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-19-18
Project name: Thompson Mobile Home Expansion
Date filed: 8/2 Date complete: _____
Related files: _____

Subject Property Information

Address: 2819 S. Georgia, Caldwell Parcel Number(s): R 04081
Subdivision: Mt View Block: S+T Lot: ____ Acreage: 8.7 Zoning: R-3
Prior Use of the Property: mobile home park
Proposed Use of the Property: divide property into 6 lots to accomodate 6 new mobile homes.

Applicant Information:

Applicant Name: Victor Thompson Phone: 208-250-4077
Address: 9509 Deer Flat Rd. City: Nampa State: ID Zip: 83686
Email: victor@idbearconstruction.com Cell: 208-250-4077
Owner Name: MVMHP, LLC Phone: 208-740-0289
Address: P.O. Box 129 City: American Fork State: Utah Zip: 84003
Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) _____
Address: _____ City: _____ State: _____ Zip: _____
Email: _____ Cell: _____

Authorization

Print applicant name: Victor Thompson
Applicant Signature: [signature] Date: 8.2.19

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CITY OF
Caldwell, Idaho

Planning & Zoning

SPECIAL-USE PERMIT

Project Name: Thompson MH Expansion	File #: SUP-19-16
Applicant/Agent:	

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)	
N/A	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	✓

STAFF USE ONLY:

Date Application Received: 7-24-16

Received by: [illegible]

Proposed Hearing Date: _____

Hearing Body: _____

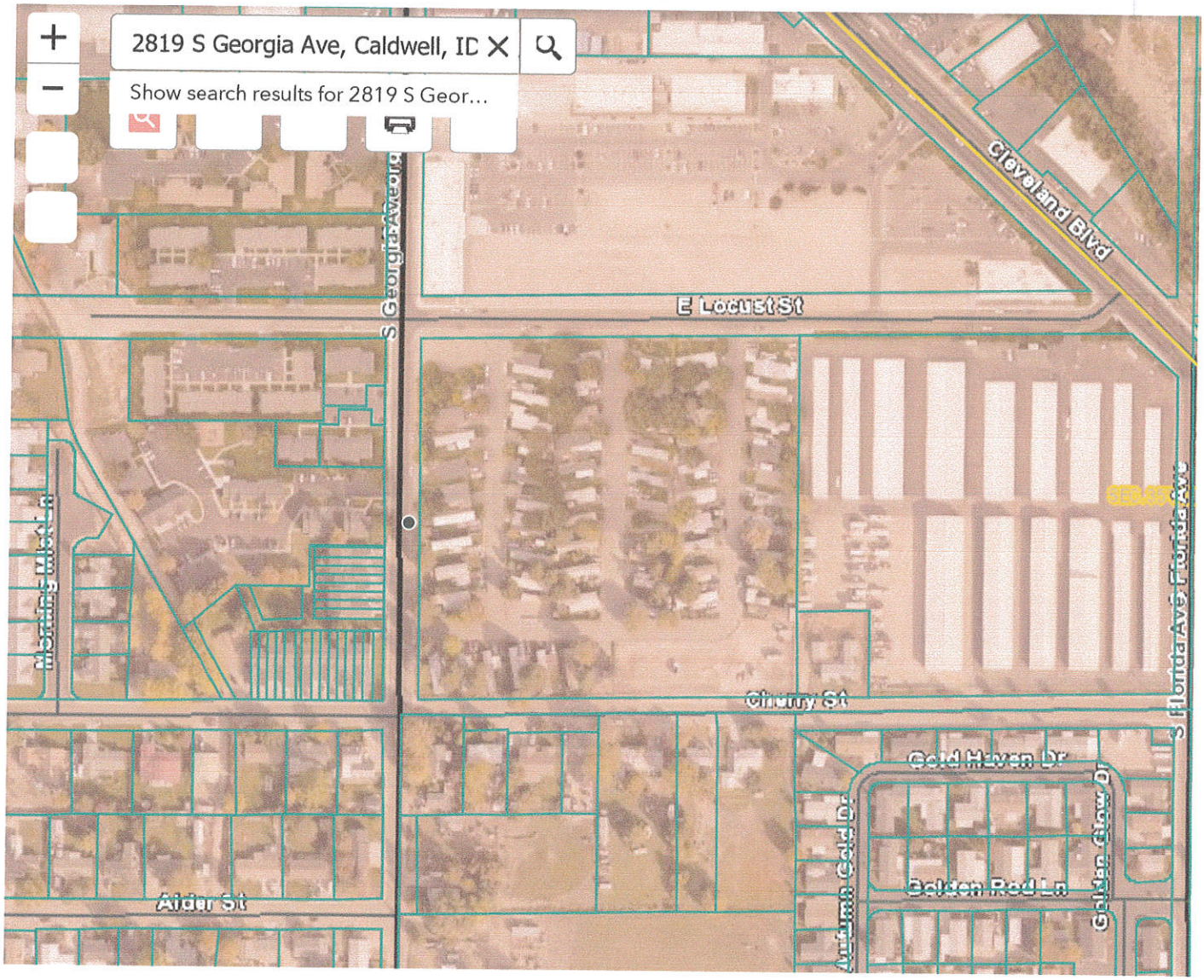
The proposed use for property 2819 S Georgia, Caldwell ID is to develop 6 lots for mobile homes. Water, septic and power lines will be extended to the entire property to fit each lot. Each lot will be prepared for a concrete pad and or gravel driveway and to fit a mobile home double or single wide.

