



# 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): ZON-20-04  
SUB-20P-04/CMP-20-03  
 Project name: Mason Creek Grove  
 Date filed: 4/27/20 Date complete: \_\_\_\_\_  
 Related files: \_\_\_\_\_

### Subject Property Information

Address: NE CORNER OF LINDEN RD + MIDDLETON RD. Parcel Number(s): R3430400000

Subdivision: — Block: — Lot: — Acreage: 35.44 Zoning: R-1 to R-2 & C-2

Prior Use of the Property: AGRICULTURE

Proposed Use of the Property: R-2 AND C-2 SUBDIVISION

### Applicant Information:

Applicant Name: PROVIDENCE PROPERTIES, LLC Phone: (214) 564-2812

Address: 701 S. ALLEN ST #104 City: MERIDIAN State: ID Zip: 83642

Email: PCONNOR@HUBBLEHOMES.COM Cell: (214) 564-2812

Owner Name: EARNEST LAND, LLC Phone: \_\_\_\_\_

Address: 3125 LASTER LN City: CALDWELL State: ID Zip: 83607

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

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

Address: 701 S. ALLEN ST #104 City: MERIDIAN State: ID Zip: 83642

Email: PCONNOR@HUBBLEHOMES.COM Cell: (214) 564-2812

### Authorization

Print applicant name: PATRICK CONNOR

Applicant Signature: [Signature] Date: 4/22/2020

AI



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

REZONE

Project Name: MASON CREEK GROVE	File #: 201-20-04
Applicant/Agent: PROVIDENCE PROPERTIES / PATRICK CONNOR	

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	
	<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)	
✓	Metes and bounds legal description for the site to be rezoned in WORD format	
✓	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	

<b>STAFF USE ONLY:</b>
Date Application Received: 4/27/20
Received by: UC
Proposed Hearing Date: _____
Hearing Body: _____

AI



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

COMP PLAN MAP CHANGE

Project Name: <u>Mason Creek Grove</u>	File #: <u>CMP-20-03</u>
Applicant/Agent:	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
	Completed and signed Hearing Review Application	✓
	Narrative fully describing the proposed map change, including the following: <ul style="list-style-type: none"> <li>➤ Total # of acres being re-classified and the new map classification</li> <li>➤ How the proposed change will complement with the surrounding area</li> </ul>	✓
	Warranty deed for the subject property	✓
	Signed Property Owner Acknowledgement (if applicable)	✓
	Vicinity map, showing the location of the subject property	✓
	Metes and bounds legal description for the site	✓
	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	✓
	Please indicate # of property owners within 300 feet: _____	✓
	Fee	✓

<b>STAFF USE ONLY:</b>
Date Application Received: <u>4/27/20</u>
Received by: <u>UC</u>
Proposed Hearing Date: _____
Hearing Body: _____



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: <b>MASON CREEK GROVE</b>	File #:
Applicant/Agent: <b>PROVIDENCE PROPERTIES, LLC / PATRICK CONNOR</b>	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
1 ✓	Completed & signed Hearing Review Master Application	
2 ✓	Narrative fully describing the proposed use/request	
3 ✓	Approved Subdivision name (please provide written verification from Mapping Department)	
4 ✓	Recorded warranty deed for the subject property	
5 ✓	Preliminary Plat (full size, 2 copies, folded)	
6 ✓	Landscape Plan	
7 ✓	Vicinity map	
<b>IN PROCESS</b>	Traffic Study (if applicable)	
8 ✓	Neighborhood Meeting sign-in sheet	
	All of the above items shall be submitted in full size (2 copies) 8 1/2 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	
9 ✓	Fee	

<b>Total # Lots</b>			
Residential: <u>114</u>	Commercial: <u>4</u>	Industrial: <u>0</u>	Common: <u>14</u>
Phased Project: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "yes", Phase #: <u>3 (Approx)</u> Total Acreage: <u>35.44</u>			
Min. Lot Size (excluding common lots): <u>6,027</u>		Max. Lot Size (excluding common lots): <u>10,005</u>	
Avg. Lot Size (excluding common lots): <u>6,544</u>		% Useable Open Space: <u>4.17%</u>	
List all types of useable open space: <u>pocket parks, RECREATIONAL PATHWAYS</u>			

<b>STAFF USE ONLY:</b>
Date Application Received: _____
Received by: _____
Proposed Hearing Date: _____
Hearing Body: _____

City of Caldwell Receiving Form  
Planning & Zoning, Engineering, and Fire Department

Sales	Planning & Zoning		Engineering		Fire Department		Totals
	Qty		Qty		Qty		
Comprehensive Plan	10360	\$					\$
Ordinances	10360	\$					\$
Master Park Plan/Master Trails & Pathway Plan	10360	\$					\$
Xerox copies	1401	\$					\$
Audio Tape Duplication	10360	\$					\$
<b>Special Use Permit</b>							
Less than 2 acres	10200	\$	12530	\$	22025	\$	\$
2 to 20 acres	10200	\$	12530	1 \$	22025	1 \$	\$
More than 20 acres	10200	\$	12530	\$	22025	\$	\$
<b>PUD</b>							
With subdivision	10210	\$	12530	\$	22025	\$	\$
Without subdivision	10210	\$	12540	\$	22025	\$	\$
<b>Zone Change</b>							
Less than 2 acres	10220	\$			22025	\$	\$
2 to 20 acres	10220	\$			22025	\$	\$
More than 20 acres	10220	\$ 1,245.00			22025	\$ 190.00	\$ 1,435.00
<b>Annexation</b>							
Less than 2 acres	10240	\$	12550	\$	22025	\$	\$
2 to 20 acres	10240	\$	12550	\$	22025	\$	\$
More than 20 acres	10240	\$	12550	\$	22025	\$	\$
<b>Comprehensive Plan Map</b>							
Less than 2 acres	10300	\$					\$
2 to 20 acres	10260	\$					\$
More than 20 acres	10260	\$ 388.00					\$ 388.00
Comprehensive Plan Text Amendment	10270	\$					\$
<b>Subdivision Plats (non PUD)</b>							
Preliminary	10180	\$ 2,624.00	12511	\$ 745.48	22025	\$ 381.60	\$ 3,751.08
Final	10180	\$	12512	\$	22025	\$	\$
Short plat	10180	\$	12513	\$	22025	\$	\$
<b>Additional Fees</b>							
Administrative Time Extension	10280	\$					\$
Appeals/Amendments to Conditions	10290	\$					\$
Business Permit (Change in Use)	11040	\$					\$
Business Permit (No Change in Use)	11040	\$					\$
Certified Mailing	10340	\$					\$
Code Enforcement Admin. Fee	64240	\$					\$
De-Annexation		\$					\$
Design Review - New Construction	10330	\$					\$
Design Review - Renovations/Additions		\$					\$
Design Review - Building Maintenance		\$					\$
Development Agreements	10335	\$ 321.00					\$ 321.00
Hearing Examiner	10350	\$					\$
Legal Notice	10310	2 \$ 58.00					\$ 116.00
Lot Line Adjustments	10280	\$					\$
Lot Split	10280	\$					\$
Manufactured Home Park	10190	\$	12520	\$	22025	\$	\$
Minor Land Use Application	10216	\$			22020	\$	\$
Minor Land Use Application Renewal	10216	\$					\$
Ordinance Text Amendments	10230	\$					\$
P&Z Commission	10350	\$ 258.00					\$ 258.00
Plat Amendments	10280	\$					\$
Regular Mailing	10340	\$ 53.40					\$ 53.40
Subdivision Time Extension	10180	\$					\$
Variance	10250	\$					\$
<b>TOTAL:</b>		\$ 4,947.40		\$ 745.48		\$ 571.60	\$
<b>GRAND TOTAL</b>							<b>\$ 6,322.48</b>
Mason Creek Grove - Rezone & Prelim Plat R3430400000, 132 lots							

