

SPP-00032-2018

A. GENERAL INFORMATION

Subdivision Name Mattingly Creek
 Total Acres 3.50
 Intended Land Uses Circle (residential) single-family, multi-family, commercial, industrial)
 Property Address(es) 2008 W. Orchard Ave., Nampa ID 83651
 Legal Description See attached
 Canyon County Parcel Account Number(s) R313850000
 Existing Zoning. (Circle one) RA RS RSM RD RML RMH RP BN CB BC BF IP IL IH AG
 (County Zoning) RI

B. OWNER/ APPLICANT INFORMATION

Owner of Record

| | |
|-----------|-------------------------------------|
| Name | Joseph & Ava Nible |
| Address | 2008 W. Orchard Ave. Nampa ID 83651 |
| City | |
| State | |
| Telephone | 208-283-6313 |
| Email | N/A |
| Fax | N/A |

Applicant

| | |
|-----------|----------------------------|
| Name | Pontifex Capital LLC |
| Address | 1109 W. Mainst., Suite 350 |
| City | Boise |
| State | ID 83702 |
| Telephone | 208-209-1179 |
| Email | lee@pontifexcap.com |
| Fax | - |

Engineer/Surveyor/Planner

| | |
|-----------|---------------------------------|
| Name | Bob Taunton, Taunton Group, LLC |
| Address | 2724 S. Palmatier Way |
| City | Boise |
| State | ID 83716 |
| Telephone | 208-401-5505 |
| Email | bobtaunton@tauntongroup.com |
| Fax | - |

| C. SUBDIVISION INFORMATION | | |
|--------------------------------------|-----------------------|--------------|
| Lot Types | Number of Lots | Acres |
| Residential | 22 | 3.50 gross |
| Dwelling units per acre (gross /net) | 6.29 gross | |
| Commercial | | |
| Industrial | | |
| Common (Landscape, Utility, Other) | 3 | |
| Open Space | | |
| Total | 25 | |

DEADLINES FOR SUBMITTALS
 The completed application and plat documents must be submitted to the Planning Department not later than _____. The Planning Commission meets on _____; applications are due approximately ___ weeks prior to that date.

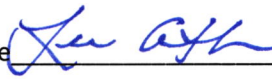
All supplemental information to be added to the application file must be received by the Planning Department no later than 15 days prior to the public hearing date.

*****Please do not submit a subdivision application until all items are completed. Incomplete applications will not be accepted or reviewed.*****

I understand:

1. This application is subject to acceptance by the City of Nampa upon determination that the application is complete.
2. The hearing date is tentative and subject to change with notice.
3. This application is subject to a public hearing before the Nampa Planning and Zoning Commission.
4. The application fee is non-refundable.

All information, statements, attachments, and exhibits included with this application submittal are true to the best of my knowledge.

Signature  Date 9/27/18

For City Office Use Only

FEE \$: _____ CASH: _____ CHECK: _____ RECEIPT NO.: _____

DATE RECEIVED: _____ RECEIVED BY: _____ HEARING DATE: _____

Taunton Group

Community Development

September 28, 2018

Mr. Norman Holm, Director
Planning and Zoning Department
Nampa City Hall
411 3rd St. South
Nampa, ID 83651

Re: Mattingly Creek Project Description

Dear Mr. Holm,

On behalf of the applicant Pontifex Capital, LLC, I am pleased to submit the following applications for the Mattingly Creek project - Annexation/Rezone and Preliminary Plat. The property totals 3.50 acres and is located at 2008 W. Orchard Ave., approximately one-third mile east of Middleton Rd. in unincorporated Canyon County. The parcel number is R3138500000.

The site is generally south of the Silvercrest Estates subdivision and across Orchard Ave. from the Laurelwood and Lotus Springs subdivisions. The City of Nampa owns the property immediately to the west that is used for municipal irrigation purposes. Lands to the east are rural residential parcels also in unincorporated Canyon County.

Annexation/Zoning Application

The City's Future Land Use Map designates the property as Medium Density Residential. The property is contiguous to the City of Nampa on its north, west, and south boundaries and located within the Enclave zoning district on the City's Zoning Map.

The applicant is requesting the City annex the property and rezone it to the RD Two-Family (Duplex) Residential District to permit the development of 22 duplex units at a density of 6.29 units per acre. This density is at the mid-range of the 4-9 units per acre associated with the Medium Density land use designation as stated in the Comprehensive Plan.

