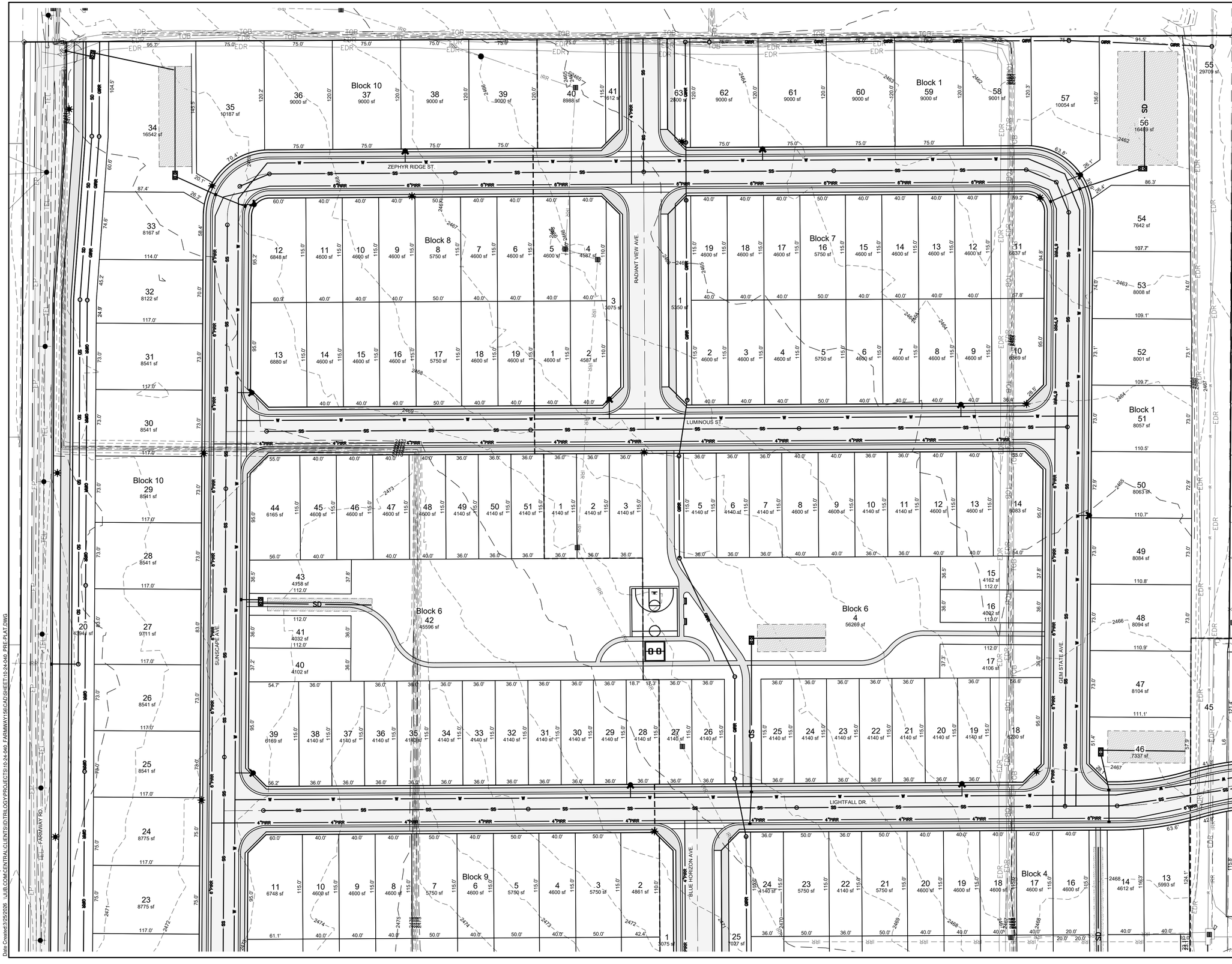
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JUB PROJ. # : 10-24-040
DRAWN BY: SAS
DESIGN BY: EJE
CHECKED BY: MEP

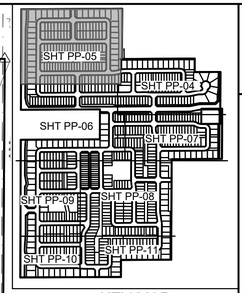
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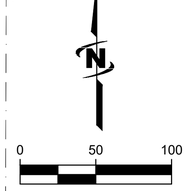
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PP-04

Plot Date:7/9/2026 3:20 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG





KEY MAP



SCALE IN FEET

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Suite 400
Meridian, ID 83642
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6/10/2026

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LAST UPDATED: 6/10/2026

SHEET NUMBER:

PP-05

Plot Date:7/3/2026 3:21 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG

PHASE 3

PHASE 2

KEY MAP

SHT PP-05
SHT PP-04
SHT PP-06
SHT PP-07
SHT PP-09
SHT PP-08
SHT PP-10
SHT PP-11

SUNSCAPE AVE.
GLOWSTONE ST.
BLUE HORIZON AVE.
LASTER LN.
FARMWAY RD.
COMMON LOT
DRAINAGE LOT
PIONEER IRRIGATION LOT
SHIMMERING SKY ST.
AIRGLOW ST.
CLOUD DRIFT AVE.

Block 9
Block 10
Block 4
Block 2
Block 17
Block 18
Block 13
Block 14
Block 20
Block 21
Block 23

0 50 100
SCALE IN FEET

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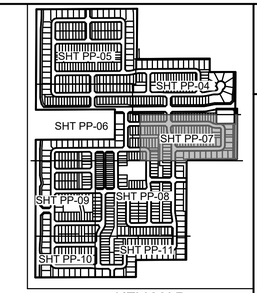
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SHEET NUMBER:
PP-06

Plot Date:7/9/2026 3:22 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOG\YPROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG





KEY MAP

0 150 300

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CALDWELL, IDAHO

EXISTING AND PROPOSED CONDITIONS

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JUB PROJ. # :	10-24-040
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DESIGN BY:	EJE
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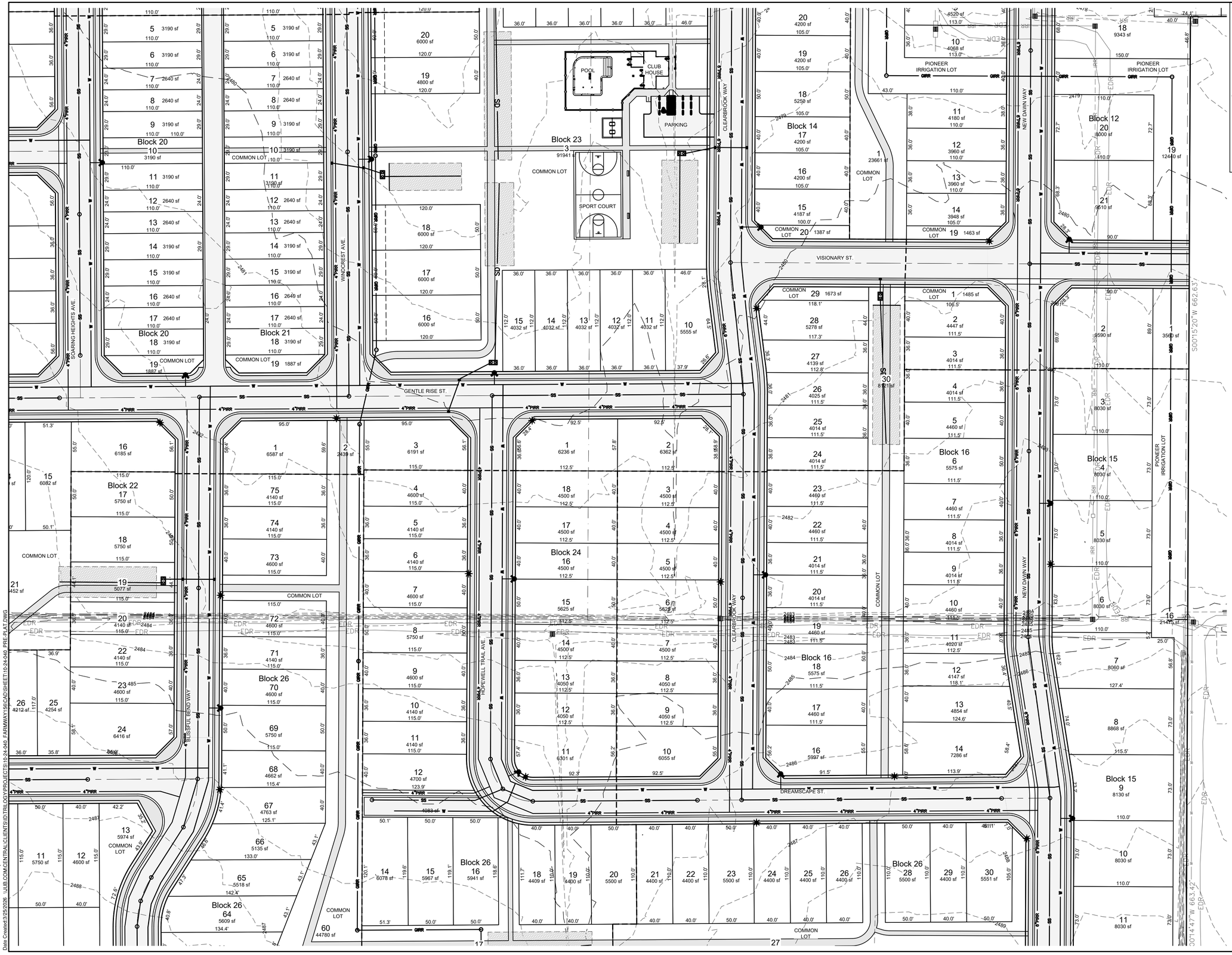
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LAST UPDATED: 6/10/2026

