



TRANSMITTAL DATE: February 1, 2019

PLANNING AND ZONING COMMISSION MEETING DATE: March 18, 2019

APPLICATION NUMBER: RZ-10-07 MOD/CU-01-19/PPUD-01-19/PP-01-19

PROJECT DESCRIPTION: Belvoir Estates Subdivision

APPLICANT:

Toll Southwest, LLC
3123 West Sheryl Drive, Suite 100
Meridian, Idaho 83642
208-424-0020
Email: acapell@tollbrothers.com

REPRESENTATIVE:

Engineering Solutions – Becky McKay
1029 North Rosario Street, Suite 100
Meridian, Idaho 83642
208-938-0980
Email: es-beckym@qwestoffice.net

SUBJECT: RZ-10-07 MOD/CU-01-19/PPUD-01-19/PP-01-19 – Belvoir Estates Subdivision – Toll Southwest, LLC:

Toll Southwest, LLC, represented by Becky McKay with Engineering Solutions, is requesting a development agreement modification, conditional use permit, preliminary development plan, and preliminary plat approvals for Belvoir Estates Subdivision, a 972-lot (913-residential, 57-common, 1-city park site, and 1-elementary school site) residential planned unit development. The 372.30-acre site is located at the southeast corner of West Beacon Light Road and North Palmer Lane between West Beacon Light Road and West Floating Feather Road. A portion of the property is located on the west side of North Palmer Lane at the northwest corner of West Floating Feather Road and North Palmer Lane.

STAFF CONTACT: Michael Williams, CFM Planner III mwilliams@cityofeagle.org

The City of Eagle is reviewing the above mentioned application. If you have any comments on the proposed development please notify the City of Eagle in writing within 15 days of the transmittal date noted above. If no response is received, you will be considered as having no specific concerns regarding this item.

TRANSMITTED TO:

Ada County Assessor
Ada County Development Services - Attn: **Jason Boal**
Ada County Highway District - Attn: **Planning Review**
Andeavor
Ballentyne Ditch Company - Attn: **S. Bryce Farris**
Ballentyne West Lateral User's Assoc. - **Tim Fease**
Boise River Flood Control District No. 10
Boise School District - Attn: **Lanette Daw**
Cable One
Central District Health Department
CenturyLink – Attn: **Leo Arteaga**
City of Eagle Park, Pathway & Recreation
City of Eagle Trails Coordinator - Attn: **Steve Noyes**
City of Eagle Police (ACSO) - Attn: **Chief Patrick Calley**
City of Eagle Water Dept. - Attn: **Ken Acuff**
COMPASS
DEQ - Attn: **Alicia Martin**
Drainage District #2 - Attn: **S. Bryce Farris**
Eagle Historic Preservation Commission
Eagle Fire Department - Attn: **Scott Buck**
Eagle Water Co.
Eagle Sewer District - Attn: **Lynn Moser**

Farmers Union Ditch Co. Inc. - Attn: **Jerry A. Kiser**
Idaho Dept. of Fish & Game - Southwest Region
Idaho Department of Lands
Idaho Power - Attn: **Blake Watson**
ITD - Attn: **Ken Couch**
Land Trust of the Treasure Valley - Attn: **Eric Grace**
Meridian Fire Department - Attn: **Joe Bongiorno**
Middleton Irrigation Ditch Company - Attn: **S. Bryce Farris**
Middleton Mill Ditch Company - Attn: **S. Bryce Farris**
New Dry Creek Ditch Co. - Attn: **Ron Sedlacek**
New Union Ditch Co. - Attn: **Gary Heikes**
Republic Services - Attn: **Richard Scott and Gary Packwood**
Settler's Irrigation - Attn: **S. Bryce Farris**
Star Fire District - Attn: **Greg Timinsky**
United States Army Corps of Engineers
Suez - Attn: **Cathy Cooper**
United States Postal Service - Attn: **Ronald Saenz**
Valley Regional Transit
West Ada School District - Attn: **Joe Yochum**



