



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

RECEIVED 7/1/20

STAFF USE ONLY:

File number(s):

SUP-20-07

Project name: Gepner Outdoor Storage

Date filed: 7/2/20 Date complete:

Related files:

Subject Property Information

Address: 216 W Madison Caldwell Idaho Parcel Number(s): R02190 & R02190 013

Subdivision: Golden Gate Addition Block: 68 Lot: Acreage: 1.2 Zoning: C3

Prior Use of the Property: Storage of construction materials and equipment

Proposed Use of the Property: Outdoor storage trailers, temporary storage of construction materials

Applicant Information: Contractor Shop w/ Outdoor Storage

Applicant Name: Mark Gepner Phone: 208-921-3984

Address: 922 N. 1st Ave. City: Caldwell State: Idaho Zip: 83605

Email: Gepnerm@yahoo.com Cell: 208-921-3984

Owner Name: Mark Gepner Phone: 208-921-3984

Address: 922 N. 1st Ave. City: Caldwell State: Idaho Zip: 83605

Email: Gepnerm@yahoo.com Cell: 208-921-3984

Agent Name: (e.g., architect, engineer, developer, representative) Mark Gepner

Address: 922 N. 1st Ave. City: Caldwell State: Idaho Zip: 83605

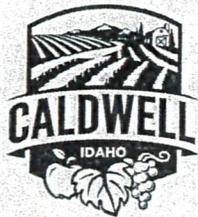
Email: Gepnerm@yahoo.com Cell: 208-921-3984

Authorization

Print applicant name: Mark Gepner

Applicant Signature: [Signature] Date: 7-1-2020

AI



CITY OF
Caldwell, Idaho

Planning & Zoning

SPECIAL-USE PERMIT

Project Name: <i>Bepner outdoor Storage</i>	File #: <i>SUP-20-07</i>
Applicant/Agent:	

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: *7/1/2020*

Received by: *lc*

Proposed Hearing Date: _____

Hearing Body: _____

A1

Mark Gepner
922 N 1st Ave
Caldwell, Idaho 8360
July 1, 2020

Request for Special Use Permit

216 W Madison, Caldwell Idaho 83605
Lot R0219

This property previously served as an outdoor construction materials yard. In order to bring it into compliance with Caldwell City code I am requesting a special use permit for outdoor storage.

Once the property is brought into compliance, I will be seeking a building permit to build a sign shop/embroidery shop and will no longer need the majority of materials and equipment stored on the property.



Find address or place

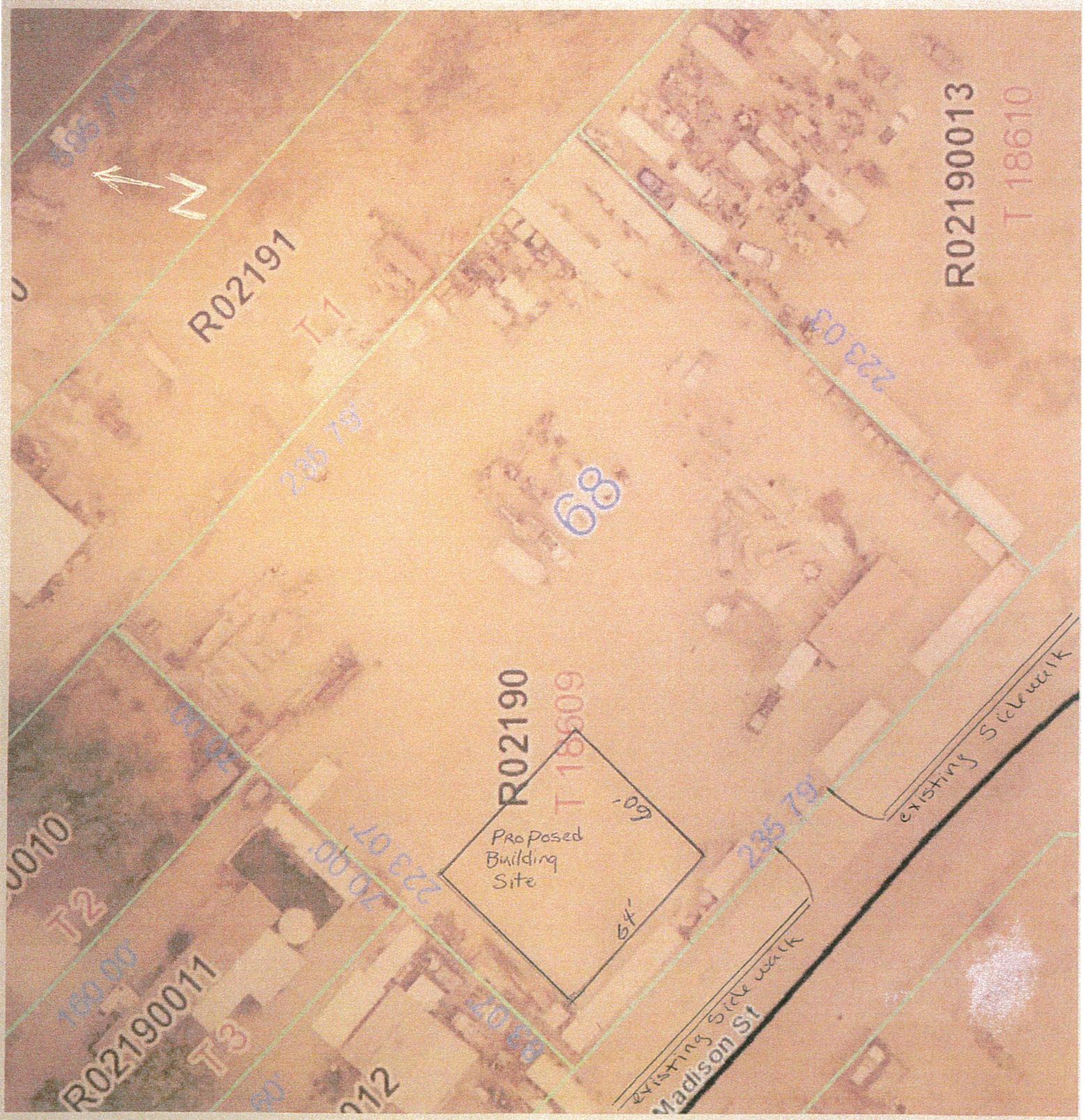
Map navigation controls including a search icon, a home icon, a compass icon, and a location pin icon.

