



# 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 \_\_\_\_\_

RECEIVED  
OCT 16 2018

**STAFF USE ONLY:**  
 File number(s): Zon-18-09  
Kane Rezone  
 Project name: \_\_\_\_\_  
 Date filed: 10/31/18 Date complete: 10/14/18  
 Related files: \_\_\_\_\_

### Subject Property Information

Address: 0 Aviation Way Parcel Number(s): R-35305-012  
 Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 5.56 Zoning: C-4  
 Prior Use of the Property: vacant to m-1  
 Proposed Use of the Property: \_\_\_\_\_

### Applicant Information:

Applicant Name: Michael Kane Coldsteel Properties Phone: 208 739 3165  
 Address: 19712 Goldfinch Way City: Caldwell State: ID Zip: 83605  
 Email: mikeofiron@gmail.com Cell: 208 739 3165  
 Owner Name: JRI Properties LP Phone: \_\_\_\_\_  
 Address: 4839 W cable car st STE 101 City: Boise State: ID Zip: 83709  
 Email: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Agent Name: (e.g., architect, engineer, developer, representative) \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Cell: \_\_\_\_\_

### Authorization

Print applicant name: Michael Kane  
 Applicant Signature: Michael Kane Date: \_\_\_\_\_

AI

Project Name: <u>Kare Rezone</u>	File #: <u>Zon-18-09</u>
Applicant/Agent:	

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 (8 1/2" x 11")	
	Site Plan <b>The following are suggested items that may be shown on the site plan:</b>	
	• 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 rezoned (must be submitted in electronic format).	
N/A	Landscape Plan (if applicable)	
	Neighborhood Meeting sign-in sheet	
✓	Fee ★	

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<b>STAFF USE ONLY:</b>	
Date Application Received:	<u>10-3-18</u>
Received by:	<u>JFW</u>
Proposed Hearing Date:	<u>11-13-18</u>
Hearing Body:	<u>HE</u>

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## Re-Zone Narrative

Cold Steel Properties LLC (19212 Goldfinch Way, Caldwell, ID) is requesting the re-zone of a property that is currently designated C-4 to M-1. The property is approximately 5.2 acres and has an address of 0 Airport Rd in Caldwell, ID and is located on the south side of the corner of Aviation and Skyway. Cold Steel is requesting an M-1 designation to allow the installation of a warehouse type building on the site.





## NEIGHBORHOOD MEETING

For parcel # R353050120 & R35305012A0 located on the south side of the corner of Aviation and Skyway St. Caldwell, Idaho.

Date: Monday, October 22, 2018

Time: 8:00 A.M.

Place: Parcel # R353050120 & R35305012A0 located on the south side of the corner of Aviation and Skyway St... Caldwell, Idaho

Contact: Michael F. Kane 208-405-6298

Mr. Kane will be holding a meeting to discuss his request to rezone a 5.2 acre parcel from C-4 to M-1 in order to build a warehouse type building on the site.

The purpose of the meeting is to inform neighboring property owners about the nature of the proposal and to see comments.

We look forward to seeing you there.



8151 W. Rifleman Ave. / Boise, Idaho 83704 / (208) 377-2700

2006096182

RECORDED  
2006 DEC 6 PM 4 05  
CANYON COUNTY RECORDER  
BY *DW*

**QUITCLAIM DEED**

For Value Received

Oakwood Enterprises, LLC

PIONEER - NAMP  
REQUEST 1  
TYPE Deed FEE 9

do hereby convey, release, remise and forever quit claim unto  
JRL Properties, L.P., as to an undivided 50% interest and  
Glasgow Enterprises, LLC, as to an undivided 50% interest.

whose address is 2364 S. Titanium Pl; Meridian ID 83642

the following described premises, to-wit:

See Attached Exhibit "A"

together with their appurtenances.

Dated: December 5, 2006

Oakwood Enterprises, LLC

BY: *[Signature]*

STATE OF Idaho, County of Ada, ss

On this 6<sup>th</sup> day of December, in the year of 2006, before me The Undersigned, a notary public, personally appeared John Loude, known or identified to be one of the member(s)/manager(s) in a limited liability company, of Oakwood Enterprises, LLC and the member(s)/manager(s) who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said limited liability company name.



