



August 31, 2016

Mr. Robert Hobbs, Assistant Planning Director  
City of Nampa Planning and Zoning Department  
411 3<sup>rd</sup> Street South  
Nampa, ID 83651

P.O. Box 405  
Boise, ID 83701  
1602 West Hays Street,  
Suite 102  
208.908.1609

**RE: EAGLE STREAM SUBDIVISION  
ANNEXATION AND ZONING APPLICATION  
PRELIMINARY PLAT APPLICATION**

Dear Mr. Hobbs:

On behalf of Mr. Rod Luddington of Cherrod Development, LLP, please accept the attached Annexation and Zoning, and Preliminary Plat Applications for Eagle Stream Subdivision. The subject site is located west of Middleton Road and spans the area between Flamingo Avenue and Orchard Avenue. Eagle Stream Subdivision is a 145 lot subdivision with 135 buildable lots and 10 common lots.

The map below shows the location of the site and its proximity to the City of Nampa City Limits.



At a pre-application meeting at the City of Nampa on April 15, 2016, City staff reviewed the proposed development. Staff provided details on requirements and supplemental submittals that would be required.

An on-site neighborhood meeting was held on Saturday, August 13<sup>th</sup> and neighbors within 300-feet of the subject area were invited. The proposed subdivision plat was presented to the neighbors at the meeting. Comments from the neighbors included concerns about the increased traffic on Willow Lane the desire that the connection to Willow Lane be restricted to emergency access only.

A copy of the mailing labels, neighborhood meeting notice and sign-in sheet are included in the application packet.

## ANNEXATION AND ZONING

Annexation into the City of Nampa with a zoning designation of RS6 is requested. Below is a snapshot of the City of Nampa *Proposed Future Land Use Map* and shows the future land use designated for this site by the City of Nampa as Medium Density Residential (MD\_R).



Medium Density Residential allows for 4-9 units per acre. Eagle Stream Subdivision proposes a gross density of 3.545 units per acre, and a net density of 3.965 units per acre – slightly under the standards for the future land use designation. This lower density buffers the low density residential area to the east from the higher density on the north side of Flamingo and matches the other medium density development in the vicinity of the site.

An annexation exhibit map, closure sheet and land description are included in the application packet.

## EAGLE STREAM SUBDIVISION PRELIMINARY PLAT

The average lot size in the proposed subdivision is 8,163.4 square feet with the smallest lot at 6,044 sq. ft. and the largest lot is 12,735 sq. ft. Lots adjacent to Vaughn Estates and Lyle Horn

Subdivisions are sized to meet the Residential Lot Compatibility standard in the City of Nampa Zoning Code.

Sewer and water services are available and water will be stubbed to Willow Lane as a part of the subdivision development. Pressurized irrigation will be connected to the existing system in Flamingo Avenue, routed through Eagle Stream Subdivision and stubbed to Orchard Avenue.

To complement Flamingo and Orchard Avenues, a landscape buffer will be installed to meet the City of Nampa Standards. Common lots along the eastern property boundary and a portion of the west property line are used for the irrigation facilities and to provide open space. Fencing will be provided per the Nampa Code for abutting residential properties and the irrigation facilities.

Public streets are proposed to provide access to Eagle Stream Subdivision and will be constructed to meet the required standards. Access for a small portion of the lots will be via shared driveways in Blocks 5, 6 and 9. Storm water facilities are interspersed throughout the subdivision. Reports included with the application are a geotechnical report, a drainage report and a traffic impact study. Public streets are stubbed in two locations to the agricultural parcel to the west.

Draft CCR's are also included in the application materials and will provide for the maintenance of common lots through the creation of a Home Owner's Association. There are no special development areas associated with this subdivision.

#### OTHER REQUIREMENTS

Based on the pre-application meeting, the applicant understands that a development agreement may be required and that a subdivision improvement agreement with the City of Nampa Engineering Division is standard.

There was discussion of a possible design exception for Eagle Stream Subdivision. We believe that with the common buffer lots for the irrigation facilities, this will not be necessary. If this additional item is needed, we would be happy to provide staff with the necessary materials.

In conclusion, the proposed Eagle Stream Subdivision, with annexation into the City of Nampa with a zoning designation of RS6, is compatible with the surrounding land uses and complements the existing residential development in the vicinity.

Please do not hesitate to contact me or the other project team members if you have any questions or need additional materials.