216
W. Madison

A3

150 300ft

Site Plan



18' From Fence line on west and South Side
Existing fence is 1' inside property Line

QUITCLAIM DEED

THIS INDENTURE, Made this 31st day of October, 2018, between Johneta S. Gepner, whose address is 111 W. Ithaca St., Caldwell, Idaho 83605, the Party of the First Part, and Mark W. Gepner and Lynda J. Gepner, husband and wife whose address is 75-6009 Alii, Apt. R3, Kailua Kona, Hawaii, 96740, and Bart J. Gepner and Emily Dodge Gepner, husband and wife, whose address is 1821 W. Verneal Ct., Meridian, ID 83642, the Party of the Second Part; WITNESSETH:

That the said Party of the First Part, for all goods and in consideration of the sum of TEN (10) DOLLARS, lawful money of the United States of America, to her in hand paid by the Said Party of the Second Part, the receipt whereof is hereby acknowledged, do by these presents remise, release and forever QUITCLAIM, unto the said Party of the Second Part, and to their heirs and assigns, all right, title and interest in all that certain lot, piece or parcels of land, situate, lying and being in the County of Canyon, State of Idaho, more particularly described as follows:

PARCEL 4

This parcel is a portion of Block 68 of the Golden Gate Addition to Caldwell as shown on the Official Plat thereof on file in the Office of the Recorder for Canyon County in Book 3 of Plats at Page 26 and is more particularly described as follows:

COMMENCING at the southerly corner of said Block 68;

Thence North 46°12'49" West along the southwesterly boundary of said Block 68 a distance of 200.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 46°12'49" West a distance of 235.79 feet;

Thence North 43°51'05" East parallel with the southeasterly boundary of said Block 68 a distance of 223.07 feet to a point which lies on a line 73.12 feet southwesterly from and parallel with the northeasterly boundary of said Block 68;

Thence South 46°12'10" East (formerly South 46°52'30" East) along said parallel line a distance of 235.79 feet;

Thence South 43°51'05" West parallel with said southeasterly boundary a distance of 223.03 feet to the TRUE POINT OF BEGINNING.

This parcel contains 1.21 acres.

PARCEL 5

This parcel is a portion of Block 68 of the Golden Gate Addition to Caldwell as shown on the Official Plat thereof on file in the Office of the Recorder for Canyon County in Book 3 of Plats at Page 26 and is more particularly described as follows:

ALB
OST

BEGINNING at the southerly corner of said Block 68;

Thence North 46°12'49" West along the southwesterly boundary of said Block 68 a distance of 200.00 feet;

Thence North 43°51'05" East parallel with the southeasterly boundary of said Block 68 a distance of 223.03 feet to a point which lies on a line 73.12 feet southwesterly from and parallel with the northeasterly boundary of said Block 68;

Thence South 46°12'10" East (formerly South 46°52'30" East) along said parallel line a distance of 200.00 feet to the southeasterly boundary of said Block 68;

Thence South 43°51'05" West along said southeasterly boundary a distance of 222.99 feet to the POINT OF BEGINNING.

This parcel contains 1.02 acres.

TOGETHER With all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Party of the Second Part, and to their heirs and assigns forever.

IN WITNESS WHEREOF, The said Party of the First Part has hereunto set her hand and subscribed the 6th day of ~~October~~, 2018.

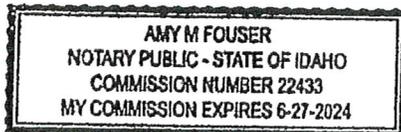
Johneta S. Gepner
JOHNETA S. GEPNER

STATE OF IDAHO)

) ss.
County of Canyon)

On this 6th day of ~~October~~, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Johneta S. Gepner, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledge to me that she executed the 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.



Amy M Fouser
Notary Public for Idaho

State of Idaho } ss.
County of Canyon }

I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.

DATED 6/29/2020

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

By *[Signature]*
Deputy

