



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): 2011-18-08

Project name: Global Tractor

Date filed: 9-4-18 Date complete: _____

Related files: _____

Subject Property Information

Address: 5615 Aviation Way Parcel Number(s): 20307050200

Subdivision: Longview Place Block: 1 Lot: _____ Acreage: 1.31 Zoning: A-D

Prior Use of the Property: Corrugated metal pipe sales

Proposed Use of the Property: Tractor sales and service

Applicant Information:

Applicant Name: Burt Cunningham Phone: (702) 533-4595

Address: 11724 W. Executive Dr. City: Boise State: ID Zip: 83713

Email: burt@globaltractor.com Cell: (702) 533-4595 ←

Owner Name: Fifth Avenue Arch, LLC Phone: (208) 573-3173

Address: PO Box 454 City: Caldwell State: ID Zip: 83606

Email: brett@umrecycling.com Cell: (208) 573-3173

Agent Name: (e.g., architect, engineer, developer, representative) Jake Tucker

Address: 755 W. Front St, Ste 300 City: Boise State: ID Zip: 83702

Email: jake.tucker@colliers.com Cell: (208) 850-6871

Authorization

Print applicant name: Burt Cunningham

Applicant Signature: [Signature] Date: 7/31/2018

AI



CITY OF
Caldwell, Idaho

Planning & Zoning

SPECIAL-USE PERMIT

Project Name: <i>Global Treator - 5015 Aviation</i>	File #: <i>Sup-18-13</i>
Applicant/Agent: <i>Burt Cunningham</i>	

Applicant (v)	Description	Staff (v)
<input checked="" type="checkbox"/>	Completed & signed Hearing Review Master Application	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Narrative fully describing the proposed use/request	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Recorded warranty deed for the subject property	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Signed Property Owner Acknowledgement (if applicable)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Vicinity map, showing the location of the subject property	<input checked="" type="checkbox"/>
	Site Plan	<input checked="" type="checkbox"/>
	The following are suggested items that may be shown on the site plan:	
<input checked="" type="checkbox"/>	• Property boundaries of the site	
<input checked="" type="checkbox"/>	• Existing buildings on the site	
<input checked="" type="checkbox"/>	• Parking stalls and drive aisles	
<input checked="" type="checkbox"/>	• Sidewalks or pathways (proposed and existing)	
<input checked="" type="checkbox"/>	• Fencing (proposed and existing)	
<input checked="" type="checkbox"/>	Floor Plan	<input checked="" type="checkbox"/>
	Landscape Plan (if applicable)	
<input checked="" type="checkbox"/>	Neighborhood Meeting sign-in sheet	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Fee	

STAFF USE ONLY:	
Date Application Received:	<i>9-4-18</i>
Received by:	<i>ac</i>
Proposed Hearing Date:	<i>10-9-18</i>
Hearing Body:	<i>PZ</i>

AI

Colliers International
755 W. Front Street
Suite 300
Boise, ID 83702
Main 208.345.9000
Fax 208.343.3124
www.colliers.com

Nampa Office
5660 Franklin
Suite 110
Nampa, ID 83687
Main 208.472.1660
Fax 208.472.1661



July 31, 2018

City of Caldwell
Planning & Zoning
621 Cleveland Blvd.
Caldwell, Idaho 83605

RE: Special Use Application – Narrative Fully Describing Proposed
Use/Request for 5615 Aviation Way, Caldwell, Idaho, Further Described
as Canyon County Parcel Number: R0307050200

Planning & Zoning,

The purpose of this letter is to fully describe the proposed special use request being submitted by Burt Cunningham with Global Tractor (“GT”) for 5615 Aviation Way, Caldwell, Idaho, currently being utilized by Treasure Valley Pipe Company (“TVPC”), as a corrugated metal pipe sales and distribution location. The owners of TVPC have another 5-acre parcel in west Caldwell which their wanting to relocate TVPC to; and lease the property to GT for a tractor sales and service location servicing Canyon County, similar to Western Caterpillar in Meridian, but on a much smaller scale.

