

PLANNING SUBMITTAL FORM

Permit info: _____ ZONFY2018-1
 Application Date: 2/6/18 Rec'd by: MM
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
 208.472.2926 (FAX) ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: <u>Donald W Kemper + Will Kemper</u>	Name: <u>Donald W Kemper + Will Kemper</u>
Company: <u>5605 State Project</u>	Company: <u>SB</u>
Address: <u>1821 Edgecliff</u>	Address: <u>same</u>
City: <u>Boise</u>	City: <u>same</u>
State: <u>Id</u> Zip: <u>83702</u>	State: Zip:
Tel.: <u>208 870 0776</u>	Tel.: <u>same</u>
FAX:	FAX:
E-mail: <u>dkemper398@gmail</u>	E-mail: <u>same</u>

ACTION REQUESTED (check all that apply)

ALL BLUEPRINTS MUST BE FOLDED INTO 8 1/2" X 11" SIZE WITH THE TITLE BLOCK/PANEL FACE UP SO AS TO FIT WITHIN A LEGAL SIZE FILE FOLDER

- | | | |
|--|---|---|
| <input type="checkbox"/> Appeal
<input type="checkbox"/> Lot Line Adjustment
<input checked="" type="checkbox"/> City Code Text Amendment
<input type="checkbox"/> Sign Permit
<input type="checkbox"/> Specific Area Plan
<input type="checkbox"/> Conditional (special) Use Permit
<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Easement/Vacation of Easement | <input type="checkbox"/> Design Review
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Flood Plain Dev
<input type="checkbox"/> Variance
<input type="checkbox"/> MFH nstallation
<input type="checkbox"/> Minor PUD
<input type="checkbox"/> Minor Land Division
<input type="checkbox"/> Ability to Serve-CUP, DSR or SUB if applicable | <input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Preliminary PUD
<input checked="" type="checkbox"/> Re-zone
<input type="checkbox"/> Zoning Certificate
<input type="checkbox"/> MFH Removal |
|--|---|---|

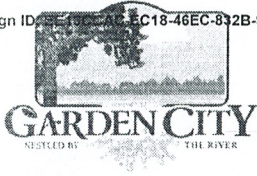
PROPERTY INFORMATION

Site address: 5605 w state

Subdivision Name: <u>N/A</u>	Lot:	Block:
Tax Parcel Number: <u>50630131700 50630131701</u>	Zoning: <u>R2 to R3</u>	Total Acres: <u>1.28</u>
Proposed Use: <u>PUD: 18 duplex/triplex units</u>	Floodplain: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

_____ 7/6/2018 (date)
 _____ 2/6/2018 (date)



ANNEXATION/REZONE	
Permit info:	ZONFY2018-1
Application Date:	2/16/18 Rec'd by: MM
FOR OFFICE USE ONLY	

2015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
 208.472.2926 (FAX) ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Donald W. Kemper Email: dkemper398@gmail.com Phone: 208-870-0776	Name: Donald W. Kemper

PROPERTY INFORMATION

Site address: 5605 W. State Street, Boise, ID 83703

Existing Zoning: R-2	Proposed Zoning: R-3
Existing use: Residential - Light Den.	Proposed use: Residential - Medium
Surrounding Zoning: R-3 + C-2	Surrounding Uses: Residential - Medium Density + Commercial

Is the property proposed to be annexed into Garden City?

YES NO X

How does the proposed zoning map amendment comply with the applicable provisions of the Comprehensive Plan?

See Attached item 1

How does the proposed zoning map amendment comply with the regulations outlined for the proposed zoning district?

See Attached item 2

How does the proposed zoning map amendment affect the public health, safety, and welfare of the community?

See Attached item 3

Does a zoning map amendment result in an impact upon the delivery of services including, but not limited to, school districts, utilities, fire safety, school districts, etc?

YES NO Minimal Impact

If the property is proposed to be annexed, how is such an annexation in the best interest of the City?

Already in city

If the property is proposed to be annexed, is the property contiguous to property with Garden City jurisdiction?

YES

NO

N/A

ALL BLUEPRINTS MUST BE FOLDED INTO 8 1/2" X 11" SIZE WITH THE TITLE BLOCK/PANEL FACE UP SO AS TO FIT WITHIN A LEGAL SIZE FILE FOLDER.

APPLICATION INFORMATION REQUIRED

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES.

- | | | | | |
|-------------------------------------|-------------------------------------|--|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Planning Submittal Form | <input checked="" type="checkbox"/> | Preliminary Title Report |
| | <input checked="" type="checkbox"/> | Fifteen (15) Site Plan | <input type="checkbox"/> | Compliance Statement |
| | <input checked="" type="checkbox"/> | Statement of Intent | | |
| | <input checked="" type="checkbox"/> | Fifteen (15) Neighborhood Map | | |
| WR | <input type="checkbox"/> | Fifteen (15) Topographic Survey | | |
| | <input type="checkbox"/> | Fifteen (15) Master Plan | | |
| WR | <input type="checkbox"/> | Two (2) Natural Hazard and Resources Analysis | | |
| | <input checked="" type="checkbox"/> | Two (2) Dedications and Easements | | |
| | <input checked="" type="checkbox"/> | Affidavit of Legal Interest | | |
| | <input checked="" type="checkbox"/> | Neighborhood Meeting Verification | | |
| | <input type="checkbox"/> | Affidavit of Posting and Photos (required 7 days prior to the hearing) | | |
| | <input type="checkbox"/> | Ability to Serve Letter - waiting on Five Flow Test | | |
- WR = Waiver Requested*

#4 **INFORMATION REQUIRED ON COMPLIANCE STATEMENT (PLEASE CHECK):**

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application

#5 **INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):**

- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

#6 **INFORMATION FOR PRELIMINARY TITLE REPORT (PLEASE CHECK):**

- Document confirming property has been purchased contingent to approvals by city and other agencies
- Document should confirm if there are liens on property and if there are other issues with title *NONE*
- Document typically generated by lender or title company

INFORMATION FOR LEGAL DESCRIPTION (PLEASE CHECK):

- A document legally describing the property.
- Must have Ada County instrument number or county seal inscribed.

INFORMATION FOR PRE-APPLICATION FORM (PLEASE CHECK):

- A form signed by the planning official certifying a pre-application conference took place for this application prior to applying. The sign-in sheet of the pre-application conference should also be attached.

INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):

- 8 1/2" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON PRELIMINARY SUBDIVISION MAP (PLEASE CHECK):

- wR 30" x 42" minimum size
- Scale no less than one inch (1") to one hundred feet (100')
- The names, addresses, and telephone numbers of the planners, engineers, surveyors or other persons who designed the subdivision and prepared the plat
- The legal description of the proposed subdivision, and a topographical map showing the proposed subdivision at a scale of not less than one inch (1") to one hundred feet (100')
- The intended use of the lot such as: residential single-family, duplex, townhouse and multiple housing, commercial, industrial or recreational;
- A proposed building envelope shall be designated and dimensioned on each lot to demonstrate that a building can comply with the required setbacks. This building footprint is not binding on future building on the lot.
- Streets and public rights of way, including proposed street names and dimensions
- Blocks, if any, building envelopes and lot lines as required by subsection 10-4-4F of this Title, showing the dimensions and numbers of each. In addition to providing this information on the plat or supporting addenda, the applicant shall stake the perimeters of each lot and the center of its building envelope sufficiently to permit the Commission to locate the same when inspecting the site of the proposed subdivision
- wR Contour lines, shown at two foot (2') intervals, reference to an established bench mark, including location and elevation
- wR Location of any proposed or existing utilities, including, but not limited to, domestic water supply, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culvers, water mains, fire hydrants, and their respective profiles

INFORMATION REQUIRED ON SITE PLAN(PLEASE CHECK):

- WR* 24" x 36" size minimum
- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- WR* Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- N/A* For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- For uses other than a drive-through, the site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art
- Location of any proposed exterior site furniture
- Location of any exterior lighting
- Location of any existing or proposed signage

Later

WR

INFORMATION REQUIRED ON LANDSCAPE PLAN (PLEASE CHECK):

- 24" x 36" size minimum
- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Proposed storm water systems
- Locations and dimensions of open space

INFORMATION FOR TOPOGRAPHIC SURVEY (PLEASE CHECK):

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20'). If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site.

INFORMATION REQUIRED ON GRADING PLAN (PLEASE CHECK):

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surfaces
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

INFORMATION FOR SOILS REPORT (PLEASE CHECK):

- Prepared by a licensed engineer
- Report showing the nature, distribution, and strength of existing soil;
- Conclusions and recommendations for grading procedures
- Opinions and recommendations regarding the adequacy of the soil for the proposed development
- The design criteria for any corrective measures which are recommended

INFORMATION FOR NATURAL HAZARD AND RESOURCES ANALYSIS (PLEASE CHECK):

- Prepared by a licensed engineer
- The natural hazards and resources analysis shall provide an inventory and recommendation regarding natural conditions existing on the site.
- The analysis shall include: significant natural resources existing on the site shall be identified including vegetation; fish and wildlife habitat; and water, including streams and riparian zones. A plan for preservation and/or mitigation of significant resources should be prepared by a qualified professional.
- For subdivisions within a floodplain: Detailed information on the nature, source, and extent of the hazard and the proposed actions to minimize or eliminate danger to public health, safety or property. The analysis shall include the following information:
 - a. The location of existing water channels and drainage ways, floodway, flood plain and base flood elevation
 - b. The location of all planned improvements including dams, dikes, and similar structures
 - c. All planned diversions, alterations or rerouting of channels and drainage ways.

INFORMATION REQUIRED ON MASTER PLAN (PLEASE CHECK):

- The master plan is a plan that includes narrative information and illustrations about the proposal
- The required narrative information shall be as follows:
 - a. Description of the vision for the Master Plan area, including design guidelines, land uses and phasing of development
 - b. A range of square footage, density, site coverage, and locational distribution of land uses;
 - c. Description of a circulation plan for autos, bicycles, transit, and pedestrians within the site and to other off site systems including the Boise River Greenbelt and other waterways
 - d. Description of the amenities within the site including both natural and manmade
 - e. Description of the general mass, scale, and character of the buildings
 - f. Summary of general public facility requirements to serve the development; and
 - g. Proposal for incorporation of existing structures in future development plans
- The required illustrative plans shall be as follows:
 - a. A map showing property dimensions and legal description
 - b. A map showing existing and proposed building footprints
 - c. A map showing the circulation system including streets, alleys, parking, pedestrian walkways and linkages both within and outside the district.
 - d. A diagram showing development parcels, maximum unit densities, site ingress and egress, and relationship of development to public amenities, public facilities, and/or open site areas
 - e. A section showing the relationship of the buildings, public spaces and the street edge to adjacent properties

INFORMATION FOR DEDICATIONS AND EASEMENTS (PLEASE CHECK):

- The statement of intent for dedications and/or easements shall include the location, size, dimensions, and purpose.

