

City of Star

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

www.staridaho.org



Mayor:  
Trevor A. Chadwick

Council:  
Kevin Nielsen  
Jennifer Salmonsens  
Michael Keyes  
David Hershey

May 6, 2021

**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 20, 2021**, 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:** Inspirado Subdivision  
Files #'s AZ-21-09 Annexation-Zoning  
DA-21-11 Development Agreement  
PUD-21-01 Planned Unit Development  
PP-21-12 Preliminary Plat

**Applicant/Representative:** Keith Nichter, Kimley-Horn & Associates, 950 W. Bannock St. Suite 1100, Boise, Idaho 83702

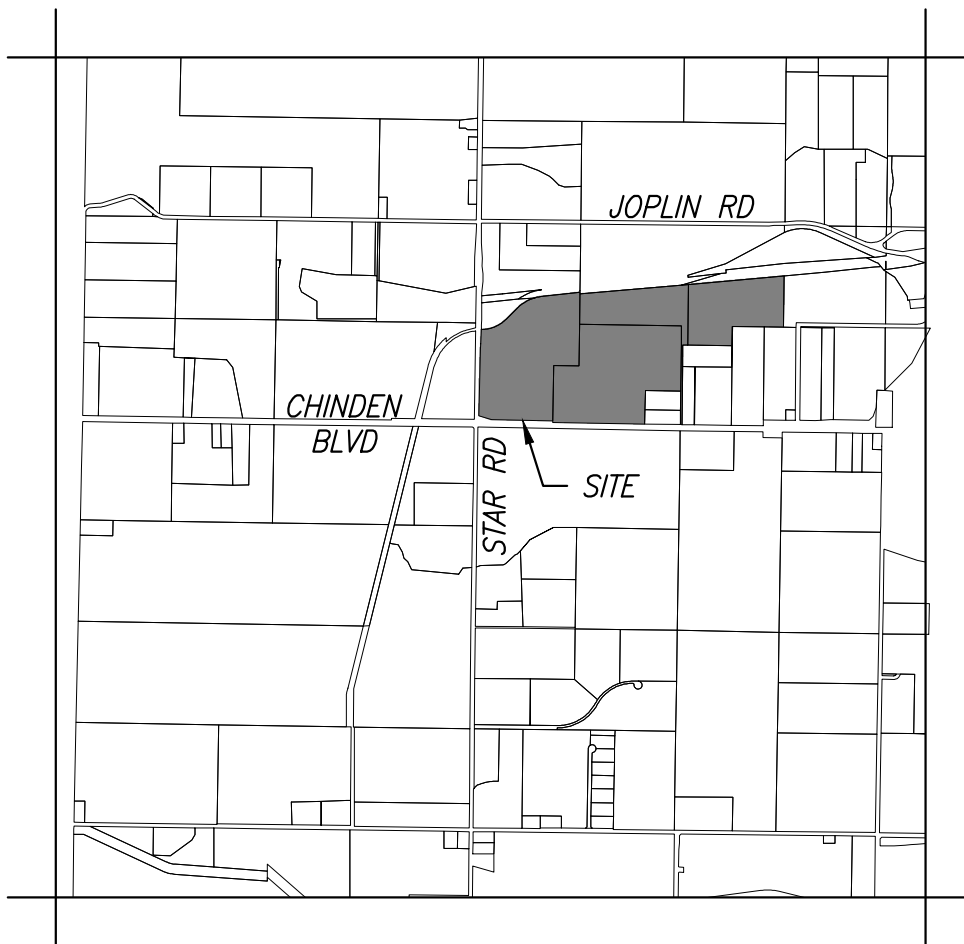
**Owners:** Antonov Star Holdings, LLC, 7629 E. Pinnacle Peak Road #110, Scottsdale, AZ 85255; Don Brandt, 203 11<sup>th</sup> Ave, Nampa, ID 83651; Pioneer Irrig Dist, P.O. Box 426, Caldwell, ID 83606

**Action:** The Applicant is seeking approval of an Annexation and Zoning (R-3-PUD-DA/C-1-DA/MU-DA), a Development Agreement, a Planned Unit Development, and a Preliminary Plat for a proposed mixed-use development and subdivision consisting of 195 single family residential lots, 2 high density residential lots, 1 commercial lot, 5 mixed use lots and 24 common lots. The property is located on the northeast corner of N. Star Road and W. Chinden Blvd in Star, Idaho.

**Property Location:** The subject property is generally located between N. Star Road and Hwy 16. Ada County Parcel No's S0420336300; S0420336500; S0420315200; S0420428200; S0420325800; S0420325855; S0420417550; S0421325480 & S0421325570.

**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 or at [snickel@staridaho.org](mailto:snickel@staridaho.org) **a minimum of 7 days prior to the day of the hearing**, or your agency's response will be documented as "No Comment". For further information, please call 208-286-7247.

Shawn L. Nickel  
Planning Director and Zoning Administrator



T4N, R1W, SEC. 20





## PRELIMINARY PLAT APPLICATION

\*\*\*All information must be filled out to be processed.

FILE NO.: _____ Date Application Received: _____ Fee Paid: _____ Processed by: City: _____
--

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant \_\_\_ Owner \_\_\_ Representative \_\_\_

Applicant Name: \_\_\_\_\_  
Applicant Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Owner Name: \_\_\_\_\_  
Owner Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Representative (e.g., architect, engineer, developer):  
Contact: \_\_\_\_\_ Firm Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Property Information:

Subdivision Name: \_\_\_\_\_  
Site Location: \_\_\_\_\_  
Approved Zoning Designation of Site: \_\_\_\_\_  
Parcel Number(s): \_\_\_\_\_

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing			
Proposed			
North of site			
South of site			
East of site			
West of site			

**SITE DATA:**

Total Acreage of Site - \_\_\_\_\_  
Breakdown of Acreage of Land in Contiguous Ownership - \_\_\_\_\_  
Total Acreage of Site in Special Flood Hazard Area - \_\_\_\_\_  
Dwelling Units per Gross Acre - \_\_\_\_\_  
Minimum Lot Size - \_\_\_\_\_  
Minimum Lot Width - \_\_\_\_\_

Total Number of Lots - \_\_\_\_\_  
Residential - \_\_\_\_\_  
Commercial - \_\_\_\_\_  
Industrial - \_\_\_\_\_  
Common - \_\_\_\_\_

Total Number of Units - \_\_\_\_\_  
Single-family - \_\_\_\_\_  
Duplex - \_\_\_\_\_  
Multi-family - \_\_\_\_\_

Percent of Site and Total Acreage of Common Area - \_\_\_\_\_% / \_\_\_\_\_ acres  
Percent of Common Space to be used for drainage - \_\_\_\_\_  
Describe Common Space Areas (amenities, landscaping, structures, etc.) - \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Proposed Dedicated Lots & Acreage (school, parks, etc): \_\_\_\_\_

Public Streets - \_\_\_\_\_ Private Streets - \_\_\_\_\_  
Describe Pedestrian Walkways (location, width, material) - \_\_\_\_\_  
\_\_\_\_\_  
Describe Bike Paths (location, width, material) - \_\_\_\_\_  
\_\_\_\_\_

**FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance):**

Total Acreage of Site in Special Flood Hazard Area - \_\_\_\_\_

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: \_\_\_\_\_  
FIRM effective date(s): mm/dd/year \_\_\_\_\_  
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: \_\_\_\_\_  
Base Flood Elevation(s): AE\_\_\_\_.0 ft., etc.: \_\_\_\_\_
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

**PUBLIC SERVICES** (Describe what services are available and agency providing service):

Potable Water - \_\_\_\_\_  
 Irrigation Water- \_\_\_\_\_  
 Sanitary Sewer- \_\_\_\_\_  
 Fire Protection - \_\_\_\_\_  
 Schools - \_\_\_\_\_  
 Roads - \_\_\_\_\_

**SPECIAL ON-SITE FEATURES** (Yes or No – If yes explain in your narrative):

Areas of Critical Environmental Concern - \_\_\_\_\_ Floodplain - \_\_\_\_\_  
 Evidence of Erosion - \_\_\_\_\_ Fish Habitat - \_\_\_\_\_  
 Historical Assets - \_\_\_\_\_ Mature Trees - \_\_\_\_\_  
 Riparian Vegetation - \_\_\_\_\_ Steep Slopes - \_\_\_\_\_  
 Stream/Creek - \_\_\_\_\_ Unstable Soils - \_\_\_\_\_  
 Unique Animal Life - \_\_\_\_\_ Unique Plant Life - \_\_\_\_\_

**Application Requirements:**


*(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Annexation, CUP, etc.) please include one paper copy for all applications**)*

Applicant (√)	Description	Staff (√)
	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. <b>(Please contact the City for addresses &amp; labels)</b> (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
	Completed and signed Preliminary Plat Application	
	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
	Narrative explaining the project. (must be signed by applicant)	
	Legal description of the property (word.doc and pdf version with engineer's seal)	
	Recorded warranty deed for the subject property	
	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
	Approval of the proposed subdivision name from Ada County Surveyor's office.	
	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
	Electronic copy in pdf. format of Preliminary Plat	
	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
	Electronic copy in pdf. format of landscape plan	
	Electronic copy in pdf. format of preliminary site grading & drainage plans	
	Phasing plan shall be included in the application if the project is to be phased.	

	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	
	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
	Special Flood Information – Must be included on Preliminary Plat and Application form.	
	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight <b>design</b> and <b>location</b> information. Streetlights shall meet all City "Dark Sky" requirements.	
	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if applicable).	
	One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.</u>	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.	

**FEE REQUIREMENT:**

**\*\* I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**

  
 Applicant/Representative Signature

4.9.21  
 Date

Description for  
**Inspirado Subdivision**  
March 8, 2021

A portion of the South 1/2 of Section 20, Township 4 North, Range 1 West, B.M., Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap monument marking the Section corner common to Sections 19, 20, 29 and Section 30, Township 4 North, Range 1 West, B.M., from which a 5/8" iron pin marking the 1/4 corner common to Sections 19 and 20, Township 4 North, Range 1 West, B.M., bears North 00°46'11" East, 2,633.05 feet; thence on the West boundary line of Section 20 North 00°46'11" East, 108.91 feet; thence leaving said West boundary line South 89°13'49" East, 35.15 feet to the East right-of-way line of N. Star Road and the **REAL POINT OF BEGINNING**;

thence on the East right-of-way line the following three (3) courses and distances:

North 01°11'16" East, 867.58 feet;

North 04°40'24" East, 67.57 feet;

North 02°22'47" East, 188.19 feet to the Southerly right of way line of the Phyllis Canal;

thence on said Southerly right-of-way line the following eight (8) courses and distances:

368.86 feet along the arc of a non-tangent curve to the left having a radius of 457.81 feet, a central angle of 46°09'47" and a long chord which bears North 66°52'56" East, 358.96 feet;

North 44°43'38" East, 197.20 feet;

348.06 feet along the arc of a curve to the right having a radius of 552.74 feet, a central angle of 36°04'43" and a long chord which bears North 64°23'46" East, 342.33 feet;

North 83°52'40" East, 507.77 feet;

South 00°41'14" West, 20.76 feet;

North 85°06'27" East, 1,416.98 feet;



North 84°43'04" East, 1,068.62 feet;

North 84°36'10" East, 182.24 feet to the to the East boundary line of the Northwest 1/4 of the Southeast 1/4 of Section 20;

thence on said East boundary line, South 00°34'11" West, 668.37 feet to the SE 1/16 corner of Section 20;

thence on South boundary line of the Northwest 1/4 of the Southeast 1/4 of Section 20, North 89°18'12" West, 667.84 feet;

thence leaving said South boundary line, South 00°36'15" West, 248.00 feet;

thence North 89°17'50" West, 640.14 feet;

thence South 00°36'18" West, 1,036.75 feet to the North right-of-way line of State Highway 20/26 (W. Chinden Boulevard);

thence on said North right-of-way line, North 89°15'11" West, 19.83 feet;

thence leaving said North right-of-way line, North 00°36'18" East, 434.94 feet;

thence North 89°00'00" West, 456.41 feet;

thence South 01°55'42" West, 434.91 feet to the North right-of-way line of W. State Highway 20/26 (W. Chinden Boulevard);

thence on said North right-of-way line the following (4) courses and distances:

North 88°59'27" West, 1,195.74 feet;

North 00°42'16" East, 20.00 feet;

North 88°59'27" West, 796.89 feet;

North 72°28'16" West, 172.52 feet to the **REAL POINT OF BEGINNING**.

Containing 115.086 acres, more or less.

