



January 29, 2019

Dear Neighbor

Subject: Cascade River Ranch Preliminary Plat

On behalf of Cascade River LLC, A Team Land Consultants is submitting to the City of Cascade an annexation, rezone, preliminary plat, and planned unit development application for the proposed Cascade River Ranch Subdivision. The subject property is located generally on the north side of Highway 55, adjacent to the Payette River. This phase of the development contains 121.17 acres and is identified as Valley County Assessor's Tax Parcel Number RP14N04E310605. This is a proposed mixed-use development is proposed with 7.47 acres of commercial use, 13.7 acres of Multifamily uses, and 36.2 acres of single-family use, and 34.4-acres of open space.

The residential portion of the property contains 145 single family lots, 11 cottage lots, 46 townhouse lots and 64 multifamily lots. There are 12 commercial lots being proposed, or approximately 7.47 acres for the commercial portion of the site. Specific uses for the commercial lots have not been identified. As with the residential portion of the development there will be CC&R's along with an Architectural Control Committee to ensure continuity with building design, material and colors. It is envisioned that earth tones and broad timber exposures will be utilized. There will be a separate association for the commercial to maintain all common areas and drive isles. The development will utilize existing City Sewer and Water located in State Highway 55, those services will be extended to all building lots.

The proposed development will be a great addition to the City and will be a high-quality mixed-use development along a major gateway to the City. We want to provide a project that will make a statement as you enter the City. I look forward to working with the City and the neighboring properties as this development moves forward in the process. If there are any question or concerns with the proposed development, please do not hesitate to call me at (208) 871-7020, and I would be happy to discuss the project in more depth with you.

Sincerely,  
A Team Land Consultants

A handwritten signature in blue ink that reads 'Steve Arnold'.

Steve Arnold  
Project & Real Estate Manager

Cc: Phil Davis  
Josh Davis