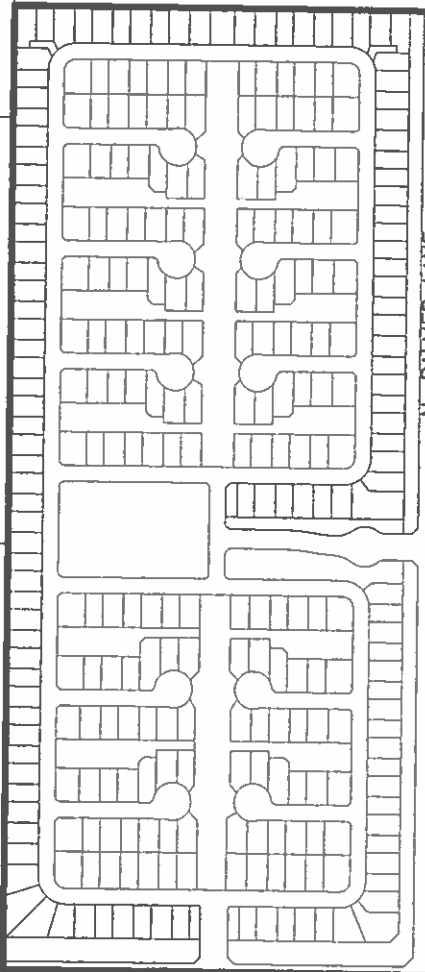
RECEIVED & FILED
CITY OF EAGLE

JAN 22 2019

W. BEACON LIGHT ROAD

N. HARTLEY LANE

File: _____
Route to: _____



N. PALMER LANE

W. FLOATING FEATHER ROAD

N. PALMER LANE

W. FLOATING FEATHER ROAD

BELVOIR ESTATES SUBDIVISION

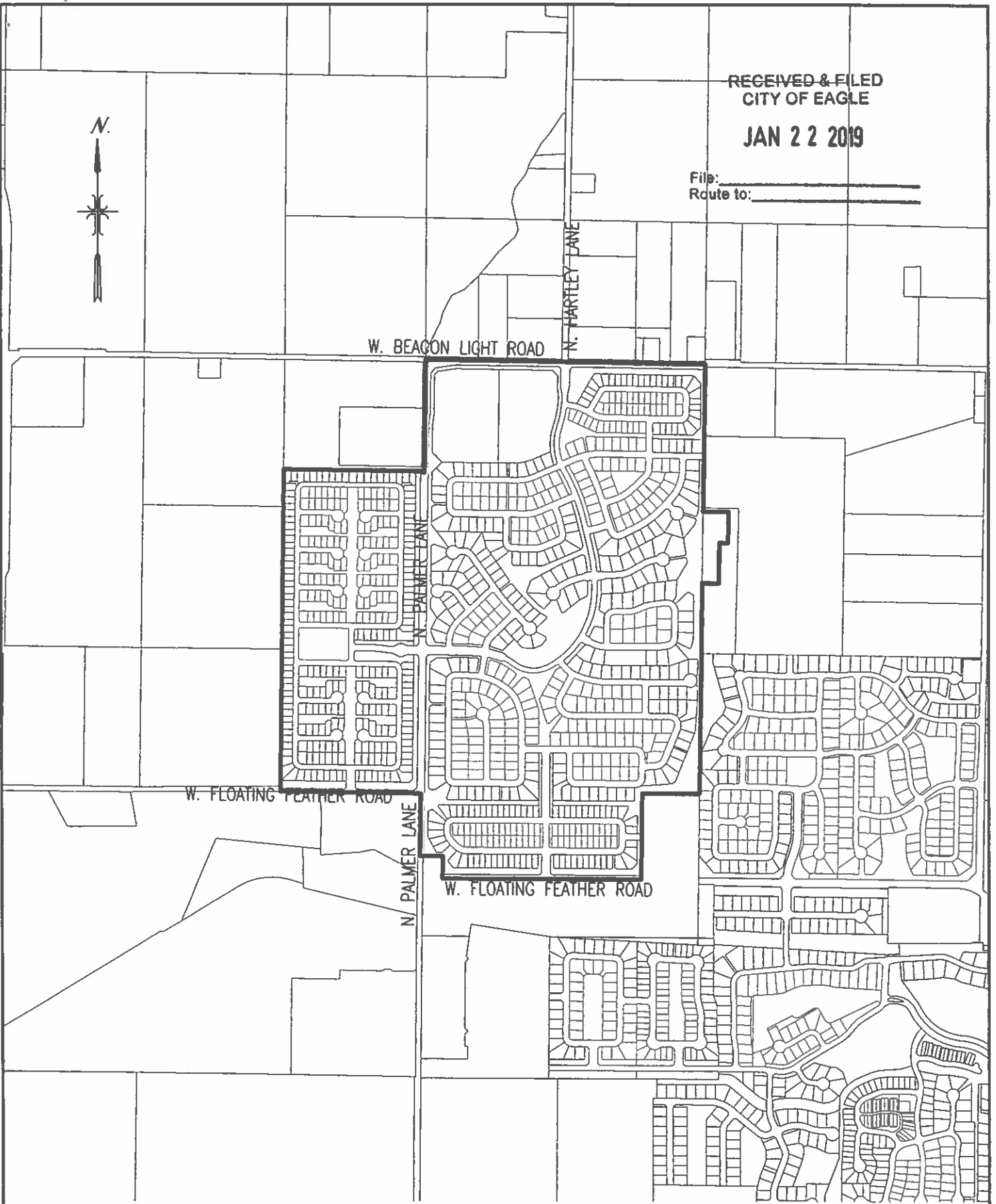
1" = 600'

