



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation/Deannexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- Design Review
- 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): Sup-18-14
 Project name: Ustick Storage
 Date filed: 9/6/18 Date complete: _____
 Related files: _____

Subject Property Information

Address: 17848 Middleton Road Parcel Number(s): 30866000 0 R3 08770000
 Subdivision: N/A Block: _____ Lot: _____ Acreage: 33.515 Zoning: C-3
17.234
 Prior Use of the Property: Agricultural Land
 Proposed Use of the Property: Self Storage Facility

Applicant Information:

Applicant Name: Hatch Design Architecture/ Jeff Hatch Phone: 208-475-3204
 Address: 6126 W. State St., Suite #107 City: Boise State: ID Zip: 83703
 Email: jeff@hatchda.com Cell: _____
 Owner Name: Corsmeier Family Trust Phone: 952-229-6160
 Address: 610 16th Street City: Huntington Beach State: CA Zip: 92648
 Email: dcorsmeier@winthropresources.com Cell: _____
 Agent Name: (e.g., architect, engineer, developer, representative) Hatch Design Architecture/ Jeff Hatch
 Address: 6126 W. State St., Suite #107 City: Boise State: ID Zip: 83703
 Email: jeff@hatchda.com Cell: 208-412-9250

Authorization

Print applicant name: Jeff Hatch/ Hatch Design Architecture
 Applicant Signature: Date: 9/4/2018

A-1



CITY OF
Caldwell, Idaho

Planning & Zoning

SPECIAL-USE PERMIT

Project Name: Ustick Storage	File #: <i>Sup-18-14</i>
Applicant/Agent: Hatch Design Architecture/ Jeff Hatch	

Applicant (v)	Description	Staff (v)
●	Completed & signed Hearing Review Master Application	✓
●	Narrative fully describing the proposed use/request	✓
●	Recorded warranty deed for the subject property	✓
●	Signed Property Owner Acknowledgement (if applicable)	✓
●	Vicinity map, showing the location of the subject property	
●	Site Plan The following are suggested items that may be shown on the site plan:	✓
●	• Property boundaries of the site	
NA	• Existing buildings on the site	
●	• Parking stalls and drive aisles	
●	• Sidewalks or pathways (proposed and existing)	
●	• Fencing (proposed and existing)	
●	Floor Plan	✓
●	Landscape Plan (if applicable)	✓
●	Neighborhood Meeting sign-in sheet <i>+ Neuron form</i>	✓
	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	✓
	Fee	✓

STAFF USE ONLY:	
Date Application Received:	<i>9/6/18</i>
Received by:	<i>JW</i>
Proposed Hearing Date:	<i>HE</i>
Hearing Body:	<i>Oct 9, 2018</i> <i>Nov 13, 2018</i>

A-1



**HATCH
DESIGN
ARCHITECTURE**

6126 w. state st., boise, idaho 83703 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

August 24, 2018

Letter of Explanation

Planning and Development Services
City of Caldwell
621 Cleveland Blvd.
Caldwell, Idaho 83605