**AND**

A portion of the West 1/2 of the Southwest 1/4 of Section 20, Township 4 North, Range 1 West, B.M., Ada County, Idaho, more particularly described as follows:





Commencing at an aluminum cap monument marking the Section corner common to Sections 19, 20, 29 and Section 30, Township 4 North, Range 1 West, B.M., from which a 5/8" iron pin marking the 1/4 corner common to Sections 19 and 20, Township 4 North, Range 1 West, B.M., bears North 00°46'11" East, 2,633.05 feet; thence on the West boundary line of Section 20, North 00°46'11" East, 1,315.15 feet; thence leaving said West boundary line, South 89°13'49" East, 51.46 feet to the East right-of-way line of N. Star Road and the **REAL POINT OF BEGINNING**;

thence on said East right-of-way line the following two courses and distances:

North 04°21'26" East, 41.11 feet;

North 00°06'37" East, 318.90 feet;

thence leaving said East right-of-way line, North 85°01'11" East, 784.39 feet to the Phyllis Canal;

thence on said Phyllis Canal the following two courses and distances:

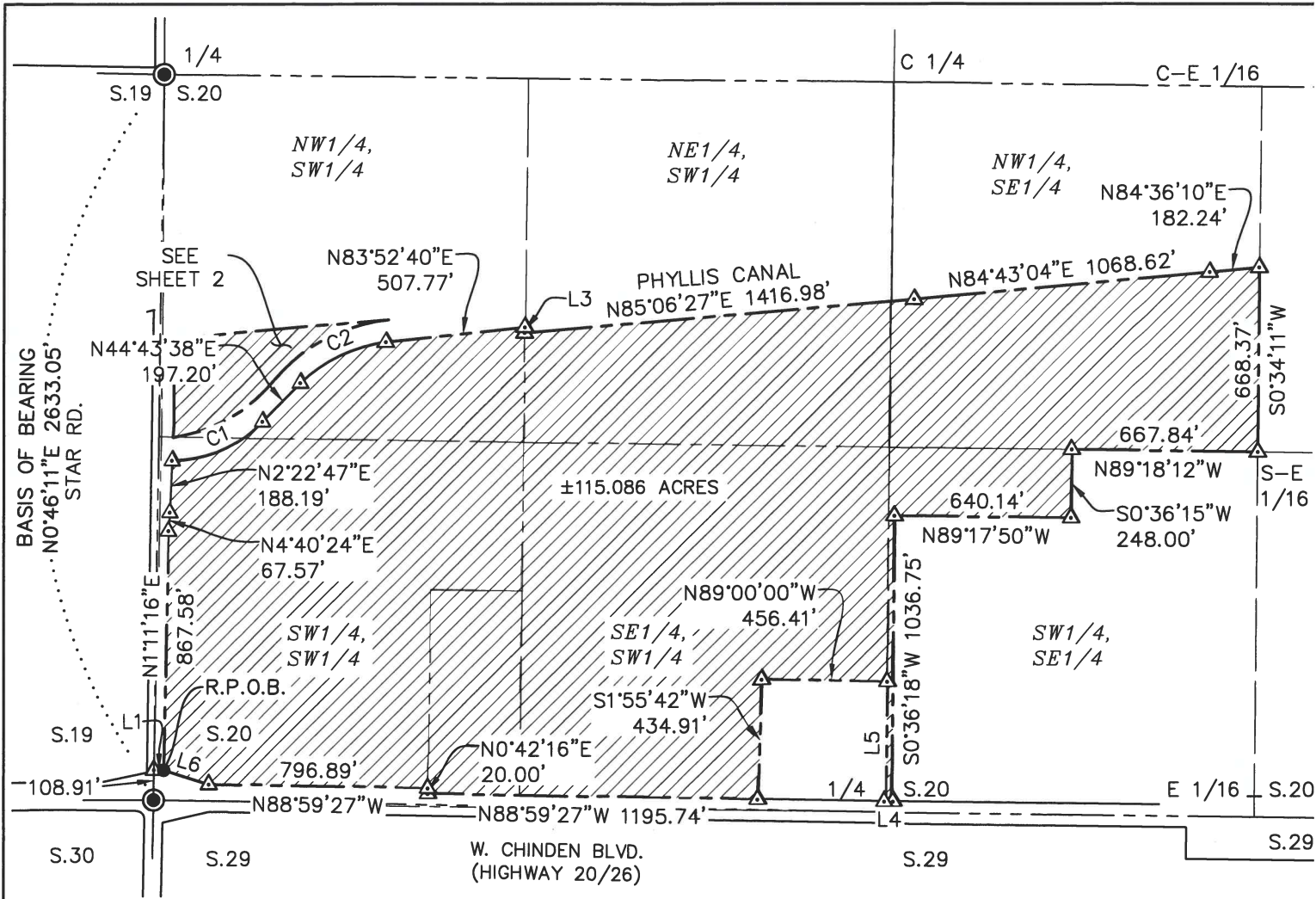
482.88 feet along the arc of a non-tangent curve to the left having a radius of 629.62 feet, a central angle of 43°56'33" and a long chord which bears South 62°00'46" West, 471.13 feet;

432.49 feet along the arc of a non-tangent curve to the right having a radius of 598.91 feet, a central angle of 41°22'31" and a long chord which bears South 60°43'43" West, 423.16 feet to the **REAL POINT OF BEGINNING**.

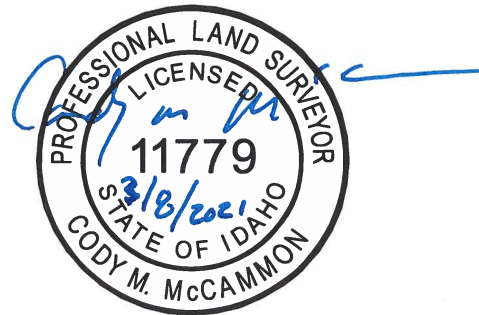
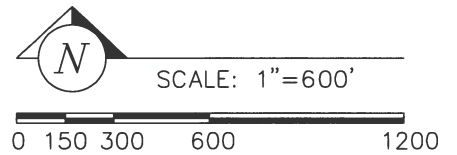
Containing 3.082 acres, more or less.

End of Description.





LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°13'49\"E	35.15
L3	S0°41'14\"W	20.76
L4	N89°15'11\"W	19.83
L5	N0°36'18\"E	434.94
L6	N72°28'16\"W	172.52



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	368.86	457.81	46°09'47\"	N66°52'56\"E	358.96
C2	348.06	552.74	36°04'43\"	N64°23'46\"E	342.33

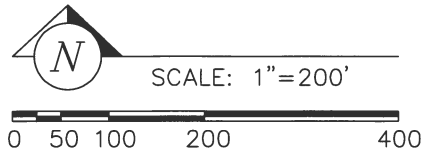
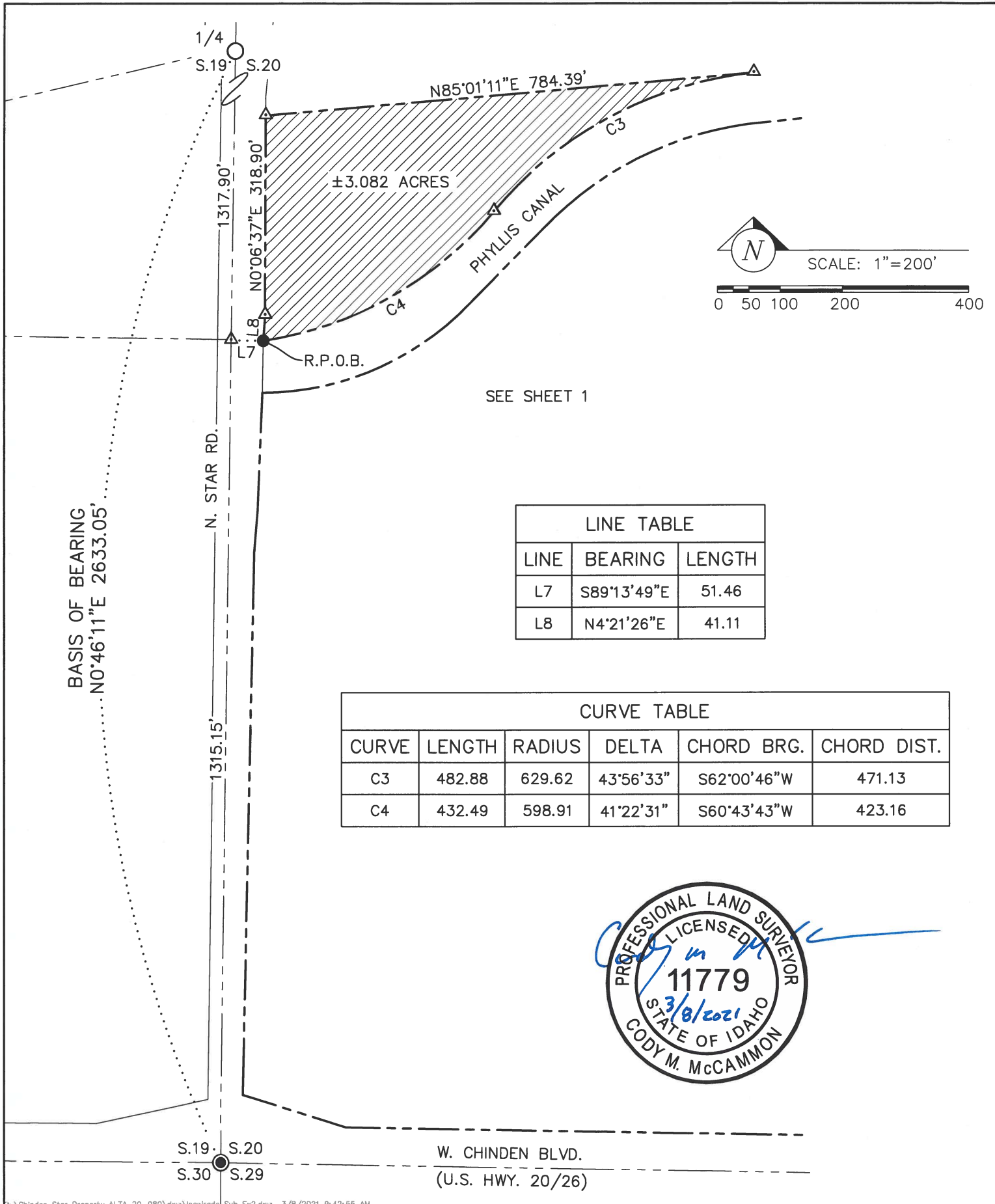
P:\Chinden Star Property ALTA 20-080\dwg\Inspirado Sub Ext.dwg 3/8/2021 10:45:56 AM



**IDAHO SURVEY GROUP, LLC**  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

EXHIBIT DRAWING FOR  
**INSPIRADO SUBDIVISION**  
 A PORTION OF THE S 1/2 OF SECTION 20,  
 T.4N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO.  
20-080  
 SHEET NO.  
**1 OF 2**  
 DWG. DATE  
3/8/2021




SEE SHEET 1

LINE TABLE		
LINE	BEARING	LENGTH
L7	S89°13'49"E	51.46
L8	N4°21'26"E	41.11

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C3	482.88	629.62	43°56'33"	S62°00'46"W	471.13
C4	432.49	598.91	41°22'31"	S60°43'43"W	423.16



P:\Chinden Star Property ALTA 20-080\dwg\Inspirado Sub Ex2.dwg 3/8/2021 9:42:55 AM

 <b>IDAHO SURVEY GROUP, LLC</b> 9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	<b>EXHIBIT DRAWING FOR INSPIRADO SUBDIVISION</b>	JOB NO. 20-080
		SHEET NO. <b>2 OF 2</b>
LOCATED IN THE W 1/2 OF OF THE SW 1/4 OF SECTION 20, T.4N., R.1W., B.M., ADA COUNTY, IDAHO		DWG. DATE 3/8/2021

Description for  
**Chinden Bench Properties**  
January 11, 2021

A portion of the North 1/2 of the Southeast 1/4 of Section 19, the South 1/2 of Section 20, and the North 1/2 of the Southwest 1/4 of Section 21, Township 4 North, Range 1 West, B.M., Ada County, Idaho, more particularly described as follows:

**BEGINNING** at an aluminum cap monument marking the Section corner common to Sections 19, 20, 29 and Section 30, Township 4 North, Range 1 West, B.M., from which a 5/8" iron pin marking the 1/4 corner common to Sections 19 and 20, Township 4 North, Range 1 West, B.M., bears North 00°46'11" East, 2,633.05 feet;

thence on the centerline of N. Star Road as shown on ITD F.A.P. No. S-3770(1) right-of-way plans the following two (2) courses and distances:

North 01°12'14" East, 978.38 feet;

338.16 feet along the arc of curve to the left having a radius of 57,295.78 feet, a central angle of 00°20'17" and a long chord which bears North 01°02'05" East, 338.16 feet;

thence leaving said centerline, North 89°08'47" West, 1,321.26 feet to the SE 1/16 corner of Section 19;

thence on the South boundary line of the of the Northwest 1/4 of the Southeast 1/4 of Section 19, North 89°09'04" West, 1,282.34 feet to the East boundary line of a parcel of land conveyed by a Deed recorded on January 17, 1995 as Instrument No. 95003073, records of Ada County, Idaho;

thence on said East boundary line, North 01°04'25" East, 297.00 feet;

thence leaving said East boundary line, North 86°23'15" East, 345.56 feet to the exterior boundary line of Parcel 1 conveyed by a Deed recorded on September 29, 1995 as Instrument No. 95071678, records of Ada County, Idaho;

thence on said exterior boundary line the following five (5) courses and distances:

North 57°31'41" West, 53.70 feet;

North 22°49'04" West, 79.06 feet;



North 10°37'22" East, 234.94 feet;

South 76°51'48" East, 447.69 feet;

South 87°30'34" East, 507.67 feet to a line parallel with and 30.00 feet West of the East boundary line of the Northwest 1/4 of the Southeast 1/4 of Section 19;

thence on said parallel line, North 00°55'08" East, 775.16 feet to the North boundary line of the Northwest 1/4 of the Southeast 1/4 of Section 19;

thence on said North boundary line, South 88°57'26" East, 30.00 feet to the C-E 1/16 corner of Section 19 and the Northwest corner of a parcel described in a Quitclaim deed recorded on December 31, 2008 as Instrument No. 108137927;

thence on the exterior boundary of said parcel the following three ( 3 ) courses and distances:

South 00°55'08" West, 784.54 feet;

South 78°58'19" East, 25.39 feet;

North 00°55'08" East, 788.94 feet to the North boundary line of the Northeast 1/4 of the Southeast 1/4 of Section 19;

thence on said North boundary line, South 88°56'31" East, 1,283.86 feet to the 1/4 corner common to Sections 19 and 20;

thence on the East-West centerline of Section 20, South 89°20'44" East, 0.50 feet to the centerline of said N. Star Road;

thence on said centerline the following three (3) courses and distances:

239.52 feet along the arc of a curve to the left having a radius of 57,295.78 feet, a central angle of 00°14'22" and a long chord which bears South 00°20'27" West, 239.52 feet;

South 00°13'16" West, 432.45 feet;

290.28 feet along the arc of curve to the right having a radius of 57,295.78 feet, a central angle of 00°17'25" and a long chord which bears South 00°21'58" West, 290.27 feet to the westerly extension of the North boundary line of Parcel 2 conveyed by a Deed recorded on May 01, 2018 as Instrument No. 2018-039285, records of Ada County, Idaho;



thence on said North boundary line and the westerly extension thereof, North 85°01'11" East, 826.48 feet;

thence leaving said North boundary line, South 06°07'20" East, 80.76 feet to the Southerly right-of-way line of the Phyllis Canal;

thence on said Southerly right-of-way line the following three courses and distances:

North 83°52'40" East, 490.32 feet;

South 00°41'14" West, 20.76 feet;

North 85°06'27" East, 1,277.04 feet to the exterior boundary line of a parcel conveyed by a Deed recorded on January 7, 1922 as Instrument No. 97476, records of Ada County, Idaho;

thence on said exterior boundary line the following two (2) courses and distances:

North 00°34'11" East, 21.13 feet;

North 74°34'11" East, 460.54 feet to the Southerly boundary line of a parcel conveyed by a Deed recorded on July 2, 1999 as Instrument No. 99066405, records of Ada County, Idaho;

thence on said Southerly boundary line the following three (3) courses and distances:

North 85°02'05" East, 148.33 feet;

North 04°57'55" West, 40.00 feet;

North 84°23'05" East, 1,944.00 feet to the Southerly boundary line of Stonebriar Subdivision as filed in Book 83 of Plats at Pages 9211 through 9219, records of Ada County, Idaho;

thence on the Southerly and East boundary line of said Stonebriar Subdivision the following three (3) courses and distances:

South 65°29'09" East, 39.51 feet;

North 83°25'36" East, 156.76 feet;



North 00°32'05" East, 62.21 feet to the centerline of W. Syringa Ridge Drive;

thence on said centerline the following two (2) courses and distances:

280.43 feet along the arc of a curve to the right having a radius of 1,325.00 feet, a central angle of 12°07'35" and a long chord which bears North 72°01'24" West, 279.91 feet;

North 65°58'16" West, 22.48 feet to the centerline of W. Joplin Court;

thence on said centerline and the Easterly extension thereof the following eight (8) courses and distances:

290.60 feet along the arc of a non-tangent curve to the left having a radius of 300.00 feet, a central angle of 55°30'02" and a long chord which bears North 78°47'17" East, 279.37 feet;

North 51°04'08" East, 116.89 feet;

208.88 feet along the arc of curve to the right having a radius of 300.00 feet, a central angle of 39°53'33" and a long chord which bears North 71°00'55" East, 204.68 feet;

South 89°02'19" East, 627.55 feet;

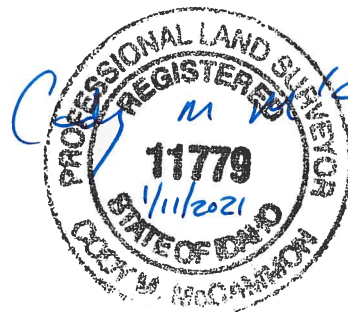
121.03 feet along the arc of curve to the right having a radius of 325.00 feet, a central angle of 21°20'15" and a long chord which bears South 78°22'11" East, 120.33 feet;

South 67°42'04" East, 91.38 feet;

117.85 feet along the arc of curve to the left having a radius of 300.00 feet, a central angle of 22°30'25" and a long chord which bears South 78°57'17" East, 117.09 feet;

North 89°47'31" East, 239.79 feet to the centerline of State Highway 16;

thence on said centerline, 70.27 feet along the arc of a curve to the right having a radius of 15,000.00 feet, a central angle of 00°16'06" and a long chord which bears South 28°18'12" West, 70.27 feet to the Easterly extension of the Southerly boundary line of a parcel conveyed by a Warranty Deed recorded on August 27, 2014 as Instrument No. 2014-069808, records of Ada County, Idaho;



thence on said Southerly boundary line and the Easterly and Westerly extension thereof the following three (3) courses and distances:

South 85°32'21" West, 384.24 feet;

South 82°28'54" West, 497.11 feet;

South 81°49'07" West, 432.72 feet to the centerline of W. Syringa Ridge Drive;

thence on said centerline the following four (4) courses and distances:

South 82°20'35" East, 108.10 feet;

126.04 feet along the arc of curve to the right having a radius of 400.00 feet, a central angle of 18°03'16" and a long chord which bears South 73°18'57" East, 125.52 feet;

South 64°17'19" East, 38.14 feet;

South 70°12'26" East, 49.12 feet;

thence leaving said centerline, South 12°14'21" West, 25.01 feet to the Southerly right-of-way line of the Phyllis Canal;

thence on said Southerly right-of-way line the following six (6) courses and distances:

South 81°53'52" West, 267.22 feet;

South 81°41'02" West, 160.26 feet;

South 79°54'24" West, 79.30 feet;

South 86°25'47" West, 72.43 feet;

South 84°10'58" West, 639.60 feet;

South 84°36'10" West, 544.49 feet to the East boundary line of the Northwest 1/4 of the Southeast 1/4 of Section 20;

thence on said East boundary line, South 00°34'11" West, 668.37 feet to the SE 1/16 corner of Section 20;





thence on the South boundary line of the Northwest 1/4 of the Southeast 1/4 of Section 20, North 89°17'57" West, 667.84 feet;

thence leaving said South boundary line, South 00°36'15" West, 248.05 feet;

thence North 89°17'50" West, 640.14 feet;

thence South 00°36'18" West, 601.90 feet;

thence North 89°00'00" West, 476.24 feet;

thence South 01°55'42" West, 476.66 feet to the centerline of State Highway 20/26 as shown on ITD F.A.P. F-3021(5) right-of-way plans;

thence on said centerline the following five (5) courses and distances:

North 89°12'35" West, 1,438.10 feet;

240.00 feet along the arc of curve to the right having a radius of 5,729.58 feet, a central angle of 02°24'00" and a long chord which bears North 88°00'35" West, 239.98 feet;

240.00 feet along the arc of said reverse curve to the left having a radius of 5,729.58 feet, a central angle of 02°24'00" and a long chord which bears North 88°00'35" West, 239.98 feet;

North 89°12'35" West, 265.90 feet;

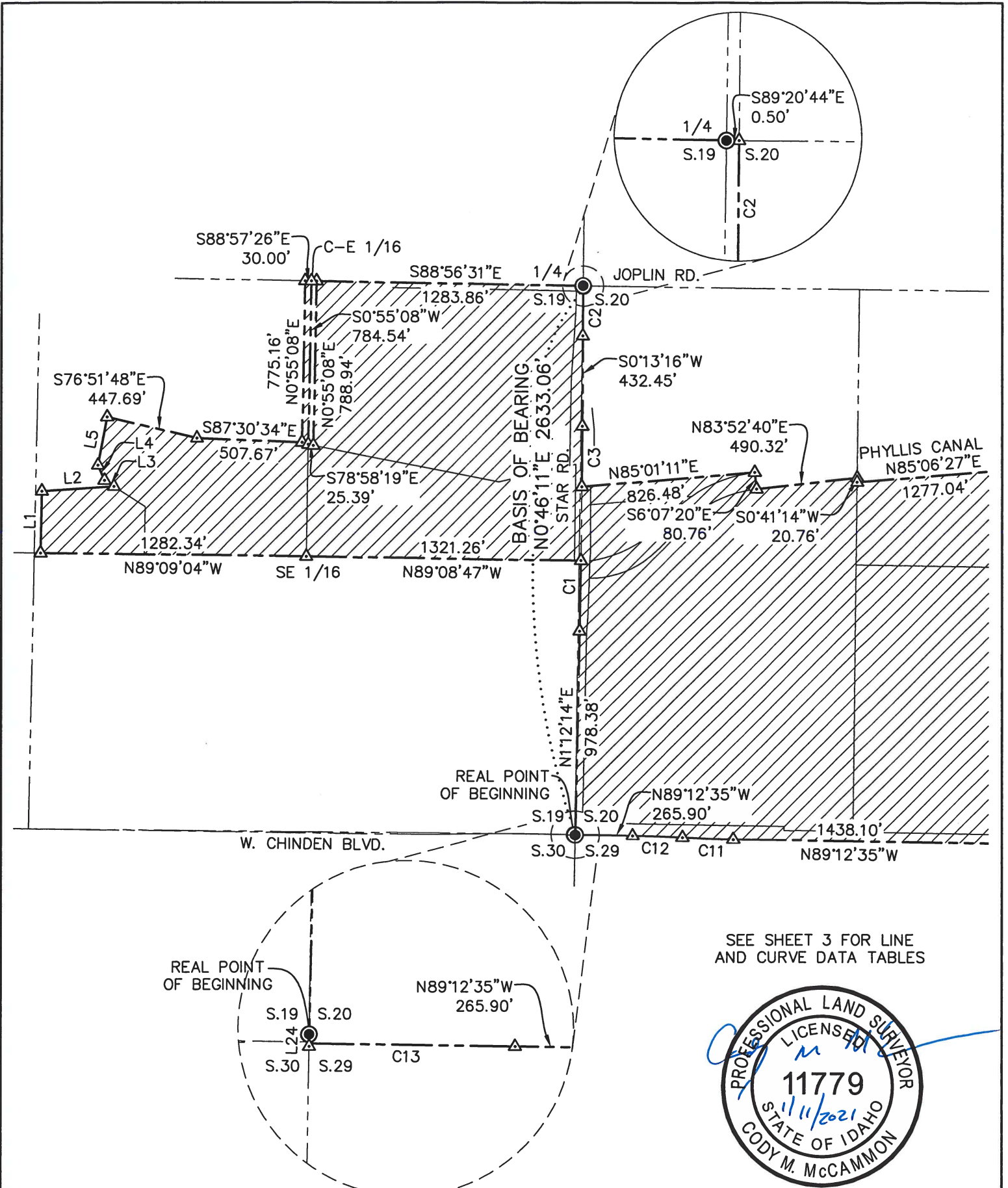
8.27 feet along the arc of curve to the right having a radius of 11,459.16 feet, a central angle of 00°02'29" and a long chord which bears North 89°11'21" West, 8.27 feet to the West boundary line of Section 29;

thence on said West boundary line, North 00°57'52" East, 0.06 feet to the **REAL POINT OF BEGINNING.**

Containing 194.995 acres, more or less.

End of Description.





