

City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org



Mayor:
Chad Bell

Council:
Kevin Nielsen
Trevor Chadwick
Michael Keyes
David Hershey



June 8, 2018

**CITY OF STAR
NOTICE OF PUBLIC HEARING**

Dear Agency Representative:

You have been identified as an agency having jurisdiction on the following matter, which will come before the Star City Council on **July 17, 2018**, at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

Application: File #PP-18-02 Preliminary Plat for the American Star Subdivision

Owner: CT Real Estate LLC, 1199 W. Oakhampton Drive, Eagle, Idaho 83616.

Representative: JUB Engineering, 250 S. Beechwood Ave., Ste. 201, Boise, ID 83709.

Action: The Applicant is seeking approval of a Preliminary Plat of 79.85 acres. The Applicant is proposing a 268 unit subdivision with 240 residential lots and 28 common lots. The property is zoned Residential (R3) and has previously been annexed into the City.

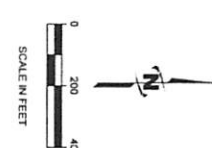
Property Location: The subject property is generally located at the southeast corner of Plummer and Floating Feather Roads in Star, Idaho. Ada County Parcel # S0409223003.

Information/Comments: Additional materials are available for review at Star City Hall. Please submit any comments on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669. If no response is received by 2:00 pm the day of the hearing, your agency's response will be documented as "No Comment". For further information, please call 208-286-7247.

Cathy Ward
City Clerk



PRELIMINARY PLAT FOR
AMERICAN STAR SUBDIVISION
 SITUATED IN WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9,
 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
 STAR, IDAHO
 2018



BOUNDARY LEGEND

- Subdivision Boundary Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Property Corner



- NOTES:**
1. CORNER AND SPOT ELEVATION DATA IS REFERENCED TO NAVD 83 DATA.
 2. ALL LOTS ARE TO BE CONVEYED BY A PLAT OF SUBDIVISION TO BE FILED WITH THE COUNTY CLERK OF BOISE COUNTY, IDAHO.
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LEGEND

EXISTING	PROPOSED
SWANNEY SEWER LINE	SWANNEY SEWER LINE
WATER DISTRIBUTION PIPE	WATER DISTRIBUTION PIPE
PRESSURE IRRIGATION LINE	PRESSURE IRRIGATION LINE
STORM DRAIN LINE	STORM DRAIN LINE
CENTERLINE	CENTERLINE
LOT LINE	LOT LINE
6" VERTICAL CURB & CUTTER	6" VERTICAL CURB & CUTTER
MOULDED CURB & CUTTER	MOULDED CURB & CUTTER
SEWER MANHOLE	SEWER MANHOLE
IRREGULAR MANHOLE	IRREGULAR MANHOLE
STREET LIGHT	STREET LIGHT
TRIPLE DECKER	TRIPLE DECKER
EDGE OF PARADISE	EDGE OF PARADISE
ENCE LINE	ENCE LINE
FIRE HYDRANT	FIRE HYDRANT
5" CONDUIT LINE	5" CONDUIT LINE
1" CONDUIT LINE	1" CONDUIT LINE

LAND USE SUMMARY

TOTAL AREA	78.83 AC
RESIDENTIAL LOTS	240 LOTS
COMMON AREA	18.29 AC (22.8%)
QUARTER OPEN SPACE	17.28 AC (21.9%)
SMALLEST LOT	5,429 S.F.
EXISTING ZONE	R-3