SHEET NUMBER:

PP-07

Plot Date:7/9/2026 3:22 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040 FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG



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CALDWELL, IDAHO

EXISTING AND PROPOSED CONDITIONS

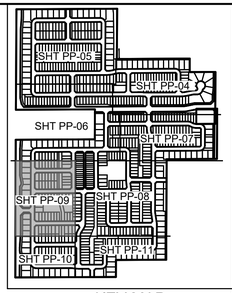
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JUB PROJ. # : 10-24-040
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DESIGN BY: EJE
CHECKED BY: MEP
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/10/2026

SHEET NUMBER:

PP-08

Plot Date:7/9/2026 3:23 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG





KEY MAP

0 50 100

SCALE IN FEET

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MATT E. PRICE
10/7/2026

REUSE OF DRAWINGS:
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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

EXISTING AND PROPOSED CONDITIONS

FILE :	10-24-040_PRE-PLAT
JUB PROJ. # :	10-24-040
DRAWN BY:	SAS
DESIGN BY:	EJE
CHECKED BY:	MEP

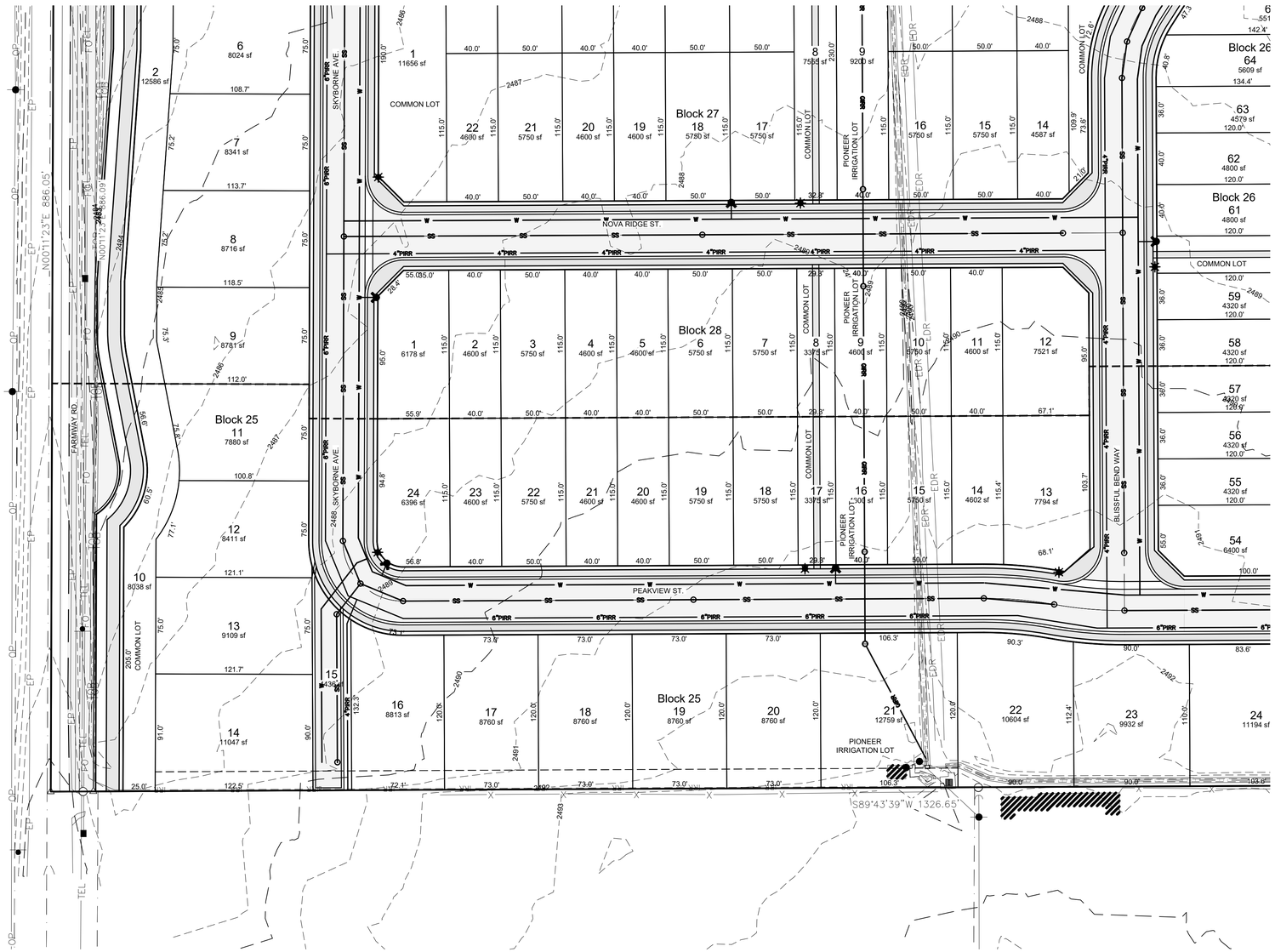
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AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 6/10/2026

SHEET NUMBER:

PP-09

Plot Date:7/9/2026 3:24 PM Plotted By: Everett Earnest
Date Created3:2/5/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG



SCALE IN FEET

KEY MAP

J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER REGISTERED 11704 STATE OF IDAHO MATT E. PRICE 6/10/2026

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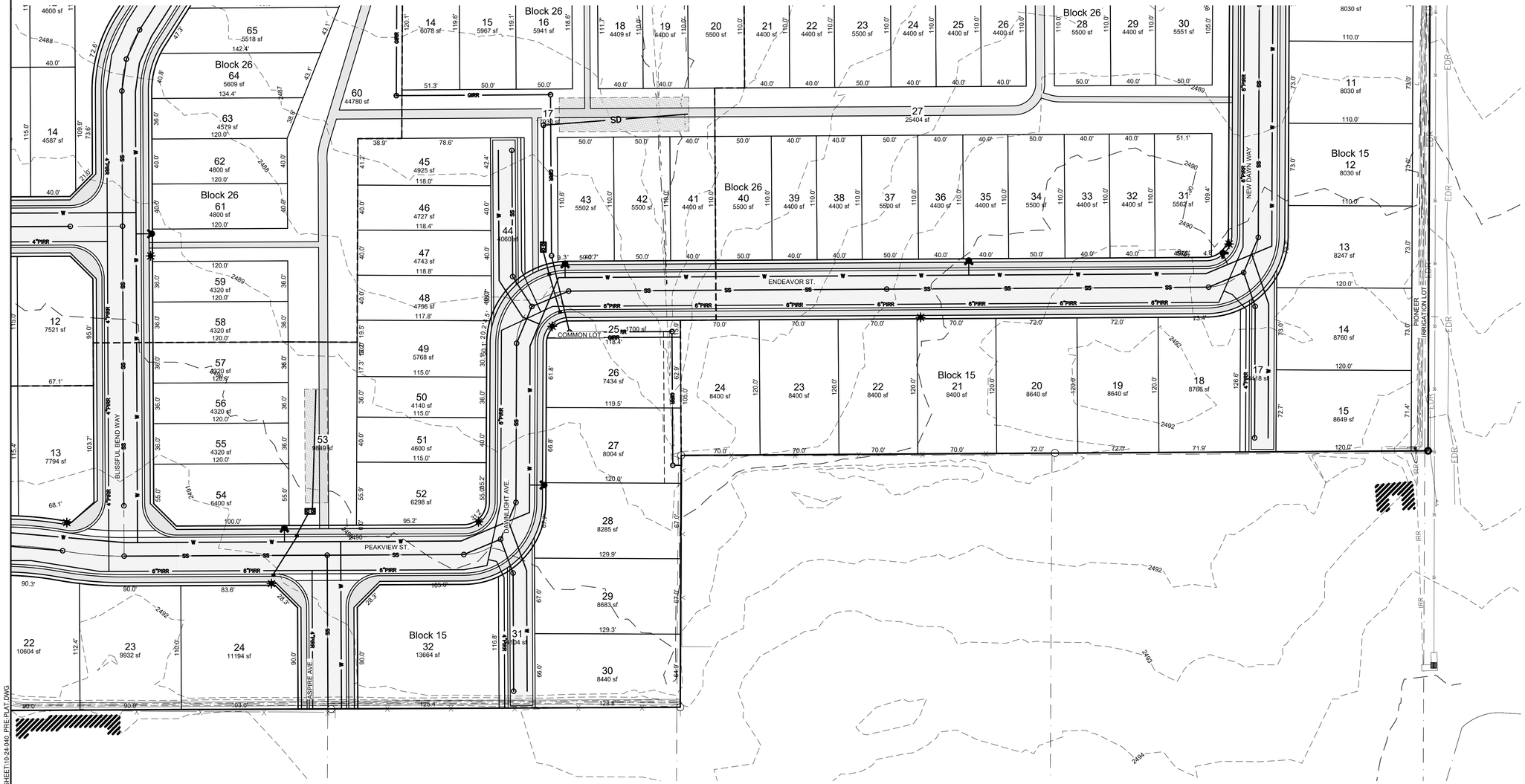
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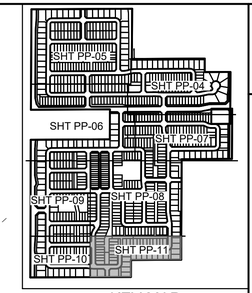
LAST UPDATED: 6/10/2026

