



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-19-14

Project name: Gannon Sup

Date filed: 6/5/19 Date complete: _____

Related files: _____

Subject Property Information

Address: 422 Dearborn St. Parcel Number(s): R0653300000

Subdivision: Strahorn Block: 118 Lot: 10-12 INC Acreage: .21 Zoning: _____

Prior Use of the Property: Outbuilding at SE corner - use Storage

Proposed Use of the Property: Outbuilding at SE corner - Residential Living Space

Applicant Information:

Applicant Name: Elva Gannon & James Gannon Phone: 208-570-4048

Address: 2875 E. Bourbon St. City: Meridian State: ID Zip: 83646

Email: james@boise.realtystore.com Cell: 208-570-4048

Owner Name: Elva Gannon & James Gannon Phone: 208-570-4048

Address: 2875 E. Bourbon St. City: Meridian State: ID Zip: 83646

Email: james@boise.realtystore.com Cell: 208-570-4048

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

Address: NA City: NA State: NA Zip: NA

Email: NA Cell: NA

Authorization

Print applicant name: James Gannon

Applicant Signature: [Signature] Date: 4/25/19

AL



CITY OF
Caldwell, Idaho

Planning & Zoning

SPECIAL-USE PERMIT

Project Name:	File #: <u>Sup. 19-14</u>
Applicant/Agent:	

Applicant (v)	Please provide the following REQUIRED documentation:	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	✓
	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	—
N/A	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 <u>\$562.40</u>	<u>562.40</u>

May ~~7th~~ 15th cut off

STAFF USE ONLY:

Date Application Received: 6-5-2019

Received by: LC

Proposed Hearing Date: _____

Hearing Body: _____

AL

To Caldwell Planning and Zoning:

Purposed use/request for Outbuilding at SE Corner of 422 Dearbon St. Caldwell, ID 83605

The outbuilding on our property (422 Dearborn St. Caldwell, ID 83605) located at the SE Corner of the lot has been used as storage since we purchased the property in 2014. Historically, it was used as a Studio Living Space. Before we gutted it there were remnants of a bathroom, kitchen, living/bedroom, and closet. It is our (Elva and James Gannon) intention to turn this outbuilding back into the Studio/Living Space.