INFORMATION FOR COVENANTS AND DEED RESTRICTIONS (PLEASE CHECK):

- None* The draft of any proposed covenants and deed restrictions to be recorded with the plat or plat amendment.

INFORMATION FOR WILL SERVE LETTER (PLEASE CHECK):

- A document from the City Engineer certifying that a property has adequate access to city services. *waiting Five Flow Test*

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

INFORMATION FOR AFFIDAVIT OF LEGAL INTEREST (PLEASE CHECK):

- A signed affidavit indicating legal interest in a property and application *owners will present*

To be done

INFORMATION FOR AFFIDAVIT OF PROPERTY POSTING AND PHOTOS(PLEASE CHECK):

- A signed affidavit affirming that the required sign has been posting on the property ten days before the hearing
- Photos (digital or print) of posted sign

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM (PLEASE CHECK):

- Required if irrigation canal/irrigation ditch runs through property or along property lines *Boise Valley Irrigation Ditch Company - 738 754*

INFORMATION REQUIRED MASTER SIGN PLAN (PLEASE CHECK):

- Required for commercial or mixed-use developments of two or more buildings
- Location, elevations, and materials of proposed signage

Attachments 1, 2, and 3

ReZone Application : 5605 W State Street, Garden City, Idaho 83703

Ada County Parcels: [S0630131700](#) and [S0630131701](#)

Attachment 1: How does the zoning map amendment comply with the applicable provision of the Comprehensive Plan?

While adjacent properties are zoned R3 and C2 the entire area is noted in the comprehensive plan as Residential: Light Density. An application to amend the map to show the properties as Residential: Medium Density has been submitted.

Attachment 2. How does the proposed zoning map amendment comply with the regulations outlined for the proposed zoning district?

A PUD application will be made to add 18 units to the 1.28 acres, thus achieving a density of approximately 14 units per acre which would put it in compliance with the regulations for R3 zoning.

Attachment 3. How does the proposed zoning map amendment affect the public health, safety, and welfare of the community?

The rezoning will result in no negative impacts to the public health, safety and welfare of the community. The planned cohousing development allowed by the rezone will provide enhanced welfare for those who move into the neighborhood.

RECEIVED
FEB 06 2018
GARDEN CITY
DEVELOPMENT SERVICES

Waiver Request Letter

February 5, 20018

To: Garden City Development Services Staff and Committees

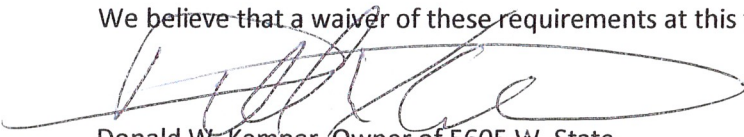
From: Donald W. Kemper, Co-owner

Re: Waiver Request for 5605 W State Re-Zone and Comprehensive Plan Change Application

As we will submit the following items as part of our PUD application planned for submittal before March 6th, we request a waiver of the requirements for the listed items as part of this comprehensive plan change and zone change application:

- Topographic Survey (The survey is not yet completed, however, the land is reasonably flat and is not within the 100 year flood plain)
- Natural Hazards and Resources Analysis (We know of no problems but the analysis is not yet completed)
- Ability to Serve Letter (We have requested the Fire Flow Test which must be done prior to the Ability to Serve Letter Request)
- 30"x42" Preliminary Subdivision Map (We understand from staff that the 11"x 19" Master Plan will be sufficient for this application. We will include in the PUD application coming shortly.)
- Information Required on Landscape Plan
- Information Required for Grading Plan
- Information for Soils Report

We believe that a waiver of these requirements at this time will not hinder review of these applications.

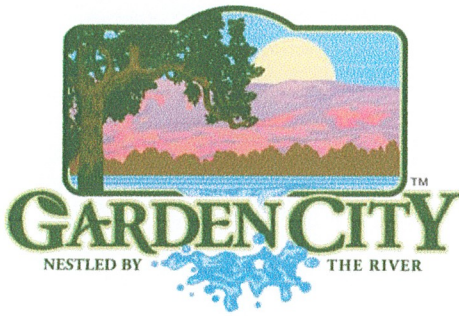


Donald W. Kemper, Owner of 5605 W. State

Dkemper398@gmail.com

208 870 0776

RECEIVED
FEB 06 2018
GARDEN CITY
DEVELOPMENT SERVICES



6015 Glenwood Street • Garden City, Idaho 83714
Phone 208 - 472-2921 • Fax 208 - 472-2926 •
www.gardencityidaho.org

Affidavit of Legal Interest

State of Idaho)

)SS

County of Ada)

will Kemper

I, Donald W. Kemper

Name

914 N seventh street (914 N 7th street)
1821 Edge cliff

Address

Boise

City

Id 83702

State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission

Donald W Kemper 1821 Edgecliff Boise Id 83702
will Kemper 914 N 7th street Boise Id 83702
to Steve Taylor 318 E. Highland view Drive

Name Address
to submit the accompanying application pertaining to that property.

2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 7th day of February, 2018

[Signature]
Signature

Subscribed and sworn to before me the day and year first above written

[Signature]

Notary Public for Idaho

Residing at: Canyon County

My Commission expires March 7 2023



My Commission Expires
March 7, 2023

Waiver Request Letter

February 5, 20018

To: Garden City Development Services Staff and Committees

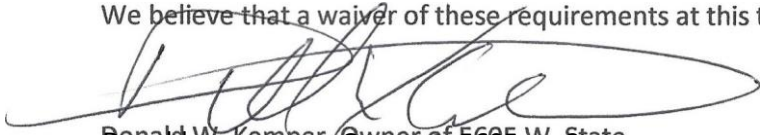
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- 30"x42" Preliminary Subdivision Map (We understand from staff that the 11"x 19" Master Plan will be sufficient for this application. We will include in the PUD application coming shortly.) ● Information Required on Landscape Plan
- Information Required for Grading Plan

We believe that a waiver of these requirements at this time



Donald W. Kemper, Owner of 5605 W. State

wa•

- Information for Soils Report

r of these requirements at this time will not hinder review of these applications.

Dkemper398@gmail.com

208 870 0776



TitleOne Corporation
Authorized Agent for:
Fidelity National Title Insurance Company

ALTA Commitment (6/17/06)
2nd Revision - September 19, 2011
Added more borrowers

File Number: A1199590 JG/DS SCHEDULE A

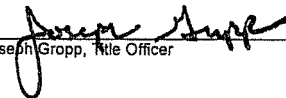
- 1. Effective Date: September 8, 2011 at 07:30 AM
- 2. Policy (or Policies) to be issued:

<input checked="" type="checkbox"/> ALTA Owner's Policy (6/17/06)	Standard Coverage	Policy Amount:	\$ 162,750.00
Proposed Insured:		Premium:	\$ 874.00
WII Kemper and Daphne J. Huang, husband and wife and Donald W. Kemper and Molly Mettler, husband and wife			
Endorsements: None Requested		Charge:	

- 3. The estate or interest in the land described or referred to in this Commitment and covered herein is:
Fee Simple
- 4. The land described in this Commitment is owned, at the Effective Date, by:
The Heirs and devisees of the Estate of Victoria Barrutia, deceased
- 5. The land referred to in the Commitment is described as follows:
See "Exhibit A" Attached Hereb

(End of Schedule A)

TitleOne Corporation

By: 
Joseph Gropp, Title Officer

SCHEDULE B - SECTION I
REQUIREMENTS AND NOTES

ALTA Commitment (6/17/06)

2nd Revision - September 19, 2011

Added more borrowers

File Number: A1199590 JG/DS

The following are the requirements to be complied with:

- a. The Company will require delivery of and approval by the Company of an Indemnity and Affidavit as to Debts, Liens and Possession, prior to the issuance of the policy.
- b. Necessary conveyance to the proposed Insured.
- c. Deed of Trust or Mortgage securing the loan.

NOTE: If a Deed of Trust is contemplated as a part of this transaction, the correct name to be entered as the Trustee is: TITLEONE CORPORATION

NOTE: The Company has conducted a judgment and lien search of the public records, as of the effective date shown on Schedule A, against the vested owner and/or the proposed Insured owner/borrower. The Company has found no such items other than those shown on Schedule B, if any.

- d. NOTE: The only deed(s) affecting said land, which recorded within 24 months of the date of this report, or the last recorded vesting deed, is(are) as follows:

Document: Deed
Grantor: A. H. Woody and Bertha E. Woody, husband and wife
Grantee: John Barutia and Victoria Barutia, husband and wife
Recorded: February 16, 1943
Instrument No.: 217023

- e. NOTE: According to the available records, the purported address of said land is:

5605 W. State Street
Boise, Idaho 83703

- f. Intentionally deleted.

(End of Schedule B - Section I)

SCHEDULE B - SECTION II
EXCEPTIONS FROM COVERAGE

ALTA Commitment (6/17/06)

File Number: A1199590 JG/DS

2nd Revision - September 19, 2011
Added more borrowers

Note: The Policy (or Policies) of Insurance may contain a clause permitting arbitration of claims at the request of either the insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the public records.
7. Taxes, including any assessments collected therewith, for the year 2011 which are a lien not yet due and payable.
8. Taxes for the year 2010 are paid in full.
Parcel Number: S0630131700
Code Area: 06-5
Original Amount: \$1370.60
9. Taxes for the year 2010 are paid in full.
Parcel Number: S0630131701
Code Area: 06-3
Original Amount: \$1565.84
10. The land described herein is located within the boundaries of the City of Garden City (208-472-2900) and is subject to any assessments levied thereby.
11. Ditch, road and public utility easements as the same may exist over said premises.

SCHEDULE B - SECTION II
EXCEPTIONS FROM COVERAGE
(Continued)

ALTA Commitment (6/17/06)

2nd Revision - September 19, 2011

Added more borrowers

File Number: A1199590 JG/DS

- 12. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Mountain States Telephone and Telegraph Company
Purpose: Public Utilities
Recorded: November 20, 1978
Instrument No.: 7861631

- 13. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: March 1, 1946
Book 19 of Miscellaneous at Page 355

- 14. All matters, and any rights, easements, interests or claims as disclosed by Record of Survey No. 8145 recorded December 3, 2007 as Instrument No. 107160562.