LAND SURVEYOR
 JACQUEE BRINER, P.L.L.C.
 240 S. BEECHWOOD AVE.
 BOISE, ID 83709
 208-376-7330

CIVIL ENGINEER
 JUB ENGINEERS, INC.
 SUITE 201
 250 S. BEECHWOOD AVE.
 BOISE, ID 83709
 208-376-7330

AMERICAN STAR SUBDIVISION
STAR, IDAHO

PRELIMINARY PLAT
 BOUNDARY AND PROJECT INFORMATION

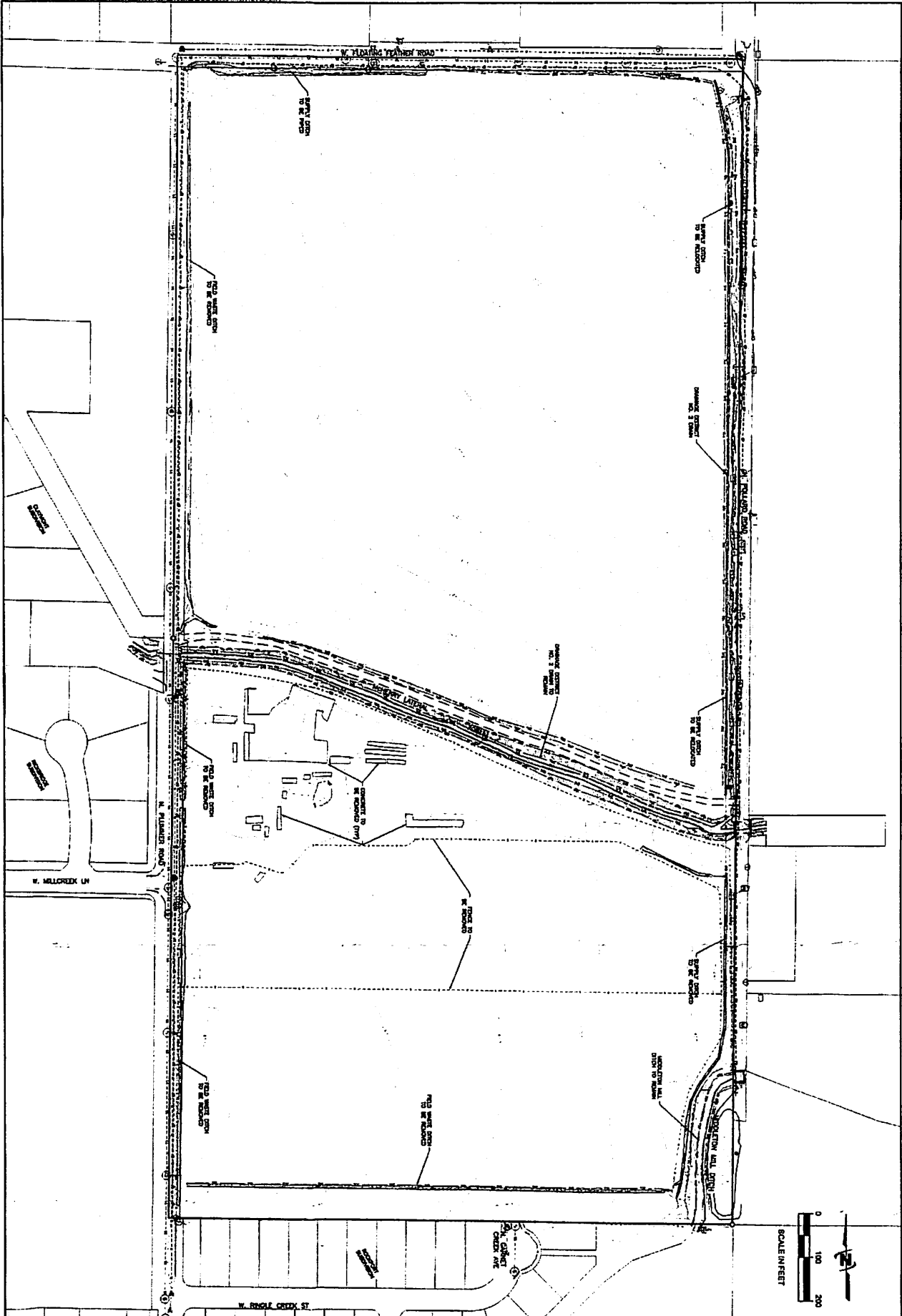
JUB ENGINEERS, INC.
 250 S. Beechwood Ave.
 Suite 201
 Boise, ID 83709-0944
 Phone: 208.376.7330
 www.jub.com

NOT FOR CONSTRUCTION

1249

STAR, IDAHO

PP-01



PP-02

PROJECT NUMBER	12449
SHEET NUMBER	PP-02
DATE	6/1/2016
BY	DAVID E. BROWN
CHECKED BY	DAVID E. BROWN
APPROVED BY	DAVID E. BROWN
SCALE	AS SHOWN
PROJECT NAME	AMERICAN STAR SUBDIVISION
PROJECT ADDRESS	250 S. BEECHWOOD AVE. BOISE, ID

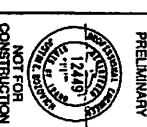
**AMERICAN STAR SUBDIVISION
 STAR, IDAHO**

**PRELIMINARY PLAT
 EXISTING CONDITIONS**

THIS DOCUMENT, AND THE PROJECT IT REPRESENTS, IS THE PROPERTY OF JUB ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF JUB ENGINEERS, INC.