You can find more information on GT on their website: www.globaltractor.com and the line of tractor/excavators they plan on showcasing on the premises at: www.sanyglobal.com.

Minor improvements to the property include fixing the secured fence around the property currently and installing another gate to allow for better flow of their equipment through the yard area. The building premises will also be cleaned up and repairs made to general wear and tear.

The Special Use Permit application is being submitted based on our previous discussions with Rob Oates at the Caldwell Airport, and obtaining his consent to proceed forward with a formal application, knowing that Mr. Oates has no objections to the request being made by GT.

Respectfully,

A handwritten signature in black ink, appearing to read "Jake Tucker".

Jake Tucker
Representative of Global Tractor
Colliers International Idaho
jake.tucker@colliers.com

Handwritten initials in blue ink, possibly "AS".

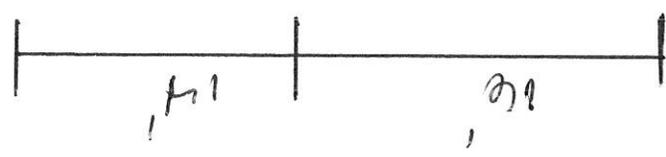
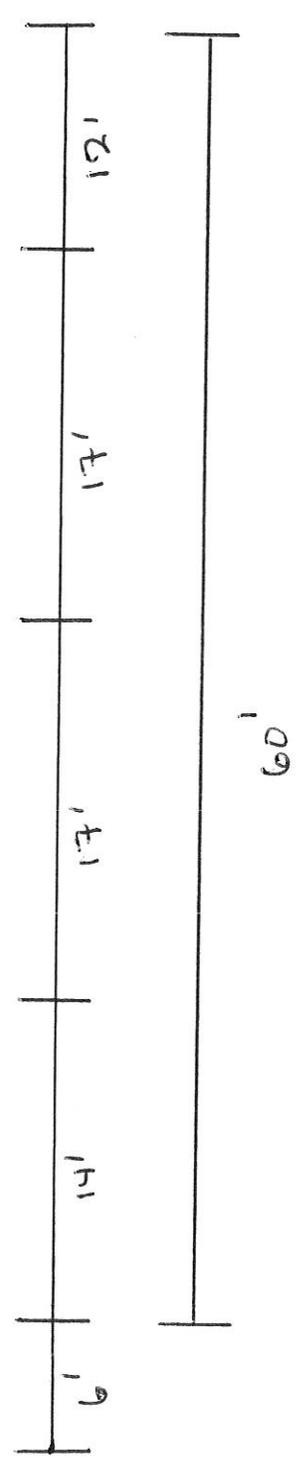
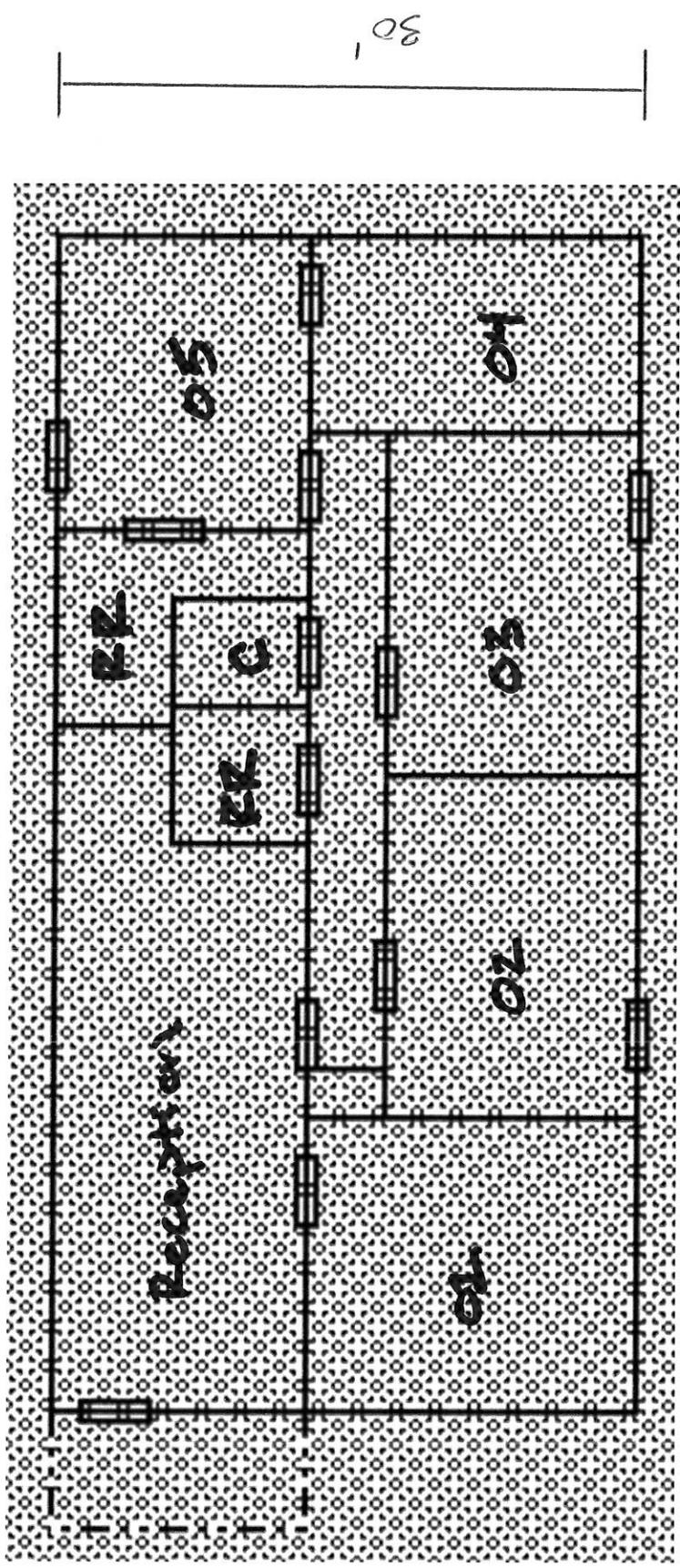
5615 Aviation Way