Re: **Ustick Storage.**
17848 Middleton Rd., Nampa, ID 83687

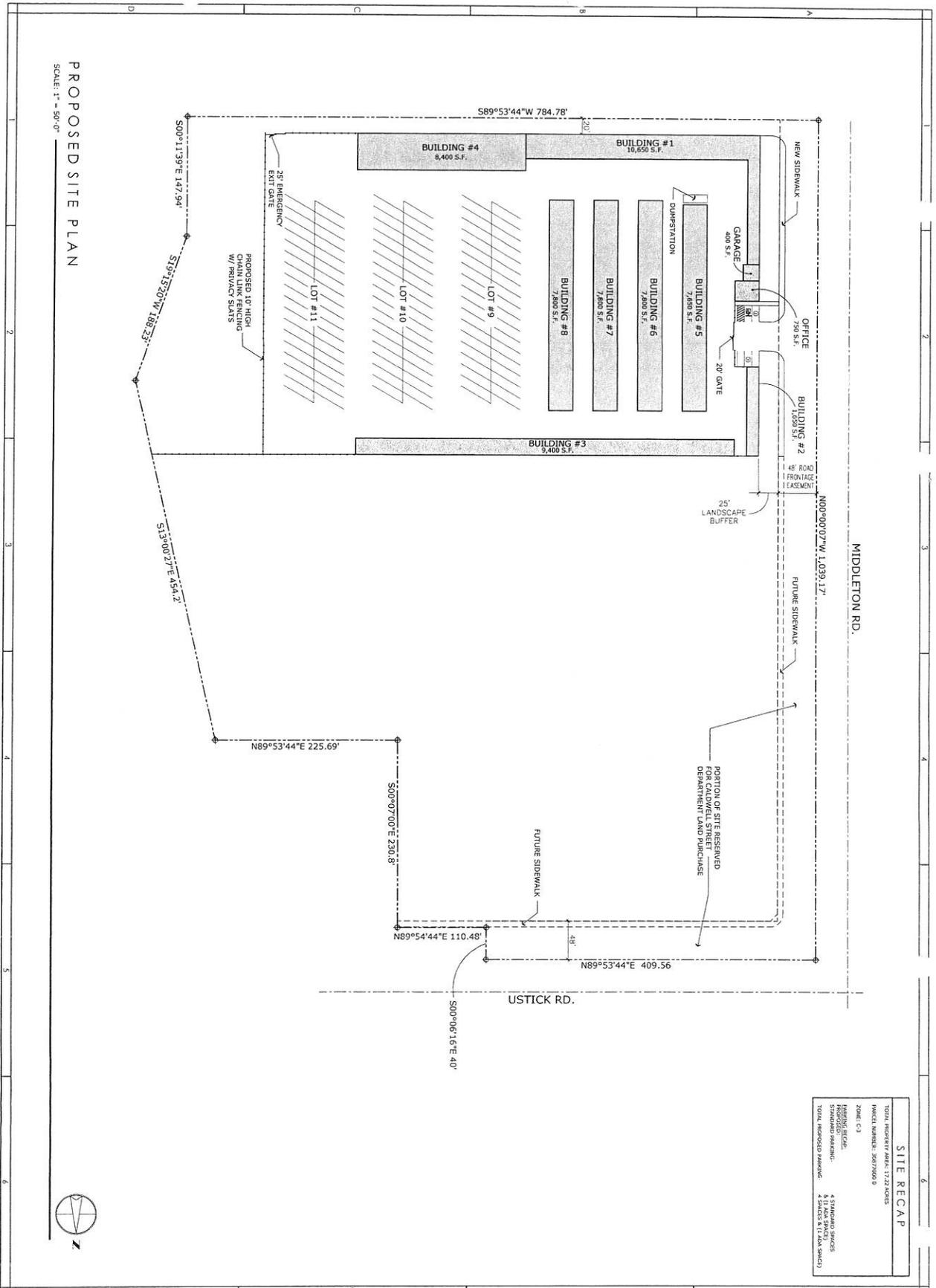
Dear Planning Staff,

The owner for the property located at 17848 Middleton Road in Caldwell, is proposing the construction of a new approximately 5.6 acre self storage facility. The owner intends to have the building placed on the South portion of the parcel with parking lot and main office located at the Southwest corner at Middleton Road. The site layout will pull the structure towards the street to maintain sensitivity and separation from the surrounding neighbors. The facility will consist of 8 structures and open parking lot for vehicle storage. The proposed project will include site improvements as landscaping with vegetation around the proposed building and hardscapes and accessible routes throughout the site.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE



PROPOSED SITE PLAN
SCALE: 1" = 50'-0"