pd 4/23/00  
ch # 2494

AI



# PROVIDENCE PROPERTIES LLC

April 23, 2020

Mr. Jerome Mapp  
City of Caldwell  
Planning and Zoning Department  
621 Cleveland Blvd  
Caldwell, ID 83605

**RE: Mason Creek Grove Subdivision – Caldwell, ID  
Re-Zone and Preliminary Plat Narrative**

Dear Mr. Mapp,

On behalf of Providence Properties, LLC, I am pleased to submit the attached applications and required supplements for re-zoning and preliminary plat applications for the Mason Creek Grove Subdivision.

**Site Information:**

The subject property of 35.47 acres located at the northeast corner of Linden Road and Middleton Road is within Caldwell City Limits and currently zoned R-1, low density residential. The property is bounded to the north and east by the platted Mason Creek Landing subdivision and to the south and west by agricultural and residential uses. The property immediately adjacent to the north and west of the property is zoned R-2, medium density residential. The property on the west side of Middleton Rd is zoned R-1 and C-1. The property to the south of Linden is outside of Caldwell City Limits.

The site is generally flat and drains to the northeast, signified by the Noble Drain that diagonally divides the NW corner of the property. The site is engineered and designed to fit into the platted Mason Creek Landing subdivision surrounding the property to the north and east. The SW corner acre parcel outside of the property boundary is owned by the Canyon County Highway District No. 4 and will be used as drainage property for the planned round-about at the intersection.



A2

According to the Caldwell January 2020 Comprehensive Plan, most of the property is Low-Density Residential with about a quarter called for Medium-Density Residential (further discussed below). The property surrounding 3 of 4 sides of the property is called for Medium-Density Residential.

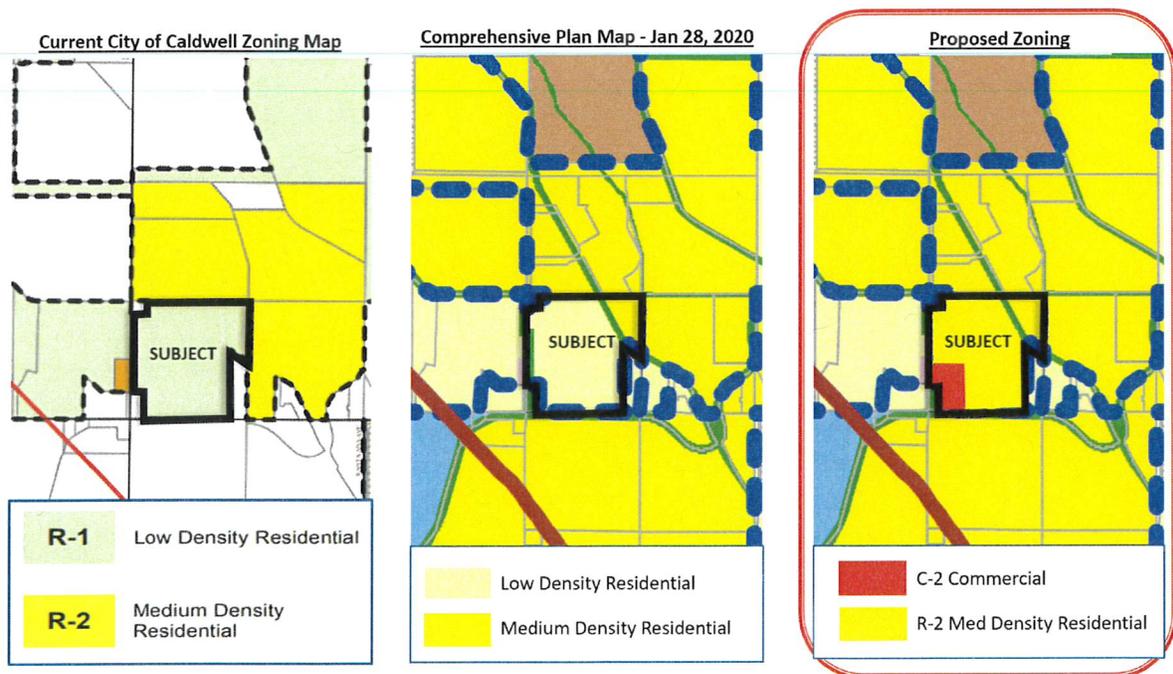
In conversations with City Staff to provide community-use commercial property for this growing region and an effort to provide uniformity of residential land use based on surrounding properties, we propose a majority (approx. 30 acres) of the property to be re-zoned R-2 Medium-Density Residential. In addition, we are requesting about 5 acres of C-2 Community-Commercial property at the corner of Linden Rd and Middleton Rd. Further detail is discussed below.

**Re-Zoning**

As mentioned, the current zoning designation is R-1 (Low-Density Residential). We are proposing to re-zone the property to R-2 (Medium-Density Residential) and C-2 (Community Commercial) so it will be in line with the same density as neighboring properties (particularly the larger Mason Creek Landing, zoned R-2) and provide a commercial land use for the intersection of Linden Rd. and Middleton Rd.

