



Development Application Transmittal

Link to Project Application: [Shelburne South AZ, PP, H-2019-0106](#)

Transmittal Date: 11-6-2019

Hearing Date: 12-19-2019

Assigned Planner: Sonya Allen

To view the City of Meridian Public Records Repository, [Click Here](#)

The above "Link to Project Application" will provide you with any further information on the project.

The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online through our public records repository.

We request that you submit your comments or recommendations prior to the hearing date specified above. When responding, please reference the file number of the project. If responding by email, please send comments to cityclerk@meridiancity.org.

For additional information associated with this application please contact the City of Meridian Planner identified above at 208-884-5533.

Thank you,

City Clerk's Office
33 E. Broadway Ave., Meridian, Idaho 83642
Phone: 208.888.4433|Email: cityclerk@meridiancity.org



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All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.

Hearing Date: November 21, 2019

File No.: H-2019-0106

Project Name: Shelburne South

Request:

- Annexation of 29.01 acres of land with an R-8 zoning district; and,
- Preliminary plat consisting of 99 building lots, 19 common area lots and 1 other lot on 27.9 acres of land in the R-8 zoning district, by Shelburne Properties, LLC.

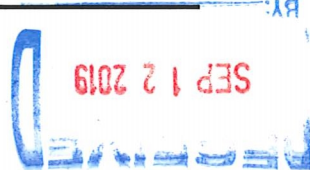
Location: The site is generally located on the north side of E. Amity Rd., ¼ mile west of S. Cloverdale Rd., in the SE ¼ of Section 28, Township 3N., Range 1E.



STAFF USE ONLY:
 Project name: Shelburne South
 File number(s): #-2019-0106
 Assigned Planner: Sonya Allen Related files: _____

Type of Review Requested (check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Accessory Use (check only 1)
<input type="checkbox"/> Daycare
<input type="checkbox"/> Home Occupation
<input type="checkbox"/> Home Occupation/Instruction for 7 or more | <input type="checkbox"/> Final Plat Modification
<input type="checkbox"/> Landscape Plan Modification
<input checked="" type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Private Street |
| <input type="checkbox"/> Administrative Design Review
<input type="checkbox"/> Alternative Compliance
<input checked="" type="checkbox"/> Annexation and Zoning
<input type="checkbox"/> Certificate of Zoning Compliance
<input type="checkbox"/> City Council Review
<input type="checkbox"/> Comprehensive Plan Map Amendment
<input type="checkbox"/> Comprehensive Plan Text Amendment
<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Conditional Use Modification (check only 1)
<input type="checkbox"/> Director
<input type="checkbox"/> Commission | <input type="checkbox"/> Property Boundary Adjustment
<input type="checkbox"/> Rezone
<input type="checkbox"/> Short Plat
<input type="checkbox"/> Time Extension (check only 1)
<input type="checkbox"/> Director
<input type="checkbox"/> Commission
<input type="checkbox"/> UDC Text Amendment
<input type="checkbox"/> Vacation (check only 1)
<input type="checkbox"/> Director
<input type="checkbox"/> Commission
<input type="checkbox"/> Variance
<input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Development Agreement Modification
<input type="checkbox"/> Final Plat | |



Applicant Information

Applicant name: Shelburne Properties, LLC Phone: (480) 401-0800
 Applicant address: 7629 E. Pinnacle Peak Rd. #110 Email: randy@criterionland.com
 City: Scottsdale State: AZ Zip: 85255

Applicant's interest in property: Own Rent Optioned Other _____

Owner name: See attached list of other property owners Phone: _____

Owner address: _____ Email: _____

City: _____ State: _____ Zip: _____

Agent/Contact name (e.g., architect, engineer, developer, representative): Ben Thomas

Firm name: Civil Innovations, PLLC Phone: (208) 884-8181

Agent address: 1043 E. Park Blvd. Ste. 101 Email: ben@civil-innovations.com

City: Boise State: ID Zip: 83712

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: See attached list Township, range, section: T3N, R1E, Sec. 28

Assessor's parcel number(s): See attached list Total acreage: 27.90 Ac. Zoning district: R-8

Project/subdivision name: Shelburne South

General description of proposed project/request: 99 single family lots, 19 common area lots, and 1 shared driveway lot on 27.90 acres.

Proposed zoning district(s): R-8

Acres of each zone proposed: 27.90 Ac.

Type of use proposed (check all that apply):

Residential Office Commercial Employment Industrial Other _____

Who will own & maintain the pressurized irrigation system in this development? Homeowners Assoc.

Which irrigation district does this property lie within? New York Irrigation District

Primary irrigation source: Ten Mile Feeder Canal Secondary: City Water

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 209,700 SF

Residential Project Summary (if applicable)

Number of residential units: 99 Number of building lots: 99

Number of common lots: 19 Number of other lots: 1 Shared Drive

Proposed number of dwelling units (for multi-family developments only):

1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____

Minimum square footage of structure (excl. garage): 1,200 Maximum building height: Per Code

Minimum property size (s.f.): 5,446 SF Average property size (s.f.): 6,994 SF

Gross density (Per UDC 11-1A-1): 3.55 Net density (Per UDC 11-1A-1): 6.23

Acreage of qualified open space: 4.33 Ac. Percentage of qualified open space: 15.52%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): _____

See open space exhibit

Amenities provided with this development (if applicable): See landscape plans

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

Non-residential Project Summary (if applicable)

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

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

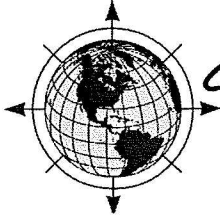
Hours of operation (days and hours): _____ Building height: _____