SEE SHEET 3 FOR LINE AND CURVE DATA TABLES

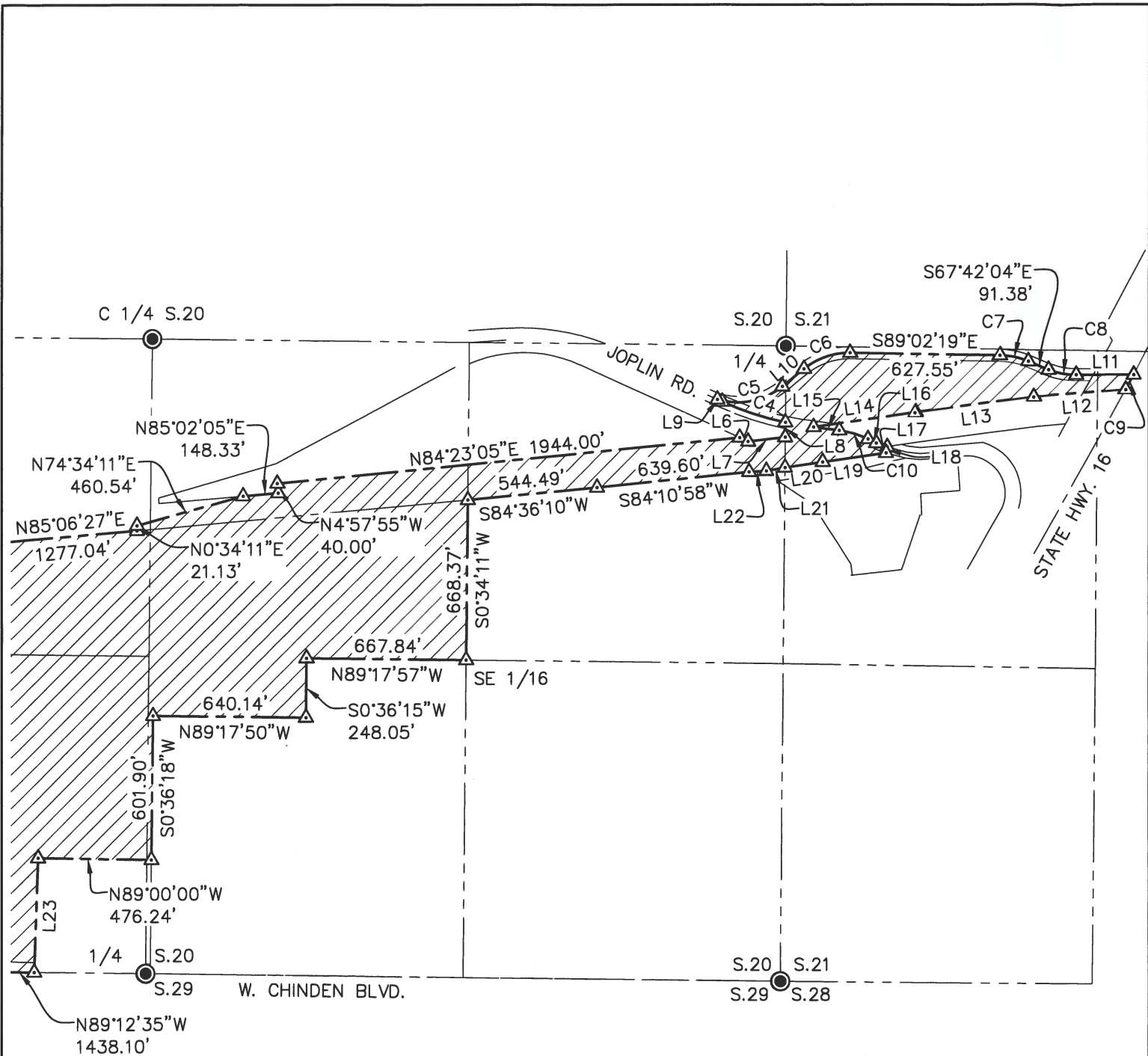


**IDAHO SURVEY GROUP, LLC**  
9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

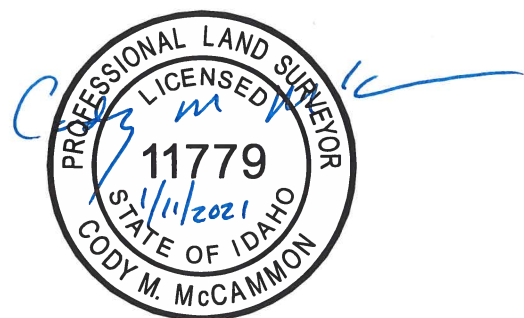
**EXHIBIT DRAWING FOR  
CHINDEN BENCH PROPERTIES**

LOCATED IN THE N 1/2 OF THE SE 1/4 OF SECTION 19, THE S 1/2 OF SECTION 20, AND THE NW 1/4 OF THE SW 1/4 OF SECTION 21, T.4N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO. 20-080
SHEET NO. 1 OF 3
DWG. DATE 1/11/2021



SEE SHEET 3 FOR LINE AND CURVE DATA TABLES



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	<b>IDAHO SURVEY GROUP, LLC</b>	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570
	EXHIBIT DRAWING FOR <b>CHINDEN BENCH PROPERTIES</b>	

LOCATED IN THE N 1/2 OF THE SE 1/4 OF SECTION 19, THE S 1/2 OF SECTION 20, AND THE NW 1/4 OF THE SW 1/4 OF SECTION 21, T.4N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO. 20-080
SHEET NO. <b>2 OF 3</b>
DWG. DATE 1/11/2021

LINE TABLE		
LINE	BEARING	LENGTH
L1	N1°04'25"E	297.00
L2	N86°23'15"E	345.56
L3	N57°31'41"W	53.70
L4	N22°49'04"W	79.06
L5	N10°37'22"E	234.94
L6	S65°29'09"E	39.51
L7	N83°25'36"E	156.76
L8	N0°32'05"E	62.21
L9	N65°58'16"W	22.48
L10	N51°04'08"E	116.89
L11	N89°47'31"E	239.79
L12	S85°32'21"W	384.24

LINE TABLE		
LINE	BEARING	LENGTH
L13	S82°28'54"W	497.11
L14	S81°49'07"W	432.72
L15	S82°20'35"E	108.10
L16	S64°17'19"E	38.14
L17	S70°12'26"E	49.12
L18	S12°14'21"W	25.01
L19	S81°53'52"W	267.22
L20	S81°41'02"W	160.26
L21	S79°54'24"W	79.30
L22	S86°25'47"W	72.43
L23	S1°55'42"W	476.66
L24	N0°57'52"E	0.06

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	338.16	57295.78	0°20'17"	N1°02'05"E	338.16
C2	239.52	57295.78	0°14'22"	S0°20'27"W	239.52
C3	290.28	57295.78	0°17'25"	S0°21'58"W	290.27
C4	280.43	1325.00	12°07'35"	N72°01'24"W	279.91
C5	290.60	300.00	55°30'02"	N78°47'17"E	279.37
C6	208.88	300.00	39°53'33"	N71°00'55"E	204.68
C7	121.03	325.00	21°20'15"	S78°22'11"E	120.33
C8	117.85	300.00	22°30'26"	S78°57'16"E	117.09
C9	70.27	15000.00	0°16'06"	S28°18'12"W	70.27
C10	126.04	400.00	18°03'16"	S73°18'57"E	125.52
C11	240.00	5729.58	2°24'00"	N88°00'35"W	239.98
C12	240.00	5729.58	2°24'00"	N88°00'35"W	239.98
C13	8.27	11459.16	0°02'29"	N89°11'21"W	8.27

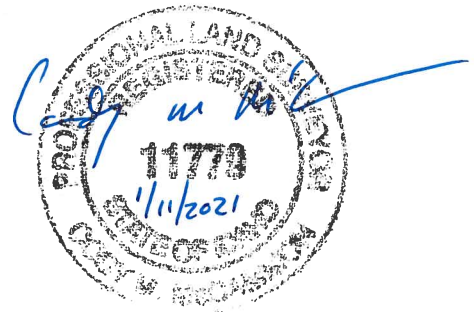
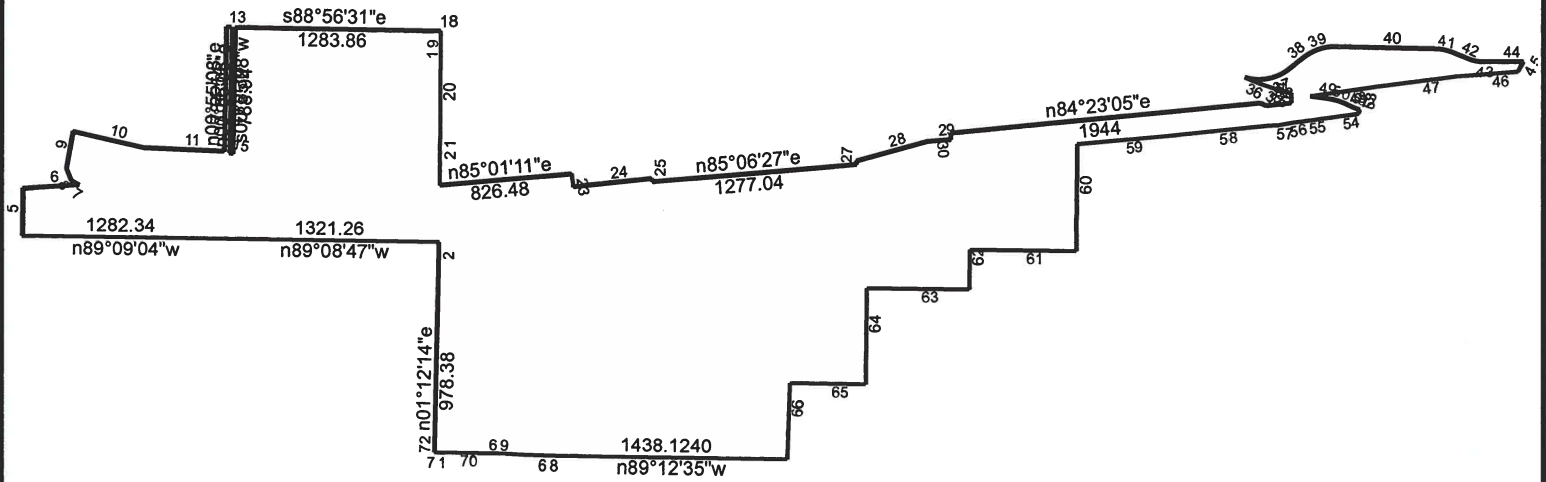


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	<b>IDAHO SURVEY GROUP, LLC</b>	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570
	EXHIBIT DRAWING FOR <b>CHINDEN BENCH PROPERTIES</b>	

LOCATED IN THE N 1/2 OF THE SE 1/4 OF SECTION 19, THE S 1/2 OF SECTION 20, AND THE NW 1/4 OF THE SW 1/4 OF SECTION 21, T.4N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO. 20-080
SHEET NO. <b>3 OF 3</b>
DWG. DATE 1/11/2021



1/11/2021

Scale: 1 inch= 1202 feet

File: Chinden Bench Properties.ndp

Tract 1: 194.9931 Acres, Closure: s77.4449e 0.01 ft. (1/999999), Perimeter=27687 ft.

## Tract Data and Deed Calls: File= Chinden Bench Properties.ndp

Tract 01: 194.9931 Acres, Closure: s77.4449e 0.01 ft. (1/999999), Perimeter=27687 ft.

1: n01.1214e 978.38  
2: curve left radius 57295.78 delta 000.2017 chord dir n01.0205e chord dist 338.16  
3: n89.0847w 1321.26  
4: n89.0904w 1282.34  
5: n01.0425e 297  
6: n86.2315e 345.56  
7: n57.3141w 53.7  
8: n22.4904w 79.06  
9: n10.3722e 234.94  
10: s76.5148e 447.69  
11: s87.3034e 507.67  
12: n00.5508e 775.16  
13: s88.5726e 30  
14: s00.5508w 784.54  
15: s78.5819e 25.39  
16: n00.5508e 788.94  
17: s88.5631e 1283.86  
18: s89.2044e 0.5  
19: curve left radius 57295.78 delta 000.1422 chord dir s00.2027w chord dist 239.52  
20: s00.1316w 432.45  
21: curve right radius 57295.78 delta 000.1725 chord dir s00.2158w chord dist 290.27  
22: n85.0111e 826.48  
23: s06.0720e 80.76  
24: n83.5240e 490.32  
25: s00.4114w 20.76  
26: n85.0627e 1277.04  
27: n00.3411e 21.13  
28: n74.3411e 460.54  
29: n85.0205e 148.33  
30: n04.5755w 40  
31: n84.2305e 1944  
32: s65.2909e 39.51  
33: n83.2536e 156.76  
34: n00.3205e 62.21  
35: curve right radius 1325 delta 012.0735 chord dir n72.0124w chord dist 279.91  
36: n65.5816w 22.48  
37: curve left radius 300 delta 055.3002 chord dir n78.4717e chord dist 279.37  
38: n51.0408e 116.89  
39: curve right radius 300 delta 039.5333 chord dir n71.0055e chord dist 204.68  
40: s89.0219e 627.55  
41: curve right radius 325 delta 021.2015 chord dir s78.2211e chord dist 120.33  
42: s67.4204e 91.38  
43: curve left radius 300 delta 022.3025 chord dir s78.5717e chord dist 117.09  
44: n89.4731e 239.79  
45: curve right radius 15000 delta 000.1606 chord dir s28.1812w chord dist 70.27  
46: s85.3221w 384.24  
47: s82.2854w 497.11  
48: s81.4907w 432.72  
49: s82.2035e 108.10  
50: curve right radius 400 delta 018.0316 chord dir s73.1857e chord dist 125.52  
51: s64.1719e 38.14  
52: s70.1226e 49.12  
53: s12.1421w 25.01  
54: s81.5352w 267.22  
55: s81.4102w 160.26  
56: s79.5424w 79.3  
57: s86.2547w 72.43  
58: s84.1058w 639.6  
59: s84.3610w 544.49



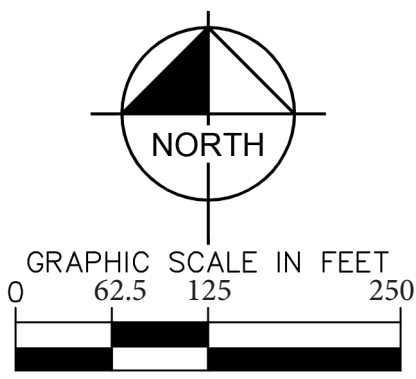
**Tract Data and Deed Calls: File= Chinden Bench Properties.ndp**

60: s00.3411w 668.37  
61: n89.1757w 667.84  
62: s00.3615w 248.05  
63: n89.1750w 640.14  
64: s00.3618w 601.9  
65: n89.0000w 476.24  
66: s01.5542w 476.66  
67: n89.1235w 1438.1240  
68: curve right radius 5729.58 delta 002.2400 chord dir n88.0035w chord dist 239.98240  
69: curve left radius 5729.58 delta 002.2400 chord dir n88.0035w chord dist 239.98  
70: n89.1235w 265.90  
71: curve right radius 11459.16 delta 000.0229 chord dir n89.1121w chord dist 8.27  
72: n00.5752e 0.06





SITE DATA	
PARCEL #:	S0420336300, S0420315200, S0420428200
GROSS AREA:	124.07 ACRES
NET AREA:	66.8 ACRES
EXISTING ZONING:	RUT
PROPOSED ZONING:	PUD
PROPOSED LOT COUNT:	195
PROPOSED OPEN SPACE:	10.65 ACRES
THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY & REQUIRES DETAILED SITE PLANNING, ENGINEERING & CITY/COUNTY APPROVALS. ACREAGE & DENSITY IS ESTIMATED. LANDSCAPING/AMENITY DESIGN IS ILLUSTRATIVE ONLY.	





