



Mayor Tammy de Weerd

City Council Members:

Keith Bird
Luke Cavener
Ty Palmer

Joe Borton
Genesis Milam
Anne Little Roberts

TRANSMITTALS TO AGENCIES FOR COMMENTS ON
DEVELOPMENT PROJECTS WITH THE CITY OF MERIDIAN

To ensure that your comments and recommendations will be considered by
the Meridian Planning and Zoning Commission please submit your
comments and recommendations to Meridian City Hall

Attn: C.Jay Coles, City Clerk, by:

May 25, 2017

Transmittal Date: May 2, 2017

File No.: H-2017-0055

Hearing Date: June 1, 2017

Request: Public Hearing - Preliminary Plat approval consisting of 60 single
family residential lots and 7 common lots on approximately 18.99 acres
in the R-4 zoning district for Burlingame Subdivision

By: Mason & Stanfield, Inc.

Location of Property or Project: near the NEC of W. Cherry Lane and N. Black Cat Road

- Ryan Fitzgerald (No FP)
- Gregory Wilson (No FP)
- Steven Yearsley (No FP)
- Treg Bernt (No FP)
- Rhonda McCarvel (No FP)
- Bill Cassinelli (No FP)
- Jessica Perreault (No FP)
- Tammy de Weerd, Mayor
- City Council
- Sanitary Services
- Building Department
- Fire Department
- Police Department
- City Attorney
- City Public Works
- City Planner
- Parks Department
- Economic Dev.

- Meridian School District
- Meridian Post Office
- Ada County Highway District
- Ada County Development Services
- Central District Health
- COMPASS
- Nampa Meridian Irrig. District
- Settlers Irrig. District
- Idaho Power Company
- Qwest
- Intermountain Gas Co.
- Idaho Transportation Dept.
- Ada County Ass. Land Records
- Downtown Projects:
- Meridian Development Corp.
- Historical Preservation Comm.
- South of RR / SW Meridian:
- NW Pipeline
- New York Irrigation District
- Boise-Kuna Irrigation District
- Boise Project Board of Control/Tim Page

Hearing Date: June 1, 2017

File No.: H-2017-0055

Project Name: Burlingame Subdivision

Request: (PP): Request for a preliminary plat consisting of sixty (60) single family residential lots and seven (7) common lots on approximately 18.99 acres in the R-4 zoning district.

(MDA): Request to modify the recorded development agreement (Inst. #106151230) for the purpose of updating certain sections of the DA to reflect the design changes to the proposed Burlingame Subdivision.

Location: The site is located at near the northeast corner of W. Cherry Lane and N. Black Cat Road in the SW $\frac{1}{4}$ of Section 4, Township 3N., Range 1W.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:

Project name: Burlingame Sub
 File number(s): H-2017-0055
 Assigned Planner: Josh Beach Related files: _____

Type of Review Requested (check all that apply)

- Accessory Use
- Administrative Design Review
- Alternative Compliance
- Annexation and Zoning
- Certificate of Zoning Compliance
- City Council Review
- Comprehensive Plan Map Amendment
- Comprehensive Plan Text Amendment
- Conditional Use Permit
- Conditional Use Modification
Director/Commission (circle one)
- Development Agreement Modification
- Final Plat
- Final Plat Modification
- Planned Unit Development
- Preliminary Plat
- Private Street
- Property Boundary Adjustment
- Rezone
- Short Plat
- Time Extension:
Director/ Commission/Council (circle one)
- UDC Text Amendment
- Vacation:
Director/ Council (circle one)
- Variance
- Other _____

Applicant Information

Applicant name: Mason & Stanfield, Inc Phone: (208) 454-0256
 Applicant address: 826 3rd St. South Email: wmason@mseng.us
 City: Nampa State: ID Zip: 83651

Applicant's interest in property: Own Rent Optioned Other Engineer
 Owner name: Yuriy Mukha Phone: (415) 716-6664
 Owner address: 5504 N. Semta Hills Ave. Email: _____
 City: Meridian State: ID Zip: 83646

Agent/Contact name (e.g., architect, engineer, developer, representative): William Mason
 Firm name: Mason & Stanfield, Inc Phone: (208) 454-0256
 Agent address: 826 3rd St. South Email: wmason@mseng.us
 City: Nampa State: ID Zip: 83651

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 1947 BlackCat Road Meridian Township, range, section: 3N 1W 54
 Assessor's parcel number(s): 1204449350, Total acreage: 18.99 Zoning district: _____
1204449300,
1204449400,
1204449050

Project/subdivision name: Burlingame Subdivision

General description of proposed project/request: Single family home residential subdivision

Proposed zoning district(s): R-4

Acres of each zone proposed: 18.99

Type of use proposed (check all that apply):
 Residential Office Commercial Employment Industrial Other

Who will own & maintain the pressurized irrigation system in this development? HOA

Which irrigation district does this property lie within? Settlers

Primary irrigation source: Stewart Lateral Secondary: _____

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): _____

Residential Project Summary (if applicable)

Number of residential units: 60 Number of building lots: 60

Number of common lots: 7 Number of other lots: 0

Proposed number of dwelling units (for multi-family developments only):
1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____

Minimum square footage of structure (excl. garage): _____ Maximum building height: _____

Minimum property size (s.f.): 8,000+ Average property size (s.f.): 9250

Gross density (Per UDC 11-1A-1): 3.16 Net density (Per UDC 11-1A-1): ~~3.16~~ HOA 4.43 ~~HOA~~

Acreage of qualified open space: ~~10%~~ 1.89± Percentage of qualified open space: 10%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B):
18.99 ac x 10% = 1.89

Amenities provided with this development (if applicable): PATHWAY, BENCHES, PARK LIKE SETTING

Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse
 Duplex Multi-family Vertically Integrated Other

Non-residential Project Summary (if applicable)

Number of building lots: _____ Common lots: _____ Other lots: _____

Gross floor area proposed: _____ Existing (if applicable): _____

Hours of operation (days and hours): _____ Building height: _____

Total number of parking spaces provided: _____ Number of compact spaces provided: _____

Authorization

Print applicant name: DARIN HOLZHEIT w/ MASON & STANFIELD INC

Applicant signature: Darin Holzheit Date: 4/11/17

**BURLINGAME SUBDIVISION
PRELIMINARY PLAT NARRATIVE
MERIDIAN, ADA COUNTY, IDAHO**

Burlingame Subdivision was formerly approved as Incline Village in 2006. This included final plan and plan approvals. During that time, the economy turned down and the original developer, Incline Village, L.L.C. determined the economy would not support the development as planned.