- 15. A Revolving Credit Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:
Amount: \$95,000.00
Trustor/Grantor: Victoria Barutia, an unmarried woman
Trustee: First American Title Company
Beneficiary: Pioneer Federal Credit Union
Dated: September 17, 2008
Recorded: September 26, 2008
Instrument No.: 108108549

(End of Schedule B-I)

03
EXHIBIT "A"

PROPERTY DESCRIPTION

A parcel of land in the fractional part of the Southwest Quarter of the Northeast Quarter in Section 30, Township 4 North, Range 2 East, Boise Meridian, more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 30, Township 4 North, Range 2 East, Boise Meridian; thence
North 89°54' West a distance of 883.35 feet; thence
North 31°22'33" East a distance of 1591.51 feet to the True Point of Beginning; thence
South 31°22'33" West a distance of 310.01 feet to an iron pin; thence
North 64°19' West a distance of 200 feet to an iron pin; thence
North 41°10' East a distance of 352.4 feet to an iron pin on the South right of way line of U.S. Highway #44,;
thence
South 51°30' East along the South right of way line of U.S. Highway #44 a distance of 140 feet to the Point of Beginning.

(End of Exhibit "A")

(A1199590.PFD/A1199590/8)

Exhibit "A"

Property Description

DOCUMENT NUMBER R17023

This Indenture, Made this 13th day of February in the year of our Lord one thousand nine hundred and forty-three, between

✓ A. H. Woody and Bertha E. Woody, husband and wife
of New Meadows County of Adams State of Idaho

the part 1es of the first part, and

✓ John Berrutia and Victoria Berrutia, husband and wife
of Boise County of Ada State of Idaho

the parties of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of

Ten Dollars

~~XXXXXXXX~~

lawful money of the United States of America, and other valuable consideration to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold and by these presents do grant, bargain, and confirm unto the said parties of the second part and to their heirs and assigns forever, all the following described real estate, situated in County of Ada, State of Idaho, to-wit:

Commencing at the Northeast Corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty (30) in Township Four (4) North of Range Two (2) East of the Boise Meridian, in Ada County, Idaho, running thence South to the right-of-way of the Boise and Interurban Railway Company, Ltd., thence Northwest along the said right-of-way to a point on the North line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section Thirty (30) in Township Four (4) North Range Two (2) of E.M., which point is 3.06 chains West from the point of Beginning, thence East 3.06 chains to point of beginning, excepting Railroad rights-of-way, also the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty (30) in Township Four (4) North of Range Two (2) east of the Boise Meridian, in Ada County, Idaho, and a part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty (30) in Township Four (4) North of Range Two (2) East of the Boise Meridian described as follows: Commencing at the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Thirty (30) in Township Four (4) North of Range Two (2) East of the Boise Meridian, and running thence North 89 degrees 35 minutes West a distance of 5.08 chains to a stake; thence North 51 degrees 10 minutes West a distance of 5.33 chains to a stake; thence North a distance of 18 chains to a stake; thence South 89 degrees 35 minutes East a distance of 5.65 chains to a stake; thence South to an iron pin the place of beginning; Together with all water rights, ditch rights and lateral rights used thereon or in connection therewith, including but not limited to shares in all companies, representing together with all and singular the increments, hereditaments and appurtenances thereto in belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, leases and profits thereof, and all estates, right, title and interest in and to the said property, as well in law as in equity, of the said part 1es of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances, unto the parties of the second part, and to their heirs and assigns forever. And the said parties of the first part, and their heirs, the said premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against the said parties of the first part, and their heirs and assigns and every person and persons whomsoever, lawfully claiming or to claim the same, shall and will WARRANT and by these presents forever DEFEND, water used in the irrigation of said land, and including but not limited to fifty-Four (54) shares of the capital stock of Boise Valley Irrigation Ditch Company;

AA

IN WITNESS WHEREOF, The said parties of the first part ha ve hereunto set their hands and seal s the day and year first above written.

Signed, sealed and delivered in the presence of A. H. Woody (Seal) Bertha K. Woody (Seal) (U.S.I.R. Stamps \$9.00 Cancelled) (S. A. E-16-43)

STATE OF IDAHO, County of Ada On this 15th day of February in the year 19 43, before me, the undersigned, Notary Public in and for said State, personally appeared A. H. Woody and Bertha K. Woody, husband and wife,

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

(SEAL) J. L. Eberle Notary Public for the State of Idaho, Residing at Boise, Idaho

STATE OF IDAHO, County of Ada, Eugene H. Anderson at 45 minutes past 9 o'clock A. M., this 16 day of Feb, A.D. 19 43 . Fee, \$ 1.60 I hereby certify that this instrument was filed for record at the request of Eugene H. Anderson at 45 minutes past 9 o'clock A. M., this 16 day of Feb, A.D. 19 43 .

Recorder

Record of Survey No. 5845

Record Documents
RECORDS OF SURVEY
BOOK 10, PAGE 119
BOOK 10, PAGE 120
BOOK 10, PAGE 121

COMMISSIONERS
OF LAND OFFICES
COUNTY OF BAY
COUNTY OF BAY
COUNTY OF BAY
COUNTY OF BAY
COUNTY OF BAY
COUNTY OF BAY

ORDER OF OCT 16, 1903

Legend
--- BOUNDARY BETWEEN THE
ADJACENT PROPERTY LOTS
--- CALCULATED FROM
--- PLANS FOR THE
--- DISTANCE OF RECORD
--- (MARKS)
--- (MARKS)

County Recorder's Certificate
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RECORD OF SURVEY AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF BAY COUNTY, FLORIDA, ON OCTOBER 16, 1903.
COUNTY RECORDER
J. H. [Signature]

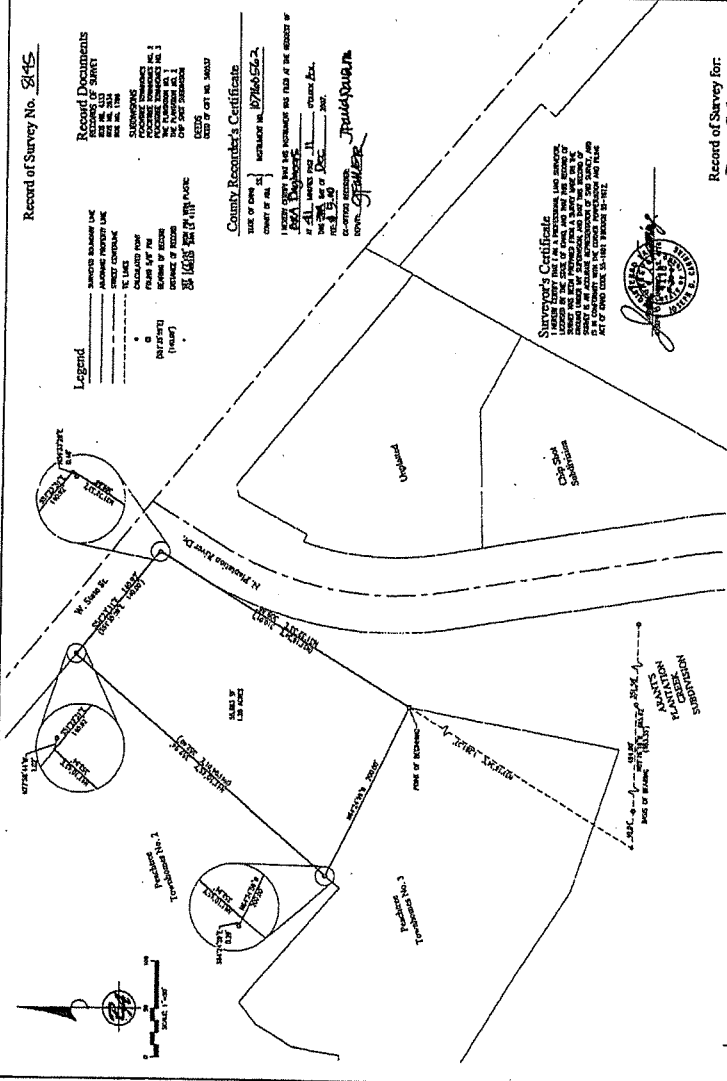
Surveyor's Certificate
I, ROSE SCHOEN, being duly sworn, do hereby certify that the foregoing is a true and correct copy of the record of survey as filed in the office of the County Recorder of Bay County, Florida, on October 16, 1903.
ROSE SCHOEN
Surveyor

