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): SLP-18-14

Project name: Ulrich Storage

Date filed: 4/18 Date complete: 

Related files: 

Subject Property Information

Address: 17848 Middleton Road Parcel Number(s): 30866000 0

Subdivision: N/A Block: _____ Lot: _____ Acreage: 33.515 Zoning: C-3

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

Owner Name: Corsmeier Family Trust Phone: 952-229-6160

Address: 610 16th Street City: Huntington Beach State: CA Zip: 92648

Email: dcorsmeier@winthropresources.com

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

Authorization

Print applicant name: Jeff Hatch/ Hatch Design Architecture

Applicant Signature: [Signature] Date: 9/4/2018
Project Name: Ustick Storage  
Applicant/Agent: Hatch Design Architecture/ Jeff Hatch

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

Date Application Received: 9/1/18

Received by:          

Proposed Hearing Date: 9/12/18

Hearing Body: 9/12/18

621 Cleveland Boulevard  •  Caldwell, Idaho 83605  •  Phone: (208) 455-3021  •  www.cityofcaldwell.com/PlanningZoning
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
## Neighborhood Meeting Sign-In Sheet

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Contact Information</th>
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<tr>
<td>Roberto B. Impala</td>
<td>12833 Monarch</td>
<td>208-936-3069</td>
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<tr>
<td>William L. Caddies</td>
<td>17904 Monarch</td>
<td>(208) 615-7732</td>
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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.
Craig Blanchard

STATE OF New Mexico )
COUNTY OF Bernalillo )

On this 11th day of July, 2018, before me, a Notary Public in and for said State, personally appeared Craig Blanchard, known or identified to me 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 witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of New Mexico
Residing at: Santa Fe, NM
My Commission Expires: 3/31/2020

OFFICIAL SEAL
AMBER FRIGERIO
Notary Public
State of New Mexico
My Comm. Expires 3/31/20
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" West 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 deeded 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

1. Ustick Storage, LLC, 610 16th Street (Name)
   Huntington Beach, CA 92648 (Address)
   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)
      Boise, ID 83703 (Address)

      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, 2018

(Signature)

Douglas C. Corrmeier
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

Name(s) of Signer(s)

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.

Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

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: 

☐ Corporate Officer – Title(s): 

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: 

Signer is Representing:

Signer’s Name:

☐ Corporate Officer – Title(s): 

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: 

Signer is Representing:

©2017 National Notary Association

M1304-09 (09/17)
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