



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-20-06
McDonald's sign
Project name:
Date filed: 6/17/20 Date complete:
Related files:

Subject Property Information

Address: 612 N 10th AVE Parcel Number(s): R0038600000, 38400000, 38500000
Subdivision: Boone Add Block: 54 Lot: 20-24 Acreage: .34 Zoning: C-2
Prior Use of the Property: CAR WASH
Proposed Use of the Property: RESTAURANT

Applicant Information:

Applicant Name: LITTLE SIGNS Phone: 208-733-1739
Address: PO Box 305 City: TWIN FALLS State: ID Zip: 83303
Email: robert@lytlesigns.com Cell: 208-410-2521

Owner Name: FAST TRAC DEVELOPMENT / DAVID WILSON Phone: 208-726-9776
Address: PO Box 6770 City: KETCHUM State: ID Zip: 83340
Email: areese@personasigns.com Cell:

Agent Name: (e.g., architect, engineer, developer, representative) ROBERT REEDER / CRAIG LOOKINGBILL
Address: PO Box 305 City: TWIN FALLS State: ID Zip: 83303
Email: robert@lytlesigns.com Cell: 208-421-1963

Authorization

Print applicant name: ROBERT REEDER
Applicant Signature: [Signature] Date: 6/17/20



CITY OF
Caldwell, Idaho

Planning & Zoning
SPECIAL-USE PERMIT

Project Name: <u>McDONALD'S SUP</u>	File #: <u>SUP-20-06</u>
Applicant/Agent: <u>LITTLE SIGNS / ROBERT REEDER</u>	

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: 6/15/20

Received by: DR

Proposed Hearing Date: _____

Hearing Body: _____

AI



June 17, 2020

City of Caldwell
Planning and Zoning Department
621 E Cleveland Blvd
Caldwell, ID 83605

Regarding: Special Use Permit application for McDonald's

To whom this may concern:

Lytle Signs, as the representative for McDonald's Corporation and Fast Track Development would like to apply for a special use permit to allow an 80' overall height illuminated freestanding sign. Caldwell city code 10-02-06(H1) currently allows for freestanding signs that exceed 50' only with a special use permit. The property owners are requesting the 80' sign to extend above the existing trees on the southeast side of the property. This would eliminate the need to remove any existing trees and would allow the sign to extend above the tree line. The McDonald's site will be a new project to be built from ground up at 612 N 10th Ave in Caldwell.

Letters of the request with supporting documents were mailed to all residences with 350' of the property in replace of the neighborhood meeting. This was done due to the restrictions in place for public meetings due to the Covid-19 mandates. The letters were mailed to all residences on June 2nd, and we allowed 14 days to hear comments back. As of June 16th, no responses were received from our mailing.

Sincerely,

Robert Reeder
Lytle Signs



McDonald's USA, LLC
Denver Field Office
4643 S. Ulster Street
Suite 1300
Denver, CO 80237
303-779-0444

5-21-2020

Reference: New McDonald's Restaurant (SUP Request)
Address: 614 North 10th Ave, Caldwell ID 83605

TO WHOM IT MAY CONCERN,

McDonald's would like to request that the City of Caldwell allow us to extend our new pylon sign up to 80' tall. There are many existing mature trees surrounding the property at approximately 50' tall. We feel that we need to extend past these trees to preserve these trees and the natural beauty of this area. Please consider this request.