Comprehensive Plan policies call for creating a range of housing opportunities and choices to accommodate a diverse population. The proposed development addresses the need for housing choice in a sector of the city that is dominated by single family detached housing. Given the affordability crises faced by current home purchasers in Nampa and across the Treasure Valley, Mattingly Creek represents a viable solution with smaller housing units on reduced lot sizes in a very efficient site plan. The duplex housing product provides usable yard space for each unit and is compatible with surrounding single family detached housing.

Preliminary Plat Application

The preliminary plat includes 22 buildable lots and 3 common lots. Access to the lots will be provided by a single street, Baldner Point, that will intersect with Orchard Ave. Because the subdivision is less than 29 residential lots, a secondary access is not required.

The project will dedicate additional right-of-way for Orchard Ave. and will provide two common area landscaped buffer lots adjacent the roadway. The buffer lots are 30 feet wide, which exceeds the required width of 25 feet. Orchard Ave. is designated a minor arterial within an 80-foot right-of-way.

The buildable lot sizes range from 3,719-7,919 square feet and meet the RD standards. Lot depths range from 86-117 feet and lot widths from 38-67 feet. The common wall of each duplex unit is located on the property line.

The current property owners who live on the property will be provided a life estate on Lot 21 to include the existing residence and an out building. At the termination of the life estate a lot line adjustment will be undertaken to reconfigure Lots 21 and 22 as east-west lots. In the interim Lot 22 will be accessed by an easement across Lot 21 and will remain without a housing unit until the reconfiguration.

Adequate City sewer, water, and pressurized irrigation facilities are available to the site. A common area parcel in the northeast corner of the subdivision will capture site drainage.

In addition to the preliminary plat, a preliminary landscape plan has been submitted that illustrates the landscape design for the buffer lots, Baldner Point streetscape, and the drainage lot.

I have included the application fee of \$1,988.50 and an executed Affidavit of Legal Interest. Please contact me if you have any questions or require any additional information related to the applications. We look forward to working with City staff during the review of the applications.