**INSPIRADO LEGAL DESCRIPTION**

A PORTION OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP MONUMENT MARKING THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., FROM WHICH A 5/8" IRON PIN MARKING THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., BEARS NORTH 00°46'11" EAST, 2,633.05 FEET;

THENCE ON THE CENTERLINE OF N. STAR ROAD AS SHOWN ON ITD F.A.P. NO. S-3770(1) RIGHT-OF-WAY PLANS THE FOLLOWING TWO (2) COURSES AND DISTANCES:

NORTH 01'22'14" EAST, 978.38 FEET;

692.50 FEET ALONG THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 57,295.78 FEET, A CENTRAL ANGLE OF 00°41'33" AND A LONG CHORD WHICH BEARS NORTH 00°51'27" EAST, 692.50 FEET TO THE WESTERLY EXTENSION OF THE NORTH BOUNDARY LINE OF PARCEL 2 CONVEYED BY A DEED RECORDED ON MAY 01, 2018 AS INSTRUMENT NO. 2018-039285, RECORDS OF ADA COUNTY, IDAHO;

THENCE ON SAID NORTH BOUNDARY LINE AND THE WESTERLY EXTENSION THEREOF, NORTH 85°01'11" EAST, 826.48 FEET;

THENCE LEAVING SAID NORTH BOUNDARY LINE, SOUTH 06°07'20" EAST, 80.76 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PHYLLIS CANAL;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

NORTH 83°52'40" EAST, 490.32 FEET;

SOUTH 00°41'14" WEST, 20.76 FEET;

NORTH 85°06'27" EAST, 1,416.98 FEET;

NORTH 84°43'04" EAST, 1,068.62 FEET;

NORTH 84°36'10" EAST, 182.24 FEET TO THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20;

THENCE ON SAID EAST BOUNDARY LINE, SOUTH 00°34'11" WEST, 668.37 FEET TO THE SE 1/16 CORNER OF SECTION 20;

THENCE ON THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, NORTH 89°18'12" WEST, 667.84 FEET;

THENCE LEAVING SAID SOUTH BOUNDARY LINE, SOUTH 00°36'15" WEST, 248.00 FEET;

THENCE NORTH 89°17'50" WEST, 640.14 FEET;

THENCE SOUTH 00°36'18" WEST, 1,076.75 FEET TO THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20;

THENCE ON SAID SOUTH BOUNDARY LINE, NORTH 89°15'11" WEST, 19.83 FEET TO 1/4 CORNER COMMON TO SECTIONS 20 AND 29;

THENCE LEAVING SAID SOUTH BOUNDARY LINE, NORTH 00°36'18" EAST, 474.94 FEET;

THENCE NORTH 89°00'00" WEST, 456.41 FEET;

THENCE SOUTH 01°55'42" WEST, 476.66 FEET TO THE CENTERLINE OF STATE HIGHWAY 20/26 AS SHOWN ON ITD F.A.P. F-3021(5) RIGHT-OF-WAY PLANS;

THENCE ON SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

NORTH 89°12'35" WEST, 1,438.10 FEET;

240.00 FEET ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 5,729.58 FEET, A CENTRAL ANGLE OF 02°24'00" AND A LONG CHORD WHICH BEARS NORTH 88°00'35" WEST, 239.98 FEET;

240.00 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 5,729.58 FEET, A CENTRAL ANGLE OF 02°24'00" AND A LONG CHORD WHICH BEARS NORTH 88°00'35" WEST, 239.98 FEET;

NORTH 89°12'35" WEST, 265.90 FEET;

8.27 FEET ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 11,459.16 FEET, A CENTRAL ANGLE OF 00°02'29" AND A LONG CHORD WHICH BEARS NORTH 89°11'21" WEST, 8.27 FEET TO THE WEST BOUNDARY LINE OF SECTION 29;

THENCE ON SAID WEST BOUNDARY LINE, NORTH 00°57'52" EAST, 0.06 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 124.066 ACRES, MORE OR LESS.

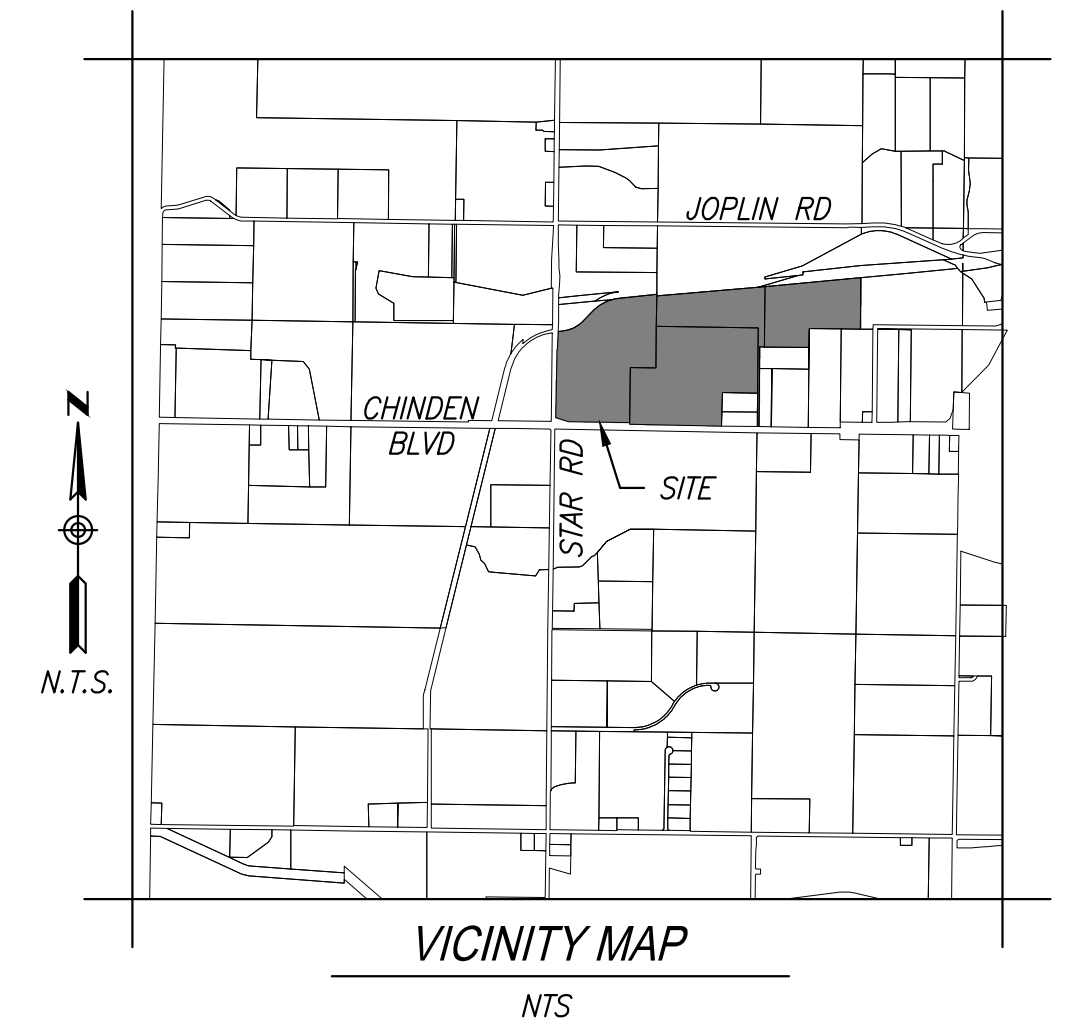
END OF DESCRIPTION.

**PRELIMINARY PLAT NOTES**

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCE TO NAVD '88 DATUM.
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACHD STANDARD FOR PUBLIC STREETS.
- BLOCK 1 LOT 1, BLOCK 1 LOT 22, BLOCK 1 LOT 32, BLOCK 1 LOT 47, BLOCK 1 LOT 52, BLOCK 1 LOT 67, BLOCK 2 LOT 1, BLOCK 2 LOT 8, BLOCK 2 LOT 21, BLOCK 3 LOT 1, BLOCK 4 LOT 1, BLOCK 4 LOT 9, BLOCK 5 LOT 4, BLOCK 5 LOT 8, BLOCK 5 LOT 12, BLOCK 6 LOT 4, BLOCK 6 LOT 9, BLOCK 7 LOT 3, BLOCK 7 LOT 6, BLOCK 7 LOT 9, BLOCK 7 LOT 14, BLOCK 8 LOT 1, BLOCK 8 LOT 4, AND BLOCK 9 LOT 18 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE INSPIRADO SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS SHALL BE USED FOR HOMEOWNER PEDESTRIAN ACCESS AND LANDSCAPING AND ARE SUBJECT TO A BLANKET EASEMENT ACROSS SAID LOTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- STORMWATER RUNOFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVED PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOA.
- DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR WATER AND SEWER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF STAR CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT.
- THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF THE RE-SUBDIVISION.
- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED.
- FRONT, REAR, AND SIDE YARD EASEMENT LOCATIONS AND WIDTHS TO BE DETERMINED WITH FINAL PLAT.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.
- A TRAFFIC IMPACT STUDY (TIS) IS BEING PREPARED FOR THIS DEVELOPMENT. APPROVED STUDY WILL BE PROVIDED TO STAFF WHEN AVAILABLE.