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

Authorization

Print applicant name: BEN THOMAS

Applicant signature: Ben Thomas Date: 9/08/19



CIVIL INNOVATIONS, PLLC
PROFESSIONAL ENGINEERING

1043 E. Park Blvd. Ste. 101
Boise, ID 83712
Phone: (208) 884-8181
www.civil-innovations.com

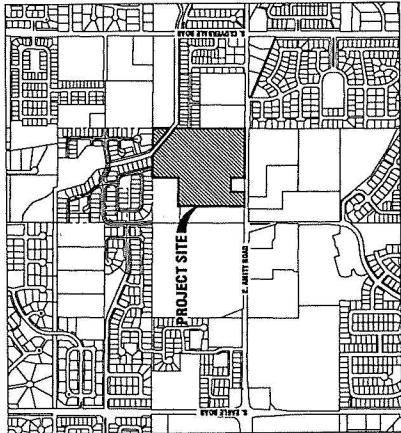
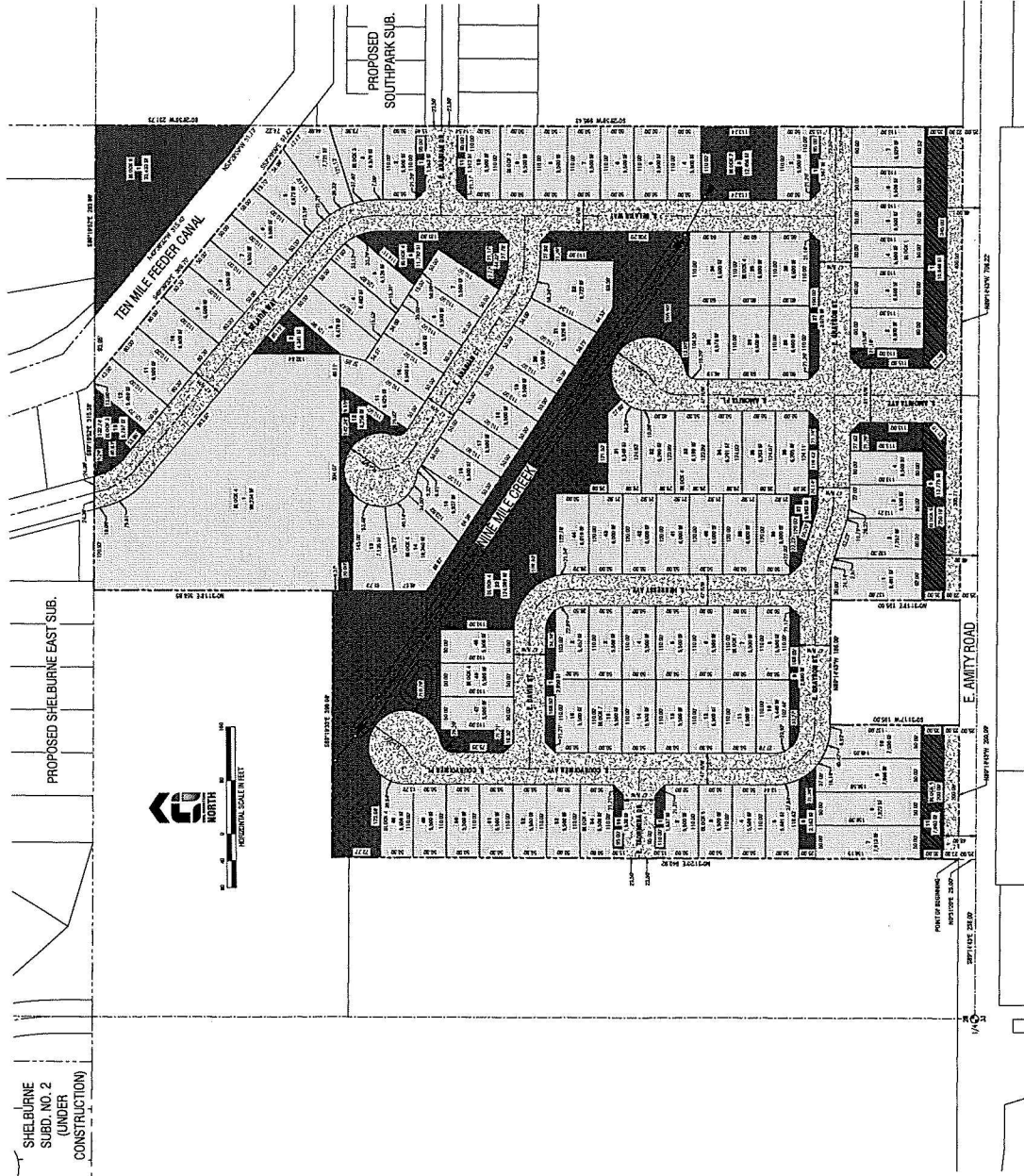
Shelburne South Parcels:

<u>Parcel #</u>	<u>Address</u>	<u>Owner</u>
S1128438410	4320 E. Amity Rd.	Shelburne Properties, LLC
S1128438510	E. Bott Ln.	Shelburne Properties, LLC
S1128438550	4205 E. Bott Ln.	Kenneth A. Williams
S1128438610	E. Bott Ln.	Shelburne Properties, LLC
S1128438570	TBD	Shelburne Properties, LLC
S1128438642	4120 E. Amity Rd.	Gordon Jay Skinner

SHELburne SOUTH - OPEN SPACE EXHIBIT

MERIDIAN, IDAHO

LEGAL DESCRIPTION
 A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 28, T.3N., R.1E., B.M.
 BOISE MERIDIAN, ADA COUNTY, IDAHO



CIVIL INNOVATIONS, PLLC
 1045 E. PARK BLVD., STE. 101
 BOISE, ID 83712
 PHONE: (208) 844-8181
 WWW.CIVILINNOVATIONS.COM



ENGINEER
 CIVIL INNOVATIONS, PLLC
 1045 E. PARK BLVD., STE. 101
 BOISE, IDAHO 83712

DEVELOPER
 SHELburne PROPERTIES, LLC
 1405 E. PARK BLVD., STE. 101
 BOISE, IDAHO 83712

PRELIMINARY CALC DATA

TOTAL LOTS	119	RESIDENTIAL LOTS	119	COMMERCIAL LOTS	0
TOTAL AREA	19.80	RESIDENTIAL AREA	19.80	COMMERCIAL AREA	0.00
QUALIFIED OPEN SPACE	4.20	QUALIFIED OPEN SPACE PERCENTAGE	21.21%		
RESIDENTIAL OPEN SPACE	4.20	RESIDENTIAL OPEN SPACE PERCENTAGE	21.21%		
RESIDENTIAL NET DENSITY (RND)	3.32	RESIDENTIAL NET DENSITY (RND)	3.32		
RESIDENTIAL NET DENSITY (RND)	3.32	RESIDENTIAL NET DENSITY (RND)	3.32		

NOTE: DATA SUBJECT TO CHANGE UPON COMPLETION OF A SURVEY.
 * INCLUDES WETLANDS, FORELOTS AND SPACES, NET OF TEN MILE FEEDER CANAL.

HATCH LEGEND

[Pattern]	BUILDABLE LOTS
[Pattern]	OPEN SPACE - OVERALL
[Pattern]	OPEN SPACE - QUALIFIED
[Pattern]	OPEN SPACE - QUALIFIED (1/2 AREA)
[Pattern]	PUBLIC RIGHT-OF-WAY

SHELburne SOUTH SUBDIVISION
 MERIDIAN, IDAHO

PRELIMINARY PLAN - OPEN SPACE EXHIBIT

OPEN

PROJECT: SHELburne SOUTH SUBDIVISION
 SHEET NO: 1 OF 1
 DATE: 10/15/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

August 16, 2019

Caleb Hood, Planning Division Manager
City of Meridian
33 E. Broadway Avenue, Suite 102
Meridian, ID 83642

RE: Shelburne South Subdivision - Project Narrative

Dear Mr. Hood:

The plans and application for the Shelburne South Subdivision are attached for your review and approval. The Shelburne South Subdivision is located on approximately 27 acres at 4205 East Bott Lane, 4120 East Amity Road and 4320 East Amity Road (the "Project Site"). After receiving comments from planning staff and from neighbors and considering the City's Comprehensive Plan and Zoning Code, our planning and development team has designed Shelburne South Subdivision to include 99 buildable lots for single-family detached homes and 20 common lots. The development includes 15.52% open space with attractive amenities throughout. The development will also increase street connectivity by extending Selatir Way to the south providing access for existing residential subdivisions onto Amity Road.

We ask your approval of the following:

- Annexation and Rezone of the Project Site RUT to R-8
- Preliminary Plat of the Project Site

Please find the attached the project narrative, legal descriptions, open space exhibit, annexation and rezone application, preliminary plat application, and landscape plans. Thank you for your time and consideration. We feel that the Shelburne South Subdivision will be a great compliment to and extension of our previous Shelburne developments and existing neighborhoods in the area. Please feel free to contact me if you have any questions or require additional information.

Best Regards,

JESUS TOVAR

PROJECT OVERVIEW

The proposed Shelburne South Subdivision is located on approximately 27.9 acres between Eagle Road and Cloverdale Road off E. Amity Road ("Project Site") as shown on Figure 1 below. Shelburne South Subdivision is an extension of Shelburne Subdivision No. 1, Shelburne Subdivision No. 2 and Shelburne East. The Project Site currently lies in unincorporated Ada County and is within Meridian's area of city impact. Primary access to the Project Site is provided directly from Amity Road, and the extension of Selatir Way will provide connectivity to the Shelburne East Subdivision.

