



CITY OF MIDDLETON
 P O Box 487
 1103 W MAIN ST, MIDDLETON, ID 83644
 208-585-3133, FAX: 208-585-9601
 WWW.MIDDLETON.ID.GOV

Planning and Zoning Department

Application

Rev: 8/14/2018

Fee Paid: \$ -0-

Application Accepted by: Dana Taylor

Date Application Accepted: 9-5-2018

Applicant:

City of Middleton 208-585-3133
 Name Phone Email

POB 487 Middleton ID 83644
 Mailing Address City, State Zip

Representative:

Darin Taylor, Mayor 208-867-4354 dtaylor@middletoncity.com
 Name Phone Email

SAME
 Mailing Address City, State Zip Code

PUBLIC HEARINGS **

- Annexation and Zoning
- Rezone
- Vacate Right-of-Way
- Comprehensive Plan Map or Text Amendment

PUBLIC MEETINGS *

- Design Review
- Preliminary Plat
- Construction Plans
- Final Plat

PUBLIC HEARINGS **

- Special Use Permit
- Development Agreement
- Variance
- Ordinance Amendment

* Public Meetings: individuals have a right to observe at an open meeting.

** Public Hearings: a neighborhood meeting is required before filing an application, and individuals have a right to participate in the hearing by offering comments.

Site Information:

Site Address: 1. River Run Subdivision
2. Saddlecreek subdivision,
West Highlands Subdivision Total Acres:

NA Assessor's Tax Parcel No(s): _____

NA Crossroads: _____

NA Existing Zoning: _____ Proposed Zoning: _____

NA Floodplain Zone: _____ Hillside (grades exceeding 10%): _____

Darin Taylor
 Applicant's Printed Name

9-5-2018
 Date

Darin Taylor
 Applicant's Signature

Gary and Lisa Brown
23593 Lansing Lane
Middleton ID 83644

West Highlands Sub HOA
c/o Association Management Inc.
3140 W Belltower Dr.
Meridian ID 83646

West Highlands Sub HOA
1859 S Topaz Way, Ste. 200
Meridian ID 83642

Coleman Homes LLC
c/o Quinten Knipe
101 S Capital Blvd., Ste. 1900
Boise ID 83702

West Highlands Coleman Homes LLC
c/o Quinten Knipe
101 S Capital Blvd., Ste. 1900
Boise ID 83702

West Highlands LLC
c/o Quinten Knipe
101 S Capital Blvd., Ste. 1900
Boise ID 83702

Coleman Homes LLC
1025 S Bridgeway Pl., Ste. 280
Eagle ID 83616

Black Cat Development LLC
404 S. 8th St., Ste. 240
Boise ID 83702

Black Cat Development LLC
1025 S Bridgeway Pl., Ste. 280
Eagle ID 83616

Black Cat Development LLC
1116 S Vista Ave., Ste. 471
Boise ID 83705

2018-039404

RECORDED

09/04/2018 02:35 PM



00390896201800394040020028

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 SDUPUIS

NO FEE

MISC

CITY OF MIDDLETON

TERMINATION OF DEVELOPMENT AGREEMENT

This Termination of Development Agreement (Agreement) is entered into by and between the CITY OF MIDDLETON, a municipal corporation in the State of Idaho (City) and Barclay Associates, LLC, a California limited liability company, successor to Riverbend Estates LC, a Utah limited liability company (Developer).

RECITALS

WHEREAS, development agreement relating to proposed River Run Subdivision were recorded as Instrument Nos. 2007068924 and 2010026501, in the records of Canyon County, Idaho (Development Agreements) burden certain real properties that are the subject of those records.

WHEREAS, the City and Developer agreed to terminate the Development Agreements upon the city's complete purchase of the real properties that are the subject of the Development Agreements, which purchase is now complete.

NOW THEREFORE, for \$1.00 and other valuable consideration that the parties acknowledge has been received by each, the City and Developer hereby terminate the above referenced Development Agreements subject to City council approval.

Dated: August 22, 2018

CITY OF MIDDLETON

By: Darin Taylor
Darin Taylor, Mayor

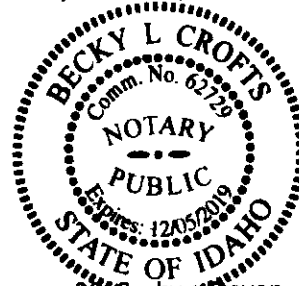
BARCLAY ASSOCIATES, LLC

By: Steven Zimmerman
Steven Zimmerman, President

State of Idaho, County of Canyon

This record was acknowledged before me on August 17, 2018 by Darin Taylor as Mayor of the City of Middleton.

Becky L Crofts
Notary's Signature
My Commission Expires: Dec 5, 2019



State of California, County of Marin

This record was acknowledged before me on August 22, 2018 by Steven Zimmerman as President of Barclay Associates, LLC.

Serena Bertles
Notary's Signature
My Commission Expires: 12-6-2021



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Marin

On 8-22-18
Date

before me, Serena Bertles
Here Insert Name and Title of the Officer

personally appeared Steven Zimmerman
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~they executed the same in his/~~her~~their authorized capacity(ies), and that by his/~~her~~their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Serena Bertles
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Individual Individual

Partner — Limited General Partner — Limited General

Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____



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BLACK CAT DEVELOPMENT, LLC

1116 S VISTA AVE STE 471
BOISE, ID 83705

Type of Business: LIMITED LIABILITY COMPANY

Status: EXISTING

State of Origin: DELAWARE

Date of 30 May 2014

Origination/Authorization:

Current Registered Agent: QUENTIN KNIPE
101 S CAPITOL BLVD STE 1900
BOISE, ID 83702

File Number: W138408

Date of Last Annual Report: 06 Apr 2018

Annual Report Due: May 2019

Original Filing:

Filed 30 May 2014 CERTIFICATE OF
AUTHORITY

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Comments, questions or suggestions can be emailed to: sosinfo@sos.idaho.gov

No. W 138408		Due no later than May 31, 2018 Annual Report Form		2. Registered Agent and Address (NO PO BOX) QUENTIN KNIPE 101 S CAPITOL BLVD STE 1900 BOISE ID 83702			
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE		J. Mailing Address: Correct in this box if needed BLACK CAT DEVELOPMENT, LLC 1116 S VISTA AVE STE 471 BOISE ID 83705		3. <u>New</u> Registered Agent Signature:*			
4. Limited Liability Companies: Enter Names and Addresses of at least one Member or Manager.							
Office Held	Name	Street or PO Address	City	State	Country	Postal Code	
MANAGER	CROSS CREEK CAPITAL, INC.	5662 CALLE REAL 254	GOLETA	CA	USA	93117	
5. Organized Under the Laws of: DE W 138408		6. Annual Report must be signed.* Signature: Noelle Gambill Name (type or print): Noelle Gambill		Date: 04/06/2018 Title: Manager			
Processed 04/06/2018		* Electronically provided signatures are accepted as original signatures.					



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Entity Name: BLACK CAT DEVELOPMENT, LLC

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BLACK CAT DEVELOPMENT, LLC

1859 S. TOPAZ WAY
SUITE 200
MERIDIAN, ID 83642

Type of Business: LIMITED LIABILITY COMPANY
Status: ADMIN CANCELLED 14 May 2014
State of Origin: DELAWARE
Date of 24 Feb 2005

Origination/Authorization:

Current Registered Agent: CORPORATION SERVICE COMPANY
12550 W EXPLORER DR STE 100
BOISE, ID 83713

File Number: W36939

Date of Last Annual Report: 24 Jan 2013

Original Filings:

Filed 24 Feb 2005 ARTICLES OF ORGANIZATION

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Amendments:

Amendment Filed 18 Mar 2005 NAME CHANGED TO BLACK CAT DEVELOPMENT, LLC

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Entity Information

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WEST HIGHLANDS SUBDIVISION HOMEOWNERS ASSOCIATION,
INC.

3140 W BELLTOWER DR
MERIDIAN, ID 83646

Type of Business: CORPORATION, HOMEOWNERS ASSOCIATION

Status: GOODSTANDING

State of Origin: IDAHO

Date of 23 Oct 2006

Origination/Authorization:

Current Registered Agent: ASSOCIATION MANAGEMENT INC
3140 W BELLTOWER DR
MERIDIAN, ID 83646

Organizational ID / Filing Number: C169541

Number of Authorized Stock Shares:

Date of Last Annual Report: 26 Oct 2017

Annual Report Due: Oct 2018

Original Filings

Filed 23 Oct 2006 INCORPORATION

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Amendments

Amendment Filed 12 Dec 2008 ARTICLES
RESTATEMENT

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Report for year 2012 ANNUAL REPORT [View Document Online](#)

No. C 169541		Due no later than Oct 31, 2017 Annual Report Form		2. Registered Agent and Address (NO PO BOX) ASSOCIATION MANAGEMENT INC 3140 W BELLTOWER DR MERIDIAN ID 83646			
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE		Filing Address (Printed to this document) WEST HIGHLANDS SUBDIVISION HOMEOWNERS ASSOCIATION, INC. ASSOCIATION MANAGEMENT INC 3140 W BELLTOWER DR MERIDIAN ID 83646		3. <u>New</u> Registered Agent Signature:*			
4. Corporations: Enter Names and Business Addresses of President, Secretary, and Directors. Treasurer (optional).							
Office Held	Name	Street or PO Address	City	State	Country	Postal Code	
DIRECTOR	MICHAEL LUCIANO	3140 W BELLTOWER DR	MERIDIAN	ID	USA	83646	
DIRECTOR	THOMAS COLEMAN	3140 W BELLTOWER DR	MERIDIAN	ID	USA	83646	
DIRECTOR	DON REYNOLDS	3140 W BELLTOWER DR	MERIDIAN	ID	USA	83646	
DIRECTOR	RYAN HAMMONS	3140 W BELLTOWER DR	MERIDIAN	ID	USA	83646	
5. Organized Under the Laws of: ID C 169541		6. Annual Report must be signed.* Signature: TERRI HARRSCH Name (type or print): TERRI HARRSCH Date: 10/26/2017 Title: ADMIN					
Processed 10/26/2017		* Electronically provided signatures are accepted as original signatures.					

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 - Report for year 2010** ANNUAL REPORT [View Document Online](#)
 - Report for year 2009** ANNUAL REPORT [View Document Online](#)
 - Report for year 2008** ANNUAL REPORT [View Image \(PDF format\)](#) [View Image \(TIFF format\)](#)
 - Report for year 2007** ANNUAL REPORT [View Document Online](#)
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AMI
 3140 W Belltower Dr
 Meridian, Idaho 83646
 (208) 385-9650
 www.amihome.net

FILED EFFECTIVE

2018 JAN -4 AM 8:43

SECRETARY OF STATE
 STATE OF IDAHO

C 1169541

12/20/17

update
 OFFICERS

To Whom It May Concern,

This letter is to inform you that the annual report filed for West Highlands HOA needs corrected to update the officers.

Please update officers as follows:

President: Bill Stanton	3140 W Belltower Dr. Meridian ID 83646
Vice President: Michael Luciano	3140 W Belltower Dr. Meridian ID 83646
Secretary/Treasurer: Don Reynolds	3140 W Belltower Dr. Meridian ID 83646

Thank you.

Sincerely,

Terri Harrsch
 Administrative Assistant
 3140 W Belltower Dr.
 Meridian, ID 83646
 208-385-9650 Ext. 204
info@amihome.net

Alana J. Ashby
 Alana Ashby
 President of AMI

Michael Luciano
 Michael Luciano
 Vice President
 HOA



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WEST HIGHLANDS COLEMAN HOMES LLC

1116 S VISTA
#471
BOISE, ID 83705

Type of Business: LIMITED LIABILITY COMPANY

Status: EXISTING

State of Origin: IDAHO

Date of 02 Nov 2012

Origination/Authorization:

Current Registered Agent: COLEMAN HOMES LLC
101 S CAPITOL BLVD
STE 1900
BOISE, ID 83702

File Number: W118678

Date of Last Annual Report: 20 Nov 2017

Annual Report Due: Nov 2018

Original Filings:

Filed 02 Nov 2012 CERTIFICATE OF ORGANIZATION

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Amendments:

Amendment Filed 11 Dec 2012 NAME CHANGED TO WEST HIGHLANDS COLEMAN HOMES LLC

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No. W 118678		Due no later than Nov 30, 2017 Annual Report Form		2. Registered Agent and Address (NO PO BOX)			
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE		Filing address: Company in the District of WEST HIGHLANDS COLEMAN HOMES LLC COLEMAN HOMES LLC 1116 S VISTA #471 BOISE ID 83705		COLEMAN HOMES LLC 101 S CAPITOL BLVD STE 1900 BOISE ID 83702			
				3. <u>New</u> Registered Agent Signature:*			
4. Limited Liability Companies: Enter Names and Addresses of at least one Member or Manager.							
Office Held	Name	Street or PO Address	City	State	Country	Postal Code	
MANAGER	COLEMAN HOMES LLC	1116 S VISTA AVE #471	BOISE	ID	USA	83705	
MEMBER	COLEMAN REAL ESTATE HOLDINGS	1116 S VISTA AVE #471	BOISE	ID	USA	83705	
5. Organized Under the Laws of: ID W 118678		6. Annual Report must be signed.* Signature: NOELLE GAMBILL Name (type or print): NOELLE GAMBILL Date: 11/20/2017 Title: Manager CREM LLC					
Processed 11/20/2017		* Electronically provided signatures are accepted as original signatures.					



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WEST HIGHLANDS LLC

1116 S VISTA AVE STE 471
BOISE, ID 83705

Type of Business: LIMITED LIABILITY COMPANY

Status: MERGED OUT 20 Dec 2017

State of Origin: IDAHO

Date of 14 Jun 2006

Origination/Authorization:

Current Registered Agent: QUENTIN KNIPE
101 S CAPITOL BLVD STE 1900
BOISE, ID 83702

File Number: W51649

Date of Last Annual Report: 10 May 2017

Annual Report Due: Jun 2018

Original Filings:

Filed 14 Jun 2006 ARTICLES OF
ORGANIZATION

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Amendments:

Amendment Filed 13 Oct 2006 NAME CHANGED TO
WEST HIGHLANDS LLC

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Amendment Filed 17 Nov 2014 REINSTATEMENT

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Amendment Filed 08 May 2015 OTHER - DELETE
ONE MBR/MGR

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Amendment Filed 03 Nov 2016 OTHER - DELETE
AND ADD MBR/MGR

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Amendment Filed 20 Dec 2017 MERGED
OUT

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Comments, questions or suggestions can be emailed to: sosinfo@sos.idaho.gov

Darin Taylor

From: Darin Taylor
Sent: Thursday, September 13, 2018 5:51 PM
To: Black Canyon Irrigation District; Canyon County Paramedics; Canyon County Water Co.; Canyon Highway District No. 4; Drainage District No. 2; Flood Control District No. 10; Greater Middleton Parks & Rec Dept; Middleton Co-Operative Lateral; Middleton Fire District; Middleton Mill Irr Co.; Middleton Place Water Company; 'Middleton Rural Fire Protection District / Victor Islas'; Middleton School District; Middleton URD
Cc: Randall Falkner
Subject: RE: Notice of Hearing - Terminate Development Agreements
Attachments: Notice to Agencies.pdf

Correct notice attached this time.

Darin Taylor, Mayor
(208) 697-4354

City of Middleton
1103 W. Main St.
P.O. Box 487
Middleton ID 83644



From: Darin Taylor
Sent: Thursday, September 13, 2018 5:36 PM
To: Black Canyon Irrigation District; Canyon County Paramedics; Canyon County Water Co.; Canyon Highway District No. 4; Drainage District No. 2; Flood Control District No. 10; Greater Middleton Parks & Rec Dept; Middleton Co-Operative Lateral; Middleton Fire District; Middleton Mill Irr Co.; Middleton Place Water Company; 'Middleton Rural Fire Protection District / Victor Islas'; Middleton School District; Middleton URD
Cc: Randall Falkner
Subject: Notice of Hearing - Terminate Development Agreements

Agencies, please see the attached notice of public hearing scheduled on October 3, 2018 before the Middleton city council.

Darin Taylor, Mayor
(208) 697-4354

City of Middleton
1103 W. Main St.
P.O. Box 487
Middleton ID 83644

