

# Memorandum

**To:** Engineering Department Review – Daniel Badger– Staff Engineer  
Nate Runyan – Public Works, Craig Tarter – GIS Department  
Patrick Sullivan - Building Department Review  
Neil Jones – Building Department Review  
Karla Nelson – Long Range Planner  
Robin Collins – Assistant Economic Development Director  
Eric Skoglund - Nampa Police Department  
Brent Hoskins – Nampa Fire Department  
Ray Rice – Environmental Compliance  
Darrin Johnson – Parks Dept, Cody Swander/Earl Moran – Parks Dept  
Don Barr - Superintendent – Streets/Traffic Division  
Chris Hopper – Canyon Highway District, Director – Nampa Highway District  
Tim Wright – South West District Health,  
Tina Fuller - COMPASS  
Randy Dewey – NSD #131, Allison Westfall – NSD #131  
Vallivue School District #139, Brent Carpenter – Brown Bus Company  
Boise Kuna Irrigation District  
Nampa Meridian Irrigation District, Pioneer Irrigation District

**cc:** Robert Hobbs – Assistant Planning Director

**From:** Sylvia Mackrill – Nampa Planning Department  
City Hall, 411 Third Street S, Nampa, 83651, Ph: 208-468-5484  
e-mail: [mackrill@cityofnampa.us](mailto:mackrill@cityofnampa.us)

**Date:** February 19, 2016

**Re:** Sonata Pointe Subdivision  
Preliminary Plat Review  
Project No: SUB 670-16

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Attached please find, for your review, the preliminary plat for Sonata Pointe Subdivision, for 163 lots, submitted by Trilogy Development and JUB Engineers, Inc. The development is located on the south side of Lone Star Rd, to the west of Lone Star Middle School and S Middleton Rd, on 39.68 acres, within the RS-7 (Single Family Residential – 7000 sq ft minimum lot size) zoning district.

The preliminary plat is scheduled for the Planning and Zoning Commission meeting of April 12, 2016 as a public hearing item.

Please review and forward any comments to my attention prior to April 1, 2016.

Thank you.

**A. GENERAL INFORMATION**

Subdivision Name Sonata Pointe Subdivision  
 Total Acres 43.41  
 Intended Land Uses Circle (~~residential~~) single-family multi-family, commercial, industrial)  
 Property Address(es) 0 Lone Star Rd, Nampa, ID  
 Legal Description Section 30, T3N, R2W, BM - NW 1/4  
 Canyon County Parcel Account Number(s) R3204100000  
 Existing Zoning. (Circle one) RA  RSM RD RML RMH RP BN CB BC BF IP IL IH AG  
 (County Zoning) N/A

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

Name	Viper Investments, LLC
Address	1977 E Overland Rd
City	Meridian
State	Idaho, 83642
Telephone	208-895-8858
Email	shawn@trilogyidaho.com
Fax	

**Applicant**

Name	Trilogy Development
Address	2358 S Titanium Pl
City	Meridian
State	Idaho, 83642
Telephone	208-895-8858
Email	shawn@trilogyidaho.com
Fax	

**Engineer/Surveyor/Planner**

Name	JUB Engineers, Inc. - Scott Wonders, P.E.
Address	250 S Beechwood Ave, Suite 201
City	Boise
State	Idaho, 83709
Telephone	208-376-7330
Email	swonders@jub.com
Fax	208-323-9336

**C. SUBDIVISION INFORMATION**

<b>Lot Types</b>	<b>Number of Lots</b>	<b>Acres</b>
Residential	149	39.68
Dwelling units per acre (gross /net)	3.43/3.75	
Commercial	N/A	
Industrial	N/A	
Common (Landscape, Utility, Other)	14	3.73
Open Space	8.59%	
<b>Total</b>	<b>163</b>	<b>43.41</b>