Bob Taunton

Bob Taunton, Applicant Representative

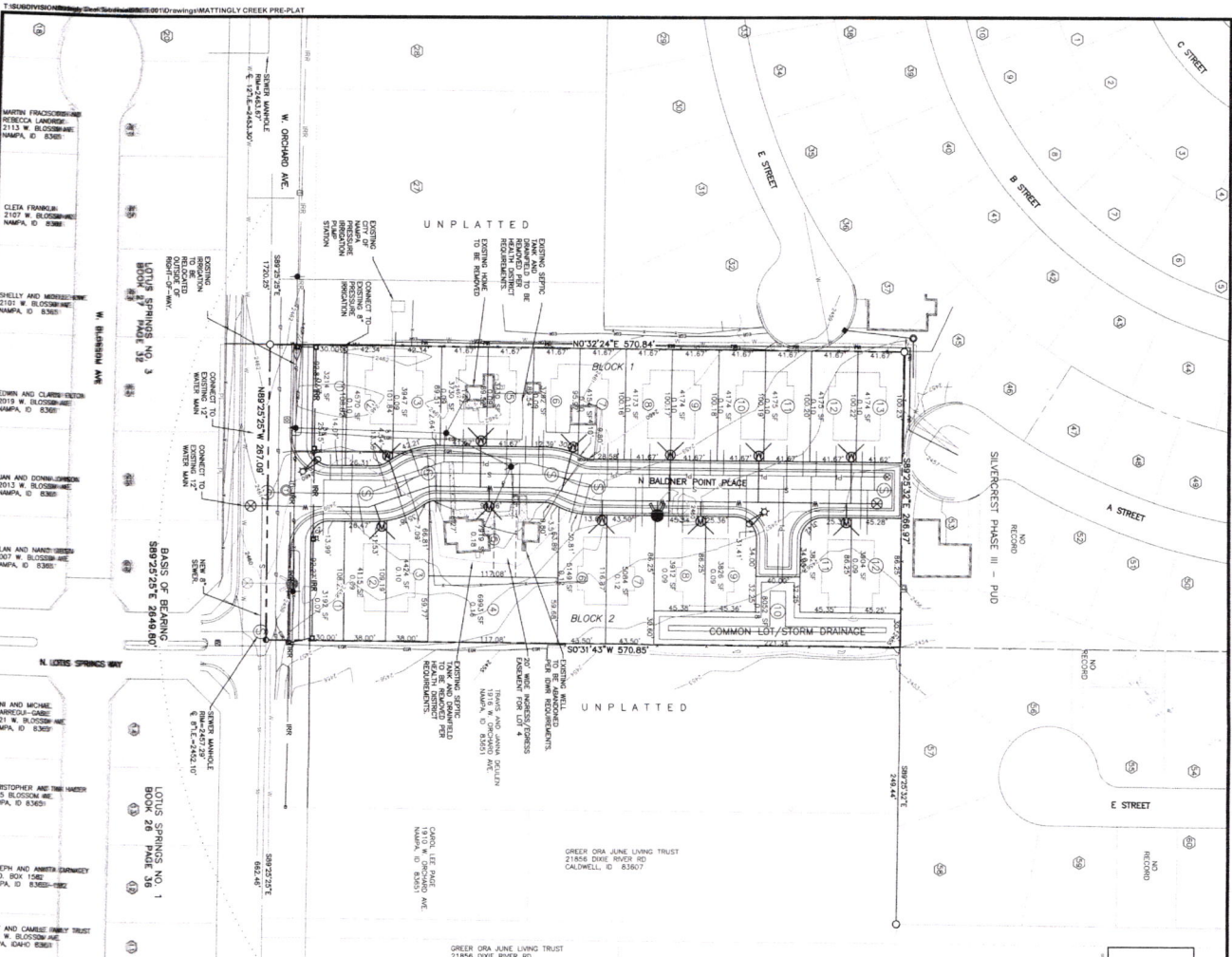
Taunton Group, LLC

2724 S. Palmatier Way

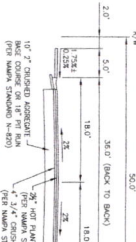
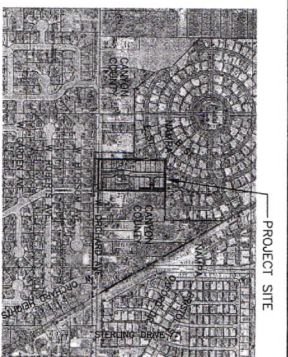
Boise ID 83716

208-401-5505

bobtaunton@tautongroup.com



SITE SUMMARY
 TOTAL AREA - 3.50 AC = 152,998 SF
 BUILDABLE LOTS - 22
 COMMON LOTS - 3
 RIGHT OF WAY - 0.92



NOTES
 1. THE PROPERTY IS BOUNDARY ADJACENT TO THE TOWN OF CANYON COUNTY, AND THE CITY OF ANADARKO AND THE CITY OF HONOLULU. THE CITY OF ANADARKO AND THE CITY OF HONOLULU ARE THE SUCCESSORS TO THE CITY OF MATTINGLY CREEK. THE CITY OF ANADARKO AND THE CITY OF HONOLULU ARE THE SUCCESSORS TO THE CITY OF MATTINGLY CREEK. THE CITY OF ANADARKO AND THE CITY OF HONOLULU ARE THE SUCCESSORS TO THE CITY OF MATTINGLY CREEK. THE CITY OF ANADARKO AND THE CITY OF HONOLULU ARE THE SUCCESSORS TO THE CITY OF MATTINGLY CREEK.

- 1 RICHARD AND CAROL WELLSWAMP
Nampa, ID 83601
- 2 LYNN KENNERLY
Nampa, ID 83601-1004
- 3 LYNN KENNERLY AND JOHN GREEN
Nampa, ID 83601
- 4 GLOOM SUNDLAND
Nampa, ID 83601
- 5 THERESA AND ANTON MERKLE
Nampa, ID 83601
- 6 KAREN MERKLE
Nampa, ID 83601
- 7 RICHARD AND JANE HART
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- 100 HILDA HANSEN
Nampa, ID 83601

| ABBREVIATIONS: | |
|----------------|----------|
| 1 | CONCRETE |
| 2 | ASPH/FLY |
| 3 | GRAVEL |
| 4 | DIRT |
| 5 | WOOD |
| 6 | STEEL |
| 7 | GLASS |
| 8 | BRICK |
| 9 | STONE |
| 10 | CEMENT |
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| 98 | CEMENT |
| 99 | PAVEMENT |
| 100 | CONCRETE |

MATTINGLY CREEK SUBDIVISION
 NAMP, IDAHO

MATTINGLY CREEK PRELIMINARY PLAT
 T3N, R2W, SEC. 16,
 CANYON COUNTY, NAMP, IDAHO

OWNER: LEE GIENIE
 1775 W STATE ST. BOX 316
 BOISE, ID 83705
 PHONE (805) 455-7415

| | |
|---------|---------------------|
| DATE | ISSUED FOR APPROVAL |
| 8/28/18 | JRL |
| DATE | BY |
| | |
| DATE | DESCRIPTION |
| | |
| DATE | REVISIONS |
| | |

1"=50'

8/28/18

1

LEAVITT & ASSOCIATES ENGINEERS, INC.