Victor Thompson

Bear Construction

Canyon County Assessor's Web Map

Canyon County Ass



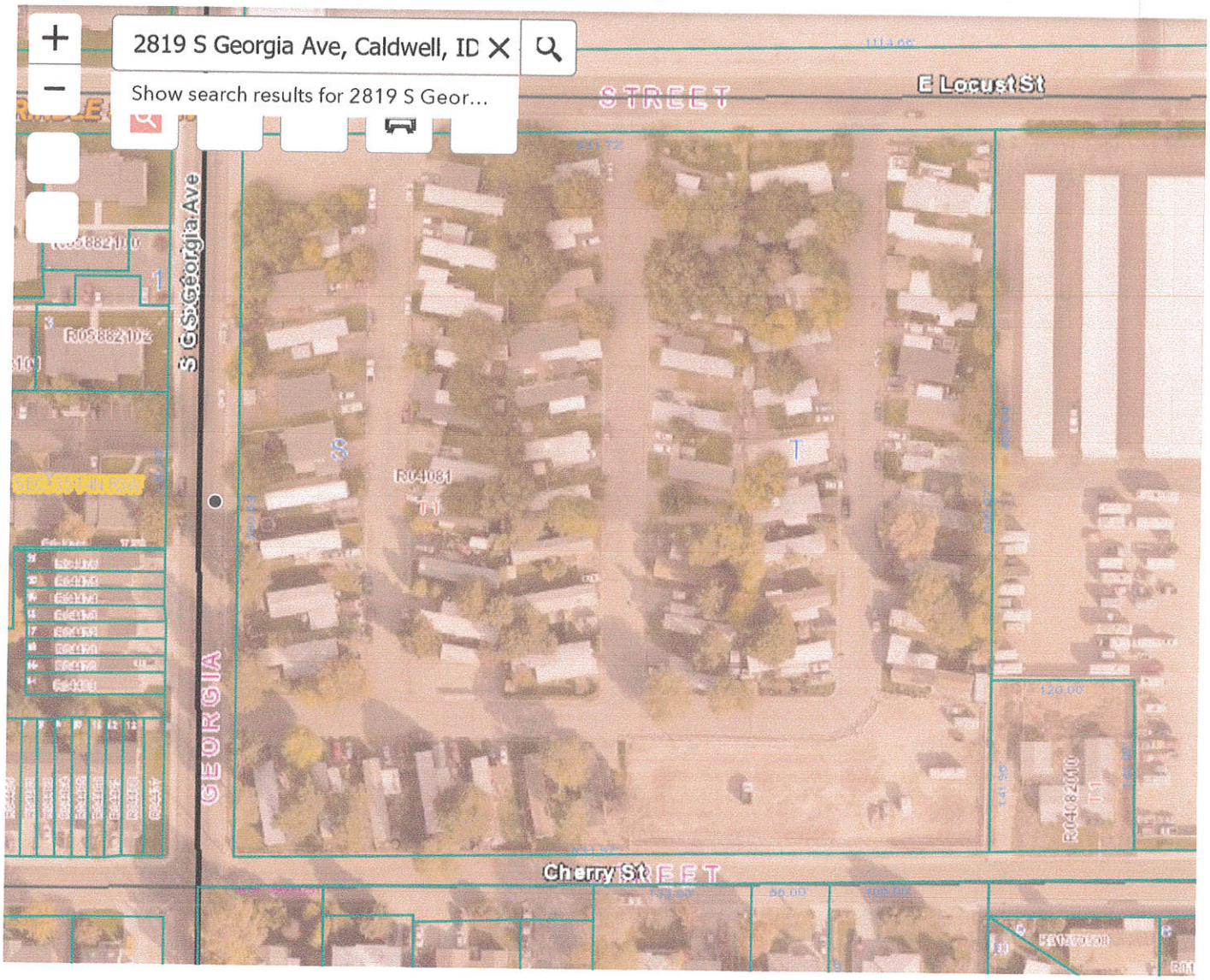
0 150 300ft

-116.666 43.648 Degrees

A3

Canyon County Assessor's Web Map

Canyon County Asse



0 100 200ft

-116.668 43.647 Degrees

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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: 6:30 July 15

End Time of Neighborhood Meeting: 7:00 July 15

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.	Victor Thompson	9509 Deer Flat Rd. Nampa, ID 83686
2.	Susan Runyan & Doyle Runyan	2705 Cherry St Caldwell, ID 83605
3.	Jeff Armstrong	2819 S Georgia Ave.
4.	Cory Armstrong	1123 12th Ave Rd.
5.		
6.		
7.		
8.		
9.		
10.		
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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: July 15, 2019 6:30 pm

Location of the neighborhood meeting: Caldwell Public Library

Developer/Applicant:

Name: Bear Construction, Victor Thompson

Address, City, State, Zip: 9509 Deer Flat Rd. Nampa ID 83686

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 [signature] DATE 7-15-19

would like 6' privacy fence. &
to remove tree stumps.