LOCATED IN SECTION 3, AND THE NW 1/4 OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., EAGLE, ADA COUNTY, IDAHO

RECEIVED & FILED
CITY OF EAGLE

JAN 22 2019

File: _____
Route to: _____



BELVOIR ESTATES SUBDIVISION

1" = 1,200'

LOCATED IN SECTION 3, AND THE NW 1/4 OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., EAGLE, ADA COUNTY, IDAHO

Belvoir Estates Subdivision Aerial Map

RECEIVED & FILED
CITY OF EAGLE

JAN 22 2019

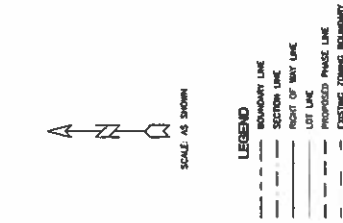
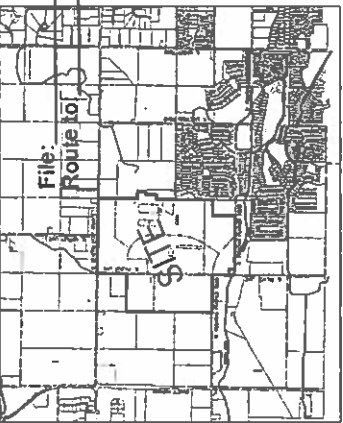


JAN 22 2019

File:
Route to:



JAN 22 2019



LEGEND

- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PROPOSED PAVEMENT LINE
- EXISTING ZONING BOUNDARY

SCALE AS SHOWN

0 100 200 300 400 500
SCALE IN FEET

FILE: Route 10

DEVELOPER: TOLA SOUMERAI LLC
1029 N. ROSARIO ST., STE. 100
MOUNTAIN VIEW, CO 80501
PH: (303) 441-8888 FAX: (303) 441-8888

PLANNER/CONTACT: BECKT MURRAY
1105 N. ROSARIO ST., STE. 100
MOUNTAIN VIEW, CO 80501
PH: (303) 441-8888 FAX: (303) 441-8888

OWNER: WESTERN CATTLE RENTALS
5622 CATTLE RENTALS
MOUNTAIN VIEW, CO 80501
PH: (303) 441-8888 FAX: (303) 441-8888

PROJECT: PRELIMINARY SITE PLAN-VICINITY MAP
1029 N. ROSARIO ST., STE. 100
MOUNTAIN VIEW, CO 80501
PH: (303) 441-8888 FAX: (303) 441-8888

NOTES

1. SHOWN SITE SERVICE TO BE PROVIDED BY CITY OF EAGLE.
2. DRAINAGE TO BE PROVIDED BY CITY OF EAGLE.
3. THE DEVELOPER OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE'S SUBDIVISION MAP ACT AND THE CITY OF EAGLE'S SUBDIVISION MAP ACT REGULATIONS.
4. THE DEVELOPER OF THIS PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF EAGLE AND THE COLORADO DEPARTMENT OF REVENUE.
5. ALL UTILITIES SHALL BE DEPTH ENGINEERED AS SHOWN ON THIS PLAN.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF EAGLE AND THE COLORADO DEPARTMENT OF REVENUE.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF EAGLE AND THE COLORADO DEPARTMENT OF REVENUE.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF EAGLE AND THE COLORADO DEPARTMENT OF REVENUE.
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10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF EAGLE AND THE COLORADO DEPARTMENT OF REVENUE.