Since that time, approvals have expired and the original developers have decided not to move forward with the development. Mr. Yuriy Mukha purchased the parcels of property that are a part of the Burlingame Subdivision. He has requested minor changes to the lot layout, however the layout continues to conform with the City of Meridian Standards for the R-4 zone.

Sanitary sewer, potable water, and pressure irrigation will be similar to the original approvals. The roads will be dedicated to the public through Ada County Highway District (ACHD) and the storm drainage systems will be owned and operated by ACHD.

At this time, Mr. Mukha is requesting approval of Burlingham Subdivision preliminary plat in an R-4 zone with 60 buildable lots, 7 common lots, with City sewer and water, ACHD roads and storm drainage systems, and pressure irrigation supplied by Settler's Irrigation District.



Professional Engineers, Land Surveyors and Planners

836 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 454-0979

e-mail: wmason@mseng.us

April 12, 2017

Meridian Community Development
33 E. Broadway Ave., Suite 102
Meridian, ID 83642

Re: Burlingame Subdivision - f.k.a. Incline Village
Requested Development Agreement Modifications
Annexation/Rezone file number: _____ Ordinance number: _____
City Council Approval of Development Agreement Dated 8/17/06
Recorded on 9/21/06 Instrument No. 106151230

To whom it may concern:

Due to changes in the ownership, preliminary plat layout, and preliminary plat boundary the original Development Agreement requires modification. The following items in the original Agreement require modification:

PARTIES:

2. Yuriy Mukha, Developer, whose address is 5504 N. Senita Hills Avenue, Meridian, ID 83646
3. Yuriy Mukha, Owner, whose address is 5504 N. Senita Hills Avenue, Meridian, ID 83646

5. **CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:**

- 5.1.6. Maximum of 60 single family building lots shall be platted on the property.
- 5.1.7. Struck out.
- 5.1.8 Struck out.
- 5.1.10. Lot 2 Block 4 Struck out.

16. **NOTICES:**

DEVELOPER: Update name and address.
OWNER: Update name and address.

ACKNOWLEDGEMENTS

DEVELOPER: Update name and address.
OWNER: Update name and address.

Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads 'William J. Mason'.

William J. Mason, P.E.
Mason & Stanfield, Inc.



Professional Engineers, Land Surveyors and Planners

826 3RD St. South, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 454-0979

e-mail: dholzhey@mseng.us

FOR: Yuriy Mukha
JOB NO.: FE0717
DATE: April 07, 2017

SUBDIVISION BOUNDARY

A parcel of land being a portion of the SE1/4 SE1/4 and a portion of the NE1/4 SE1/4 of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4 SE1/4;

Thence N 89° 17' 10" W a distance of 1129.64 feet along the south boundary of the SE1/4 SE1/4 to the **POINT OF BEGINNING**;

Thence continuing N 89° 17' 10" W a distance of 195.35 feet along the south boundary of the SE1/4 SE1/4 to the southwest corner of the SE1/4 SE1/4;

Thence N 00° 41' 27" E a distance of 1474.44 feet along the west boundaries of the SE1/4 SE1/4 and NE1/4 SE1/4 to the southwest corner of the Turnberry Subdivision No. 2;

Thence S 89° 19' 39" E a distance of 793.86 feet along the southerly boundary of Turnberry Subdivision No. 2;

Thence S 00° 37' 45" W a distance of 822.25 feet parallel with the east boundary of the SE1/4 SE1/4;

Thence N 89° 20' 31" W a distance of 461.10 feet;

Thence S 00° 37' 45" W a distance of 368.32 feet parallel with the east boundary of the SE1/4 SE1/4;

Thence N 89° 17' 10" W a distance of 165.09 feet parallel with the south boundary of the SE1/4 SE1/4;

Thence along a curve to the left, having a radius of 455.00 feet, a delta angle of $18^{\circ} 08' 22''$, and whose long chord bears $S 03^{\circ} 47' 47'' E$ a distance of 143.45 feet;

Thence along a curve to the right, having a radius of 545.00 feet, a delta angle of $13^{\circ} 34' 48''$, and whose long chord bears $S 06^{\circ} 04' 34'' E$ a distance of 128.87 feet;

Thence $S 00^{\circ} 42' 50'' W$ a distance of 13.03 feet parallel with the east boundary of the SE1/4 SE1/4 to the **POINT OF BEGINNING**.

This parcel contains 18.994 acres more or less.

Also, this parcel is subject to all easements and rights-of-way of record or implied.

3



✓ 3

9065853 ST/DS

WARRANTY DEED

Corporate

JLC Investments, Inc., a Corporation duly organized and existing under and by virtue of the laws of the State of Idaho, with its principal office at PO Box 44354, Boise, ID 83711
Grantor hereby CONVEYS or GRANTS and WARRANTS unto

Yuriy Mukha, A married man as his sole & separate property

the Grantee, whose current address is 250 Byrne Street, Daly City, CA 94014

the following described premises, to wit:

See "Exhibit A" attached hereto

Parcel Number: S1204449050

SUBJECT TO: Current General Taxes, a lien in the process of assessments, not yet due or payable. Easements, restrictions, reservations, provisions of record, and assessments, if any.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises, that said premises are free from all encumbrances and that he will warrant and defend the same from all lawful claims whatsoever.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the Grantor at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, the grantor has caused its corporate name to be hereunto subscribed by its authorized officers, this 3rd day of November, 2009.

