



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 19 2018

STAFF USE ONLY:
 File number(s): Sup-18-16
Marquez Pallets
 Project name: _____
 Date filed: 10/19 Date complete: _____
 Related files: _____

Subject Property Information Marquez Pallets

Address: 3417 E Chicago, Caldwell, ID Parcel Number(s): R 35320500
1.450
 Subdivision: _____ Block: _____ Lot: _____ Acreage: _____ Zoning: M-1
 Prior Use of the Property: making and selling pallets
 Proposed Use of the Property: making and selling pallets.

Applicant Information:

Applicant Name: SERVANDO MARQUEZ-DELGADO Phone: 208-740-0771
 Address: 1119 N MICHIGAN AVE City: CALDWELL State: ID Zip: 83605
 Email: _____ Cell: 208-740-0771

Owner Name: Servando Marquez-Delgado Phone: 208-740-0771
 Address: 1119 N Michigan Ave City: Caldwell State: ID Zip: 83605
 Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) NIKKI RAMIREZ-SMITH (ATTORNEY)
 Address: 1603 12TH AVE RD, SUITE D City: NAMPA State: ID Zip: 83686
 Email: NSMITH@NRSDT.COM office cell: 208-461-1883

Authorization

Print applicant name: Servando Marquez-Delgado
 Applicant Signature: [Signature] Date: 10-10-18

HL

| | |
|--|--------------------------|
| Project Name: <u>Marquez-fallete</u> | File #: <u>Sup-18-14</u> |
| Applicant/Agent: <u>Servando Marquez</u> | |

| 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 | |
| N/A | 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 | |
| ✓ | • Existing buildings on the site | |
| ✓ | • Parking stalls and drive aisles | |
| ✓ | • Sidewalks or pathways (proposed and existing) | |
| ✓ | • Fencing (proposed and existing) | |
| N/A | Floor Plan | |
| N/A | Landscape Plan (if applicable) | |
| ✓ | Neighborhood Meeting sign-in sheet | |
| ✓ | Fee | |

STAFF USE ONLY:

Date Application Received: 10/19/18

Received by: lc

Proposed Hearing Date: 1/8/2019

Hearing Body: HE

RAMIREZ-SMITH & TVINNEREIM

Nikki Ramirez-Smith
nsmith@nrsdt.com

Deena Tvinnereim
dtvinnereim@nrsdt.com

Talia D. Burnett
tburnett@nrsdt.com

Kevin Shupperd
kshupperd@nrsdt.com

Address: 1603 12th Ave. Rd., Ste. D, Nampa, ID 83686 **Phone:** (208) 461-1883 **Fax:** (208) 461-1680

October 18, 2018

Mr. Marquez requests a special use permit to operate his pallet business. He plans to use the property to make, repair, and sell pallets. He is requesting that he receive a special use permit for outdoor storage, and a special use permit to build a ten-foot fence. This permit is required to allow him to continue his business.

If permitted, Mr. Marquez plans to install a ten-foot fence around the property. He will keep the pallets below the fence line and will not stack them to exceed the height of his fence. He will use approved materials to construct the fence and is preparing to apply for a building permit to build a warehouse (office space) and fence. He is applying for a special use permit for the fence, and for outdoor storage. He plans to pave the driveway to the property and subdivide the residential property in the front of the property, as depicted in the attached diagram.

Mr. Marquez also plans to apply for a building permit to build a warehouse in accordance with city code, at the front of the pallet yard, as depicted in the attached diagram.





1000 INDUSTRIAL WAY

3411 E CHICAGO ST

3417 E CHICAGO ST

3423 E CHICAGO ST

3401 E CHICAGO

0050

Inwards

Gate

Warehouse

Paved driveway

Subdiv

8-in

4754

26

27

||||| Proposed fencing

A3



26

24

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: 10:00 a.m.

End Time of Neighborhood Meeting: 10:45 a.m.