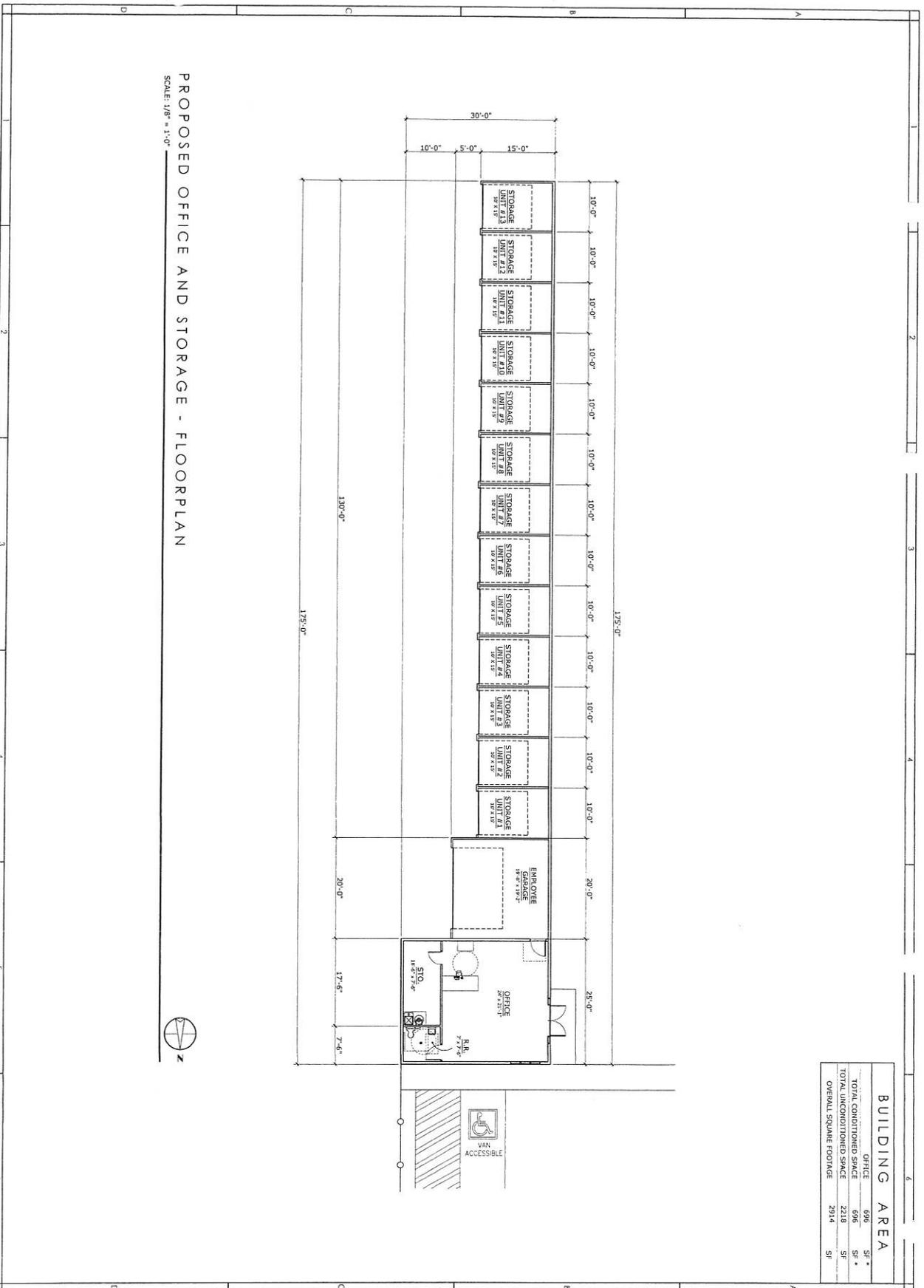
SITE RECAP	
TOTAL PROJECT AREA: 17.22 ACRES	
PARCEL NUMBER: 3007000-9	
ZONE: C-3	
HISTORIC SIGNAGE:	4 STANDARD SPACES
STANDARD PARKING:	4 SPACES & 17 ADA SPACES
TOTAL IMPROVED PARKING:	



SHEET TITLE SITE PLAN SCALE: 1" = 50'-0" A-1.0	SHEET NUMBER 1 OF 1	DATE: 11/13/23 DRAWN BY: ALIC BORG CHECKED BY: [blank] DESIGN NUMBER: 181123	BELT DATE: [blank] DESCRIPTION: COMMENTS: [blank]	NEW STORAGE UNIT FACILITY FOR: USTICK STORAGE 17848 MIDDLETON RD.	THIS PLAN AND DESIGN ARE NOT TO BE CHANGED OR COPIED IN ANY FORM, FOR ANY USE, WITHOUT THE WRITTEN CONSENT OF HATCH DESIGN ARCHITECTURE. ANY SUCH CHANGES OR COPIES SHALL BE THE RESPONSIBILITY OF THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	HATCH DESIGN ARCHITECTURE 6126 W. STATE ST. SUITE 100 OFFICE: (208) 478-3304 FAX: (208) 478-2222 COPYRIGHT 2018 HATCH DESIGN ARCHITECTURE
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A-3

A-3



PROPOSED OFFICE AND STORAGE - FLOORPLAN

SCALE: 1/8" = 1'-0"

BUILDING AREA	
OFFICE	696 SF *
TOTAL UNCONDITIONED SPACE	696 SF *
TOTAL UNCONDITIONED SPACE	2218 SF
OVERALL SQUARE FOOTAGE	2914 SF

DATE: 04/20/2011
 DRAWN BY: M. H. H.
 CHECKED BY: M. H. H.
 SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION	COMMENTS

NEW STORAGE UNIT FACILITY FOR:
USTICK STORAGE
 17848 MIDDLETON RD.