SITE DATA

SITE AREA: 172.30 AC.
RESIDENTIAL LOTS: 312
GROSS DENSITY: 2.49 DU/AC
(INCLUDES FUTURE RESIDENTIAL LOTS)
NET DENSITY: 4.53 DU/AC
AVERAGE LOT SIZE: 9,699.9 SF
COMMON LOTS: 52
COMMON PRIVATE ROADS: 3
WEST ADA SCHOOL DISTRICT LOTS: 1
TOTAL LOTS: 972

RESIDENTIAL AREA: 201.42 AC.
COMMON AREA: 68.91 AC.
RIGHT-OF-WAY: 61.22 AC.
PRIVATE ROADS: 17.48 AC.
SCHOOL LOT: 10.09 AC.
CITY PARK LOT: 1.09 AC.
COMMON PRIVATE ROAD: 1.09 AC.
EXISTING ZONING: M-10, R-4-DA, R-2-DA

TYPICAL LOCAL STREET SECTION SEPARATED SW - 60' RIGHT-OF-WAY

TYPICAL PRIVATE STREET SECTION ATTACHED SW - 50'

N. PALMER LANE STREET SECTION SEPARATED SW - 70' RIGHT-OF-WAY

DETACHED ASPHALT PATH SECTION

GRAVEL NATURAL TRAIL SECTION

ENGINEERING SOLUTIONS

1029 N. ROSARIO ST., STE. 100
MOUNTAIN VIEW, CO 80501
PH: (303) 441-8888 FAX: (303) 441-8888

PRELIMINARY SITE PLAN-VICINITY MAP

1029 N. ROSARIO ST. AND THE NW 1/4 OF SECTION 2,
TOWNSHIP 4 NORTH RANGE 1 WEST 94
EAGLE, COLORADO, 80501

SCALE AS SHOWN

0 100 200 300 400 500
SCALE IN FEET

TITLE

PRELIMINARY SITE PLAN-VICINITY MAP
SHEET 1 OF 7
PROJECT NO. 180501

DATE: 01/15/19

FILE: Route 10

DEVELOPER: TOLA SOUMERAI LLC
1029 N. ROSARIO ST., STE. 100
MOUNTAIN VIEW, CO 80501
PH: (303) 441-8888 FAX: (303) 441-8888

PLANNER/CONTACT: BECKT MURRAY
1105 N. ROSARIO ST., STE. 100
MOUNTAIN VIEW, CO 80501
PH: (303) 441-8888 FAX: (303) 441-8888

OWNER: WESTERN CATTLE RENTALS
5622 CATTLE RENTALS
MOUNTAIN VIEW, CO 80501
PH: (303) 441-8888 FAX: (303) 441-8888

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1029 N. ROSARIO ST., STE. 100
MOUNTAIN VIEW, CO 80501
PH: (303) 441-8888 FAX: (303) 441-8888

SCALE AS SHOWN

0 100 200 300 400 500
SCALE IN FEET

TITLE

PRELIMINARY SITE PLAN-VICINITY MAP
SHEET 1 OF 7
PROJECT NO. 180501

DATE: 01/15/19

FILE: Route 10

DEVELOPER: TOLA SOUMERAI LLC
1029 N. ROSARIO ST., STE. 100
MOUNTAIN VIEW, CO 80501
PH: (303) 441-8888 FAX: (303) 441-8888

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SCALE AS SHOWN

0 100 200 300 400 500
SCALE IN FEET

TITLE

PRELIMINARY SITE PLAN-VICINITY MAP
SHEET 1 OF 7
PROJECT NO. 180501

DATE: 01/15/19

FILE: Route 10

DEVELOPER: TOLA SOUMERAI LLC
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PH: (303) 441-8888 FAX: (303) 441-8888