*[Signature]*

Notary Public of Idaho  
Residing at Boise  
Commission expires: 03-25-10

*[Handwritten mark]*

PN81426

R35305

Exhibit "A"

POOR COPY

TRACT I:

A portion of the West Half of the Northwest Quarter of Section 25, Township 4 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of said West Half of the Northwest Quarter (Section corner common to Sections 23, 24, 25 and 26), said corner monumented with a 3-inch diameter brass disk; thence

South  $0^{\circ} 26'51''$  West a distance of 50.00 feet along the West boundary of said West Half of the Northwest Quarter of Section 25, and along the centerline of Aviation Way to a point on the Southerly right of way boundary of U.S. Highway 20/26, to a 5/8 inch diameter iron pin; thence

North  $89^{\circ} 49'29''$  East a distance of 30.00 feet along said Southerly right of way boundary of U.S. Highway 20/26 and parallel with the North boundary of said West Half of the Northwest Quarter of Section 25, to a 5/8 inch diameter iron pin on the East right of way boundary of said Aviation Way and the POINT OF BEGINNING; thence continuing

North  $89^{\circ} 49'29''$  East along said Southerly right of way boundary of U.S. Highway 20/26 parallel with the North boundary of said West Half of the Northwest Quarter of Section 25, a distance of 1298.80 feet to a point on the East boundary of said West Half of the Northwest Quarter, to a 5/8 inch diameter iron pin; thence

South  $0^{\circ} 34'02''$  West a distance of 1213.58 feet, along the East boundary of said West Half of the Northwest Quarter to a 5/8 inch diameter iron pin; thence

South  $89^{\circ} 49'29''$  West a distance of 886.25 feet parallel with the North boundary of said West Half of the Northwest Quarter of Section 25, to a 5/8 inch diameter iron pin; thence

North  $0^{\circ} 26'51''$  East a distance of 527.99 feet parallel with the West boundary of said West Half of the Northwest Quarter of Section 25, to a 5/8 inch diameter iron pin; thence

South  $89^{\circ} 49'29''$  West a distance of 300.00 feet parallel with the North boundary of said West Half of the Northwest Quarter of Section 25, to a point on the East right of way boundary of said Aviation Way, said point monumented with a 5/8 inch diameter iron pin; thence

North  $0^{\circ} 26'51''$  East a distance of 888.54 feet, along the East right of way boundary of said Aviation Way, to the POINT OF BEGINNING.

POOR COPY

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POOR COPY

R35305012

**TRACT II:**

A portion of the West Half of the Northwest Quarter of Section 25, Township 4 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

**COMMENCING** at the Northwest corner of said West Half of the Northwest Quarter (Section corner common to Sections 23, 24, 25 and 26), said corner monumented with a 3-inch diameter brass disk; thence

South  $0^{\circ} 26'51''$  West a distance of 50.00 feet along the West boundary of said West Half of the Northwest Quarter of Section 25, and along the centerline of Aviation Way to a point on the Southerly right of way boundary of U.S. Highway 20/26, to a 5/8 inch diameter iron pin; thence

North  $89^{\circ} 49'29''$  East a distance of 30.00 feet along said Southerly right of way boundary of U.S. Highway 20/26 and parallel with the North boundary of said West Half of the Northwest Quarter of Section 25, to a 5/8 inch diameter iron pin on the East right of way boundary of said Aviation Way; thence

South  $0^{\circ} 26'51''$  West a distance of 685.54 feet along said East right of way boundary of Aviation Way and parallel with the West boundary of said West Half of the Northwest Quarter of Section 25, to a 5/8 inch diameter iron pin and the **POINT OF BEGINNING**; thence

North  $89^{\circ} 49'29''$  East a distance of 300.00 feet parallel with the North boundary of said West Half of the Northwest Quarter of Section 25, to a 5/8 inch diameter iron pin; thence

South  $0^{\circ} 26'51''$  West a distance of 1610.15 feet parallel with the West boundary of said West Half of the Northwest Quarter of Section 25, to a 5/8 inch diameter iron pin; thence

South  $54^{\circ} 20'26''$  West a distance of 155.78 feet to a point in the centerline of the Canyon Hill Lateral; thence

North  $60^{\circ} 52'08''$  West a distance of 49.12 feet along the centerline of the Canyon Hill Lateral to a point; thence continuing

North  $64^{\circ} 53'48''$  West a distance of 144.15 feet along the centerline of said Canyon Hill Lateral to a point on the East right of way boundary of said Aviation Way, from which a witness corner bears

North  $0^{\circ} 26'51''$  East a distance of 85.00 feet to a 5/8 inch diameter iron pin; thence

North  $0^{\circ} 26'51''$  East a distance of 1615.05 feet along the East right of way boundary of said Aviation Way and parallel with the West boundary of said West Half of the Northwest Quarter of Section 25, to the **POINT OF BEGINNING**.