SHEET NUMBER:

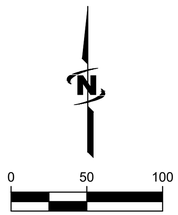
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Plot Date:7/9/2026 3:25 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY156\CAD\SHEET\10-24-040_PRE-PLAT.DWG

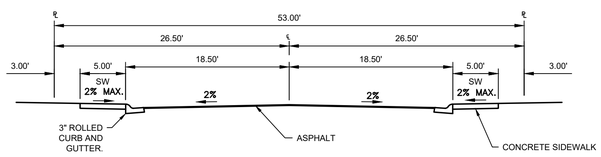


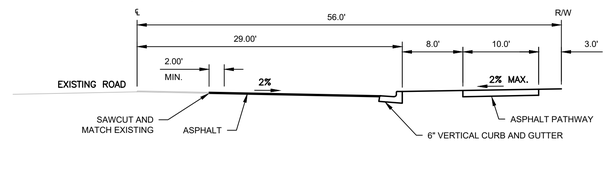


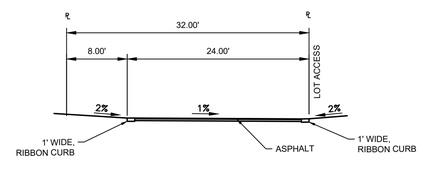
KEY MAP

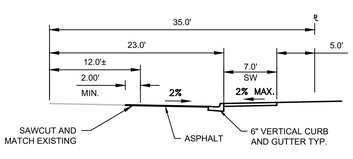


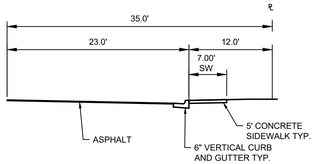
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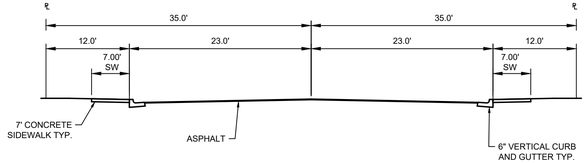


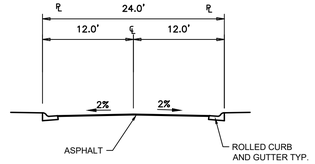












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HORIZON VIEW SUBDIVISION
CALDWELL, IDAHO

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JUB PROJ. # : 10-24-040
DRAWN BY: SAS
DESIGN BY: EJE
CHECKED BY: MEP
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/10/2026

SHEET NUMBER:
PP-11

Plot Date:7/9/2026 3:25 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040 FARMWAY 56\CAD\SHEET\10-24-040_PRE-PLAT.DWG