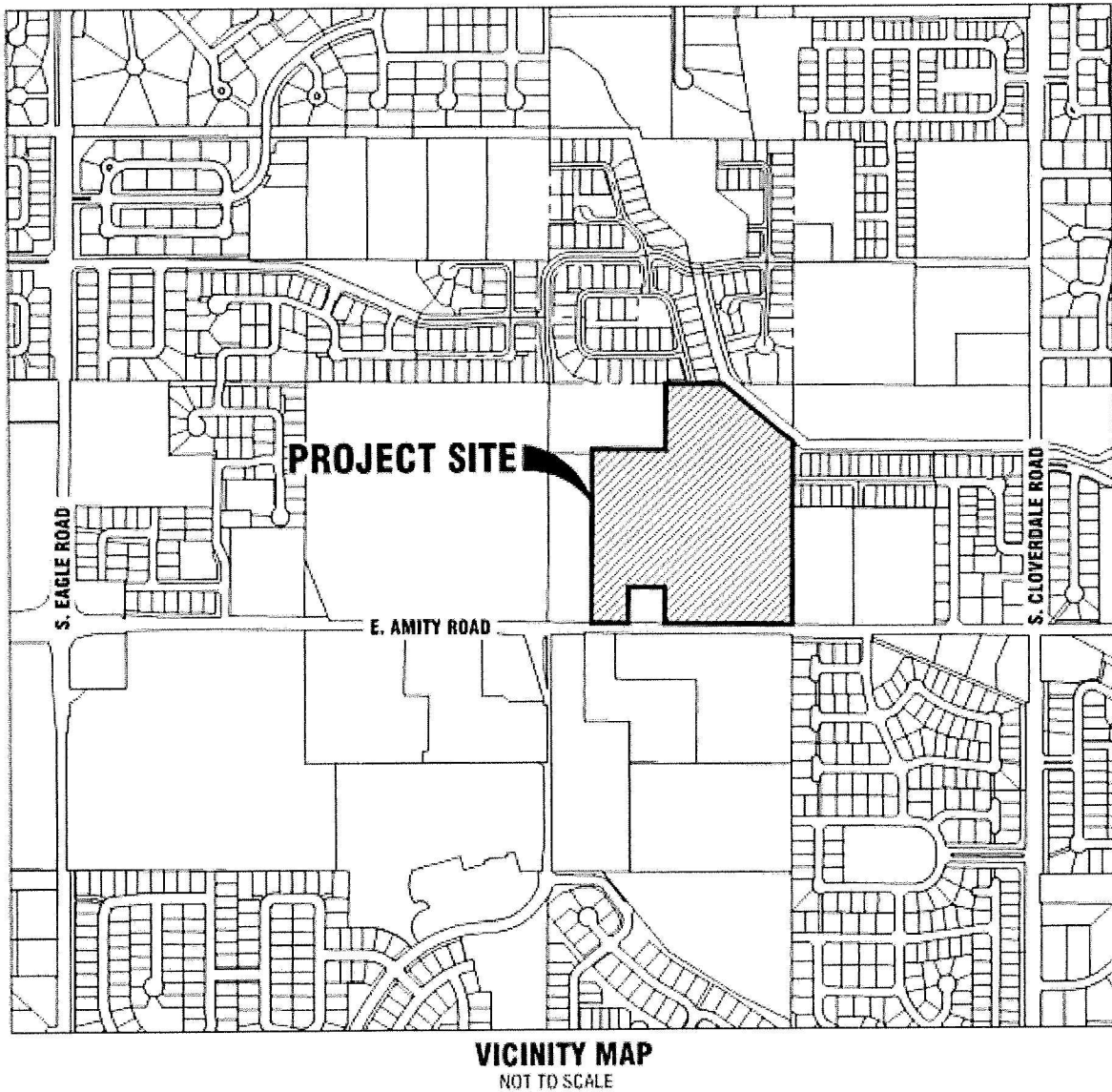


Figure 1. Vicinity Map

The Project Site is currently zoned as Rural-Urban Transition (RUT). This application proposes annexation of the Project Site and a rezone to Medium-Density Residential (R-8). The proposed rezone complies with the Future Land Use Map designation of Medium Density Residential for the Project Site, as shown in Appendix A.

Shelburne South Subdivision will consist of 99 single-family detached dwelling units, significant open space, and an attractive amenity package (“Project”). The gross density of the Project is 3.55 dwelling units per acre with 15.52% open space.

AMENITIES AND OPEN SPACE

The Shelburne South Subdivision is planned with an attractive open space system that provides pedestrian and bicycle connection throughout via a network of parks and pathways. The development will provide approximately 4.33 acres of open space, which is 15.52% of the Project Site. Appendix B details the open space provided by the Project.

The amenities have been selected based on the proven buyer demographic of Shelburne Subdivision No. 1 & 2—a slightly older generation of homebuyers with adult children. The amenity package includes a mix of options from the Uniform Development Code’s Quality of Life, Recreation, and Open Space categories as follows:

- 1. Sports Court (Pickleball) - Recreation Category
- 2. Open waterway Feature – Open Space Category
- 3. One (1) Shade/Picnic Area with picnic tables, bench and bike parking - Quality of Life Category

Figure 2 below depicts an open play field and pickleball court providing an active environment for all ages. Appendix C further details the Project’s amenities.



Figure 2. Example of Pickleball Court

ARCHITECTURAL ELEMENTS AND SINGLE-FAMILY HOUSING

The architecture style of the Project will largely be a continuation of the existing Shelburne No. 1 and No. 2, and Shelburne East neighborhoods with a mix of contemporary forms and modern farmhouse styles. A rich blend of materials ranging from stone to stucco and board-and-batten siding materials is planned with enriched natural colors. Home sizes will range from 1,600 square feet to 2,200 square feet. Similar to the homes in Shelburne No. 1, Shelburne No. 2 and Shelburne East, a large percentage of homes in Shelburne South will be single story. Maximum building height will be 35 feet. Representative building elevations and floor plans are shown in Appendix D.



Figure 3. Example of House Architecture

NINE MILE CREEK BRIDGE CROSSING

As part of the Project, Selatir Way will cross Nine Mile Creek. The crossing will incorporate a culvert to accommodate a two lane road and pedestrian walkways.

TRAFFIC AND ROADWAY DESIGN

ACHD did not require a traffic impact study to be completed for this Project. A trip generation and distribution analysis was performed by CR Engineering, Inc. to achieve appropriate planning of the subdivision and roadways. According to the traffic analysis, this Project will generate approximately 1,030 trips per weekday at full build out. Roughly 50% of these trips will travel to Eagle Road on Amity, 30% will travel to Cloverdale Road on Amity and the remaining 20% will continue east and west along Amity Road as shown in Figure 5.



Figure 4. Shelburne South Subdivision traffic distribution

UTILITIES

All utilities are stubbed to the Project Site boundary from prior Shelburne Developments. Ten Mile Feeder Canal will provide irrigation water for the Project. A pump station was placed as part of the Shelburne East Phase 1 project, which was sized to be able to serve Shelburne East and the future Shelburne South Subdivision.

