



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-19-15

duplex in C-1

Project name: Legeman Duplex

Date filed: 6/1/19 Date complete: _____

Related files: _____

Subject Property Information

Address: 5105 S 10th Ave Parcel Number(s): ~~C-35600~~ R.32568

Subdivision: _____ Block: _____ Lot: _____ Acreage: 1.39 Zoning: C-1

Prior Use of the Property: Commercial

Proposed Use of the Property: Residential

Applicant Information:

Applicant Name: Stephen & ^{Martha Lindsay}Stephanie Legeman, Verla Legeman Phone: _____

Address: 5107 S. 10th Ave City: Caldwell State: ID Zip: 83607

Email: legsid@gmail.com Cell: 208-794-8356

Owner Name: Stephen & Stephanie Legeman Phone: 208-794-8356

Address: 5107 S. 10th Ave City: Caldwell State: ID Zip: 83607

Email: legsid@gmail.com Cell: 208-794-8356

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

Address: _____ City: _____ State: _____ Zip: _____

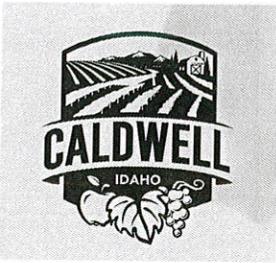
Email: _____ Cell: _____

Authorization

Print applicant name: Stephen Legeman

Applicant Signature: [Signature] Date: 6/6/19

AI



CITY OF
Caldwell, Idaho

Planning & Zoning

SPECIAL-USE PERMIT

Project Name: <u>Duplex 1</u>	File #: <u>Sup 19-15</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	
	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:

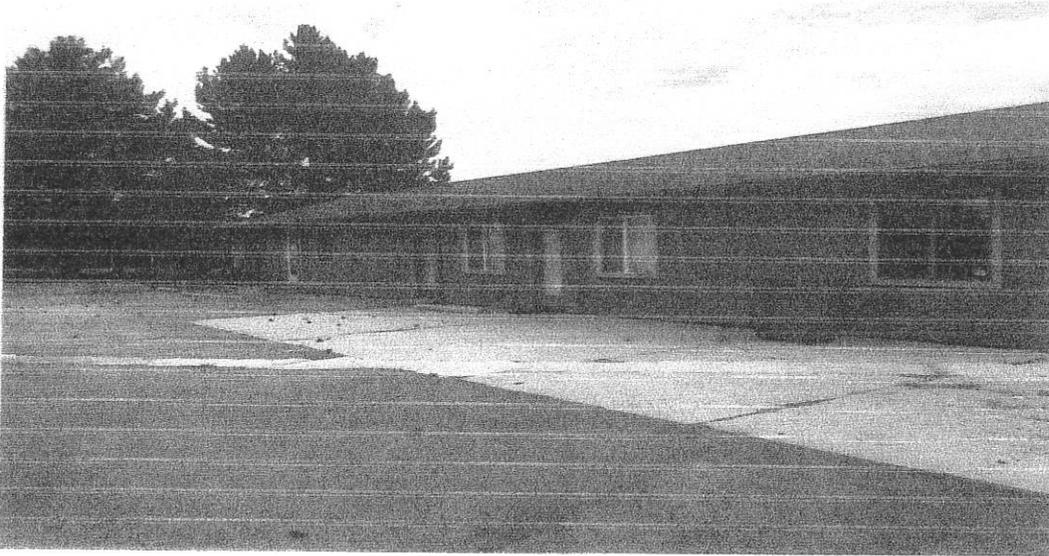
Date Application Received: 6-10-19

Received by: LC

Proposed Hearing Date: 8-13-19

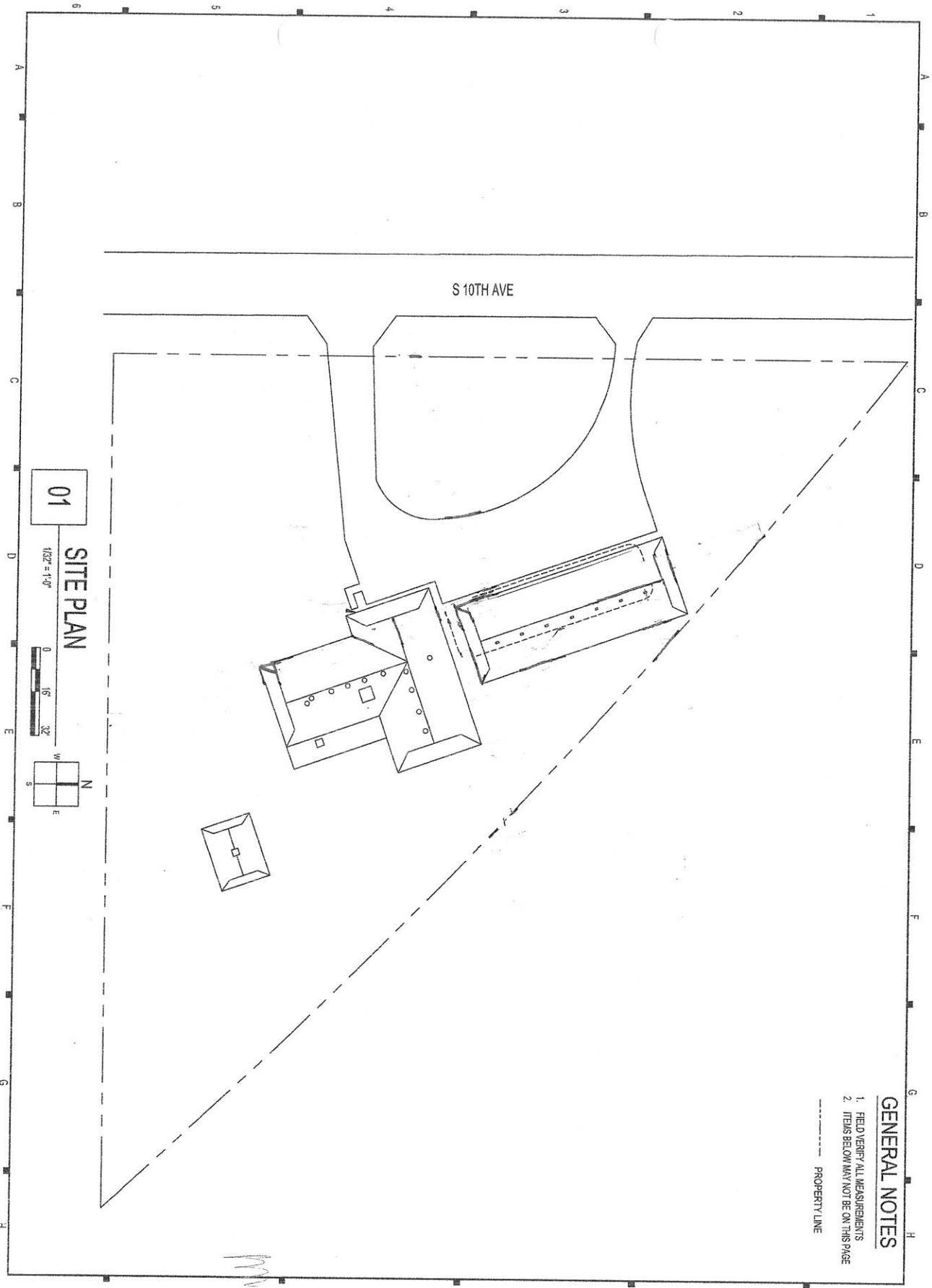
Hearing Body: PZ

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Subject property: 5105 S. 10th Ave Caldwell, ID 83607.

We intend to repurpose the building from commercial to residential. The building would be split into 2 880 sq/ft(approx.) apartments. The intention is for our widowed mothers to live in the apartments.



01

SITE PLAN

1/32" = 1'-0"



GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

----- PROPERTY LINE



AN

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: 23 MAY 19 5:30 pm

End Time of Neighborhood Meeting: 23 MAY 19 5:45 pm

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. NO

2.

3.

4.

5. ONE

6.

7.

8.

9.

10. ATTENDED

11.

12.

13.

14.

15.

16.

17.

18.