OPEN SPACE TABLE

PARCEL NAME	SQ. FT.	ACRES	TYPE	USE	% QUALIFIED	QUALIFIED
BLOCK 1 LOT 1	26273 BUFFER	0.60 BUFFER	COMMON	BUFFER	50 BUFFER	0.30
BLOCK 1 LOT 14	20140 DRAIN	0.46 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.46
BLOCK 1 LOT 44	14441 BUFFER	0.33 BUFFER	COMMON	BUFFER	50 BUFFER	0.16
BLOCK 1 LOT 45	5630 GIRR NQ	0.13 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 1 LOT 46	7337 DRAIN	0.17 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.17
BLOCK 1 LOT 55	29709 GIRR NQ	0.68 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 1 LOT 56	16489 DRAIN	0.38 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.38
BLOCK 1 LOT 63	2800 BUFFER	0.06 BUFFER	COMMON	BUFFER	100 BUFFER	0.06
BLOCK 2 LOT 1	5617 GIRR NQ	0.13 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 2 LOT 15	25569 BUFFER 2194 OPEN	0.59 BUFFER 0.05 OPEN	COMMON	BUFFER OPEN SPACE	50 BUFFER 100 OPEN	0.34
BLOCK 3 LOT 9	12771 OPEN	0.29 OPEN	COMMON	OPEN SPACE	100 OPEN	0.29
BLOCK 4 LOT 1	36034 DRAIN	0.83 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.83
BLOCK 4 LOT 2	26891 GIRR NQ	0.62 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 4 LOT 15	4600 OPEN	0.11 OPEN	COMMON	OPEN SPACE	100 OPEN	0.11
BLOCK 4 LOT 25	7027 BUFFER	0.16 BUFFER	COMMON	BUFFER	100 BUFFER	0.16
BLOCK 5 LOT 1	13836 BUFFER	0.32 BUFFER	COMMON	BUFFER	50 BUFFER	0.16
BLOCK 5 LOT 2	2040 BUFFER	0.05 BUFFER	COMMON	BUFFER	100 BUFFER	0.05
BLOCK 5 LOT 18	5364 DRAIN	0.12 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.12
BLOCK 6 LOT 4	56269 OPEN	1.29 OPEN	COMMON	OPEN SPACE	100 OPEN	1.29
BLOCK 6 LOT 42	45596 OPEN	1.05 OPEN	COMMON	OPEN SPACE	100 OPEN	1.05
BLOCK 7 LOT 1	5350 BUFFER	0.12 BUFFER	COMMON	BUFFER	100 BUFFER	0.12
BLOCK 8 LOT 3	3075 BUFFER	0.07 BUFFER	COMMON	BUFFER	100 BUFFER	0.07
BLOCK 9 LOT 1	3075 BUFFER	0.07 BUFFER	COMMON	BUFFER	100 BUFFER	0.07
BLOCK 10 LOT 1	1991 BUFFER	0.04 BUFFER	COMMON	BUFFER	50 BUFFER	0.02
BLOCK 10 LOT19	3960 OPEN	0.09 OPEN	COMMON	OPEN SPACE	100 OPEN	0.09
BLOCK 10 LOT 20	43941 BUFFER	1.01 BUFFER	COMMON	BUFFER	50 BUFFER	0.50
BLOCK 10 LOT 34	16542 DRAIN	0.38 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.38
BLOCK 10 LOT 41	1612 BUFFER	0.04 BUFFER	COMMON	BUFFER	100 BUFFER	0.04
BLOCK 11 LOT 1	31671 OPEN	0.73 OPEN	COMMON	OPEN SPACE	100 OPEN	0.73
BLOCK 12 LOT 3	2940 OPEN	0.08 OPEN	COMMON	OPEN SPACE	100 OPEN	0.08
BLOCK 12 LOT 7	9247 BUFFER	0.21 BUFFER	COMMON	BUFFER	50 BUFFER	0.10
BLOCK 12 LOT 19	12440 GIRR NQ	0.29 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 13 LOT 1	4729 GIRR NQ	0.11 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 13 LOT 14	2963 BUFFER	0.07 BUFFER	COMMON	BUFFER	100 BUFFER	0.07
BLOCK 13 LOT 15	9234 BUFFER	0.21 BUFFER	COMMON	BUFFER	50 BUFFER	0.11
BLOCK 14 LOT 1	23661 OPEN	0.54 OPEN	COMMON	OPEN SPACE	100 OPEN	0.54
BLOCK 14 LOT 2	26066 GIRR NQ	0.60 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 14 LOT 3	4589 OPEN	0.11 OPEN	COMMON	OPEN SPACE	100 OPEN	0.11
BLOCK 14 LOT 19	1367 BUFFER NQ	0.03 BUFFER NQ	COMMON	BUFFER	0 BUFFER	0.00
BLOCK 14 LOT 20	1463 BUFFER NQ	0.03 BUFFER NQ	COMMON	BUFFER	0 BUFFER	0.00
BLOCK 14 LOT 23	2105 OPEN	0.05 OPEN	COMMON	OPEN SPACE	100 OPEN	0.05
BLOCK 14 LOT 34	13535 OPEN	0.31 OPEN	COMMON	OPEN SPACE	100 OPEN	0.31
BLOCK 14 LOT 36	8876 OPEN	0.20 OPEN	COMMON	OPEN SPACE	100 OPEN	0.20
BLOCK 15 LOT 1	3560 GIRR NQ	0.08 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 15 LOT 16	21475 GIRR NQ	0.49 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 16 LOT 1	1485 BUFFER NQ	0.03 BUFFER NQ	COMMON	BUFFER	0 BUFFER	0.00
BLOCK 16 LOT 15	12243 OPEN	0.28 OPEN	COMMON	OPEN SPACE	100 OPEN	0.28
BLOCK 16 LOT 29	1673 BUFFER	0.04 BUFFER	COMMON	BUFFER	100 BUFFER	0.04
BLOCK 16 LOT 30	9349 OPEN	0.21 OPEN	COMMON	OPEN SPACE	100 OPEN	0.21
BLOCK 17 LOT 1	2200 BUFFER	0.05 BUFFER	COMMON	BUFFER	50 BUFFER	0.02
BLOCK 17 LOT 2	16647 DRAIN	0.38 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.38
BLOCK 17 LOT 13	4400 GIRR NQ	0.10 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 17 LOT 19	16647 DRAIN	0.38 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.38
BLOCK 17 LOT 30	23799 BUFFER	0.55 BUFFER	COMMON	BUFFER	50 BUFFER	0.27
BLOCK 18 LOT 3	4400 GIRR NQ	0.10 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 18 LOT 4	2337 OPEN	0.05 OPEN	COMMON	OPEN SPACE	100 OPEN	0.05
BLOCK 18 LOT 19	2337 OPEN	0.05 OPEN	COMMON	OPEN SPACE	100 OPEN	0.05
BLOCK 18 LOT 20	4400 GIRR NQ	0.10 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 19 LOT 10	5199 OPEN	0.12 OPEN	COMMON	OPEN SPACE	100 OPEN	0.12
BLOCK 19 LOT 11	8800 GIRR NQ	0.20 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 20 LOT 1	1887 BUFFER	0.04 BUFFER	COMMON	BUFFER	100 BUFFER	0.04
BLOCK 20 LOT 10	3190 OPEN	0.07 OPEN	COMMON	OPEN SPACE	100 OPEN	0.07
BLOCK 20 LOT 19	1887 BUFFER	0.04 BUFFER	COMMON	BUFFER	100 BUFFER	0.04
BLOCK 21 LOT 1	1888 BUFFER	0.04 BUFFER	COMMON	BUFFER	100 BUFFER	0.04
BLOCK 21 LOT 10	3190 OPEN	0.07 OPEN	COMMON	OPEN SPACE	100 OPEN	0.07
BLOCK 21 LOT 19	1887 BUFFER	0.04 BUFFER	COMMON	BUFFER	100 BUFFER	0.04
BLOCK 22 LOT 1	7429 DRAIN	0.17 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.17
BLOCK 22 LOT 11	33939 OPEN	0.78 OPEN	COMMON	OPEN SPACE	100 OPEN	0.78
BLOCK 22 LOT 12	10241 GIRR NQ	0.24 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 22 LOT 19	5077 DRAIN	0.12 DRAIN	COMMON	DRAINAGE	100 DRAINAGE	0.12
BLOCK 22 LOT 21	16452 OPEN	0.38 OPEN	COMMON	OPEN SPACE	100 OPEN	0.38
BLOCK 22 LOT 28	4640 GIRR NQ	0.11 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 22 LOT 29	3051 OPEN	0.07 OPEN	COMMON	OPEN SPACE	100 OPEN	0.07
BLOCK 23 LOT 3	102653 OPEN	2.36 OPEN	COMMON	OPEN SPACE	100 OPEN	2.36

TOTAL AREA: 156.83 AC.
TOTAL COMMON AREA: 25.39 AC. (16.2%)
QUALIFIED COMMON AREA: 18.13 AC. (11.6%)

THE AREA NUMBERS SHOWN ABOVE ARE THE CORRECT TOTALS FOR BOTH TOTAL COMMON AREA AND QUALIFIED COMMON AREA. THE TOTAL OF THE NUMBERS ON THE OPEN SPACE TABLE MAY DIFFER DUE TO CONVERTING SQUARE FEET TO ACRES OF THE INDIVIDUAL COMMON AREAS.