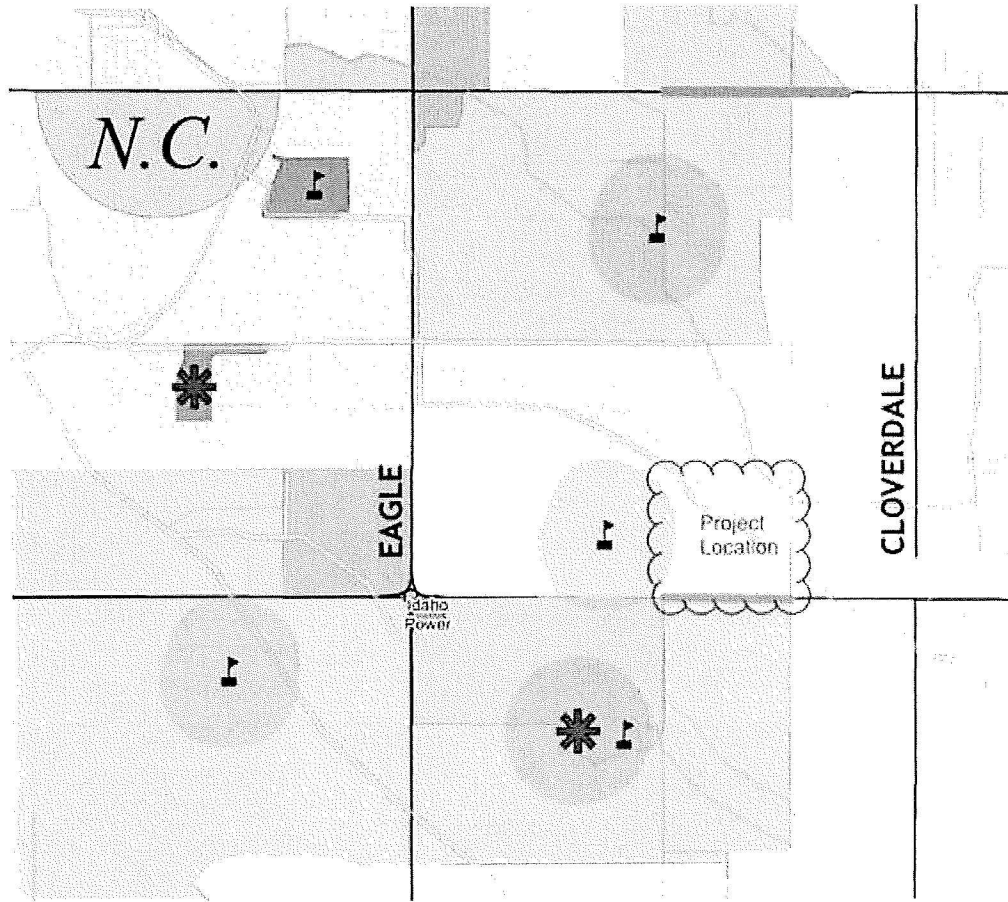
CONCLUSION

As planned, the Shelburne South Subdivision will build on the success of Shelburne Subdivision No. 1, No. 2, and East by providing an attractive blend of single-family homes. The proposed R-8 zoning classification aligns with the Comprehensive Plan's Future Land Use Map designations. Significant open space and amenities package will work together to create an attractive and connected community. Our design team has carefully considered the input of existing neighbors and service providers. With these qualities, approval of the Project is in the best interests of the City and the developer and design team respectfully request your approval of the Annexation and Rezone and Preliminary Plat applications for the Shelburne South Subdivision.

APPENDIX A – FUTURE LAND USE

Table 1: Surrounding and Adjacent Land-uses.

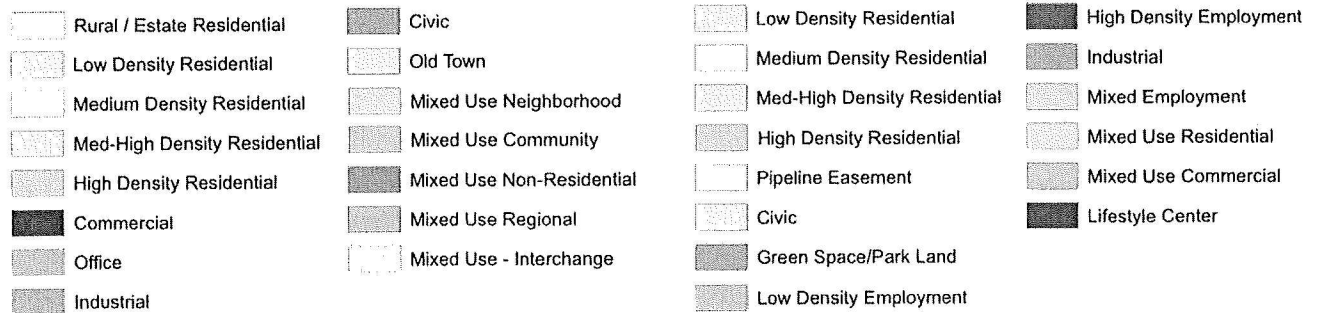
	Adjacent Land Use	Adjacent Zoning
North	Medium-Density Residential	R-8, R-4
South	Low-Density Residential	RUT
East	Medium-Density Residential	RSW
West	Medium-Density Residential	RUT, R-4