Aerial/Site Plan



© 2018 Google
Google earth

A3



A3

Aviation Way

84

Google earth

© 2018 Google



200 ft



193



A3

5615 Aviation Way

Vacinity Map



© 2013 Google
Google earth

2000 ft



Handwritten initials

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

Start Time of Neighborhood Meeting: 3:00 pm

End Time of Neighborhood Meeting: 4:00 pm

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

1. Rob Oates 4814 E. Linden Caldwell, ID 83605

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____

175

- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____

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: Global Tractor

Date of Round Table meeting: 7/31/18

Notice sent to neighbors on: 8/17/18

Date & time of the neighborhood meeting: 8/24/18 3:00pm - 4:00pm

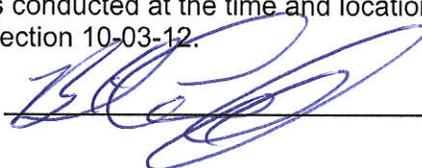
Location of the neighborhood meeting: On site @ 5615 Aviation way

Developer/Applicant:

Name: Burt Cunningham

Address, City, State, Zip: 11724 West Executive Dr 83713

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 8/24/2018

AS

AFTER RECORDING, RETURN TO:
First American Title Insurance Company
181 East 5600 S, #330
Murray, Utah 84107
Reference Number: 100145302 Fifth Avenue Arch