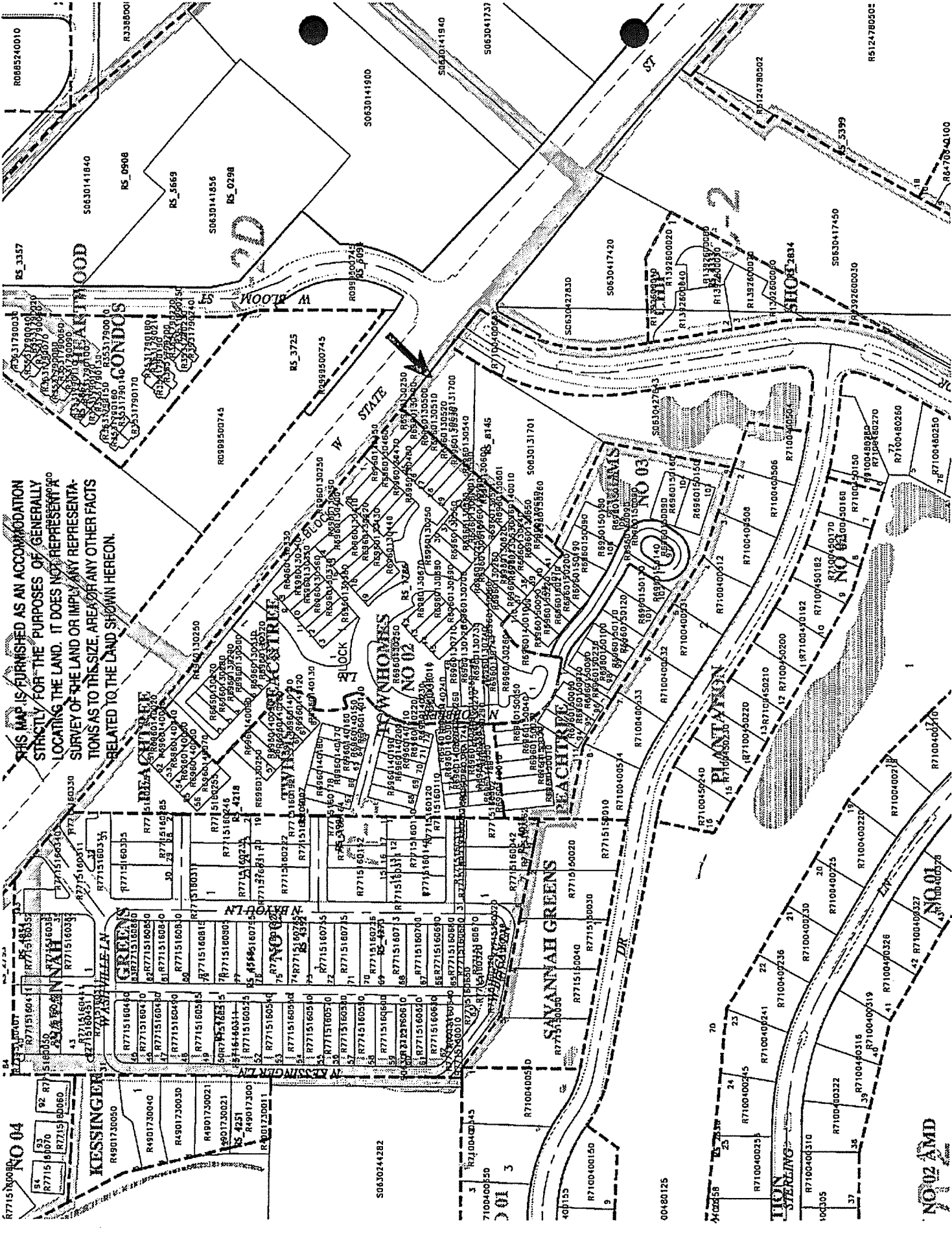


Record of Survey for
Rose Schoen

A COPY OF THIS SURVEY IS FILED IN THE OFFICE OF THE COUNTY RECORDER OF BAY COUNTY, FLORIDA, ON OCTOBER 16, 1903.
COUNTY RECORDER
J. H. [Signature]

B & A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
2001 N. W. 10th St., Miami, Fla. 33136





THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN HEREON.

WINDMILLS
PLANTATION

NO 04

KESSINGER

W HILLS LA

CROSSING CREEK

WINDMILLS

W PLANTATION

W SANNAH GREENS

W NO. 02

W NO. 03

W NO. 01

W NO. 04

NO 02 AMD

RS_3357

RS_0908

RS_5669

RS_0298

RS_3725

RS_0059

RS_3144

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RS_3725

RS_0059

RS_3144

RS_0059

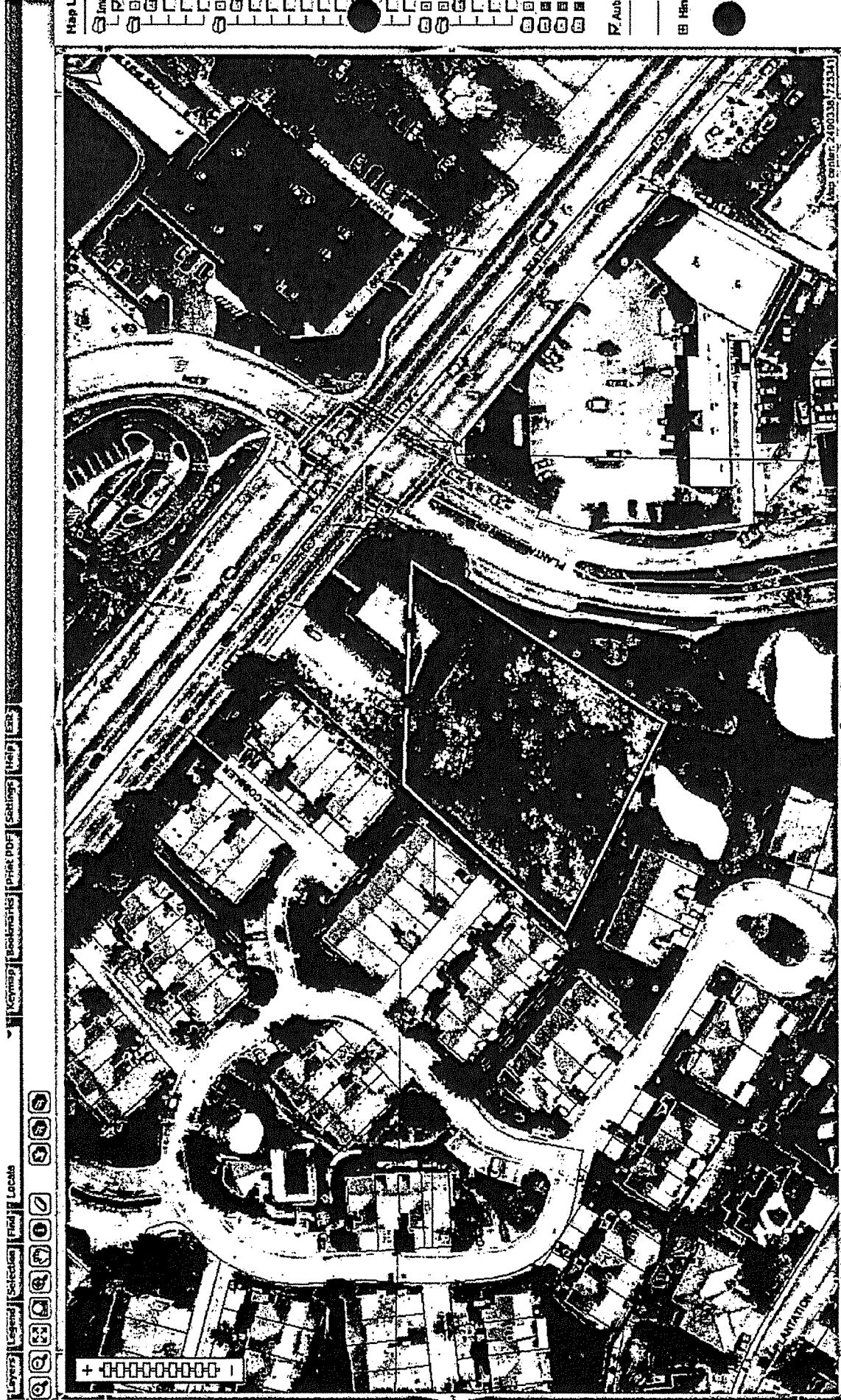
RS_3144

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Map L



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Help

Exit



+ 1:1,000

Scale: 1:1,000 Map Tool: Pan Active Layer: NO ACTIVE LAYER

Statement of Intent for ReZone Application for 5605 W State

- Purpose: To create a cohousing project that is community-friendly, eco-friendly, beautiful and budget-friendly.
- Scope: Save a 3000-sf historic home for use by the cohousing community and add 18 compact duplex/triplex units of modest size.
- Intent: Promote the community for individuals, couples and small families with a particular focus on teachers, firefighters and other important professions whose modest salaries are making it hard to buy homes in the area.

Sign up Sheet for 1/17 Neighbors meeting to discuss 5605 W. State Re-Zone

5605 W STATE ST Neighborhood
Meeting about comp plan change & rezone
Jan 17th Garden City Library
David + Ann McQuade

Tim & Cindy Coakley (update my info.)

Mary Campbell

Clare Krewer

Ruthy Krewer 6044 Cobble Ln

Will Kemper } OWNERS
Don Kemper }
Molly Messler }

Tim & Cindy worried about traffic
Molly - would love to see busses work

Small is beautiful
Feb 6th
Board meeting

Copy of Notice

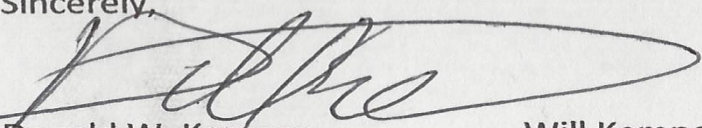
Neighborhood Meeting Notice

We are sending this notice to those who own property within 300 feet of our land at 5605 W. State Street.

We are applying to Garden City for a zone change from R2 to R3 and a change from Residential Low Density to Residential Medium Density in the Comprehensive Zoning Ordinance for the 1.3-acre property at 5605 W. State Street. R3 will allow 14-20 units per acre. The R3 zone is the same as for the Peachtree/Cobbler Lane neighborhood.

A meeting to discuss the proposed changes with neighbors will be held at 6:30 PM on January 17th in Garden City Library's GCPL meeting room, 6015 N Glenwood St, Garden City, ID 83714. This is not a public hearing; public officials will not be present.

Sincerely,



Donald W. Kemper
1821 Edgecliff Terrace
Boise, Idaho 83702
208.870.0776

Will Kemper

Notes from Neighborhood Meeting for 5605 State Street Zone Change
January 17, 2018
Garden City Library

In Attendance (from the sign-up sheet)

Don and Will Kemper

Molly Mettler

David and Ann McQuade

Tim and Cindy Gaskell

Mary Campbell

Clare Krewer

Kathy Krewer

Note: Formal minutes were not taken. What follows is a summary of the main inputs:

Several Neighbors expressed appreciation that the historic cottage of the site would be saved and improved.

Significant concern was expressed that the planned development would further increase morning delays required for people exiting Cobbler Lane onto State Street. While plans for improving the flow on State Street have been discussed for decades nothing has been done and little hope was expressed that anything would be done soon. Don and Will emphasized that the planned development, by encouraging bike use, bus use and ride sharing would have less traffic impact than many other potential uses of the site.

Concern was expressed that if some of the planned units were two stories it would detract from the views from some Cobbler Lane properties.

The Kempers expressed a desire for an agreement with the Peachtree HOA that would allow fire truck access between the properties in the event of an emergency. Drawing were shared for tentative site plans both with and without the desired gated fire truck access.

All participants were thanked for their interest and their inputs.