Best regards,

**RILEY PLANNING SERVICES LLC**



Penelope Riley  
Principal

**A. GENERAL INFORMATION**

Subdivision Name Eagle Stream Subdivision  
 Total Acres 38.085 A  
 Intended Land Uses Circle (residential, single-family, multi-family, commercial, industrial)  
 Property Address(es) N/A  
 Legal Description See attached.  
 Canyon County Parcel Account Number(s) 314380000; 314420000  
 Existing Zoning. (Circle one) RA RS RSM RD RML RMH RP BN CB BC BF IP IL IH AG  
 (County Zoning) AG

**B. OWNER/ APPLICANT INFORMATION****Owner of Record**

Name	Mountain West IRA, Inc. FBO Robert Bass IRA
Address	10096 W. Fairview Avenue STE 160
City	Boise
State	ID
Telephone	
Email	
Fax	

**Applicant**

Name	Cherrod Development, ATTN: Rod Luddington
Address	112 Breinholt Street
City	Meridian
State	ID 83646
Telephone	208.908.1609
Email	
Fax	

**Engineer/Surveyor/Planner**

Name	Penelope Riley, Riley Planning Services LLC
Address	1602 West Hays Street, Suite 102
City	Boise
State	ID 83702
Telephone	(208) 908-1609
Email	penelope@rileyplanning.com
Fax	

<b>C. SUBDIVISION INFORMATION</b>		
<b>Lot Types</b>	<b>Number of Lots</b>	<b>Acres</b>
Residential	135	34.045 A
Dwelling units per acre (gross /net)	3.545 / 3.965	
Commercial	N/A	
Industrial	N/A	
Common (Landscape, Utility, Other)	10	4.04 A
Open Space		
Total		38.085

**DEADLINES FOR SUBMITTALS**  
 The completed application and plat documents must be submitted to the Planning Department not later than \_\_\_\_\_. The Planning Commission meets on \_\_\_\_\_; applications are due approximately \_\_\_\_ weeks prior to that date.

All supplemental information to be added to the application file must be received by the Planning Department no later than 15 days prior to the public hearing date.

**\*\*\*Please do not submit a subdivision application until all items are completed. Incomplete applications will not be accepted or reviewed.\*\*\***

**I understand:**

1. This application is subject to acceptance by the City of Nampa upon determination that the application is complete.
2. The hearing date is tentative and subject to change with notice.
3. This application is subject to a public hearing before the Nampa Planning and Zoning Commission.
4. The application fee is non-refundable.

**All information, statements, attachments, and exhibits included with this application submittal are true to the best of my knowledge.**

Signature Penelope Riley Date 8/31/14

**For City Office Use Only**

FEE \$: \_\_\_\_\_ CASH: \_\_\_\_\_ CHECK: \_\_\_\_\_ RECEIPT NO.: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_ HEARING DATE: \_\_\_\_\_

**STEP #2**  
**PRELIMINARY PLAT APPLICATION**

**SUBMITTALS**

A subdivision application is made by submitting the following completed information to the Planning Department:

- Completed Subdivision Application
- Completed Preliminary Plat Checklist
- Plat Maps
- Twenty (20) full sized (24" x 36")
- Two (2) 11" x 17" reduction
- One (1) 8.5" x 11" reduction
- Electronic Copy in AutoCAD. Contact Engineering Division for minimum required version.
- Project location, Canyon County parcel account numbers.
- Proof of Proprietary Interest (Warranty deed, earnest money agreement, option to purchase, etc.).
- Legal description.
- Fees payable to the City of Nampa, see fee schedule on pages 8 & 9.
- Submit all documents to the City of Nampa, Planning and Zoning Dept. See submittal requirements on pages 8 & 9.
- Other studies as may be required by the city of Nampa - Traffic, Water, Sewer, Storm Drainage, Geotechnical.
- A Copy of the Proposed Restrictive Covenants and/or Deed Restrictions, if proposed.
- Three (3) copies of the Landscaping Plans, including fence locations, materials, and height.
- Two (2) copies of the Stormwater Report
- Four (4) copies of the Traffic Impact Study
- Three (3) copies of the Geotechnical Report



P.O. Box 405  
Boise, ID 83701  
1602 West Hays Street,  
Suite 102  
208.908.1609

**MEMORANDUM**

**TO:** City of Nampa Planning and Zoning Department  
**FROM:** Penelope Riley *pr*  
**DATE:** August 28, 2016  
**RE:** **EAGLE STREAM SUBDIVISION – PARCEL NUMBERS**

