

**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 & Zoning Department  
**Master Land Use Application**

Fee Paid: \$ \$2000  
 Application Accepted by: rls  
 Date Application Accepted: 6/3/2024

**OWNER/APPLICANT:**

Sterling Lakes LLC

Name	Phone	Email	
1159 E Iron Eagle Dr	Eagle	ID	83705
Mailing Address	City	State	Zip Code

**REPRESENTATIVE:**

Name	Phone	Email	
Samantha Hammond	208.323.2288	SHammond@ardurra.com	
2471 S Titanium Pl	Meridian	ID	83642
Mailing Address	City	State	Zip Code

- |   |   |  |   |
|---|---|--|---|
| <u>PUBLIC HEARINGS*</u>   | <u>PUBLIC HEARINGS*</u>                                   | <u>MISC. APPLICATIONS</u>                      | <u>MISC. APPLICATIONS</u>                       |
| <input type="checkbox"/> Annexation and Zoning                    | <input checked="" type="checkbox"/> Development Agreement | <input type="checkbox"/> Design Review**       | <input type="checkbox"/> Lot Line Adjustment*** |
| <input type="checkbox"/> Rezone                                   | <input type="checkbox"/> Ordinance Amendment              | <input type="checkbox"/> Final Plat**          | <input type="checkbox"/> Floodplain***          |
| <input type="checkbox"/> Preliminary Plat                         | <input type="checkbox"/> Special Use Permit               | <input type="checkbox"/> Construction Plans*** | <input type="checkbox"/> Approach Permit***     |
| <input type="checkbox"/> Comprehensive Plan Map or Text Amendment | <input type="checkbox"/> Variance                         |  |   |

\* **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.  
 \*\* **Public Meetings:** Individuals have a right to observe, but not comment, at an open meeting at which the application is being considered by decision makers. Preliminary Plats designed to city code and standards do not require a public hearing, but a neighborhood meeting is still required for the preliminary plat.  
 \*\*\* **Administratively:** reviewed and approved by the City Engineer and Zoning Official.

Subdivision or Project Name: Sterling Lakes Subdivision Phase \_\_\_\_\_  
 Site Address: 23251 Duff Ln Total Acres: 51.424  
 Tax Parcel No(s): R3386901  
 Existing Zoning: R-3 Proposed Zoning: N/A  
 Floodplain Zone: AE Hillside (grades exceeding 10%): \_\_\_\_\_

Brian Sinderhoff 05/23/2024   
 Printed Name Date Signature



# AFFIDAVIT OF LEGAL INTEREST

STATE OF \_\_\_\_\_ )

)

COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, \_\_\_\_\_  
(name) (address)

\_\_\_\_\_, \_\_\_\_\_  
(city) (state)

being first duly sworn upon, oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to:

\_\_\_\_\_, \_\_\_\_\_  
(name) (address)

to submit the accompanying application(s) pertaining to that property.

2. I agree to indemnify, defend and hold the City of Middleton and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Middleton staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

\_\_\_\_\_  
(Notary Public for \_\_\_\_\_)

Residing at: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



May 24, 2024

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

**SUBJECT: Sterling Lakes Subdivision | Development Agreement Modification**

Dear Planning Staff, Commission, and Council,

We are pleased to present an application for a Development Agreement Modification to the City of Middleton. Sterling Lakes Subdivision is located west of Duff Lane Between Chief Land and Highway 44 in the City of Middleton.

The preliminary plat for Sterling Lakes Subdivision was initially approved on September 15, 2021. Since then, we have received only one administrative time extension, currently set to expire on September 15, 2025. We are now requesting approval to modify the development agreement to extend the expiration date of the preliminary plat by one additional year from the current expiration date. Construction is planned to start on June 1, 2024, with mass grading of phases one and two and the complete build-out of phase one, aiming for recording as soon as possible. However, due to labor constraints and the complexity of the project, particularly the construction of a bridge over Mill Slough, we are concerned that construction may not be completed by the current preliminary plat expiration in September 2025.

We request an amendment to the existing development agreement to extend the expiration of entitlements by an additional year. We propose that the deadline for the plat submission be extended to 2026. This extension will provide the necessary time for the developer to complete Phase One and the associated bridge crossing as outlined in the agreement.

