



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
Land Use Application
 Rev: 4/24/2019

Fee Paid: \$ 1,000.00
 Application Accepted by: _____
 Date Application Accepted: _____

Applicant:

PREMIER INDUSTRIAL, LLC

208-585-3031

Name	Phone	Email
<u>11299 BASS LANE</u>	<u>MIDDLETON, ID</u>	<u>83605</u>
Mailing Address	City, State	Zip

Representative:

LADD CLUFF (T-O ENGINEERS) 208-323-2288 LCLUFF@T-O-ENGINEERS.COM

Name	Phone	Email
<u>2471 S. TITANIUM PL.</u>	<u>MERIDIAN, ID</u>	<u>83642</u>
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**

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

* **Public Meetings:** Individuals have a right to observe, not comment, at an open meeting at which the application is being considered by decision makers. Plats designed to city code and standards do not require a neighborhood meeting or public hearing.

** **Public Hearings:** a neighborhood meeting is required before filing an application, and individuals have a right to participate in the hearing by offering comments. Plats not designed to city code and standards require a neighborhood meeting and public hearing.

*** **Administratively:** reviewed and approved by the City Engineer and Zoning Official.

Subdivision or Project Name: RULE STEEL INDUSTRIAL PARK

Site Address: 11299 BASS LANE Total Acres: 20.96

Crossroads: BASS LN & MIDDLETON RD.

Existing Zoning: M-1 Proposed Zoning: M-1

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

STEVE A. PEEL MEMBER 9/5/2020

Applicant's Printed Name

Date

[Signature]

Applicant's Signature



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Checklist - A complete Planning and Zoning Application must include the following.

[X] Application Form

[] Application Fee (see Fee Schedule). Note: City Engineer and City Attorney expenses incurred by the city throughout the approval process that are related to relating to this Application are billed to the applicant in addition to the Application Fee. _____ Applicant Initial

[X] Vicinity Map: attach an 8 1/2" x 11" map showing the subject property in relation to land around it that includes the nearest public roads.

[X] Narrative: describe and explain your request, anticipated adverse impacts on neighbors, and other information helpful to decision-makers. Please attach the following if applicable.

Applicable Not Applicable

- Describe how request is consistent with comprehensive plan (for annexation, zoning, comprehensive plan or ordinance amendments only)
Design review materials and information (design review application only)
Proposed preliminary plat, drainage calculations, traffic impact study
Proposed construction drawings (construction plans application only)
Proposed final plat (for final plat application only)
Proposed development agreement
Worksheet (for special use permit or variance only)

[X] Proof of Ownership or Owner's Consent: attach a copy of landowner's deed and, if applicable, a letter from the landowner that authorizes the applicant to file an application.

[X] Property Boundary Description including reference to adjoining road and waterway names that is signed and stamped by a land surveyor registered in the State of Idaho. If more than one zoning designation is being requested, separate legal descriptions are required for each zoning designation.

[X] Neighborhood Meeting: If applicable, attach original sign-up sheet.

[X] Mailing Labels: Adhesive mailing labels containing the names and addresses of property owners within 300 feet of the external boundaries of the subject property (available at Canyon County Assessor's office or title companies). Two(2) sets if application requires a public hearing.

[] Complete Application (City use only: check box and initial if Application is complete): _____

Need Fee

City of Middleton
PO Box 487
1103 W MAIN ST
Middleton ID 83644 208-585-3133

Receipt No: 1.237028 Aug 25, 2020

PREMIER INDUSTRIAL LLC

Previous Balance: .00
GENERAL FUND
ANNEXING, PLANNING & 1,000.00
ZONING/PRELIM & FINAL
PLAT/PREMIER INDUSTRIAL

Total: 1,000.00

=====

SunWest
Check No: 2129 1,000.00
Total Applied: 1,000.00

Change Tendered: .00

=====

08/25/2020 10:08 AM

August 12, 2020

City of Middleton
1103 W. Main Street
Middleton, ID 83644

Re. Rule Steel Industrial Park – Preliminary and Final Plat Application Narrative

Dear City,

T-O Engineers is pleased to submit the attached application for consideration of the proposed Rule Steel Industrial Subdivision. We ask that this application for preliminary and final plats be combined and processed concurrently in accordance with City code section 5-4-8. The submittal includes the completed application for preliminary plat, final plat, application fee, warranty deeds, property boundary description, vicinity map, neighborhood meeting sign in sheet, required mailing labels, preliminary plat with lot dimensions and existing utilities. This letter is intended to serve as the narrative for the application.

The subdivision is to subdivide the existing parcel # R3407501300 at 11299 Bass Lane that contains three large manufacturing buildings. The goal of this plat is to subdivide the parcel into three lots each with a separate building.

Utilities (sewer, water and joint trench) were extended to each building in 2016 when Bass Lane was improved with curb and gutter along the site frontage. It is our understanding that no additional site improvements will be required for this subdivision.

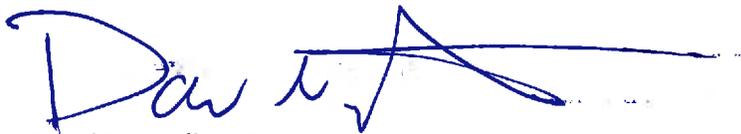
We ask that the City process the Preliminary Plat and Final Plat concurrently in accordance with city code section 5-4-8. The application meets the 4 following requirements;

- 1) No utility or roadway improvements are required.
- 2) No Special Development standards are involved.
- 3) All required information has been provided on the preliminary and final plats.
- 4) There are fewer than 5 lots.

The proposed subdivision is in conformance with the City Master Plan and Land Use Maps. The total acreage of the subdivision is approximately 21 acres and will include (3) commercial/industrial.

Thank you for the consideration of our application. We have been as thorough as possible in preparation of this application. However, if there is any additional information or clarification that would be helpful in the timely review of our application, please do not hesitate to call me at (208) 323-2288 or email me at dsterling@to-engineers.com

Sincerely,



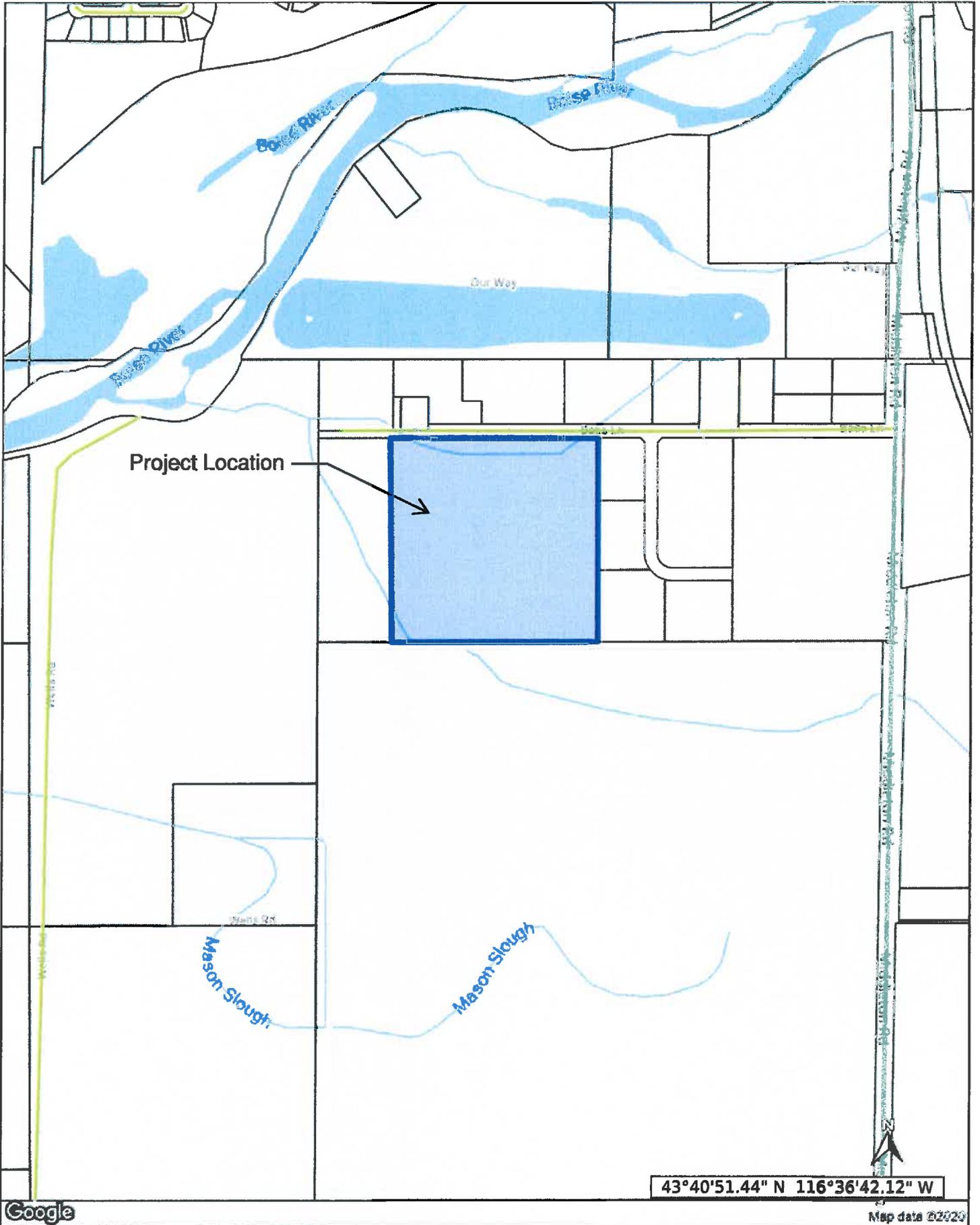
David N. Sterling, P.E.

