



CITY OF Caldwell, Idaho

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): Ann-19-03
Sup-19-10

Project name: Steve Regan Annex^{sup}

Date filed: 5/3/19 Date complete: _____

Related files: _____

Subject Property Information

Address: 3801 hwy 20/26, Caldwell, Idaho Parcel Number(s): 35277000 0

Subdivision: 24-4N-3W SW TX 14296 IN SWSW LS HWY Block: _____ Lot: _____ Acreage: 3.7900 Zoning: AG 10

Prior Use of the Property: PROPERTY IS CURRENTLY A RETAIL STORE SELLING AG SUPPLIES C-3

Proposed Use of the Property: USE OF PROPERTY WILL REMAIN THE SAME

Applicant Information:

Applicant Name: STEVE HARMSSEN HFLP LC Phone: 208-454-2051-store - Add cell#

Address: 26 N STATE ST City: SALT LAKE CITY State: UT Zip: 84103

Email: smh@att.net - Steve Harmsen Owner Steve Regan Co. Cell: _____

Owner Name: STEVE HARMSSEN HFLP LC Phone: 208-454-2051-store - Add cell#

Address: 26 N STATE ST City: SALT LAKE CITY State: UT Zip: 84103

Email: smh@att.net - Steve Harmsen Owner Steve Regan Co. Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) DANA VANCE ADVANCE ENT. INC. DBA SUPERIOR SIGNS

Address: 120 N. 21ST AVE. City: CALDWELL State: ID Zip: 83605

Email: dana@superiorsignsidaho.com Cell: _____

Authorization

Print applicant name: STEVE HARMSSEN by DANA VANCE

Applicant Signature: Dana Vance Date: 4-26-2019



CITY OF
Caldwell, Idaho

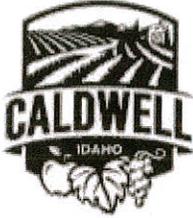
Planning & Zoning

ANNEXATION

Project Name: <i>Steve Regan Annexation</i>	File #: <i>Ann-19-03</i>
Applicant/Agent: <i>Superior Syris</i>	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
	Completed & signed Hearing Review Master Application	✓
	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	✓
	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)	
	Metes and bounds legal description for the site to be annexed in WORD format	
	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: <u>5-3-19</u>
Received by: <u>LC</u>
Proposed Hearing Date: <u>6/18/19</u>
Hearing Body: <u>PZ</u>



CITY OF Caldwell, Idaho

Planning & Zoning

SPECIAL-USE PERMIT

Project Name: <u>Steve Regan Billboard Sup</u>	File #: <u>SUP-19-10</u>
Applicant/Agent: <u>Superior Signs</u>	

Applicant ()	Please provide the following REQUIRED documentation:	Staff ()
X	Completed & signed Hearing Review Master Application	✓
X	Narrative fully describing the proposed use/request	✓
X	Recorded warranty deed for the subject property	✓
X	Signed Property Owner Acknowledgement (if applicable)	✓
X	Vicinity map, showing the location of the subject property	✓
	Site Plan The following are suggested items that may be shown on the site plan:	✓
X	• Property boundaries of the site	
X	• Existing buildings on the site	
X	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
	Floor Plan	
	Landscape Plan (if applicable)	
X	Neighborhood Meeting sign-in sheet	
	All of the above items shall be submitted in 8 1/2 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: <u>5-3-19</u>
Received by: <u>LC</u>
Proposed Hearing Date: <u>6/18/19</u>
Hearing Body: <u>PZ</u>

11

4-26-2019

ADVANCE ENTERPRISES, INC. DBA SUPERIOR SIGNS
ON BEHALF OF STEVE HARMSEN & THE STEVE REGAN COMPANY

City of Caldwell Planning & Zoning

I am submitting an application for a public hearing to the
planning & development staff of the city of Caldwell.

The Application is a request for the following:

- 1) Annexation into the City of Caldwell
(property is currently in the cities area of impact.
- 2) Rezone from Agricultural to Commercial C-___
- 3) Special Use permit to Install and outdoor advertising billboard
for a the Steve Regan Company.

