



TRANSMITTAL DATE: February 13, 2019

PLANNING AND ZONING COMMISSION MEETING DATE: April 1, 2019

APPLICATION NUMBER: RZ-02-19 & PP-03-19

PROJECT DESCRIPTION: Estrada Village Subdivision

APPLICANT:

Estrada Development, LLC
Attn: Laren Bailey
4824 West Fairview Avenue
Boise, Idaho 83706
208-336-5355
Email: Laren@congergroup.com

REPRESENTATIVE:

Same as applicant

SUBJECT: RZ-03-19 & PP-02-19 – Estrada Village Subdivision – Estrada Development, LLC: Estrada Development, LLC, represented by Laren Bailey, is requesting a rezone from A (Agricultural) to MU-DA (Mixed Use with a development agreement [in lieu of a PUD]) and preliminary plat approvals for Estrada Village Subdivision, a 140-lot (113-residential, 19-common, 7-common drive/alleys, and 1-private street) residential subdivision. The 22.03-acre site is located on the north side of East Hill Road approximately 450-feet west of the intersection of South Edgewood Lane and East Hill Road.

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: **Jake Fessenden/Chad Scalise**
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

FEB 11 2019

File: _____
Route to: _____



AERIAL MAP
1"=500'

RECEIVED & FILED
CITY OF EAGLE

FEB 11 2019

File: _____
Route to: _____



⊕
VICINITY MAP
1" = 1000'

FEB 11 2019



ESTRADA
E. Estrada
1200 S. W. Fairview Ave.
Boise, ID 83706
P: 208-333-1111
F: 208-333-1112
www.estrada.com

CSW
Civil Site Works
804 W. Richmond Street
Boise, ID 83724
P: 208-333-1111
F: 208-333-1112
www.csw.com

PREPARED FOR:
DVCVO LLC
JIM CONGER
4824 W. FAIRVIEW AVE
BOISE, ID 83706

NO. SHEETS	1
TOTAL SHEETS	1
DATE	04/12
DESCRIPTION	

ESTRADA VILLAGE SUBDIVISION
W. HILL ROAD, EAGLE, ID
PRELIMINARY PLAT

PP1.0
DRAWING DATE: 04/12/2018



LOT SUMMARY

NUMBER	AREA (AC)
1-10	10.00
11-20	10.00
21-30	10.00
31-40	10.00
41-50	10.00
51-60	10.00
61-70	10.00
71-80	10.00
81-90	10.00
91-100	10.00
TOTAL	100.00

SITE DATA
JOB NO.: 15473-01
SUBDIVISION: ESTRADA VILLAGE SUBDIVISION
OWNER: DVCVO LLC
DESIGNER: E. ESTRADA
DATE: 04/12/2018

REMARKS:
1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE EXTERIOR UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE INTERIOR UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE SURFACE UNLESS OTHERWISE NOTED.
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9. ALL DIMENSIONS ARE TO THE SURFACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

NOTES

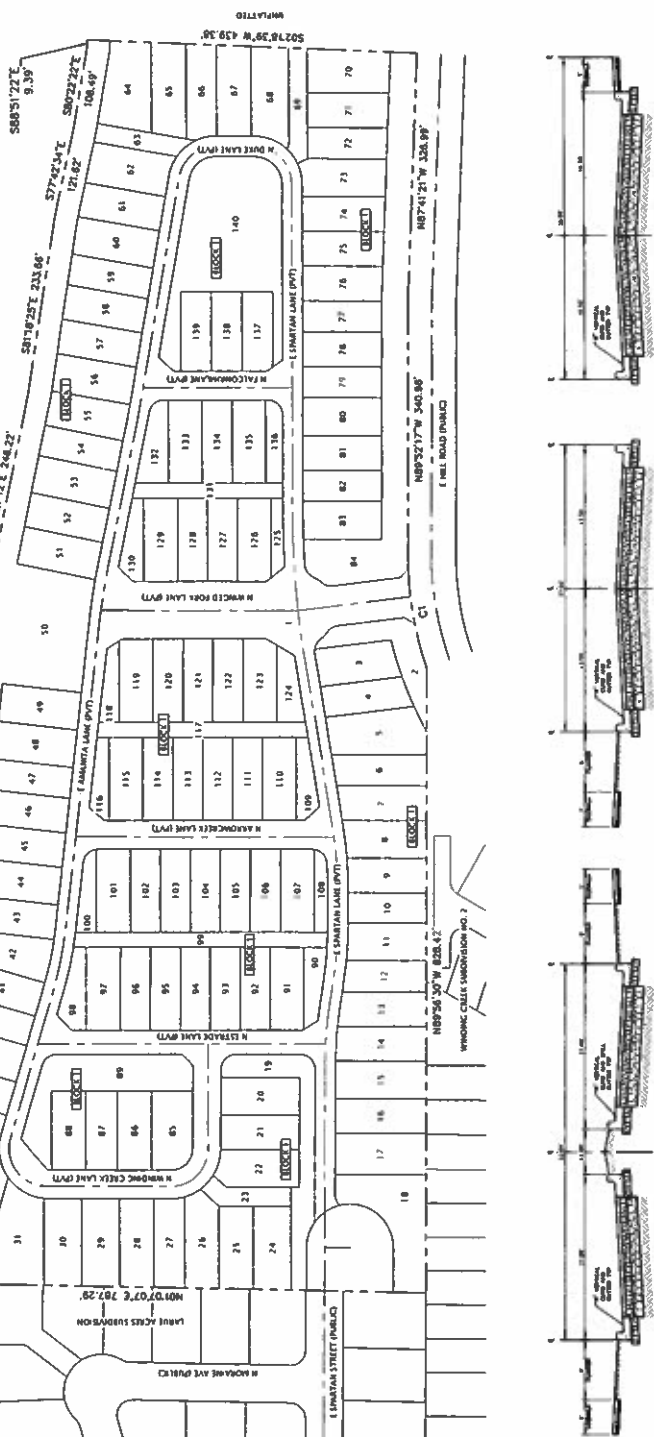
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LEGEND

- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED UTILITY
- PROPOSED LOT LINE
- PROPOSED STREET
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED UTILITY
- PROPOSED LOT LINE
- PROPOSED STREET

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	148.54'	143.00'	172.82°	S89°17'24"W	111.54'



SHEET INDEX

SHEET NO.	DESCRIPTION
PP1.0	PRELIMINARY PLAT
PP1.1	LOT DIMENSIONS
PP1.2	PRELIMINARY DRIVEWAY
PP1.3	PRELIMINARY SIDEWALK
PP1.4	PRELIMINARY UTILITY
PP1.5	PRELIMINARY LOT LINE
PP1.6	PRELIMINARY STREET
PP1.7	PRELIMINARY DRIVEWAY
PP1.8	PRELIMINARY SIDEWALK
PP1.9	PRELIMINARY UTILITY
PP1.10	PRELIMINARY LOT LINE
PP1.11	PRELIMINARY STREET
PP1.12	PRELIMINARY DRIVEWAY
PP1.13	PRELIMINARY SIDEWALK
PP1.14	PRELIMINARY UTILITY
PP1.15	PRELIMINARY LOT LINE
PP1.16	PRELIMINARY STREET
PP1.17	PRELIMINARY DRIVEWAY
PP1.18	PRELIMINARY SIDEWALK
PP1.19	PRELIMINARY UTILITY
PP1.20	PRELIMINARY LOT LINE
PP1.21	PRELIMINARY STREET
PP1.22	PRELIMINARY DRIVEWAY
PP1.23	PRELIMINARY SIDEWALK
PP1.24	PRELIMINARY UTILITY
PP1.25	PRELIMINARY LOT LINE
PP1.26	PRELIMINARY STREET
PP1.27	PRELIMINARY DRIVEWAY
PP1.28	PRELIMINARY SIDEWALK
PP1.29	PRELIMINARY UTILITY
PP1.30	PRELIMINARY LOT LINE
PP1.31	PRELIMINARY STREET
PP1.32	PRELIMINARY DRIVEWAY
PP1.33	PRELIMINARY SIDEWALK
PP1.34	PRELIMINARY UTILITY
PP1.35	PRELIMINARY LOT LINE
PP1.36	PRELIMINARY STREET
PP1.37	PRELIMINARY DRIVEWAY
PP1.38	PRELIMINARY SIDEWALK
PP1.39	PRELIMINARY UTILITY
PP1.40	PRELIMINARY LOT LINE
PP1.41	PRELIMINARY STREET
PP1.42	PRELIMINARY DRIVEWAY
PP1.43	PRELIMINARY SIDEWALK
PP1.44	PRELIMINARY UTILITY
PP1.45	PRELIMINARY LOT LINE
PP1.46	PRELIMINARY STREET
PP1.47	PRELIMINARY DRIVEWAY
PP1.48	PRELIMINARY SIDEWALK
PP1.49	PRELIMINARY UTILITY
PP1.50	PRELIMINARY LOT LINE