THIS PLAN AND/OR DESIGN MAY NOT BE CHANGED OR ADDED TO IN ANY MANNER WITHOUT THE WRITTEN CONSENT AND SIGNATURE OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IF THE ARCHITECT IS NOT THE DESIGNER OF RECORD. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IF THE ARCHITECT IS THE DESIGNER OF RECORD. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IF THE ARCHITECT IS THE DESIGNER OF RECORD.

HATCH DESIGN ARCHITECTURE
 5124 W. STATE ST.
 SUITE 200
 DENVER, CO 80202
 OFFICE: (303) 478-2204
 FAX: (303) 478-2205
 CELL: (303) 478-2206
 COPYRIGHT © 2011
 HATCH DESIGN ARCHITECTURE

A-3

A-3

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

AFTER RECORDING MAIL TO:

The Corsmeier Family Trust
610 16th Street
Huntington Beach, CA 92648

WARRANTY DEED

File No.: **4101-3064280 (RR)**

Date: **July 11, 2018**

For Value Received, **Craig Blanchard, a single person**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Douglas C. Corsmeier and Nicole E. Corsmeier, as Trustees of The Corsmeier Family Trust**, hereinafter referred to as Grantee, whose current address is **610 16th Street, Huntington Beach, CA 92648**, the following described premises, situated in **Canyon County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

See attached Exhibit "A"

APN: **30877000 0**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

A parcel of land being a portion of the Northwest Quarter of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Northwest corner of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, the **REAL POINT OF BEGINNING** of this description; thence

North 89° 53' 44" East 409.56 feet to a point on the North line of said Section 5; thence

South 00° 06' 16" East 191.65 feet to a point; thence

North 89° 53' 44" East 287.25 feet to a point on the boundary of Monarch Subdivision No. 1; along said boundary* the following; thence

South 44° 59' 46" East 56.65 feet to a point; thence

South 13° 00' 27" East 494.34 feet to a point; thence

South 19° 15' 20" West 188.23 feet to a point; thence

South 00° 11' 39" East 762.94 feet to a point; leaving said boundary; thence

South 89° 53' 44" West 785.62 feet to a point on the West line of Section 5; thence

North 00° 07' 00" West 1,654.17 feet to the **REAL POINT OF BEGINNING** of this description, (known as Monarch Commercial Parcel)

TOGETHER WITH that portion in Deed recorded August 27, 2004 as Instrument No. 200447937, more particularly described as follows:

A parcel of land located in the Northwest Quarter of Section 5, Township 3 North, Range 2 West, Boise-Meridian, Caldwell, Canyon County, Idaho, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 5, Township 3 North, Range 2 West, Boise-Meridian; thence

North 89° 53' 44" East 520.00 feet along the north line of said Northwest Quarter to a point; thence

South 00° 07' 00" East 40.00 feet to the **REAL POINT OF BEGINNING** of this description; thence

South 00° 07' 00" East 151.65 feet to a point; thence

South 89° 53' 44" West 110.48 feet to a point; thence

North 00° 06' 16" West 151.65 feet to a point; thence

North 89° 53' 44" East 110.45 feet to the **REAL POINT OF BEGINNING** of this description.

EXCEPTING THEREFROM that portion Deeded to the City of Caldwell in Deed recorded August 27, 2004 as Instrument No. 200447938, more particularly described as follows:

A parcel of land located in the Northwest Quarter of Section 5, Township 3 North, Range 2 West, Boise-Meridian, Caldwell, Canyon County, Idaho, being more particularly described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter of Section, Township 3 North, Range 2 West, Boise-Meridian; thence

North 89° 53' 44" East 520.00 feet along the north line of said Northwest Quarter to a point; thence

South 00° 07' 00" East 191.65 feet to the **REAL POINT OF BEGINNING** of this

description; thence
North 89° 53' 44" East 176.77 feet to a point on the west boundary of Monarch
Subdivision No. 1; thence
South 44° 59' 46" East 56.65 feet to a point; thence
South 13° 00' 27" East 40.14 feet to a point; leaving said boundary; thence
South 89° 53' 44" West 225.69 feet to a point; thence
North 00° 07' 00" West 79.26 feet to the Real Point of Beginning.