As you complete your review, please don't hesitate to let me know if we can provide any additional information. I can be reached via email at [BYzaguirre@ardurra.com](mailto:BYzaguirre@ardurra.com) or 208-323-2288

Sincerely,

Becky Yzaguirre  
Land Use Planner  
Ardurra



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Planning & Zoning Department  
**Development Agreement / Modified  
 Development Agreement Checklist**

Please submit all items listed below. Applications missing the following items will be deemed incomplete, **and the application will not be processed.**

Applicant	Description	Staff
✓	Completed and signed Master Land Use Application (application can be submitted up to 90 days after neighborhood meeting)	
	Fee <b>Will submit when Roberta returns and requests total amount.</b>	
✓	Narrative fully describing the following: <ul style="list-style-type: none"> <li>Proposed project and project name.</li> <li>Zoning requested.</li> <li>How the request is consistent with the Middleton Comprehensive Plan.</li> <li>Any variances or special use permits being requested.</li> </ul>	
✓	Scaled Vicinity Map of subject property	
✓	Legal description of subject property. <ul style="list-style-type: none"> <li>Legal description must be signed and stamped by a land surveyor registered in the State of Idaho</li> <li>Include scaled exhibit map showing the boundaries of the legal description</li> </ul>	
✓	Recorded warranty deed showing proof of ownership	
N/A	If the representative is submitting the application, provide an Affidavit of Legal Interest signed by the owner of record.	
✓	<b>Two sets</b> of adhesive mailing labels containing the names and addresses of property owners within <b>500 ft</b> of the perimeter boundary of the subject property. Contact Canyon County Plat Room at (208) 455-6016 for a list of landowners.	
✓	Neighborhood Meeting Notice, sign-in sheet, and minutes summarizing discussion	
✓	Electronic copy of entire application via USB	

# RECORD OF SURVEY

FOR STERLING LAKES, LLC  
 LOCATED IN THE S1/2 OF THE SE1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 2 WEST,  
 BOISE MERIDIAN, CANYON COUNTY, IDAHO  
 2021

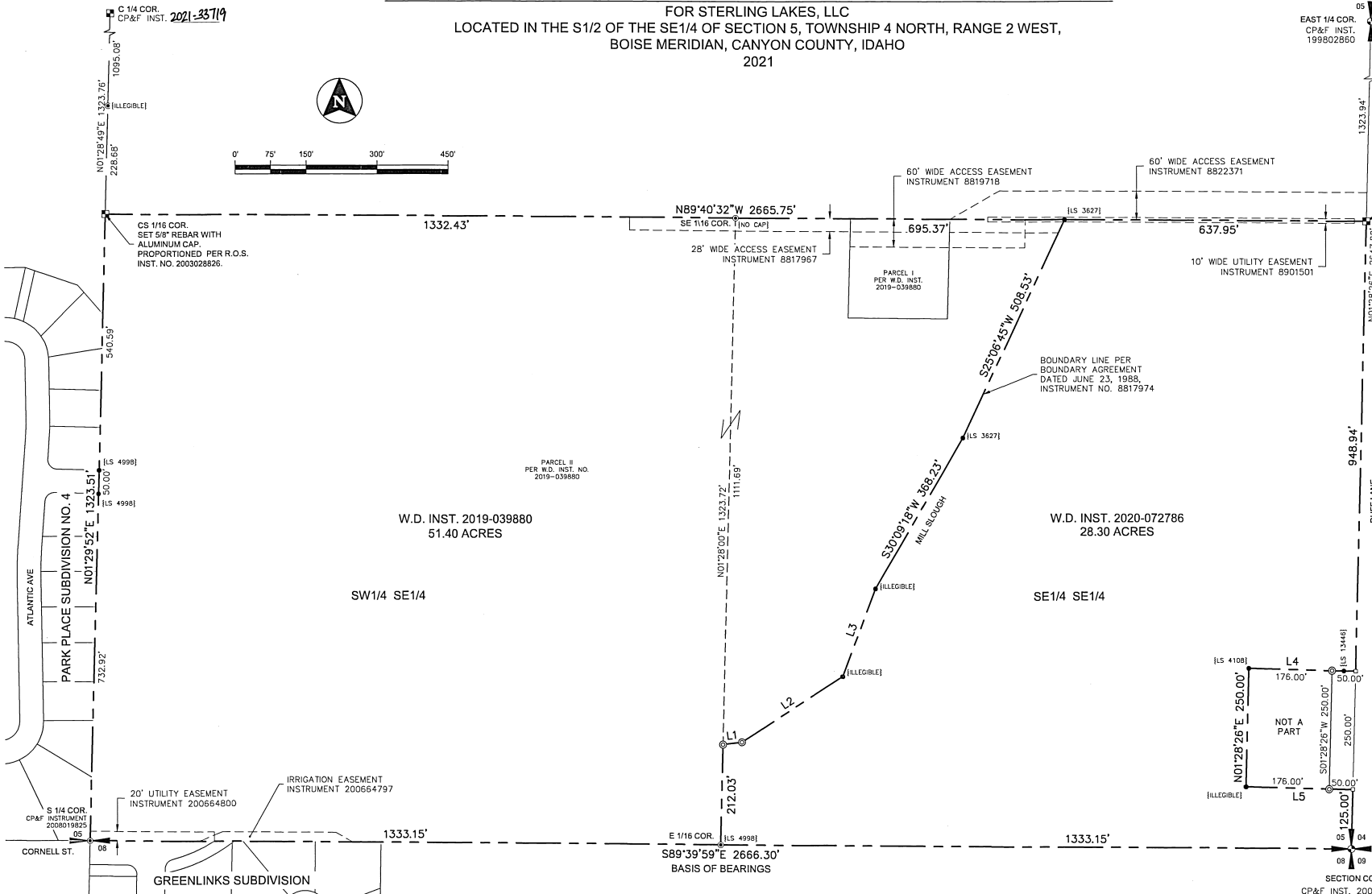
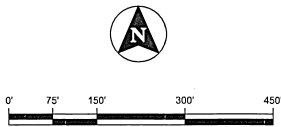
2021-033720