STRUCTURAL - CIVIL SURVEYING

1324 FIRST STREET SOUTH NAMP, IDAHO 83601
 PHONE (208) 463-0331/463-7670 FAX (208) 463-9040

908987

QUITCLAIM DEED

FOR VALUE RECEIVED

EVA ANNETTE NIBLE, who acquired title as EVA ANNETTE CRAWFORD

do hereby convey, release, remise and forever quit claim

JOSEPH W. NIBLE AND EVA ANNETTE NIBLE, HUSBAND & WIFE
unto

whose address is

Rt. 1 Box 1174 Orchard, Nampa, Id. 83651

the following described premises, to-wit:

The Southerly 571 feet of the Easterly 267 feet of the West one-half
(W $\frac{1}{2}$) of the South East Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$)
of Section 17, Township 3 North, Range 2 West Boise Meridian,
Canyon County, Idaho.

908987

FILED

DEC 19 8 37 AM '80

FILED
COUNTY CLERK
C. Denton

RECORDED
AT THE REQUEST OF

PIONEER TITLE CO

OF

Deeds

FILED

GRANTOR
Eva Annette Nible

aka

GRANTEE
Joseph W. Nible & Eva Annette Nible

RECEIVED TO
Deeds
Crawford

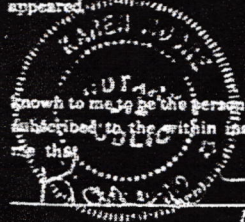
together with their appurtenances.

Dated: 11/28/80

Eva Annette Nible

STATE OF IDAHO, COUNTY OF

On this 28 day of November, 1980,
before me, a notary public in and for said State, personally
appeared



known to me to be the person who name
subscribed to the within instrument, and acknowledged to
be this executed the same.

David L. Moore
Notary Public

Residing at 1212 1st St. S. Nampa, Idaho
Comm. Expires Nov. 1982

STATE OF IDAHO, COUNTY OF

I hereby certify that this instrument was filed for record
at the request of

at _____ minutes past _____ o'clock m.,
this _____ day of _____
If _____, in my office, and duly recorded in Book _____
of Deeds at page _____

Ex-Officio Recorder

By _____ Deputy.

Fees \$
Mall to:

PIONEER TITLE COMPANY
OF CANYON COUNTY
801 12th Ave. South
Nampa, Idaho 83651 - 238 466-6100



City of Nampa

PLANNING and ZONING DEPARTMENT

OFFICE (208) 468-5484

CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651 FAX (208) 465-2261

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

:SS

COUNTY OF CANYON)

A. I, Joseph and Eva Nible, whose address is 2008 W Orchard Ave Nampa ID, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.

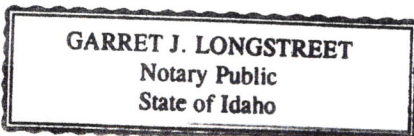
B. I grant my permission to Lee Gientke, whose address is _____, to submit the accompanying application pertaining to the property described on the attached application.

C. I agree to indemnify, defend and hold the City of Nampa 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 28 day of September, 2018.

Joseph Nible & Eva Nible
Signature

SUBSCRIBED AND SWORN to before me the 28 day of September, 2018



Garret J. Longstreet

Notary Public for Idaho

Residing at: Meridian ID

Commission Expires: _____

My Commission Expires: January 19, 2022

**DESCRIPTION FOR
ANNEXATION AND REZONE
2008 W. ORCHARD AVE.**

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 17, T.3N., R.2W., B.M., Canyon County, Idaho being more particularly described as follows:

Commencing at the SW corner of said Section 17 from which the S1/4 corner of said Section 17 bears South 89°25'25" East, 2649.80 feet;

thence along the South boundary line of said Section 17 South 89°25'25" East, 1,720.25 feet to the **REAL POINT OF BEGINNING**;

thence along the exterior boundary line of the Silvercrest Estates PUD No. 3 Record of Survey, recorded March 17, 1992 as Instrument No. 9205701, records of Canyon County, Idaho the following 2 courses and distances:

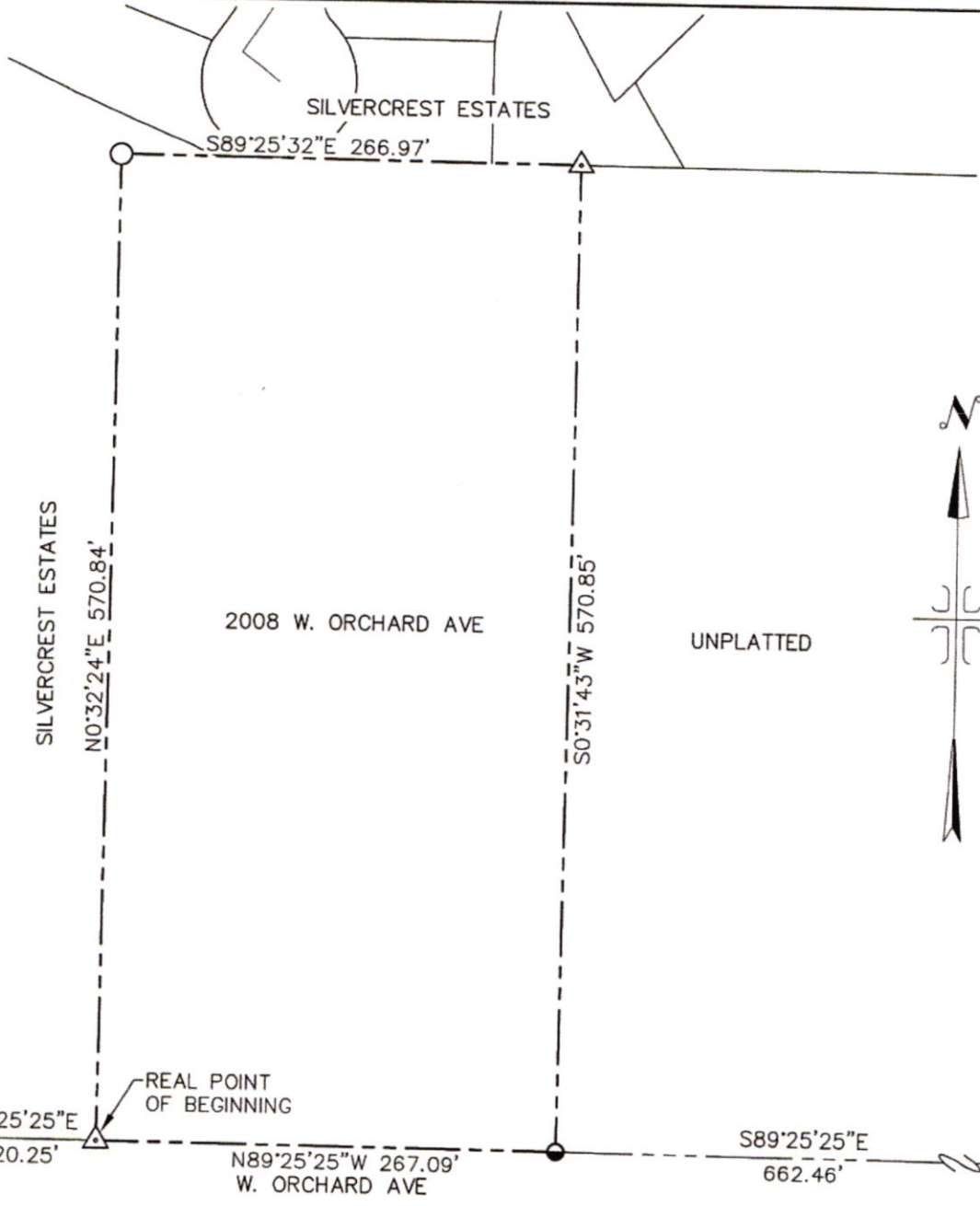
thence North 00°32'24" East, 570.84 feet;

thence South 89°25'32" East, 266.97 feet;

thence leaving said exterior boundary line South 00°31'43" West, 570.85 feet to a point on the South boundary line of said Section 17;

thence along said South boundary line North 89°25'25" West, 267.09 feet to the **REAL POINT OF BEGINNING**. Containing 3.50 acres, more or less.