**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 \_\_\_\_\_ Date \_\_\_\_\_

**For City Office Use Only**

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

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



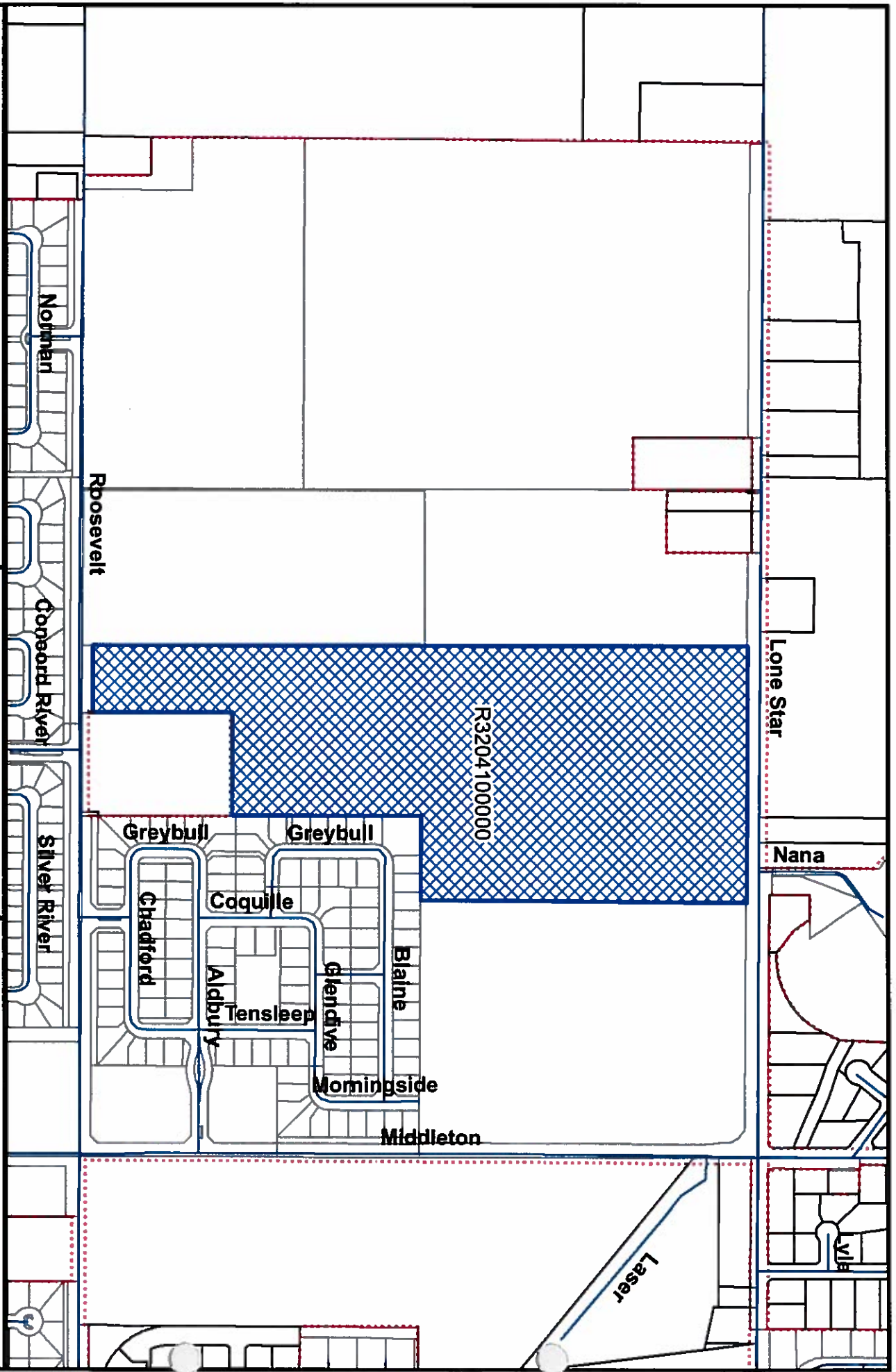
1 inch = 500 feet

# Sonata Pointe Subdivision Nampa, Idaho

VICINITY MAP

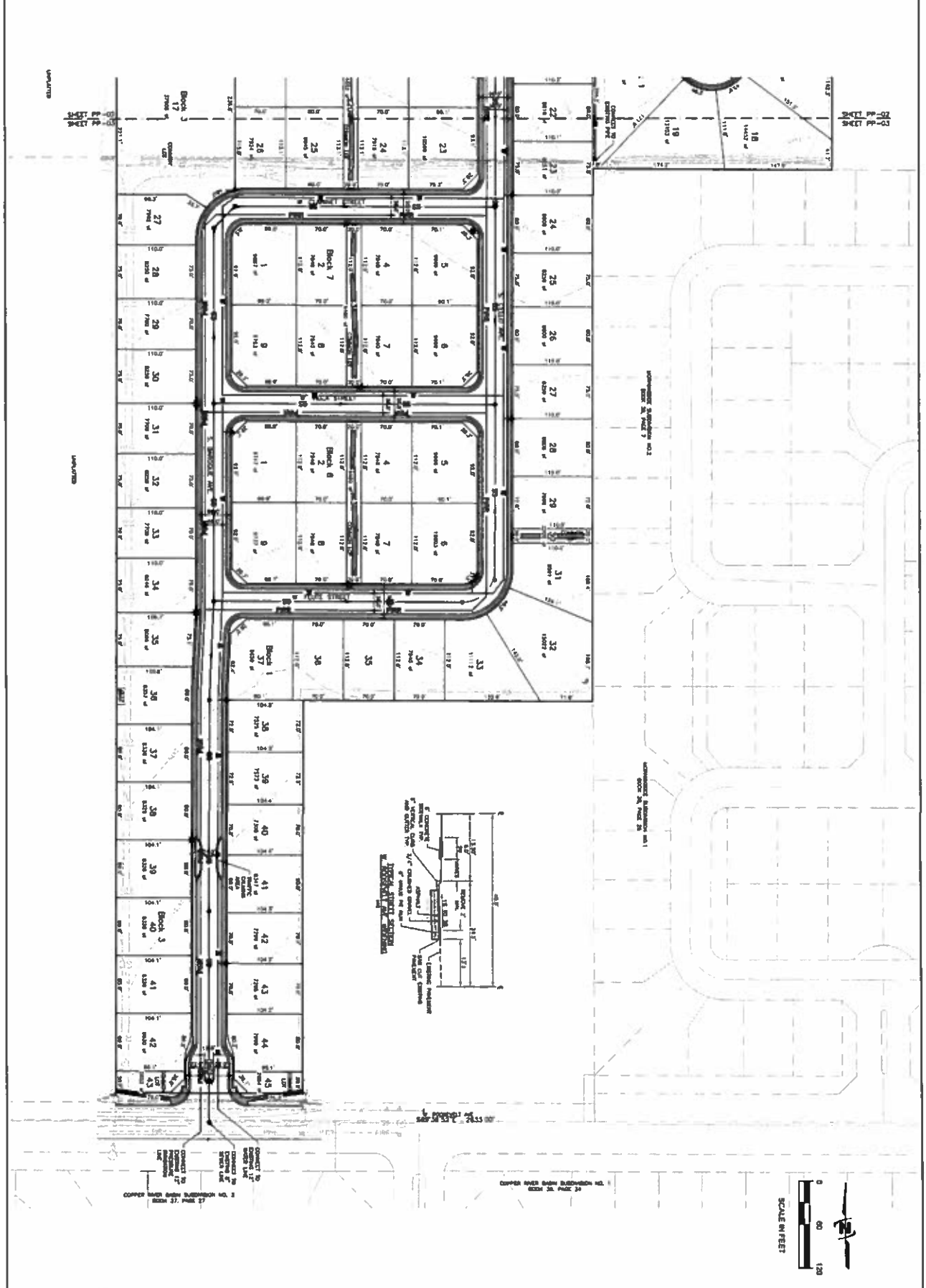
PROJECT: Proposed project  
Updated: 02/02/16  
Application: Preliminary Plat  
Created by: KSW

**J-U-B ENGINEERS, INC.**  
250 S Beechwood Ave, Ste 201  
Boise, ID 83709-0944  
Phone: 208-376-7330  
Fax: 208-323-9336  
www.jub.com









PP-03

**SONATA POINTE SUBDIVISION**  
**NAMPA, IDAHO**

PRE-EXISTING AND RE-USED CONDITIONS

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**J-U-B ENGINEERS, INC.**

250 S. Beechwood Ave.  
 Suite 201  
 Boise, ID 83709-0944

Phone: 208.376.7330  
 Fax: 208.323.9336  
 www.jub.com

**J-U-B ENGINEERS, INC.**



# Map



County Parcels



# Map



County Parcels



**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. 163 Lots  
\$244  
\$974.74
- Submit all documents to the City of Nampa, Planning and Zoning Dept. See submittal requirements on pages 8 & 9. \$250  
\$250  
\$160  
\$163  
\$2,041.74
- 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

**INFORMATION SHEET FOR**  
**CITY OF NAMPA SUBDIVISION SUBMITTALS**

**PRELIMINARY PLAT:**

1. **20 COPIES - PRELIMINARY PLAT**