# INSPIRADO PRELIMINARY PLAT

A PORTION OF THE S 1/2 OF SECTION 20,  
TOWNSHIP 4 NORTH, RANGE 1 WEST  
ADA COUNTY, IDAHO



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	EXISTING CONDITIONS
03	EXISTING CONDITIONS
04	PROPOSED CONDITIONS
05	PROPOSED CONDITIONS
06	HORIZONTAL CONTROL
07	HORIZONTAL CONTROL
08	LOT DATA
09	PHASING PLAN

**OWNER/DEVELOPER**  
ANTONOV STAR HOLDINGS, LLC.  
7629 E PINNACLE PEAK ROAD #110  
SCOTTSDALE, ARIZONA 85255  
TELEPHONE: (480) 401-0800  
CONTACT: RANDAL CLARNO  
EMAIL: RANDY@CRITERIONLAND.COM

**CIVIL ENGINEER**  
KIMLEY-HORN AND ASSOCIATES, INC.  
950 W BANNOCK STREET, SUITE 1100  
BOISE, IDAHO 83702  
PHONE: (208) 906-3871  
CONTACT: TELLER BARD, PE  
EMAIL: TELLER.BARD@KIMLEY-HORN.COM

**LAND SURVEYOR**  
IDAHO SURVEY GROUP  
9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
PHONE: (208) 846-8570  
CONTACT: CODY MCCAMMON, PLS  
EMAIL: CODYM@IDAHOSSURVEY.COM

LEGEND			
	PROPOSED CL/SECTION LINE		PROPOSED FIRE HYDRANT
	PROPOSED SWALE		PROPOSED GATE VALVE
	PROPOSED BOUNDARY		SIDEWALK RAMP
	ROAD RIGHT OF WAY		PROP. STORM DRAIN
	LOT LINE		PROP. CATCH BASIN
	EASEMENT		EXISTING CATCH BASIN
	PROPOSED SEWER		EXISTING SEWER MAIN
	PROPOSED WATER (3' COVER)		EXISTING WATER MAIN
	STORM WATER INFRASTRUCTURE EASEMENT		EXISTING EDGE OF PAVEMENT
	PROPOSED CURB		EXISTING EDGE OF GRAVEL ROAD
	PROPOSED STORM DRAIN MANHOLE		EXISTING FENCE
	PROPOSED CATCH BASIN		EXISTING OVERHEAD POWER
	PROPOSED SEWER MANHOLE		EXISTING GAS LINE
	EXISTING HIGHWAY MONUMENT		PHASE LINE
	CALCULATED MONUMENT		DRAINAGE POND BOUNDARY
	EXISTING UTILITY PIPE SLEEVE		SEEPAGE BED

**PRELIMINARY PLAT DATA**

EXISTING ZONING RUT  
PROPOSED ZONING: PUD

GROSS ACRES: 124.07 AC  
GROSS RESIDENTIAL ACRES: 66.80 AC

TOTAL LOTS: 227  
COMMON LOTS: 24  
MIXED USE LOTS: 5  
(BLOCK 11, LOTS 2, 4, 5, & 6)  
COMMERCIAL LOTS: 1 (BLOCK 11, LOT 3)  
HIGH DENSITY RESIDENTIAL LOTS: 2  
(BLOCK 10, LOT 1 & BLOCK 12, LOT 1)  
RESIDENTIAL LOTS: 195

GROSS DENSITY: 1.57 DU/AC  
RESIDENTIAL GROSS DENSITY: 2.92 DU/AC

BUFFER OPEN SPACE: 2.35 AC  
COMMON OPEN SPACE: 4.44 AC  
USABLE OPEN SPACE: 3.53 AC  
VISUAL NATURAL OPEN SPACE: 0.34 AC

TOTAL RESIDENTIAL OPEN SPACE: 10.65 AC  
(15.9% OF GROSS)

PATIO HOME MINIMUM WIDTH: 50'  
LUXURY HOME MINIMUM WIDTH: 70'  
CUSTOM HOME MINIMUM WIDTH: 75'

PATIO HOME MINIMUM AREA: 5,500 SF  
LUXURY HOME MINIMUM AREA: 8,400 SF  
CUSTOM HOME MINIMUM AREA: 10,500 SF

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XREFS: 5012-PP-CVR.dwg 5012-PP-CVR.dwg 5012-PP-CVR.dwg 5012-PP-CVR.dwg 5012-PP-CVR.dwg  
DATE: 4/16/21

Kimley»Horn

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 Boise, Idaho 83702 (208) 297-2885

INSPIRADO

COVER SHEET

ADA COUNTY, IDAHO

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 CHECKED BY: TRB  
 DATE: 4/16/2021

PROJECT NO.  
291015012

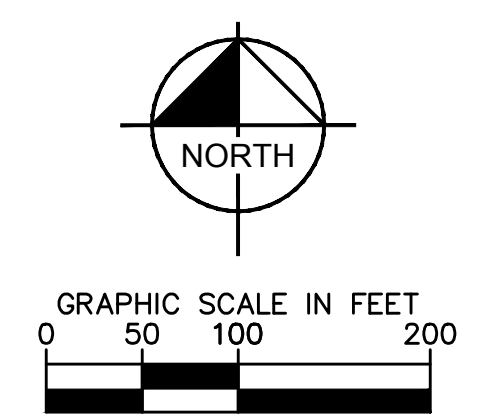
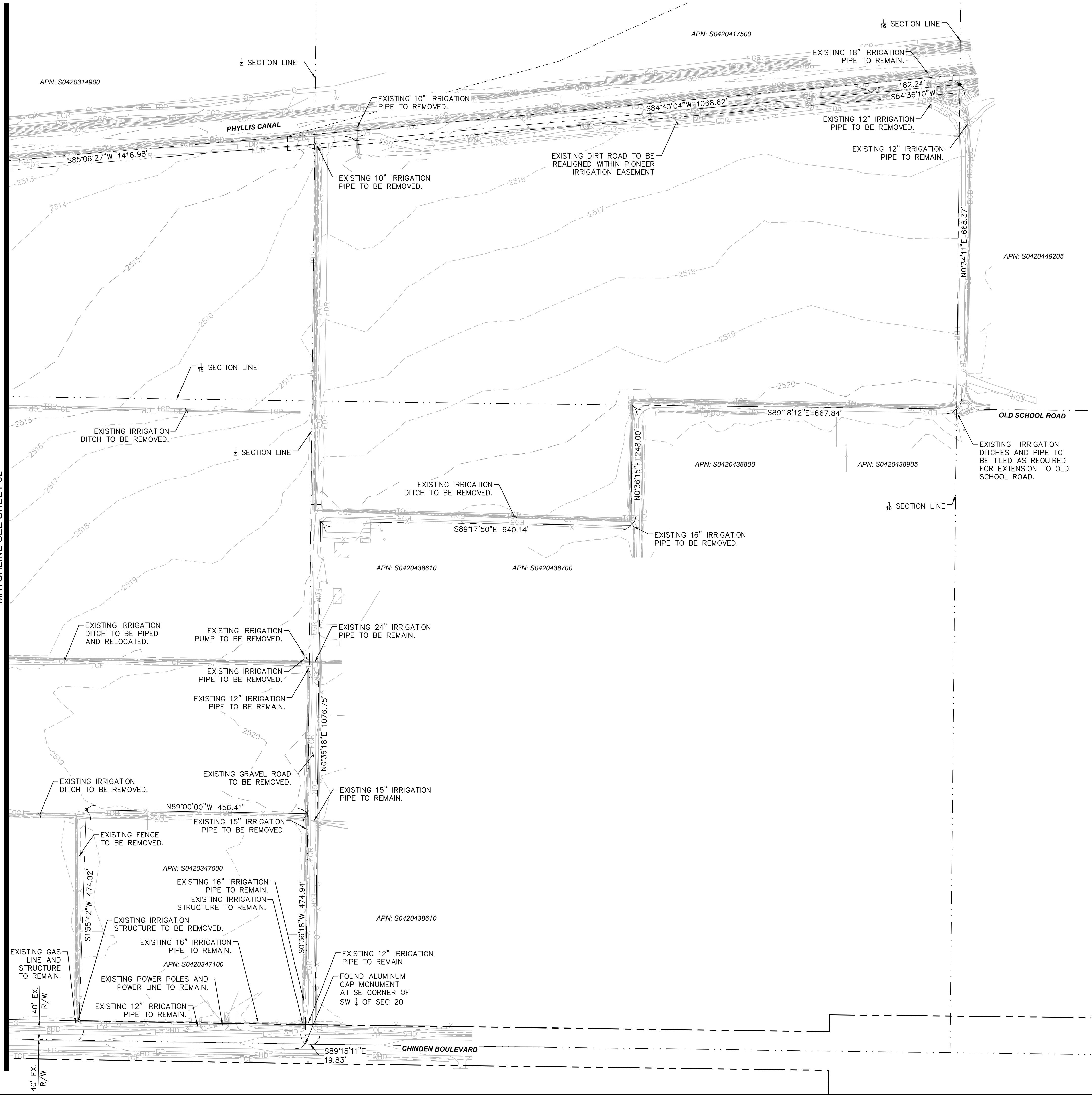
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5012-PP-CVR

01 OF 09



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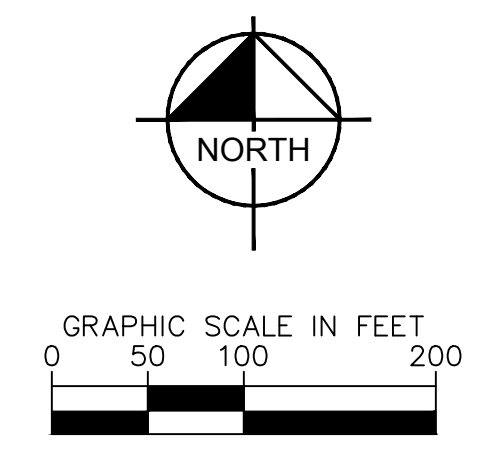
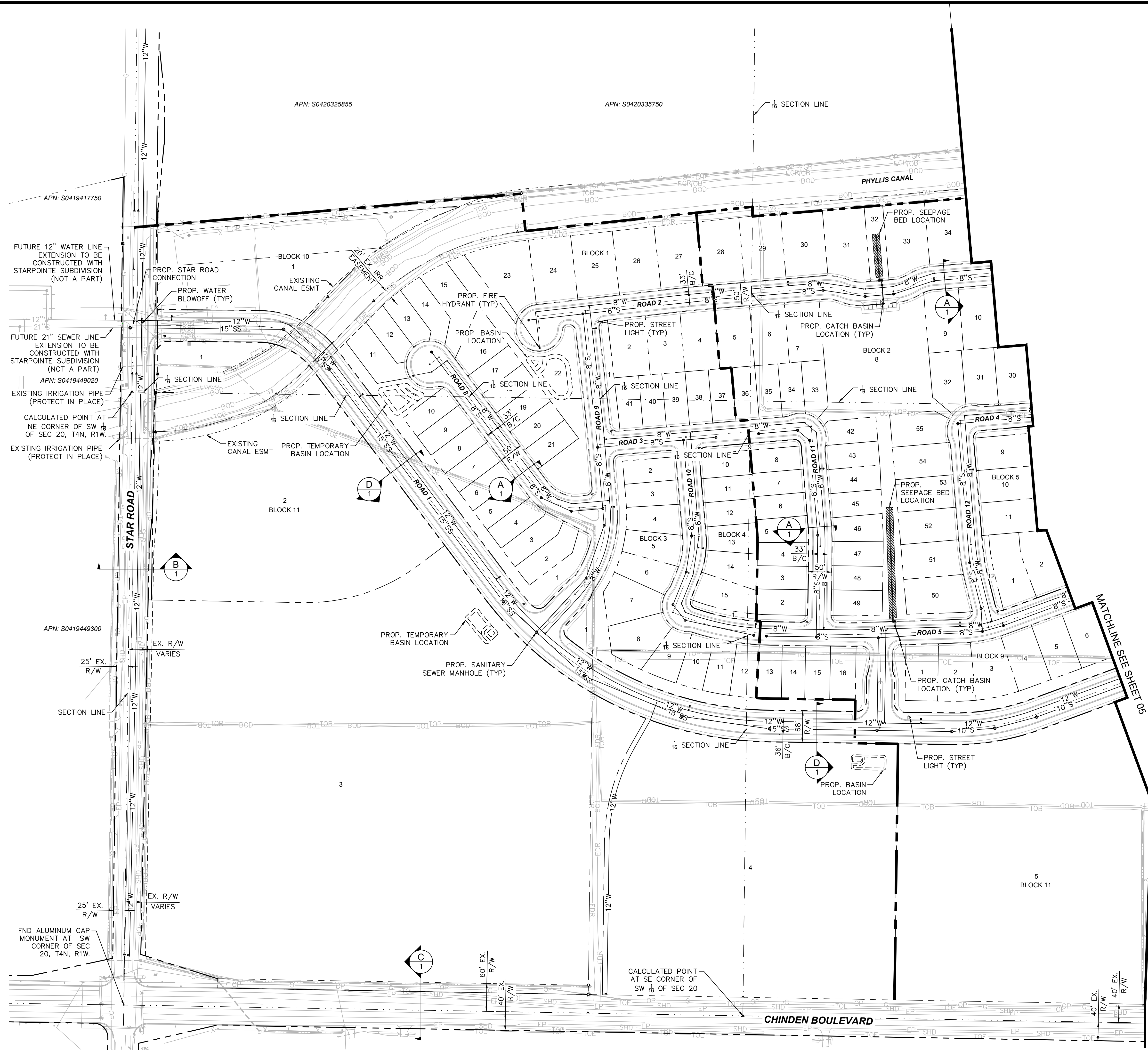
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INSPIRADO  
 EXISTING CONDITIONS  
 ADA COUNTY, IDAHO

PROFESSIONAL ENGINEER  
 LICENSED  
 19944  
 4/16/21  
 STATE OF IDAHO  
 TELLER BARD

EXPIRES 10/31/21  
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 291015012  
 DRAWING NAME  
 5012-PP-EC