SILVERCREST ESTATES

S89°25'32"E 266.97'

SILVERCREST ESTATES

N0°32'24"E 570.84'

2008 W. ORCHARD AVE

UNPLATTED

S0°31'43"W 570.85'

REAL POINT OF BEGINNING

18 17 19 20

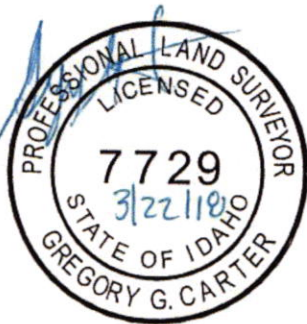
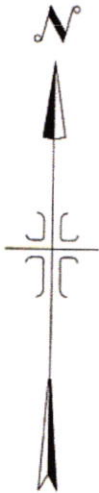
S89°25'25"E 1720.25'

N89°25'25"W 267.09'
W. ORCHARD AVE

S89°25'25"E 662.46'

17 1/4 20

S89°25'25"E 2649.80'
BASIS OF BEARING



SCALE: 1" = 100'

ISG Projects\2008 & Exhibit Ave 18-057\map\ANNEXATION EXHIBIT.dwg 3/22/2018 4:20:31 PM

ISG IDAHO SURVEY GROUP, LLC

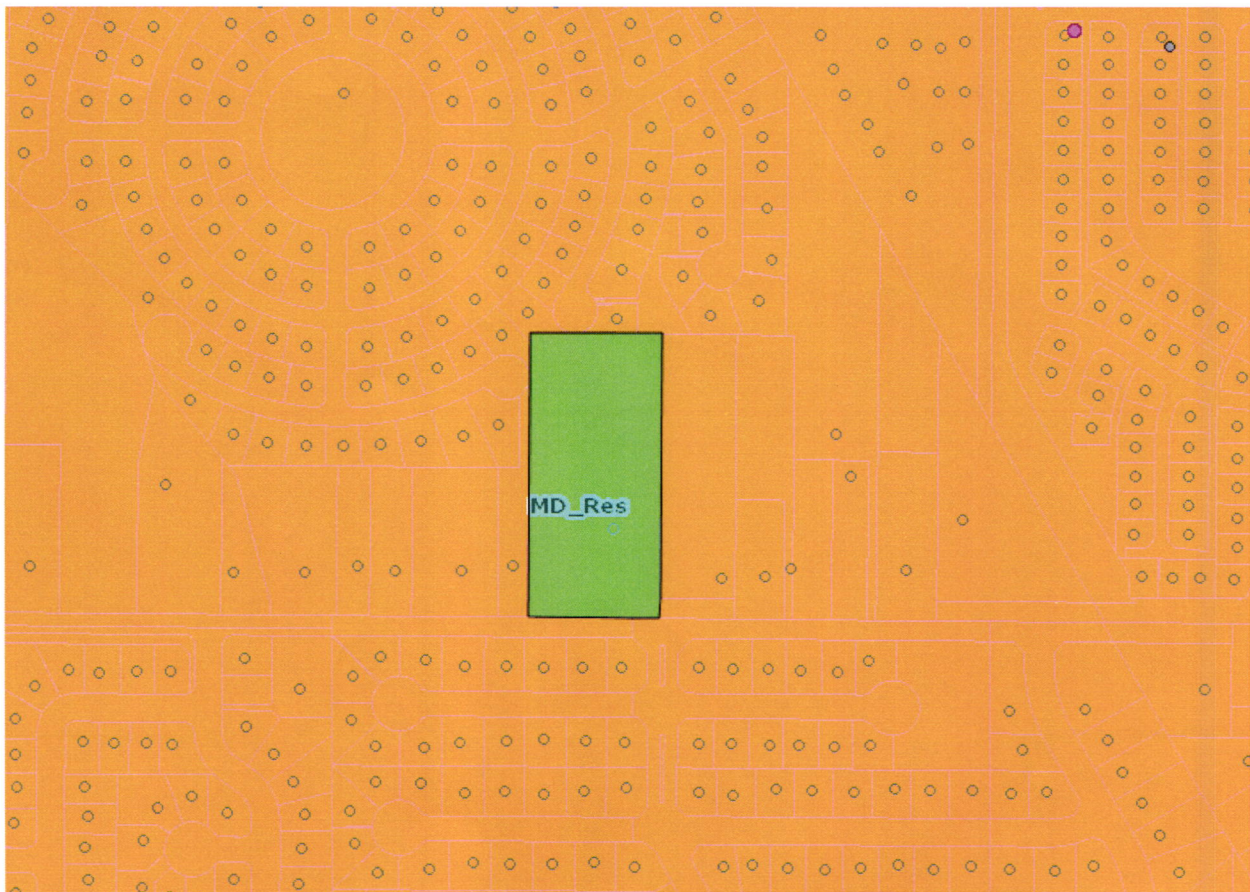
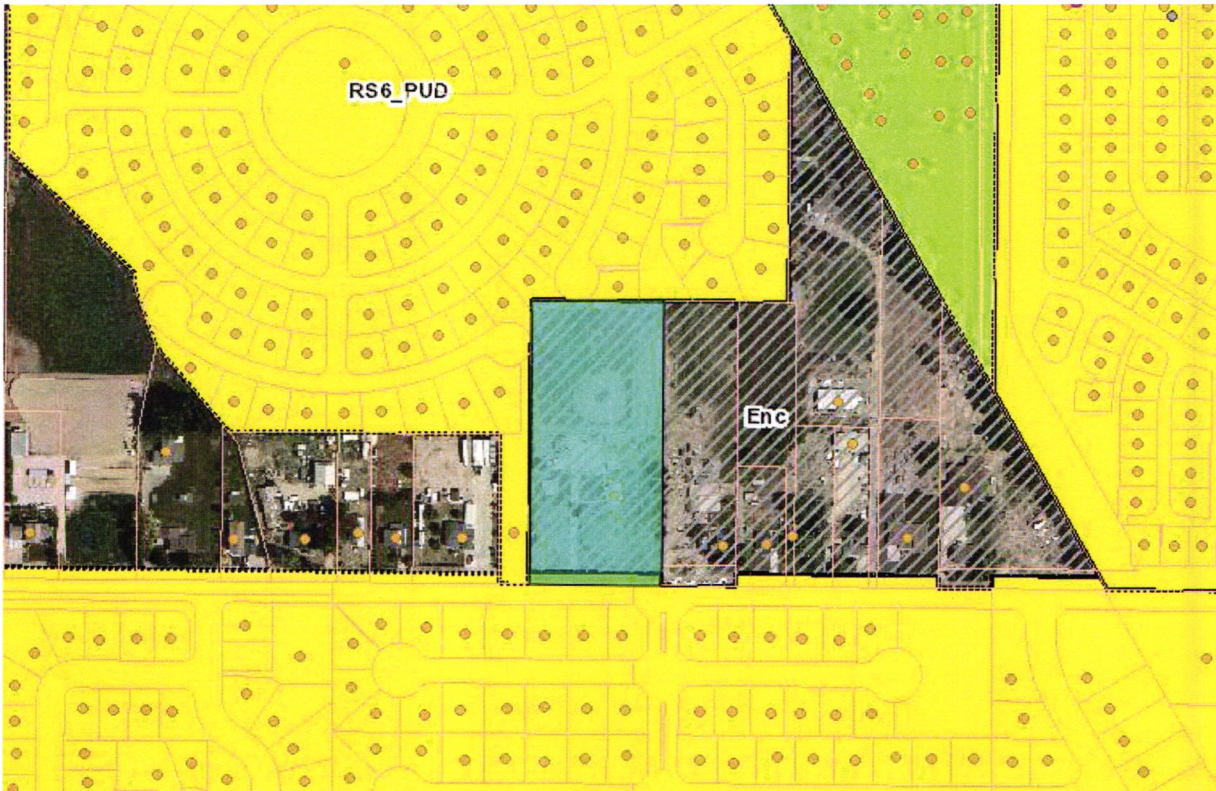
1450 E. WATERTOWER ST.
SUITE 130
MERIDIAN, IDAHO 83642
(208) 846-8570

EXHIBIT DRAWING FOR
ANNEXATION AND REZONE
2008 ORCHARD STREET

LOCATED IN THE SE ¼ OF THE SW ¼ OF SECTION 17
T.3N., R.2W., B.M., CANYON COUNTY, IDAHO

| |
|------------------------|
| JOB NO. 18-057 |
| SHEET NO. 1 |
| DWG. DATE 3/22/2018 |

2008 W Orchard Ave.





ESTIMATED TIME FRAMES & FEES

HEARING - MEETING DATES

CITY COUNCIL: 1st & 3rd Monday @ 7:30 p.m.
 PLANNING & ZONING: 2nd & 4th Tuesday @ 7p.m.
 BUILDING & SITE DESIGN STANDARDS: 2nd Monday @ 12:30p.m.

PLEASE NOTE:

Time frame from submittal date to hearing date is subject to availability of space on upcoming meeting agendas.

