



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): SUP-18-06

Ohio project

Project name: _____

Date filed: 5-8-18 Date complete: _____

Related files: _____

Subject Property Information

Address: 0 S OHIO AVENUE, CALDWELL, ID 83605 Parcel Number(s): R0400001100

Subdivision: MOUNTAIN VIEW SUB #1 Block: G & H Lot: _____ Acreage: 1.29 Zoning: R-2

Prior Use of the Property: NOTHING - JUST WEEDS

Proposed Use of the Property: WILL HAVE 4-6 PLEX UNITS, 1037 SQ. FT. EACH UNIT

Applicant Information:

Applicant Name: SALLIE BRADSHAW Phone: 208-371-3037

Address: 3214 AIRPORT AVENUE City: CALDWELL State: ID Zip: 83605

Email: SALLIEBRADSHAW@GMAIL.COM Cell: 208-371-3037

Owner Name: SALLIE BRADSHAW Phone: 208-371-3037

Address: 3214 AIRPORT AVENUE City: CALDWELL State: ID Zip: 83605

Email: SALLIEBRADSHAW@GMAIL.COM Cell: 208-371-3037

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

Address: 21851 UPPER PLEASANT RIDGE ROAD City: CALDWELL State: ID Zip: 83607

Email: TJ@SKINNERLANDSURVEY.COM Cell: 208-454-0933

Authorization

Print applicant name: SALLIE BRADSHAW

Applicant Signature: Sallie Bradshaw Date: 5/8/2018

AM

Project Name: OHIO PROJECT	File #: SUP-18-06
Applicant/Agent: SALLIE BRADSHAW	

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	
	• 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	
✓	Fee	

STAFF USE ONLY:

Date Application Received: 5-8-18

Received by: JW

Proposed Hearing Date: _____

Hearing Body: _____

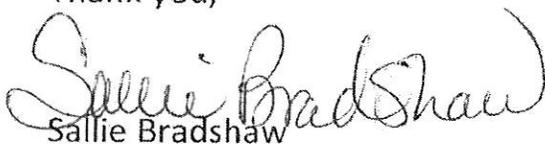
5-9-2018

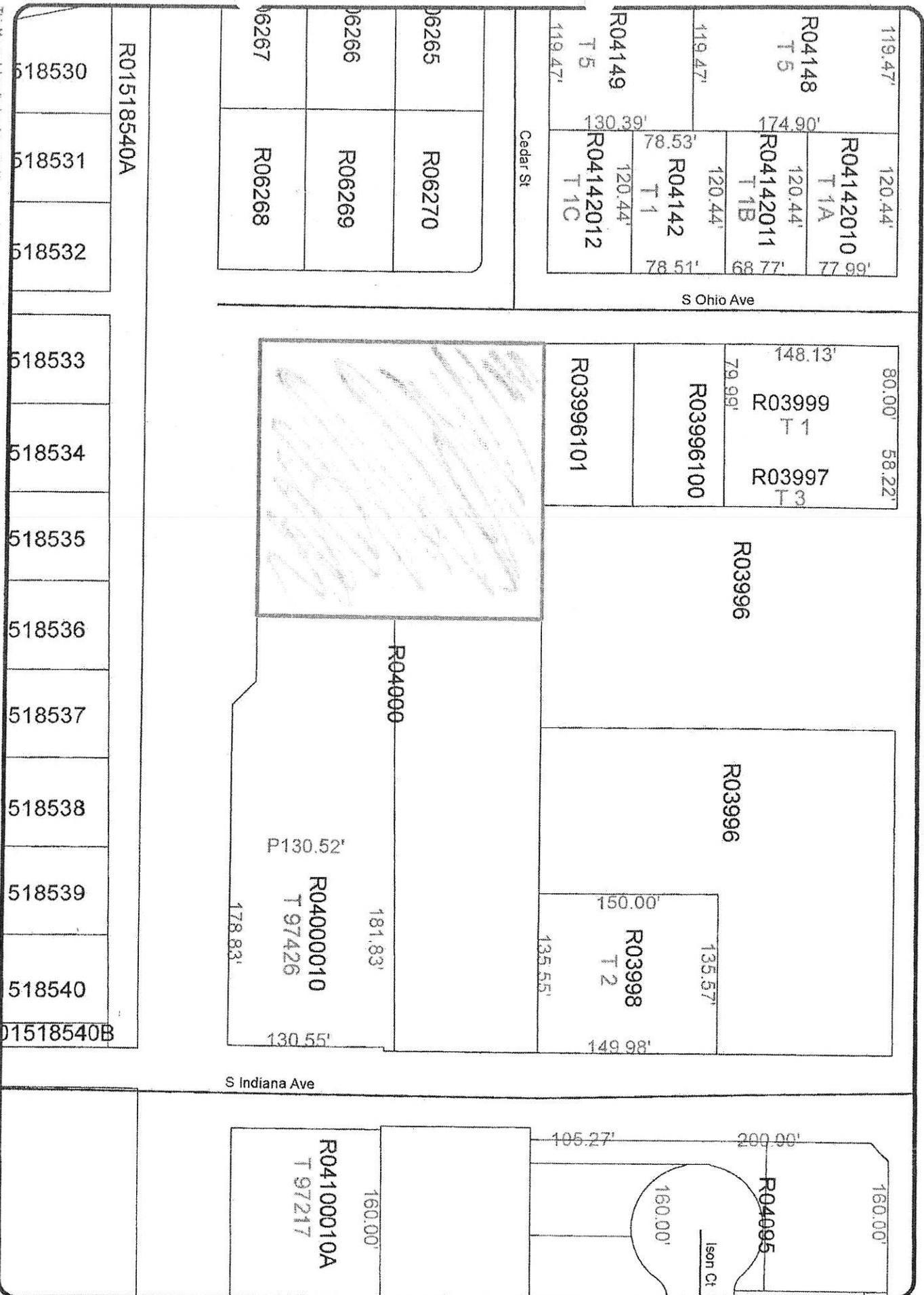
Ohio Project- Asking for a Special use Permit

The location of this request is on Ohio Ave. Parcel # R0400001100. This land has had no improvements to the land and has only had weeds for years. There is approx. 1.3 acres that are being split into 4 lots with approx. 14,078 sq. ft. per lot.

I would like ask for a SUP on this land that as just been split into 4 equal parcels. All parcels will have access from Ohio Avenue in Caldwell. Each parcel will have a minimum of 60' frontage. These lots I would like to use for multi-family dwellings. These lots are located in a R-2 zone. We are just short of having enough land sq. footage to be able to place 6 single story units on each lot. I am asking if there could be a variance that would allow 6 apt. units on each of the 4 lots that will be created by an Administrative split. The lots will have if allowed 6 single story units with a single car garage that will have a common shared driveway. There will be required an ingress/ egress easement that each owner of the land will have recorded along with their deed of trust. Whatever land improvements that are required by the city will be done. There will be a horse shoe drive that will be placed between lot 1-2 and 3-4 and will loop around the east side of lots 2 and 3. For the use of the fire dept. when needed. We will place retention areas at the east end of each lot if so required. I would appreciate your consideration in this matter.