Master Plan Narrative

5605 W. State Street, Garden City 83703 Ada County Parcels [S0630131700](#) and [S0630131701](#)

Owners/Developers: Donald W. Kemper and William F. Kemper

Others on the Design/Development Team include:

- Consulting Development Engineer: Steve Taylor
- Architect: Sherry McKibben
- Civil Engineer: Joe Canning
- Landscape Designer: Kim Siegenthaler

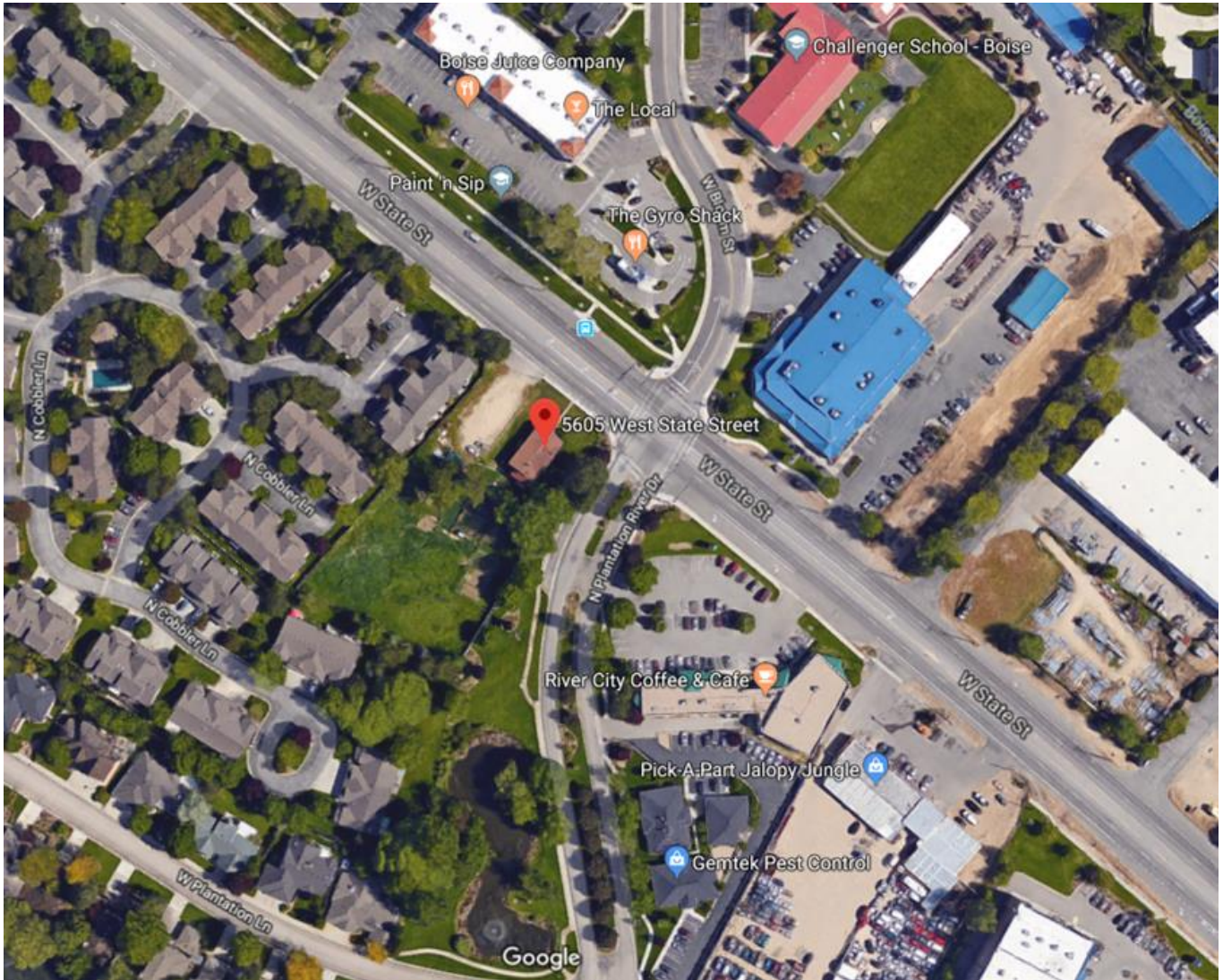
Master Plan Narrative:

- a. Vision: The planned development will be a cohousing community to include an existing, historic 3000sf common house and 18 duplex/triplex units. The community design is meant to increase the opportunity for positive interactions among the members of the community through the use of the common house and common spaces throughout the community. The design guidelines include a balanced focus on the following four concepts:
 - a. Community-friendly (parking, common house, outdoor spaces)
 - b. Eco-friendly (energy, water, waste)
 - c. Budget-friendly (for both buy-in and long-term living)
 - d. Attractive (not fancy but pleasing to the eye—a place you would want to come home to.
- b. The units will range from 640 to 1000 sf in size surrounding a common area. All parking and car traffic will be on the perimeter of the community. The development will include 14-15 units per acre on the 1.28-acre site. Land use will include dwellings, a common house, outdoor gathering spaces, landscaping, vegetable gardens, parking and fire truck access.
- c. For safety and to support a village feel all parking will be on the perimeter of the community. Wide sidewalks will lead to each residential unit. There will be covered bike parking in a special area. It is an easy 2-minute bike ride to the Boise Greenbelt. Three or more restaurants are within a five minutes' walk. There is a bus stop adjacent to the property.
- d. While all outdoor amenities have not yet been finalized the PUD application to follow will highlight patio, gathering, play and garden spaces to enhance the livability of the community. Many trees provide shade.
- e. The buildings will be 1-2 story, small-footprint duplexes and/or triplexes. Elevations are not yet complete but will be submitted with the PUD application.
- f. Access to water and sewer is adjacent to the property near 6028 Cobbler Lane. Fire response will be from the North Ada County Fire and Rescue Subdistrict 1.
- g. The existing cottage will be saved, and its interior remodeled.

Master Plan Illustration notes

- The plan shows a buried irrigation pipe in the South East corner of the property.
- The property is not in the 100-year flood plain.
- We expect to retain all water on site.
- A more detailed plan will be presented in the PUD application to follow.

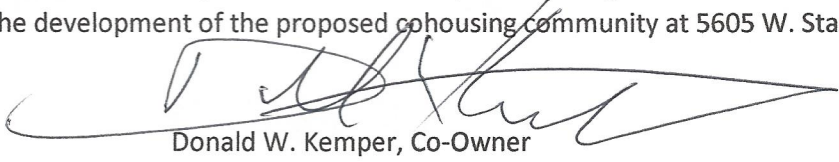
An aerial view is included to show the relationship of the property to adjacent properties.



There should be a positive impact on River City Coffee, The Gyro, The Local and George's bike shop.

Compliance Statement for 5605 W. State Street Development

We agree to maintain compliance with the rules, laws and regulations of Garden City and the State of Idaho in the development of the proposed cohousing community at 5605 W. State.

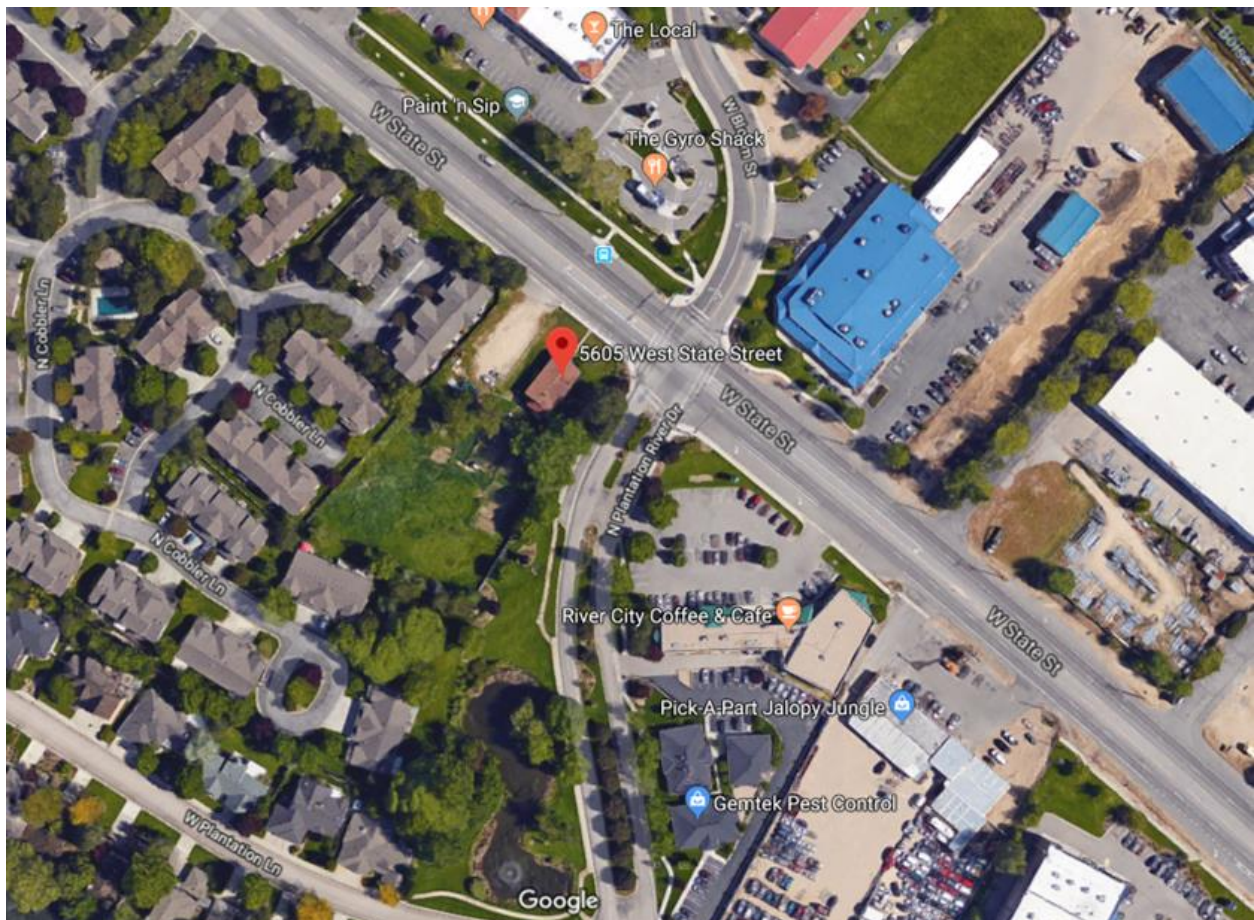
 2/5/2018

Donald W. Kemper, Co-Owner

Information Required on Preliminary Subdivision Map (see 17x22" paper)

- We requested a waiver on the 30 x 42 map which will be ready for the PUD application
- Still, the scale of the 17 x 22 map is 1 inch to 24 feet.
- The Development Team is as follows:
 - Developers: Don Kemper and Will Kemper
 - Consulting Development Engineer: Steve Taylor
 - Architect: Sherry McKibben
 - Civil Engineer: Joe Canning
 - Landscape Designer: Kim Siegenthaler
 - The team will be fully involved in modifying the attached renderings prior to the PUD application submittal
 - Others will be added to the team as needed
- We have asked for a waiver on the topographical map requirement as it will be presented in the PUD application.
- Units shown on the map are all residential 2 and 3 bedroom units except for the well-labeled shed.
- We are prepared to work with all appropriate setback requirements. A waiver request may be made later if needed.
- The buried irrigation pipe is shown in the South East corner of the site. We expect to connect water and sewer to the line near 6028 Cobler Lane as shown on the Public Works map attached.