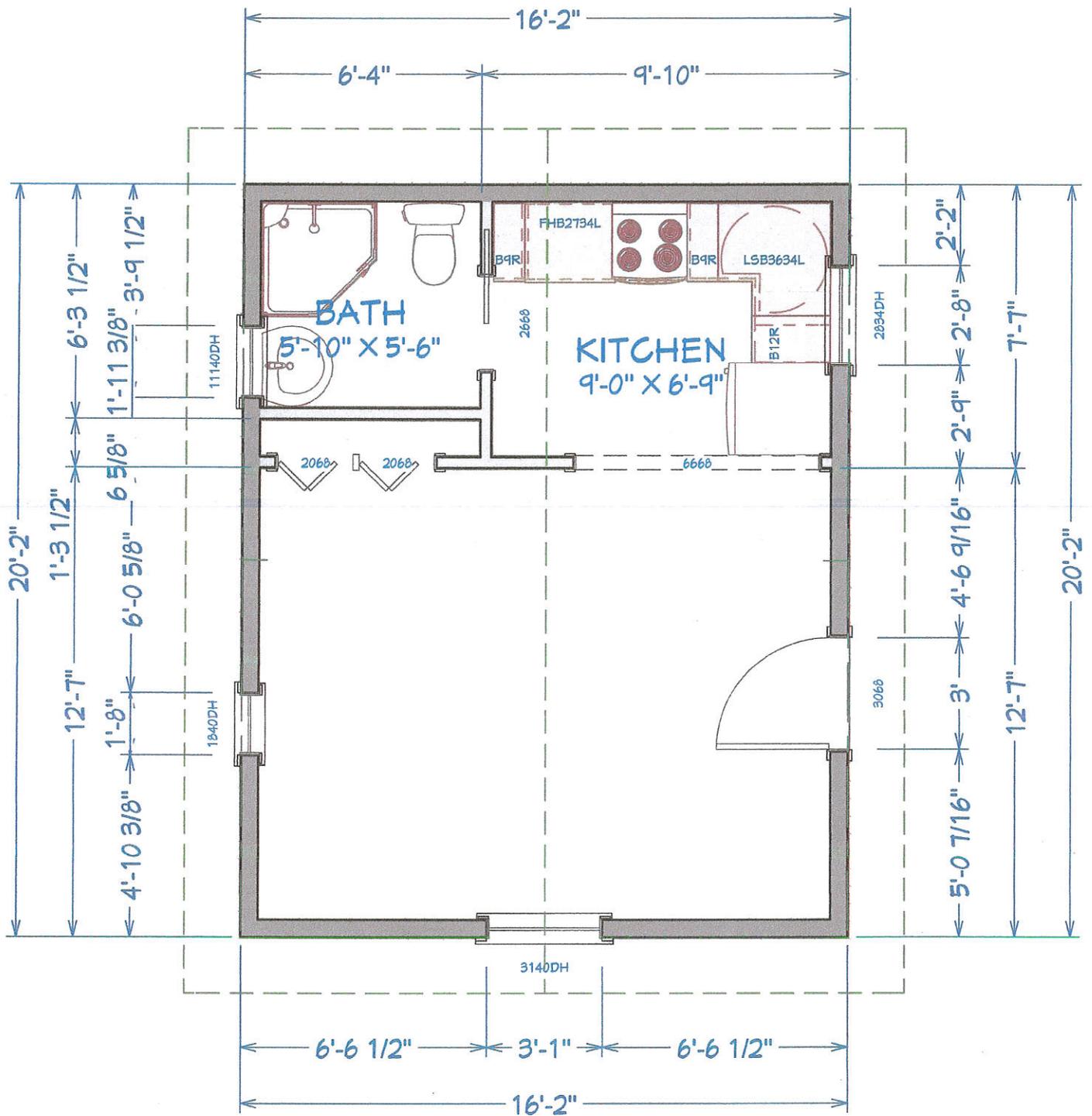
On 4/18/2019 I met Chris Bryant (Caldwell Building Services) at the property, we walked through the outbuilding and around the property. I explained our plans and intentions, Chris said that we could make it work on the building services side provided during the remodel that we would need to bring up insulation to code, install smoke and carbon monoxide detectors, install sheetrock with a 1 hour fire rating on South wall and remove window.

Our request is for a Special Use Permit to move forward in remodeling the outbuilding into a Residential/Studio Living Space.