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: Turn commercial property to a residential duplex

Date of Round Table meeting: _____

Notice sent to neighbors on: May 13, 2019

Date & time of the neighborhood meeting: May 23rd, 2019 at 5:30PM

Location of the neighborhood meeting: 5105 S. 10th Ave Caldwell ID 83607

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 _____





Order Number: 19328677

Warranty Deed

2019-012665
RECORDED
03/29/2019 03:06 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg#2 EHOWELL \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

For value received,

Delores E. Doan, also known as Beth Doan, a Conservatee, pursuant to proceedings had in the District Court of the Third Judicial District of Idaho, Case No. CV-2017-9576, wherein Letters of Conservatorship were issued naming Legacy Fiduciary Services, LLC, Ken Johnson, agent, as Conservator of the estate of said Conservatee

the grantor, does hereby grant, bargain, sell, and convey unto

Stephen Michael Legeman and Stephanie Marie Legeman, husband and wife and Verla Legeman, a single woman, and Martha J. Lindsay, a single woman

whose current address is **5107 S. 10th Ave., Caldwell, ID 83607**

the grantee, the following described premises, in Canyon County, Idaho, to wit:

This parcel is a portion of the Northwest quarter of the Southwest quarter of Section 3, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Southwest corner of said Northwest quarter of the Southwest quarter; thence North 0°21'00" West, along the West boundary of said Northwest quarter of the Southwest quarter, a distance of 225.00 feet to the True Point of Beginning; thence continuing North 0°21'00" West, a distance of 353.42 feet to the centerline of the Phyllis Canal; thence South 60°21'51" East, along the centerline of the Phyllis Canal, a distance of 40.74 feet; thence South 53°02'00" East, along the centerline of the Phyllis Canal, a distance of 76.41 feet; thence Southeasterly a distance of 128.56 feet along the arc of a curve to the right having a radius of 900.00 feet, a central angle of 8°11'03" and a long chord which bears South 48°56'29" East, a distance of 128.45 feet; thence South 44°50'57" East, along the centerline of the Phyllis Canal, a distance of 250.17 feet; thence Southeasterly, a distance of 29.42 feet along the arc of a curve to the left having a radius of 725.00 feet, a central angle of 2°19'29" and a long chord which bears South 46°00'42" East, a distance of 29.41 feet; thence South 89°14'22" West, parallel with the South boundary of said Northwest quarter of the Southwest quarter a distance of 388.78 feet to the True Point of Beginning.

Excepting that portion as conveyed to the City of Caldwell for S. 10th Avenue in Warranty Deed recorded September 23, 2011 as Instrument No. 2011037780 and more particularly described as follows:

The following legal description is based on a Quitclaim Deed recorded in Canyon County, Idaho, as Instrument No. 2009032405 and describes a parcel of land located in the Northwest quarter of the Southwest quarter of Section 3, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Southwest corner of said Northwest quarter of the Southwest quarter; thence North 0°21'00" West a distance of 225.00 feet along the West boundary of said Northwest quarter of the Southwest quarter to the Point of Beginning; thence continuing North 0°21'00" West a distance of 353.42 feet along said West boundary of the Northwest quarter of the Southwest quarter to the centerline of the Phyllis Canal; thence South 60°21'51" East a distance of 40.74 feet along said centerline of the Phyllis Canal; thence South 53°02'00" East a distance of 5.93 feet; thence South 0°21'00" East a distance of 329.18 feet along a line parallel with and 40.00 feet East of said West boundary of the Northwest quarter of the Southwest quarter to a point on the South boundary of the property described in said Quitclaim Deed recorded in Canyon County, Idaho as Instrument No. 2009032405; thence South 89°14'22" West a distance of 40.00 feet along said South boundary, said boundary also being parallel with the South boundary of said Northwest quarter of the Southwest quarter to the Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made

subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: March 28, 2019

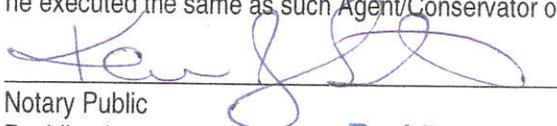
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Legacy Fiduciary Services, LLC

By: 
Ken Johnson, Agent/Conservator

State of Idaho, County of Ada. ss.

On this 29 day of March, 2019, before me, the undersigned, a notary public in and for said state, personally appeared Ken Johnson, known or identified to me to be the person whose name is subscribed to the within instrument, as the Agent/Conservator of the estate of Delores E. Doan, aka Beth Doan, and acknowledged to me that he executed the same as such Agent/Conservator of the estate of Delores E. Doan, aka Beth Doan.


Notary Public
Residing In:
My Commission Expires:
(seal)

Residing in: Nampa, ID
Commission expires: 8/16/2024