Aerial View of 5605 W State and surrounding properties





The Shire on State
 Scale: 1/8" = 1'-0"
 Date: 11/21/18

- 1 Common House
- 18 Duplexes
- 1 Studio
- 21 Total Parking Spaces



11/21

One McCormick Deering two row tractor cultivator
One McCormick Deering combine with pickup attachment
One milk cooler
One hay roller
48 sacks of cement
One electric motor, one-quarter horse power
One press drill
6 oil barrels
One coal range in basement of residence
All linoleum on floors in residence
One milk cart
All poultry on farm
3 head of work horses and one saddle horse, described as follows:
One sorrel team
One Black mare
One Pinto saddle horse
1 Hay Rake

Recorded at the request of Glenn W. Work at 12 minutes past 3 o'clock P. M., this

Feb. 28 1946.

Fees, \$3.00

Recorder.

602-10

Justo Echevarria, et ux

to

Idaho Power Company

Instrument Number 246420
1944 W O #84B- 862

POWER LINE EASEMENT

Justo Echeverria and Carlamunda Echeverria, his wife, Grantor(s), of Ada County, State of Idaho, do hereby grant and convey to IDAHO POWER COMPANY, a corporation, its licensees, successors and assigns, Grantee, for One Dollar and other valuable considerations, a right of way and easement for the erection and continued operation, maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission, distribution and telephone lines and circuits of the Grantee, attached to a line of poles or other supports, together with guys, stubs, crossarms and other attachments and incidental equipment thereon, and appurtenances, over, on and across the following premises, belonging to the said Grantor(s) in Ada County, State of Idaho, in the location approximately as follows, to-wit:

Tax #5A, Section 30, T. 4 N. - R. 2 E, B. M.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right from time to time to cut, trim and remove trees, brush, overhanging branches and other obstructions which may injure or interfere with the Grantee's use, occupation or enjoyment of this easement and the operation, maintenance and repair of Grantee's electrical system.

Executed and delivered this 7 day of December, 1944.

WITNESS:

F. L. Dellenbaugh

Justo Echevarria

Calimunda Echevarria

STATE OF IDAHO,)
County of Ada) ss

On this 7th day of Dec., 1944, before me, G. F. Kinkaid, a Notary Public, personally appeared Justo Echevarria and Cairamunde, ^{Echevarria} known to me to be the person(s) who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

(NOTARIAL SEAL)

G. F. Kinkaid
Notary Public, residing at Boise -
Commission expires May 28, 1946.

Recorded at the request of Idaho Power Company at 50 minutes past 9 o'clock A. M., this 1 day of Mar. 1946.

[Signature]

Fees, \$.60 Recorder. COMPARED

W. E. Wayne Instrument Number 246421

to
Idaho Power Company

POWER LINE EASEMENT

W. E. Wayne and Muriel Wayne, his wife, Grantor(s), of Ada County, State of Idaho, do hereby grant and convey to IDAHO POWER COMPANY, a corporation, its licensees, successors and assigns, Grantee, for One Dollar and other valuable considerations, a right of way and easement for the erection and continued operation, maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission, distribution and telephone lines and circuits of the Grantee, attached to a line of poles or other supports, together with guys, stubs, crossarms and other attachments and incidental equipment thereon, and appurtenances, over, on and across the following premises, belonging to the said Grantor(s) in Ada County, State of Idaho, in the location approximately as follows, to-wit:

1/2 of lot B, and all of lot C, Block 21, Manville's subdivision.
Sec. 8, T 3 N, R 2 E, B. M.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right from time to time to cut, trim and remove trees, brush, overhanging branches and other obstructions which may injure or interfere with the Grantee's use, occupation or enjoyment of this easement and the operation, maintenance and repair of Grantee's electrical system.

Executed and delivered this 11th day of Jany., 1946.

WITNESS:--

W. E. Wayne
Muriel Wayne

STATE OF IDAHO,)
County of Ada) ss.

On this 11th day of Jany., 1946, before me, Frank J. Keenan, a Notary Public, and ---- personally appeared W. E. Wayne and Muriel Wayne, known to me to be the person(s) who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

(Notarial Seal)

Frank J. Keenan
Notary Public, residing at Boise, Idaho.
Commission expires 9/15 -, 1946.

Recorded at the request of Idaho Power Company at 51 minutes past 9 o'clock A. M., this 1 day of Mar. 1946.

[Signature]

Fees, \$.60 Recorder. COMPARED

7861631

415 266

EASEMENT

FOR ONE DOLLAR (\$1.00) and other valuable consideration, in hand received, PLANTATION DEVELOPMENT, INC., an Idaho corporation, hereinafter referred to as "Grantor", sells, grants, and conveys to the Mountain States Telephone and Telegraph Company, a Colorado corporation, authorized to do business in the state of Idaho, hereinafter referred to as "Grantee", an easement for the right and privilege to construct, operate, maintain and repair the lines of telephone and telegraph communication of the Grantee; and further, for the purpose of placing thereon by the Grantee all necessary cables, conduits, and other facilities necessary for the maintenance of telephone and telegraph service, across and under that certain parcel of real property owned by the Grantor, in Ada County, Idaho, more particularly described on Exhibit A, attached hereto, and by this reference incorporated herein as though set forth in full.

Said easement may be used by the Grantee and its agents, employees and invitees.

EXECUTED this 8th day of November, 1978, at Boise, Ada County, Idaho.

PLANTATION DEVELOPMENT, INC.

By: William A. Bell
President

WITNESSES:

[Signature]
Secretary

415 267

STATE OF IDAHO)
) SS
County of Ada)

On this 8th day of November, 1978, before me, a Notary Public, in and for the state of Idaho, personally appeared WILLIAM A RUNDELL and NORMAN J. ZUCKERMAN, known to me to be the president and secretary, respectively, of the Corporation that executed the foregoing instrument, and acknowledged to me that such Corporation executed the same.

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

Janis E. Kraspet
Notary Public for Idaho
Residing at Boise
My Commission expires Lifetime



MOUNTAIN BELL TELEPHONE EASEMENT

415 268

An easement within the N $\frac{1}{2}$ SE $\frac{1}{4}$, section 30, T.4 N., R.2 E., B.M., Ada County Idaho, more particularly described as follows:

Commencing at the SE corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$, section 30, T.4 N., R.2 E., B.M., thence

N. 99 $^{\circ}$ 28' 40" W. 351.12 feet, thence

N. 27 $^{\circ}$ 54' 00" E. 1270.34 Feet, thence

N. 51 $^{\circ}$ 24' 30" W. 310.45 feet, to a point on the south right of way line of State highway 44, thence,

S. 31 $^{\circ}$ 22' 33" W. 5.04 feet along the East right of way line at E. 52nd Street, as shown on the plat of "The Plantation" subdivision filed with the Ada County recorder, the real point of beginning, thence 5.00 feet on each side of the following described line,

S. 51 $^{\circ}$ 24' 30" E., 305.68 feet, thence

S. 27 $^{\circ}$ 54' 00" W., 428.00 feet, thence

N. 78 $^{\circ}$ 38' 00" W., 134.21 feet to a point which is 5.00 feet West of the East Right of way line of E. 52nd street, thence S. 10 $^{\circ}$ 00' E. 4.57 Feet Thence.

On a curve to the right whose central angle is 98 $^{\circ}$ 55' 35", whose radius is 15.00 feet, and whose long chord bears S. 45 $^{\circ}$ 32' 12" W., 22.80 feet, thence, N. 85 $^{\circ}$ 00' W. 45.46 feet, thence,

On a curve to the right whose central angle is 3 $^{\circ}$ 20' 35", whose radius is 770.00 feet, and whose long chord bears N. 83 $^{\circ}$ 19' 41" W., 44.92 feet to a point on the East property line of Lot 1, Block 2, of "The Plantation" Subdivision, said point being 5.00 feet North of Plantation Drive.

STATE OF IDAHO, COUNTY OF ADA, ID.

Filed for record at the request of Shore & Cantrell
30 Min. past 3 o'clock P. M. this 30 day of Nov. 1978

CLARENCE A. PLANTING, Recorder

By Dana Clark Deputy

8300

EXHIBIT A

One McCormick Deering two row tractor cultivator
One McCormick Deering combine with pickup attachment
One milk cooler
One hay roller
48 sacks of cement
One electric motor, one-quarter horse power
One press drill
6 oil barrels
One coal range in basement of residence
All linoleum on floors in residence
One milk cart
All poultry on farm
3 head of work horses and one saddle horse, described as follows:
One sorrel team
One Black mare
One Pinto saddle horse
1 Hay Rake

Recorded at the request of Glenn W. Work at 12 minutes past 3 o'clock P. M., this
Feb. 28 1946.

Glenn W. Work

Fees, \$3.00

Recorder.

6041-107

✓ Justo Echevarria, et ux

Instrument Number 246420
1944 W O #84B- 862

to

✓ Idaho Power Company

POWER LINE EASEMENT

Justo Echeverria and Carlamunda Echeverria, his wife, Grantor(s), of Ada County, State of Idaho, do hereby grant and convey to IDAHO POWER COMPANY, a corporation, its licensees, successors and assigns, Grantee, for One Dollar and other valuable considerations, a right of way and easement for the erection and continued operation, maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission, distribution and telephone lines and circuits of the Grantee, attached to a line of poles or other supports, together with guys, stubs, crossarms and other attachments and incidental equipment thereon, and appurtenances, over, on and across the following premises, belonging to the said Grantor(s) in Ada County, State of Idaho, in the location approximately as follows, to-wit:

Tax #5A, Section 30, T. 4 N. - R. 2 E, B. M.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right from time to time to cut, trim and remove trees, brush, overhanging branches and other obstructions which may injure or interfere with the Grantee's use, occupation or enjoyment of this easement and the operation, maintenance and repair of Grantee's electrical system.

