

# 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): Ann-19-13  
Ceric Annexation  
 Project name: \_\_\_\_\_  
 Date filed: 10/19/19 Date complete: \_\_\_\_\_  
 Related files: \_\_\_\_\_

### Subject Property Information

Address: 1321 Andy Lane, Caldwell ID Parcel Number(s): R006920100  
 Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 3.38 Zoning: AG-M-1  
 Prior Use of the Property: AG - Land nothing on it.  
 Proposed Use of the Property: Light Light Industrial,

### Applicant Information:

Applicant Name: Samed & Danijela Ceric Phone: 208-371-1381  
 Address: 498 CREEKSIDE CT. City: MIDDLETON State: ID Zip: 83644  
 Email: samedceric@gmail.com Cell: 208-371-1381  
 Owner Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Agent Name: (e.g., architect, engineer, developer, representative) \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Cell: \_\_\_\_\_

### Authorization

Print applicant name: SAMED CERIC DANIJELA CERIC  
 Applicant Signature: [Signature] Date: 8.29.19

A



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

ANNEXATION

Project Name: <i>1321 Andy Lane, Caldwell ID</i>	File #: <i>Ann-19-13</i>
Applicant/Agent: <i>Samuel &amp; Donijela Peric</i>	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
	Completed & signed Hearing Review Master Application	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	
<input checked="" type="checkbox"/>	Recorded warranty deed for the subject property	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Signed Property Owner Acknowledgement (if applicable)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Vicinity map, showing the location of the subject property	<input checked="" type="checkbox"/>
	Site Plan	<input checked="" type="checkbox"/>
	<b>The following are suggested items that may be shown on the site plan:</b>	
	• 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)	
<input checked="" type="checkbox"/>	Metes and bounds legal description for the site to be annexed in WORD format	<input checked="" type="checkbox"/>
	Landscape Plan (if applicable)	
<input checked="" type="checkbox"/>	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	

<b>STAFF USE ONLY:</b>	
Date Application Received:	<i>10/10/19</i>
Received by:	<i>LC</i>
Proposed Hearing Date:	<i>11/19/19</i>
Hearing Body:	<i>HO</i>

*A*



91012A

R00701

R00691102

R00691101

R00691100

SEE ATTACHED

R02800601

R02800600

R0280059A

R02800710

R02800711

R02800712

R02800713

R35308302

R35308301

R00692011

R00692

R00692010

R00698

R00699

R00703

R35308300

R35308308

R35308305

R35308306

R35308307

R35308307A

R35308303

Station Way

Skyway St

R35305012

R35305012C

A3

INDUS

NO. 1

R02800710

ANDY

R00692

R00692011

R00692010

R00698

IN  
OUT

LOWELL

HIGHLINE

CALDWELL COMMERCIAL PARK  
SUBMISSION NO.3

R35308308

R35308300

R35308306

R3530

hy



**2018-013242**

RECORDED

**03/30/2018 02:33 PM**



00360181201800132420030036

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 EHOWELL

\$15.00

DEED

IDAHO FARM & HOME REALTY

**Canyon County  
Recorder's Office  
Document  
Cover Sheet**



126

# QUITCLAIM DEED

FOR VALUE RECEIVED, Betty J. Huffaker, surviving spouse, does hereby convey, release, remise and forever quit claim unto THE BETTY J. HUFFAKER IRREVOCABLE TRUST, whose current address is 8401 Eddy Stone Ave, Las Vegas, Nevada 89117, the following described premises:

A Part of the Northeast Quarter of the Northeast Quarter, Section 26, Township 4 North, Range 3 West, Boise Meridian, and including a part of Lot 16 in CITY VIEW TRACTS, according to the official plat on file in Book 1 of Plats at page 9, in the office of the Recorder of Canyon County, Idaho. The legal address of the above property is 1321 Andy Lane, Caldwell, Idaho, 83605.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 3/7/18

By: Betty J Huffaker  
(Signature of Grantor)

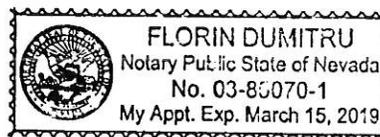
State of NEVADA, County of CLATSOP

This record was acknowledged before me on 3/7/18 by BETTY JEAN HUFFAKER

[Signature]

(Signature of notary public)

My Commission Expires: 03-05-2019



AK

A part of the Northeast Quarter of the Northeast Quarter, Section 26, Township 4 North, Range 3 West, Boise Meridian, and including a part of Lot 16 in CITY VIEW TRACTS according to the official plat on file in Book 1 of Plats at page 9, in the office of the Recorder of Canyon County, Idaho; more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter of the Northeast Quarter; thence South 0°11'00" East 1275.41 feet (formerly described as South 07°00" East 1275.74 feet) along the East boundary of said Northeast Quarter of the Northeast Quarter; thence South 89°28'22" West 376.59 feet (formerly described as South 89°29'10" West 368.11 feet) parallel with and 50 feet North of the South boundary of said

Northeast Quarter of the Northeast Quarter to a point on the center line of the Caldwell High Line Canal which is the POINT OF BEGINNING; thence continuing South 89°28'22" West 532.73 feet along the South boundary of said Lot 16 to a point on the Easterly boundary of the right of way for Interstate 80; thence North 21°08'43" West (formerly described as North 21°06'45" West) 243.74 feet along the Easterly boundary of the right of way of Interstate 80; thence North 80°51'12" East 543.77 feet to a point on the center line of said Caldwell High Line Canal; thence South 15°10'35" East 320.03 feet along the center line of said Caldwell High Line Canal to the POINT OF BEGINNING.

# Property Owner Acknowledgement

I, Arta Simmons, 8401 Eddy Stone Ave  
(Name) (Address)

Las Vegas, NV  
(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

1321 Andy Lane, Caldwell, ID 83605  
(Address)

and I grant my permission to:

Ceric Samed & Ceric Danijela  
(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).

8/28/2019 | 12:33 PM MDT

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

DocuSigned by:  
  
A7DC1340D81E4DF... (Signature)