Future Land Uses

Citywide

Ten Mile Interchange Specific Area



APPENDIX B – OPEN SPACE ANALYSIS

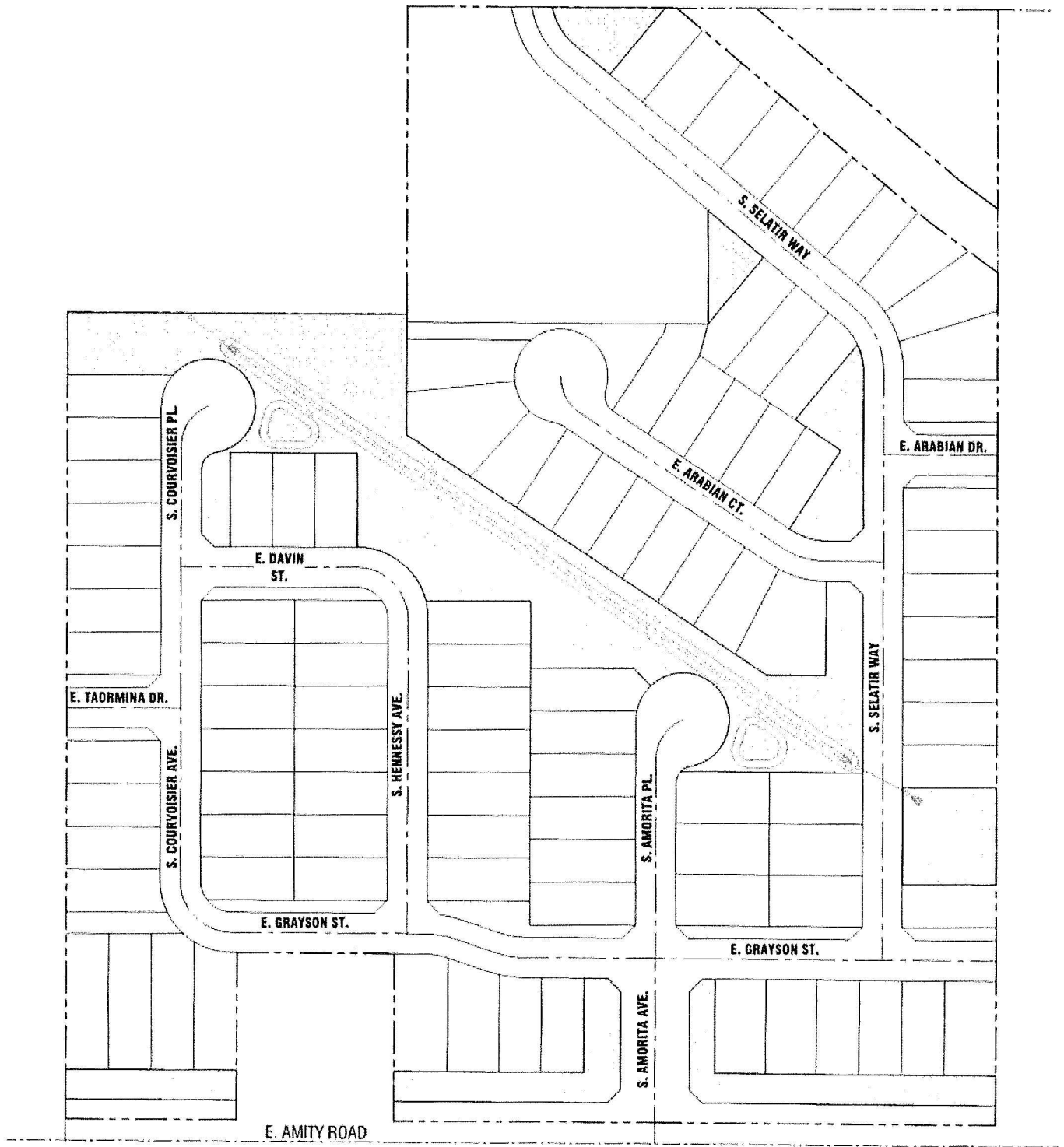


Table 2: Open space calculation breakdown

PRELIMINARY PLAT DATA

TOTAL ACRES	27.90 AC	ZONING	
PUBLIC RIGHT-OF-WAY	6.00	EXISTING: RUT	PROPOSED: R-8
RESIDENTIAL AREA	15.90	MINIMUM LOT SIZE (SF)	
TOTAL OPEN SPACE	6.00	SINGLE FAMILY	5,446 SF
QUALIFIED OPEN SPACE	4.33	AVERAGE LOT SIZE	
QUALIFIED OPEN SPACE PERCENTAGE	15.52%		6,994 SF
TOTAL LOTS	119	RESIDENTIAL GROSS DENSITY (Du/Ac)	3.55
SINGLE FAMILY LOTS	99	RESIDENTIAL NET DENSITY (Du/Ac)	6.23
COMMON LOTS	20		

NOTE: DATA SUBJECT TO CHANGE UPON COMPLETION OF A SURVEY

* INCLUDES WILLIAMS HOME LOT AND PARCEL NE OF TEN MILE FEEDER CANAL

APPENDIX C - AMENITIES

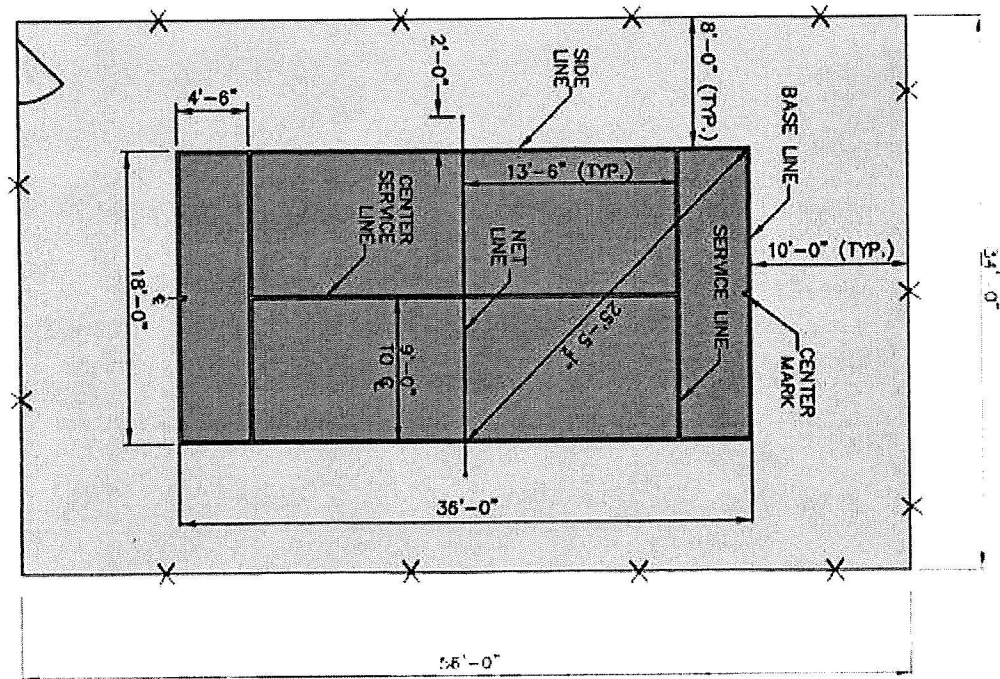


Figure 5: Pickleball Court

THIS IS A CONCEPT DRAWING, DIMENSIONS SHOWN ARE REPRESENTATIVE. TO ADAPT THIS CONCEPT TO MEET PROJECT SPECIFIC DESIGN REQUIREMENTS, FORWARD YOUR REQUEST TO POLIGON CUSTOMER SERVICE.

PCI 4000 PORTERCORP HAS EARNED A PCI-4000 CERTIFICATION FROM THE GLOBALLY RECOGNIZED POWDER COATING INSTITUTE (PCI). QUALITY FINISHING IS CRUCIAL TO THE LONG TERM PERFORMANCE OF SHELTER STRUCTURES. THIS CERTIFICATION UNDERSCORES THE COMMITMENT PORTERCORP HAS MADE TO MANUFACTURING QUALITY PRODUCTS.

GENERAL FRAME NOTES:

- ALL STEEL COMPONENTS (STRUCTURAL MEMBERS, ORNAMENTATION, RAILING, ETC.) ARE POWDER COATED IN THE FOLLOWING MANNER (UNLESS REQUESTED OTHERWISE):
 - SHOT BLASTED TO PEAK WHITE CONDITION (SSPC SP-10)
 - WASHED AND SEALED IN A PHOSPHATE SPRAY
 - PRIME COATED WITH POLI 5000 HIGH PERFORMANCE POWDER APPLIED
 - TOP COATED WITH SUPER DURABLE IG-C POLYESTER POWDER AND OVEN CURED
- SEE POLYGON.COM FOR COLOR OPTIONS

20'-0" REF.

70'-0" REF.

GAULV LIME COATED 1 YEAR 500 PAINTED METAL RIS ROOFING

8'-1/2" REF.

8'-0" REF.

CUTTER DOWN FRONT

19'-7" REF.

CENTER GUTTER

FINISH CHANGE REF.

SHELTER MODEL DB-99: 24 X 24MR STEEL SHELTER COLLECTION

poligon

www.poligon.com
618-399-1943
PO BOX 404 • 19161 N.W. 102nd ST • MIAMI, FL 33187

PORTER CORP.

Figure 6: Shelter

APPENDIX D - ARCHITECTURE







Legal Description for Annexation
Shelburne South Subdivision

A parcel of land being located in the SW ¼ of the SE ¼ of Section 28, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southwest corner of the SE ¼ of said Section 28, from which an Aluminum Cap monument marking the southeast corner of said SE ¼ bears S 89°14'43" E a distance of 2660.54 feet;

Thence S 89°14'43" E along the southerly boundary of said SE ¼ a distance of 238.00 feet to the **POINT OF BEGINNING**;

Thence N 0°31'20" E a distance of 965.92 feet to a point;

Thence S 89°19'33" E a distance of 398.08 feet to a point;

Thence N 0°31'18" E a distance of 358.85 feet to a point on the north boundary of the SE ¼ of said Section 28;

Thence S 89°19'52" E along said north boundary a distance of 693.19 feet to the northeast corner of the SW ¼ of the SE ¼ of said Section 28;

Thence S 0°28'36" W along the east boundary of said SW ¼ of the SE ¼ a distance of 1326.37 feet to the southeast corner of the SW ¼ of the SE ¼ of said Section 28;

Thence along the south boundary of said SW ¼ of the SE ¼ N 89°14'43" W a distance of 706.23 feet to a point;

Thence leaving said south boundary N 0°31'18" E a distance of 220.00 feet to a point;

Thence N 89°14'43" W a distance of 186.00 feet to a point;

Thence S 0°31'17" W a distance of 220.00 feet to a point on the south boundary of the SW ¼ of the SE ¼ of said Section 28;

Thence along said south boundary N 89°14'43" W a distance of 200.09 feet to the **POINT OF BEGINNING**.