Executed and delivered this 7 day of December, 1944.

WITNESS:

F. L. Dellenbaugh

Justo Echevarria

Calumunda Echevarria

STATE OF IDAHO,)
County of Ada) ss

On this 7th day of Dec., 1944, before me, G. F. Kinkaid, a Notary Public, personally appeared Justo Echevarria and Cairamunde/^{Echevarria} known to me to be the person(s) who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

(NOTARIAL SEAL)

G. F. Kinkaid
Notary Public, residing at Boise -
Commission expires May 28, 1946.

Recorded at the request of Idaho Power Company at 50 minutes past 9 o'clock A. M., this 1 day of Mar. 1946.

Fees, \$.60

Recorder.

COMPARED

W. E. Wayne

Instrument Number 246421

to

Idaho Power Company

POWER LINE EASEMENT

W. E. Wayne and Muriel Wayne, his wife, Grantor(s), of Ada County, State of Idaho, do hereby grant and convey to IDAHO POWER COMPANY, a corporation, its licensees, successors and assigns, Grantee, for One Dollar and other valuable considerations, a right of way and easement for the erection and continued operation, maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission, distribution and telephone lines and circuits of the Grantee, attached to a line of poles or other supports, together with guys, stubs, crossarms and other attachments and incidental equipment thereon, and appurtenances, over, on and across the following premises, belonging to the said Grantor(s) in Ada County, State of Idaho, in the location approximately as follows, to-wit:

E $\frac{1}{2}$ of lot B, and all of lot C, Block 21, Manville's subdivision.

Sec. 8, T 3 N, R 2 E, B. M.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right from time to time to cut, trim and remove trees, brush, overhanging branches and other obstructions which may injure or interfere with the Grantee's use, occupation or enjoyment of this easement and the operation, maintenance and repair of Grantee's electrical system.

Executed and delivered this 11th day of Jany., 1946.

WITNESS:--

W. E. Wayne

Muriel Wayne

STATE OF IDAHO,)
County of Ada) ss.

On this 11th day of Jany., 1946, before me, Frank J. Keenan, a Notary Public, personally appeared W. E. Wayne and Muriel Wayne/^{and -----} known to me to be the person(s) who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

(Notarial Seal)

Frank J. Keenan
Notary Public, residing at Boise, Idaho.
Commission expires 9/15 -, 1946.

Recorded at the request of Idaho Power Company at 51 minutes past 9 o'clock A. M., this 1 day of Mar. 1946.

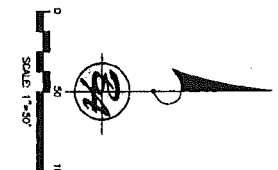
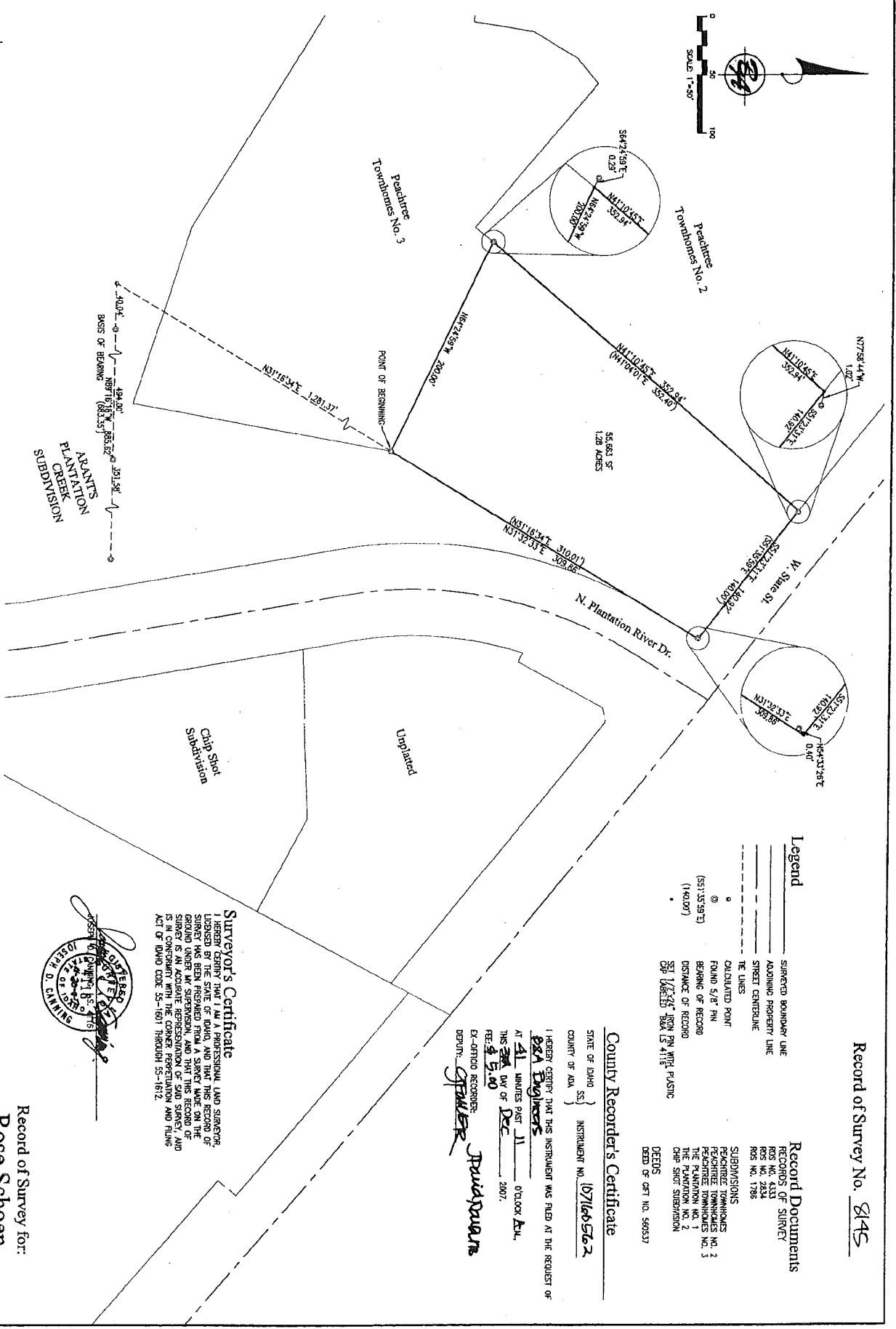
Fees, \$.60

Recorder.

COMPARED



B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 5506 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381



Legend

- SURVEYED BOUNDARY LINE
 - ADDITIONAL PROPERTY LINE
 - STREET CENTERLINE
 - THE LINES
 - CALCULATED POINT
 - FOUND 5/28 PIN
 - (S31°35'57") BEARING OF RECORD
 - (140.00') DISTANCE OF RECORD
 - SPOT 1/2" DIA. IRON PIN WITH PLASTIC CAP LABELS
- Record Documents**
- RECORDS OF SURVEY
 - ROS NO. 4233
 - ROS NO. 2834
 - ROS NO. 1786
- SUBDIVISIONS**
- REGULATED TOWNSHIPS
 - PLANNED TOWNSHIPS NO. 2
 - PLANNED TOWNSHIPS NO. 3
 - THE PLANNING NO. 1
 - THE PLANNING NO. 2
 - CARP SPOT SUBDIVISION
- DEEDS**
- DEED OF GIFT NO. 560537

Record of Survey No. 8145

County Recorder's Certificate

STATE OF IDAHO)
 COUNTY OF ADA) INSTRUMENT NO. 167166516-2

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF
B&A Engineers
 AT 41 MINUTES P.M. ON Dec 11 O'CLOCK A.M.,
 THIS 30 DAY OF Dec 2007.
 FEE: \$ 5.00
 EX-OFFICIO RECORDER: SPAWLER
 DEPUTY: David Quarns

Surveyor's Certificate
 I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM A SURVEY MADE ON THE SPOT AND THE INSTRUMENT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AS MADE AND IS IN CONFORMANCE WITH THE CORNER PERPETUATION AND FLUKE ACT OF IDAHO CODE SS-1601 THROUGH SS-1612.



Record of Survey for:
Rose Schoen

A PORTION OF LINE LOCATED IN THE EAST HALF OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 7 EAST, BOISE MERIDIAN, OREGON DISTRICT, ADA COUNTY, IDAHO.

DATE: OCTOBER 1, 2007
 DRAWN BY: AS
 CHECKED BY: AS
 REVISION NO. 071-30-0-0-0-0-0

PARCEL PRIMOWNER
R7100400508 RADCLIFFE VIRGINIA M
R7100400531 PLANTATION TRUST
R6960150210 DALTON STEPHANIE
R6960130670 ACOSTA BRAD P
R6960130660 TIGHE JAMES R
R6960130650 YEATTS THELMA B
R6960130611 SMITH STEPHEN C
R6960130550 SPANN MICHAEL E
R6960130480 O'TYSON JULIE L
R6960130470 CATHEY CALE
R6960130410 BURTON MARY K
R6960130260 PEACHTREE HOMEOWNERS ASSC INC
R6960130591 AGUILAR RACHEL L
S0630417420 CPK ASSOCIATES INC
R7100400651 PLANTATION MASTER ASSOC INC
R7100400506 JUE ROBERT W &
R6960150190 KELLEY J PERRY & SALLY R TRUST
R6960150170 GASKELL TIMOTHY D
R6960150130 EVANS THOMAS D
R6960150080 BITTERLI RUTH
S0630427843 PLANTATION MASTER ASSOC INC
R1392600010 CHIP SHOT OWNERS ASSOCIATION INC
R1392600020 CHIP SHOT OWNERS ASSOCIATION INC
R6960130250 PEACHTREE HOMEOWNERS ASSC INC
R6960130450 PITTMAN MOLLY N
R6960130460 LETTUNICH BIERLE NICOLE T
R6960130580 ROBINSON VICKIE M
R6960130630 KELSCH JEANNE M
R6960130440 MCQUADE DAVID R
R6960130690 KOFOID SCOTT R
R6960130560 KURZ JO ANN
R6960130570 RAHIMI FARIDA
R6960150050 SNODGRASS BRANDON
R6960130620 HALL LESLIE KELLY
R6960130700 ORNELAS FRANK & JUNE REVOCABLE TRUST
R6960150070 KELLEY J PERRY & SALLY R TRUST