Sincerely,

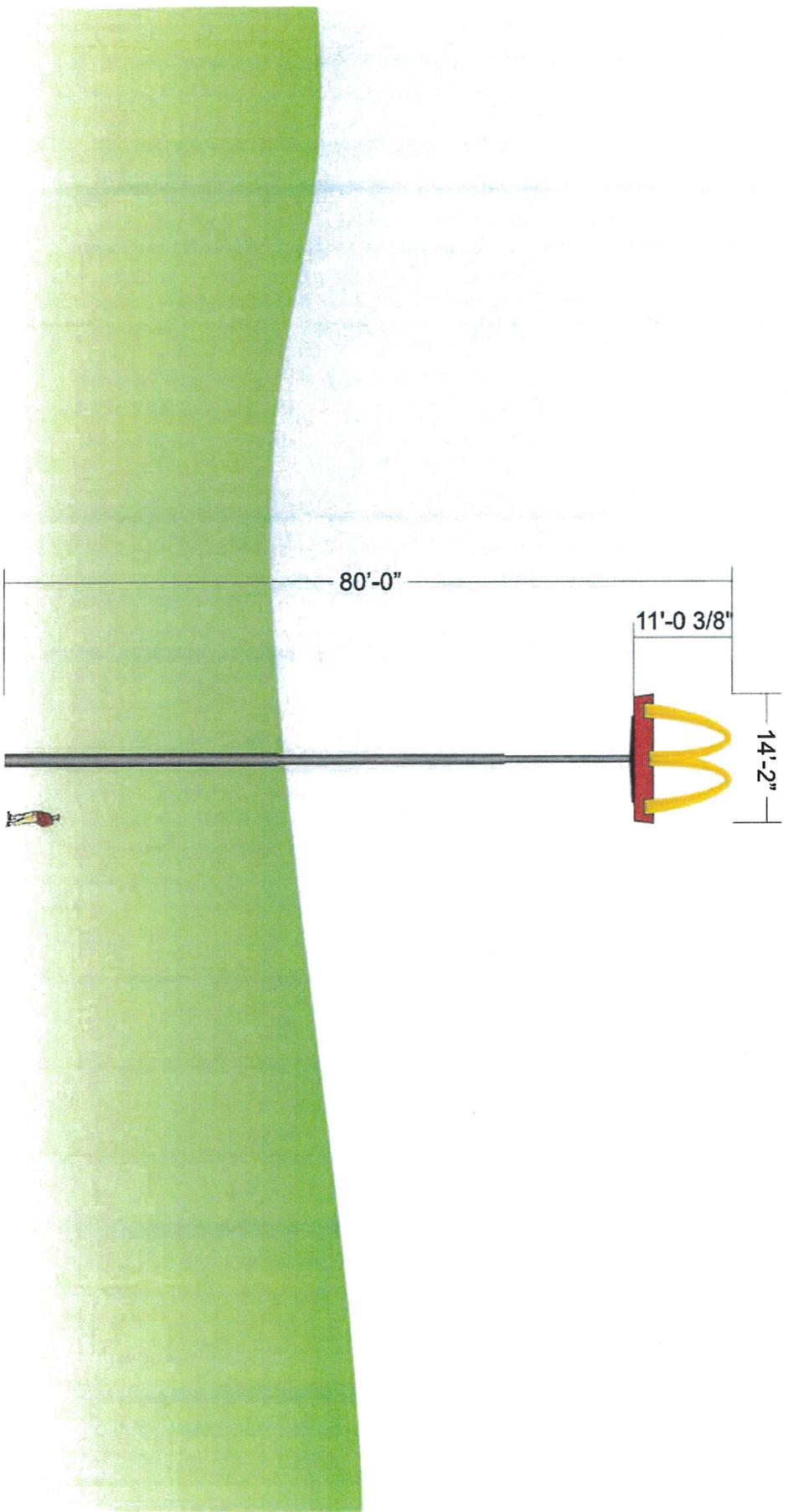
A handwritten signature in black ink that appears to read "Rick Darmody".

Rick Darmody
Owner/Operator

Carter Mann

Carter Mann
McDonald's Corporation Construction Manager

AD



ELEVATION
SCALE: 1/16" = 1'-0"

Customer:	MCDONALD'S		
Location:	CALDWELL, ID		
Date:	11MAR20	Prepared By:	SC
File Name:	224732 - 614 NORTH 10TH AVE - CALDWELL, ID		
Eng:	-		

Note: Color requirements for the sign are not shown in this drawing. All colors used are PMS or the closest CMYK equivalent. If there are color requirements, please provide the correct PMS number and a revision to this drawing will be made.

persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9898 • www.personasigns.com

RS



ELEVATION
SCALE 1/16" = 1'-0"

Customer: MCDONALD'S	Date: 11MAR20	Prepared By: SC	<small>NOTE: Contractor to verify the base elev. at project site in 2020. If necessary, CHW engineer. If they cannot be reached, please provide the correct elev. data and location to the engineer as made available.</small>
Location: CALDWELL, ID	File Name: 224732 - 614 NORTH 10TH AVE - CALDWELL, ID	Eng: -	

DISTRIBUTED BY SIGN UP COMPANY
 700 21st Street Southwest
 PO Box 210
 Westtown, SD 57201-0210
 1.800.843.9888 - www.personasigns.com

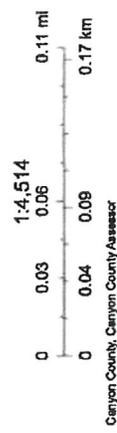
persona
 SIGNS | LIGHTING | IMAGE

A3

Assessor's Office Web Application



Site Location
612 N 10th Ave



Canyon County, Canyon County Assessor

Robert Reeder
Lytle Signs
PO Box 305
Twin Falls, ID 83303
(208) 733-1739

Vicinity Map
(for reference only)
McDonald's
612 N 10th Ave

4/8/2020, 8:53:55 AM
 Interstate
 Taxparcels

Road Centerlines

CITY OWNERSHIP. ANY USE OF THESE DOCUMENTS FOR OTHER THAN ASSESSMENT PURPOSES, REGARDLESS OF FORMAT, IS AT THE USERS RISK. THE ASSESSOR'S OFFICE ASSUMES NO LIABILITY NOR DO WE IMPLY ANY PARTICULAR LEVEL OF ACCURACY.

Web AppBuilder for ArcGIS

A4

property location photo

photo from Google Earth taken August 2018

Legend

 612 N 10th Ave

Sign Location



Google Earth

© 2020 Google

5.98 ft



PH

200416911

RECORDED

2004 MAR 30 PM 4 08

G NOEL HALES

CANYON COUNTY RECORDER

P.V.