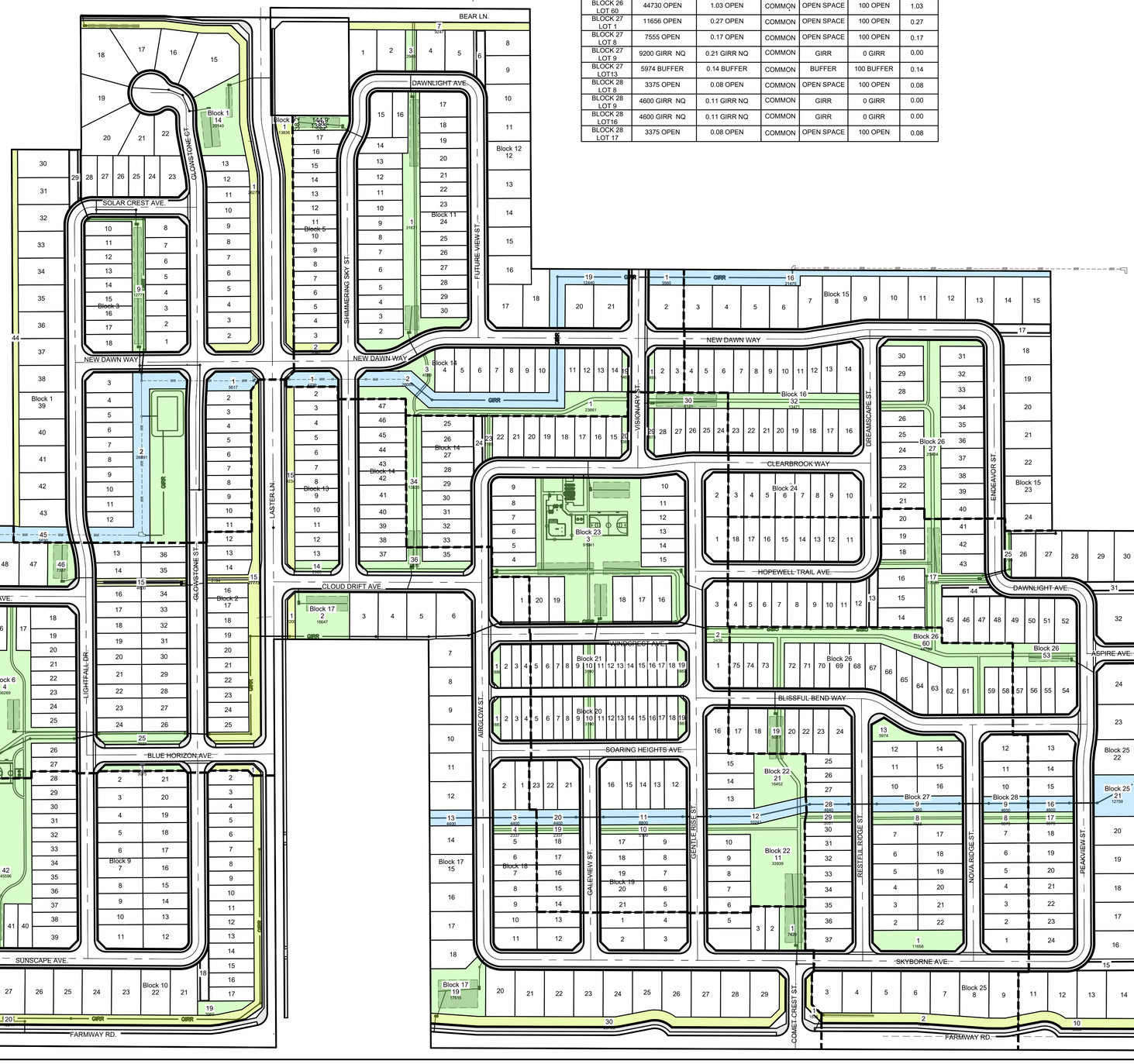
QUALIFYING OPEN SPACE

REQUIRED BUFFER

PIONEER IRRIGATION DISTRICT EASEMENT

OPEN SPACE TABLE

PARCEL NAME	SQ. FT.	ACRES	TYPE	USE	% QUALIFIED	QUALIFIED
BLOCK 25 LOT 1	1835 BUFFER	0.04 BUFFER	COMMON	BUFFER	50 BUFFER	0.02
BLOCK 25 LOT 2	12586 BUFFER	0.29 BUFFER	COMMON	BUFFER	50 BUFFER	0.14
BLOCK 25 LOT 10	8038 BUFFER	0.18 BUFFER	COMMON	BUFFER	50 BUFFER	0.09
BLOCK 25 LOT 20	12759 GIRR NQ	0.29 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 26 LOT 2	2439 OPEN	0.06 OPEN	COMMON	OPEN SPACE	100 OPEN	0.06
BLOCK 26 LOT 17	17930 OPEN	0.41 OPEN	COMMON	OPEN SPACE	100 OPEN	0.41
BLOCK 26 LOT 27	254040 OPEN	0.58 OPEN	COMMON	OPEN SPACE	100 OPEN	0.58
BLOCK 26 LOT 53	9849 OPEN	0.23 OPEN	COMMON	OPEN SPACE	100 OPEN	0.23
BLOCK 26 LOT 60	44730 OPEN	1.03 OPEN	COMMON	OPEN SPACE	100 OPEN	1.03
BLOCK 27 LOT 1	11656 OPEN	0.27 OPEN	COMMON	OPEN SPACE	100 OPEN	0.27
BLOCK 27 LOT 8	7555 OPEN	0.17 OPEN	COMMON	OPEN SPACE	100 OPEN	0.17
BLOCK 27 LOT 9	9200 GIRR NQ	0.21 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 27 LOT13	5974 BUFFER	0.14 BUFFER	COMMON	BUFFER	100 BUFFER	0.14
BLOCK 28 LOT 8	3375 OPEN	0.08 OPEN	COMMON	OPEN SPACE	100 OPEN	0.08
BLOCK 28 LOT 9	4600 GIRR NQ	0.11 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 28 LOT16	4600 GIRR NQ	0.11 GIRR NQ	COMMON	GIRR	0 GIRR	0.00
BLOCK 28 LOT 17	3375 OPEN	0.08 OPEN	COMMON	OPEN SPACE	100 OPEN	0.08



0 150 300

SCALE IN FEET

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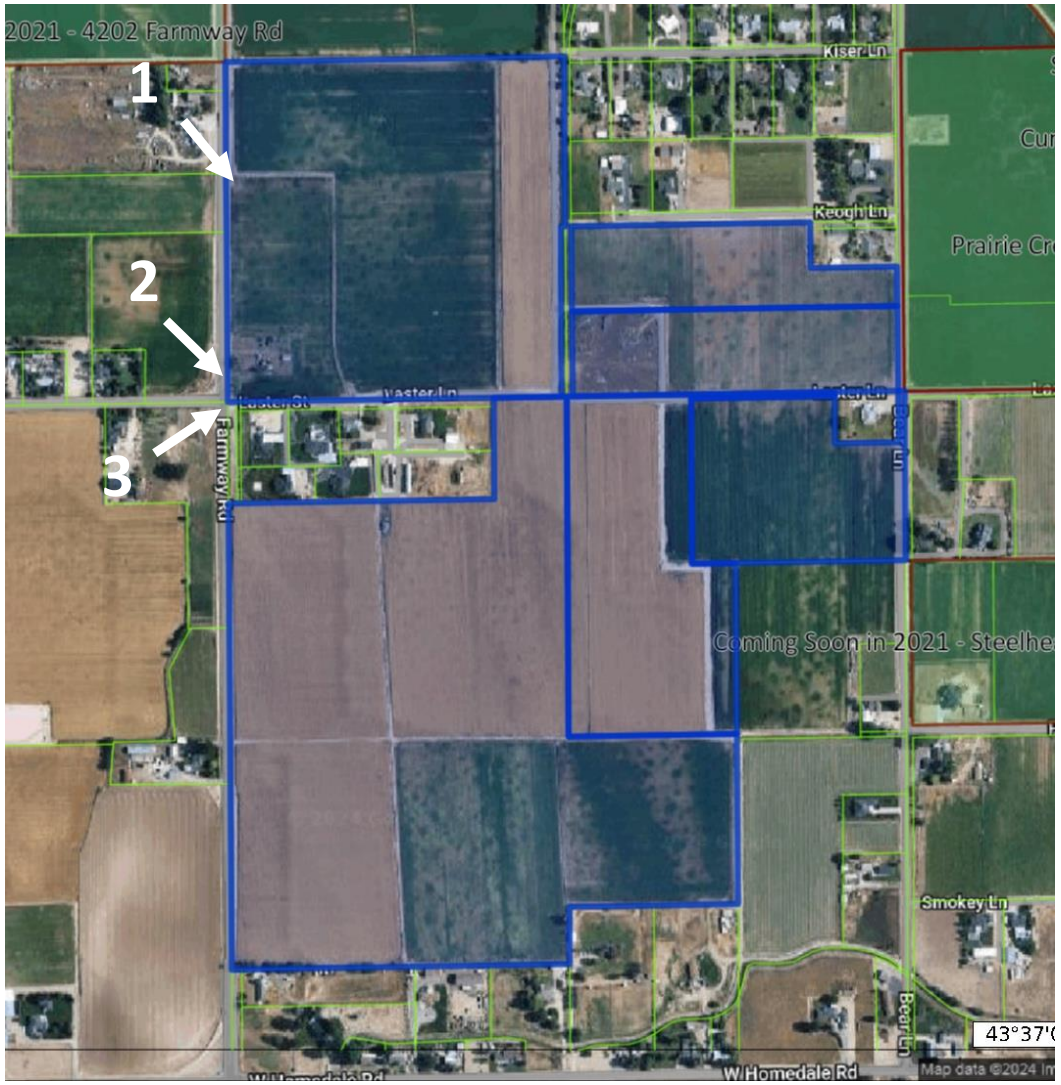
OPEN SPACE PLAN

FILE : 10-24-040_OPEN SPACE PLAN
JUB PROJ. # : 10-24-040
DRAWN BY: SAS
DESIGN BY: EJE
CHECKED BY: MEP
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 7/9/2026

SHEET NUMBER:
PP-12

Plot Date:7/9/2026 3:30 PM Plotted By: Everett Earnest
Date Created:3/25/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\10-24-040_FARMWAY 156\CAD\SHEET\10-24-040_OPEN SPACE PLAN.DWG

