



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- De-Annexation
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other _____

STAFF USE ONLY:

File number(s): Ann-18-018

Project name: Draper Annexation

Date filed: 9-5-18 Date complete: _____

Related files: _____

Subject Property Information

Address: 3618 S. 10th Ave., Caldwell Parcel Number(s): R2265500000
 Subdivision: Higer Block: 1 Lot: 8 Acreage: _____ Zoning: R3/R1
 Prior Use of the Property: Home
 Proposed Use of the Property: Daycare

Applicant Information:

Applicant Name: Lynn + Teresa Draper Phone: 208-514-6397
 Address: 4507 Middlesboro Way City: Caldwell State: ID Zip: 83607
 Email: tadraper8@gmail.com Cell: same
 Owner Name: Jeanette Miller Phone: 360-808-3000
 Address: 212 E. 1st Ave. # 5 City: Post Falls State: ID Zip: 83854
 Email: jmil3745@gmail.com Cell: same
 Agent Name: (e.g., architect, engineer, developer, representative) _____
 Address: _____ City: _____ State: _____ Zip: _____
 Email: _____ Cell: _____

Authorization

Print applicant name: Teresa Draper
 Applicant Signature: Teresa Draper Date: 8-6-18

AT

Project Name: <i>Draper Annexation</i>	File # <i>BAH-18-08</i>
Applicant/Agent:	

Applicant (v)	Description	Staff (v)
<input checked="" type="checkbox"/>	Completed & signed Hearing Review Master Application	
<input checked="" type="checkbox"/>	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	
<input checked="" type="checkbox"/>	Recorded warranty deed for the subject property	
<input checked="" type="checkbox"/>	Signed Property Owner Acknowledgement (if applicable)	
<input checked="" type="checkbox"/>	Vicinity map, showing the location of the subject property (8 1/2" x 11")	
	Site Plan	
	The following are suggested items that may be shown on the site plan:	
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
	Metes and bounds legal description for the site to be annexed (must be submitted in electronic format).	
	Landscape Plan (if applicable)	
	Neighborhood Meeting sign-in sheet	
	Fee	

City kept on Aug. 31

We will bring Neighborhood Meeting form after 9-18-18, and the surveyor legal description as soon as it is done.

STAFF USE ONLY:

Date Application Received: *9-4-18*

Received by: *JW*

Proposed Hearing Date: *10-9-18*

Hearing Body: *PZ*

Proposal for 3618 S. 10th Ave., Caldwell, ID 83605

We have purchased this property to convert it into a daycare. Currently the home is on a well and uses a septic system.

Our plan is to annex the property into the city and then split the property. We will apply for the property with the home on it to receive a R3 zoning and the remaining property to be zoned R1. Once the property is annexed and split, we will bring over city water and eventually city sewer. The building will also be updated to meet required coding for a daycare.



Amber St

3618 South 10th Avenue

S 10th Ave

E Easy St

Amber St

D&S Mobile Lube

Amber St

PM

Wonder Years Daycare and Early Learning Center II, LLC



3618 S. 10th Avenue, Caldwell, ID 83605

208-514-6397

tadraper8@gmail.com

September 4, 2018

Name

Address

City, State and Zip

Dear Property Owner:

Please be advised that a formal application is being submitted to Canyon County seeking approval of annexation and rezoning for the following described property:

3618 S. 10th Avenue, Caldwell, Idaho

The petitioner is asking the County to approve this application to allow development of a daycare facility on the described property.

In compliance with the City of Caldwell Planning and Zoning requirements, a Neighborhood Informational Meeting will be held to provide you an opportunity to become fully aware of our development intentions. The Neighborhood Informational Meeting will be held on Tuesday, September 18, at 7 PM at 3618 S. 10th Avenue, Caldwell.

At this meeting we will make every effort to illustrate how the property will be developed and to answer any questions. Should you have questions prior to the meeting, please feel free to contact me.

Sincerely,

Teresa Draper
Owner

AS



Pioneer Title Co.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

2018-038774
RECORDED
08/30/2018 01:39 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 PBRIDGES \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 659860 CH/JT

WARRANTY DEED

For Value Received A. John Tietsort and Peggy L. Tietsort, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto



Jeanette L. Miller, a single woman

hereinafter referred to as Grantee, whose current address is 3618 South 10th Avenue Caldwell, ID 83605

The following described premises, to-wit:

Lot 8, Block 1, Higer Subdivision, according to the plat thereof, filed in Book 5 of Plats at page(s)
40, records of Canyon County, Idaho.

SUBJECT TO an easement for ingress, egress and utilities over, under and across the West 40 feet
for the benefit of the grantors adjoining property to the South.

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: August 27, 2018

A. John Tietsort

Peggy L. Tietsort

State of IDAHO, County of CANYON

This record was acknowledged before me on August 27, 2018 by A. John Tietsort and Peggy L. Tietsort

Kathy McDonald

Signature of notary public

Commission Expires: 5-27-2023



AG

Property Owner Acknowledgement

I, Jeanette Miller 212 E. 1st Ave. F5
(Name) (Address)

Post Falls ID
(City) (State)

being first duly sworn upon, oath, depose and say:

1. That I am the record owner, or authorized designee of the record owner of property located at

3618 S. 10th, Caldwell, ID 83605
(Address)

and I grant my permission to:

Teresa + Lynn Draper 4507 Middlesboro Way
(Name) (Address)

Caldwell ID
(City) (State)

to submit the accompanying application(s) pertaining to that property.

2. 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.
3. 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 30th day of August, 2018

Jeanette Miller
(Signature)