JLC Investments, Inc.

By Todd Kesler, PRES.
Todd Kesler
President

STATE OF Idaho)
) ss.
COUNTY OF Ada)

On this 5th day of November, 2009, before me, the undersigned, a Notary Public, in and for said State, personally appeared Todd Kesler, known to me, and/or identified to me on the basis of satisfactory evidence, to be the President, of the corporation that executed the instrument and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of it's board of directors and acknowledged to me that such corporation executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Dorothy J. Starace
Notary Public: _____
Residing at: _____ Residing at Meridian, Idaho
My Commission Expires: _____ Commission Expires 01/27/2015

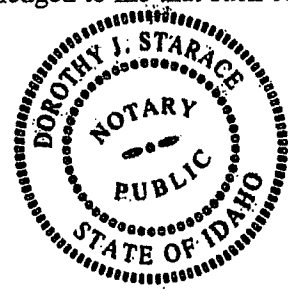


Exhibit A
LEGAL DESCRIPTION

Order No.: 309065853

A tract of land in the Southeast Quarter of the Southeast Quarter of section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the east 1/16th Section corner common to Sections 4 and 9, Township 3 North, Range 1 West Boise Meridian, which point bears North 89°36' West, 1325.00 feet from the section corner common to Sections 3, 4, 9 and 10, Township 3 North, Range 1 West, Boise Meridian; thence North 0°20'53" East along the 1/16th section line, 651.99 feet to a steel pin; thence South 89°39'20" East, 333.64 feet to a steel pin; thence South 0°17'10" West, 652.32 feet to a point on the Section line common to said Sections 4 and 9; thence North 89°36' West along the Section line, 334.35 feet to the **POINT OF BEGINNING.**



TitleOne
a title & escrow co.


ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 LISA BATT
TITLEONE BOISE

2016-112225
11/18/2016 01:51 PM
\$16.00

Order Number: 16281389

WARRANTY DEED

For Value Received,

 Bello Vento, LLC, an Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, Yurly Mukha, a married man, as his sole and separate property, whose current address is 3327 N Eagle Rd, Suite 110-52, Meridian, ID 83646, the Grantee, the following described premises, in Ada County, Idaho, To Wit:

Parcel I:

A tract of land in the Southeast quarter of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 3, 4, 9 and 10, Township 3 North, Range 1 West, Boise Meridian; thence
North 0°17'10" East along the section line, 1064.62 feet to a point; thence
North 89°39'20" West 1059.08 feet to a steel pin, the Real Point of Beginning; thence
North 0°17'10" East 411.34 feet to a steel pin; thence
North 89°39'20" West 264.32 feet to a steel pin; thence
South 0°20'53" West 822.68 feet to a steel pin; thence
South 89°39'20" East 265.21 feet to a steel pin; thence
North 0°17'10" East 411.34 feet to the Real Point of Beginning.

Parcel II:

A tract of land in the Southeast quarter of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 3, 4, 9, and 10, Township 3 North, Range 1 West, Boise Meridian; thence
North 0°17'10" East along the section line, 1064.62 feet to a point; thence
North 89°39'20" West 529.54 feet to a steel pin, the Real Point of Beginning; thence
North 89°39'20" West 529.54 feet to a steel pin; thence
North 0°17'10" East 411.34 feet to a steel pin; thence
South 89°39'20" East 529.54 feet to a steel pin; thence
South 0°17'10" West 411.34 feet to the Real Point of Beginning.

Parcel III:

An easement for ingress and egress across a 25 foot wide strip of land, the Northerly boundary line of which is described as follows:

Beginning at a point on the section line which bears North 0°17'10" East 1064.62 feet from the section corner common to Sections 3, 4, 9, and 10, Township 3 North, Range 1 West, Boise Meridian; thence North 89°39'20" West 1059.08 feet to the end point on the Southwesterly corner of Parcel II, which point is the center of a circular easement for a cul-de-sac whose radius is 45 feet and whose central angle is 360°.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: 11-18-16

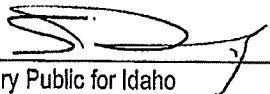
Bello Vento, LLC, an Idaho limited liability company

By: 
Samantha La Point, Sole Member

State of Idaho, County of Ada, ss.

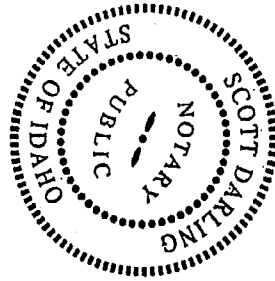
On this 18th day of November, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Samantha La Point, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that she executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for Idaho
Residing In: _____
My Commission Expires: _____

RESIDING: BOISE, ID
COMMISSION EXPIRES: 11-28-19





TitleOne
a title & escrow co.

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 CHE FOWLER
TITLEONE BOISE

2016-112156
11/18/2016 01:02 PM
\$16.00



Order Number: 16282384

WARRANTY DEED

For Value Received,

John K. Boubek, a single man, the Grantor, does hereby grant, bargain sell and convey unto, Yuriy Mukha, a married man, as his sole and separate property, whose current address is 3327 N Eagle Rd, Ste 110-52, Meridian, ID 83646, the Grantee, the following described premises, in Ada County, Idaho, To Wit:

Parcel I

A tract of land in the Southeast quarter of the Southeast quarter of Section 4, Township 3 North, Range 1 West of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 3, 4, 9 and 10, Township 3 North, Range 1 West of the Boise Meridian; thence
North 0°17'10" East along the section line 1,064.62 feet to a point; thence
North 89°39'20" West 529.54 feet to a steel pin; the Real Point of Beginning; thence
North 89°39'20" West 529.54 feet to a steel pin; thence
South 0°17'10" West 411.34 feet to a steel pin; thence
South 89°39'20" East 529.54 feet to a steel pin; thence
North 0°17'10" East 411.34 feet to the Real Point of Beginning.

