CITY OF
Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

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): SUP-19-05
Project name: Laudert Billboard
Date filed: 3/1/19 Date complete: _____
Related files: _____

Subject Property Information

Address: 0 E Ustick Parcel Number(s): R3093301 0A1
Subdivision: _____ Block: _____ Lot: _____ Acreage: 5.47 Zoning: M-1
Prior Use of the Property: _____
Proposed Use of the Property: _____

Applicant Information:

Applicant Name: EJ Laudert Phone: 208-433-3151
Address: 416 E 41st Street City: Boise State: ID Zip: 83714
Email: elaudert@yesco.com Cell: 208-850-4703
Owner Name: Steel National, LLC Phone: 208-919-1056
Address: 14763 Willis Rd City: Caldwell State: ID Zip: 83607
Email: lucuswh@gmail.com Cell: 208-919-1056
Agent Name: (e.g., architect, engineer, developer, representative) YESCO Outdoor Media
Address: 1605 S. Gramercy Rd. City: Salt Lake City State: UT Zip: 84104
Email: elaudert@yesco.com Cell: 208 850-4703

Authorization

Print applicant name: E.J. Laudert
Applicant Signature: [signature] Date: 2-28-19

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CITY OF
Caldwell, Idaho

Planning & Zoning

SPECIAL-USE PERMIT

Project Name: 31037 YESCO Outdoor Billboard	File #: SUP-19-05
Applicant/Agent: EJ Laudert - YESCO Outdoor Media	

Applicant (√)	**Please provide the following REQUIRED documentation:**	Staff (√)
✓	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	
	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	
	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	
	Fee	

STAFF USE ONLY:

Date Application Received: 3/1/19

Received by: LC

Proposed Hearing Date: _____

Hearing Body: _____

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YESCO

416 East 41st Street
Boise, Idaho 83714

208-345-2982 Telephone

ID Contractor's License Nos. PWC-C-11475-AA-4,
ELE-SC-2627, 011731

February 28, 2019

City of Caldwell Planning & Zoning
621 Cleveland Blvd.
Caldwell, ID 83605

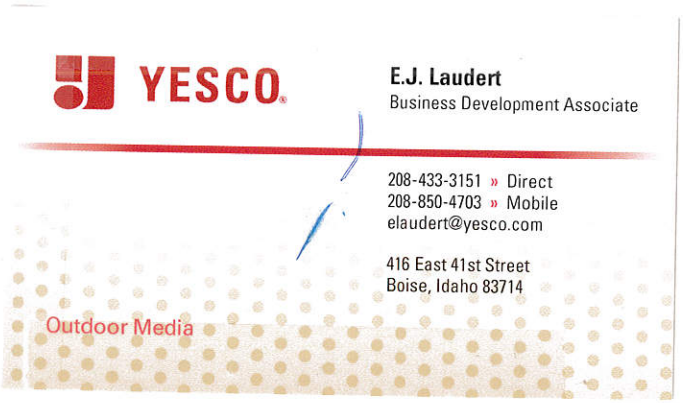
Planning & Zoning Services,

YESCO Outdoor Media is applying to install and maintain a billboard at Steel National, LLC lot next to 208 Storage. It will be a double face 14' x 48' billboard. The billboard will meet all City Codes and Ordinances.

If there are additional questions I can be reached at 208.433.3151 or elaudert@yesco.com