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60

CANYON COUNTY LISTING - R04081 300 ft.
June 18, 2019

Account	Address	City	State	ZipCode	Owner One	Owner Two	In Care Of
R04460	PO BOX 7906	BOISE	ID	83707	1310 PATRICIA LLC		
R01570507	2707 GOLD HAVEN DR	CALDWELL	ID	83605-7016	ANDERSON LUCILLE F LIFE ESTATE	ANDERSON LUCILLE F TRUST	
R01570506	2711 GOLD HAVEN DR	CALDWELL	ID	83605	BARNETT CHARLES H		
R01570509	11901 W MC COUGHLIN CT	NAMPA	ID	83651	BELL AARON	BELL REBECCA	
R04004	205 N 10TH ST SUITE 200	BOISE	ID	83702	BOISE HOUSING CORPORATION		
R01570535	2907 AUTUMN GOLD DR	CALDWELL	ID	83605	BROWN MICHAEL W	BROWN MARGARET A	
R35843010	5220 DENTON ST	BOISE	ID	83706	BYRNE KELLY M		
R01570533	2708 GOLD HAVEN DR	CALDWELL	ID	83605	CLARK SHERRI	CLARK ROBERT	
R04062	2405 ALDER ST	CALDWELL	ID	83605	CORTAZAR ALEJANDRO R		
R35842	2903 S GEORGIA AVE	CALDWELL	ID	83605	CURRY RONALD LYNN	CURRY ROISE ONETIA H/W	
R35840	PO BOX 202	CALDWELL	ID	83606-0202	DANIEL LAUREL A		
R35841	2506 CHERRY ST	CALDWELL	ID	83605	DOMINGUEZ SEBASTIAN MORALES	SIMENTAL FELICITAS MORALES	
R04072	1801 RICE AVE	CALDWELL	ID	83605	EDMARK DEVELOPMENT LLC		
R04473	920 19TH AVE	SEATTLE	WA	98122-4726	EPPERSON ANDREW M		
R35844	2622 CHERRY ST	CALDWELL	ID	83605	FALEN GARY L	FALEN PAMELA A H/W	
R04462	2417 CHERRY ST	CALDWELL	ID	83605	FLORIAN SARITA A		
R01570552	3004 GOLDEN GLOW DR	CALDWELL	ID	83605	FLORIDA EST HOMEOWNERS ASSOC		
R01570511	2910 AUTUMN GOLD DR	CALDWELL	ID	83605	FOSTER PATRICIA L		
R04469	7154 W STATE ST PMB 208	BOISE	ID	83714	GARVER KEVIN W		CASTLE LOCK AND KEY=
R04474	4418 N RHODES AVE	MERIDIAN	ID	83646	GRAND STRAND 401K PSP DBA PWND LLC		
R01570512	2914 AUTUMN GOLD DR	CALDWELL	ID	83605-7022	HAYES SANDRA J		
R04459	11893 S CLOVERDALE RD	KUNA	ID	83634	HENNINGFELD ESTATES LLC		
R01570532	2712 GOLD HAVEN DR	CALDWELL	ID	83605	HUTH JOHN E		
R04465	2423 CHERRY ST	CALDWELL	ID	83605	JONES JEREMY	PATTERSON LYNSEA	
R35843	4301 IDAHO AVE	CALDWELL	ID	83607	KHAN ABDULLAH		
R05882101	18246 GADWALL ST	WOODLAND	CA	95695	KHAN SAHEED		
R05882100	18246 GADWALL ST	WOODLAND	CA	95695	KHAN SAHEED A		
R04470	PO BOX 4116	BELLFLOWER	CA	90707	LAIRD ROBERT		
R05882102	PO BOX 4116	BELLFLOWER	CA	90707	LAIRD ROBERT R		