Except ditch and road rights of way.

Parcel II

An easement for ingress and egress as granted by Warranty Deed recorded July 20, 1972, as Instrument No. 814601 over and across the Northerly 25 feet of the following described parcel of land:

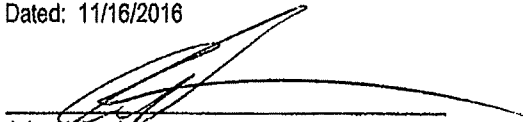
A tract of land in the Southeast quarter of the Southeast quarter of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:

Beginning at a point on the section line which bears 653.26 feet from the section corner common to Sections 3, 4, 9 and 10, Township 3 North, Range 1 West, Boise Meridian; thence
North 0°17'10" East along the section line 411.34 feet to a point; thence

North 89°39'20" West 529.54 feet to a steel pin; thence
South 0°17'10" West 411.34 feet to a steel pin; thence
South 89°39'20" East 529.54 feet to the Point of Beginning.

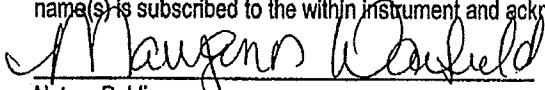
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

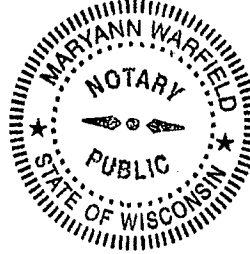
Dated: 11/16/2016

X 
John K. Boubek

State of Wisconsin County of Walworth ss.

On this 17 day of November, in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared John K. Boubek, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same.

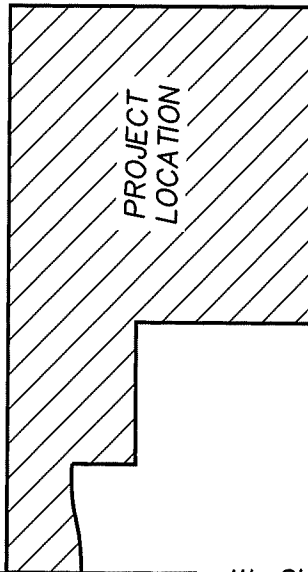

Notary Public
Residing In: Walworth Co
My Commission Expires: 6-14-20
(seal)



VICINITY MAP



VICINITY MAP
SCALE: 1"=500'



PROJECT
LOCATION

N. BLACK CAT
ROAD

W. CHERRY
LANE

YURIY MUKHA

VICINITY MAP NEAR W. CHERRY LN. & N. BLACK CAT RD

Mason & Stanfield, Inc.
Professional Engineers,
Land Surveyors
& Planners
826 3rd St. South Nampa, ID 83651
(208) 454-0256 Fax (208) 454-0979

JOB NO. **FE0717**

DWG NO. **VIC MAP**

SCALE: **1 = 500**

REV.

FIELD BOOK NO.

DRAWN BY: DATE:

JH **4/10/17**

**CITY OF MERIDIAN
PRE-APPLICATION MEETING NOTES**

Project/Subdivision Name: Burlingame Sub Date: 4-17-17
 Applicant(s)/Contact(s): James Fritter
 City Staff: John, Bill
 Location: NWC of cherry and Blake Ct Size of Property: 20+/- Acres
 Comprehensive Plan FLUM Designation: LDR
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: Vacant/ Residential Existing Zoning: R-4
 Proposed Use: SFR Proposed Zoning: R-4
 Surrounding Uses: SFR, church
 Street Buffer(s) and/or Land Use Buffer(s): 25 foot landscape buffer along cherry
 Open Space/Amenities/Pathways: 10% open space
 Access/Stub Streets/Street System: Access from cherry and O'Connor
 Sewer & Water Service: In cherry and O'Connor
 Waterways/ Floodplain/Topography/Hazards: Settlers Canal on north boundary
 History: Incline village
 Additional Meeting Notes:
 - 25 foot landscape buffer along cherry
 - 10% open space required
 - Can curve have along cherry out of the property within PIS?

Note: A Traffic Impact Study (TIS) will be required by ACHD for large commercial projects and any residential development with over 100 units. To avoid unnecessary delays & expedite the hearing process, applicants are encouraged to submit the TIS to ACHD prior to submitting their application to the City. Not having ACHD comments and/or conditions on large projects may delay hearing(s) at the City. Please contact Mindy Wallace at 387-6178 or Christy Little at 387-6144 at ACHD for information in regard to a TIS, conditions, impact fees and process.

Other Agencies/Departments to Contact:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Ada County Highway Dist. (ACHD) | <input checked="" type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID) | <input type="checkbox"/> Public Works Department |
| <input type="checkbox"/> Idaho Transportation Dept. (ITD) | <input type="checkbox"/> Settler's Irrigation District | <input type="checkbox"/> Building Department |
| <input type="checkbox"/> Republic Services | <input type="checkbox"/> Police Department | <input type="checkbox"/> Parks Department |
| <input type="checkbox"/> Central District Health Department | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Other: _____ |

Application(s) Required:

- | | | |
|---|--|--|
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Alternative Compliance | <input checked="" type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Time Extension -- Council |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Final Plat Modification | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Comprehensive Plan Amendment -- Map | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Comprehensive Plan Amendment -- Text | <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Private Street | <input type="checkbox"/> Other |

Notes: 1) Applicants are required to hold a neighborhood meeting in accord with UDC 11-5A-5C prior to submittal of an application requiring a public hearing (except for a vacation or short plat); and 2) All applicants for permits requiring a public hearing shall post the site with a public hearing notice in accord with UDC 11-5A-5D.3 (except for UDC text amendments, Comp Plan text amendments, and vacations). The information provided during this meeting is based on current UDC requirements and the Comprehensive Plan. Any subsequent changes to the UDC and/or Comp Plan may affect your submittal and/or application. This pre-application meeting shall be valid for four (4) months.