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The parcel numbers for the subject site are:

- Northern Parcel – 314380000
- Southern Parcel – 314420000

# Accurate Surveying & Mapping



*A Professional Corporation*

1602 W. Hays St., Suite 306  
Boise, ID 83702  
www accuratesurveyors.com

## Land Description

A parcel of land being a portion of the West half of the East half of the Southeast quarter of Section 18, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the found aluminum cap at the corner common to Sections 17, 18, 19 and 20, T3N, R2W, from which the found brass cap monument at the quarter corner common to said Sections 17 and 18 bears N 00° 30' 58" E a distance of 2648.71 feet and from which the set 5/8 inch iron pin at the quarter corner common to said Sections 18 and 19 bears N 89° 37' 05" W a distance of 2604.40 feet; thence N 89° 37' 05" W along the line common to said Sections 18 and 19 for a distance of 650.96 feet to a set aluminum cap monument on a 5/8<sup>th</sup> inch diameter iron pin at the East-East 1/64<sup>th</sup> corner and the **REAL POINT OF BEGINNING**;

Thence continuing N 89° 37' 05" W along said line for a distance of 651.27 feet to a set aluminum cap monument on a 5/8<sup>th</sup> inch diameter iron pin at the East 1/16<sup>th</sup> corner;

Thence N 00° 30' 37" E along the sixteenth line for a distance of 2382.07 feet to a set 5/8<sup>th</sup> inch diameter iron pin labeled PLS 11463;

Thence departing said line S 89° 33' 30" E for a distance of 178.00 feet to a set 5/8<sup>th</sup> inch diameter iron pin labeled PLS 11463;

Thence N 00° 30' 37" E for a distance of 268.00 feet to a point being witnessed by a set 5/8<sup>th</sup> inch diameter iron pin labeled PLS 11463 bearing S 00° 30' 37" W a distance of 50.00 feet;

Thence S 89° 33' 30" E along the quarter line of said Section 18 for a distance of 359.57 feet to a point witnessed by a set 5/8<sup>th</sup> inch diameter iron pin labeled PLS 11463 bearing S 00° 32' 19" W a distance of 50.00 feet;

Thence S 00° 32' 19" W for a distance of 180.00 feet to a set 5/8<sup>th</sup> inch diameter iron pin labeled PLS 11463;

Thence S 89° 33' 30" E for a distance of 115.00 feet to a set 5/8<sup>th</sup> inch diameter iron pin labeled PLS 11463 on the west boundary of Vaughn Estates Block 1;

Thence S 00° 32' 19" W along the sixty-fourth line for a distance of 2469.39 feet to the **REAL POINT OF BEGINNING**.

Parcel contains 38.085 acres, or 1,659,004 square feet, more or less.