The R-2 district will be comprised of approximately 30 acres, with 114 single family lots included in the preliminary plat. The C-2 district will be comprised of approximately 5 acres and geared for community commercial use (dentist office, bank, community retail, restaurant, etc).

Below is an exhibit that shows the zoning designations per the current zoning ordinance, the Future Land Use Map and the proposed zoning for the subject parcel. As made apparent by the diagrams, the change of the subject property to R-2 (medium-density residential) would make the parcel consistent within the same parcel and with adjacent neighboring parcels. The zoning to C-2 on the corner of Middleton and Linden will allow for a community use for this intersection of two major roads.



A2

*Current Zoning Designation*

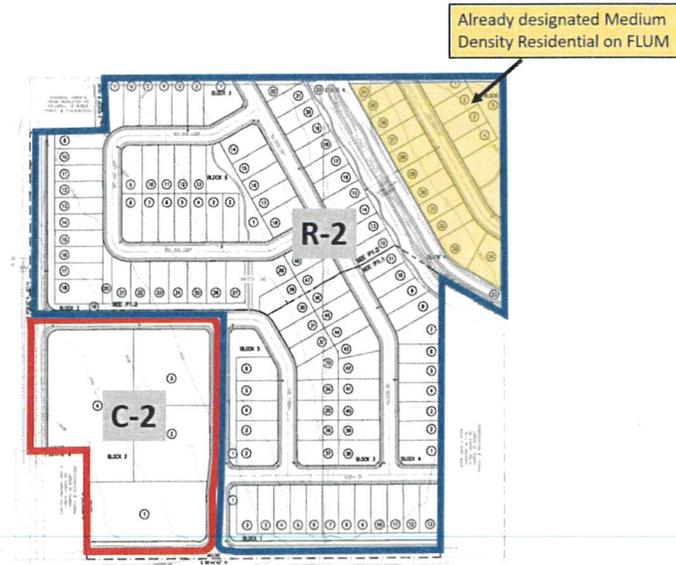
The current zoning designation of the subject property is R-1 (low density residential). Currently the property is bordered to the east and north by the approved Mason Creek Subdivision, zoned R-2 (medium density residential). Across Middleton Rd to the west the property is zoned R-1 with a portion zoned commercial along Middleton Rd. The property to the south is outside of Caldwell city limits.

*Comprehensive Plan*

The comprehensive plan’s Future Land Use Map, shows a majority of the property as maintaining the low-density residential, but the north east corner designated as medium-density residential. Nearly all of the property surrounding the parcel was designated as Medium Density Residential.

*Proposed Re-Zoning*

It is our stance that the appropriate zoning of this parcel is R-2 medium-density residential with the SW corner of commercial in order to better match and complement to the surrounding designations. This property is designed to be integrated into the Mason Creek Landing subdivision so our intent is to provide consistency between the two plats. Given the northeast corner is already designated medium-density residential on the FLUM, the remaining residential property should be of the same zoning.



In conversations with City staff, the proposed community commercial use would be appropriate for this location in the community at the corner of Middleton Rd and Linden Rd. In order to accommodate for future commercial needs of the growing population, this commercial use can focus on the needs of the families in the area. The plan includes 4 pad sites of greater than 1 acre in size each.

**Preliminary Plat**

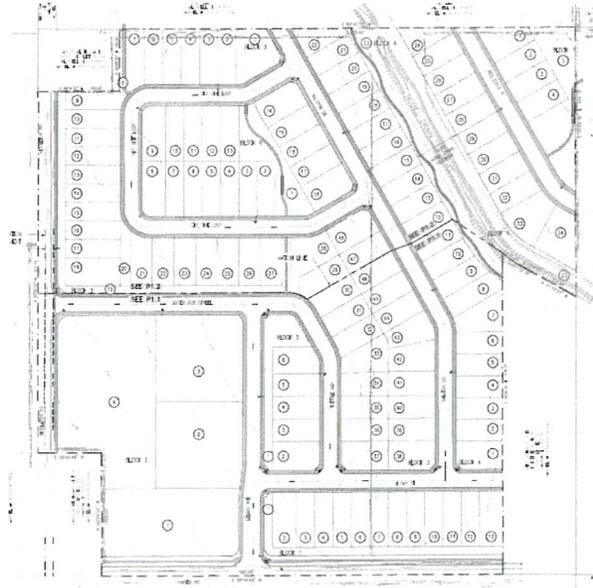
As mentioned, the subject request includes a preliminary plat for 35.47 acres comprising the Mason Creek Grove subdivision. We are proposing 114 buildable single-family lots, 4 commercial lots and 14 common lots.

*Residential*

Within the single-family residential areas, lot sizes range between 6,027 square feet and 10,938 square feet, in alignment with the R-2 zoning district requested (6,000 square foot minimum). The average lot size for a single-family lot is 6,544 square feet. About half of the lots are 45' wide and the other half are

55' wide. These lot sizes are similar in size and depth to that of the Mason Creek subdivision to the north and west of the property. The plan will reflect the assigned R-2 front, side and rear setbacks per city code.

We intend on offering the same housing product that we are offering in Adams Ridge, which is being very well received by buyers and families looking to establish a home in the community. We will offer out 30' wide and 40' wide product series. All of our homes are Energy Star Certified and HERS rated.



### *Commercial*

The approximately 5 acres of proposed C-2 (Community Commercial) is divided into four lots, three about 1 acre in size and one about 2 acres. Conversations with city staff led to the inclusion of community commercial property in this preliminary plat. The commercial property is located at the southwest corner, allowing access to Middleton Rd and Linden Rd at the appropriate offsets from the planned round-about intersection.

The intended user of the commercial property would be an in-patient health clinic, dentist office, small medical office, professional office space, daycare facility, retail shop, restaurant or a community bank. Given the lack of commercial land in the area and the expected rapid growth of north Caldwell, we believe that providing community commercial opportunities will provide necessary and convenient services for Caldwell residents.

### *Access and Connectivity*

The subject parcel has access to Middleton Rd, a principal arterial roadway and Linden Rd, a minor arterial roadway. Given the planned round-about at the intersection of Linden Rd and Middleton Rd, the access to the commercial parcels will be offset from the center point of the intersection at 527 feet along Linden Rd and 660 along Middleton Rd. Both of these access points exceed the minimum distance from the intersection. The access into Mason Creek Grove from Linden will be a full access while the Middleton Rd. access will be right-in / right-out.

Utilities including water, sewer and pressurized irrigation will all connect to and through the Mason Creek Landing subdivision to the north.