NAME

ADDRESS

1. Mat Meyers
5063 W. Tournament Dr.
2. Wayne Alair Gotsau
5030 W. Tournament Dr.
3. Jan Marcus
5200 W. Cherry Lane
4. Kent Black
4920 W. Cherry Lane
5. Jeremy & Shannon Reeder
4971 W. Tournament Dr.
6. Sandra Brad Lee
4888 W. Cherry Ln

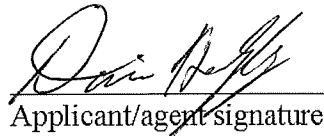
COMMITMENT OF PROPERTY POSTING

Per Unified Development Code (UDC) 11-5A-5D, the applicant for all applications requiring a public hearing (except for a UDC text amendment, a Comprehensive Plan text amendment and/or vacations) shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice of the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.


Applicant/agent signature

4/11/17
Date

Parcel Verification

Date: 4/10/17

The parcel information below has been researched and verified as correct by the City of Meridian Community Development Department.

Project Name: **Burlingame Subdivision**

Parcel Numbers: **S1204449050 (5 Acres)**
S1204449300 (5 Acres)
S1204449350 (5 Acres)
S1204449400 (5 Acres)

T/R/S: **3N 1W 04**

Property Owner: **Yurly Mukha**
3327 N. Eagle Rd., #110-52
Meridian, ID

Darin Holzhey

From: Sub Name Mail [subnamemail@adaweb.net]
Sent: Friday, March 24, 2017 3:35 PM
To: Darin Holzhey
Subject: Burlingame Subdivision Name Reservation

March 24, 2017

Darin Holzhey, Mason & Stanfield

RE: Subdivision Name Reservation: **BURLINGAME SUBDIVISION**

At your request, I will reserve the name **Burlingame Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



Jerry L. Hastings, PLS 5359
County Surveyor
Deputy Clerk Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 office
(208) 287-7909 fax

From: Darin Holzhey [mailto:dholzhey@mseng.us]
Sent: Thursday, March 23, 2017 9:57 AM
To: Sub Name Mail
Subject: RE: FW: [EXTERNAL] Subdivision Name Reservation



Darin Holzhey PLS

PARCEL NUMBERS

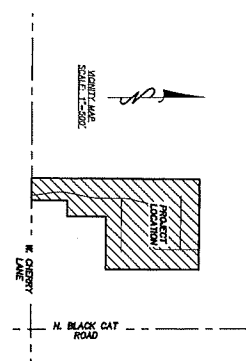
1204449350

1204449300

1204449400

1204449050

PRELIMINARY PLAT
FOR
BURLINGAME SUBDIVISION
A PART OF THE SE 1/4, SE 1/4, SECTION 4, T. 3 N., R. 1 W., B.M.,
MERIDIAN, ADA COUNTY, IDAHO
2017