POOR COPY

AL

2012006806

RECORDED

2012 FEB 22 AM 11 29

CHRIS YAMAMOTO  
CANYON CNTY RECORDER  
BY *[Signature]*

REQUEST *[Signature]*  
TYPE *[Signature]* FEE 13.00

Recording requested by: JRL Properties, LP and Glasgow Enterprises, LLC

and when recorded, please return this deed and tax statements to:

Escrow No.:

Title Order No.:

For recorder's use only

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS QUITCLAIM DEED, made and entered into on February 22, 2012, between JRL Properties LP, a Limited Partnership Company and Glasgow Enterprises, LLC, a Limited Liability Company, Grantors, and JRL Properties LP, a Limited Partnership Company and Glasgow Enterprises, LLC, a Limited Liability Company, Grantees, whose address is 2358 S. Titanium Place, Meridian ID, 83642.

WITNESSETH: That the Grantors, for value received, hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all right, title, interest and claim to the plot, piece or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in the City of Caldwell, County of Canyon, State of Idaho described as follows:

*A parcel located in the W 1/2 of the NW 1/4 of Section 25, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:*

*Commencing at a point marking the northwest corner of said W 1/2 of the NW 1/4, from which a 5/8 inch diameter iron pin marking the northeast corner of said W 1/2 of the NW 1/4 bears N 89°49'35" E a distance of 1328.86 feet;*

*Thence S 0°26'50" W along the westerly boundary of said W 1/2 of the NW 1/4 a distance of 1263.53 feet to a point;*

*Thence leaving said westerly boundary N 89°49'35" E a distance of 30.00 feet to a point on the easterly right-of-way of Aviation Way and the POINT OF BEGINNING;*

*Thence leaving said easterly right-of-way N 89°49'35" E a distance of 299.98 feet to a 5/8 inch diameter iron pin;*

*Thence S 0°26'50" W a distance of 1082.16 feet to a 5/8 inch diameter iron pin;*

*Thence S 54°20'25" W a distance of 155.78 feet to a point on the centerline of the Caldwell Highline Canal, said point being witnessed by a 5/8 inch diameter iron pin that bears N 54°20'25" E a distance of 50.00 feet from said point;*

*Thence N 60°52'10" W along said centerline a distance of 49.12 feet to a point;*

*Thence continuing along said centerline N 64°55'50" W a distance of 133.11 feet to a point on the easterly right-of-way of Aviation Way, said point being witnessed by a 5/8 inch diameter iron pin that bears N 0°26'50" W a distance of 50.00 feet from said point;*

*Thence N 0°26'50" E along said easterly right-of-way and along a line being 40.00 feet easterly of and parallel to the westerly boundary of said W 1/2 of the NW 1/4 a distance of 373.76 feet to a 5/8 inch diameter iron pin;*

*Quitclaim Deed - 1*

*AE*

Thence N 89°33'10" W a distance of 10.00 feet a 5/8 inch diameter iron pin on said easterly right-of-way, said right-of-way being 30.00 feet easterly of and parallel to the westerly boundary of said W 1/2 of the NW 1/4;

Thence N 0°26'50" E along said easterly right of way a distance of 717.91 feet to the **POINT OF BEGINNING**.

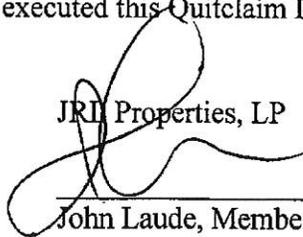
This parcel contains 7.68 acres and is subject to any easements existing or in use.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

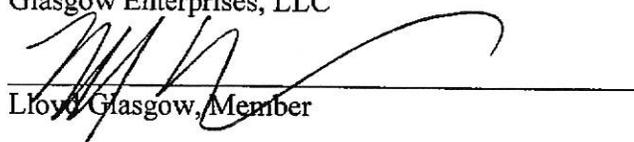
TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto Grantee, Grantee's heirs, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or demand any right or title to the property described above, or any of the buildings, appurtenances and improvements thereon.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on February 22, 2012.

JRI Properties, LP

  
\_\_\_\_\_  
John Laude, Member

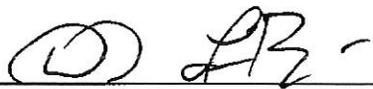
Glasgow Enterprises, LLC

  
\_\_\_\_\_  
Lloyd Glasgow, Member

State of Idaho }  
County of Ada } ss.

On this 22nd day of February, in the year of 20 12, before me, the undersigned, a notary public in and for said State, personally appeared John Laude and Lloyd Glasgow, known or identified to me to be the manager or member or the company that executed this instrument or the person(s) who executed this instrument on behalf of said company and acknowledged to me that such company executed the same.

In witness whereof I hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
\_\_\_\_\_  
Notary Public for Idaho  
Residing at: Boise ID  
My commission expires: 8/31/2013





A parcel located in the West half of the Northwest quarter of Section 25, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a point marking the Northwest corner of said West half of the Northwest quarter, from which a 5/8 inch diameter iron pin marking the Northeast corner of said West half of the Northwest quarter bears North 89°49'35" East a distance of 1328.86 feet; thence  
South 0°26'50" West along the Westerly boundary of said West half of the Northwest quarter a distance of 1263.53 feet to a point; thence leaving said Westerly boundary  
North 89°49'35" East a distance of 30.00 feet to a point on the Easterly right-of-way of Aviation Way and the Point of Beginning; thence leaving said Easterly right-of-way  
North 89°49'35" East a distance of 299.98 feet to a 5/8 inch diameter iron pin; thence  
South 0°26'50" West a distance of 1082.16 feet to a 5/8 inch diameter iron pin; thence  
South 54°20'25" West a distance of 155.78 feet to a point on the centerline of the Caldwell Highline Canal, said point being witnessed by a 5/8 inch diameter iron pin that bears North 54°20'25" East a distance of 50.00 feet from said point; thence  
North 60°52'10" West along said centerline a distance of 49.12 feet to a point; thence continuing along said centerline  
North 64°55'50" West a distance of 133.11 feet to a point on the Easterly right-of-way of Aviation Way, said point being witnessed by a 5/8 inch diameter iron pin that bears North 0°26'50" West distance of 50.00 feet from said point; thence  
North 0°26'50" East along said Easterly right-of-way and along a line being 40.00 feet Easterly of and parallel to the Westerly boundary of said West half of the Northwest quarter a distance of 373.76 feet to a 5/8 inch diameter iron pin; thence  
North 89°33'10" West distance of 10.00 feet a 5/8 inch diameter iron pin on said Easterly right-of-way, said right-of-way being 30.00 feet Easterly of and parallel to the Westerly boundary of said West half of the Northwest quarter; thence  
North 0°26'50" East along said Easterly right of way a distance of 717.91 feet to the Point of Beginning.

Excepting Therefrom:

A portion of the West half of the Northwest quarter of Section 25, Township 4 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, described as follows:

Commencing at the Northwest corner of said West half of the Northwest quarter of Section 25 (section corner common to Sections 23, 24, 25, and 26); thence  
South 00°26'51" West a distance of 1494.47 feet along the West boundary of said West half of the Northwest quarter of Section 25, also being the centerline of Aviation Way; thence  
North 89°49'30" East a distance of 30.00 feet parallel with the North boundary of said West half of the Northwest quarter of Section 25 to a point on the East right-of-way boundary of Aviation Way to the True Point of Beginning; thence  
North 90°00'00" East a distance of 291.87 feet to a point of curvature; thence 3.39 feet along the arc of a 460.00 foot radius curve to the right with a central angle of 00°25'18" and tangents of 1.69 feet, the long chord of which bears South 89°47'21" East a distance of 3.39 feet; thence  
South 00°27'02" West a distance of 80.00 feet to a point of curvature; thence 2.76 feet along the arc of a 380.00 foot radius curve to the left with a central angle of 00°24'57" and tangents of 1.38 feet, the long chord of which bears North 89°47'31" West a distance of 2.76 feet; thence  
North 90°00'00" West a distance of 292.50 feet to a point on said East right-of-way boundary of Aviation Way; thence

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North 00°26'51" East a distance of 80.00 feet parallel with and 30 feet East of the West boundary of said West half of the Northwest quarter along said point on the East right-of-way boundary of Aviation Way to the True Point of Beginning.

Further Excepting Therefrom:

A portion of the West half of the Northwest quarter of Section 25, Township 4 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, described as follows:

Commencing at the Northwest corner of said West half of the Northwest quarter of Section 25 (section corner common to Sections 23, 24, 25, and 26); thence

South 00°26'51" West a distance of 1494.47 feet along the West boundary of said West half of the Northwest quarter of Section 25, also being the centerline of Aviation Way; thence

North 89°49'30" East a distance of 30.00 feet parallel with the North boundary of said West half of the Northwest quarter of Section 25 to a point on the East right-of-way boundary of Aviation Way to the True Point of Beginning; thence

North 90°00'00" East a distance of 291.87 feet to a point of curvature; thence 3.39 feet along the arc of a 460.00 foot radius curve to the right with a central angle of 00°25'18" and tangents of 1.69 feet, the long chord of which bears South 89°47'21" East a distance of 3.39 feet; thence

South 00°27'02" West a distance of 80.00 feet to a point of curvature; thence 2.76 feet along the arc of a 380.00 foot radius curve to the left with a central angle of 00°24'57" and tangents of 1.38 feet, the long chord of which bears North 89°47'31" West a distance of 2.76 feet; thence

North 90°00'00" West a distance of 292.50 feet to a point on said East right-of-way boundary of Aviation Way; thence North 00°26'51" East a distance of 80.00 feet parallel with and 30 feet East of the West boundary of said West half of the Northwest quarter along said point on the East right-of-way boundary of Aviation Way to the True Point of Beginning.

AG