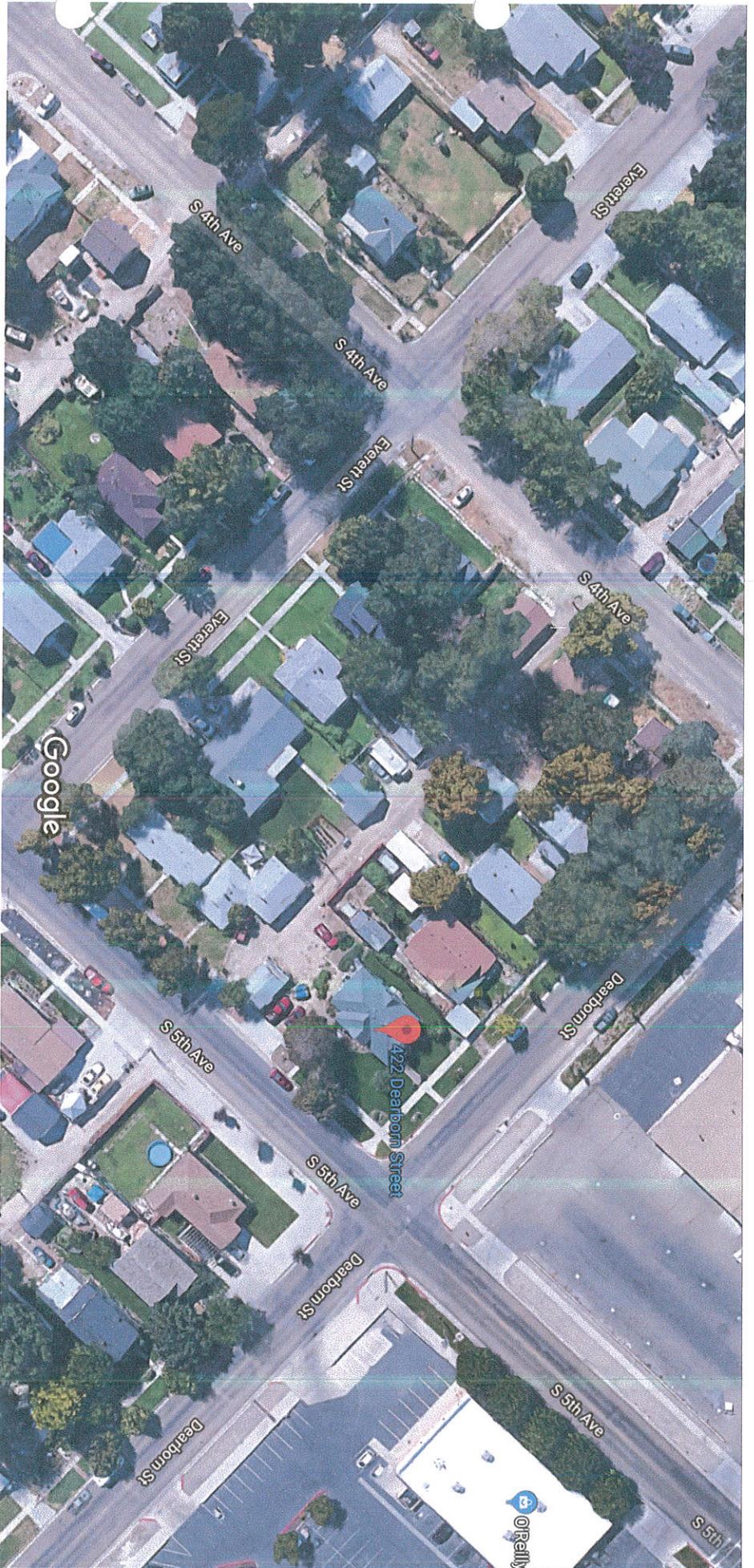
Sincerely,

James Gannon

208-570-4048



LIVING AREA
326 SQ FT





4222 Dearborn St, Caldwell, ID, 8: X

Show search results for 4222 Dearbor...



RS



Scale bar showing 0, 400, and 800 feet.

Coordinates: 43.666 Degrees

Parcel ID: R05176

Parcel ID: R04755

Parcel ID: R05179

NOTICE

THESE DOCUMENTS ARE MAINTAINED FOR ASSESSMENT PURPOSES AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ACCURACY.

SECTION	110000	110001	110002	110003	110004	110005
110000	ASHTON	ASHTON	ASHTON	ASHTON	ASHTON	ASHTON
110001	ASHTON	ASHTON	ASHTON	ASHTON	ASHTON	ASHTON
110002	ASHTON	ASHTON	ASHTON	ASHTON	ASHTON	ASHTON
110003	ASHTON	ASHTON	ASHTON	ASHTON	ASHTON	ASHTON
110004	ASHTON	ASHTON	ASHTON	ASHTON	ASHTON	ASHTON
110005	ASHTON	ASHTON	ASHTON	ASHTON	ASHTON	ASHTON