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

| <u>PRINTED NAME</u> | <u>ADDRESS, CITY, STATE, ZIP</u> |
|---------------------|--|
| 1. April Bosworth | 3401 E. Chicago St., Caldwell, Idaho 83605 |
| 2. Dave Hawk | 3411 E. Chicago St., Caldwell, Idaho 83605 |
| 3. Gloria Hawk | 3411 E. Chicago St., Caldwell, Idaho 83605 |
| 4. Ron Allen | 3405 E. Chicago St., Caldwell, Idaho 83605 |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |
| 11. | |
| 12. | |
| 13. | |
| 14. | |
| 15. | |
| 16. | |
| 17. | |
| 18. | |
| 19. | |

AS

- 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: Special Use Permit for Fence and Outdoor Storage - Pallet Yard

Date of Round Table meeting: 10/18/2018

Notice sent to neighbors on: 10/19/2018

Date & time of the neighborhood meeting: 10/30/2018 10:00 a.m.

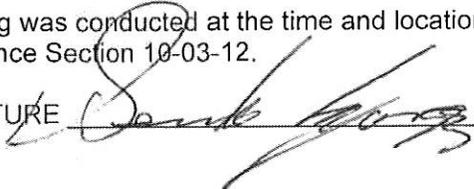
Location of the neighborhood meeting: 3417 E. Chicago, Caldwell, Idaho 83605

Developer/Applicant:

Name: Servando Marquez

Address, City, State, Zip: 1119 N. Michigan Ave., Caldwell, Idaho 83605

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 11/20

AS

Neighborhood Meeting Roster 10/30/18

April Bosworth 208.899.6026
3401 E. Chicago St.

Dave & Glorie Hawk 208.249.7724
3411 E. Chicago St

Ron Allen
3405 E Chicago St. 208-453-1009



Pioneer Title Co.
GOING BEYOND

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

2015-008698
RECORDED
03/16/2015 12:52 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 DWILSON \$13.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. S65611 KM/LF

WARRANTY DEED

For Value Received

Alfonso Gutierrez and Maria Gutierrez, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Servando Marquez and Reyna Marquez, ^{also known as Reyna Garcia Gallego} husband and wife

hereinafter referred to as Grantee, whose current address is 1119 N Michigan Ave

The following described premises, to-wit: caldwell ID 83605

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: March 3, 2015

Alfonso Gutierrez
Alfonso Gutierrez
Maria Gutierrez
Maria Gutierrez

State of Idaho, County of Canyon

On this 4 day of March in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Alfonso Gutierrez and Maria Gutierrez 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.

Kathy McDonald
Residing at: Caldwell
Commission Expires: 5/27/17



AL

EXHIBIT A

A part of the Southeast Quarter of Section 26, Township 4 North, Range 3 West of the Boise Meridian, in Canyon County, Idaho, more particularly described to wit:

COMMENCING at the Northwest corner of the Southeast Quarter of the Southeast Quarter of the said Section 26, a brass monument; thence

North 89° 37' 42" East 1,326.02 feet along the North line of said Southeast Quarter of the Southeast Quarter to the Northeast corner thereof; thence

South 00° 02' 41" East 662.50 feet along the East line of said Southeast Quarter of the Southeast Quarter to the South line of the North Half of the Southeast Quarter of the Southeast Quarter; thence

South 89° 36' 18" West 77.10 feet along said South line to the Northeasterly right of way of Chicago Street; thence

North 17° 39' 58" West 94.58 feet along said right of way to a ½ inch steel pin; thence

North 68° 13' 39" West 202.84 feet along said right of way to the INITIAL POINT of this description, said point being a 5/8 inch rebar; thence continuing

North 68° 13' 39" West 135.34 feet along said right of way to a 5/8 inch rebar; thence

North 21° 46' 21" East 497.47 feet to a point on the centerline of the Notus Canal; thence continuing on the said centerline curving to the right 138.98 feet along the arc of a curve having a radius of 485.37 feet, a central angle of 16° 24' 20", and a chord bearing of

South 42° 55' 05" East 138.50 feet to the point of tangency; thence

South 34° 42' 55" East 12.15 feet; thence leaving said centerline

South 21° 46' 21" West 431.55 feet to the INITIAL POINT of this description.

24