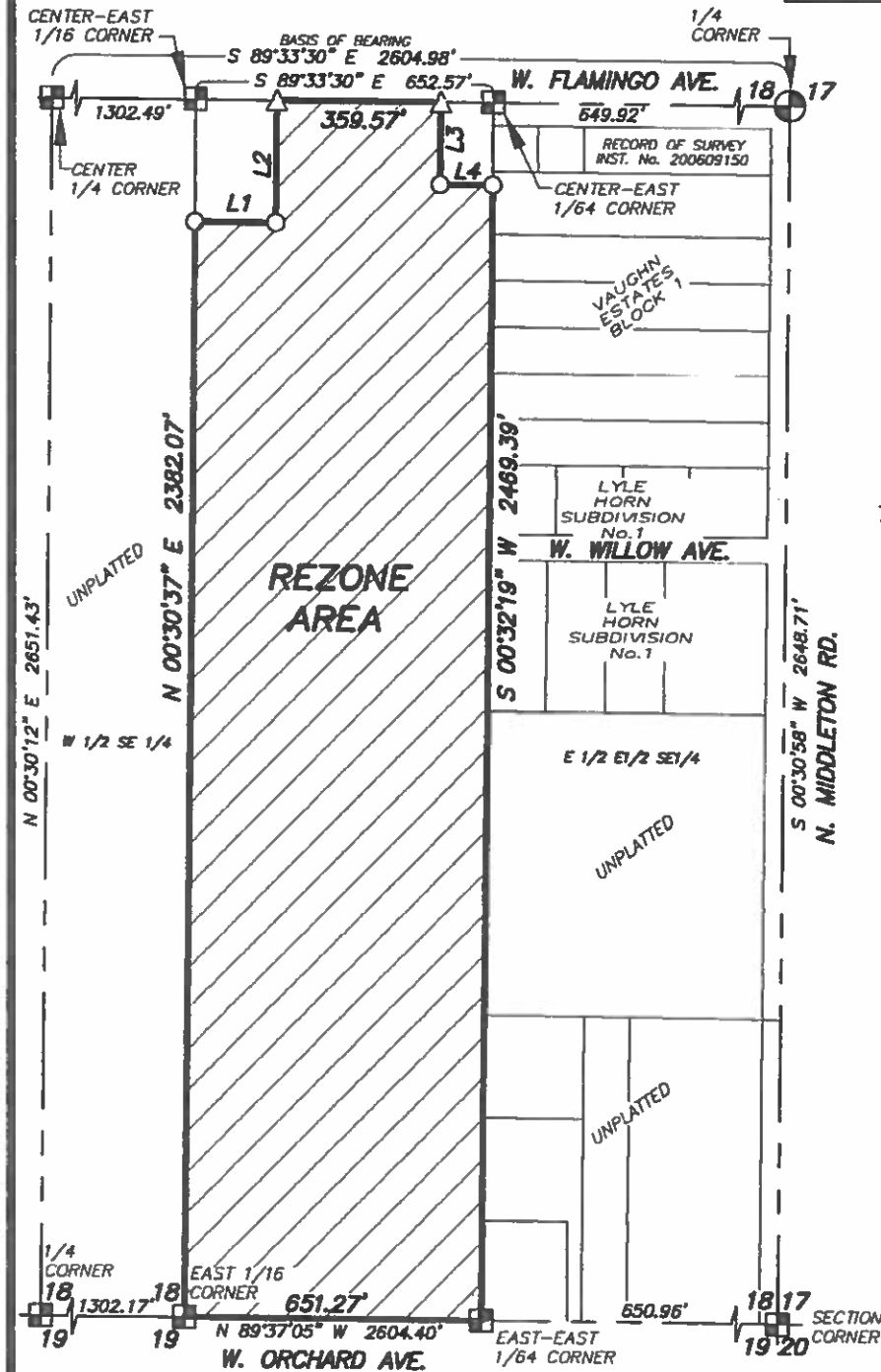
# EXHIBIT MAP

REZONE OF A  
 PORTION OF THE WEST  
 1/2 OF THE EAST 1/2  
 OF THE SOUTHEAST  
 1/4 OF SECTION 18,  
 T.3N., R.2W., B.M.

**BASIS OF BEARING**  
 S 89°33'30" E  
 BETWEEN THE CENTER  
 1/4 AND THE EAST 1/4  
 OF SECTION 18, T.3N.,  
 R.2W., B.M.

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°33'30" E	178.00'
L2	N 00°30'37" E	268.00'
L3	S 00°32'19" W	180.00'
L4	S 89°33'30" E	115.00'



### LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- PARCEL LINE
- ⊕ FOUND BRASS CAP MONUMENT
- ⊞ FOUND ALUMINUM CAP
- SET 5/8" IRON PIN, PLS 11463
- △ CALCULATED POINT



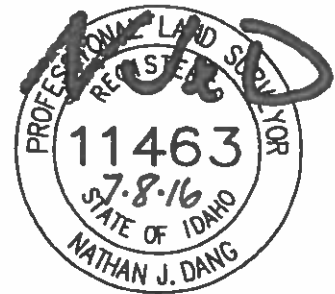
SCALE: 1"=400'

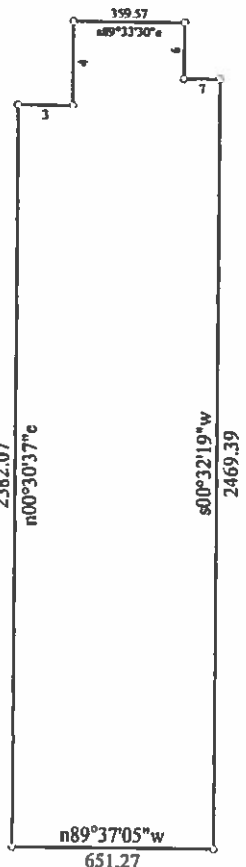


**Accurate  
 Surveying &  
 Mapping**

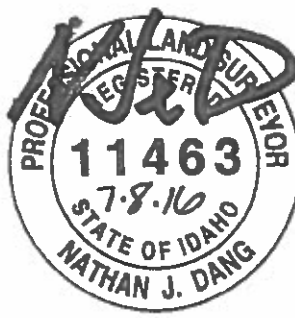
1602 W. Hays Street #306  
 Boise, Idaho 83702  
 (208) 488-4227  
[www accuratesurveyors.com](http://www accuratesurveyors.com)

