



CITY OF  
*Caldwell, Idaho*

RECEIVED  
JUL 24 2019

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): SUB-19P-05

Project name: Sweet Home Sub

Date filed: 7/24/19 Date complete: \_\_\_\_\_

Related files: \_\_\_\_\_

Subject Property Information S. Kimball

Address: NW corner of the intersection of S. Kimball & Newport Drive. Parcel Number(s): R3567701000

Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 1.99 Zoning: R-1

Prior Use of the Property: Currently an open field, before that farming.

Proposed Use of the Property: Single family residential subdivision

Applicant Information:

Applicant Name: Paul Willingham Phone: (559) 352-9088

Address: 15149 Vanita Court City: Caldwell State: ID Zip: 83607

Email: pauldwillingham@gmail.com Cell: (599) 352-9088

Owner Name: Same as applicant Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_ Cell: \_\_\_\_\_

Agent Name: (e.g., architect, engineer, developer, representative) L. Kurt Smith

Address: 2587 Southside Blvd. City: Melba State: ID Zip: 83641

Email: kurt@intermountainengineering.net Cell: (208) 941-1245

Authorization

Print applicant name: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*M*



CITY OF  
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Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: Sweet Home Subdivision	File #: <u>SUB19P-05</u>
Applicant/Agent: Paul Willingham / L, Kurt Smith	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
X	Completed & signed Hearing Review Master Application	✓
X	Narrative fully describing the proposed use/request	✓
X	Recorded warranty deed for the subject property	✓
X	Preliminary Plat	✓
X	Landscape Plan	✓
X	Vicinity map	✓
	Traffic Study (if applicable)	
	Neighborhood Meeting sign-in sheet	
X	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	

Total # Lots

Residential: 6 Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_ Common: 4

Phased Project:  Yes  No If "yes", Phase #: \_\_\_\_\_ Total Acreage: 1.99

Min. Lot Size (excluding common lots): 8654 SF Max. Lot Size (excluding common lots): 14008 SF

Avg. Lot Size (excluding common lots): 12846 SF % Useable Open Space: \_\_\_\_\_

List all types of useable open space: Landscape strip along Kimball & Grass lined pond

**STAFF USE ONLY:**

Date Application Received: 7/26/19

Received by: JW

Proposed Hearing Date: 9-10-19

Hearing Body: PZ

*M*

# Intermountain Engineering

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7/19 /19

Jarom Wagoner  
City of Caldwell  
621 Cleveland Blvd.  
Caldwell, ID 83605

Re: Narrative for Sweet Home Subdivision

Dear Mr. Wagoner,

We are planning to develop approximately  $\pm 1.99$  acres of ground into a standard single family subdivision. Our lots are configured to meet standard subdivision dimensions and the 5% open space has been achieved. We are planning on providing the standard city services including pressure irrigation to our development. The current zoning is R-1 and the access to the finished lots will be by private driveway off of Kimball Avenue. This drive will meet the fire marshals requirements for a hammer head turn around and be 20' wide. If you have questions please feel free to contact me at (208) 941-1245.

Sincerely



L. Kurt Smith, P.E.

cc





PROJECT

PROJECT SITE



VICINITY MAP  
SCALE 1"=600'

2018-052081  
RECORDED  
11/16/2018 10:57 AM  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=2 DLSTEPHENS \$15.00  
TYPE DEED  
ALLIANCE TITLE - BOISE PRODUCTION  
ELECTRONICALLY RECORDED

**WARRANTY DEED**

Alliance Title & Escrow Corp. Order No.:410397

**FOR VALUE RECEIVED**

**Phillip V. Hacking and Virginia A. Hacking, husband and wife**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Paul Dudley Willingham and Tandy Sue Willingham as Trustees of The Paul Dudley Willingham and Tandy Sue Willingham Revocable Living Trust**

whose current address is

15149 Vanita Court  
Caldwell, ID 83607

the grantee(s), the following described premises, in Canyon County, Idaho, TO WIT:

**A part of the Northwest Quarter of the Southeast Quarter, Section 33, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:**

**Commencing at the Northeast corner of said Northwest Quarter of the Southeast Quarter (CE 1/16 cor.), said corner monumented with a 5/8 inch diameter iron pin; thence**

**South 0°03'00" East, a distance of 661.28 feet along the Easterly boundary of said Northwest Quarter of the Southeast Quarter to a 5/8 inch diameter iron pin; thence South 89°47'01" West, a distance of 40.00 feet to the POINT OF BEGINNING, said point monumented with a 1/2 inch diameter iron pin; thence continuing**

**South 89°47'01" West, a distance of 237.99 feet to a 1/2 inch diameter iron pin; thence**

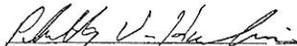
**South 0°03'28" East, a distance of 366.06 feet to a 1/2 inch diameter iron pin; thence North 89°47'01" East, a distance of 237.99 feet parallel with the Northerly boundary of said parcel to a 1/2 inch diameter iron pin; thence**

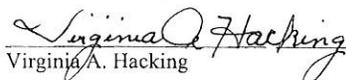
**North 0°03'28" West, a distance of 366.06 feet to the POINT OF BEGINNING.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: November 9 2018

  
Phillip V. Hacking

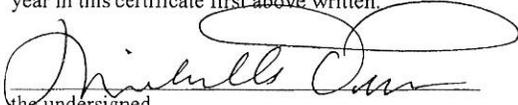
  
Virginia A. Hacking

DJG

State of Idaho } ss  
County of Ada }

On this 9 day of November, 2018, before me, the undersigned, a Notary Public in and for said state, personally appeared Phillip V. Hacking and Virginia A. Hacking, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

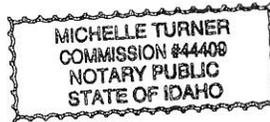
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
the undersigned

Notary Public for the State of Idaho

Residing at:

Commission Expires:



Commission Expires: 05/31/2023  
Residing In: Boise, Idaho