2015-050213
RECORDED
12/24/2015 10:36 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 EHOWELL \$13.00
TYPE: SAT MTG
FIRST AMERICAN TITLE
ELECTRONICALLY RECORDED

FULL RECONVEYANCE

First American Title Insurance Company, authorized to conduct business in the State of Idaho, pursuant to a written request of the Beneficiary thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, the trust property now held by it as Trustee under said Trust Deed, which Trust Deed covers real property situated in Canyon County, State of Idaho, described as follows:

Trustor(s): Fifth Avenue Arch, L.L.C.
Beneficiary: Columbia State Bank fka Panhandle State Bank fka Intermountain Community Bank fka Magic Valley Bank

Recording Date: 12/5/2005 Entry #: 200581012 Book:n/a Page: n/a

Legal Description:

See Attached Exhibit "A"

Tax ID Number: 0

In Witness Whereof, First American Title Insurance Company, as Trustee, has caused its Company name to be hereto affixed this 12/24/2015.

First American Title Insurance Company

By Lori Whitehead
Lori Whitehead, Authorized Agent

State of UT)
County of Salt Lake)

On this 12/24/2015, personally appeared before me Lori Whitehead, who being duly sworn, did say that he is an Authorized Agent, and that said instrument was signed in behalf of said Company.

Danielle Schetselaar

Danielle Schetselaar - Notary Public
Commission Number: 658365
Commission Expires: 8/27/2016



AG

Exhibit "A"

A parcel of land situated in the Southwest Quarter of Section 31, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being a portion of Lots 1 and 2 of LONGVIEW PLACE SUBDIVISION according to the official plat thereof recorded in Book 1 of Plats, Page 26, Canyon County Records, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 31; thence, along the tie lines as described in Instrument No. 9702484, through the following courses:

North 89° 30' 46" East, 784.75 feet along the South boundary of said Southwest Quarter to a point on the centerline of the Caldwell Drain; thence, along said centerline,

North 23° 07' 02" West, 47.40 feet to a point on the right-of-way line of Interstate 80 North (84 North); thence, leaving said tie line, along the Southerly line of the Parcel of land as described in said Instrument, through the following courses:

North 87° 24' 13" West, 61.97 feet to the Southwesterly line of that certain 35.00 foot wide Permanent Easement as shown on improvement plans of FAP No. I-80N-I-(42)28, sheet 31 of 49, on file in the office of the Idaho Transportation Department, Boise, Idaho, lying adjacent to and Northeasterly of FRONTAGE ROAD NO.2 (Aviation Way); thence, continuing along said Southerly line and the above-described Southwesterly easement line through the following courses:

North 00° 29' 14" West, 16.92 feet to the beginning of a tangent curve; thence, Northwesterly along said curve to the left having a radius of 102.00 feet, an arc length of 160.22 feet, through a central angle of 90° 00' 00", a chord bearing and distance of

North 45° 29' 14" West, 144.25 feet; thence, tangent from said curve,

South 89° 30' 46" West, 85.58 feet; thence, leaving said Southerly line and easement line,

North 44° 13' 35" West, 48.44 feet to the Northeasterly line of the above described 35.00 foot wide Permanent Easement, and the POINT OF BEGINNING; thence along said Northeasterly line through the following courses:

South 89° 30' 46" West, 119.89 feet to a point on a non-tangent curve; thence, Northwesterly along said curve to the right having a radius of 235.00 feet, an arch length of 88.11 feet, through a central angle of 21° 28' 57", and a chord bearing and distance of North 62° 58' 13" West, 87.60 feet; thence, tangent from said curve,

North 52° 13' 44" West, 165.28 feet to the beginning of a tangent curve; thence, Northwesterly along said curve to the right having a radius of 235.00 feet an arc length of 214.92 feet through a central angle of 52° 23' 56", and a chord bearing and distance of North 25° 01' 48" West, 207.50 feet; thence, leaving said Northeasterly line,

North 45° 46' 25" East, 72.98 feet; thence

South 44° 13' 35" East, 526.63 feet to the POINT OF BEGINNING.