### *Pedestrian Connectivity*

Within the community, there will be four sidewalk connection points to the neighboring property of Mason Creek Landing, two stub roads aligned to the north and two stubs to the east. In addition, there are also two pedestrian access points to Mason Creek Landing aligned with planned pedestrian pathways.

*Landscaping, Open Space and Amenities*

The total amount of open space is 1.48 acres or 4.17%. In accordance with City Code, landscape buffers are included along Linden Rd and Middleton Rd. In addition, there are small pocket parks and landscape pedestrian pathways within the community. These pathways through the blocks will allow for pedestrian access throughout the neighborhood outside of the typical sidewalks along the roadways. Along the Noble Drain that cuts through the NE portion of the property, there will be a pedestrian pathway that will run



along the west side of the canal. This pathway will be fully landscaped and connect to the path located in Mason Creek Landing to the north. Mason Creek Grove will be integrated into the HOA of Mason Creek and have access to all playgrounds and parks with the adjacent community.

The image below shows the pedestrian pathways, access points to adjacent parcels and the planned greenspace in the community. Included in this application is an exhibit of the landscape plan for the overall community.

**Conclusion**

We believe the proposed rezoning and preliminary plat will appropriately fit into the neighboring area. The re-zone application will correctly zone the residential similar to that of the adjacent subdivision and provide a necessary commercial use for future residents. The preliminary plat will assimilate with the existing Mason Creek Landing preliminary plat through the street and pedestrian pathway network as well as providing a more complete and comprehensive community plan.

We appreciate the time you and other staff have spent with us in order to submit this application. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,  
Providence Properties, LLC

Patrick Connor  
Director of Planning and Design

A2



Exhibit 2: Mason Creek Grove Landscape Plan Rendering



## Patrick Connor

---

**From:** Dave Marston <dmarston@cityofcaldwell.org>  
**Sent:** Monday, April 6, 2020 2:21 PM  
**To:** Patrick Connor  
**Cc:** T.J. Frans; Angie Hopf  
**Subject:** RE: Subdivision name request

Patrick,

Let's go with Mason Creek Grove.  
Thank you.

*Dave Marston*

City of Caldwell  
(208) 455-4676



**From:** Patrick Connor <pconnor@hubblehomes.com>  
**Sent:** Monday, April 6, 2020 2:19 PM  
**To:** Dave Marston <dmarston@cityofcaldwell.org>  
**Cc:** T.J. Frans <tjfrans@cityofcaldwell.org>; Angie Hopf <ahopf@cityofcaldwell.org>  
**Subject:** RE: Subdivision name request

Let's try: "Mason Creek Grove"  
If that doesn't work, "Mason Creek Terrace".

Thanks



**Patrick Connor**

Director of Planning and Design

e pconnor@hubblehomes.com  
o (208) 433-8800  
p (214) 564-2812

**From:** Dave Marston <dmarston@cityofcaldwell.org>  
**Sent:** Monday, April 6, 2020 2:16 PM  
**To:** Patrick Connor <pconnor@hubblehomes.com>  
**Cc:** T.J. Frans <tjfrans@cityofcaldwell.org>; Angie Hopf <ahopf@cityofcaldwell.org>  
**Subject:** RE: Subdivision name request

Patrick,

Since this proposed portion does not actually cross Mason Creek, we'd prefer something different than "Crossing".  
Thanks.

*Dave Marston*

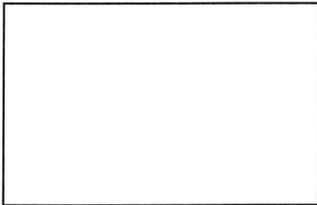
City of Caldwell  
(208) 455-4676



**From:** Patrick Connor <[pconnor@hubblehomes.com](mailto:pconnor@hubblehomes.com)>  
**Sent:** Monday, April 6, 2020 1:59 PM  
**To:** Dave Marston <[dmarston@cityofcaldwell.org](mailto:dmarston@cityofcaldwell.org)>  
**Cc:** T.J. Frans <[tjfrans@cityofcaldwell.org](mailto:tjfrans@cityofcaldwell.org)>; Angie Hopf <[ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)>  
**Subject:** RE: Subdivision name request

How about: "Mason Creek Crossing". Please let me know.

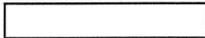
Thanks,  
Patrick



**Patrick Connor**

Director of Planning and Design

e [pconnor@hubblehomes.com](mailto:pconnor@hubblehomes.com)  
o (208) 433-8800  
p (214) 564-2812



**From:** Dave Marston <[dmarston@cityofcaldwell.org](mailto:dmarston@cityofcaldwell.org)>  
**Sent:** Monday, April 6, 2020 1:46 PM  
**To:** Patrick Connor <[pconnor@hubblehomes.com](mailto:pconnor@hubblehomes.com)>  
**Cc:** T.J. Frans <[tjfrans@cityofcaldwell.org](mailto:tjfrans@cityofcaldwell.org)>; Angie Hopf <[ahopf@cityofcaldwell.org](mailto:ahopf@cityofcaldwell.org)>  
**Subject:** RE: Subdivision name request

Patrick,

In accordance with City Code and in an effort to minimize location confusion for emergency services, the property in question would need a more unique name than "Mason Creek South". S. Mason Creek Rd., along with other instances of "Mason Creek" are listed below.

Existing subdivisions:  
MASON CREEK ESTATES  
MASON CREEK LANDING  
MASON CREEK MEADOWS  
MASON CREEK PLAZA

Existing street names:

Mason Creek Trl  
Mason Creek Rd  
S Mason Creek Rd

Thank you.

**ATTN:** Due to COVID-19, all City buildings are currently closed to the public.  
We are still open for business. We are here to serve you via email, phone, or electronic submittal.

*Dave Marston*

City of Caldwell  
(208) 455-4676



**From:** Patrick Connor <[pconnor@hubblehomes.com](mailto:pconnor@hubblehomes.com)>  
**Sent:** Monday, April 6, 2020 10:27 AM  
**To:** Dave Marston <[dmarston@cityofcaldwell.org](mailto:dmarston@cityofcaldwell.org)>  
**Subject:** Subdivision name request

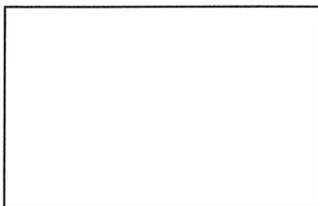
Caldwell Mapping Department,

I hope you all are well during this uncertain time.

I am writing to request the approval of a preliminary plat subdivision name. The name I am requesting is "Mason Creek South". It is located directly SW of our Mason Creek Landing subdivision.

I appreciate your response.

Patrick



**Patrick Connor**

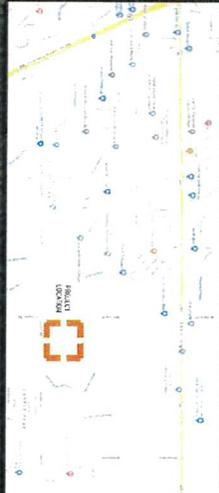
Director of Planning and Design

e [pconnor@hubblehomes.com](mailto:pconnor@hubblehomes.com)

o (208) 433-8800

p (214) 564-2812

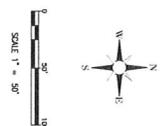
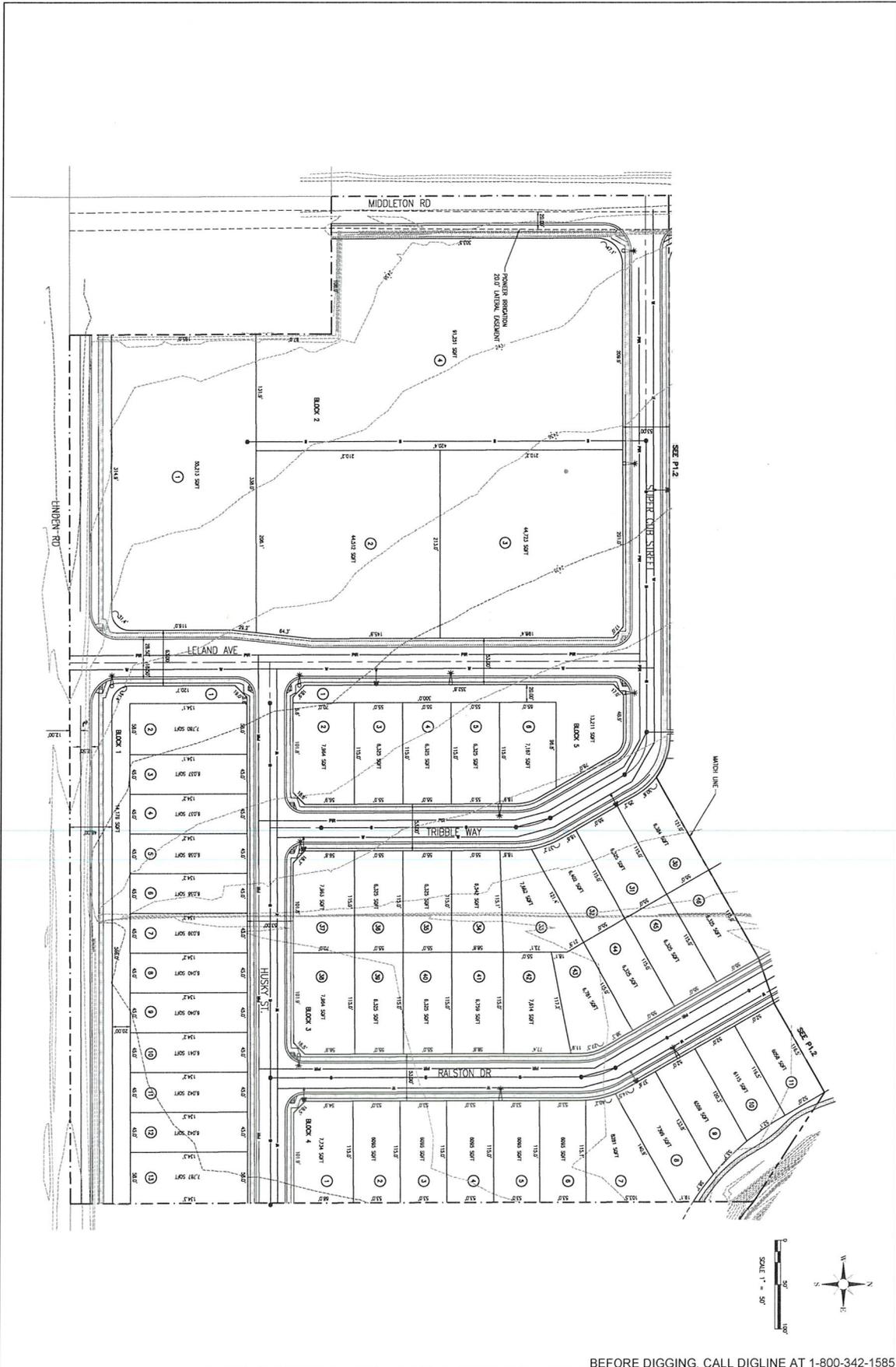
# Mason Creek Grove



TOTAL ACRES	35.97 AC
TOTAL LOTS	128
COMMERCIAL LOTS	8
COMMON DRIVEWAY LOTS	8
COMMERCIAL LOTS	4
SINGLE FAMILY LOTS	114
PERCENTAGE OF OPEN SPACE	11.4%
PROPOSED ZONING	R-30A-P
PERCENTAGE OF OPEN SPACE	44.62% SR OR 1.48 AC
COMMERCIAL LOT SPACE	233,609 SF OR 5.41 AC
PERCENTAGE OF COMMERCIAL SPACE	15.25%

<p><b>DEVELOPER</b> PROVIDENCE PROPERTIES MITCH ASBARTH 1000 W. 10TH ST MERRIDEN, IDAHO 83842 208-433-8800</p>	<p><b>ENGINEER</b> CK-ENGINEERING CHAD KINKELA 700 W. 10TH ST MERRIDEN, IDAHO 83842 208-433-8822</p>
<p><b>SURVEYOR</b> IDAHO SURVEY GROUP 9655 W. EMERALD ST ROSE, ID 83704 208-966-8070</p>	<p><b>LANDSCAPE ARCHITECT</b> <b>SOUTH BECK &amp; BAIRD</b></p>





BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

SHEET  
P1.1

**CK ENGINEERING**  
 1300 E. STATE ST. SUITE 102  
 EAGLE, MI 48816  
 PHONE: 268-620-1992

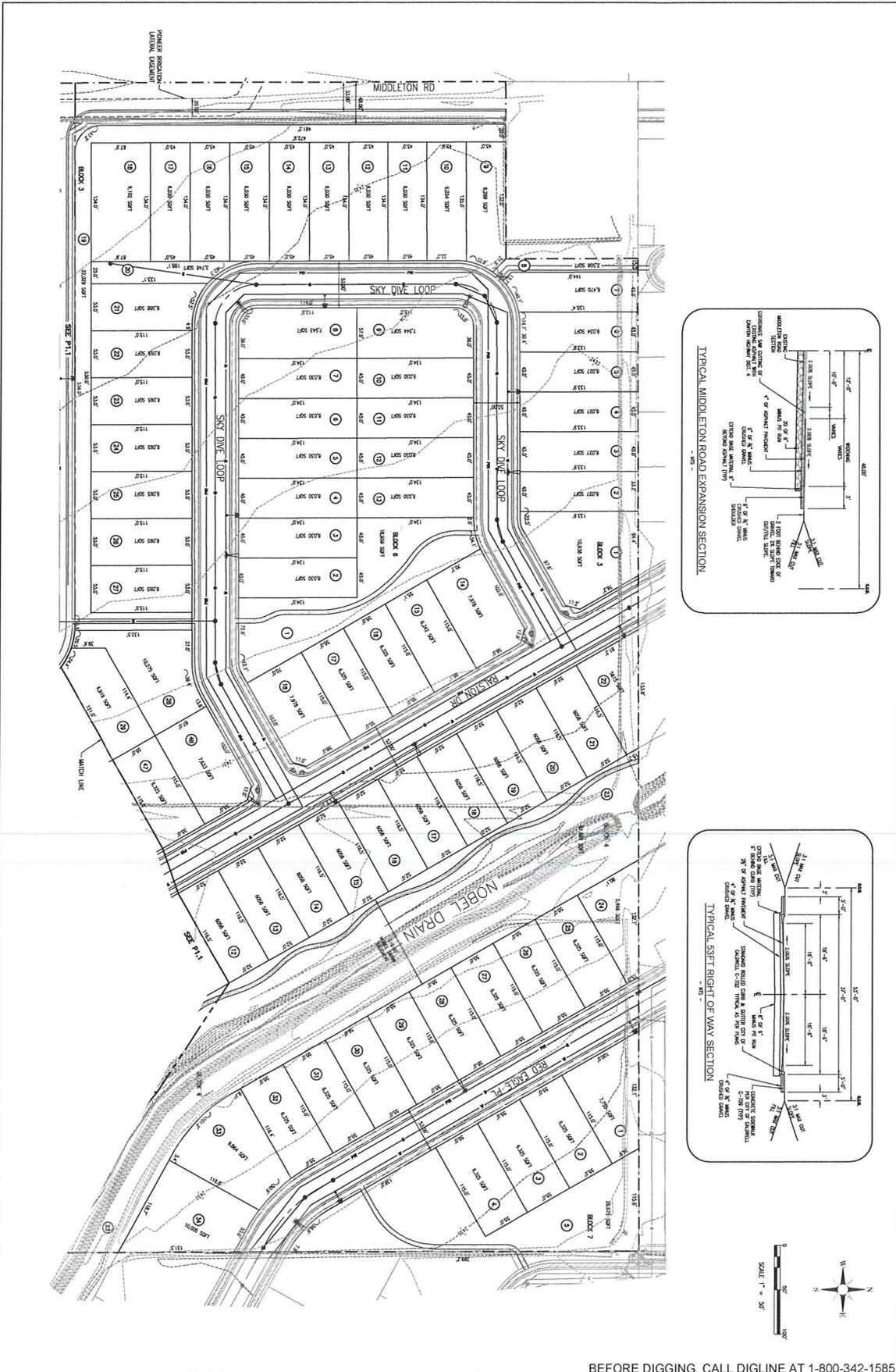
DRAWN BY: CK  
 CHECKED BY: CK  
 DATE: 04/02/20  
 FILE: 15140-P-PLAN 3-4-21.DWG  
 DIR: D:\WORKING\15140-P-PLAN 3-4-21.DWG

LOT DIMENSION  
 PLAN VIEW

PRELIMINARY PLAT FOR  
 MASON CREEK GROVE SUBDIVISION

REVISIONS:


A3



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

**CK ENGINEERING**  
 1300 E 34th St, Suite 102  
 Eagle, ID 83616  
 Phone: 208-639-1992

DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 04/23/20  
 FILE: 10140-2-PLAT 3-4-2019C  
 DIR: [Signature]

LOT DIMENSION  
 PLAN VIEW

PRELIMINARY PLAT FOR  
 MASON CREEK GROVE SUBDIVISION

REVISIONS:


SHEET  
 P1.2



A3



Mason Creek Grove  
Middleton Rd & Linden Rd.  
Acreage: 35.44

44

**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: 6:00 PM

End Time of Neighborhood Meeting: \_\_\_\_\_

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. Sandra + Wayne Ickes      10629 Linden Rd. Nampa <sup>83687</sup>

- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_
- 11. \_\_\_\_\_
- 12. \_\_\_\_\_
- 13. \_\_\_\_\_
- 14. \_\_\_\_\_
- 15. \_\_\_\_\_
- 16. \_\_\_\_\_
- 17. \_\_\_\_\_
- 18. \_\_\_\_\_
- 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: RE-ZONE AND PRELIMINARY PLAT

Date of Round Table meeting: 12/5/2019

Notice sent to neighbors on: 2/28/2020

Date & time of the neighborhood meeting: 3/11/2020, 6:00 PM

Location of the neighborhood meeting: SKYWAY ELEMENTARY School CAFETERIA

**Developer/Applicant:**

Name: PROVIDENCE PROPERTIES, LLC

Address, City, State, Zip: 701 S. ALLEN ST, #104, MERIDIAN, ID 83642

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 3/8/20

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

*Re-record to correct legal description 5/4/16*

**2014-007803**  
RECORDED  
**03/04/2014 02:54 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=4 MBROWN \$19.00  
TYPE: DEED  
PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

**2014-004646**  
RECORDED  
**02/06/2014 11:08 AM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=3 MBROWN \$16.00  
TYPE: DEED  
PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

**PERSONAL REPRESENTATIVE'S DEED**

*JL* THIS DEED is made and executed by JANET J. ISAACSON, as personal representative of THE ESTATE OF VIRGIL LEE ISAACSON, deceased, hereinafter referred to as the "Grantor," to EARNEST LAND, LLC, hereinafter referred to as the "Grantee," whose address is 3125 Laster Lane, Nampa, Idaho 83651.

WHEREAS, Janet Isaacson is the qualified personal representative of the Grantor Estate, filed as Probate Case Number CV-2013-2730C in Third Judicial District of Idaho, in and for the County of Canyon;

THEREFORE, in accordance with the provisions of Uniform Probate Code as set forth in Title 15 of the Idaho Code, Grantor Estate hereby grants, sells, transfers, warrants and conveys to Grantee all of the Grantor Estate's interest in the following described real property in Canyon County, Idaho:

The Southwest Quarter of the Southwest Quarter in Section 29, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

Beginning at the Northwest corner of said Southwest Quarter of the Southwest Quarter, thence South 150 feet; thence East and parallel to the North line of said Southwest Quarter of the Southwest Quarter 200 feet; thence North 150 feet to the North line of said Southwest Quarter of the Southwest Quarter; thence West 200 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM:

Beginning at the Southeast corner of the Southwest Quarter of the Southwest Quarter; thence West 180 feet; thence North and parallel to the East line of said Southwest Quarter of the Southwest Quarter, 780 feet to the center line of Noble Drain Ditch; thence Southeast following the center line of Noble Drain Ditch to the East line of said Southwest Quarter of the Southwest Quarter; thence South 676 feet to the Point of Beginning.

*Ab*

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

544605

**PERSONAL REPRESENTATIVE'S DEED**

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The Southwest Quarter of the Southwest Quarter in Section 29, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho.

**EXCEPTING THEREFROM:**

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**ALSO EXCEPTING THEREFROM:**

Beginning at the Southeast corner of the Southwest Quarter of the Southwest Quarter; thence West 180 feet; thence North and parallel to the East line of said Southwest Quarter of the Southwest Quarter, 780 feet to the center line of Noble Drain Ditch; thence Southeast following the center line of Noble Drain Ditch to the East line of said Southwest Quarter of the Southwest Quarter; thence South 676 feet to the Point of Beginning.

Ab

ALSO EXCEPTING THEREFROM:

Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter, thence North 300 feet; thence East and parallel to the South line of said Southwest Quarter of the Southwest Quarter, 156 feet; thence South 300 feet to the South line of said Southwest Quarter of the Southwest Quarter; thence West 156 feet to the Point of Beginning.

~~ALSO EXCEPTING THEREFROM:~~

~~Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter, thence North 300 feet; thence East and parallel to the South line of said Southwest Quarter of the Southwest Quarter; thence West 156 feet to the Point of Beginning.~~

TOGETHER with all Water Rights located thereon or appurtenant thereto, including but not limited to all rights to use ground or surface water on the property whether evidenced by any permit, license, transfer, order, exchange, claim, decree or otherwise, or pursuant to any lease or other agreement, wells and other improvements, well rights, and all mineral rights.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the real property herein described.

The Grantor covenants to the Grantee that it is the owner in fee simple of said premises; that the above described real property is are free from all encumbrances and that Grantor will warrant and defend the same from all lawful claims SUBJECT TO:

- Those of record; and
- taxes and assessments for the year 2014 and all subsequent years, and
- rights and claims in and to those portions of said described real property lying within the right of ways of ditches, canals, laterals, and roads, including, but not limited to, Middleton Road, Linden Street, Noble Drain Ditch and Pioneer Irrigation 300 Lateral; and
- Any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies,
- All zoning laws and ordinances, and
- Any state of facts an accurate survey or inspection of the real property would show.

Dated this 14<sup>th</sup> day of January, 2014.

THE ESTATE OF VIRGIL LEE ISAACSON, DECEASED

*Representative*  
Janet J. Isaacson  
Janet J. Isaacson, *Personal Representative*





CITY OF  
*Caldwell, Idaho*

Planning & Zoning

LANDSCAPE PLAN

Project Name: <b>MASON CREEK GROVE</b>	File #:
Project Address: <b>0 LINDEN RD, CALDWELL, ID 83607</b>	

Applicant (v)	Description	Staff (v)
✓	Detailed plan at a scale no smaller than 1" to 50' submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
<b><u>Landscape Plan must include a table with the following information:</u></b>		
✓	Names of all streets upon which the property has frontage, including amount of linear feet of frontage	
✓	# of trees provided in each street landscape buffer	
✓	# of shrubs provided in each street landscape buffer	
✓	Width of each street landscape buffer	
✓	Total # of parking spaces provided (regular, ADA, and bicycle)	
✓	Types of vegetation and/or rock ground cover	
✓	Note indicating whether or not the landscape plan complies with City Code Chapter 10-07 (Caldwell Landscaping Ordinance). If plan does not comply, state which areas & the reason for the variation. <b>SHEET L2.0 NOTES</b>	

*Landscape plans shall be prepared by a landscape architect, a landscape designer, or a qualified nursery person. Landscape plans shall be stamped by a licensed landscape architect.*

<p><b><u>STAFF USE ONLY:</u></b></p> <p>Date Application Received: _____</p> <p>Received by: _____</p> <p>Date Approved: _____</p> <p>Approved by: _____</p>
--







