



CITY OF  
*Caldwell, Idaho*

September 8, 2017

**GARRET NANCOLAS**  
*Mayor*

208.455.3011  
(f) 208.455.3003

**City Hall**  
411 Blaine Street  
Caldwell, Idaho 83605

**Post Office Box**  
P.O. Box 1179  
Caldwell, Idaho 83606

For a list of the City  
Council members, visit:  
**Website**  
[www.cityofcaldwell.com](http://www.cityofcaldwell.com)

Justin Tucker (sent via email)  
Mountain Holding Inc  
1825 Big Horn Avenue  
Cody, WY 82414

RE: Dakota Crossing C-2 (Community Commercial) Parcels

Mr. Tucker,

This letter is in regards to the approximate 3.8 acres of property located within the Dakota Crossing Subdivision that is zoned C-2 (Community Commercial). The legal description for this property is as follows: Lots 2-8, Block 1 of Dakota Crossing No. 1 (comprising 2.5 acres) and TX 05850 in E1/2 SW-E of CANAL & LS SUB (comprising 1.3 acres).

The City is in receipt of your cashier's check in the amount of \$18,613.00. Please be advised that this fully satisfies the financial obligation of the aforementioned parcels to deposit said monies into the City's road trust fund. Additionally, the aforementioned parcels are eligible for building permits and for those uses allowed within the C-2 (Community Commercial) zone at time of building permit submittal.

Please do be aware that future development will be required to comply with current building standards and city policies. This may include, but not be limited to, dedication of right-of-way and road improvements along Karcher Road, landscape improvements along Karcher Road and within the development itself, and any other standards or policies applicable to said requests.

If you have any questions in regards to this property, please do not hesitate to email or call at anytime. I can be reached at (208) 455-4662 or by email at [jwagoner@cityofcaldwell.org](mailto:jwagoner@cityofcaldwell.org).

Sincerely,

Jarom Wagoner, AICP  
Senior Planner  
Planning & Zoning

*"The Treasure of the Valley"*