CANYON COUNTY
IDAHO

Legend

- AIRPORT RIGHT-OF-WAY LINE
 - HYDROLOGICAL BOUNDARY LINE
 - HYDROLOGICAL FEATURE (NON-BOUNDARY)
 - INTERSTATE RIGHT-OF-WAY
 - LEGAL DESCRIPTION ERROR OR DISCREPANCY
 - PARCEL BOUNDARY LINE
 - PASS SECTION LINE
 - PRESERVATIVE RIGHT-OF-WAY (NON-BOUNDARY)
 - RAILROAD BOUNDARY LINE
 - RAILROAD RIGHT-OF-WAY (NON-BOUNDARY)
 - RIGHT-OF-WAY BOUNDARY
 - SNAKE RIVER OR BOISE RIVER BOUNDARY LINE
 - SUBDIVISION BOUNDARY
 - SUBDIVISION HYDROLOGICAL BOUNDARY
 - SUBDIVISION RAILROAD BOUNDARY
 - SUBDIVISION RIGHT-OF-WAY
 - TAX NUMBER LINE (NON-BOUNDARY)
- MONUMENTS**
- ⊙ Center of Section
 - ⊙ One-sixteenth Corner
 - ⊙ Quarter Corner
 - ⊙ Section Corner
- BOUNDARIES**
- CALDWELL
 - SNAKE RIVER
 - LAKE LOWELL
 - GREEN EYE
 - MELBA
 - MIDOLETON
 - NAMPA
 - NOTUS
 - PRIMA
 - STAN
 - WILDER