AP

2012-053651

RECORDED

11/30/2012 12:17 PM



00012530201200536510010016

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=1 DWLSON

\$10.00

SAT MTG

TITLEONE

THIS FORM FURNISHED COURTESY OF:

TITLEONE CORPORATION

SPACE ABOVE THIS LINE FOR RECORDING.

DEED OF RECONVEYANCE

IDAHO TITLE AND TRUST, as Trustee in the deed of trust executed by John P. Taberna, a Married Man, recorded April 4, 2008 as Instrument No. 2008018531 mortgage records of Canyon County, Idaho, pursuant to the written request of the beneficiary, does hereby GRANT and RECONVEY unto the PARTIES ENTITLED THERETO, without warranty, all the estate and interest derived to it by or through said Deed of Trust.

The corporate name subscribed by its authorized signatory, is pursuant to a resolution authorizing the execution of this reconveyance duly adopted by its Board of Directors.

Dated: November 28, 2012

TITLEONE CORPORATION

By: [Signature]
Doug Brigham, VP

State of Idaho }
) ss.
County of Ada)

On November 28, 2012, before me, the undersigned, a notary public in and for said state, personally appeared Doug Brigham, known or proven to me on the basis of satisfactory evidence to be an authorized signatory of the corporation that executed the instrument or the person(s) who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

[Signature: Becky A. McCormick]

Notary Public State of Idaho
Name: Becky A. McCormick
Residing at: Meridian, Idaho
Comm. Exp: 11/15/2018



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INSTRUMENT NO. 200581444

PC69465

WARRANTY DEED

(CORPORATE FORM)

6860 SW Winding Way, Corvallis OR

Peak Resources, L.L.C., an Oregon limited liability company, a corporation organized and existing under the laws of the State of Idaho, with its principal office at _____ of County of Benton State of OR grantor, hereby CONVEYS or GRANTS and WARRANTS TO Fifth Avenue Arch, LLC, an Idaho limited liability company grantee, whose address is 119 N 5th Caldwell, Idaho 83605

for the sum of TEN AND NO/100 DOLLARS the following described tract(s) of land in Canyon County, State of Idaho:

See attached Exhibit "A", which by this reference is made a part hereof and is comprised of one (1) page.

Location of above described property is 5615 Aviation Way, Caldwell, ID 83605

The officers who sign this Deed hereby certify that this Deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 2nd day of December, A.D. 2005.

Peak Resources, L.L.C., an Oregon limited liability company

By Eric C. Thompson, Member Manager

Attest: Diane Thomas

STATE OF Oregon
COUNTY OF Benton

On this 5th day of December in the year 2005, before me, a Notary Public, personally appeared Eric C. Thompson, Member Manager of Peak Resources LLC, known or identified to me to be the Manager(s), Member(s) of the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

Diane Thomas
Notary Public

Residing at 2939 NW Mulkey Avenue, Corvallis OR 97330
My Commission Expires July 5, 2006



REQUEST TYPE PIONEER-CALDWELL FEE \$0

CANYON COUNTY RECORDER G. NOEL HALES

2005 DEC 6 PM 4 18

RECORDED

200581444

Handwritten initials

Form No. 1242 (1982)
ALTA Plain Language Commitment
Order No. PC 69465

PC 69465

Exhibit "A"

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North 45° 46' 25" East, 72.98 feet; thence

South 44° 13' 35" East, 526.63 feet to the POINT OF BEGINNING.

Property Owner Acknowledgement

I, RODNEY EKART (Name), PO Box 454 (Address)

Caldwell (City), Idaho (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

5615 Aviation Way, Caldwell, Idaho (Address)

and I grant my permission to:

Burt Cunningham (Name), 11724 W. Executive Drive (Address)

Boise (City), Idaho (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 7-31- day of July, 20 18

[Signature]
(Signature)