2. **CD - ELECTRONIC COPY (AUTOCAD FORMAT) OF PRELIMINARY PLAT**
3. **3 COPIES - LANDSCAPING PLAN (INCORPORATING TREE PLANTING SPECIFICS AND PROPOSED FENCING DETAIL: 1) LOCATION; 2) MATERIAL & TYPE OF FENCE; 3) HEIGHT OF FENCE.**
4. **3 COPIES - FULL GEOTECHNICAL/SOILS REPORTS - TO BE SUBMITTED WITH PRELIMINARY PLAT: WITH FOUNDATION RECOMMENDATION**
5. **2 COPIES - STORM WATER REPORTS**
6. **4 COPIES - TRAFFIC IMPACT STUDY**
7. **2 COPIES - 11" X 17" COPY OF PRELIMINARY PLAT**
8. **1 COPY - 8 1/2" X 11" COPY OF PRELIMINARY PLAT**
9. **COPY OF WARRANTY DEED, PROOF OF OPTION, OR EARNEST MONEY AGREEMENT**
10. **LEGAL DESCRIPTION OF PLAT AREA AND CANYON COUNTY PARCEL ACCOUNT NUMBERS.**
11. **FEES:**
  - a. **PLANNING DEPARTMENT: Preliminary Plat submittal fees - \$244.00 plus \$5.98 per lot**
  - b. **PLANNING DEPARTMENT: Application fee for Planned Unit Development - If applicable - \$790.00**
  - c. **SEWER MODEL PRELIMINARY PLAT FEE - \$250.00**
  - d. **WATER MODEL PRELIMINARY PLAT FEE - \$250.00**
  - e. **FIRE DEPARTMENT: Preliminary Plat submittal fees - \$160.00 plus \$1.00 per lot (payable at Planning Department).**
  - f. **FIRE DEPARTMENT: Application fee for Planned Unit Development - if applicable - \$250.00 plus \$1.00 per lot.**
  - g. **SUBDIVISION PLAT EXTENSION: Preliminary plat - if applicable - \$53**