Site Photos from Farmway Road

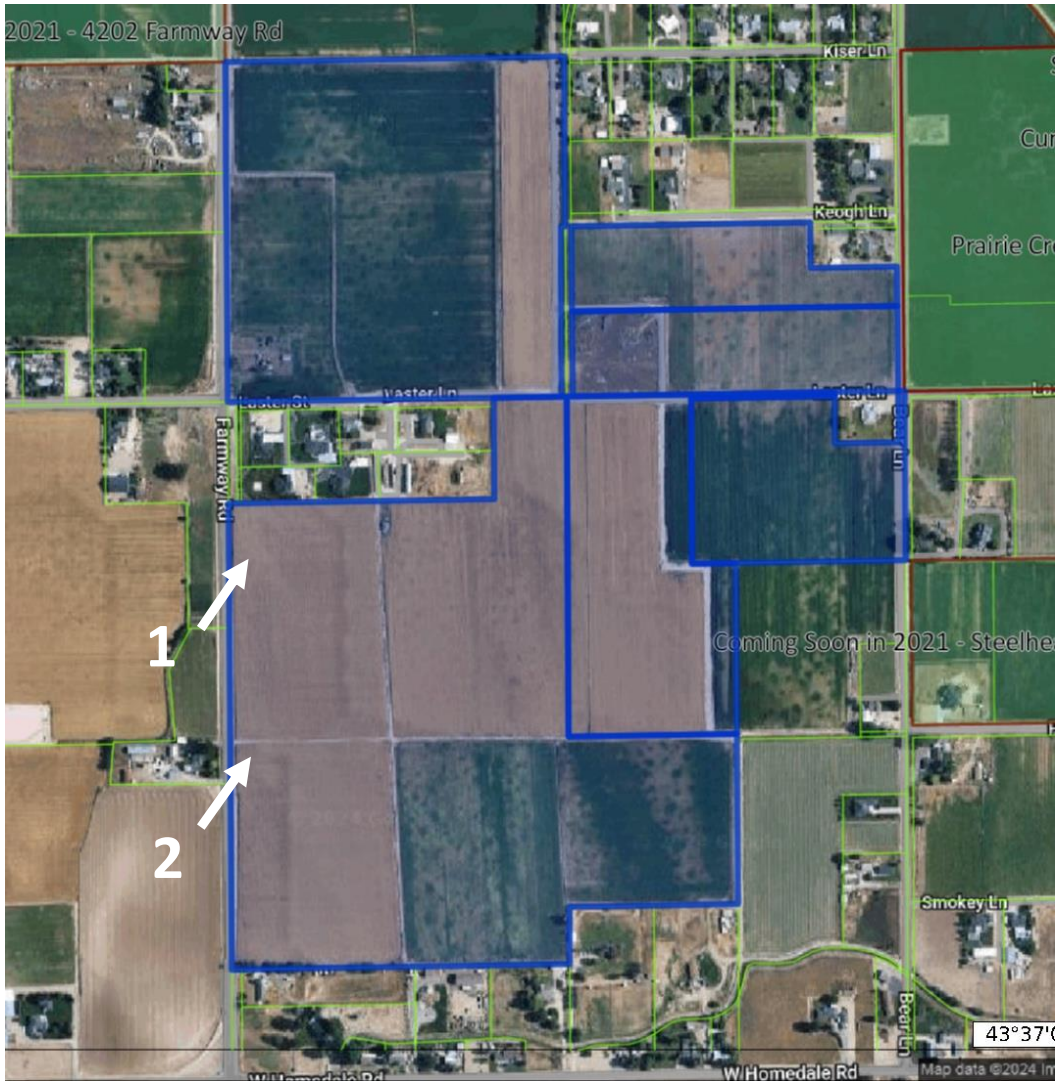








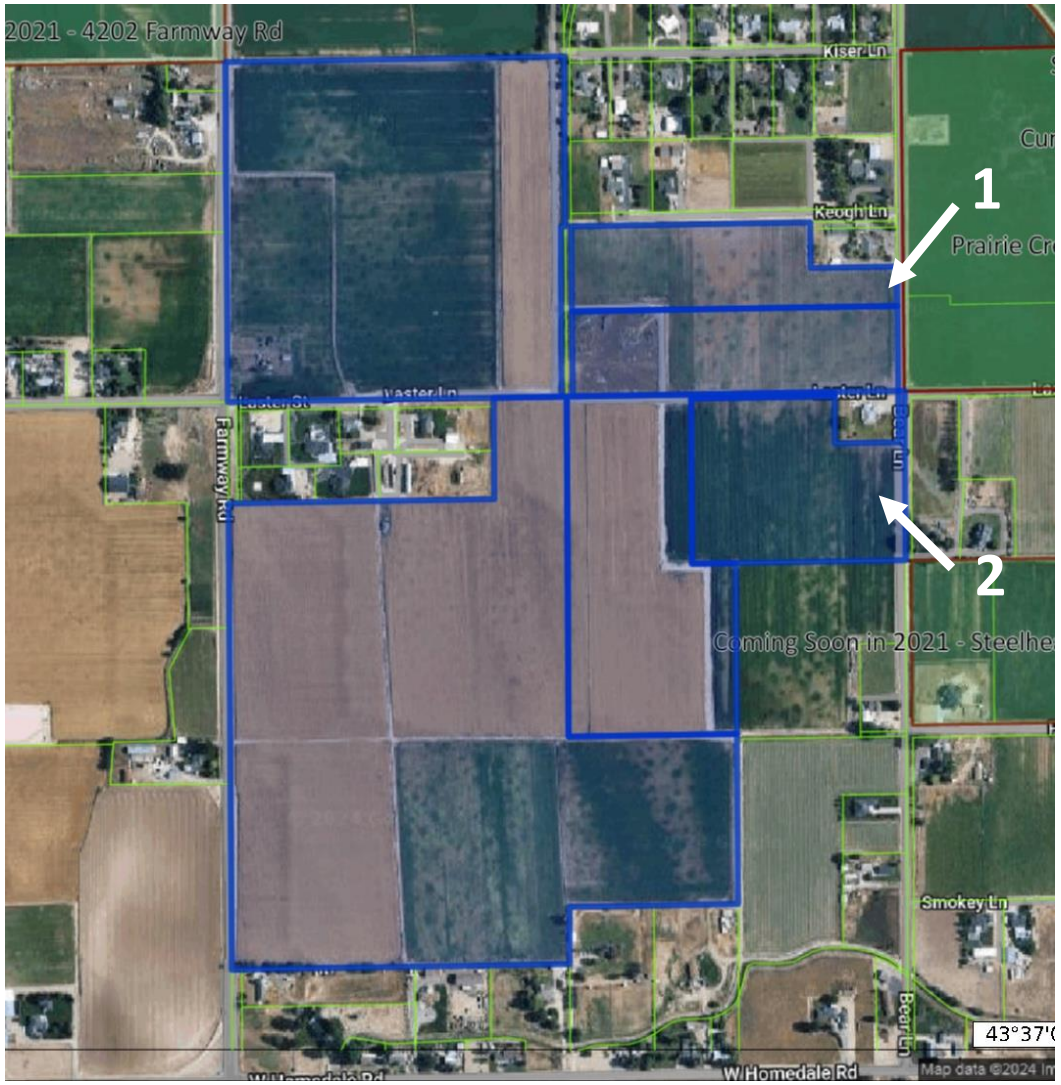
Site Photos from Farmway Road







Site Photos from Bear Lane







City of Caldwell
Planning and Zoning Department
621 Cleveland Blvd., Caldwell, Idaho, 83605
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

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 DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application	X	
Application Checklist	Copy of completed, signed and dated checklist	x	
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	X	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	X	
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.	X	
Neighborhood Meeting Information	The verification shall include: • A copy of the letter mailed by the applicant *(Min. 15 days prior to meeting)* • A copy of the 500' mailing list indicating all notified owners, residents and associations • A copy of the sign-up sheet from the meeting, with your signature *Note: Neighborhood meetings must have been held within four (4) months of application submission.*	X	
Photographs	Photographs of existing site conditions	X	
Project Narrative	Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.	X	
Concept Building Elevations	Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.	X	
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.	X	
Preliminary Plat	High resolution preliminary plat, to scale. See requirements for plan content in **Section II below**	X	
Landscape Plan	High resolution landscape plan, to scale. See requirements for landscape plan contents in **Section III below**	X	

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Planning and Zoning Department
621 Cleveland Blvd., Caldwell, Idaho, 83605
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

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").	X	
Subdivision Name and Location	The proposed subdivision name and location shall be provided on the plat and shall meet the following: • 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; • 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)	X	
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.	X	
Scale, North Arrow, and Plan Preparation Date	Scale, north arrow and date of preparation including dates of any subsequent revisions.	X	
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.	X	
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.	X	
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.	X	
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.	X	
Recorded Subdivisions with Common Boundaries	Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.	X	
Table Schedule *(see attached example)*	Table Schedule of: • Existing zoning classification of the tract with any requested zoning changes. • Total acreage of the entire subdivision • Total number of buildable lots by land use type. • Total number of common lots. • Total gross acreage • Average buildable lot size • Dwelling units per gross acre.	X	

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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.	X	
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.	X	
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.	X	
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.	X	
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.	X	
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.	X	
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.	X	
Special Development Areas	Appropriate information that sufficiently details the proposed subdivision within any special development area, such as: • Hillside • Floodplain	X	
On and Off-Site Improvements	The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.	X	
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.	X	
Proposed Utility Methods	(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. (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. (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. (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.	X	

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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.	X	

SECTION III

LANDSCAPE PLAN 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.	X	
Plan Size	Detailed plan at a scale no smaller than one inch equals fifty feet (1" = 50')	x	
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	X	
Sight Visibility Triangles	Show and label all sign visibility triangles.	X	
Storm Water Facilities and Berms	Show all storm water facilities and berms. Indicate berm heights, slopes and proposed landscaping	X	
Off-Street Parking & Bicycle Parking	• A note listing the required number of parking spaces and bicycle parking spaces. • 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. • Circulation area required to serve the parking spaces with typical dimensions.	X	
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.	X	
Existing and Proposed Structures	Location of all existing and proposed structures and a note of whether or not the existing structures will remain	X	
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)	X	
Open Space Exhibit	All open space 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	X	
Public Amenities	Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc)	X	