R04005010	PO BOX 1813	NAMPA	ID	83653-1813	LEISURE VILLAGE IX ASSOC		MC DONALD KAYLENE =
R04023011	17 N COVEY LN	NAMPA	ID	83687	LEISURE VILLAGE XII LLC		
R01570510	PO BOX 126	NOTUS	ID	83656	LOPEZ ERASMO		
R35845	2614 CHERRY ST	CALDWELL	ID	83605	MARTIN WILLIAM A	MARTIN BERNICE M	
R04476	2808 S GEORGIA AVE	CALDWELL	ID	83605	MC CLURE RITA		
R04476	2808 S GEORGIA AVE	CALDWELL	ID	83605	MC CLURE RITA		
R04064	2415 ALDER ST	CALDWELL	ID	83605	MOORE MICHAEL S	MOORE MASHELLE L	
R04061	1601 ESSINGTON CT	NAMPA	ID	83686	MORRIS NATHANIEL	MORRIS AMANDA	
R04081	PO BOX 1279	AMERICAN FORK	UT	84003	MVMHP LLC		
R01570536	2705 GOLDEN ROD LN	CALDWELL	ID	83605	MYERS JOHN AND DIANE LIVING TRUST	MYERS DIANE TRUSTEE	
R04023	1277 SHORELINE LN	BOISE	ID	83702	NOTTINGSHIRE CALDWELL APARTMENTS LLC		
R04477	215 S KIMBALL AVE	CALDWELL	ID	83605	NOTTINGSHIRE TOWNHOUSE HOMEOWNERS ASSOCIATION INC		YAMAMOTO ARLENE=
R04458	379 TOUCHET NORTH RD	TOUCHET	WA	99360	PACK WILLIAM JAMES		
R04472	379 TOUCHET NORTH RD	TOUCHET	WA	99360	PACK WILLIAM JAMES		
R04068	2424 CHERRY ST	CALDWELL	ID	83605	PAYTON VICTORIA F TRUST	PAYTON VICTORIA F TRUSTEE	
R04466	672 CHIQUITA AVE APT 4	MOUNTAIN VIEW	CA	94041	RAIN STONE LLC		
R04066	2420 CHERRY ST	CALDWELL	ID	83605	RICO ROSALINDA		
R04456	2403 CHERRY ST	CALDWELL	ID	83605	ROACH TIM		
R04467	2427 CHERRY ST	CALDWELL	ID	83605	ROSS DORIS L		
R04082010	2705 CHERRY ST	CALDWELL	ID	83605	RUNYAN DOYLE W	RUNYAN SUSAN A H/W	
R04475	2810 S GEORGIA AVE	CALDWELL	ID	83605	SAIZ VERONICA M		
R04065	2422 CHERRY ST	CALDWELL	ID	83605	SEEVERS DIANA M		
R04471	2700 G RD UNIT #2B	GRAND JUNCTION	CO	81506	SHEPHERD JANICE R		SHAWNA BONNER=
R35846	2602 CHERRY ST	CALDWELL	ID	83605	STUART ARTHUR C		
R01570534	PO BOX 1614	CALDWELL	ID	83606-1614	SWEANEY DOUGLAS D	SWEANEY JUDITH D	
R04457	2405 CHERRY ST	CALDWELL	ID	83605	THOMPSON JAMES D		
R01570508	2703 GOLD HVN	CALDWELL	ID	83605-7016	THORSON DIANA J		
R04468	2429 CHERRY ST	CALDWELL	ID	83605	TINGLEY JACQUELIN J		
R04082	210 MURRAY ST	BOISE	ID	83714	TWIN ISLANDS LLC		
R04461	7777 REDMON RD	CALDWELL	ID	83607	VALLEY PROPERTY HOLDINGS LLC		
R04464	2421 CHERRY ST	CALDWELL	ID	83605	WEAVER MARY E		
R04463	2419 CHERRY ST	CALDWELL	ID	83605	YOST LINDA		