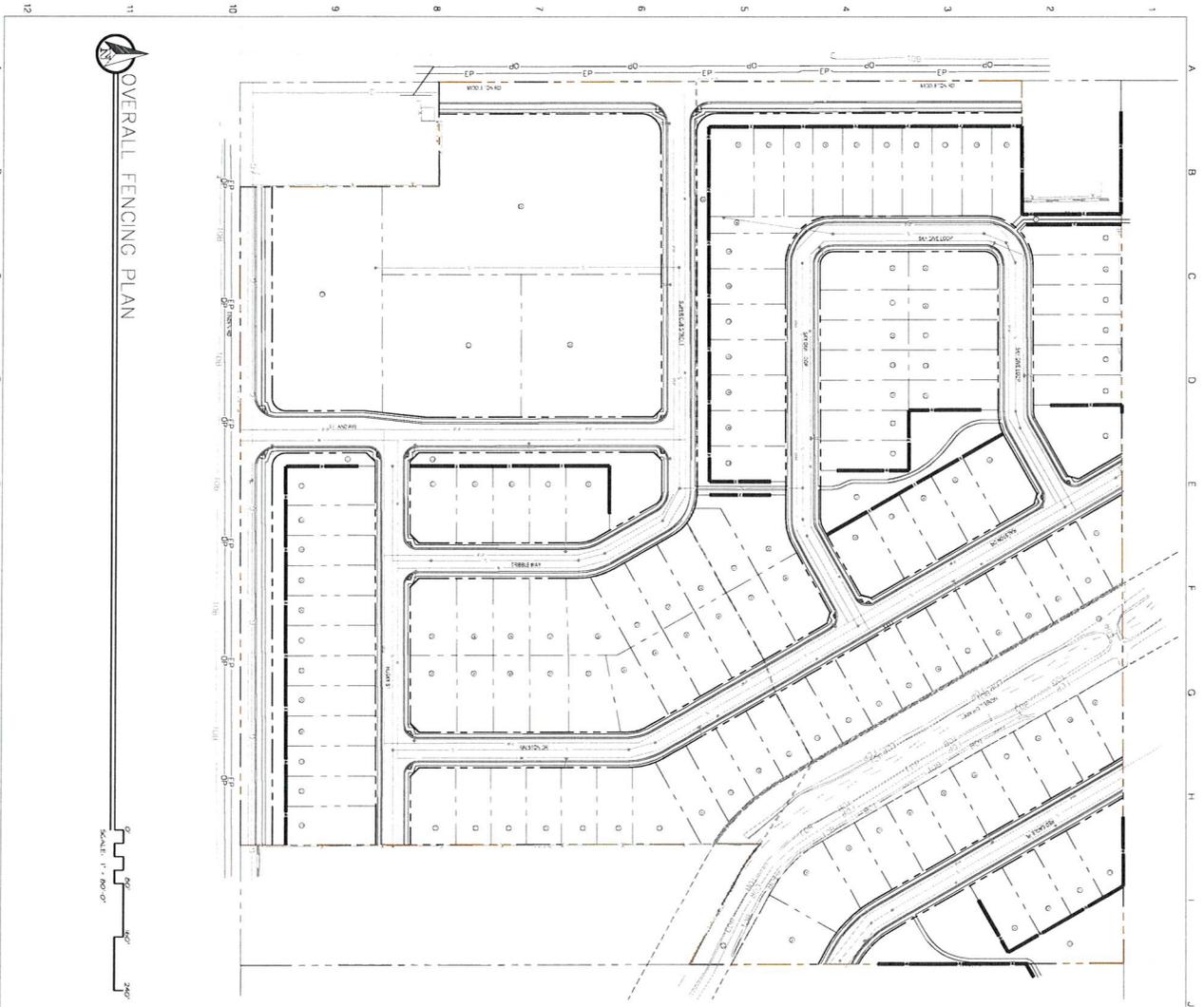




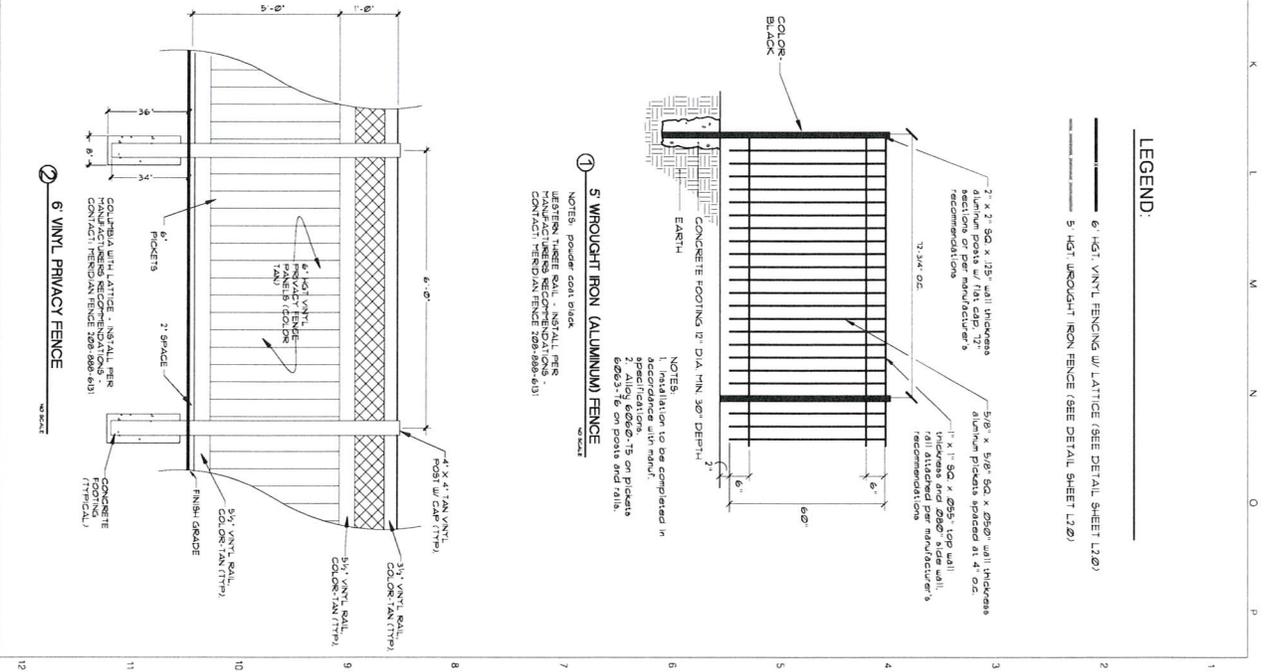








**OVERALL FENCING PLAN**



**LEGEND:**

- 6' HIGH VINYL FENCING W/ LATTICE (SEE DETAIL SHEET L2.0)
- 5' HIGH WROUGHT IRON FENCE (SEE DETAIL SHEET L2.0)

**1 5' WROUGHT IRON (ALUMINUM) FENCE**

NOTES:  
 1. Installation to be completed in accordance with manufacturer's recommendations.  
 2. Pickets to be spaced at 4" o.c.  
 3. Posts to be on posts and rails.

**2 6' VINYL PRIVACY FENCE**

NOTES:  
 1. INSTALL PER WESTERN WHITE RAIL, INSTALL PER CONTRACT FIBERGLASS FENCE (200-889-613)

SHEET <b>L2.1</b>	DRAWN BY JDR	<b>LANDSCAPE FENCING PLAN</b> Mason Creek Grove Subdivision Linden Rd. Caldwell, Idaho 83607	Copyright © 2013 SOUTH BECK & BAIRD South Landscape Architects P.C. One South Beck & Baird Landscape Architecture P.C.	2013 V.L.S. Act Reg. No. 138370 549 S. Blaine St. Boise, ID 83725 208.333.3333 www.southbeck.com	DATE 4/13/20	SEAL SOUTH BECK & BAIRD LANDSCAPE ARCHITECTS P.C. 4/13/20
	CHECKED BY JDR		PRODUCT NUMBER 407-029	REVISIONS	811 Call before you dig 1-800-4-A-DIG 1-800-4-ADIG 1-800-4-ADIG	

A9