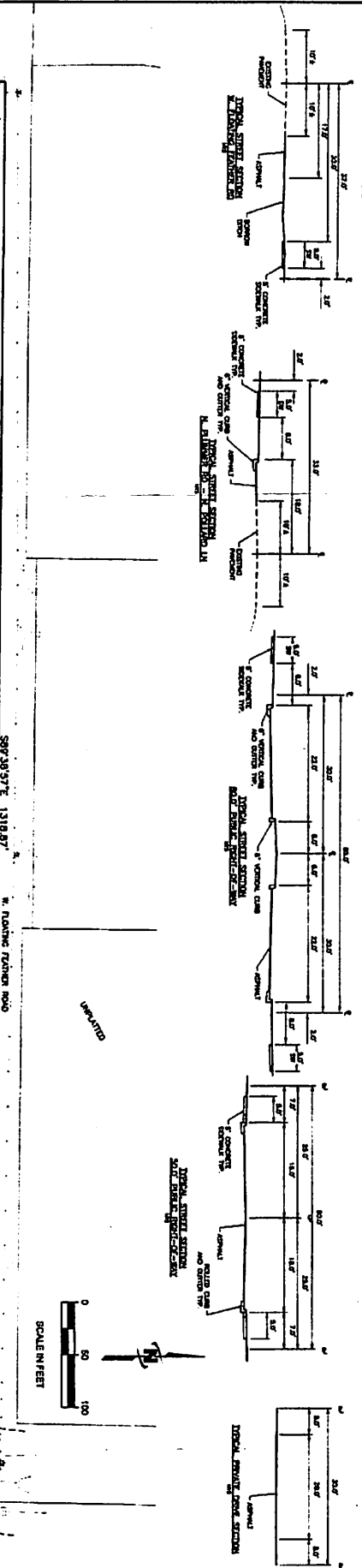
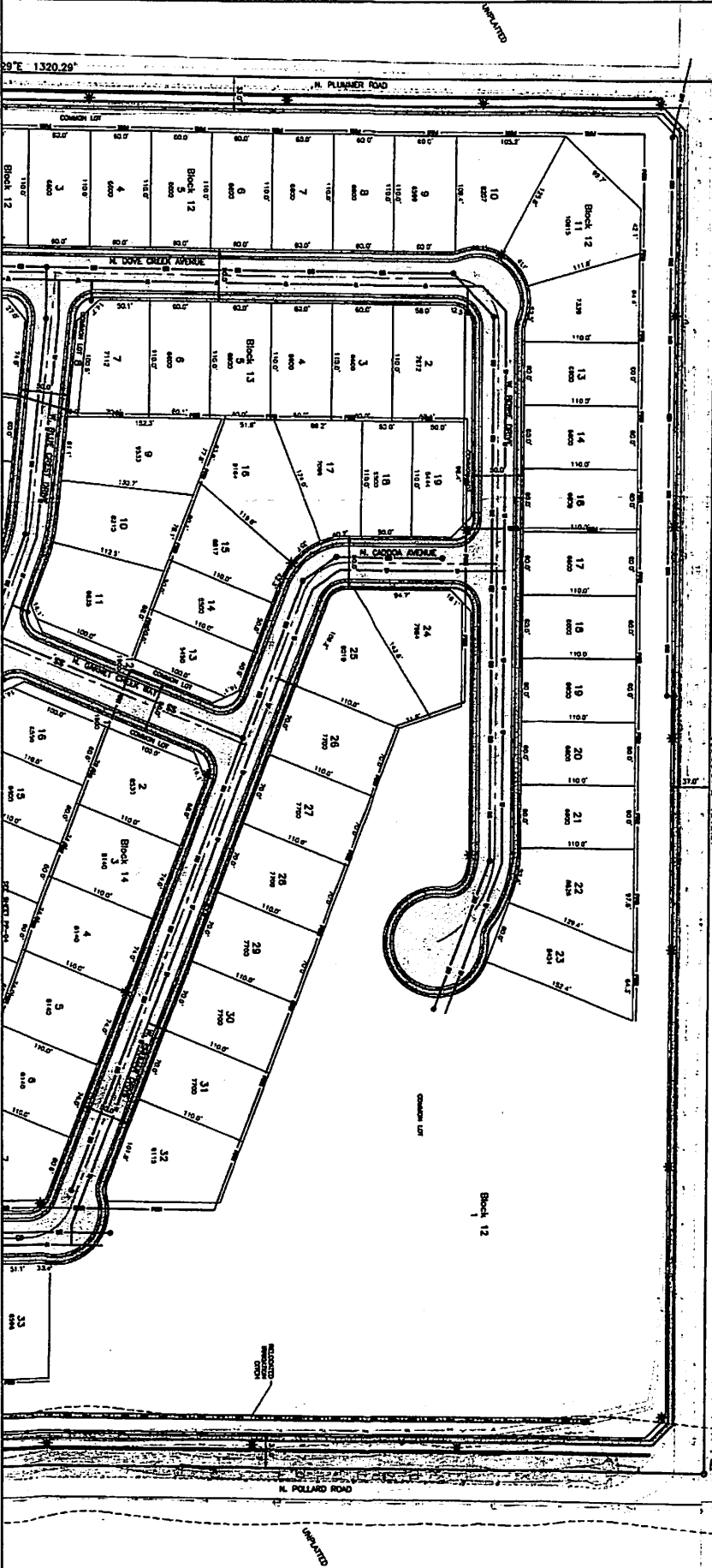
12449

NOT FOR CONSTRUCTION



J-U-B ENGINEERS, INC.
 250 S. Beechwood Ave.
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JUB ENGINEERS, INC.



**AMERICAN STAR SUBDIVISION
 STAR, IDAHO**

PRELIMINARY PLAT
 PROPOSED CONDITIONS

PP-05

NOT FOR CONSTRUCTION

JUB ENGINEERS, INC.
 12419
 1177

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