RECORDED

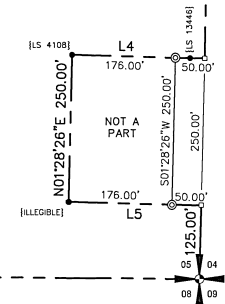
05/10/2021 10:42 AM



CHRIS YAMAMOTO  
 CANYON COUNTY RECORDER  
 Fee=1 PBRIDGES \$5.00  
 SURVEY TO ENGINEERS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°37'35"W	40.35'
L2	S56°59'53"W	254.28'
L3	S20°40'22"W	197.57'
L4	S88°31'34"E	226.00'
L5	N88°31'34"W	226.00'



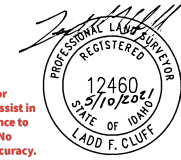
**BEARINGS NOTE**  
 BEARINGS SHOWN ON THIS SURVEY ARE BASED UPON GPS OBSERVATIONS PROJECTED TO THE IDAHO WEST ZONE (1103) NAD83 COORDINATE SYSTEM. ALL BEARINGS SHOWN ARE GRID BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

**REFERENCES**  
 PARK PLACE SUBDIVISION NO. 3, INST. No. 199943187  
 PARK PLACE SUBDIVISION NO. 4, INST. No. 200040999  
 GREENLINKS SUBDIVISION, INST. No. 2007041671  
 R.O.S. INST. No. 1986001922  
 R.O.S. INST. No. 1987023151  
 R.O.S. INST. No. 1996004115  
 R.O.S. INST. No. 2003028826  
 R.O.S. INST. No. 2013024555

LEGEND	
	PROPERTY BOUNDARY
	SECTION LINE
	QUARTER SECTION LINE
	EASEMENT LINE
	EXISTING LOT LINE
	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8" REBAR, AS NOTED
	FOUND 1/2" REBAR, AS NOTED
	SET 5/8" REBAR WITH PLASTIC CAP
	SET 5/8" REBAR WITH 2 1/2" ALUMINUM CAP
	CALCULATED POINT--NOTHING SET OR FOUND
[NO CAP]	SURVEYOR LICENSE NUMBER

**SURVEYOR'S NARRATIVE**  
 THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND MONUMENT THE BOUNDARIES OF THE PARCELS DESCRIBED IN WARRANTY DEEDS 2019-039880 AND 2020-072786. THE BOUNDARIES DESCRIBED AND FOUND MONUMENTS FIT THE RECORD DEEDS AND RECORDS OF SURVEY REFERENCED WITHIN ACCEPTED TOLERANCES UNLESS OTHERWISE NOTED.

**CERTIFICATE OF SURVEYOR**  
 I, LADD F. CLUFF DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ACCEPTED STANDARDS OF SURVEYING. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 16, IDAHO CODE.



This Document Provided Courtesy of **TitleOne**  
 a title & escrow co.

This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy.

SURVEY INDEX NO. 424-05-02-00  
**T-O ENGINEERS**  
 2471 S. TITANIUM PLACE  
 MERIDIAN, IDAHO 83642-6703  
 PHONE: (208) 323-2288 WWW.TO-ENGINEERS.COM

SHEET NO. 1 OF 1

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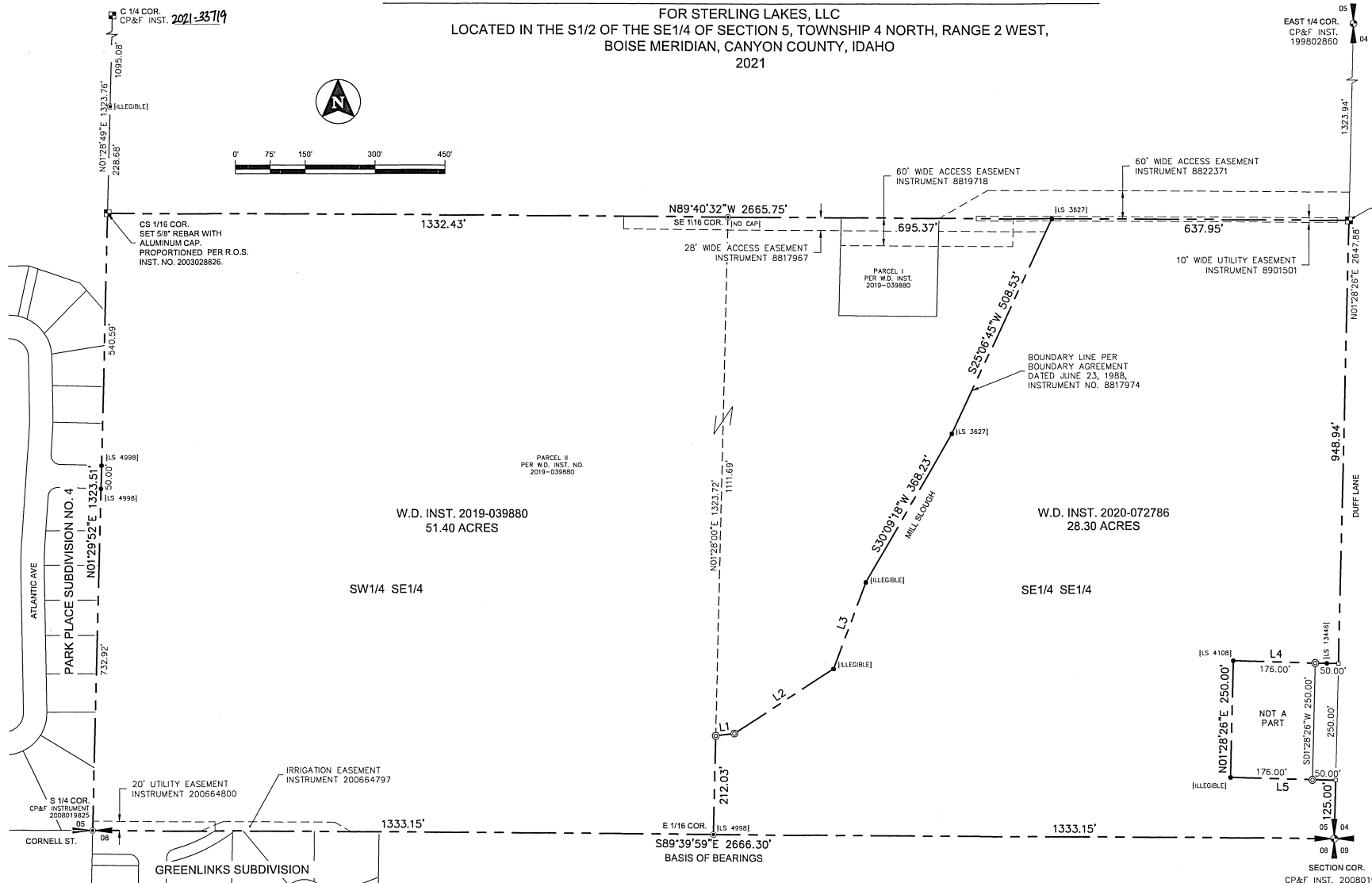
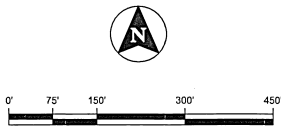
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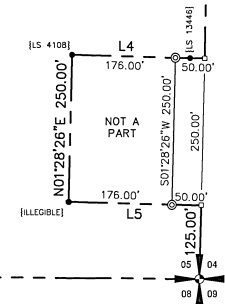
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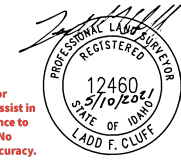
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 MERIDIAN, IDAHO 83642-6703  
 PHONE: (208) 323-2288 WWW.TO-ENGINEERS.COM

SHEET NO. 1 OF 1

Primary Owner	Property Address
GREY JIM AND LISA TRUST	23557 DUFF LN
HOPWOOD BRYAN	314 PARK PLACE WAY
MENGE LINDA SUE	311 PARK PLACE WAY
LAWLER JOSHUA	310 ATLANTIC AVE
HARRIS SHONNA L	282 PARK PLACE WAY
SMITH DANIA R	287 ATLANTIC AVE
BRIGGS DOUGLAS L	292 ATLANTIC AVE
NUNALLY DANA A	279 PARK PLACE WAY
SCHULTZ BRYAN D	274 ATLANTIC AVE
SMITH BARBRA A	268 PARK PLACE WAY
HIBBERD DAVID WARREN	263 ATLANTIC AVE
GENIAC TIMOTHY M	257 PARK PLACE WAY
SAYLES DEREK	240 PARK PLACE WAY
COLOMBO JOAN LYNN	241 ATLANTIC AVE
235 PARK PLACE WAY TRUST	967 E PARKCENTER BLVD
Current Resident	235 PARK PLACE WAY
CRISP TERRY FAMILY TRUST	230 ATLANTIC AVE
LITZENBERGER JOHN F	218 PARK PLACE WAY
HAGEN JEFFREY G	207 ATLANTIC AVE
MCKENZIE BARRIE JEFFREY	203 PARK PLACE WAY
BECK CLIFFORD F	208 ATLANTIC AVE
BILL TREVOR	196 PARK PLACE WAY
LINSE SHANE	185 ATLANTIC AVE
GRADY CHARLES	1388 TENNESSEE DR
FECCIA FAMILY TRUST	383 E AUDUBON DR
ROBERTS AMBER MARIE	154 PARK PLACE WAY
WINTERS CAROLYN	169 ATLANTIC AVE
WALLS LAUREN	156 ATLANTIC AVE
GARAY CARLOS ENRIQUE	122 PARK PLACE WAY
SALGADO DANIEL P	133 ATLANTIC AVE
BROWN JERRY AND SANDRA LIV TRUST	128 ATLANTIC AVE
POWELL DEAN DELOY	11492 S CAMDEN RD
YOUNG SAMANTHA	108 PARK PLACE WAY
MCLEOD JACKSON C	1418 SAINT JAMES ST
JACKSON PATRICIA M	1440 SAINT JAMES ST
FRIED RICHARD B	116 ATLANTIC AVE
MIDDLETON HEIGHTS SUBDIVISION NO 2 HOMEOWNERS ASSOCIATION INC	PO BOX 1090
POWERS ROBERT JAMES	528 HARPY AVE
COBLER JERRY O	497 GOSHAWK AVE
FRISK ROBERT C	500 GOSHAWK AVE
KELLEY JASON E	1720 CASSANDRA CT
Current Resident	502 HARPY AVE
FADDEN CANDACE NICHOLE	466 GOSHAWK AVE
PEHRSON RANDY	4445 BEVERLAND LN
Current Resident	455 GOSHAWK AVE
BAUGHMAN JAN J	448 GOSHAWK AVE

WIGHTMAN PENNY  
MC CLAY TIMOTHY  
Current Resident  
UNRUH JANA E  
BROWN PATRICIA RAE  
Current Resident  
PARK PLACE DEV CO LLC \$  
TAYLOR CHRISTINE D  
GRATTON JARRETT THOMAS  
TURBEVILLE JEREMY W  
JARRETT FAMILY REVOCABLE TRUST  
MARTIN BRENT A  
MATHIASSEN ROBERT JOHN  
CWM PROPERTIES LLC  
Current Resident  
REDMON WILLIAM P  
SANDOVAL CHADRICK  
BILLETT SEAN M  
Current Resident  
JANTZ JOSHUA D  
MORRIS TRAVIS  
PARSONS MELISSA D  
ANDERSON JOEL D  
IBARRA RAUL VIDRIO  
HESS DALLAS R  
WADSWORTH BRANT  
QUINN JERRY  
DALE RONALD D  
MIDDLETON PARK PLACE H O ASSOC  
Current Resident  
STERLING LAKES LLC  
STONE RANDY  
JACKSON RICHARD E  
HARROLD JACK AND DAWN LIVING TRUST  
SOTELO FELIPE  
GARANT TYLER NICOLE  
BROWN LINDA J  
DUNBAR PAUL  
FLANDERS ANDREW D  
GIBSON HEAVEN  
MILLER ROBERT M  
LINDBLOOM CHRISTIAN J  
HOBBS PENNIE ANN  
BARENBERG RICHARD SCOTT  
TEICHERT JOHN  
YOUNG CODY  
RIDDLE CHRISTINA R

489 HARP Y AVE  
372 S EAGLE RD NO 171  
482 HARP Y AVE  
431 GOSHAWK AVE  
1677 LOCH NESS AVE  
1460 NEW YORK ST  
PO BOX 552  
1434 NEW YORK ST  
1418 NEW YORK ST  
1390 NEW YORK ST  
1364 NEW YORK ST  
1478 NEW YORK ST  
328 ATLANTIC AVE  
1606 AMARAL CT  
315 ATLANTIC AVE  
1449 SAINT JAMES ST  
1369 SAINT JAMES CT  
1361 BISON CT  
1358 SAINT JAMES CT  
102 ATLANTIC AVE  
1467 SAINT JAMES ST  
1491 CONDOR DR  
1475 CONDOR DR  
1459 CONDOR DR  
1433 CONDOR DR  
1409 CONDOR DR  
1385 CONDOR DR  
1361 CONDOR DR  
PO BOX 552  
1159 E IRON EGALE DR S  
23251 DUFF LN  
1405 SAINT JAMES ST  
1423 SAINT JAMES ST  
23005 DUFF LN  
1717 CONDOR DR  
1674 CONDOR DR  
499 STAGE LINE PL  
1699 CONDOR DR  
496 STAGE LINE PL  
489 GATEWAY AVE  
478 GATEWAY AVE  
1681 CONDOR DR  
473 STAGE LINE PL  
1665 CONDOR DR  
461 GATEWAY AVE  
452 GATEWAY AVE  
1611 CONDOR DR



CASTOE LEVI	1591 CONDOR DR
PEREZ NICHOLAS M	433 GATEWAY AVE
GUIMARES GAIL	PO BOX 401
Current Resident	1555 CONDOR DR
BROWN TRAVIS L	1533 CONDOR DR
ALLRED JOEL	1509 CONDOR DR
FALCON VALLEY SUBDIVISION HOMEOWNERS ASSOC INC	PO BOX 369
LUNDT NATHAN E	1594 FAIRWAY ST
VARGAS JESSE	1599 FAIRWAY ST
BLANKENSHIP DUANE D III	8 GREENLINKS AVE
BROWN CARMEN W	7 GREENLINKS AVE
FERNANDEZ MARCELLUS LIVING TRUST	1597 FAIRWAY ST
SALISBURY STEVEN M	34 GREENLINKS AVE
ASHLIMAN RONALD J	31 GREENLINKS AVE
HOLT KEVIN ALAN	1570 FAIRWAY ST
STENTON RONALD	1585 FAIRWAY ST
CASTILLO VINCENT PAUL	56 GREENLINKS AVE
BURCHARD SPENCER	1546 FAIRWAY ST
MANN BRIAN	1558 FAIRWAY ST
ROVANG DEAN	53 GREENLINKS AVE
STEVENSON SHALEEN	78 GREENLINKS AVE
BURTON FAMILY TRUST	1573 FAIRWAY ST
CARTER SCOTT	PO BOX 472
Current Resident	77 GREENLINKS AVE
OAKES PHILIP O	1561 FAIRWAY ST
RICK LARRY E	1522 FAIRWAY ST
MCKINLEY LISA	1549 FAIRWAY ST
HOLLISTER BOWLING CENTER INC	PO BOX 8494
WALKER MICHAEL	1537 FAIRWAY ST
MCDONALD TODD R	1508 FAIRWAY ST
SINCLAIR BRIAN II	136 GREENLINKS AVE
MALMENDIER JEREMY	1582 FAIRWAY ST
MARTIN GARY AND REBECCA 2015 TRUST	10346 HWY 44
VALUE LAND LLC	1015 VICTORIA AVE
Current Resident	10348 HWY 44
CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	PO BOX 511196
CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	1332 CORNELL ST
CANYON SPRINGS CHRISTIAN CHURCH INC	1444 CORNELL ST
CIMPERMAN CARRIE LYNN REVOCABLE LIVING TRUST	23319 DUFF LN
CIMPERMAN CARRIE LYNN REVOCABLE LIVING TRUST	23319 DUFF LN
BARTON COREY	1977 E OVERLAND RD
BARTON COREY	1977 E OVERLAND RD
BARTON COREY	1977 E OVERLAND RD
BARTON COREY	1977 E OVERLAND RD
LYONS DANE W	23353 DUFF LN
EMBASSY INC	210 MURRAY ST
EMBASSY INC	10150 HWY 44

Property City

MIDDLETON, ID 83644  
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MIDDLETON, ID 83644  
DRAPER UT 84020  
MIDDLETON, ID 83644  
MIDDLETON, ID 83644  
MIDDLETON, ID 83644  
MIDDLETON, ID 83644  
MERIDIAN ID 83680  
MIDDLETON, ID 83644  
MIDDLETON, ID 83644  
MIDDLETON, ID 83644  
RENO NV 89523  
MIDDLETON, ID 83644  
MIDDLETON, ID 83644  
MACKAY ID 83251  
MIDDLETON, ID 83644  
MIDDLETON, ID 83644









**TitleOne**  
a title & escrow co.

## PROPERTY INFORMATION

**Date:** 5/23/2024

**Ownership:** Sterling Lakes LLC

**Property Address:** 23251 Duff Lane, Middleton, ID 83644

**Parcel Number:** R33869010 0

**Brief Legal:** 05-4N-2W SE TX 21322 IN S 1/2 SE T70350

**Warmest Regards,**

The Property Research Team at TitleOne

[CSERVICE@TITLEONECORP.COM](mailto:CSERVICE@TITLEONECORP.COM)

[WWW.TITLEONECORP.COM](http://WWW.TITLEONECORP.COM)

### **Disclaimer**

Any property information contained in this report is deemed reliable, but is not guaranteed, and subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Canyon County Property Profile Information



<b>Parcel ID:</b>	R3386901000
<b>Alt Parcel ID:</b>	M00000058401
<b>Property Addr:</b>	23251 Duff Ln
	Middleton ID 83644 - 5404

**Owner Information**

<b>Name:</b>	Sterling Lakes LLC
<b>Address:</b>	1159 E Iron Egale Dr Ste 170-5
	Eagle ID 83616 - 6868

**Assessor Information**

<b>Legal Description:</b>	05-4N-2W SE TX 21322 IN S 1/2 SE T70350
<b>Twn/Range/Section:</b>	04N / 02W / 05 / SE
<b>Acres:</b>	51.42 (2,239,855 SqFt)
<b>Irrigation Dist:</b>	Non-District Area
<b>School District:</b>	Middleton
<b>Instrument #:</b>	2021034877
<b>Subdivision:</b>	
<b>Plat Instr. #:</b>	
<b>Lot:</b>	
<b>Block:</b>	
<b>Recreation:</b>	

**Assessed Values**

<b>Land Value:</b>	\$264,400.00
<b>Improvement Value:</b>	\$0.00
<b>Total Value:</b>	\$264,400.00 (2023)



**Treasurer Information**

<b>Year:</b> 2023	<b>Tax:</b> \$1,986.14
<b>Year:</b> 2022	<b>Tax:</b> \$2,042.48
<b>Year:</b> 2021	<b>Tax:</b> \$2,713.04
<b>Levy Year:</b> 2023	
<b>Levy Code:</b> 004-00	
<b>Levy Rate:</b> 0.0069	

**Assessor Land Categories**

Use Code Description	Value
20H 20H City Res Lot	\$200,000.00
01 01 Irr Ag	\$64,400.00
19 19 Public ROW / Waste	\$0.00

**Residential Characteristics**

<b>Main Floor SqFt:</b>	<b>Second Floor SqFt:</b>	<b>Half Baths:</b>	<b>Bedrooms:</b>
<b>Lower Floor SqFt:</b>	<b>Year Built:</b>	<b>Full Baths:</b>	<b>Carport SqFt:</b>
<b>Upper Floor SqFt:</b>	<b>Garage Area:</b>	<b>Decks:</b>	<b>AC:</b>
<b>Attic SqFt:</b>	<b>Attic Finished SqFt:</b>	<b>Deck SqFt:</b>	
<b>Bsmt SqFt:</b>	<b>Bsmt Finished SqFt:</b>	<b>Porches:</b>	
<b>Total SqFt:</b>		<b>Porch SqFt:</b>	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.





**TitleOne**  
a title & escrow co.

Order Number: 20390259

## Warranty Deed

For value received,

**Thornton-Gallup, LLC, an Idaho limited liability company**

the grantor, does hereby grant, bargain, sell, and convey unto

**Sterling Lakes, LLC an Idaho limited liability company**

whose current address is 1159 E. Iron Eagle Dr., Suite 170-K, Eagle, ID 83616

the grantee, the following described premises, in Canyon County, Idaho, to wit:

**See Exhibit A, attached hereto and incorporated herein.**

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.

Remainder of page intentionally left blank.

Order Number: 20390259

<p><b>2021-034877</b> RECORDED <b>05/13/2021 03:48 PM</b> CHRIS YAMAMOTO CANYON COUNTY RECORDER Pgs=3 SCARDENAS \$15.00 TYPE: DEED TITLEONE BOISE ELECTRONICALLY RECORDED</p>
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Warranty Deed - Page 1 of 3

Dated: May 11, 2021

Thornton-Gallup, LLC, an Idaho limited liability company

Robert T. Gallup  
By: Robert T. Gallup, Manager

State of Idaho, County of Canyon, ss.

On this 11<sup>th</sup> day of May 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert T. Gallup, known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company 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.

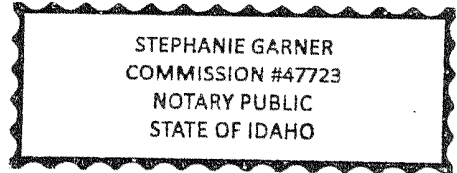
Stephanie Garner

Notary Public for Idaho

Residing In: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Stephanie Garner  
Residing in Nampa, Idaho  
My Commission Expires 7-31-2024



**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PREMISES**

Parcel I:

A parcel of land located in the South Half of the Southeast Quarter of Section 5, Township 4 North, Range 2 West of the Boise Meridian, in Canyon County, Idaho, more particularly described as follows:

BEGINNING at the South One-Quarter corner of said Section 5, from which the Southeast corner of said Section 5 bears S.89°39'59"E., 2666.30 feet; thence, along the West line of said Southeast Quarter, N.01°29'52"E., 1323.51 feet to the Center South One-Sixteenth corner of said Section 5; thence, along the North line of said South Half of the Southeast Quarter, S.89°40'32"E., 2027.80 feet to intersection with the boundary line described in Boundary Agreement dated June 23, 1988, recorded under Instrument Number 8817974, records of Canyon County; thence along said boundary line the following five (5) courses:  
S.25°06'45"W., 508.53 feet; thence,  
S.30°09'18"W., 368.23 feet; thence,  
S.20°40'22"W., 197.57 feet; thence,  
S.56°59'53"W., 254.28 feet; thence,  
S.82°37'35"W., 40.35 feet to the East line of the Southwest Quarter of the Southeast Quarter of said Section 5; thence, along said East line, S.01°28'00"W., 212.03 feet to the South line of said Section 5; thence, along said South line, N.89°39'59"W., 1333.15 feet to the POINT OF BEGINNING.