ALSO EXCEPTING THEREFROM that portion deeded in Quit Claim Deed, recorded March 7, 2003 as Instrument No. 200313588, and re-recorded April 8, 2014 as Instrument No. 2014- 012506, records of Canyon County, Idaho, more particularly described as follows:

A parcel of land located in the Northwest Quarter of Section 5, Township 3 North, Range 2 West, Boise-Meridian, Canyon County, Idaho, being more particularly described as follows:* Commencing at the Northwest corner of the Northwest Quarter of Section 5, Township 3 North, Range 2 West, Boise-Meridian; thence
North 89° 53' 44" East 409.55 feet along the north line of said Northwest Quarter to the REAL POINT OF BEGINNING of this description; thence continuing
North 89° 53' 44" East 287.25 feet along said north line to a point; thence
South 00° 06' 16" East 40.00 feet to a point on the proposed 40-foot right of way of Ustick Road; thence
South 89° 53' 44" West 287.25 feet along said proposed right of way to a point; thence
North 00° 06' 16" West 40.00 feet to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM that portion deed in Warranty Deed recorded June 6, 2007 as Instrument No. 2007039373, records of Canyon County, Idaho, more particularly described as follows:

A parcel of land located in the Northwest Quarter of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:
COMMENCING at the Northwest corner of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho; thence
South 0° 07' 00" East along the West line of said Northwest Quarter of said Section 5, 1,039.16 feet to the REAL POINT OF BEGINNING; thence
North 89° 53' 44" East 784.78 feet to a point on the West line of Monarch Subdivision No. 1; thence
South 00° 11' 39" East along said West line 615.00 feet to a point; thence leaving said West line
South 89° 53' 44" West 785.62 feet to a point on the West line of said Northwest Quarter; thence along said West line
North 00° 07' 00" West 615.00 feet to the REAL POINT OF BEGINNING.

Property Owner Acknowledgement

I, Ustick Storage, LLC, 610 16th street
(Name) (Address)

Huntington Beach, CA 92648
(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

Ø Middleton Road, Nampa, ID 83687
(Address)

and I grant my permission to:

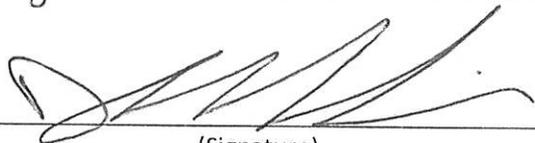
Hatch Design Architecture, 6126 W. State Street, Suite 107
(Name) (Address)

Boise, ID 83703
(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 1ST day of August, 20 18


(Signature)

Douglas C. Corameier

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

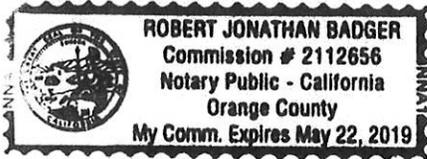
State of California

County of Orange

On Aug. 1st 2018 before me, Robert J. Badger Notary Public

personally appeared Douglas Charles Corsmeier

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property Owner Acknowledgement

Document Date: Aug. 1st 2018 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian of Conservator Trustee Guardian of Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

VICINITY MAP



April Cabello

From: Angie Hopf
Sent: Wednesday, September 12, 2018 2:05 PM
To: April Cabello
Subject: RE: Address Verification - 17848 Middleton Road

Not currently but I do have a proposed address of 17848 Middleton Rd for that location once a building permit is applied for. Also Tom, can't do address verifications at this time.

Angie Hopf

GIS Analyst, City of Caldwell
Phone 208.455.4685
Fax 208.455.3012
Email ahopf@cityofcaldwell.org



From: April Cabello
Sent: Wednesday, September 12, 2018 10:00 AM
To: Angie Hopf <ahopf@cityofcaldwell.org>; Thomas Miller <tmiller@cityofcaldwell.org>
Subject: Address Verification - 17848 Middleton Road

Hi Angie and Thomas,

May I verify that 17848 Middleton Road is a valid address and is parcel # R308770000.

April Cabello
City of Caldwell
Planning & Zoning
208-455-4667 direct
acabello@cityofcaldwell.org