Regards,

E.J. Laudert
Business Development Associate
YESCO Outdoor Media

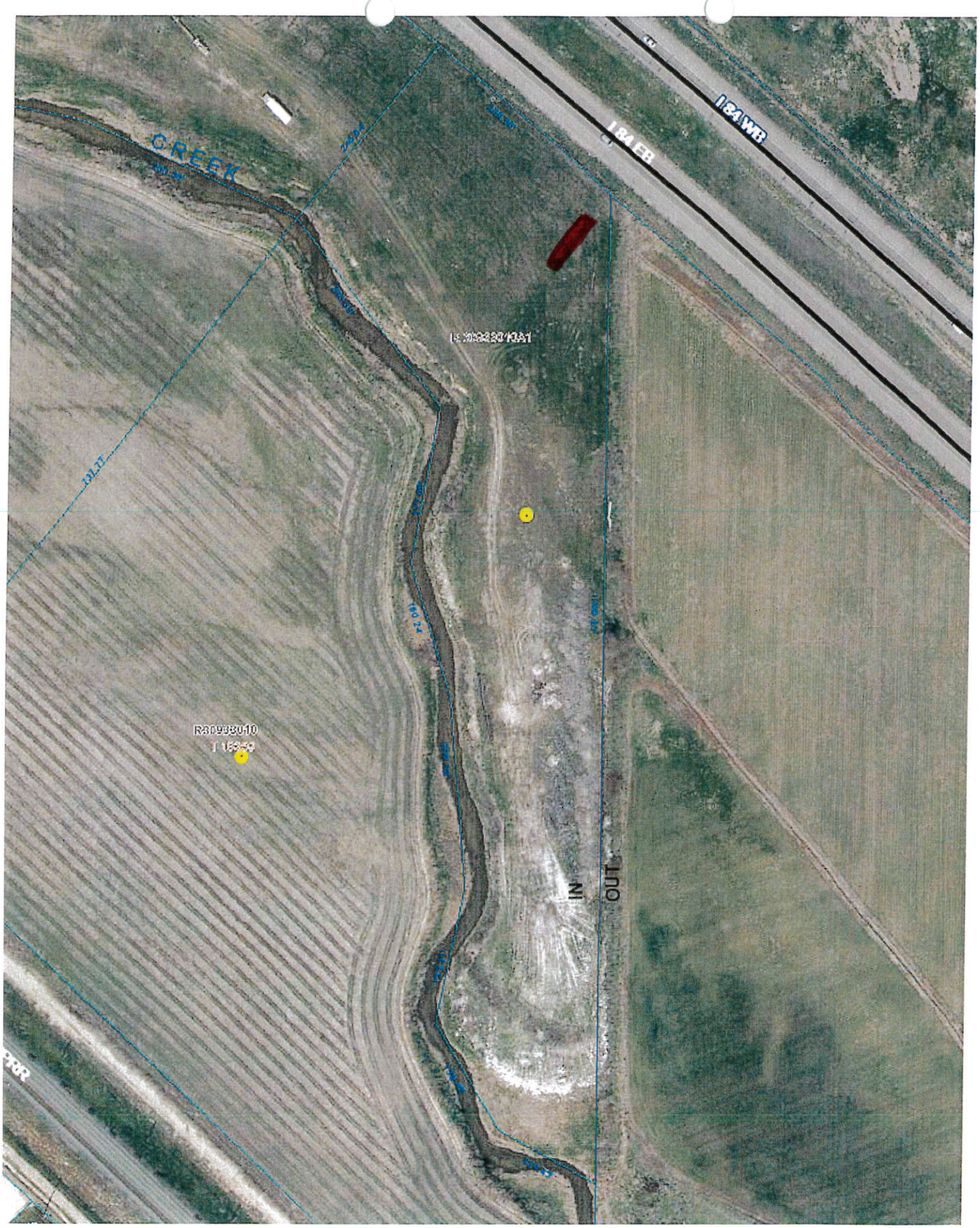


A2

Steel National, LLC

Vicinity map

Steel National, LLC
30' from property lines
Legend
Proposed Billboard location
Aviation Way
Nelson
84
Proposed Billboard location
Google Earth
© 2018 Google
700 ft
N



A4

PioneerTitleCo.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

File No. 630287 CH/

2017-043403
RECORDED
10/06/2017 09:35 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 SDUPUIS $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

LH
JB

WARRANTY DEED

For Value Received Value Homes of Idaho, LLC, an Idaho limited liability company hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Steel National, LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is 14763 Willis Road Caldwell, ID 83607
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: October 5, 2017

Value Homes of Idaho, LLC

Kevin Rowley, Manager
State of IDAHO, County of CANYON

On this 5 day of October in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Kevin Rowley, known or identified to me to be the Manager of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

Residing at: _____
Commission Expires: _____

Residing at: Melba, ID
Commission Expires: 3/10/2021

CARRIE HOMBURG
NOTARY PUBLIC
STATE OF IDAHO

PG

EXHIBIT A

A PORTION OF THE W1/2 OF THE NW1/4 OF SECTION 6, T.3N., R.2W., BOISE MERIDIAN, CANYON COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Beginning at the northwest corner of said Section 6; thence S.00°15'31"W., 60.00 feet to a point on the south right-of-way boundary of Ustick Road; thence S.89°50'49"E., a distance of 49.50 feet along said right-of-way to a point; Thence S.89°50'49"E., a distance of 161.88 feet along said right-of-way to a point on the southerly right-of-way boundary of Interstate Highway 84;Thence S.51°35'11"E., a distance of 567.50 feet along said I-84 right-of-way to a point of curve; Thence along a curve to the right having a radius of 22,818.32 feet and a central angle of 1°26'26", an arc distance of 573.71 feet with a chord of 573.69 feet bearing S.50°51'58"E to a point, said point also being the POINT OF BEGINNING;