ADDCONCAT
5744 W PLANTATION LN
2106 N 35TH ST
6004 N COBBLER LN
5892 N COBBLER LN
4908 W NAVAHO CT
5936 N COBBLER LN
5952 N COBBLER LN
5908 N COBBLER LN
5848 N COBBLER LN
5852 N COBBLER LN
5832 N COBBLER LN
929 S ALLANTE PL
5924 N COBBLER LN
312 S 3RD ST
8919 W ARDENE ST
5720 W PLANTATION LN
1805 KINSELL DR
6020 N COBBLER LN
6036 N COBBLER LN
6009 N COBBLER LN
8919 W ARDENE ST
3778 N PLANTATION RIVER DR 102
3778 N PLANTATION RIVER DR 102
929 S ALLANTE PL
5860 N COBBLER LN
2412 E CYANITE DR
5920 N COBBLER LN
5944 N COBBLER LN
5844 N COBBLER LN
1837 PTARMIGAN ST NW
5912 N COBBLER LN
5916 N COBBLER LN
5991 N COBBLER LN
5948 N COBBLER LN
PO BOX 6948
1805 KINSELL DR

R6960150110 KREWER HENRY R
R6960130741 HUTCHENS CHRISWELL G
R6960150140 MENDENHALL PENNINGTON FAMILY TRUST 08/11/2016
R6960150160 CAMPBELL MARY L
R6960150220 MAGNUSSON SUSAN M
R6960150230 PEACHTREE HOMEOWNERS ASSC INC
R7100400512 CUSHMAN THOMAS R
S0630131700 KEMPER WILL F
R0999500745 MMDM8 LLC
R1392600080 ASIN LORI J
R1392600040 BULLDOG PROPERTY MANAGEMENT LLC
R1392600050 BULLDOG PROPERTY MANAGEMENT LLC
R1392600060 SNOWFLAKE PROPERTIES LLC
R3531790010 HEARTWOOD PROPERTY OWNERS
S0630141920 STEP RENTALS CORPORATION
S0630427830 CPK ASSOCIATES INC
R6960130340 SCUDDER SALLY E
R6960130330 NELSON GAYLE J
R6960130610 SMITH STEPHEN C
R6960130510 PURCELL STEPHEN
R6960130520 NICHOLS GLENN W
R6960130590 AGUILAR RACHEL L
R6960130530 JENSEN NELS
R6960130540 COLE JULIA A
R6960130601 GIFFORD JOHN RYAN
R6960130710 MEWS MERLYN H
R6960130740 HUTCHENS CHRISWELL G
R6960130730 LUFF CAMERON L
R6960150150 JACKSON J ROBERT FAMILY TRUST
R6960150200 KERRI KENT ROBERT
R7100400504 PLANTATION MASTER ASSOC INC
R7100400532 BENNETT ROBERT E
R6960150090 PEACHTREE TOWNHOUSE HOA INC
R6960150100 COLES TERESA L
R7100400533 RUH FAMILY REVOCABLE TRUST
S0630131701 KEMPER WILL F
R6960130350 ULLERY JOHN H & JEANETTE S REVOCABLE LIVING TRUST

6044 N COBBLER LN
1414 N WILDWOOD DR
6032 N COBBLER LN
6024 N COBBLER LN
6000 N COBBLER LN
929 S ALLANTE PL
5760 W PLANTATION LN
914 N 7TH ST
1620 FIFTH AVE STE 770
816 E HANDEL ST
3778 N PLANTATION RIVER DR # 102
3778 N PLANTATION RIVER DR # 102
3724 N PLANTATION RIVER DR # 101
929 S ALLANTE PL
5550 W STATE ST
312 S 3RD ST
5816 N COBBLER LN
5820 N COBBLER LN
5952 N COBBLER LN
1650 N INTERLACHEN WAY
5876 N COBBLER LN
5924 N COBBLER LN
46532 TAMARAC LOOP
5884 COBBLER LN
4970 SW LANDING DR # 204
4518 N JULLION WAY
1414 N WILDWOOD DR
3203 N 39TH ST
6028 N COBBLER LN
6008 N COBBLER LN
8919 W ARDENE ST
5804 W PLANTATION LN
6126 W STATE ST
4308 W KOOTENAI ST
5836 W PLANTATION LN
914 N 7TH ST
9241 W PEBBLE BROOK LN

R6960130360 NICHOLS SHAUN A	5808 N COBBLER LN
R6960130400 NICHOLSON JENIFER JO	2568 W CHAMPAGNE DR
R6960130390 PADUCH KEITH S	5824 N COBBLER LN
R6960130430 SENDELBACH ELAINE K TRUST 6/17/16	483 LEGENDARY WAY
R6960130420 ASHLEY FAMILY REVOCABLE LIVG TR 08/28/1988 UTD 04/04/05	11595 GULF BLVD UNIT 108
R6960130490 NIELSON STEPHANIE L	3455 N SADDLEMAN PL
R6960130500 KREWER CLARE K	5868 N COBBLER LN
R6960130600 GIFFORD JOHN RYAN	4970 SW LANDING DR # 204
R6960130640 WRIGHT RICHARD GORDON	5940 N COBBLER LN
R6960130680 CABRERA HECTOR GARCIA	37360 OLD OAK TER
R6960130720 SWAGER RICHARD C JR &	5029 N HERTFORD WAY
R6960150060 HART KEVEN K	6001 N COBBLER LN
R6960150120 PIRRONG JIM A	6040 N COBBLER LN
R6960150180 BENEDICT ESTHER LORENE MAE	6016 N COBBLER LN

STATCONCAT

BOISE, ID 83703-0000

BOISE, ID 83703-0000

GARDEN CITY, ID 83703-0000

GARDEN CITY, ID 83703-0000

BOISE, ID 83714-0000

BOISE, ID 83703-0000

GARDEN CITY, ID 83703-0000

BOISE, ID 83703-0000

GARDEN CITY, ID 83703-0000

GARDEN CITY, ID 83703-0000

GARDEN CITY, ID 83703-0000

BOISE, ID 83709-0000

GARDEN CITY, ID 83703-0000

BOISE, ID 83702-0000

BOISE, ID 83709-0000

GARDEN CITY, ID 83703-2628

WEISER, ID 83672-0000

GARDEN CITY, ID 83703-3020

GARDEN CITY, ID 83703-0000

GARDEN CITY, ID 83703-0000

BOISE, ID 83709-0000

GARDEN CITY, ID 83703-0000

GARDEN CITY, ID 83703-0000

BOISE, ID 83709-0000

GARDEN CITY, ID 83703-0000

MERIDIAN, ID 83642-9071

GARDEN CITY, ID 83703-0000

GARDEN CITY, ID 83703-0000

GARDEN CITY, ID 83703-0000

SALEM, OR 97304-2846

GARDEN CITY, ID 83703-0000

GARDEN CITY, ID 83703-0000

GARDEN CITY, ID 83703-0000

GARDEN CITY, ID 83703-0000

KETCHUM, ID 83340-0000

WEISER, ID 83672-0000

BOISE, ID 83703-0000
STILLWATER, OK 74075-0000
GARDEN CITY, ID 83703-0000
GARDEN CITY, ID 83703-0000
GARDEN CITY, ID 83703-0000
BOISE, ID 83709-0000
GARDEN CITY, ID 83703-0000
BOISE, ID 83702-0000
SAN DIEGO, ID 92101-0000
MERIDIAN, ID 83646-7647
GARDEN CITY, ID 83703-0000
GARDEN CITY, ID 83703-0000
BOISE, ID 83703-0000
BOISE, ID 83709-0000
BOISE, ID 83703-3338
BOISE, ID 83702-0000
GARDEN CITY, ID 83703-0000
GARDEN CITY, ID 83703-0000
GARDEN CITY, ID 83703-0000
MERIDIAN, ID 83646-0000
GARDEN CITY, ID 83703-0000
GARDEN CITY, ID 83703-0000
RONAN, MT 59864-0000
GARDEN CITY, ID 83703-0000
PORTLAND, OR 97239-5900
BOISE, ID 83704-0000
STILLWATER, OK 74075-0000
BOISE, ID 83703-0000
GARDEN CITY, ID 83703-0000
GARDEN CITY, ID 83703-0000
BOISE, ID 83709-0000
GARDEN CITY, ID 83703-0000
BOISE, ID 83703-0000
BOISE, ID 83705-0000
BOISE, ID 83703-0000
BOISE, ID 83702-0000
GARDEN CITY, ID 83714-0000

GARDEN CITY, ID 83703-0000
EAGLE, ID 83616-0000
GARDEN CITY, ID 83703-0000
DAYTON, OH 45458-0000
TREASURE ISLAND, FL 33706-
EAGLE, ID 83616-2934
GARDEN CITY, ID 83703-0000
PORTLAND, OR 97239-5900
GARDEN CITY, ID 83703-0000
MURRIETA, CA 92562-0000
BOISE, ID 83714-0000
GARDEN CITY, ID 83703-0000
BOISE, ID 83703-3020
GARDEN CITY, ID 83703-0000

Attachments 1, 2, and 3

ReZone Application : 5605 W State Street, Garden City, Idaho 83703

Ada County Parcels: [S0630131700](#) and [S0630131701](#)

Attachment 1: How does the zoning map amendment comply with the applicable provision of the Comprehensive Plan?

While adjacent properties are zoned R3 and C2 the entire area is noted in the comprehensive plan as Residential: Light Density. An application to amend the map to show the properties as Residential: Medium Density has been submitted.

Attachment 2. How does the proposed zoning map amendment comply with the regulations outlined for the proposed zoning district?

A PUD application will be made to add 18 units to the 1.28 acres, thus achieving a density of approximately 14 units per acre which would put it in compliance with the regulations for R3 zoning.

Attachment 3. How does the proposed zoning map amendment affect the public health, safety, and welfare of the community?

The rezoning will result in no negative impacts to the public health, safety and welfare of the community. The planned cohousing development allowed by the rezone will provide enhanced welfare for those who move into the neighborhood.

ACHD Meeting 10/10/2017 with Don Kemper, Co-Owner 5605 W. State

Attendees from ACHD:

- Dyan Bevins, PE, Project Manager
- Ryan Head, Supervisor, Planning and Programming
- Shawn Martin, PE, Traffic Program Administrator

After a review of the preliminary site plan they concluded the following:

- There would be no development restrictions because of the “right in, right out” access.
- While they saw an advantage in obtaining a Plantation River Drive easement across the “spite strip” they indicated that there was no way to force the Plantation HOA to grant it.
- They provided a copy of the 2011 State Street Transit and Traffic Operational Plan/Implementation Plan.