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MOUNTAIN VIEW, CO 80501
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PH: (303) 441-8888 FAX: (303) 441-8888

SCALE AS SHOWN

0 100 200 300 400 500
SCALE IN FEET

TITLE

PRELIMINARY SITE PLAN-VICINITY MAP
SHEET 1 OF 7
PROJECT NO. 180501

DATE: 01/15/19

FILE: Route 10

DEVELOPER: TOLA SOUMERAI LLC
1029 N. ROSARIO ST., STE. 100
MOUNTAIN VIEW, CO 80501
PH: (303) 441-8888 FAX: (303) 441-8888

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1105 N. ROSARIO ST., STE. 100
MOUNTAIN VIEW, CO 80501
PH: (303) 441-8888 FAX: (303) 441-8888

OWNER: WESTERN CATTLE RENTALS
5622 CATTLE RENTALS
MOUNTAIN VIEW, CO 80501
PH: (303) 441-8888 FAX: (303) 441-8888

PROJECT: PRELIMINARY SITE PLAN-VICINITY MAP
1029 N. ROSARIO ST., STE. 100
MOUNTAIN VIEW, CO 80501
PH: (303) 441-8888 FAX: (303) 441-8888

SCALE AS SHOWN

0 100 200 300 400 500
SCALE IN FEET

PRE-PUD2
SHEET 3 OF 7

DATE: 11-10-07
DRAWN: 01/13/19
NO. 1005010

BEYONR ESTATES SUBDIVISION
PRELIMINARY PLAT / PUD
10279 N. ROSARIO ST. STE. 100
REDFORD, CA 94541
PLANNING CODE: R2-DA
EVAL. FOR COUNTY: 03/03

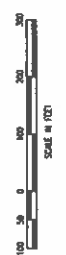
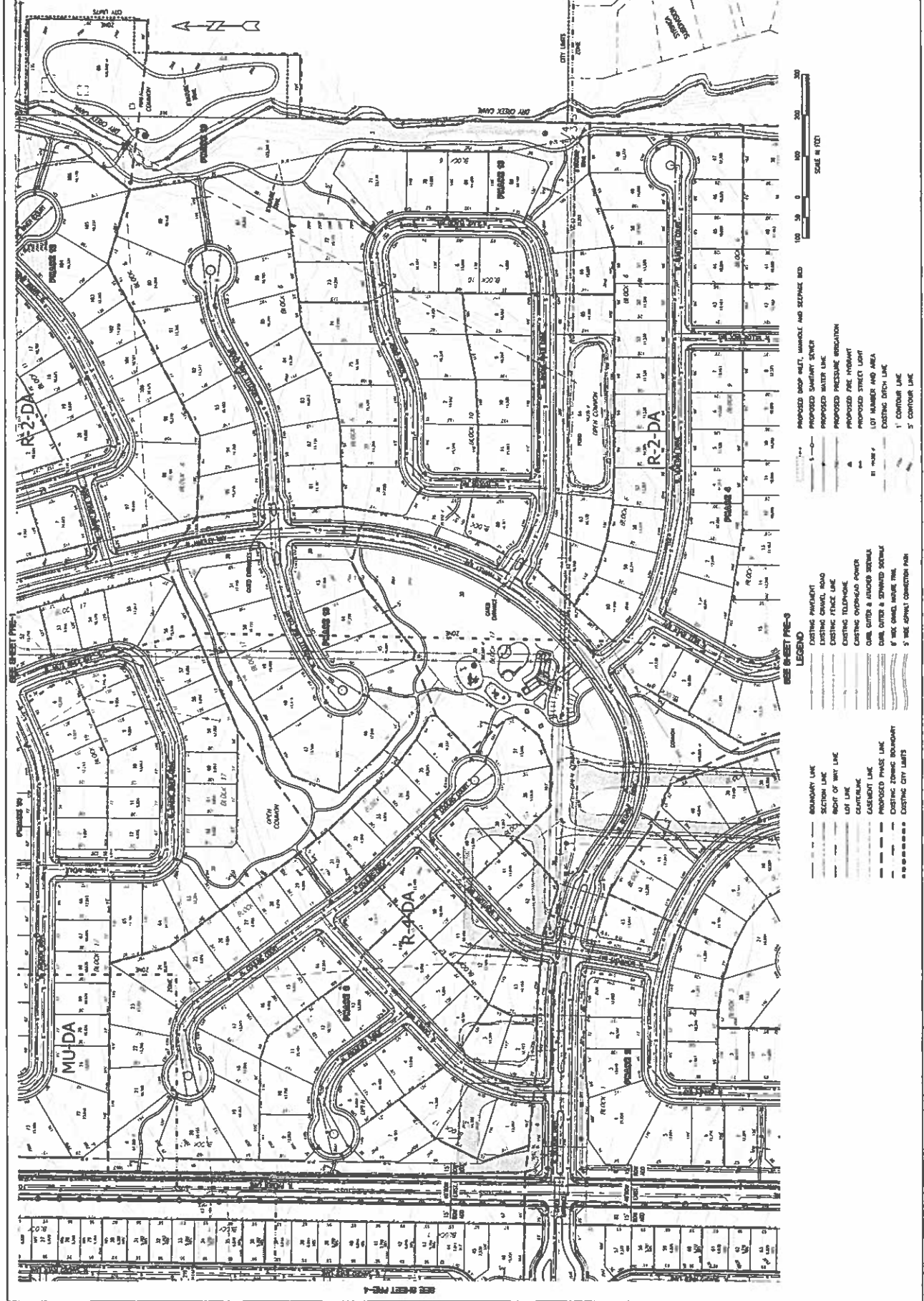
ENGINEERING SOLUTIONS
INCORPORATED
10279 N. ROSARIO ST. STE. 100
REDFORD, CA 94541
TEL: (925) 238-0900 FAX: (925) 238-0911
WWW.ESOLUTIONS.COM