Location: 3801 Hwy 20/26 Caldwell, Idaho

This application is being made to accompany a request to allow for
a billboard for off site advertising on the east end of the property.

We worked on this project with the County in 2013 and again in 2018 up and
until the current date. Outdoor advertising permits from the Idaho Department
of Transportation require the property be rezoned to commercial. The
applicant had a hearing scheduled in April with the county recommending
approval of the permit. The billboard will generate income for the property
supplementing the agricultural onsite sales.

Prior to the hearing the city of Caldwell objected to the proposed rezone
and requested that the property be annexed into the Caldwell City limits.
In discussions with the county the outcome of the hearing would possibly
be changed from their recommendation to approve, to a denial, based upon
the cities objections. The property is in the city's area of impact and
is bordered by other properties within the city limits.

The applicant continues to have application (filed 11-8-2018) for the billboard
in with Canyon County and the Idaho Department of Transportation.

Our annexation into the city will be contingent upon the approval of the
Special use for the billboard. If the Special Use permit is denied, it is
the intention of the applicant to withdraw the application for the annexation.

If you have any questions, please feel free to call me.

Thank You,

Dana Vance
Superior Signs
208-454-0860

AS



Project Name: TC Store 38
 Location: Boise, Idaho
 Customer: TBCO

this artwork was designed and produced by superior signs which falls under federal copyright laws & cannot be reproduced in whole or in part without permission of superior signs. All photos are to approximate scale.

Sales rep. Aaron Vance Phone: 208-454-0860
 Email: dana@superiorsignsidaho.com

**PERMIT DOCUMENT
 SITE PLAN**

A3

669.99'

R35278

T4

SEC. 24T41R3W

709.57'

383.05'

243.68'

INST. #308719

521.16'

This property

R35277
T14296

195.92'

INST. # 2012050546

1921.18'

128.87'
386.70'

670.08'