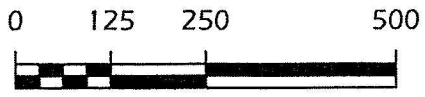
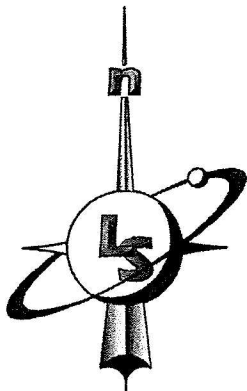
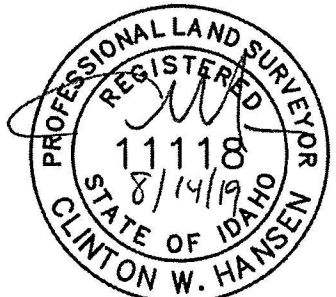
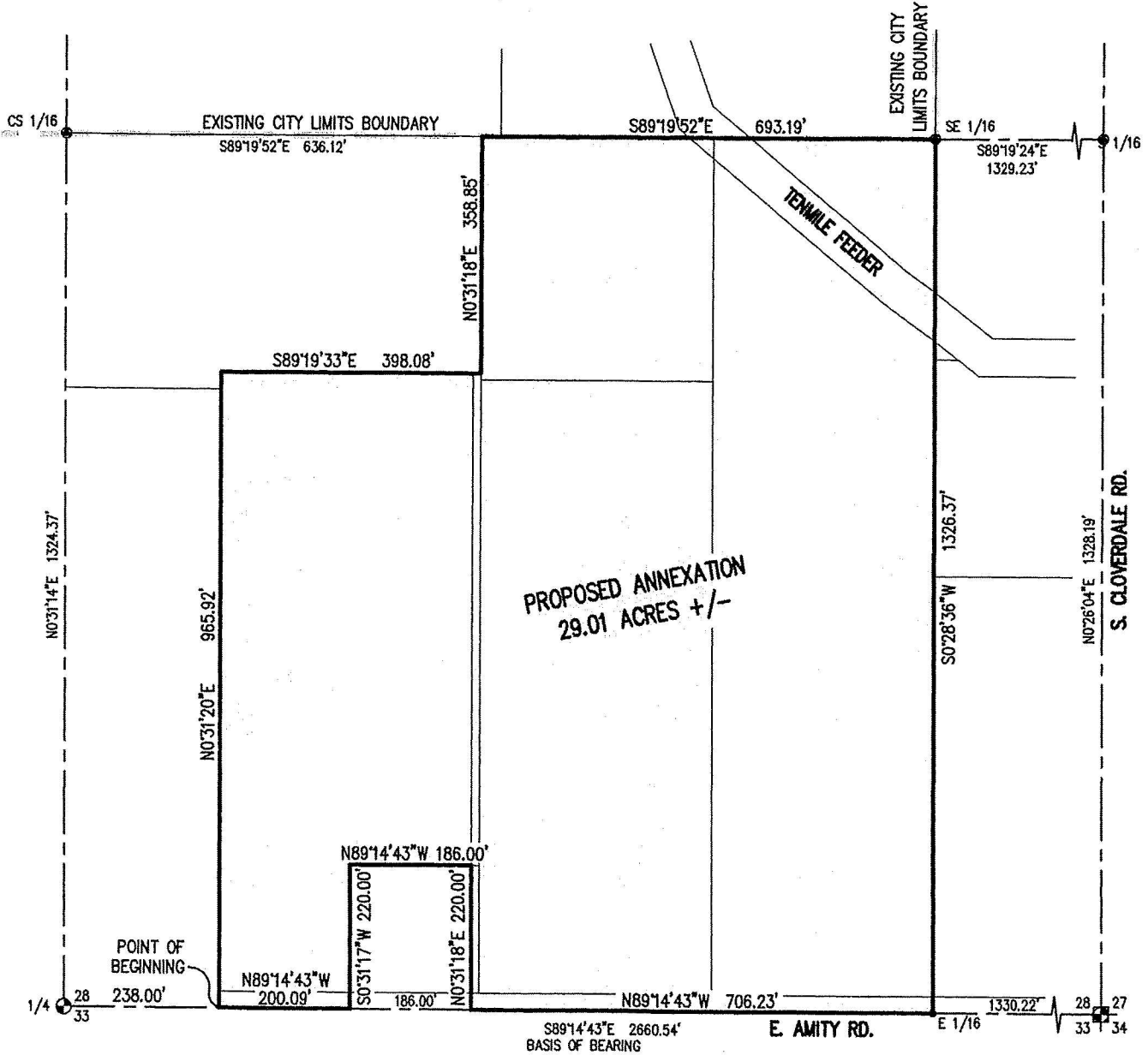
This parcel contains 29.01 acres.

Clinton W. Hansen, PLS
Land Solutions, PC
August 14, 2019



SHELBURNE SOUTH SUBDIVISION ANNEXATION

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 28, T.3N., R.1E., B.M.
MERIDIAN, ADA COUNTY, IDAHO



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

Legal Description
Shelburne South Subdivision

A parcel of land being located in the SW ¼ of the SE ¼ of Section 28, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southwest corner of the SE ¼ of said Section 28, from which an Aluminum Cap monument marking the southeast corner of said SE ¼ bears S 89°14'43" E a distance of 2660.54 feet;

Thence S 89°14'43" E along the southerly boundary of said SE ¼ a distance of 238.00 feet to a point;

Thence leaving said southerly boundary N 0°31'20" E a distance of 25.00 feet to a point on the northerly right-of-way of E. Amity Road and the **POINT OF BEGINNING**;

Thence continuing N 0°31'20" E a distance of 940.92 feet to a point;

Thence S 89°19'33" E a distance of 398.08 feet to a point;

Thence N 0°31'18" E a distance of 358.85 feet to a point on the north boundary of the SE ¼ of said Section 28;

Thence S 89°19'52" E along said north boundary a distance of 693.19 feet to the northeast corner of the SW ¼ of the SE ¼ of said Section 28;

Thence S 0°28'36" W along the east boundary of said SW ¼ of the SE ¼ a distance of 1301.37 feet to a point on the northerly right-of-way of E. Amity Road;

Thence along said right-of-way N 89°14'43" W a distance of 706.22 feet to a point;

Thence leaving said right-of-way N 0°31'18" E a distance of 195.00 feet to a point;

Thence N 89°14'43" W a distance of 186.00 feet to a point;

Thence S 0°31'17" W a distance of 195.00 feet to a point on the northerly right-of-way of E. Amity Road;

Thence along said northerly right-of-way N 89°14'43" W a distance of 200.09 feet to the **POINT OF BEGINNING**.

EXCLUDING THEREFROM a parcel containing right-of-way for the Ten Mile Feeder Canal, more particularly described as follows:

Commencing at a Brass Cap monument marking the southwest corner of the SE ¼ of said Section 28, from which an Aluminum Cap monument marking the southeast corner of said SE ¼ bears S 89°14'43" E a distance of 2660.54 feet;

Thence S 89°14'43" E along the southerly boundary of said SE ¼ a distance of 1330.32 feet to a 5/8 inch diameter iron pin monument marking the southeast corner of the SW ¼ of said SE ¼ of Section 28;

Thence along the east boundary of said SW ¼ of the SE ¼ N 0°28'36" E a distance of 1020.43 feet to a point on the southerly right-of-way of the Tenmile Feeder Canal, the **POINT OF BEGINNING**;

Thence along said southerly right-of-way the following courses and distances:

Thence N 53°28'09" W a distance of 97.42 feet to a point;

Thence N 49°38'32" W a distance of 389.70 feet to a point on the north boundary of said SW ¼ of the SE ¼;

Thence leaving said southerly right-of-way and along said north boundary S 89°19'52" E a distance of 93.95 feet to a point on the northerly right-of-way of the Tenmile Feeder Canal;

Thence along said northerly right-of-way the following courses and distances:

Thence S 49°38'32" E a distance of 315.40 feet to a point;

Thence S 53°28'09" E a distance of 51.73 feet to a point on the east boundary of said SW ¼ of the SE ¼;

Thence leaving said right-of-way and along said east boundary S 0°28'36" W a distance of 74.22 feet to the **POINT OF BEGINNING**.

See Record of Survey No. 11889, Instrument No. 2019-055485, records of Ada County, Idaho, for additional data of record.

This parcel contains 27.90 acres (excludes Tenmile Feeder right-of-way parcel).

Clinton W. Hansen, PLS
Land Solutions, PC
August 14, 2019



For Value Received

~~XXXX~~ I VIKKI SKINNER and Gordon Jay Skinner

do hereby convey, release, remise and forever quit claim unto GORDON JAY SKINNER

whose current address is 4120 east Arity road
Meridian, Idaho
83642

the following described premises, to-wit:

PAR #8642 of ~~SW~~ SW4SE4
SEC 28 3N 1E
#438640-B

Commencing at the 1/4 corner common to Sections 28 and 33,
T. 3N., R. 1E., B. M., Ada County, Idaho; thence east along the
south section line of Section 28, 238.00 feet to the REAL POINT
OF BEGINNING; thence
N. 00°14'00" E. 965.92 feet to a point; thence
N. 89°55'10" E. 398.08 feet to a point; thence
S. 00°14'00" E. 746.48 feet to a point; thence west, 198.00
feet to a point; thence
S. 00°14'00" E. 220.00 feet to a point; thence west, 200.09
feet to THE REAL POINT OF BEGINNING.

Said parcel contains 7.83 acres more or less (including the road
right-of-way).

Excepting therefrom the Following:
See Exhibit A

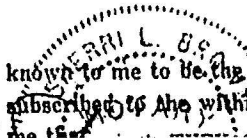
together with their appurtenances.

Dated: 2-2-95

Gordon J. Skinner
Vikki Skinner

STATE OF IDAHO, COUNTY OF

On this 2 day of FEBRUARY, 19 95
before me, a notary public in and for said State, personally
appeared GORDON J. SKINNER AND VIKKI SKINNER



known to me to be the personS; whoS name S
subscribed to the within instrument, and acknowledged to
executed the same

EXHIBIT "A"

1190031021

1831000852

AMERICAN

PARCEL I:

The East 12 feet of the following described parcel:

Commencing at the 1/4 corner common to Sections 28 and 33,
Township 3 North, Range 1 East, Boise-Meridian, Ada County,
Idaho; thence
East along the South section line of Section 28, 238.00 feet to
the REAL POINT OF BEGINNING; thence
North 00°14'00" West 965.92 feet to a point; thence
North 89°55'10" East 398.08 feet to a point; thence
South 00°14'00" East 746.48 feet to a point; thence
West 198.00 feet to a point; thence
South 00°14'00" East 220.00 feet to a point; thence
West 200.09 feet to THE REAL POINT OF BEGINNING.

EXCEPT ditch and road rights-of-way.

95007368

ADA CO. RECORDER
J. DAVID BAYARRO
BOISE ID

Gordon Skinner

'95 FEB 2 PM 1 09

FEE
RECORDED

2.00 Jackson

LIST OF

705NXT-65
NEXTITLE »

WARRANTY DEED

FOR VALUE RECEIVED

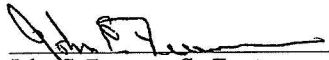
John C. Freeman, Johna Vejar Freeman and Lucinda L. Freeman, Trustees of the Freeman Family Trust dated 05/17/2001 GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Shelburne Properties, LLC, an Idaho Limited Liability Company GRANTEE(s), whose current address is: 7629 E Pinnacle Peak Rd., #110, Scottsdale, AZ 85255 the following described real property in Ada County, State of ID more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 30 day of July, 2019
Freeman Family Trust, dated May 17, 2001

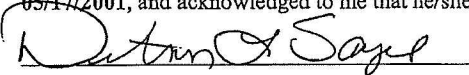

John C. Freeman, Co-Trustee


Johna Vejar Freeman, Co-Trustee


Lucinda L. Freeman, Co-Trustee

State of Idaho
County Ada

On this ^{30th} day of July, in the year of 2019, before me the undersigned Notary Public in and for said State, personally appeared John C. Freeman, *, known or identified to me as the person whose name(s) is/are subscribed to the within instrument as trustee(s) of Freeman Family Trust dated 05/17/2001, and acknowledged to me that he/she/they executed the same as such trustee(s).



* Johna Vejar Freeman
and Lucinda L. Freeman

Notary Public for Idaho
Residing at: Nampa, ID
My Commission Expires: 6-28-2022

DeANN L SAYRE
COMMISSION #30074
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 06/28/2022

EXHIBIT A

Parcel 1

A portion of Parcel III referenced on Warranty Deed recorded July 30, 2018 as Instrument No. 2018-071036 and Re-recorded March 27, 2019 as Instrument No. 2019-023880, records of Ada County, Idaho, further described as follows:

A parcel located in the SW 1/4 of the SE 1/4 of Section 28, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southwest corner of the SE 1/4 of said Section 28, from which an Aluminum Cap monument marking the southeast corner of the SE 1/4 bears S 89°14'43" E a distance of 2,660.54 feet;

Thence N 0°31'14" E along the west boundary of said SE 1/4 a distance of 940.13 feet to the Point of Beginning;

Thence continuing N 0°31'14" E along said boundary a distance of 25.46 feet to a point;

Thence leaving said boundary S 89°19'33" E a distance of 238.03 feet to a point;

Thence S 0°31'20" W a distance of 25.79 feet to a point;

Thence N 89°14'43" W a distance of 238.03 feet to the Point of Beginning.

Parcel 2

A parcel of land being a 12.00 foot wide strip as described in Warranty Deed Instrument Nos. 2019-023880, 2018-071036, 95007368, 9008542 and 9008541, records of Ada County, Idaho, being located in the SW 1/4 of the SE 1/4 of Section 28, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a brass Cap monument marking the southwest corner of the SE 1/4 of said Section 28, from which an Aluminum Cap monument marking the southeast corner of said SE 1/4 bears S 89°14'43" E a distance of 2,660.54 feet;

Thence S 89°14'43" E along the southerly boundary of said SE 1/4 a distance of 636.09 feet to a point;

Thence leaving said southerly boundary N 0°31'18" E a distance of 25.00 feet to a point on the northerly right-of-way of E. Amity Road and the Point of Beginning;

Thence N 89°14'43" W along said northerly right-of-way a distance of 12.00 feet to a point;

Thence leaving said northerly right-of-way N 0°31'18" E a distance of 941.46 feet to a point;

Thence S 89°19'33" E a distance of 12.00 feet to a point.

Thence S 0°31'18" W a distance of 941.48 feet to the Point of Beginning.