Thank you,


Sallie Bradshaw

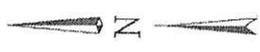
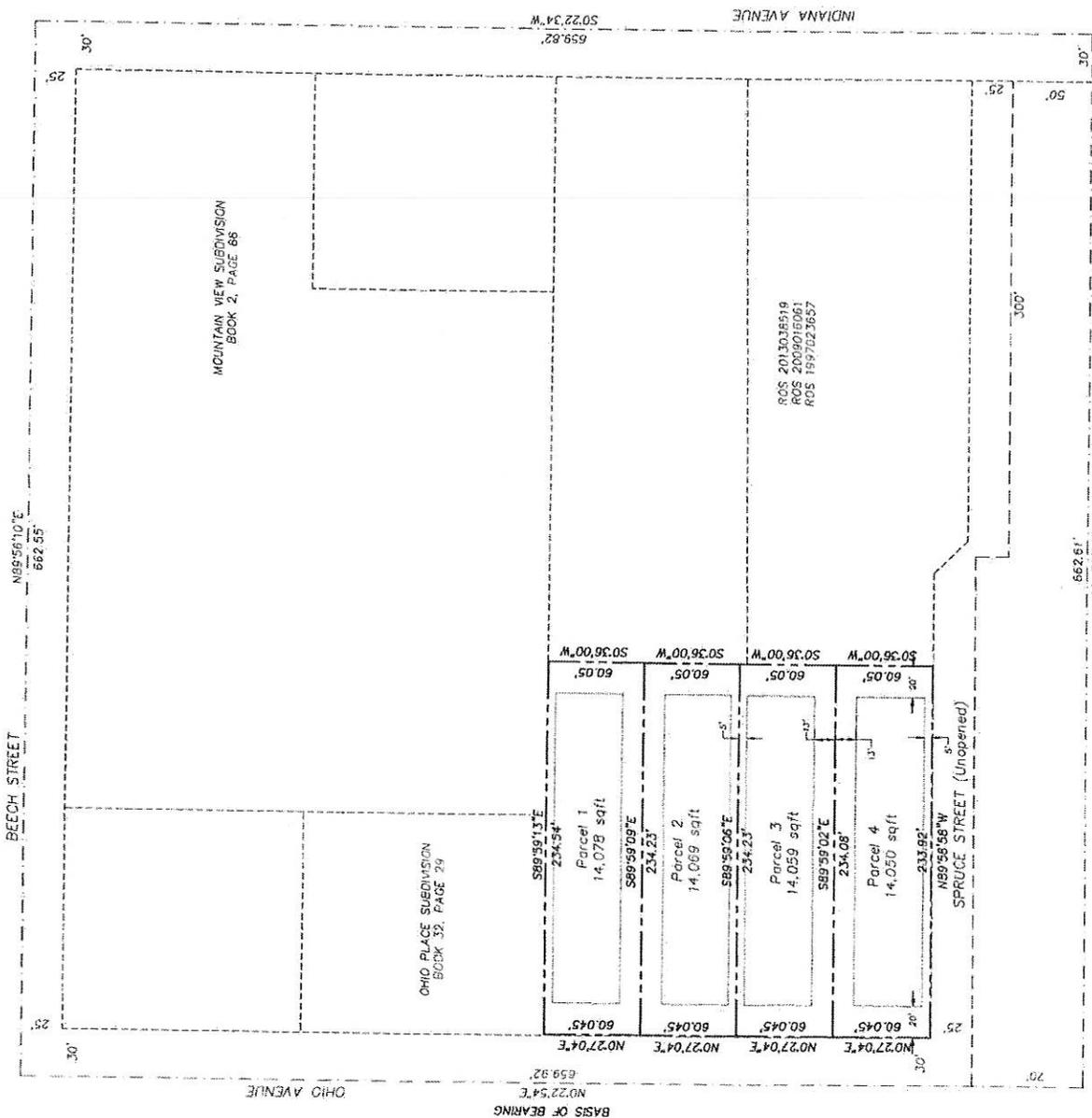


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RECORD OF SURVEY

A PORTION OF TRACT G & H OF THE MOUNTAIN VIEW SUBDIVISION,
 LYING IN THE SE 1/4, SE 1/4, NE 1/4, OF SECTION 34,
 TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
 CANYON COUNTY, IDAHO



Reference Survey:
 Inst. No. 2015005681

Scale: 1" = 50'