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.

THIS INSTRUMENT FILED FOR RECORD BY FIDELITY NATIONAL TITLE AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS AFFECT UPON THE TITLE.

2019-000078
RECORDED
01/02/2019 12:21 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 DLSTEPHENS $15.00
TYPE: DEED
FIDELITY NATIONAL TITLE - BOISE
ELECTRONICALLY RECORDED

QUITCLAIM DEED

FOR VALUE RECEIVED

Rose Armstrong, a married woman as her sole and separate property

do(es) hereby convey, release and forever quitclaim unto:

MVMHP LLC, an Idaho limited liability company

whose current address is: PO BOX 1279, American Fork, Utah 84003
the following described premises, to-wit:

See the attached Exhibit "A".

Date: December 28, 2018

Rose Armstrong

State of Utah

County of Utah

This record was acknowledged before me on December 28, 2018, by Rose Armstrong.

Tamara Harlan
Signature of Notary
Residing at: 1881 W Traverse Pkwy - Ste E, Lehi Utah 84003
My Commission Expires: 12/14/2020

(Stamp)

TAMARA HARLAN
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 12/14/2020
Commission # 692516

State of Idaho
County of Canyon } ss.
I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.
DATED 6/13/2019

CHRIS YAMAMOTO, Clerk of the District Court and Ex Officio Recorder

By _____ Deputy

STATE OF IDAHO COUNTY RECORDER COUNTY OF CANYON

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EXHIBIT A

Parcel I:

All of Tract S and a portion of Tract T in the Mountain View Subdivision of Caldwell, Canyon County, Idaho, according to the Plat on file in Book 2 of Plats at Page 66, in the office of the Recorder of Canyon County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of said Tract S; thence North 89°27'25" East 342.00 feet along the North boundary of said Tracts S and T; thence South 0°14'10" East 597.68 feet; thence South 88°54'40" West 342.02 feet along the South boundary of Tracts T and S to the Southwest corner of Tract S; thence North 0°14'10" West 600.94 feet to the Point of Beginning.

Parcel II:

A part of Tract T in the Mountain View Subdivision of Caldwell, Canyon County, Idaho, according the Plat on file in Book 2 of Plats at Page 66, in the office of the Recorder of Canyon County, Idaho; more particularly described as follows:

Beginning at the Northeast corner of said Tract T; thence South 0°13'10" East 594.92 feet along the East boundary of said Tract T to the Southeast corner of said Tract T; thence South 88°54'40" West 289.22 feet along the South boundary of said Tract T; thence North 0°14'10" West 597.68 feet; thence North 89°27'25" East 289.36 feet along the North boundary of said Tract T to the Point of Beginning.

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Property Owner Acknowledgement

I, MVMHP LLC / Brian Armstrong (Name), 2819 S. Georgia Ave. (Address)

Caldwell (City), IDAHO (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

   2819 S. Georgia Ave, Caldwell, ID 83605 (Address),

   and I grant my permission to:

   Bear Construction (Name), _____ (Address)

   _____ (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 August, 20 19

(Signature)

PH