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LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
School Bus Stops	Location of school bus stop areas within a common lot or common easement	X	
Public Transit Stops	Location of any public transit	N/A	
Street Landscape Buffers	Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	X	
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.	N/A	
Parking Lot Landscaping	Location and size of all landscape islands within parking lots, Include the location of all landscaping materials proposed	X	
Trash Enclosures	Location of all trash enclosures, to include details about screening and landscaping	N/A	
Fencing	Location, height, color, and materials for all existing or proposed fencing	X	
Other Landscape Amenities	Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.	X	
Landscape Schedule	Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.	X	

SECTION IV

GENERAL PROJECT INFORMATION

Type of land uses within subdivision:	Residential only Commercial only Industrial only Mixed-use *(mix of residential and non-residential uses)*
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes No *If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?* Yes No
Will the subdivision be phased?	Yes No If yes, how many phases are proposed? 9 PHASES
Development timeline for full build out?	15-20 years dependent on market conditions

LAND USE AND ZONING INFORMATION

	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	R1	N2	Agricultural
Proposed (Subject Property)	R2	N2	Residential Subdivision
North of Site	R1 and AG	N2	Residential
South of Site	R1 and AG	N2	Residential
East of Site	R1 and AG	N2	Residential and Agriculture
West of Site	AG	N2	Residential and Agriculture

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PROJECT SPECIFIC INFORMATION

	Number of Lots	Acres	Percent of "Net" Acres *Net acreage is the total acreage minus any public streets and public rights of way*
Residential Lots	721	156.83	
Commercial Lots			
Industrial Lots			
Common Lots	92	25.39	

EXISTING AND PROPOSED BUILDING DATA

	# of EXISTING buildings	# of PROPOSED buildings	# of EXISTING dwelling units	# of PROPOSED dwelling units	Max. Building Height	Total GROSS square footage of buildings
Residential:						
Single-family (detached) homes	0	689	0	689	per code	tbd
Townhomes	0	32	0	32	per code	tbd
Two-family *(duplex)*						
Three-family residential *(triplex)*						
Four, five and six family *(fourplex, fiveplex, and sixplex)*						
Multi-family (7 or > dwelling units) in a single building						
Commercial			N/A	N/A		
Industrial			N/A	N/A		
Type of Commercial or Industrial Buildings:		Single-tenant building(s)	Multi-tenant buildings			

DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05)

Dwelling units per gross acre (Density):	Max. Allowed	Proposed
	1255	721
Total Open Space	% Required	% Proposed
	10	16.2
Total "Qualifying" Open Space	% Required	% Proposed
	10	11.6
Included	**NOTE:** *Attach a separate Open Space Exhibit showing all areas of open space highlighted, all areas highlighted and labeled for qualifying open space, and table with breakdown, square footage, percentage and acreage of all open space vs. qualifying open space.*	

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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	2 per residence	4 per residence
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 provided)*	Parking lot Common areas Street landscape buffers Between different land uses Pathways Around building exterior Other parks will also be landscaped per code
Major Pathways	*Describe location, width, and landscaping:* Major pathways are found along Laster Street and Farmway Road
Micro Pathways	*Describe location, width, and landscaping* Micro pathways run east-west and north-south through the site.
Public Pathways *(per Bicycles and Pathways Master Plan)*	*Describe location, width, landscaping, and any proposed fencing:* There is a 10-foot detached asphalt pathway along Farmway Road and a 7-foot attached sidewalk along Laster Street.

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STREET LANDSCAPE BUFFERS (CCC 10-07-08)

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)*
Farmway Road	25	25	42	215	25 and 35	760	4
Laster Street North	20	20	48	133	25 and 35	590	4
Laster Street South	20	20	43	72	25 and 35	296	4
Bear Lane	20	20	48	46	25 and 35	221	4

BUFFERS BETWEEN LAND USES (CCC 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	N/A						
South Property Line	N/A						
East Property Line	N/A						
West Property Line	N/A						

PUBLIC SIDEWALKS

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
All internal streets	5'	5'	Meandering	Attached	Detached
Laster Street	7'	7'	Meandering	Attached	Detached
Farmway Road	10'	10'	Meandering	Attached	Detached
Bear Lane	7'	7'	Meandering	Attached	Detached

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION

Domestic Water:		Individual Domestic Well – How Many?
		Centralized Public Water System
		City Municipal Water System Will connect to city services
		N/A
	Nearest Water Line Connection:	
Sewer (Wastewater):		Individual Septic
		City Municipal Sewer Will connect to city services
		N/A
	Nearest Sewer Line Connection:	
Irrigation:		Surface
		Irrigation Well
		Pressurized Will connect to city services
		Gravity
		N/A
	Nearest Irrigation Connection: at Bear Lane	
	Irrigation District: Wilder Irrigation District	

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Stormwater:		Swales Swales will be used throughout the project.
		Ponds
		Borrow Ditches
		Other, Explain:
Stormwater Management:	Does the site disturb one or more acres of land? Yes No	
Fire Suppression Water Supply Source:	We will tie into the city's fire hydrant system.	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):		
Type of Site Access:		Street Frontage Homes will take access from new internal streets we are proposing
		Easement Easement Width: Instrument #
Street(s) Providing Access:	Farmway Road, Laster Street, Bear Lane	
Will Secondary Access for Fire be Provided:		Yes
		No
Internal Roads:		Public
		Private
		Internal Circulation
		Road User's Maintenance Agreement Inst#
School Districts Serving this Location:		Caldwell School District
		Vallivue School District

SPECIAL ON-SITE CHARACTERISTICS

	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?		X	
Evidence of Erosion?		x	
Fish Habitat?		x	
Floodplain?		x	
Riparian Vegetation?		x	
Steep Slopes?		x	
Streams/Creeks?		x	
Unique Animal/Plant Life?		x	
Unstable Soils?		x	
Wildlife Habitat?		x	
Historic Buildings or Features?		x	

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Describe any other unique site characteristics:	

ACKNOWLEDGEMENT	
X	I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution documents; and
X	I acknowledge that the applicant or the applicant's representative is responsible for the physical posting of all subject sites prior to the public hearings, and for providing affidavit of proof of posting in accordance with Caldwell City Codes; and
X	I acknowledge that the applicant or the applicant's representative IS REQUIRED to attend all public hearings for this application.

I certify this document has been acknowledged, signed and dated by the:

☐ Property Owner as the Applicant X Property Owner's Agent / Representative

Bonnie Layton
Applicant / Applicant's Representative Printed Name

July 3, 2026
Date

Applicant / Applicant's Representative Signature

Street Name Request Form

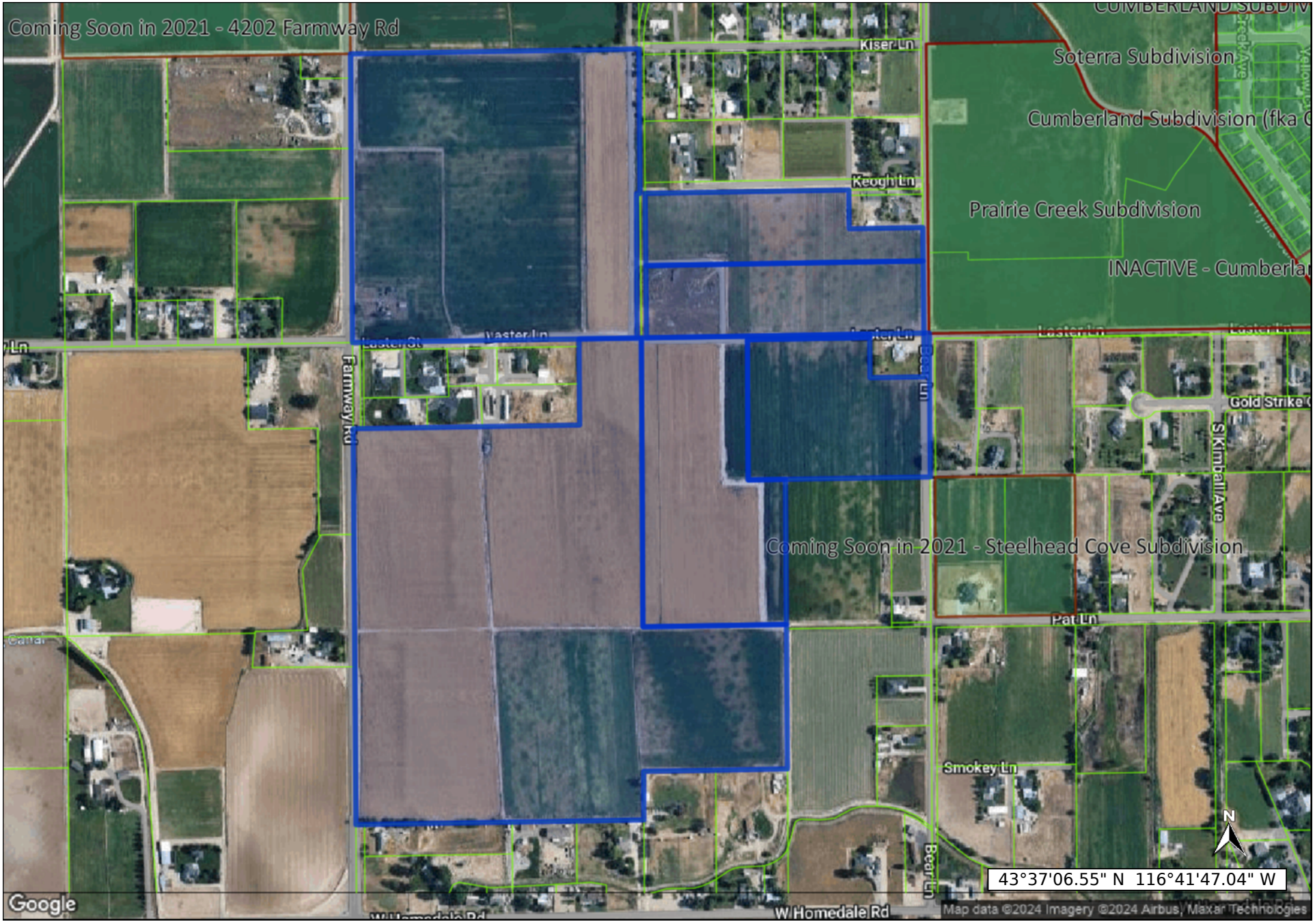
Project Name: Horizon View Subdivision (formerly known as Farmway 156) Approved: ☐

Project Location: Farmway Road and Laster Street Resubmission Required: ☐

Submittal Number: 1 Date: 7-14-26

Requested Street Name	FOR STAFF REVIEW				
	Street Name		Street Suffix		Notes
	Approved	Denied	Approved	Denied	
	☐	☐	☐	☐	
83709	✔	☐	☐	☐	
	☐	☐	☐	☐	
83642	☐	☐	☐	☐	
83706	☐	☐	☐	☐	
Blue Horizon Avenue	☐	☐	☐	☐	
Glowstone Street	☐	☐	☐	☐	
Radiant View Avenue	☐	☐	☐	☐	
New Dawn Way	☐	☐	☐	☐	
Solar Crest Avenue	☐	✔	☐	☐	
Glowstone Court	☐	☐	☐	☐	
Clouddrift Avenue	☐	☐	☐	☐	
Shimmering Sky Street	☐	☐	☐	✔	
Dawnlight Avenue	☐	☐	☐	☐	
Future View Street	☐	☐	☐	☐	
Airglow Street	☐	☐	☐	☐	R32592
Soaring Heights Avenue	☐	☐	☐	☐	
Windcrest Avenue	☐	☐	☐	☐	
Galeview Street	☐	☐	☐	✔	
Gentle Rise Street	☐	☐	☐	☐	
Visionary Street	☐	☐	☐	☐	
Restful Ridge Street	☐	☐	☐	☐	
Nova Ridge Street	☐	☐	☐	☐	
Peakview Street	☐	☐	✔	☐	
Comet Crest Street	☐	☐	☐	☐	
Skyborne Avenue	☐	☐	☐	☐	
Blissful Bend Way	☐	☐	☐	☐	
Aspire Avenue	☐	☐	☐	✔	
Dawnlight Avenue	☐	☐	☐	☐	
Endeavor Street	☐	✔	☐	✔	
Dreamscape Street	☐	✔	✔	✔	
Clearbrook Way	☐	✔	☐	✔	
Hopewell Trail Avenue	☐	☐	☐	☐	
	☐	☐	☐	☐	
	☐	☐	☐	☐	

Horizon View Subdivision
Caldwell, ID



Dec 16, 2024 - landproDATA.com
Scale: 1 inch approx 600 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

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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.
- ☑ ***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 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 AND LAND USE INFORMATION			
Existing Zoning Designation:	R-1		
Proposed Zoning Designation:	R-2		
Existing City Comprehensive Plan Future Land Use Designation:	N2		
Existing Land Use:	Agricultural		
Proposed Land Use:	Residential Subdivison		

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SURROUNDING LAND USE AND ZONING INFORMATION			
	Existing Zoning Designation	**Existing City Comp Plan Designation**	**Existing Use of Site**
North of Subject Site:	R-1	N2	Residential Subdivison
South of Subject Site:	Agricultural	N2	Agricultural & Residential
East of Subject Site:	Agricultural & R1	N2	Agricultural & Residential
West of Subject Site:	Agricultural	N2	Agricultural

EXISTING UTILITIES, INFRASTRUCTURE AND PUBLIC SERVICES INFORMATION		
Type of Site Access:	☑	Street Frontage
	☐	Easement Easement Width: Instrument #
Street(s) Providing Access to Site:	Farmway Road, Bear Lane	
Existing Domestic Water:	☑	Individual Domestic Well – How Many?
	☐	Centralized Public Water System
	☐	City Municipal Water System
	☐	N/A
	Nearest Water Line Connection: Bear Lane	
Existing Sewer (Wastewater):	☐	Individual Septic
	☑	City Municipal Sewer
	☐	N/A
	Nearest Sewer Line Connection: Bear Lane	
Existing Irrigation:	☐	Surface
	☑	Irrigation Well
	☐	Pressurized
	☐	Gravity
	☐	N/A
	Nearest Irrigation Connection:	
	Irrigation District: Wilder Irrigation District	
	☑	Caldwell School District

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School Districts Serving this Location:	☐	Vallivue School District
	☐	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.
The property was originally annexed into the city approximately 20 years ago. Since that time the city has updated it comprehensive plan, future land use map, and zoning code several times. The most recent update to the comprehensive plan and future land use map designates this area of the city as Neighborhood 2, which supports higher intensity zoning designations of R-2, C-1, P-D in addition to the current designation of R-1. The project is also adjacent Farmway Road (a north-south principal arterial) and Laster Lane (an east-west collector cutting through the project). The proposed rezone request will allow for good access for future residents to and from the area and supports a higher density of homes. With the rezone to R-2 the project will be able to offer a variety of lot and home sizes in an effort to make housing more affordable and attainable to residents in Caldwell. The requested rezone will help "accommodate housing variety for all stages of life, connect the community, and provide amenities for a healthy lifestyle." A more detailed description of how our rezone request and proposed development plan meets the City of Caldwell's Comprehensive Plan can be found in our project 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.

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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.
Please see our attached project narrative.
Will adequate public facilities exist, or be provided, to serve all uses allowed on this property under the proposed zone? Please explain.
Please see our attached project narrative.

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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.

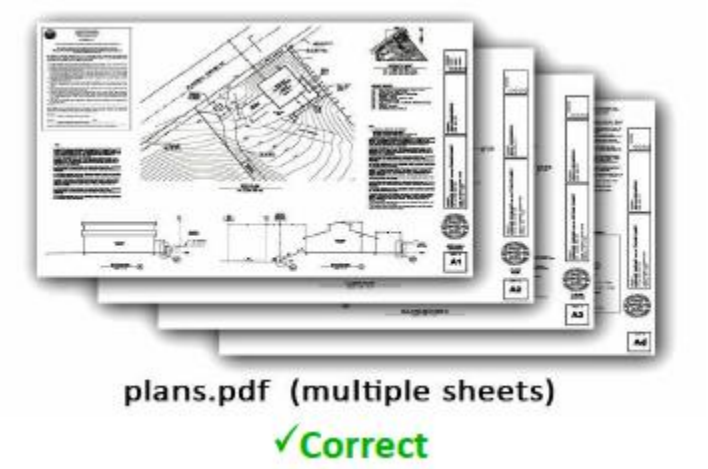
Layers: No multiple layers. Layers must be merged or flattened.

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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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:

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

☐ Property Owner as the Applicant ☑ Property Owner's Agent / Representative

Bonnie Layton
Applicant / Applicant's Representative Printed Name

7/3/26
Date

Bonnie Layton
Applicant / Applicant's Representative Signature