994.74  
244.00  
500.00  
160.00  
163.00

**ROUTING: TO PLANNING AND ZONING COMMISSION FOR APPROVAL AT PUBLIC HEARING. ALL INFORMATION TO BE SUBMITTED AT LEAST 60 DAYS PRIOR TO PUBLIC HEARING. WILL BE SCHEDULED ON P&Z AGENDA DEPENDENT ON DEADLINE DATE FOR PUBLIC HEARING AND WHETHER AGENDA SPACE STILL AVAILABLE.**

**REVISED PRELIMINARY PLAT SUBMITTAL**

1. **FOLLOWING APPROVAL OF PRELIMINARY PLAT BY THE PLANNING COMMISSION (OR CITY COUNCIL IF ACTING AS AN APPEAL BOARD)**
  - ❖ **SEVEN (7) FULL SIZE COPIES AND TWO (2) 8 1/2" X 11" COPIES OF THE REVISED PRELIMINARY PLAT SHALL BE SUBMITTED CONTAINING ALL REQUIRED MODIFICATIONS, REVISIONS AND CORRECTIONS. THE FINAL PLAT MAY THEN BE SUBMITTED AFTER APPROVAL OF THE REVISED PRELIMINARY PLAT.**

**Viper Investments, LLC**  
1977 E Overland Rd  
Meridian, ID 83642  
(208) 288-5560

WASHINGTON FEDERAL NATIONAL ASSOCIATION  
MERIDIAN OFFICE  
Meridian, Idaho 83642  
92-7008-3241

2/2/2016

PAY TO THE ORDER OF City of Nampa

\$ \*\*2,041.74

Two Thousand Forty-One and 74/100\*\*\*\*\* DOLLARS

City of Nampa  
224 11th Ave. S.  
Nampa, ID 83651

VOID After 90 Days

*Adrian L.*  
AUTHORIZED SIGNATURE

MEMO preliminary plat fee / Sonata Pointe

Security features. Details on back.

Viper Investments, LLC

City of Nampa  
Permits

preliminary plat fee / Sonata Pointe

2/2/2016

2,041.74

WASHINGTON FEDE preliminary plat fee / Sonata Pointe

2,041.74

**CITY OF NAMPA RECEIPT**

15901

DATE 2/8/16

RECEIVED FROM VIPER INVESTMENTS, LLC

ADDRESS 1977 E. OVERLAND RD

MERIDIAN 83642

DOLLARS \$ 2041.74

JOB ADDRESS 0" LONG STAR RD

SUBDIVISION SONATA SUB

WATER METER \_\_\_\_\_  
CAPACITY \_\_\_\_\_  
SERVICE LINE \_\_\_\_\_  
DISTRIBUTION \_\_\_\_\_  
MAINLINE \_\_\_\_\_

SEWER CAPACITY \_\_\_\_\_  
TRUNKLINE \_\_\_\_\_  
MAINLINE \_\_\_\_\_  
TV SEWER \_\_\_\_\_  
SEWER MODEL  WATER MODEL

IRRIGATION CAPACITY \_\_\_\_\_  
RISER \_\_\_\_\_  
MAINLINE \_\_\_\_\_  
INSPECTION FEES \_\_\_\_\_  
ROW PERMITS  NFD

PLATS & ZONING PRELIMINARY 163  
FINAL \_\_\_\_\_

APPLICATION P.P. FEES

CASH

CHECK  # 5689

SIGNATURE [Signature]

City of Nampa  
Engineering Division  
411 3rd St. South  
Nampa, ID 83651  
208-468-5458

02/08/2016 17:02  
Receipt No. 01874317

Final Plat		2,041.74
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Total		2,041.74
Check	5689	2,041.74
Change		0.00

Customer #: 000000