DATE: JULY, 2016 JOB 16-166

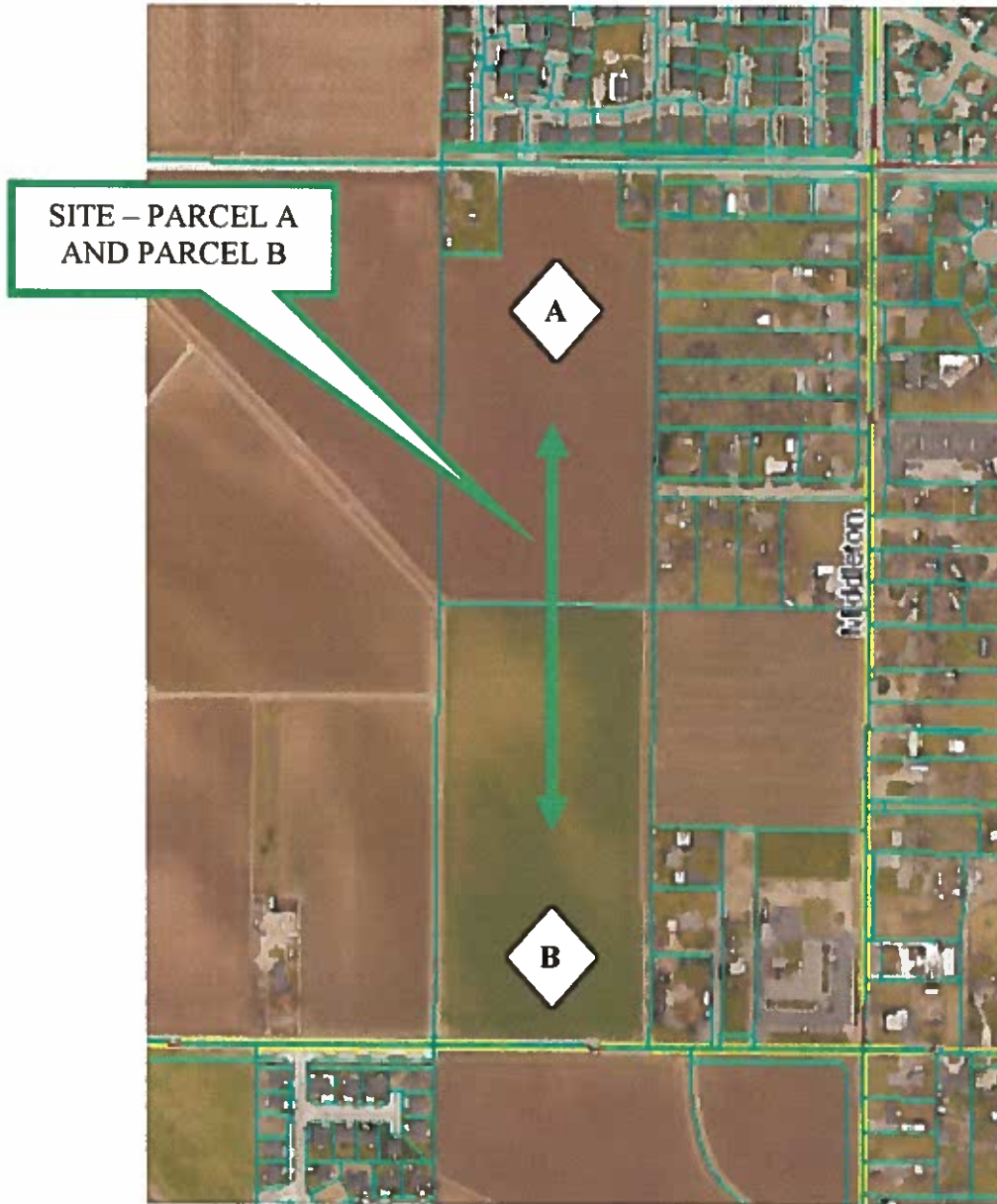




Title:		Date: 07-05-2016
Scale: 1 inch = 600 feet	File:	
Tract 1: 38.085 Acres: 1659004 Sq Feet: Closure = s70.5051e 0.01 Feet: Precision = 1/696451: Perimeter = 6603 Feet		
001=n89.3705w 651.27	004=n00.3037e 268.00	007=s89.3330e 115.00
002=n00.3037e 2382.07	005=s89.3330e 359.57	008=s00.3219w 2469.39
003=s89.3330e 178.00	006=s00.3219w 180.00	