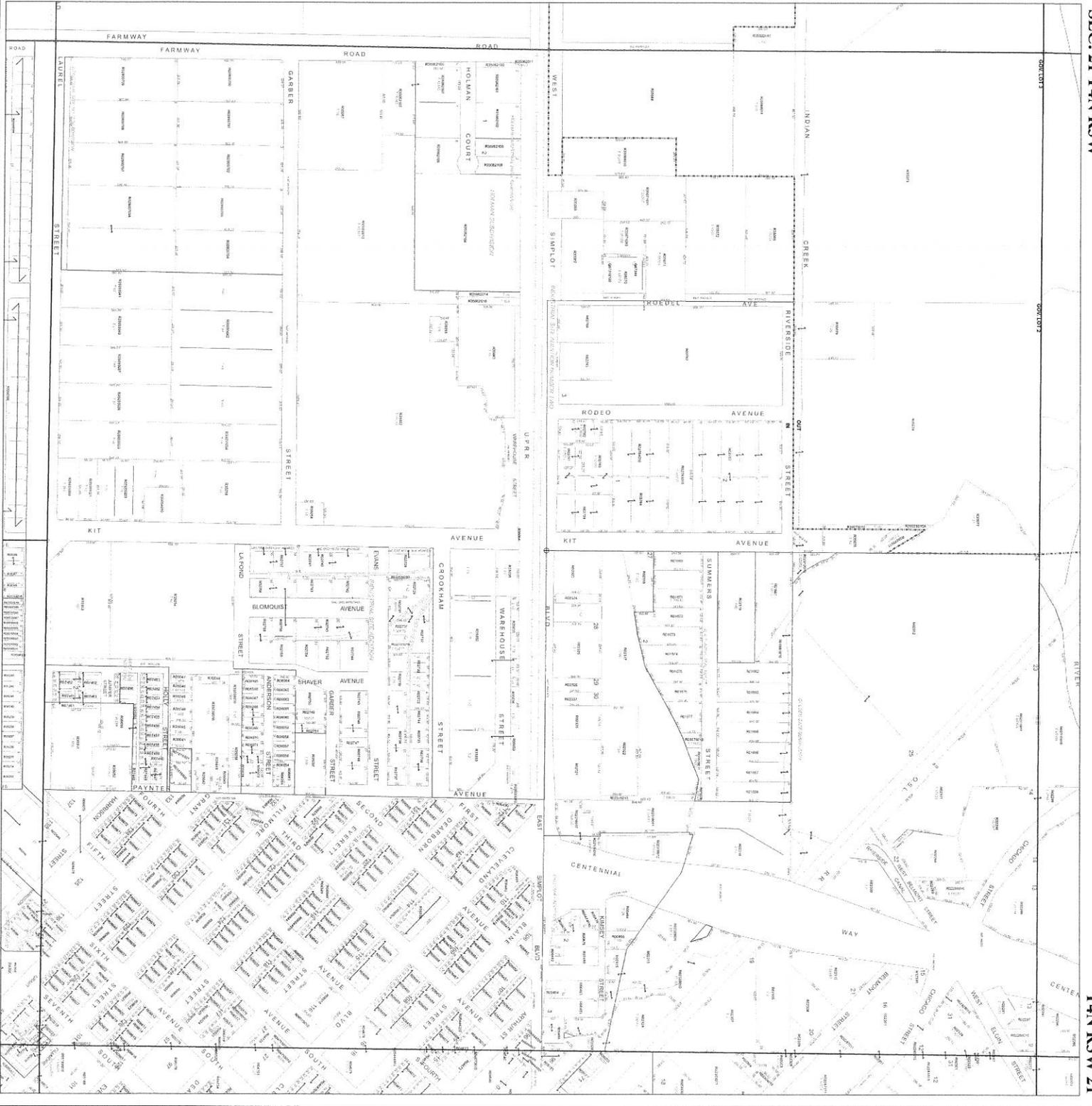
SCALE 1 Inch = 200 Feet



LAST FILED 08/21/2017

SEC. 21 T4N R3W

T4N R3W 21



Handwritten signature or initials.

To Fellow Neighbor:

The outbuilding on our property (422 Dearborn St. Caldwell, ID 83605) located at the SE Corner of the lot has been used as storage since we purchased the property in 2014. Historically, it was used as a Studio Living Space. It is our intention to turn this outbuilding back into a Studio/Living Space.

In order to get approval from Caldwell Planning and Zoning, we are obligated to hold a Neighborhood meeting as part of our application process for a Special Use Permit. At this meeting we will inform the Neighborhood of our proposed project. We are excited about continuing to improve our property, Caldwell, and our Neighborhood.

We will be holding this meeting on Tuesday the 28th of May from 6pm-7pm outside of our residence at 422 Dearborn St. Caldwell, ID 83605.

We look forward to seeing you!

Sincerely,

A handwritten signature in cursive script that reads "Elva Gannon". The signature is written in dark ink and is positioned above the printed name.

James & Elva Gannon

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: 5/28/19 6pm

End Time of Neighborhood Meeting: 5/28/19 7pm

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

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____
- 17. _____
- 18. _____
- 19. _____

*No One
Attended!
James Gunnar
5/28/19*

- 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: _____

Date of Round Table meeting: _____

Notice sent to neighbors on: _____

Date & time of the neighborhood meeting: _____

Location of the neighborhood meeting: _____

Developer/Applicant:

Name: _____

Address, City, State, Zip: _____

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 _____

AS



CANYON COUNTY LISTING - R06533 300 ft.
 May 10, 2019

DXF_TEXT	Address	City	State	ZipCode	Owner One	Owner Two	In Care Of
R06537	405 EVERETT ST	CALDWELL	ID	83605-4031	ALMEIDA MARIBELL F		
R04755	1810 DUNWOODY CT	MERIDIAN	ID	83642	ANDERSON RICHARD A	FAMILY LTD PARTNERSHIP	
R0755010	PO BOX 9167	SPRINGFIELD	MO	65801-9167	ANDERSON RICHARD A	ANDERSON RICHARD A	O'REILLY AUTO PARTS
R06524	10953 HANLEY	EAGLE	ID	83616	ARCHAMBEAU MARC G	ARCHAMBEAU ANTOINETTE M	
R06522	10953 HANLEY	EAGLE	ID	83616	ARCHAMBEAU MARC G	ARCHAMBEAU ANTOINETTE M	
R06593	3008 DORMAN AVE	CALDWELL	ID	83605	CALLSEN GENE N	CALLSEN ALMA O	
R06515	24201 E KNOX AVE	LIBERTY LAKE	WA	99019-6028	DT CALDWELL LLC		
R06536	18553 EUCALYPTUS DR	LOS GATOS	CA	95030	ELUMBAUGH JOHN	NORALAH JOHN	
R06529	402 DEARBORN ST	CALDWELL	ID	83605	EMMONS JEREMIAH J	EMMONS JENNIFER C	
R06518	510 DEARBORN ST	CALDWELL	ID	83605	ESQUIVEL RAUL		
R06532	418 DEARBORN ST	CALDWELL	ID	83605	GALLEGOS JOSE V		
R06533	1952 N CAIRNS WAY	MERIDIAN	ID	83646	GANNON ELVA L		
R06531	414 DEARBORN ST	CALDWELL	ID	83605	GOFF VIVIAN J		
R06597	715 18TH AVE S	NAMPA	ID	83651	GRIFFIN MATTHEW W	GROW JIM C	
R06523	7946 S SADDLE BAG WAY	NAMPA	ID	83687	GROW DAYNA A WILHITE	HEFNER BRYAN DEAN	
R06535	1850 SERENGETI RD	NAMPA	ID	83686	HEFNER LAURIE LYNN		
R06596	9266 WENATCHEE CT	BOISE	ID	83709	HILL DEAN		
R06604	506 EVERETT ST	CALDWELL	ID	83605	JOHNSON KRAMER	WAGNER JEFFREY J	
R06538	20875 BLOSSOM HEIGHTS LN	CALDWELL	ID	83607	KINGCHELOE STEPHEN R	KUBAS ANNE P TRUSTEE	
R06528	215 HILLDROP	CALDWELL	ID	83605	KUBAS TRUST		
R06530	949 E CHANDLER DR	SALT LAKE CITY	UT	84103-3452	MARR PROPERTIES LLC		
R06519	518 DEARBORN ST	CALDWELL	ID	83605	OZUNA JORGE S	HUSTON BONNIE E	
R06516010	506 DEARBORN ST	CALDWELL	ID	83605	PEREZ MARIO A	PEREZ RAFAELA G H/W	
R06517	506 DEARBORN ST	CALDWELL	ID	83605	PEREZ MARIO A S	PEREZ RAFAELA S	
R06595	416 EVERETT ST	CALDWELL	ID	83605	REYES OFELIA T	GARCIA PEDRO H W/H	
R06521	514 6TH AVE	CALDWELL	ID	83605	RIMER CAROL S		
R06516	502 DEARBORN ST	CALDWELL	ID	83605	RODRIGUEZ CONCEPCION P		
R06603	502 EVERETT ST	CALDWELL	ID	83605	ROJAS MARTIN	SIMAR REGINA H/W	
R06525	509 EVERETT ST	CALDWELL	ID	83605	ROTHSCHILD HEATHER R		
R06527	523 S 5TH AVE	CALDWELL	ID	83605	SIMAR CHRISTOPHER T		
R06534	17926 TIMBER VIEW ST	TAMPA	FL	33647	SONMEZ REAL ESTATE NINE LLC		
R06515010	6900 SE 11TH AVE	CALDWELL	ID	83607	ST GEORGE TIMOTHY C	ST GEORGE ELAINE	
R06594	410 EVERETT ST	CALDWELL	ID	83605	TOTO ISHTA	GONZAGA REINA	
R06592	402 EVERETT ST	CALDWELL	ID	83605	WYNN CAROLYN H		
R06526	3053 BONVIEW WAY	BOISE	ID	83712	ZOVA PROPERTIES LLC		

PROPERTY LISTING DISCLAIMER

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.



1872 South Eagle Road
Meridian, ID 83642

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

2015-006787
RECORDED
02/27/2015 03:36 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 BJBROWN \$10.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 563669 JS/CG

WARRANTY DEED

For Value Received

Dearborne Group, LLC, an Idaho Limited Liability Co.

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

Elva L Gannon a married woman as her sole and separate property

hereinafter referred to as Grantee, whose current address is 1804 Everett Street Caldwell, ID 83605

The following described premises, to-wit:

Lots 10, 11 and 12, Block 118, Strahorn Addition No. 1, according to the plat thereof, filed in Book 1 of Plats at page(s) 20, records of Canyon County, Idaho.

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 23, 2015

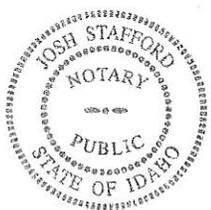
Dearborne Group, LLC

By: [Signature]
Rahamen Lemberger, Managing Member

State of Idaho, County of ADA

On this 23rd day of February in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Rahamen Lemberger, 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.

[Signature]
Residing at: _____
Commission Expires: _____



Josh Stafford
Commission Expires 6-15-2017
Residing Boise, ID