Project Manager

Enclosures: Preliminary Plat Application
Application Fee's
Proof of Ownership - Deeds
Property Boundary Descriptions and Exhibits
Vicinity Map
Neighborhood Meeting sign in sheet
Mailing Labels of property owners within 300-feet
Preliminary Plat Drawing
Final Plat Drawing

Cc: Project File 200331
Premier Industrial, LLC

RULE STEEL INDUSTRIAL PARK VICINITY MAP



2007049430

RECORDED

2007 JUL 17 PM 4 32

WILLIAM B. JOHNS
CANYON COUNTY RECORDER
BY *Deke. Drum*
TITLEONE

REQUEST TYPE *Deed* FEE *9⁰⁰*



Order No.: C0719700 *JAS/LSD*

WARRANTY DEED

For Value Received,

Diamond Z Trailer, Inc., an Idaho corporation dba Diamond Z Manufacturing, Inc., the Grantor, does hereby grant, bargain sell and convey unto, Premier Industrial LLC, an Idaho limited liability company, whose current address is 11299 Bass Lane, Caldwell, Idaho 83605, the Grantee, the following described premises, in Canyon County, Idaho, To Wit:

PARCEL 1:

This parcel is a portion of the Northeast Quarter of the Northeast Quarter and of the Northwest Quarter of the Northeast Quarter of Section 18, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

COMMENCING at the Northeast corner of Section 18; thence South 1°21'35" West along the East boundary of said Northeast Quarter of the Northeast Quarter a distance of 330.03 feet to a point, which lies on a line 330.00 feet Southerly from and parallel with the North boundary of the Northeast Quarter of said Section 18; thence North 89°26'08" West along said parallel line a distance of 1100.00 feet to the TRUE POINT OF BEGINNING; thence South 1°21'35" West parallel with the East boundary of said Northeast Quarter of the Northeast Quarter a distance of 983.73 feet to a point on the South boundary of the North Half of said Northeast Quarter; thence North 89°30'36" West along said South boundary a distance of 664.01 feet; thence North 1°21'35" East parallel with said East boundary a distance of 984.58 feet to a point which lies on a line 330.00 feet Southerly from and parallel with the North boundary of said Northeast Quarter; thence South 89°26'08" East along said parallel line a distance of 664.00 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