## VICINITY MAP





# City of Nampa

PLANNING and ZONING DEPARTMENT  
CITY HALL 411 THIRD STREET SO.

OFFICE (208) 468-5484  
FAX (208) 465-2261

## AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO )  
 ) :SS  
COUNTY OF CANYON )

A. I, Mountain West IRA, Inc. FBO Robert Boes, IRA whose address is 1701 W. Flamingo Ave. Nampa, ID 83651, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.

B. I grant my permission to Penelope Riley, Riley Planning Services LLC, whose address is P.O. Box 405, Boise, ID 83701, to submit the accompanying application pertaining to the property described on the attached application.

C. I agree to indemnify, defend and hold the City of Nampa 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.

Dated this 25<sup>th</sup> day of August, 2016.

Machelle Day  
Signature

MOUNTAIN WEST IRA, INC.  
BY: MACHELLE DAY  
ITS: AUTHORIZED SIGNER

SUBSCRIBED AND SWORN to before me the 25 day of August, 2016.

CIERRA ALLEN  
NOTARY PUBLIC  
STATE OF IDAHO

Clerra Allen  
Notary Public for Idaho  
Residing at: Meridian, ID  
Commission Expires: 1-14-2022



PioneerTitleCo.

CREATING SURETY

8151 W. Riffe Street  
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

File No. 592339 SRM/SM

2016-014281  
RECORDED  
04/15/2016 01:07 PM  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=2 MBROWN \$13.00  
TYPE: DEED  
PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received

Carl F. Chase, Jr. and Joyce M. Chase, Co-Trustees, or their successors in Trust, of the Carl F. and Joyce M. Chase Trust, U/T/A dated the 19th day of November, 1993, and any amendments thereto hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Mountain West IRA FBO Robert R. Bass IRA

hereinafter referred to as Grantee, whose current address is 10096 W. Fairview Ave. Ste 160 Boise, ID 83704

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 14, 2016

The Carl F. and Joyce M. Chase Trust, u/t/a dated the 19th day of November, 1993

By: Earlyn H Bedford  
Earlyn H. Bedford, Co-Trustee

State of Idaho, County of Ada

On this 15<sup>th</sup> day of April in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Earlyn H. Bedford as Co-Trustee(s) of The Carl F. and Joyce M. Chase Trust, u/t/a dated the 19th day of November, 1993 known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument as said Trustee(s), and acknowledged to me that he/she/they executed the same as Co-Trustee(s) of said trust and as his/hers/their free and voluntary act and deed of said trust for the uses and purposes therein mentioned.

Earlyn H Bedford  
Residing at: Boise, Idaho  
Commission Expires: \_\_\_\_\_

November 21, 2020

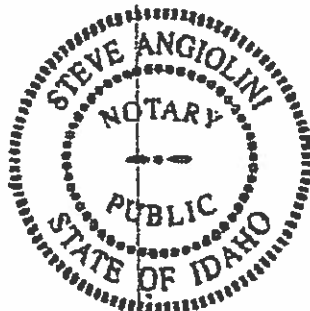


EXHIBIT A

The West Half of the Northeast Quarter of the Southeast Quarter of Section 18, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho: EXCEPTING THEREFROM:

The North 268 feet of the West 178 feet thereof

ALSO EXCEPTING THEREFROM:

Commencing at a pin at the Northeast corner of the West Half of the Northeast Quarter of the Southeast Quarter; thence Westerly 115 feet along the North boundary of the Southeast Quarter; thence Southerly 180 feet parallel to the East boundary of Section 18; thence 115 Easterly parallel to the North boundary of Section 18; thence 180 feet Northcrly parallel to the West boundary of Section 18 to the POINT OF BEGINNING, being situated in the West Half of the Northeast Quarter of the Southeast Quarter of Section 18, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho.