



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): SW-19-02
 Project name: Mini Storage
 Date filed: 1/3/19 Date complete: _____
 Related files: _____

Subject Property Information

R 3589701200

Address: SW Corner of Linder and Aviation Way Parcel Number(s): Sect. 36 / T3 4 North / Range 3

Subdivision: _____ Block: _____ Lot: _____ Acreage: 3.4 Zoning: M-1

Prior Use of the Property: Bare ground / firewood sales

Proposed Use of the Property: Mini Storage unit

Applicant Information:

Applicant Name: Lucas Hansen Phone: (208) 919-1056

Address: 14763 Willis rd City: Caldwell State: Idaho Zip: 83607

Email: Lucaswh@gmail.com Cell: (208) 919-1056

Owner Name: same Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Cell: _____

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

Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Cell: _____

Authorization

Print applicant name: Lucas Hansen

Applicant Signature: [Signature] Date: 12/26/18

A1

Project Name: <i>Caldwell Storage</i>	File #: <i>Sup-19-02</i>
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	
	The following are suggested items that may be shown on the site plan:	
	• Property boundaries of the site	
<i>NA</i>	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
<i>NA</i>	Floor Plan	
	Landscape Plan (if applicable)	
	Neighborhood Meeting sign-in sheet	
	Fee	

STAFF USE ONLY:

Date Application Received: *1/3/2019*

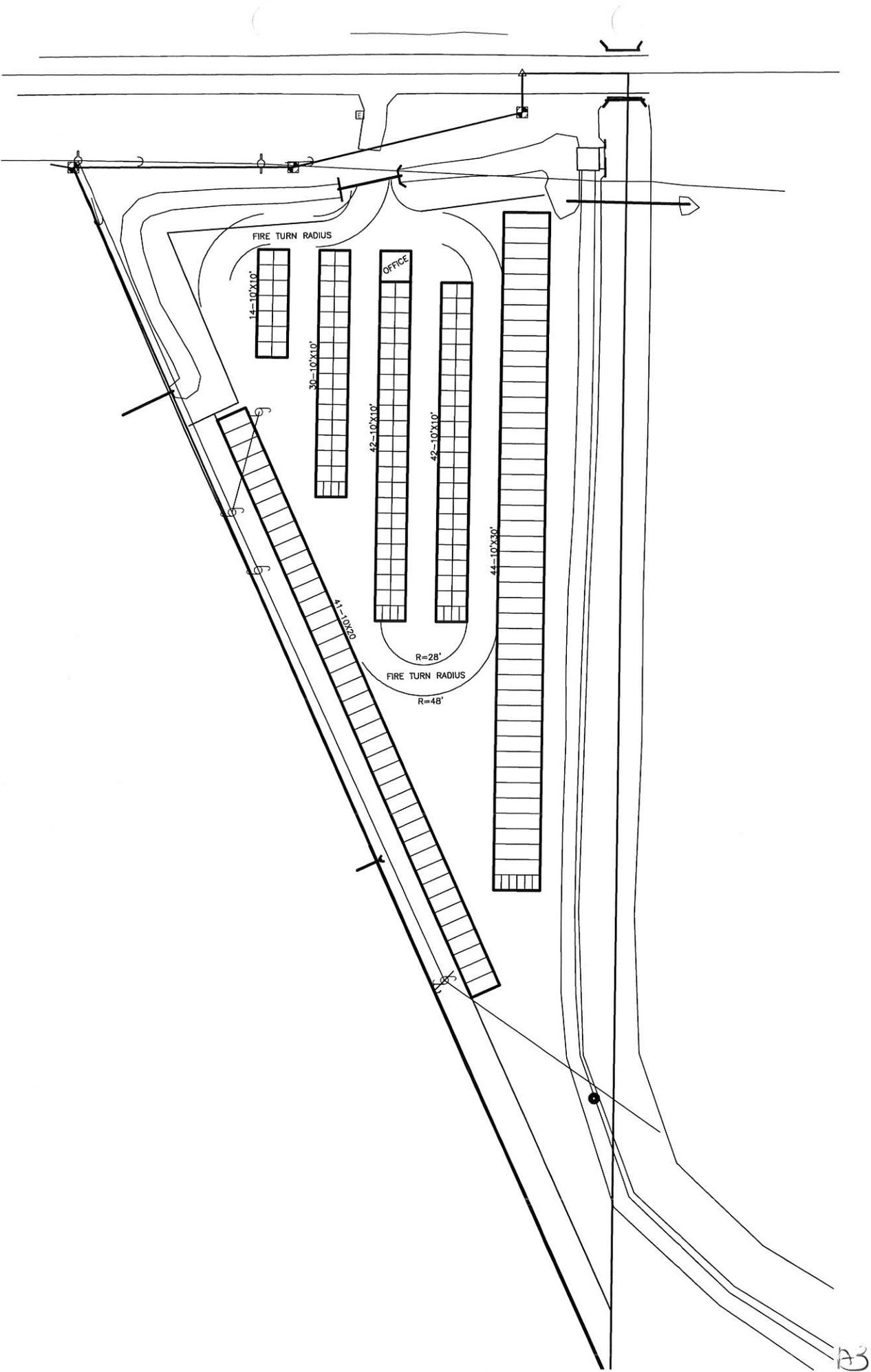
Received by: *LC*

Proposed Hearing Date: *Feb. 12, 2019*

Hearing Body: *PZ*

h1

The Planned Proposal is approximately 37,000 sqft,
of mini storage units. The location is on the
corner of Aviation way and Linden.





This Map and data displayed is a graphic representation derived from the Canyon County Geographic Information System (GIS) data. It was designed and intended for staff use only.

It is not guaranteed survey accuracy.

This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Canyon County and Single Point Solutions, Inc. are not liable for errors or omissions resulting from the use of this product for any purpose.



Pioneer Title Co.

GOING BEYOND

124



610 S. Kimball Avenue
Caldwell, ID 83605

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

File No. 612311 KD/HH

2016-053182
RECORDED
12/21/2016 04:06 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 SDUPUIS \$16.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

QUITCLAIM DEED

For Value Received

⁴Lucas Hansen, a married man; and B & H Companies, LLC, an Idaho limited liability company do hereby convey, release, remise and forever quit claim unto

⁴Lucas Hansen and Briget Hansen, husband and wife
whose address is 14763 Willis Rd, Caldwell, ID 83607

the following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

together with their appurtenances.

Dated: December 16, 2016

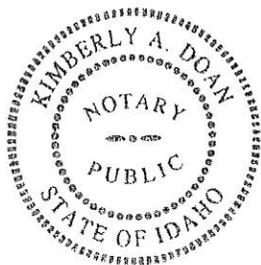
Lucas Hansen

B & H Companies, LLC
Lucas Hansen, Managing Member

State of Idaho, County of Canyon

On this ^{19th} day of December in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Lucas Hansen known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

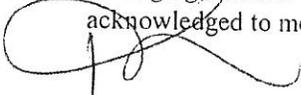
Residing at: Wilder
Commission Expires: 1-27-2023



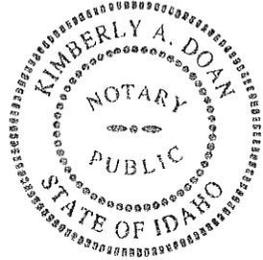
AG

State of Idaho, County of Canyon

On this ^{21st} 19th day of December in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Lucas Hansen, known or identified to me to be the Managing Member of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.



Residing at: Wilder
Commission Expires: 1-27-2023



AY

EXHIBIT A

A tract of land situated in the Northwest Quarter of the Northwest Quarter, Section 36, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

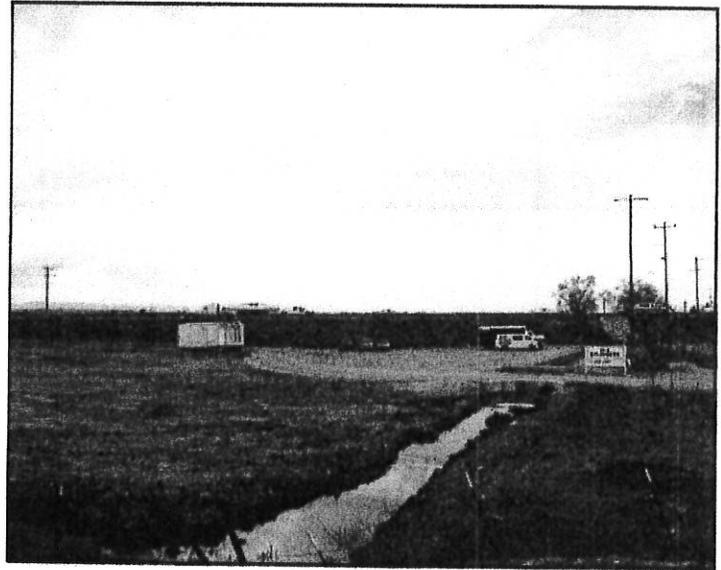
BEGINNING at the Northeast corner of said Northwest Quarter of the Northwest Quarter (West 1/16 corner);
thence
South $0^{\circ} 08' 01''$ East, 852.18 feet along the East boundary of said Northwest Quarter of the Northwest Quarter
to the Northerly right of way of Interstate Highway I-84 N.; thence traversing said Northerly right of way,
North $24^{\circ} 49' 29''$ West, 865.38 feet; thence
North $89^{\circ} 00' 16''$ East, 143.11 feet; thence
North $75^{\circ} 47' 32''$ East, 153.73 feet; thence
North $1^{\circ} 04' 30''$ West, 25.25 feet to the North boundary of said Northwest Quarter of the Northwest Quarter;
thence
North $88^{\circ} 55' 30''$ East, 69.70 feet along said North boundary to the POINT OF BEGINNING.

26



General Information

Parcel #: R3589701200
Instrument #: 2016053182
Date Transferred:
Primary Owner: LUCUS HANSEN
Secondary Owner: HANSEN BRIGET
Site Address: 0 E LINDEN ST
CALDWELL, ID 83605
Mailing Address: 14763 WILLIS RD
CALDWELL, ID 83605
Legal Description: 36-4N-3W NW TX 05805 IN NWNW



Subdivision/Tract:
Zoning:
Schools: 763 CALDWELL SCHOOL #132
Description: 22 City ind lot/ac
Acres: 3.441
MLS Area: 1275

Financial Information

Tax Code Area: 0010012
Total Assessed Value: \$111,610.00
Home Owner's Exemption: \$0.00
Tax Year: 2017
Levy: 0.019484453
Estimated Taxes: \$2,174.66
Irrigation Value:

Land Value: \$111,610.00
Improvement Value: \$0.00

** Tax information is provided courtesy of the Assessor's office and is for reference use only. We make no guarantee as the accuracy of the information and it is subject to change without notice. Please contact the Assessor's office with any questions regarding current or future tax estimates. Canyon County 454-7431.

Property Characteristics

Year Built:
Owner Occupied: N
Quality Class:
Building Condition:
Building Traits:
Stories: 0
Stories Height: 0
Has Mobile Home:
Footprint Area: 0
Garage Area: 0
Garage Stalls: 0
Detached Carport: 0
Detached Garage: 0
Framing:
Roof Type:
Exterior Type:
Masonry Fireplace: 0
Metal Fireplace: 0
Pool Size: 0
Total SqFt: 0

Bedrooms:
Bath 2 Fixtures: 0
Bath 3 Fixtures: 0
Bath 4 Fixtures: 0
Bath 5 Fixtures: 0
Total # Fixtures: 0
Special Fixtures: 0
Floor 1 Area: 0
Floor 2 Area: 0
Upper Flr Area: 0
Attic Area: 0
Attic Finished: 0
Basement SqFt: 0
Basement Finished: 0
Lower Flr SqFt: 0
Decks: 0
Deck SqFt: 0
Porches: 0
Total Porch SqFt: 0

Handwritten initials/signature