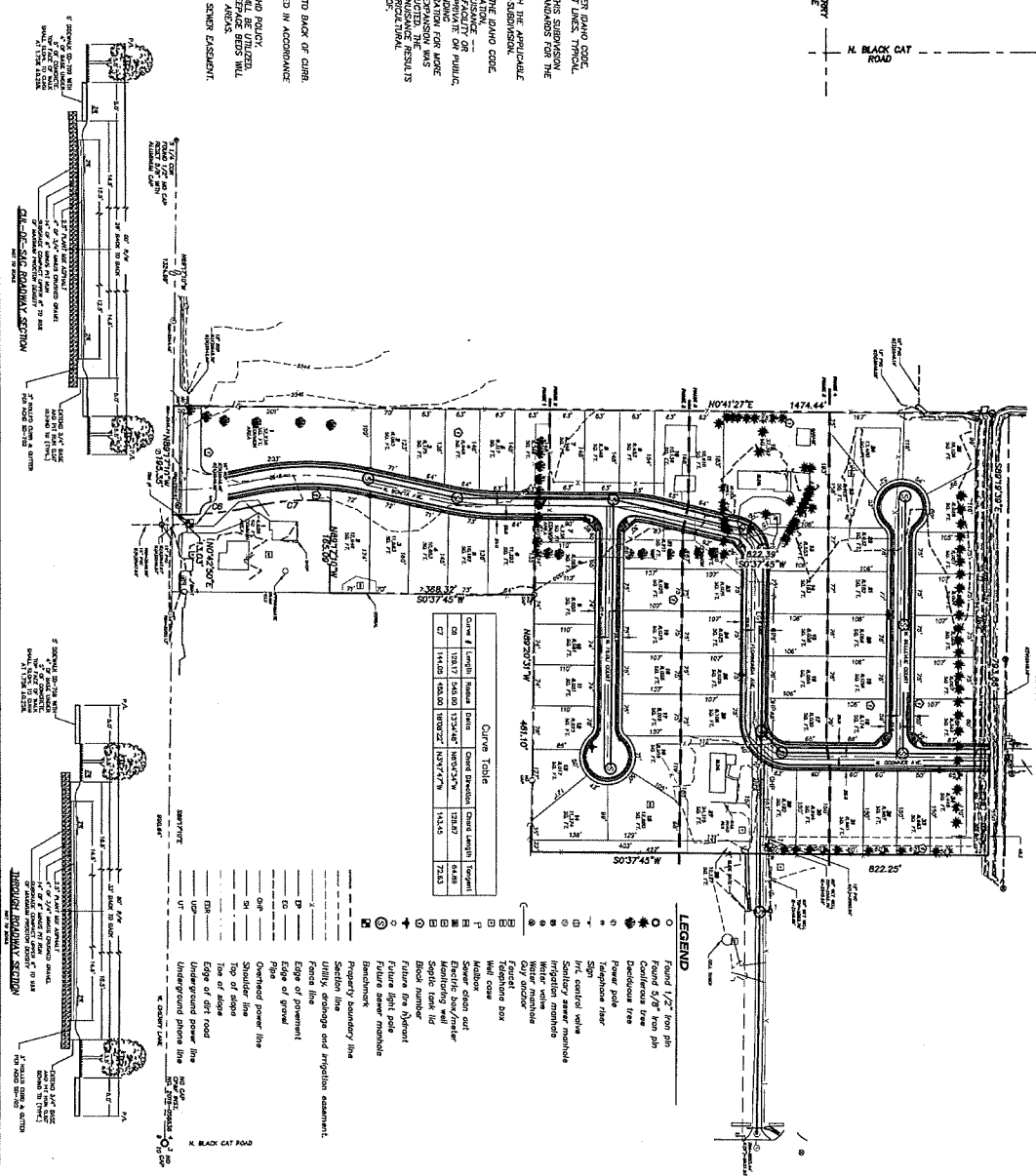


OWNER
YURIY MUKHA
5504 N. SANITA HILLS AVE.
MERIDIAN, IDAHO 83646
(415) 716-6844

ENGINEER
MASON & STANFIELD, INC.
5504 N. SANITA HILLS AVE.
MERIDIAN, IDAHO 83646
(415) 716-6844

ZONING & INTENDED USE
R-100 RESIDENTIAL SINGLE-FAMILY
TOTAL ACREAGE: 41.849 ACRES
TOTAL BUILDABLE LOTS: 50
TOTAL COMMON LOTS: 0

1. A PRESSURE IRRIGATION SYSTEM SHALL BE PROVIDED PER IOWA CODE REQUIREMENTS. THE SYSTEM SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER AND SHALL BE IN COMPLIANCE WITH THE CITY OF MERIDIAN STANDARDS FOR THE APPLICABLE ZONE.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.
3. THE DEVELOPMENT RECOGNIZES SECTION 22-1003 OF THE IOWA CODE. AN AGRICULTURAL FACILITY OR EXPANSION THEREOF IS NOT A NUISANCE. AN AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OF A NATURE, CHARACTER OR LOCATION AS TO BE OF BENEFIT TO THE PUBLIC. AGRICULTURAL FACILITIES SHALL BE OPERATED IN ACCORDANCE WITH THE IOWA CODE. AGRICULTURAL FACILITIES SHALL BE OPERATED FOR MORE THAN ONE (1) YEAR WHEN THE IRRIGATION FACILITY OR EXPANSION WAS PROVIDED FOR THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL FACILITY OR EXPANSION THEREOF.
4. EASEMENTS TO BE PROVIDED PER SUBDIVISION PROVISIONS: 10 FEET SIDE LOTS : 5 FEET
5. 50' INTERVAL ROOF OF WAY WITH 20' BACK OF CURB TO BACK OF CURB.
6. SANITARY SEWER & WATER SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF MERIDIAN.
7. STORMWATER FACILITIES SHALL BE CONSTRUCTED PER IOWA CODE REQUIREMENTS. STORMWATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MERIDIAN STANDARDS FOR THE APPLICABLE ZONE. RETENTION PONDINGS SHALL BE PLACED IN COMMON AREAS. SEWERAGE BEDS SHALL BE PLACED WITHIN ROAD RIGHT OF WAY AND/OR COMMON AREAS.
8. LOT 29 BLOCK 2 IS SUBJECT TO A BLANKET SANITARY SEWER EASEMENT.