A 28.00 foot ingress-egress easement as created by Warranty Deed recorded December 20, 1999 as Instrument No. 9949152 records of Canyon County, Idaho, and described as follows:

COMMENCING at the Northeast corner of Section 18, Township 4 North, Range 2 West of the Boise Meridian; thence
South 1°21'35" West along the East boundary of the Northeast Quarter of said Section 18 a distance of 302.03 feet to the TRUE POINT OF BEGINNING for this easement; thence continuing
South 1°21'35" West along said East boundary a distance of 28.00 feet; thence
North 89°26'08" West parallel with the North boundary of said Northeast Quarter a distance of 2694.99 feet to a point on the West boundary of said Northeast Quarter; thence
North 0°40'43" East along said West boundary a distance of 28.00 feet; thence
South 89°26'08" East parallel with said North boundary a distance of 2695.32 feet to the TRUE POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and 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 assessments (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. Whenever the context so requires, the singular number includes the plural.

Dated: July 17th 2007

Diamond Z Trailer, Inc., an Idaho corporation

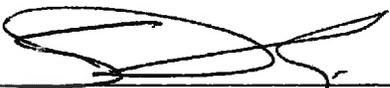
BY: _____

Steve A. Peel
CEO

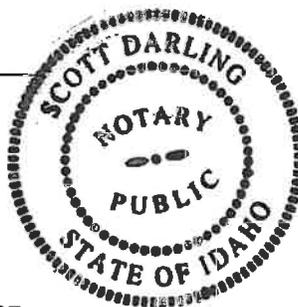
State of Idaho)
) ss.
County of Ada)

On this 17th day of July, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Steve A. Peal, known or identified to me to be the CEO of the corporation that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said corporation and that such corporation 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.



NOTARY PUBLIC
My Commission Expires: _____



SCOTT DARLING
ESCROW OFFICER
RESIDING: EAGLE, ID
COMMISSION EXPIRES: 11-28-07

July 29, 2020
Project No.: 200331

RULE STEEL INDUSTRIAL PARK

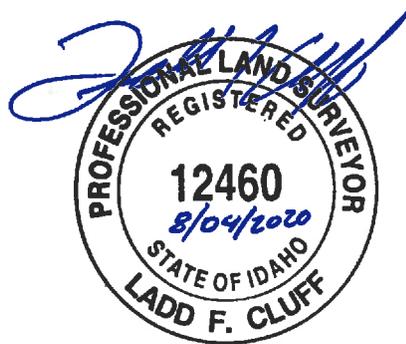
A parcel of land located in the NW1/4 of the NE1/4 of Section 18, Township 4 North, Range 2 West, Boise Meridian, City of Middleton, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 18; thence, along the East boundary of said NE1/4,

- A. S.01°21'47"W., 1312.32 feet to the N1/16 corner of said Section 18; thence, along the East-West 1/16 line,
- B. N.89°30'25"W., 1377.31 feet to the **POINT OF BEGINNING**; thence, continuing,
 - 1) N.89°30'25"W., 957.33 feet; thence,
 - 2) N.00°00'00"W., 950.29 feet to the South right-of-way of Bass Lane; thence, along said right-of-way,
 - 3) S.89°26'05"E., 965.51 feet; thence,
 - 4) S.00°29'36"W., 949.04 feet to the **POINT OF BEGINNING**.

CONTAINS 20.959 acres or 913,005 square feet, more or less.

SUBJECT TO: Record Documents.





NAMPA PAVING ASPHALT CO

444 W KARCHER RD

NAMPA ID 83687

GILBERT BILLY TIM

22071 MIDDLETON RD

CALDWELL ID 83605

MITTAG TRUST

11490 BASS LN

CALDWELL ID 83605

GILBERT BILLY TIM

22071 MIDDLETON RD

CALDWELL ID 83605

MIDDLETON SELF STORAGE LLC

PO BOX 1753

EAGLE ID 83616

PREMIER INDUSTRIAL LLC

11299 BASS LN

CALDWELL ID 83605

MIDDLETON INDUSTRIAL PARK LLC

11299 BASS LN

CALDWELL ID 83605