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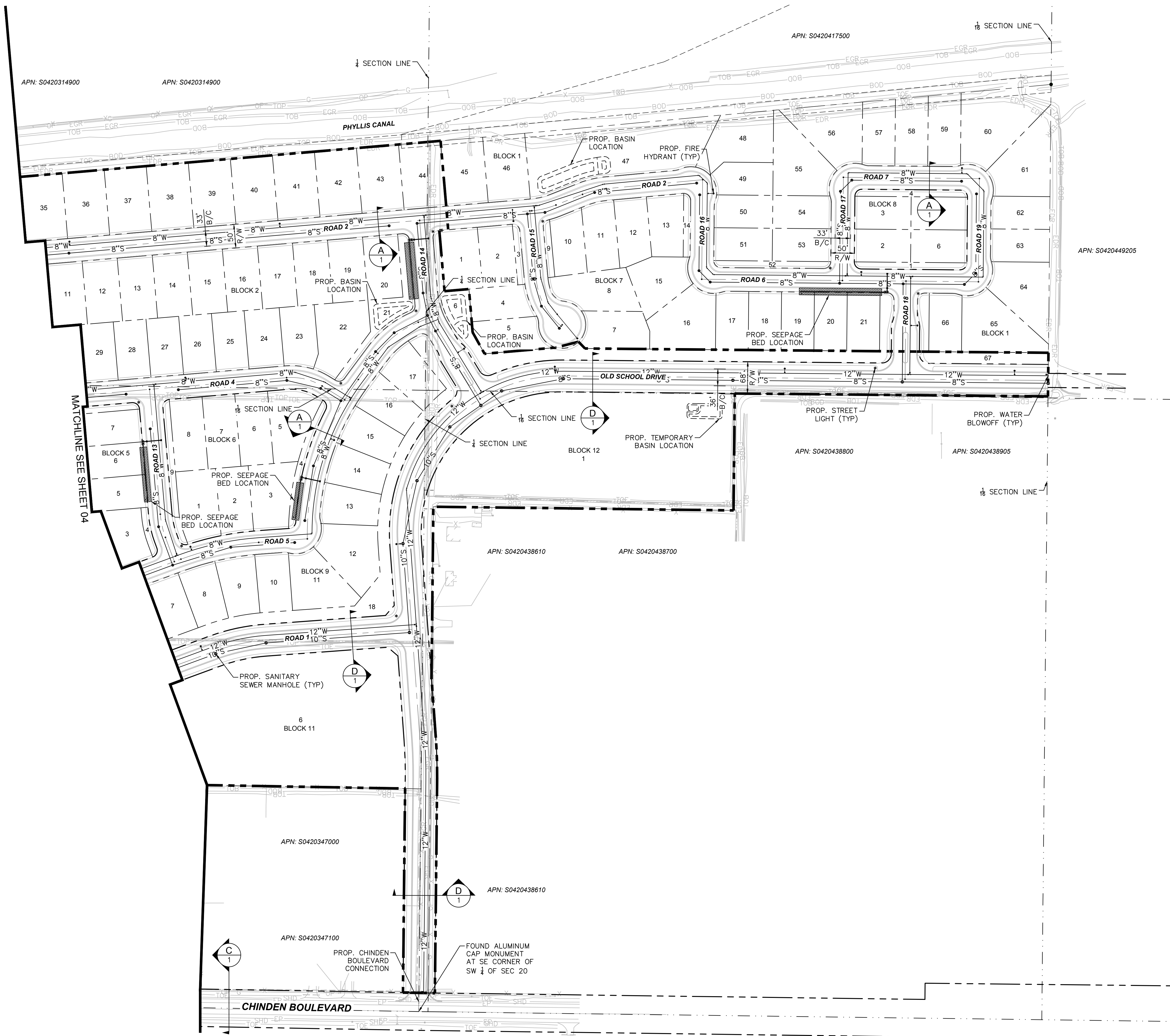
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**PROPOSED CONDITIONS**  
**ADA COUNTY, IDAHO**

PROFESSIONAL ENGINEER  
LICENSED  
1994  
4/16/21  
STATE OF IDAHO  
TELLER BARD

EXPIRES 10/31/21  
PROJECT NO.  
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04 OF 09

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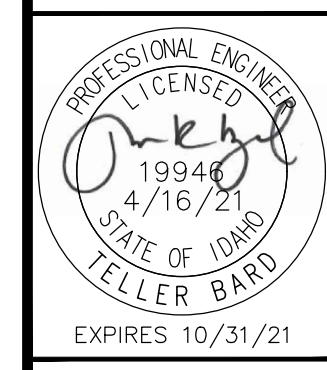
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INSPIRADO  
 PROPOSED CONDITIONS  
 ADA COUNTY, IDAHO



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FOUND IRON PIN AT COMMON CORNER OF SEC 19 & 20, T4N, R1W.

APN: S0419417750

APN: S0420325855

APN: S0420335750

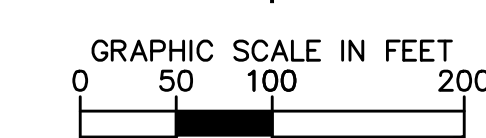
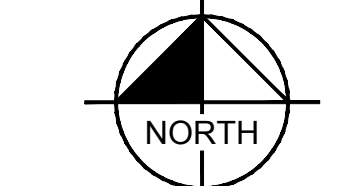
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CALCULATED POINT AT NE CORNER OF SW 1/4 OF SEC 20, T4N, R1W.

APN: S0419449300

FND ALUMINUM CAP MONUMENT AT SW CORNER OF SEC 20, T4N, R1W.

CALCULATED POINT AT SE CORNER OF SW 1/4 OF SEC 20



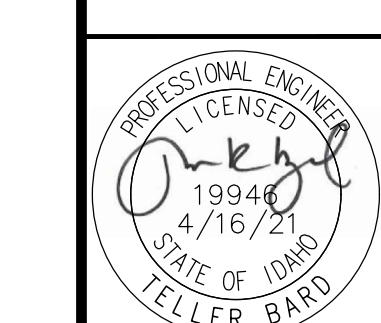
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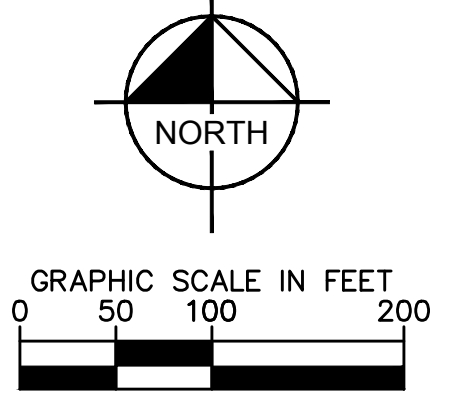
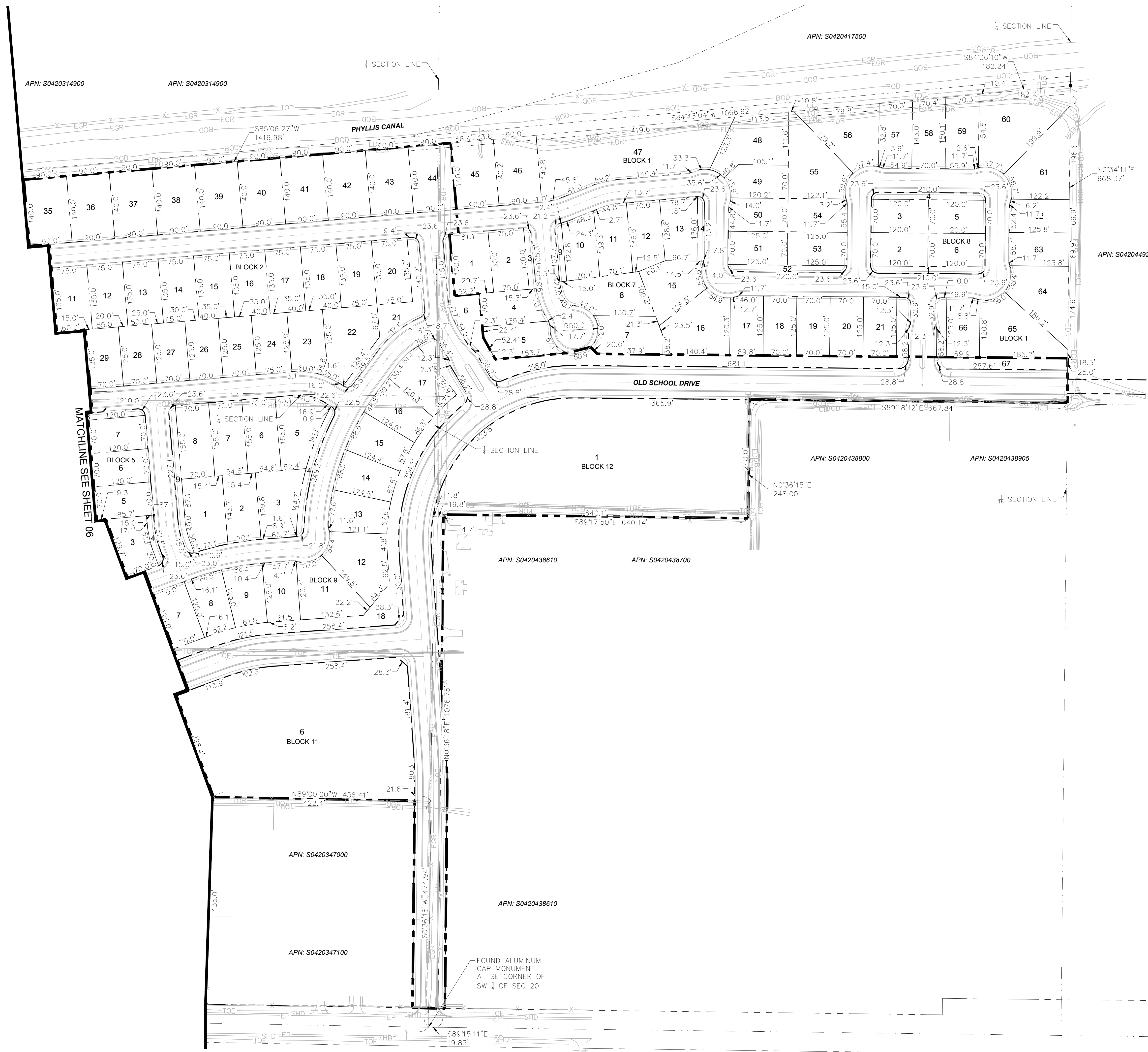
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 HORIZONTAL CONTROL  
 ADA COUNTY, IDAHO



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 DRAWING NAME  
 5012-PP-PC

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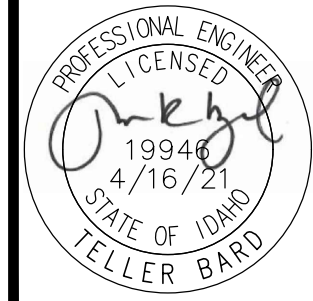


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 HORIZONTAL CONTROL  
 ADA COUNTY, IDAHO



EXPIRES 10/31/21  
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 291015012  
 DRAWING NAME  
 5012-PP-PC

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LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 1	30,500	0.70
2	BLOCK 1	7,470	0.17
3	BLOCK 1	6,672	0.15
4	BLOCK 1	5,927	0.14
5	BLOCK 1	5,750	0.13
6	BLOCK 1	5,750	0.13
7	BLOCK 1	5,750	0.13
8	BLOCK 1	5,750	0.13
9	BLOCK 1	5,750	0.13
10	BLOCK 1	5,723	0.13
11	BLOCK 1	8,241	0.19
12	BLOCK 1	5,815	0.13
13	BLOCK 1	5,817	0.13
14	BLOCK 1	6,911	0.16
15	BLOCK 1	11,097	0.25
16	BLOCK 1	8,341	0.19
17	BLOCK 1	5,500	0.13
18	BLOCK 1	5,500	0.13
19	BLOCK 1	5,500	0.13
20	BLOCK 1	5,500	0.13
21	BLOCK 1	5,500	0.13
22	BLOCK 1	35,957	0.83
23	BLOCK 1	15,521	0.36
24	BLOCK 1	12,585	0.29
25	BLOCK 1	12,486	0.29
26	BLOCK 1	12,424	0.29
27	BLOCK 1	12,581	0.29
28	BLOCK 1	12,512	0.29
29	BLOCK 1	12,609	0.29
30	BLOCK 1	12,603	0.29
31	BLOCK 1	13,743	0.32
32	BLOCK 1	6,440	0.15
33	BLOCK 1	13,605	0.31
34	BLOCK 1	12,600	0.29
35	BLOCK 1	12,600	0.29
36	BLOCK 1	12,600	0.29
37	BLOCK 1	12,600	0.29
38	BLOCK 1	12,600	0.29
39	BLOCK 1	12,600	0.29
40	BLOCK 1	12,600	0.29
41	BLOCK 1	12,600	0.29
42	BLOCK 1	12,600	0.29
43	BLOCK 1	12,600	0.29
44	BLOCK 1	12,600	0.29
45	BLOCK 1	12,604	0.29
46	BLOCK 1	12,648	0.29
47	BLOCK 1	44,443	1.02
48	BLOCK 1	15,250	0.35
49	BLOCK 1	8,576	0.20
50	BLOCK 1	8,692	0.20
51	BLOCK 1	8,750	0.20
52	BLOCK 1	3,653	0.08
53	BLOCK 1	8,750	0.20
54	BLOCK 1	8,735	0.20
55	BLOCK 1	16,173	0.37
56	BLOCK 1	15,884	0.36
57	BLOCK 1	9,733	0.22
58	BLOCK 1	10,260	0.24
59	BLOCK 1	10,733	0.25
60	BLOCK 1	23,377	0.54
61	BLOCK 1	16,463	0.38
62	BLOCK 1	8,769	0.20
63	BLOCK 1	8,790	0.20
64	BLOCK 1	14,850	0.34
65	BLOCK 1	16,871	0.39
66	BLOCK 1	8,698	0.20
67	BLOCK 1	9,545	0.22