PLANNER/CONTACT
BCEBY MCKAY
1109 N. REDWOOD ST. STE. 100
REDFORD, CA 94541
TEL: (925) 238-0900
FAX: (925) 238-0911

DEVELOPER
TOLK SOLUTIONS LLC
1101 N. REDWOOD ST. STE. 100
REDFORD, CA 94541
TEL: (925) 238-0900
FAX: (925) 238-0911

OWNERS OF RECORD
MOMY ESTATE 413 LLC
5442 CAULE HILL RD
DUBLIN, CA 94568
TEL: (925) 232-2827
FAX: (925) 232-2827



- LEGEND**
- PROPOSED IMPROVEMENT
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER LINE
 - PROPOSED PRESSURE REGULATION
 - PROPOSED FIRE HYDRANT
 - PROPOSED STREET LIGHT
 - LOT NUMBER AND AREA
 - EXISTING DITCH LINE
 - 1' CONTOUR LINE
 - 5' CONTOUR LINE

- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - RIGHT OF WAY LINE
 - LOT LINE
 - EASEMENT LINE
 - CASEMENT LINE
 - PROPOSED PHASE LINE
 - EXISTING ZONING BOUNDARY
 - EXISTING CITY LIMITS

SEE SHEET PRE-3
SEE SHEET PRE-4

OWNERS OF RECORD
 NORTH EAST 413 LLC
 5683 CALLE REAL 2554
 SOUTH OAK, CA 92117
 Phone (951) 261-2822

DEVELOPER
 TOLL SCHEMERS LLC
 1913 W. SHORE DRIVE, SUITE 100
 IRVINE, CA 92614
 Phone (949) 441-8833

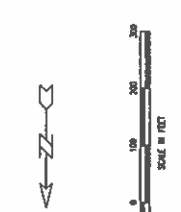
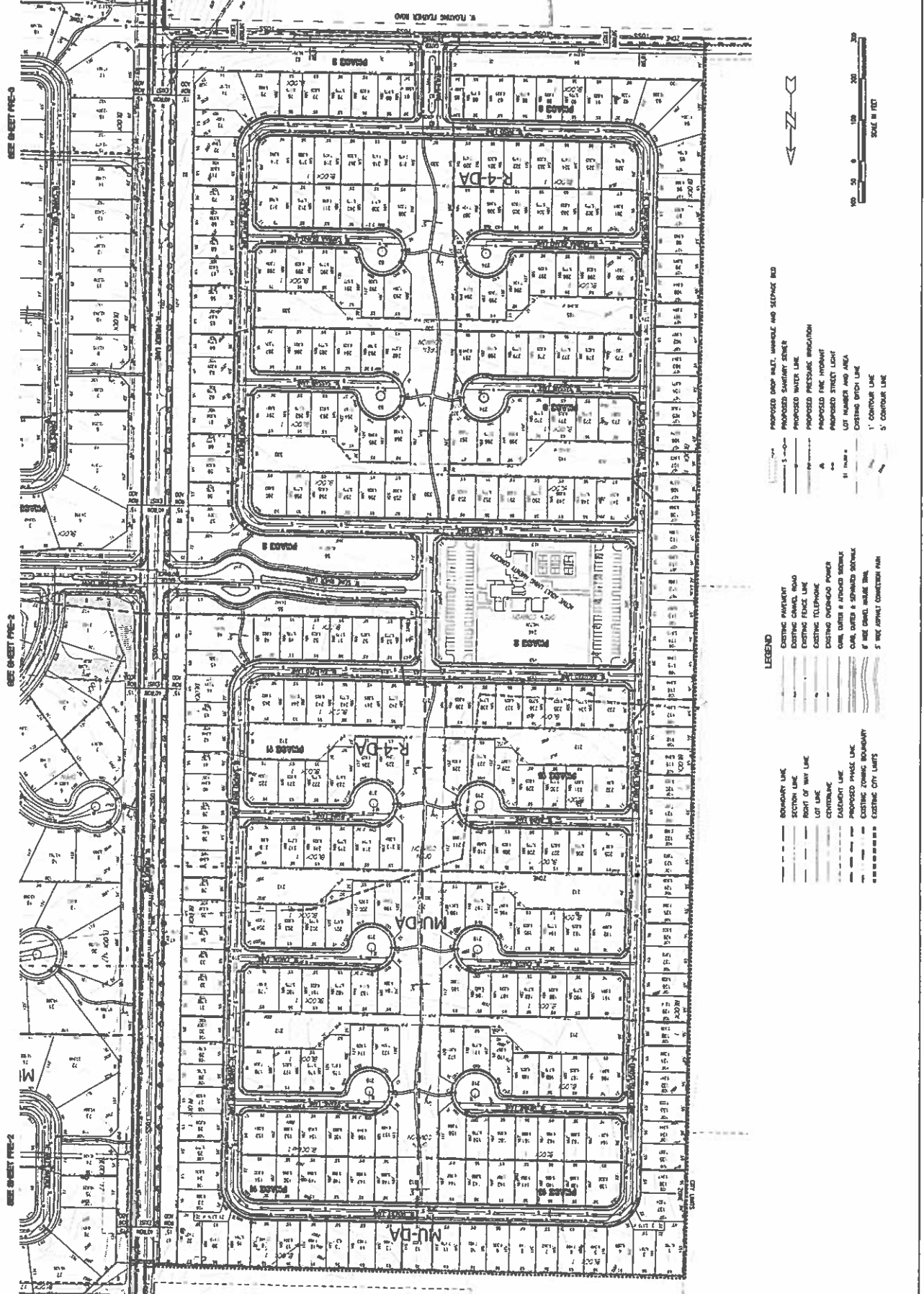
PLANNER / CONTACT
 BECKY BARKAY
 1079 N. ROSARIO ST., STE. 100
 IRVINE, CA 92614
 Phone (949) 838-0941



ENGINEERING SOLUTIONS
 1029 N. ROSARIO ST., STE. 100
 IRVINE, CA 92614
 Phone (949) 838-0941 / Fax (949) 838-0941

BEYLOIR ESTATES SUBDIVISION
 PRELIMINARY PLAT / PUD
 (ACTIVE ADULT LIVING)
 LOCATED IN SECTION 1 AND 24 OF SECTION 2,
 TOWNSHIP 4 NORTH RANGE 1 WEST, S.B. 1
 EAST, LOS ANGELES COUNTY, CALIF.