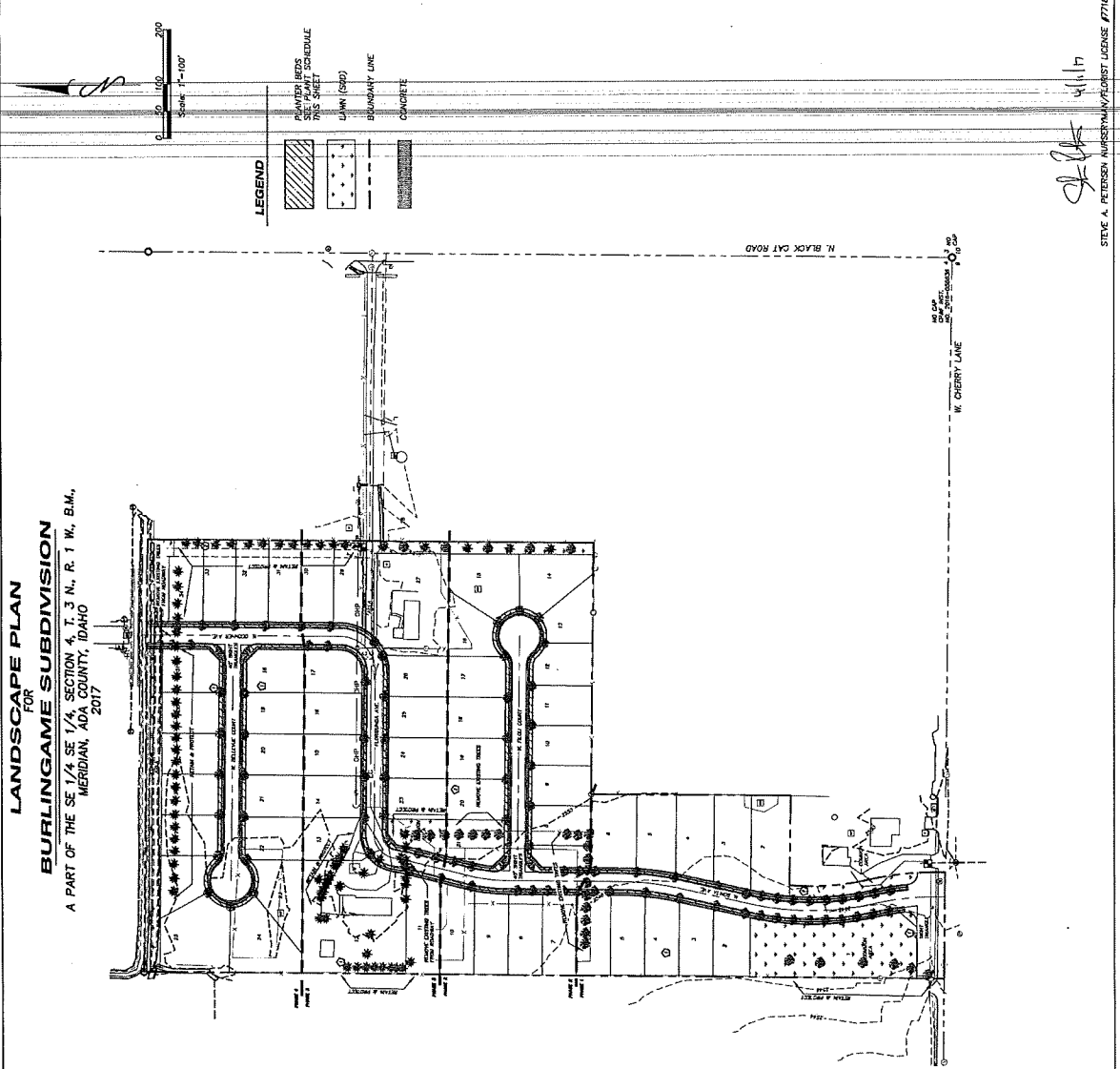
Curve Table

Curve #	Length	Radius	Chord	Distance	Chord Length	Tangent
01	120.17	541.00	120.17	120.17	120.17	44.48
02	114.00	404.00	114.00	114.00	114.00	44.48
03	114.00	404.00	114.00	114.00	114.00	44.48

- LEGEND**
- Found 1/2" from pl
 - Found 5/8" from pl
 - Collinear line
 - Dedicated line
 - Power pole
 - Telephone pole
 - Int. control valve
 - Sanitary sewer manhole
 - Irrigation manhole
 - Water manhole
 - Oil manhole
 - Telephone box
 - Well cover
 - Median drain out
 - Electric box/water
 - Manhole
 - Water tank lid
 - Water meter
 - Future fire hydrant
 - Future light pole
 - Future sewer manhole
 - Benchmark
 - Property boundary line
 - Section line
 - Setbacks and irrigation easement
 - Front line
 - Edge of pavement
 - Edge of gravel
 - Rise
 - Overhead power line
 - Water main
 - Top of slope
 - Edge of dirt road
 - Underground power line
 - Underground phone line
 - Water line
 - Sanitary line



DRAWING TITLE: PRELIMINARY PLAT BURLINGAME SUBDIVISION SHEET NO. 1 OF 1 SHEETS	JOB NO.: FE0712 DWG NO.: FE0717PP SCALE: AS SHOWN DATE: 11-20-17 FIELD BOOK NO.:	CLIENT: YURIY MUKHA 5504 N. Sanita Hills Ave. Meridian, ID 83646 (415) 716-6844	Mason & Stanfield, Inc. Professional Engineers, Land Surveyors & Planners 5504 N. Sanita Hills, P.O. Box 61432 Meridian, ID 83646	DESIGNED BY: DRAWN BY: BT 4/7/17 CHECKED BY: APPROVED BY:	<table border="1"> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	BY	DATE	DESCRIPTION												
	NO.	BY	DATE	DESCRIPTION																	



LANDSCAPE PLAN
FOR
BURLINGAME SUBDIVISION
 A PART OF THE SE 1/4 SE 1/4, SECTION 4, T. 3 N., R. 1 W., B.M.,
 MERIDIAN, ADA COUNTY, IDAHO
 2017

- REQUIRED LANDSCAPING**
1. ALL TREES, LANDSCAPE PLANTS, AND SHRUBS SHALL BE PLANTED WITH TREES AND SHRUBS, LAWN, OR OTHER VEGETATIVE GROUND COVER.
 2. THE MINIMUM DENSITY OF ONE TREE PER THIRTY FIVE (35) LINEAR FEET IS REQUIRED. IF THIS CALCULATION RESULTS IN A FRACTION FIVE (5) OR GREATER, ROUND UP TO AN ADDITIONAL TREE. IF THE CALCULATION RESULTS IN A FRACTION LESS THAN FIVE (5), ROUND DOWN.
 3. PLANT SPECIES, SIZES, AND SPACING SHOULD BE USED IN ACCORDANCE WITH THE LANDSCAPE DESIGN. SUCH PLANTS SHALL NOT SCREEN OR CREATE A PUBLIC SAFETY HAZARD.
 4. WHERE STREET TREES ARE WITHIN A PARKWAY, THEY SHALL BE CENTERED WITHIN THE PARKWAY. WHERE STREET TREES ARE WITHIN A SIDEWALK, THEY SHALL BE PLACED TO OFFSET A MINIMUM OF FIVE FEET (5') FROM THE EDGE OF SIDEWALK.
 5. COMMON LOT ACREAGE IS 41.88 ACRES.
 6. CONTRIBUTION TREES TO BE PLACED AROUND TREES BEING RETAINED AND PROTECTED.
 7. LANDSCAPER WILL REPLACE 1 TREE FOR EVERY TREE REMOVED IN COMMON AREAS.