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 2	4,697	0.11
2	BLOCK 2	10,052	0.23
3	BLOCK 2	9,626	0.22
4	BLOCK 2	9,741	0.22
5	BLOCK 2	9,750	0.22
6	BLOCK 2	9,750	0.22
7	BLOCK 2	9,750	0.22
8	BLOCK 2	76,952	1.77
9	BLOCK 2	10,091	0.23
10	BLOCK 2	10,125	0.23
11	BLOCK 2	10,125	0.23
12	BLOCK 2	10,125	0.23
13	BLOCK 2	10,125	0.23
14	BLOCK 2	10,125	0.23
15	BLOCK 2	10,125	0.23
16	BLOCK 2	10,125	0.23
17	BLOCK 2	10,125	0.23
18	BLOCK 2	10,125	0.23
19	BLOCK 2	10,125	0.23
20	BLOCK 2	10,125	0.23
21	BLOCK 2	10,438	0.24
22	BLOCK 2	14,656	0.34
23	BLOCK 2	9,547	0.22
24	BLOCK 2	9,375	0.22
25	BLOCK 2	8,750	0.20
26	BLOCK 2	8,750	0.20
27	BLOCK 2	8,750	0.20
28	BLOCK 2	8,750	0.20
29	BLOCK 2	8,750	0.20
30	BLOCK 2	8,750	0.20
31	BLOCK 2	8,624	0.20
32	BLOCK 2	8,409	0.19
33	BLOCK 2	5,764	0.13
34	BLOCK 2	5,606	0.13
35	BLOCK 2	5,750	0.13
36	BLOCK 2	5,750	0.13
37	BLOCK 2	5,750	0.13
38	BLOCK 2	5,750	0.13
39	BLOCK 2	5,750	0.13
40	BLOCK 2	5,750	0.13
41	BLOCK 2	5,894	0.14
42	BLOCK 2	5,762	0.13
43	BLOCK 2	5,974	0.14
44	BLOCK 2	5,924	0.14
45	BLOCK 2	5,817	0.13
46	BLOCK 2	6,081	0.14
47	BLOCK 2	5,812	0.13
48	BLOCK 2	5,720	0.13
49	BLOCK 2	6,004	0.14
50	BLOCK 2	10,615	0.24
51	BLOCK 2	9,456	0.22
52	BLOCK 2	8,750	0.20
53	BLOCK 2	8,750	0.20
54	BLOCK 2	8,745	0.20

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 3	34,231	0.79
2	BLOCK 3	5,750	0.13
3	BLOCK 3	5,880	0.13
4	BLOCK 3	6,734	0.15
5	BLOCK 3	7,282	0.17
6	BLOCK 3	7,092	0.16
7	BLOCK 3	9,765	0.22
8	BLOCK 3	10,309	0.24
9	BLOCK 3	6,946	0.16
10	BLOCK 3	6,165	0.14
11	BLOCK 3	6,281	0.14
12	BLOCK 3	6,050	0.14
13	BLOCK 3	5,962	0.14
14	BLOCK 3	5,750	0.13
15	BLOCK 3	6,184	0.14
16	BLOCK 3	6,327	0.15

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 4	3,771	0.09
2	BLOCK 4	6,046	0.14
3	BLOCK 4	5,500	0.13
4	BLOCK 4	5,578	0.13
5	BLOCK 4	5,864	0.13
6	BLOCK 4	5,500	0.13
7	BLOCK 4	5,500	0.13
8	BLOCK 4	5,500	0.13
9	BLOCK 4	3,203	0.07
10	BLOCK 4	5,720	0.13
11	BLOCK 4	5,720	0.13
12	BLOCK 4	5,720	0.13
13	BLOCK 4	6,464	0.15
14	BLOCK 4	7,286	0.17
15	BLOCK 4	8,019	0.18

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 5	10,610	0.24
2	BLOCK 5	9,447	0.22
3	BLOCK 5	8,769	0.20
4	BLOCK 5	1,549	0.04
5	BLOCK 5	8,400	0.19
6	BLOCK 5	8,400	0.19
7	BLOCK 5	8,400	0.19
8	BLOCK 5	3,503	0.08
9	BLOCK 5	8,400	0.19
10	BLOCK 5	8,400	0.19
11	BLOCK 5	8,400	0.19
12	BLOCK 5	2,441	0.06

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 6	12,489	0.29
2	BLOCK 6	9,878	0.23
3	BLOCK 6	12,305	0.28
4	BLOCK 6	4,139	0.10
5	BLOCK 6	12,887	0.30
6	BLOCK 6	10,850	0.25
7	BLOCK 6	10,850	0.25
8	BLOCK 6	10,850	0.25
9	BLOCK 6	4,623	0.11

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 7	10,597	0.24
2	BLOCK 7	9,750	0.22
3	BLOCK 7	1,903	0.04
4	BLOCK 7	8,899	0.20
5	BLOCK 7	9,849	0.23
6	BLOCK 7	36,212	0.83
7	BLOCK 7	10,990	0.25
8	BLOCK 7	13,686	0.31
9	BLOCK 7	1,795	0.04
10	BLOCK 7	9,133	0.21
11	BLOCK 7	10,163	0.23
12	BLOCK 7	9,726	0.22
13	BLOCK 7	9,697	0.22
14	BLOCK 7	1,991	0.05
15	BLOCK 7	12,027	0.28
16	BLOCK 7	15,747	0.36
17	BLOCK 7	8,678	0.20
18	BLOCK 7	8,750	0.20
19	BLOCK 7	8,750	0.20
20	BLOCK 7	8,750	0.20
21	BLOCK 7	8,750	0.20

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 8	3,503	0.08
2	BLOCK 8	8,400	0.19
3	BLOCK 8	8,400	0.19
4	BLOCK 8	3,503	0.08
5	BLOCK 8	8,400	0.19
6	BLOCK 8	8,400	0.19

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 9	8,526	0.20
2	BLOCK 9	9,433	0.22
3	BLOCK 9	10,040	0.23
4	BLOCK 9	8,977	0.21
5	BLOCK 9	8,750	0.20
6	BLOCK 9	8,750	0.20
7	BLOCK 9	8,750	0.20
8	BLOCK 9	9,432	0.22
9	BLOCK 9	9,636	0.22
10	BLOCK 9	8,853	0.20
11	BLOCK 9	13,465	0.31
12	BLOCK 9	14,740	0.34
13	BLOCK 9	9,706	0.22
14	BLOCK 9	9,708	0.22
15	BLOCK 9	9,709	0.22
16	BLOCK 9	9,627	0.22
17	BLOCK 9	10,433	0.24
18	BLOCK 9	45,661	1.05

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 10	85,947	1.97

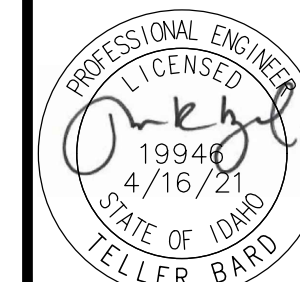
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1	BLOCK 11	15,963	0.37
2	BLOCK 11	211,700	4.86
3	BLOCK 11	798,419	18.33
4	BLOCK 11	345,029	7.92
5	BLOCK 11	311,163	7.14
6	BLOCK 11	126,764	2.91

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 12	146,057	3.35

PHASE SUMMARY	
PHASE	NUMBER OF LOTS
1	61
2	60
3	58
4	48

INSPIRADO

LOT DATA  
ADA COUNTY, IDAHO



EXPIRES 10/31/21  
PROJECT NO.  
291015012

DRAWING NAME  
5012-PP-PC

08 OF 09

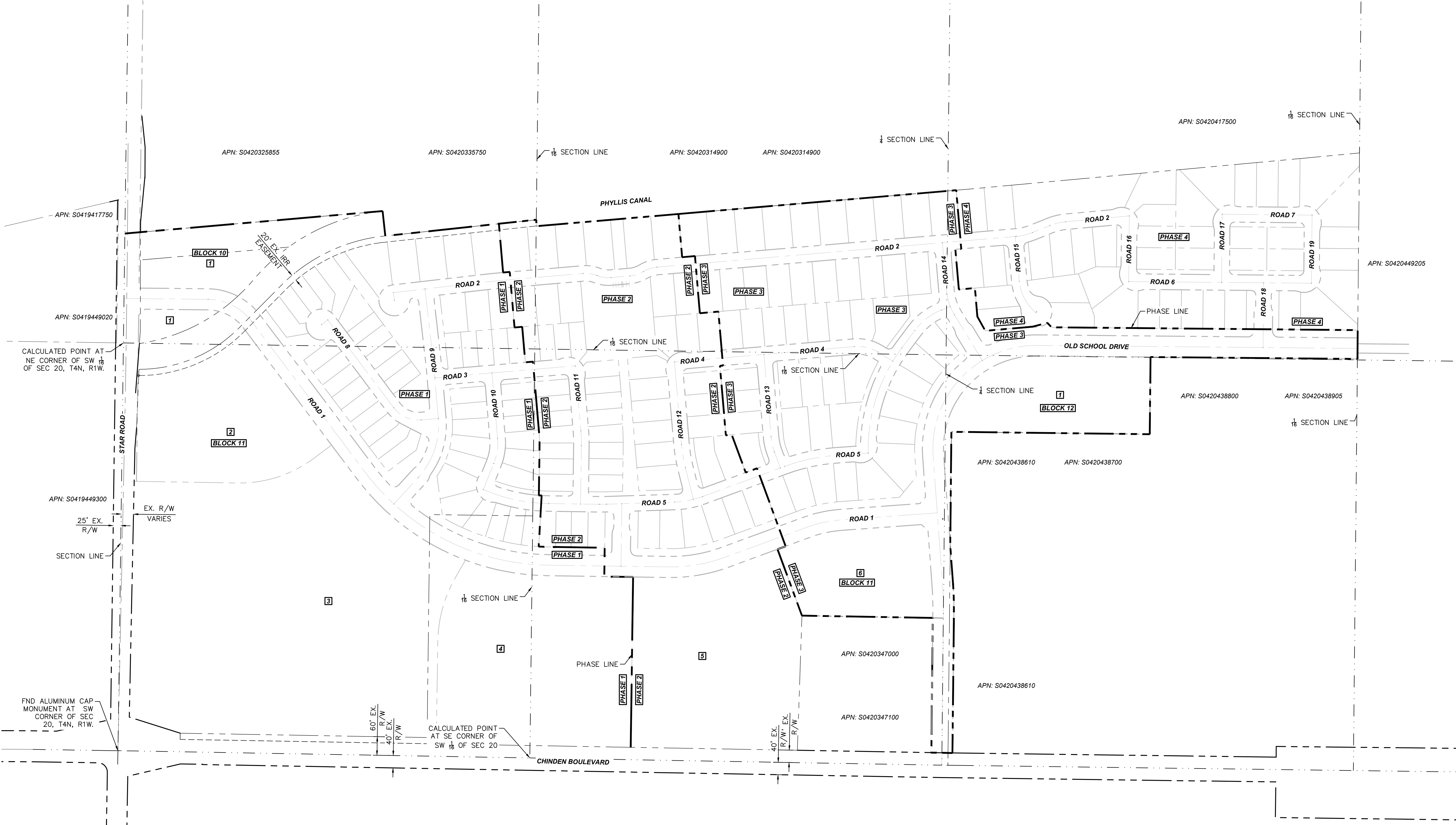
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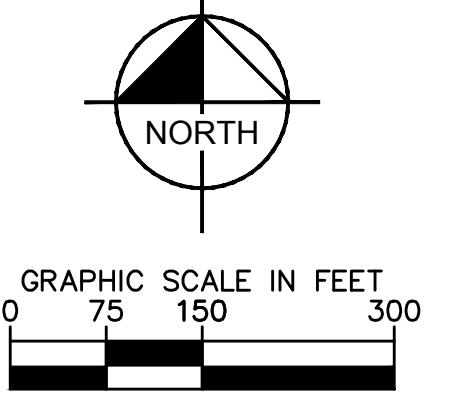
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**NOTE**  
 COMMERCIAL AND MIXED-USE PARCELS BLOCK 10, LOT 1, BLOCK 11, LOTS 2, 3, 4, 5, & 6, AND BLOCK 12, LOT 1 WILL BE INDIVIDUALLY DEVELOPED UNDER SEPARATE APPLICATIONS. INFRASTRUCTURE WILL BE EXTENDED TO EACH PARCEL LISTED AS PART OF THIS DEVELOPMENT.

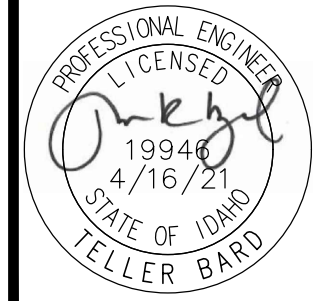


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INSPIRADO  
 PHASING PLAN  
 ADA COUNTY, IDAHO



PROJECT NO.  
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 5012-PP-PHASE