ANNEXATION AND ZONING, REZONE, and COMP PLAN AMENDMENT Applications:

| | | |
|------------|----------------------|----------|
| Annexation | (less than one acre) | \$452.00 |
| | (more than one acre) | \$910.00 |
| Rezone | (less than one acre) | \$406.00 |
| | (more than one acre) | \$811.00 |

910.00 for combined annex. & rezone.

Comprehensive Plan Amendment

| | | |
|--------|----------------------|----------|
| Map | (less than one acre) | \$421.00 |
| | (more than one acre) | \$842.00 |
| Text | | \$213.00 |
| Appeal | | \$239.00 |

Timeline: Notices of hearing are sent 10-14 days before the hearing to properties within 300' of the subject property.

- 1) Planning and Zoning Commission Public Hearing (subject to availability)
- 2) City Council Public Hearing (approx. 4 weeks after P & Z)
- 3) 3 readings (one reading at each meeting, 6-8 weeks)

TOTAL = 16 weeks depending on available hearing dates

**When running two applications consecutively, only the greater fee applies.

BUILDING AND SITE DESIGN STANDARDS:

| | |
|-------------------------|----------|
| (less than 5,000 sqft) | \$210.00 |
| (5,000 sqft or greater) | \$835.00 |

CONDITIONAL USE PERMIT:

| | |
|----------------------|----------|
| (less than one acre) | \$234.00 |
| (more than one acre) | \$463.00 |

Timeline: Notices of hearing are sent 10-14 days before the hearing to properties within 300' of the subject property.

- 1) Planning and Zoning Commission Public Hearing (subject to availability)
- 2) 15 day appeal period before permit is granted.

TOTAL = 6 - 8 weeks, depending on available hearing dates



SUBDIVISION SUBMITTAL FEES

PRELIMINARY PLAT & PLANNED UNIT DEVELOPMENT FEES

| | | |
|---------------------------------------|-----------------|-------------|
| PRELIMINARY PLAT SUBMITTAL FEE | \$ 244.00 | \$ 244.00 |
| PLUS \$5.98 PER LOT | \$ 5.98 x () = | \$ 149.50 |
| PLANNED UNIT DEVELOPMENT FEE | \$ 790.00 | \$ 0 |
| SEWER MODEL PRELIMINARY PLAT FEE | \$ 250.00 | \$ 250.00 |
| WATER MODEL PRELIMINARY PLAT FEE | \$ 250.00 | \$ 250.00 |
| FIRE DEPARTMENT: PRELIMINARY PLAT FEE | \$ 160.00 | \$ 160.00 |
| PLUS \$1.00 PER LOT | \$ 1.00 x () = | \$ 25.00 |
| FIRE DEPARTMENT PUD APPLICATION FEE | \$ 250.00 | \$ 0 |
| PLUS \$1.00 PER LOT | \$ 1.00 x () = | \$ 0 |
| | TOTAL | \$ 1,078.50 |

FINAL PLAT & PLANNED UNIT DEVELOPMENT FEES

| | | |
|--|------------------|----|
| FINAL PLAT SUBMITTAL FEE | \$ 375.00 | \$ |
| PLUS \$25.79 PER LOT | \$ 25.79 x () = | \$ |
| FIRE DEPARTMENT FINAL PLAT FEE | \$ 50.00 | \$ |
| FIRE DEPARTMENT PLANNED UNIT DEVELOPMENT FEE | \$ 50.00 | \$ |
| SEWER MODEL FINAL PLAT FEE | \$ 300.00 | \$ |
| WATER MODEL FINAL PLAT FEE | \$ 300.00 | \$ |
| | TOTAL | \$ |

SHORT PLAT & CONDO PLAT FEES

| | | |
|--------------------------------|----------------|----|
| SHORT PLAT SUBMITTAL FEE | \$244.00 | \$ |
| PLUS \$5.98 PER LOT | \$5.98 x () = | \$ |
| FIRE DEPARTMENT | \$160.00 | \$ |
| PLUS \$1.00 PER LOT | \$1.00 x () = | \$ |
| SEWER MODEL FEE () | \$250.00 | \$ |
| WATER MODEL FEE (AS/IF NEEDED) | \$250.00 | \$ |
| CONDO PLAT SUBMITTAL FEE | \$244.00 | \$ |
| PLUS \$5.98 PER LOT | \$5.98 x () = | \$ |
| | TOTAL | \$ |