SYMBOLS	PLANT SCHEDULE	COMMON NAME	SIZE
	DECIDUOUS SHADE TREES		
	ORNAMENTAL FLOWERING TREES: CLASS 1		
	SHRUBS/PERENNIALS/ORNAMENTAL GRASSES		

OWNERS:
 MASON & STANFIELD INC.
 5504 N. SANTA HILLS AVE
 MERIDIAN, ID 83646
 (416) 718-6664
 ARCHITECT:
 MASON & STANFIELD INC.
 5504 N. SANTA HILLS AVE
 MERIDIAN, ID 83646
 (416) 718-6664

STEVE A. PETERSEN, ANURSERMAN/FLORIST LICENSE #7718
 11/17

ASSOCIATED EARTH SCIENCES, Inc.

SEPTIC SOILS EVALUATIONS - STORM DRAIN SOILS DATA - SOIL SURVEYS - SOIL WETLAND INVESTIGATIONS
R-VALUE SAMPLING - GEOLOGY INVESTIGATIONS - SITE INVESTIGATION

Glen H. Logan 6238 Edgewater Drive Boise, Idaho 83709 Phone: (208) 672-9213 FAX: (208) 672-9214 Cell: (208) 941-7284
Harley R. Noe 5740 N. Applebrook Way Boise, Idaho, 83713 Phone & FAX: (208) 939-8602 Cell: (208) 850-4926
Mark E. Johnson 1886 N. Greenfield Avenue Meridian, Idaho, 83642 Phone & FAX: (208) 898-9541 Cell: (208) 869-9099

October 23, 2006

Daren Fluke
J-U-B Engineers, Inc.
250 S. Beechwood Avenue
Suite 201
Boise, ID 83709

RE: Final 2006 groundwater monitor report – Kell property site

Groundwater measurements have been completed for the 2006 monitor period on the 6 test holes on the property located at Black Cat Road and Cherry Lane. Readings have been collected on a biweekly basis since April 26th and all measurements are displayed in the attached table. The highest recorded values are shown in red in the table. I have also included a map of the site showing the monitor pipe locations and the 2005 data.

A limited amount of data was collected from September 8 through October 11 of 2005. A comparison of the September 12th readings from both years shows that they are quite similar. This indicates the test holes were placed last year after the seasonal peak. I feel it is safe to assume that the peak levels recorded in August of this year are representative for the site. The trends of all holes show a normal rise to a peak, then a drop at the end of the irrigation season.

I would suggest you utilize the values highlighted in red in the table for design purposes on this site. If you need anything additional or have questions, please contact me by e-mail at harleynoe@cableone.net or by phone at 850-4926.

transmitted via e-mail

HARLEY R. NOE
Professional Soil Scientist

cc w/ attachments: Bob Kell, Kell Corp. Land Dev, Inc., 1820 Mace Road, Eagle, ID 83616

Kell property site 2005 monitoring data

All values are depth below ground level in inches

Hole Number	Bottom of Hole	9/8 @ excavation	9/10	9/12	9/26	10/11
TH1-05	136	95	99	104	106	118
TH2-05	129	87	84	76	81	101
TH3-05	136	91	89	95	98	108
TH4-05	132	84	93	99	101	113
TH5-05	109	73	69	70	74	77
TH6-05	127	72	74	84	87	96

9/26 - No irrigation at all test hole locations

Subject: RE: Burlingame Subdivision
From: Mindy Wallace <Mwallace@achdidaho.org>
Date: 4/11/2017 1:10 PM
To: "Jordon Hurd" <jhurd@mseng.us>

Jordan,

A traffic impact study is not required for this application.

Please let me know if you have any other questions.

Mindy

Mindy Wallace, AICP
Planner III
Ada County Highway District
208-387-6178

From: Jordon Hurd [mailto:jhurd@mseng.us]
Sent: Tuesday, April 11, 2017 1:08 PM
To: Mindy Wallace
Subject: Burlingame Subdivision

Mindy,

We are doing a Preliminary Plat Near the intersection of Cherry & Blackcat. A copy is attached. It consists of 60 buildable lots and 7 common area lots.
Please let me know if you need anything else.

--

Jordon Hurd



826 3rd Street South
Nampa, ID 83651

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2016.0.8012 / Virus Database: 4769/14290 - Release Date: 04/11/17



STREET NAME REVIEW APPLICATION

Please attach a legible copy of plat or site plan with the application and submit directly to:
Ada County Assessor - 190 E Front Street, Boise, ID 83702, Email: Streetnamemail@adaweb.net
Applications will be reviewed in the order in which they are received

Application Date Review Needed By

Project/Subdivision Name Preliminary Plat
Final Plat

Type Of Dwelling(s)/Structure(s) Proposed Single Family Multi-Family Other

I'm Applying To: Name New Public or Private Street(s) Change Existing Street Name

Existing Street Name

Number Of New Public Streets Proposed (Please Attach Plat/Plan) Number Of Private/Changed Streets Proposed (Please Attach Plat/Plan)

Private/Changed Street Names Choices

1st Choice	<input type="text"/>	2nd Choice	<input type="text"/>
3rd Choice	<input type="text"/>	4th Choice	<input type="text"/>

Applicant Information

Company/Firm Name:

Applicant Type:

Architect	Developer	Engineer	P & Z Dept.	Contractor	Owner
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Agent/Contact Name:

Phone: Email:

Subject Property Information

Location/Street Address Township Range Section

Parcel Number(s)

Owner Information

Same As Applicant? No Yes

Owner Name/Company Phone

Address City State Zip

Street name reviews will be completed within 2 to 3 weeks of receipt of application.
Completed reviews will be uploaded to the following Ada County Assessor link:
<https://adacounty.id.gov/Assessor/Land-Records/Street-Naming-and-Addressing>
Ada County Assessor - 190 E Front St., Suite 107, Boise, ID 83702 - Phone: 208-287-727





1349





WINTER
OCCUPIED