TITLEONE

REQUEST

TYPE

FEE

Recording Requested By and
When Recorded Return to:

034329A

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

FOR VALUE RECEIVED, Dale F. Nagy and Kathy L. Nagy, husband and wife, dba Community Properties Company ("Grantor"), do hereby grant, bargain, sell and convey unto Fast Trac Development Co., LLC, an Idaho limited liability company, whose address is P.O. Box 6770, Ketchum, Idaho, 83340 ("Grantee"), all of Grantor's interest in that certain real property legally described as follows:

Lots 16 and 17 in Block 54 of BOONE'S ADDITION, according to the official plat thereof, filed in Book 2 of Plats at Page(s) 58, official records of Canyon County, Idaho.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to all taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record or that would appear from a survey or careful examination of the above-described real property, and all applicable zoning and use regulations affecting the above-described real property.

And Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of Grantor herein and no other, subject to the matters set forth herein.

TO HAVE AND TO HOLD all and singular the above-described real property, together with the appurtenances unto Grantee, and to Grantee's heirs, successors and assigns forever.

The above-described real property is sold and conveyed to Grantee "AS IS, WHERE IS AND WITH ALL FAULTS, IF ANY." Except as provided above, Grantor makes no warranties or representations, either express or implied, in fact or by operation of law, concerning said real property.

GRANT DEED - 1

01252.0044.750328.1

Ab

200416913

RECORDED

2004 MAR 30 PM 4 00

C NOEL HALES

CANYON CNTY RECORDER
BY *[Signature]*

TITLEONE

REQUEST TYPE *[Signature]* FEE *[Signature]*



Order No.: C034329

WARRANTY DEED

FOR VALUE RECEIVED, SHEPHERD ENTERPRISES LIMITED PARTNERSHIP, an Idaho limited partnership formerly known as Schade & Shepherd Enterprises Limited Partnership, the Grantor, does hereby grant, bargain sell and convey unto FAST TRAC DEVELOPMENT CO., LLC, an Idaho limited liability company whose current address is PO Box 6770, Ketchum, ID 83340, the Grantee, the following described premises, in Canyon County, Idaho, TO WIT:

Lots 18, 19, 20, 21, 22, 23 and 24 in Block 54 of BOONE'S ADDITION to Caldwell, Canyon County, Idaho, according to the plat thereof, filed in Book 2 of Plats at Page 56, records of said County.

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, that it is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT: 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 easements (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.

Dated: March 8, 2004

SHEPHERD ENTERPRISES LIMITED PARTNERSHIP
By: The Shepherd Family Corporation, General Partner

By: *[Signature]*
Donald W. Shepherd, President

State of Idaho)
County of Canyon) ss.

On this 8th day of March 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald W. Shepherd known or identified to me to be the President of the corporation that executed the within instrument said corporation known to me to be the General Partner of the Partnership that executed the instrument and acknowledged to me that he executed the same for and on behalf of said corporation and that such corporation executed it on behalf of said Partnership and that said Partnership executed it.

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

Tamara A. Fritch
NOTARY PUBLIC for Idaho
My Commission Expires: 2-25-04



Alb

INSTRUMENT NO. 2008063341

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 3 day of Dec 2008 by First Party Grantor, Luis J Nunez, whether one or more, whose address is 18941 Canada Rd. Nampa Ind. to Second Party Grantee, Luis Nunez, whether one or more, whose address is 18941 Canada Rd. Nampa Ind. WITNESSETH, That the said first party Luis J Nunez for valuable consideration, does hereby and forever remise, release, assign and quitclaim unto the said second party, all right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Canyon, State of Ind., and more fully described as: Boone ADD SW 1/4 58 FT OF Lots 13, 14, 15 B1K 54 22-4N-3WSE

or, [] as set out in the attachment, Exhibit "A", said property being known by the street address of 621 N 11TH AVE Caldwell Id. SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Dated this 3 day of Dec, 2008.

Luis Nunez Signature of First Party Grantor

STATE OF Idaho) :ss County of Canyon)

2008 DEC 3 PM 3 34 WILLIAM H. HURST CANYON COUNTY RECORDER BY [Signature] REQUEST Luis Nunez TYPE Deed FEE 3.00 2008063341 RECORDED

On this 3rd day of December, 2008, before me, Alice F. Reyes, a Notary Public in and for the State of Idaho, personally appeared Luis Nunez, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same.

WITNESS my hand and official seal.

Alice J. Reyes Notary Public for Idaho My commission Expires: 6/18/10



QUITCLAIM DEED

At

Property Owner Acknowledgement

I, David F. Wilson (husband), the record owner for real property addressed as 612 N 10th AVE, CALDWELL ID, am aware of, in agreement with, and give my permission to LYTLE SIGNS, to submit the accompanying application(s) pertaining to that property.

1. 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.
2. 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 7 day of April, 202020


(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Amber D. Branch a Notary Public, do hereby certify that on this 8 day of April, 2020, personally appeared before me David F. Wilson known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

Amber D. Branch
NOTARY PUBLIC FOR IDAHO
Residing at 216 E 5th Ave N, Hailey, ID 83333
My Commission Expires 9-1-2023