LEGEND

- BRASS CAP MONUMENT - FOUND
- ⊕ ALUMINUM CAP MONUMENT - FOUND
- ⊙ 5/8" REBAR - FOUND
- ⊙ 5/8" x 30" REBAR - SET
- 1/2" REBAR - FOUND
- 1/2" x 24" REBAR - SET
- ⊙ PK NAIL & BRASS WASHER
- ⊙ CALCULATED POINT
- PROPERTY BOUNDARY LINE
- - - SECTION/ALLOT PART LINE
- - - FENCE LINE
- W.C. WITNESS CORNER
- (xxx.xx) DATA OF RECORD

CERTIFICATION

I, Thomas J. Walker, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from a field sketch made by me or under my direct supervision, that this map is a true and correct representation of said survey, and that it is in conformity with the Perpetuation Act, Idaho Code 55-1601 through 55-1612.



INDEX No. 434-34-1-2-2-00-00
 SURVEY FOR

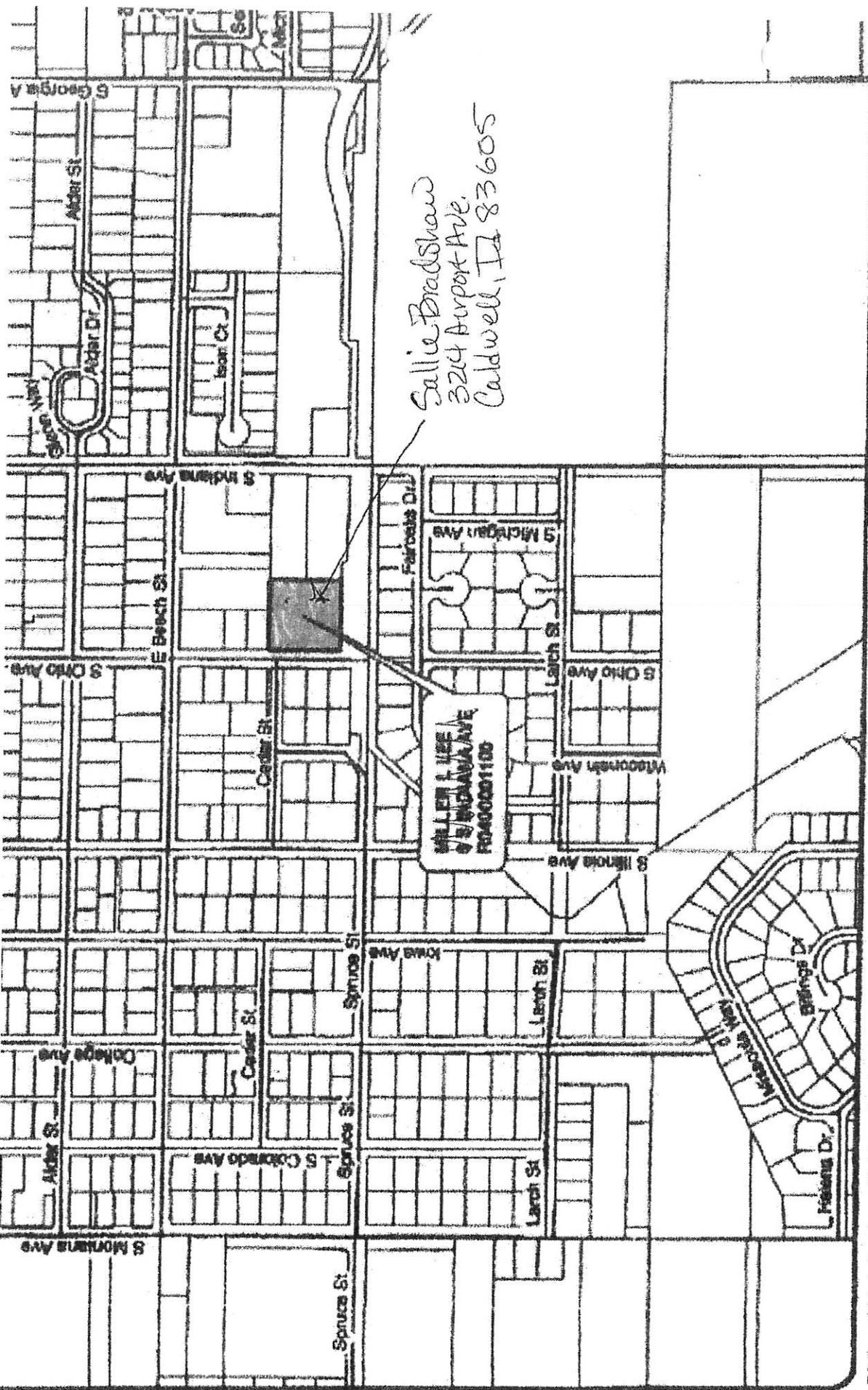
BRADSHAW CONSTRUCTION

Drawn By: SLW
 Date: March 6, 2018
 Surveyed By: Tuff
 Job No. FE1818

Skinner
 Land Survey
 Precision Land Surveys, P.C.
 21851 Upper Pleasant Ridge Rd.
 Caldwell, Idaho 83407
 (208)-454-0833
 WWW.SKINNERLANDSURVEY.COM

E. J. Walker
 Section 34
 OFFER, Inst. No.
 200501971

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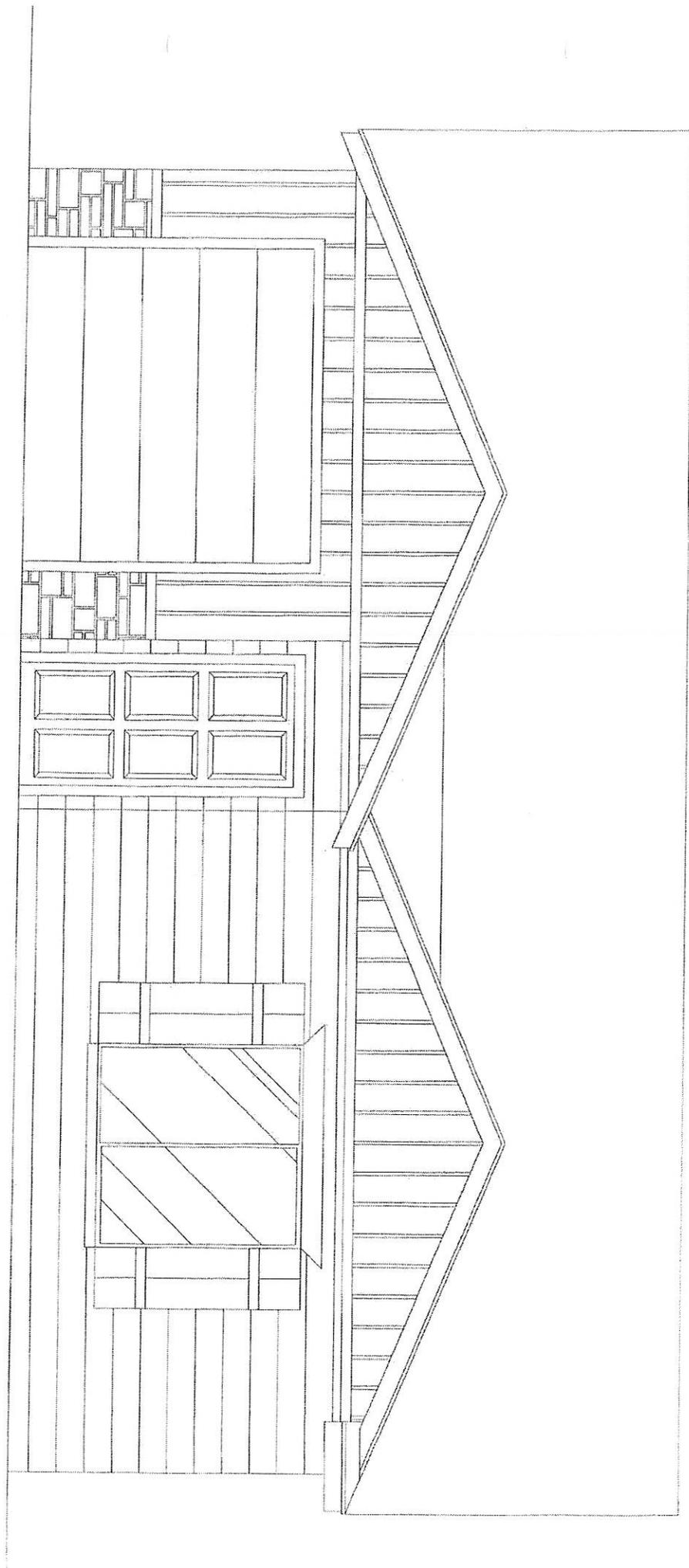
Sallie Bradshaw
 3224 Airport Ave.
 Caldwell, ID 83605

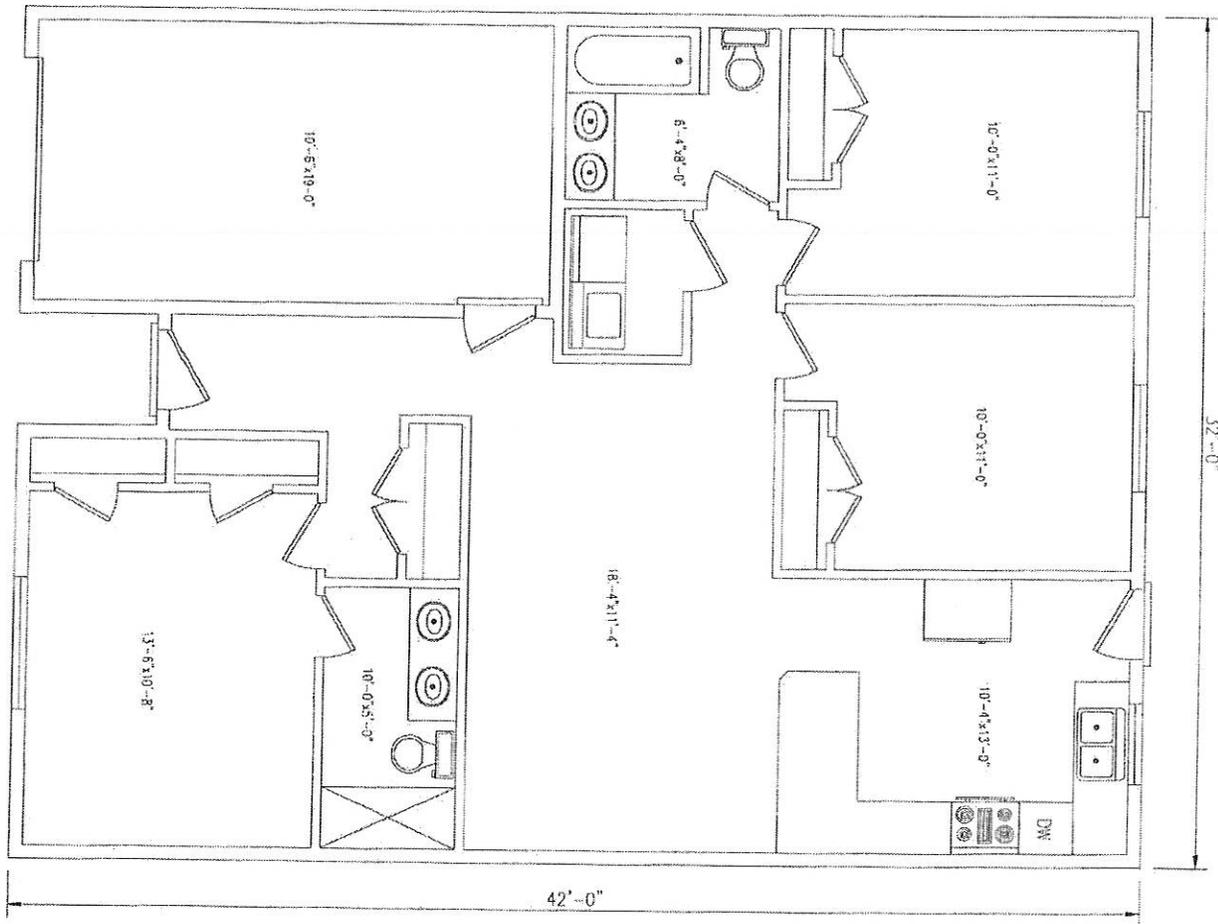
MILLER HOME
 3224 MICHIGAN AVE
 530021100