Parcel II:

TOGETHER WITH a 60 foot wide easement for ingress-egress and utilities, described in a Perpetual Easement recorded as Instrument No. 8822371, records of Canyon County, Idaho.



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TOGETHER WITH a 60 foot wide easement for ingress-egress and utilities, described in a Perpetual Easement recorded as Instrument No. 8822371, records of Canyon County, Idaho.



May 7, 2024

**Re: Notice of Neighborhood Meeting | Sterling Lakes Subdivision | May 20, 2024, at 6:00 PM**

Dear Neighbor:

You are invited to attend an informational neighborhood meeting regarding the property highlighted in blue below. We will be submitting a Development Agreement Modification application to the City of Middleton.



The meeting will be held on **May 20, 2024, starting at 6:00 PM, on the subject property.** Attached is a map of the exact meeting location.

I look forward to your participation and support. If you have any questions, please feel free to contact me at 208-323-2288 or [SHammond@ardurra.com](mailto:SHammond@ardurra.com).

**Sincerely,**

Samantha Hammond  
Ardurra, Inc.

**Location of Neighborhood Meeting:**

**Note: parking is available on-site for the meeting.**





## Neighborhood Meeting Notes for Sterling Lakes Development Agreement Modification

**Date:** May 20, 2023

**Location:** On Site – off Duff Ln

**Start Time:** 6:00 PM

David and Jonathan provided landscaping plan for the project and explained the need for the Development Agreement Modification. They then asked neighbors for feedback and questions.

Questions/Comments from neighbors;

1. The discussion predominantly focused on the gravel access road and existing easements.
2. Residents south of the Sterling Lakes subdivision expressed concerns about preserving their fence.
3. Neighbors along the western boundary voiced worries about potential mosquito issues due to the ponds.
4. Western boundary residents were pleased to learn that, at the request of the irrigation district, most of the trees would be removed.
5. Greenlinks neighbors raised concerns about traffic.
6. Residents repeatedly inquired about the timeline for connecting Falcon Valley's Road to ours.





City of Middleton  
P.O. Box 487 | 1103 W. Main Street  
Middleton, ID 83644  
(208) 585-3133  
utilities@middletoncity.com



XBP Confirmation Number: 201428753

▶ Transaction detail for payment to City of Middleton.		Date: 06/03/2024 - 4:03:01 PM MT	
Transaction Number: 220061588 eCheck - Checking — XXXXX4779 Status: Successful			
Account #	Item	Quantity	Item Amount
	Annexing Planning and Zoning	1	\$2000.00
Notes: STIRLING LAKES DEVELOPMENT MODIFICATION APPLICATION			

**TOTAL: \$2000.00**

**Billing Information**  
STERLING LAKES LLC  
95111

Transaction taken by: Admin ClerkCaselle Clerk



0005613268



**STATE OF IDAHO**  
*Office of the secretary of state, Phil McGrane*  
**ANNUAL REPORT**

Idaho Secretary of State  
PO Box 83720  
Boise, ID 83720-0080  
(208) 334-2301  
Filing Fee: \$0.00

*For Office Use Only*

**-FILED-**

File #: 0005613268

Date Filed: 2/26/2024 1:30:53 PM

Entity Name and Mailing Address:

Entity Name: Sterling Lakes, LLC  
The file number of this entity on the records of the Idaho Secretary of State is: 0004170467  
Address: 1159 E IRON EAGLE DR  
STE 170-K  
EAGLE, ID 83616-6871

Entity Details:

Entity Status: Active-Existing  
This entity is organized under the laws of: IDAHO  
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:

The registered agent on record is:

Registered Agent: Brian Sinderhoff  
Registered Agent  
Physical Address: 1159 EAST IRON EAGLE DRIVE  
170-H  
EAGLE, ID 83616  
Mailing Address: 1159 E IRON EAGLE DR # 170-H  
EAGLE, ID 83616-6871

Limited Liability Company Managers and Members

Name	Title	Business Address
Jim Zubillaga	Manager	1159 E. IRON EAGLE DRIVE SUITE 170-K EAGLE, ID 83616
Albert D. Seeno, III	Member	1159 E. IRON EAGLE DRIVE SUITE 170-K EAGLE, ID 83616

The annual report must be signed by an authorized signer of the entity.

Job Title: Manager

*Jim Zubillaga*

Sign Here

02/26/2024

Date

B0883-8333 02/26/2024 1:30 PM Received by Office of the Idaho Secretary of State







# Vicinity Map

## Sterling Lakes Subdivision