Thence along a curve to the right having a radius of 22,818.32 feet and a central angle of 0°38'43", an arc distance of 256.98 feet with a chord of 256.98 feet bearing S.49°49'23"E to a point on the east boundary of the said W1/2 of the NW1/4 of Section 6;
Thence S.0°43'06"W., a distance of 1099.50 feet along the said east boundary to a point on the current centerline of Indian Creek;
Thence along the current centerline of said Indian the following;
N.61°21'48"W., a distance of 124.43 feet to a point;
N.31°04'03"W., a distance of 139.45 feet to a point;
N.12°28'45"E., a distance of 153.31 feet to a point;
N.4°38'04"W., a distance of 209.33 feet to a point;
N.16°26'31"W., a distance of 160.24 feet to a point;
N.10°24'28"E., a distance of 177.69 feet to a point;
N.37°43'18"W., a distance of 265.52 feet to a point;
Thence leaving the current centerline of Indian Creek N.39°51'56"E., a distance of 246.64 feet to the POINT OF BEGINNING.
(Shown as Parcel D on record of survey recorded August 11, 2015 as Instrument No. 2015030817

TOGETHER WITH an access easement over and across the following described tract:

A PORTION OF THE W1/2 OF THE NW1/4 OF SECTION 6, T.3N., R.2W., BOISE MERIDIAN, CANYON COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Beginning at the northwest corner of said Section 6; thence
S.0°15'31"W., 60.00 feet to a point on the south right-of-way boundary of Ustick Road said point being the POINT OF BEGINNING; thence
S.89°50'49"E., a distance of 49.50 feet along said right-of-way to a point; thence
S.04°41'49"W., a distance of 122.76 feet to a point; thence
S.00°15'31"W., a distance of 596.20 feet to a point on the current centerline of Indian Creek; thence along the current centerline of said Indian Creek
N.84°44'29"W., a distance of 40.15 feet to a point; thence leaving the current centerline of Indian Creek
N.00°15'31"E., a distance of 715.00 feet to the POINT OF BEGINNING.

AND ALSO TOGETHER WITH A CROSS ACCESS EASEMENT, more particularly described as follows:

A PORTION OF THE W1/2 OF THE NW1/4 OF SECTION 6, T.3N., R.2W., BOISE MERIDIAN, CANYON COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Beginning at the northwest corner of said Section 6; thence
S.0°15'31"W., 60.00 feet to a point on the south right-of-way boundary of Ustick Road; thence
S.89°50'49"E., a distance of 49.50 feet along said right-of-way to a point; thence
S.4°41'49"W., a distance of 122.76 feet to a point; thence
S.0°15'31"W., a distance of 524.15 feet to a POINT, said point being the POINT OF BEGINNING;

Thence S.89°44'29"E., a distance of 227.52 feet to a point of curvature;
thence along a curve to the right having a radius of 230.00 feet and a central angle of 5°32'04", an arc distance of 22.22 feet with a chord of 22.21 feet bearing S.86°58'27"E. to a point; thence

S.84°12'25"E., a distance of 207.11 feet to a point of curvature;
thence along a curve to the right having a radius of 230.00 feet and a central angle of 7°10'31", an arc distance of 28.80 feet with a chord of 28.79 feet bearing S.80°37'09"E. to a point; thence
S.77°01'53"E., a distance of 180.86 feet to a point of curvature;
thence along a curve to the right having a radius of 230.00 feet and a central angle of 12°03'15", an arc distance of 48.39 feet with a chord of 48.30 feet bearing S.71°00'16"E. to a point; thence
S.64°58'39"E., a distance of 273.92 feet to a point; thence
S.39°51'56"W., a distance of 31.04 feet to a point; thence
N.64°58'39"W., a distance of 265.97 feet to a point of curvature;
Thence along a curve to the left having a radius of 200.00 feet and a central angle of 12°03'15", an arc distance of 42.08 feet with a chord of 42.00 feet bearing N.71°00'16"W. to a point; thence
N.77°01'53"W., a distance of 180.86 feet to a point of curvature;
thence along a curve to the left having a radius of 200.00 feet and a central angle of 7°10'31", an arc distance of 25.05 feet with a chord of 25.03 feet bearing N.80°37'09"W. to a point; thence
N.84°12'25"W., a distance of 207.11 feet to a point of curvature; thence along a curve to the left having a radius of 200.00 feet and a central angle of 5°32'04", an arc distance of 19.32 feet with a chord of 19.31 feet bearing N.86°58'27"W. to a point; thence
N.89°44'29"W., a distance of 227.52 feet to a point; thence
N.0°15'31"E., a distance of 30.00 feet to the POINT OF BEGINNING.

Property Owner Acknowledgement

I, Marty Camberlango, 4114 Nelson Ln.
(Name) (Address)

Caldwell, ID, 83605
(City) (State)

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

   R30933010A1,
   (Address)

   and I grant my permission to:

   EJ Landert, 416 E 41st St
   (Name) (Address)

   Boise, Idaho
   (City) (State)

   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 1 day of March, 20 19

Marty Camberlango
(Signature)

208-Storage Member LLC

All