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R4







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. 643194 KD/

QUITCLAIM DEED

For Value Received

Drew Williams, spouse of the Grantee herein
does hereby convey, release, remise and forever quit claim unto
Sallie Bradshaw, a married person as her sole and separate property
whose address is 3214 Airport Ave., Caldwell, ID 83605

the following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

together with their appurtenances.

Dated: February 28, 2018

Drew Williams

State of Utah, County of VT

This record was acknowledged before me on March 8, 2018 by Drew Williams

Signature of notary public
Commission Expires: 1/19/22



1310



610 S. Kimball Avenue
Caldwell, ID 83605

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File No. 643194 KD/

2018-009810
RECORDED
03/09/2018 10:36 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 HCRTAL \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

QUITCLAIM DEED

For Value Received

Drew Williams, spouse of the Grantee herein
does hereby convey, release, remise and forever quit claim unto
Sallie Bradshaw, a married person as her sole and separate property
whose address is 3214 Airport Ave., Caldwell, ID 83605

the following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

together with their appurtenances.

Dated: February 26, 2018

[Handwritten signature of Drew Williams]
Drew Williams

State of Utah, County of VT

This record was acknowledged before me on March 8, 2018 by Drew Williams

[Handwritten signature of Notary Public]
Signature of notary public
Commission Expires: 11/9/22



EXHIBIT A

That portion of Tract G and Tract H of Mountain View Subdivision in the Southeast quarter of the Northeast quarter of Section 34, Township 4 North, Range 3 West, Boise Meridian, also shown on Record of Survey as Instrument No. 2013-038519 as Parcel 3, in the City of Caldwell, County of Canyon, State of Idaho, described as follows:

Beginning at the Southwest corner of Tract H of Mountain View Subdivision in the Southeast quarter of the Northeast quarter of Section 34, Township 4 North, Range 3 West, Boise Meridian; thence North $00^{\circ}27'04''$ East 240.18 feet along the West line of said Tract H and the West line of Tract G of said Mountain View Subdivision; thence South $89^{\circ}59'13''$ East 234.54 feet; thence South $00^{\circ}36'00''$ West 240.20 feet to a point on the South line of said Tract H; thence North $89^{\circ}58'58''$ West 233.92 feet along said South line to the Point of Beginning.



610 S. Kimball Avenue
Caldwell, ID 83605

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File No. 643194 KD/

WARRANTY DEED

For Value Received L. Lee Miller and Christine A. Miller, husband and wife, who acquired title as L. Lee Miller, an unmarried man and Christine A. Daniel, an unmarried woman hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Sallie Bradshaw, a married person as her sole and separate property hereinafter referred to as Grantee, whose current address is 3214 Airport Avenue Caldwell, ID 83605

The following described premises, to-wit:

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.

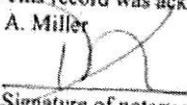
Dated: February 28, 2018


L. Lee Miller


Christine A. Miller

State of Idaho, County of Canyon

This record was acknowledged before me on March 7, 2018 by L. Lee Miller and Christine A. Miller


Signature of notary public
Commission Expires: RESIDING AT WILDER, IDAHO
MY COMMISSION EXPIRES 1-27-2023