SCALE 1"=100'
 DATE 01/13/19 BY
 PROJ NO. 1800501
 SHEET 5 OF 7
 PRE-PUDA



- LEGEND
- BOUNDARY LINE
 - SECTION LINE
 - RIGHT OF WAY LINE
 - EXISTING FENCE LINE
 - LOT LINE
 - CENTERLINE
 - EASEMENT LINE
 - PROPOSED PHASE LINE
 - EXISTING PHASE LINE
 - EXISTING ZONING BOUNDARY
 - EXISTING CITY LIMITS
- PROPOSED DRAIN, MANHOLE AND SEWER BED
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER LINE
 - PROPOSED PRESSURIC IRRIGATION
 - PROPOSED FIRE HYDRANT
 - PROPOSED STREET LIGHT
 - LOT NUMBER AND AREA
 - EXISTING WITCH LINE
 - 1' CONTOUR LINE
 - 5' CONTOUR LINE

- EXISTING PAVEMENT
- EXISTING CANAL, ROAD
- EXISTING FENCE LINE
- EXISTING TELEPHONE
- EXISTING OVERHEAD POWER
- CABLE, CABLE & ATTACHED SERVICE
- CABLE, CABLE & ATTACHED SERVICE
- EXISTING PHASE LINE
- EXISTING ZONING BOUNDARY
- EXISTING CITY LIMITS



PRE-PUD6
SHEET 7 OF 7
DATE: 07/15/19

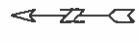
BELOIR ESTATES SUBDIVISION
DIMENSIONAL PLAN / PUD
PRELIMINARY STANDARDS
LOCATED IN SECTION 3 AND 24E AND 1/4 OF SECTION 2,
TOWNSHIP 3 NORTH RANGE 1 WEST, B.M.
GALLI, SAN JOAQUIN COUNTY, CALIF.

ENGINEERING SOLUTIONS
1029 N. ROSARIO ST., STE. 100
MORAGA, CA 94556
PHONE (925) 438-0880 FAX (925) 438-0941

PLANNER / CONTRACT
BECKY MCKAY
1029 N. ROSARIO ST., STE. 100
MORAGA, CA 94556
PHONE (925) 438-0880 FAX (925) 438-0941

DEVELOPER
TOLA SOUTHWEST LLC
3103 W. SHAWNEE DR., SUITE 100
MORAGA, CA 94556
PHONE (925) 431-0200 FAX (925) 431-0210

OWNERS OF RECORD
NORTH STATE 415 LLC
5483 CALLE RICAL #204
COLTON, CA 95317
PHONE (925) 262-2823



LEGEND

- ACTIVE ADJACENT LOTS** - SEE S.S. 100-1100
Minimum Lot Size: 500
Maximum Lot Coverage: 50%
Minimum Lot Width: 30'
Setbacks:
Front: 30' Garage
15' Living Space
Rear: 15' w/ 5' of rear yard
Side: 5' w/ 5' of rear yard
Street Side: 20'
- GENERAL LOTS** - SEE S.S. 100-1100
Minimum Lot Size: 500
Maximum Lot Coverage: 50%
Minimum Lot Width: 30'
Setbacks:
Front: 20' Garage
15' Living Space
Rear: 15'
Side: 5'
Street Side: 20'
- WOODLAND LOTS** - SEE S.S. 100-1100
Minimum Lot Size: 17,500
Maximum Lot Coverage: 40%
Minimum Lot Width: 75'
Setbacks:
Front: 25' Garage
20' Living Space
Rear: 20'
Side: 20' (1st Story + 2.5' 2nd Story)
Street Side: 20'
- WOODLAND LOTS** - SEE S.S. 100-1100
Minimum Lot Size: 10,000
Maximum Lot Coverage: 40%
Minimum Lot Width: 50'
Setbacks:
Front: 30' Garage
20' Living Space
Rear: 20'
Side: 20'
Street Side: 20'
- CONDOMINIUM LOTS** - SEE S.S. 100-1100
Minimum Lot Size: 10,000
Maximum Lot Coverage: 40%
Minimum Lot Width: 50'
Setbacks:
Front: 25' Garage
20' Living Space
Rear: 20'
Side: 5' (1st Story + 2.5' 2nd Story)
Street Side: 20'