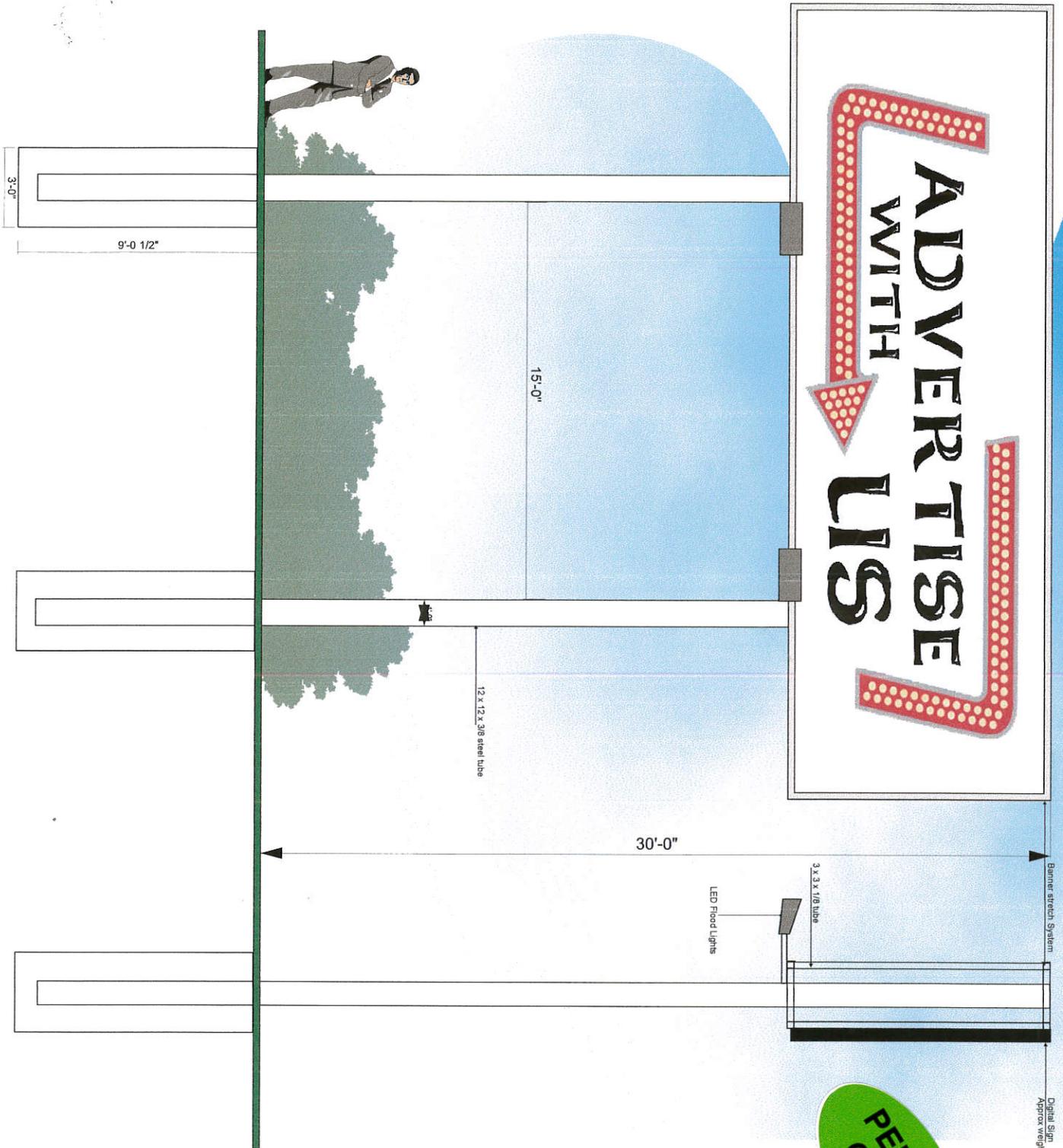
25 feet from edge of road



SCALE 1" = 72 FT

FRAN

SCALE 1" = 5' 6"



PERMIT COPY

Sup. Sign



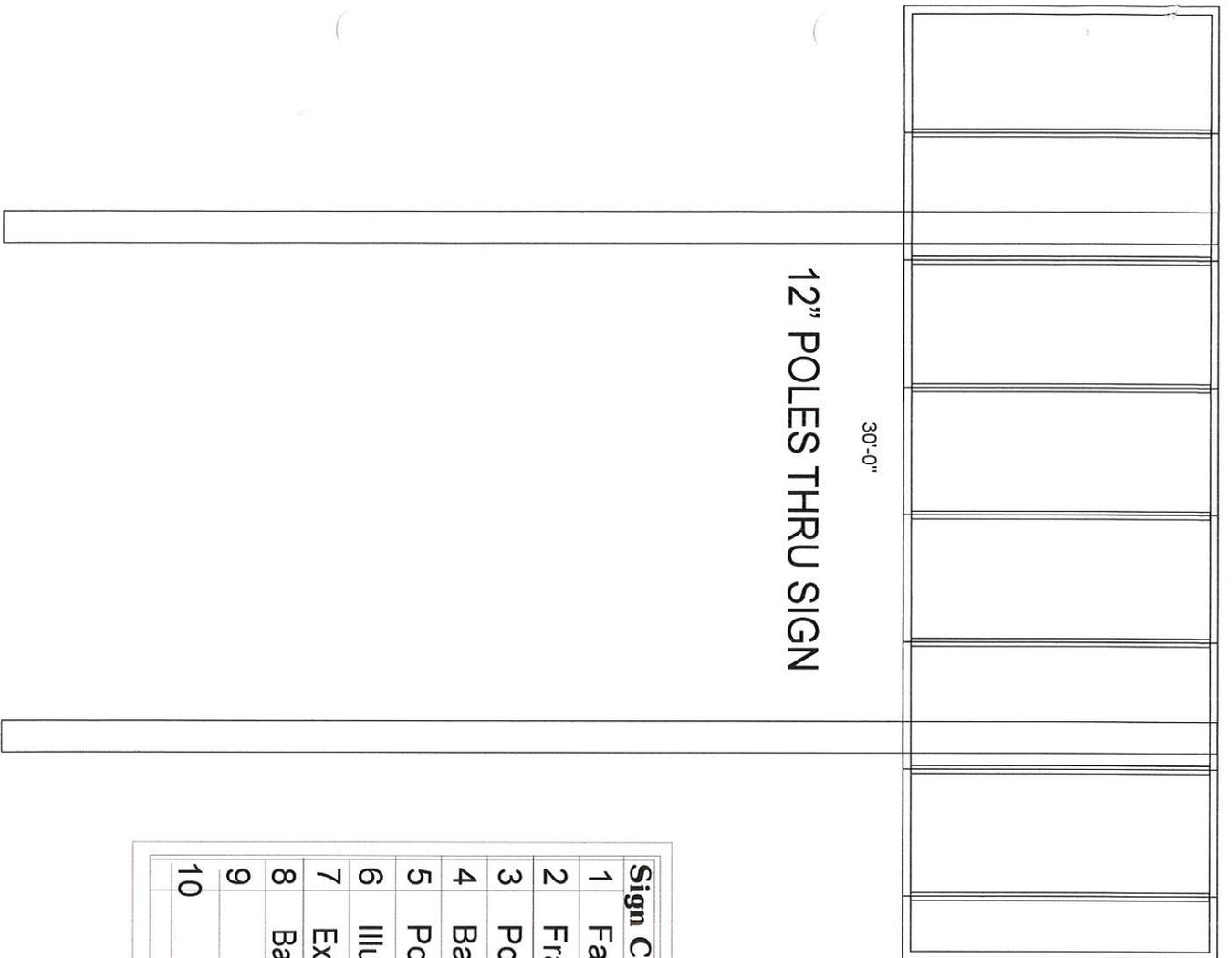
Project Name: TC Store 38
 Location: Boise, Idaho
 Customer: TBCO

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 Email: dana@superiorsignsidaho.com

PERMIT DOCUMENT SCALE - ELEVATION

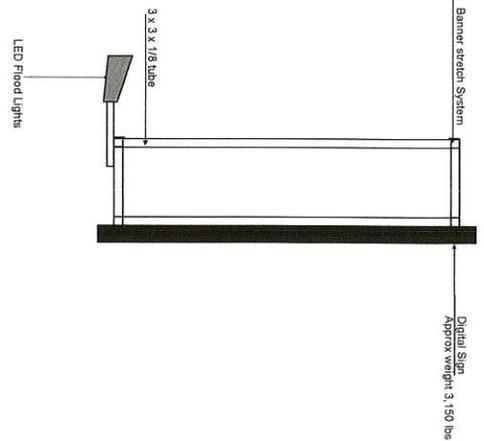
AB



12" POLES THRU SIGN

30'-0"

10' - 11'



Sign Class-	BILL BOARD
1	Face SIDE 1 BANNER - SIDE 2 DAKTRONICS DISPLAY
2	Framework 3" SQ TUBING
3	Poles 12" - 3/8" WALL
4	Back Plate
5	Power Source 120 V
6	Illumination LED - EMC & FLOOD LIGHTING
7	Exterior 24 Gauge Sheet Metal
8	Banner Frame Ackland
9	
10	

A3



Project Name: TC Store 38
 Location: Boise, Idaho
 Customer: TBCO

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Sales rep. Aaron Vance Phone: 208-454-0860
 Email: dana@superiorsignsidaho.com
**PERMIT DOCUMENT
 SCALE - CONSTRUCTION**

SITE PLAN - ENLARGEMENT



D4

4-29-2019

ADVANCE ENTERPRISES, INC. DBA SUPERIOR SIGNS
ON BEHALF OF STEVE HARMSSEN & THE STEVE REGAN COMPANY

Dear Neighbors of Steve Regan Company
3801 Hwy/20/26 - Caldwell

We would like to invite you to a NEIGHBORHOOD MEETING

DATE: Tuesday May 14th, 2019

TIME: 3:15 PM*

The meeting will be held at the Steve Regan Store

LOCATION: 3801 Hwy 20/26 - Caldwell

Someone from our staff will be available at the meeting until 4:15 pm

We will be discussing the Annexation of the property into the Caldwell
City Limit, Re-zoning to commercial plus a request for a Special Use Permit
to Install a 10' x 30' billboard on the east end of the property.

A map of the property will be available at the meeting and
someone will be available to answer any questions.

We look forward to meeting with you.

Thank You,

Dana & Aaron Vance
120 N. 21st Ave.
Superior Signs/Caldwell, Id
208-454-0860
on behalf of Steve Regan Company

AS

2014-023508
RECORDED
07/01/2014 12:23 PM

QUIT CLAIM DEED



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg#2 DWILSON \$13.00
DEED
HFLP LC

West American Finance Co. a Utah Corporation grantor
HFR Gallery LTD. a Utah limited Partnership grantor

Of Salt Lake County, State of Utah, HEREBY Quit Claims to:

H.F.L.P. LC, a Utah LLC, 26 North State Street, S.L.C., Utah 84103

The Following Described Property in Canyon County, State of Idaho:

See exhibit A attached

Stephen M. HARMSEN date 6/27/14
West American Finance Co.
HFR Gallery LTD. date 6/27/14
date _____

State of Utah, Salt Lake County:

On the 24 day of JUNE, 2014, Personally, appeared before me STEPHEN M. HARMSEN Representing himself as President, Manager and or General Partner of West American Finance Co.

HFR Gallery LTD

And he did sign the above document in my presence,

Charlotte Myle

Notary Public, my commission expires 4/24/2018



DE

**Skinner Land
Survey Co. Inc.**

312 W. South Street
Grangeville, Idaho 83330
(208) 983-2517 Grangeville
(208) 454-0933 Nampa/Caldwell
P.O. BOX 100 SKINNER LAND SURVEY CO.
surveys@skinnerlandsurvey.com

Greg L. Skinner, PLS
Thomas J. Wellard, PLS
Rodney Clark, PE

May 28, 2014

EXHIBIT A

Parcel A

Legal Description for
Steve Harmsen
Job No. MY1414

This parcel is a portion of the W 1/2 W 1/2 SW 1/4 of Section 24 in Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the southwest corner of the W 1/2 W 1/2 SW 1/4 (SW Section Corner, Section 24);

thence North 89° 12' 11" East along the south boundary of the W 1/2 W 1/2 SW 1/4 a distance of 266.31 feet to the TRUE POINT OF BEGINNING, a point on the centerline of an existing drain ditch;

thence traversing said centerline as follows:

North 20° 35' 21" West a distance of 36.33 feet;

North 20° 35' 21" West a distance of 428.81 feet;

thence leaving said centerline and bearing North 89° 12' 11" East a distance of 521.16 feet to a point on a line that lies 40.00 feet west of and parallel with the east boundary of the W 1/2 W 1/2 SW 1/4;

thence South 00° 04' 23" East along said line a distance of 437.70 feet to a point on the south boundary of the W 1/2 W 1/2 SW 1/4;

thence South 89° 12' 11" West along said south boundary a distance of 358.13 feet to the TRUE POINT OF BEGINNING, containing 4.42 acres, more or less, and being subject to any and all easements and rights-of-way of record or implied.

EXCEPTING THEREFROM:
RIGHT-OF-WAY FOR HIGHWAY 20/26 ALONG THE SOUTH BOUNDARY.



DL

Property Owner Acknowledgement

I, Steve Henderson, 26 N State St SCOT 84103
(Name) (Address)

(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

3601 Hwy 20-26, Caldwell, ID.
(Address)

and I grant my permission to:

ADVANCE ENT. INC., DBA SUPERIOR SIGNS 120 N. 21ST AVE.
(Name) (Address)

CALDWELL, ID 83605
(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 22 day of April, 20 19

[Signature]
(Signature)