NEXTITLE 

NXID-0292747 CA

WARRANTY DEED

FOR VALUE RECEIVED

Craig A. Pruett and Debra L. Pruett, husband and wife GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Shelburne Properties, LLC, an Idaho limited liability company GRANTEE(s), whose current address is: 7440 East Pinnable Peak Road, Scottsdale, AZ 85255 the following described real property in Ada County, State of ID more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

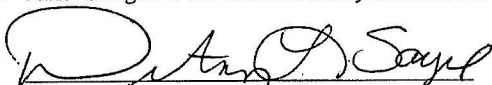
Dated this 29 day of April, 2019


Craig A. Pruett


Debra L. Pruett

State of Idaho
County Ada

On this 29th day of April, in the year of 2019, before me the undersigned Notary Public in and for said State, personally appeared Craig A. Pruett and Debra L. Pruett, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



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

DeANN L SAYRE
COMMISSION #30074
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 06/28/2022

Residing in: Kuna, ID
My Commission Expires: 06/28/2022

DeANN L SAYRE
COMMISSION #30074
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 06/28/2022

EXHIBIT A

The East Half of the East Half of the Southwest quarter of the Southeast quarter of Section 28, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho.

Except the Following:

Beginning at a point on the North line of the Southwest quarter of the Southeast quarter of Section 28, from which the Southeast Corner of said Section 28 bears South 50°30' East 2076 feet; thence South 50°14' East 315.4 feet; thence South 51°34' East 50.2 feet; thence South 76.6 feet; thence North 51°34' West 98.5 feet; thence North 50°14' West 387.8 feet to the North line of the Southwest quarter of the Southeast quarter of Section 28 above mentioned; thence East along said line 93.8 feet to the place of beginning.

APN/Parcel(s): S1128438410

NXID-0305104 CA

THIS DOCUMENT HAS BEEN EXECUTED IN COUNTERPART

NEXTITLE | »

WARRANTY DEED

FOR VALUE RECEIVED

Kenneth A. Williams and Gloria M. Williams, husband and wife and Jason R. Williams and Karen M. Williams, husband and wife GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto: LLC

Shelburne Properties, an Idaho limited liability company GRANTEE(s), whose current address is: 7440 East Pinnacle Peak Road, Scottsdale, AZ 85255 the following described real property in Ada County, State of ID more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 30th day of May, 2019

Kenneth A. Williams
Kenneth A. Williams

Gloria M. Williams
Gloria M. Williams

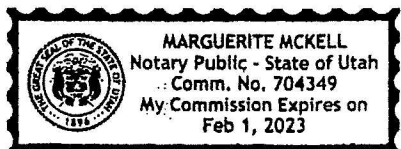
Jason R. Williams

Karen M. Williams

State of Utah
County Salt Lake

On this 28 day of May, in the year of 2019, before me the undersigned Notary Public in and for said State, personally appeared Kenneth A. Williams and Gloria M. Williams, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Marguerite McKell
Notary Public for Utah
Residing at: Draper, UT
My Commission Expires: 02/01/2023



NEXTITLE 

WARRANTY DEED

FOR VALUE RECEIVED

Kenneth A. Williams and Gloria M. Williams, husband and wife and Jason R. Williams and Karen M. Williams, husband and wife GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

LLC

Shelburne Properties, an Idaho limited liability company GRANTEE(s), whose current address is: 7440 East Pinnacle Peak Road, Scottsdale, AZ 85255 the following described real property in Ada County, State of ID more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 30th day of May, 2019

Kenneth A. Williams

Gloria M. Williams



Jason R. Williams



Karen M. Williams

State of Idaho
County _____

State of ID
County TWIN FALLS

On this 31 day of May, in the year of 2019, before me the undersigned Notary Public in and for said State, personally appeared **Jason R. Williams and Karen M. Williams**, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Natasha Dancliff

Notary Public for Idaho
Residing at: TWIN FALLS
My Commission Expires: 5/4/23

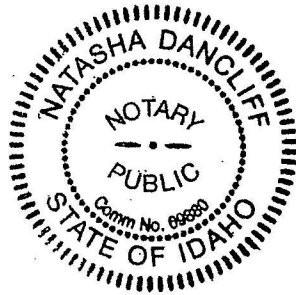


EXHIBIT A
("Legal Description")

PARCEL II:

A portion of the Southwest 1/4 of the Southeast 1/4 of Section 28, Township 3 North, Range 1 East, Boise-Meridian in Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner to Sections 28 and 33, Township 3 North, Range 1 East, Boise-Meridian; Thence

East along the section line common to Sections 28 and 33, a distance of 636.09 feet; Thence

North 0°14' West 957.11 feet; Thence

East 353.18 feet to the REAL POINT OF BEGINNING; Thence

West 353.18 feet; Thence

North 0°14' West 368.54 feet; Thence

North 89°55'10" East 311.37 feet, more or less, to a point on the Westerly boundary of that certain parcel described in Book 88 of Deeds on Page 9, Records of Ada County, Idaho; Thence

Southeasterly along said Westerly boundary the following described courses,

South 19°58' East 2.89 feet; Thence

South 50°33' East 55.80 feet to a point bearing North 0°08' East from the real point of beginning; Thence leaving

said Westerly boundary,

South 0°08' West 330.80 feet, more or less to the REAL POINT OF BEGINNING.

Except ditch and ditch rights-of-way.

Excepting Therefrom:

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 28, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southwest corner of the SE 1/4 of said Section 28, from

which an Aluminum Cap monument marking the southeast corner of said SE 1/4 bears S 89°14'43" E (formerly

East) a distance of 2660.54 feet;

Thence S 89°14'43" E (formerly East) along the south boundary of said SE 1/4 a distance of 636.09 feet to a point;

Thence leaving said south boundary N 0°31'18" E (formerly N 0°14' W) a distance of 957.11 feet to the POINT OF BEGINNING;

Thence continuing N 0°31' 18" E a distance of 368.22 feet (formerly N 0°14' W, 368.54 feet) to a point on the north

boundary of the SE 1/4 of said Section 28;

Thence S 89°19'52" E (formerly S 89°55'10" E) along said north boundary a distance of 120.93 feet to a point;

Thence leaving said north boundary S 14°33'57" E a distance of 9.38 feet to a point of curvature;

Thence 75.61 feet along the arc of a 123.50 foot radius curve left, said curve having a central angle of 35°04'35"

and a long chord bearing S 32°06'14" E a distance of 74.43 feet to a point of tangency;

Thence S 49°38'32" E a distance of 246.91 feet to a point;

Thence S 0°29' 23" W (formerly S 0°08' W) a distance of 139.36 feet;

Thence N 89°15'25" W (formerly West) a distance of 353.18 feet to the POINT OF BEGINNING.

EXHIBIT A
("Legal Description")

PARCEL III:

A portion of the Southwest 1/4 of the Southeast 1/4 of Section 28, Township 3 North, Range 1 East, Boise-Meridian, Ada County, Idaho; More particularly described as follows:

Commencing at the 1/4 corner common to Sections 28 and 33, Township 3 North, Range 1 East, Boise-Meridian; Thence

East along the section line common to Sections 28 and 33 a distance of 636.09 feet to the POINT OF BEGINNING; Thence

North 00°14' West 957.11 feet; Thence

East 353.18 feet; Thence

South 00°08' West 130.96 feet; Thence

South 00°24' East, 826.16 feet to the section-line common to Sections 28 and 33; Thence

West along said Section line 354.35 feet to the POINT OF BEGINNING.

Except ditch and ditch rights-of-way.

APN/Parcel(s): S1128438500 and S1128438600

Also commonly known as **4205 East Bott Lane, Meridian ID 83642.**

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
 COUNTY OF ADA)

I, Shelburne Properties, LLC, 7440 E. Pinnacle Peak Rd., Ste. 142

 (name) (address)
Scottsdale, Arizona

 (city) (state)

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 to:

Ben Thomas, 1043 E. Park Blvd. Ste. 101, Boise

 (name) (address)

to submit the accompanying application(s) pertaining to that property.

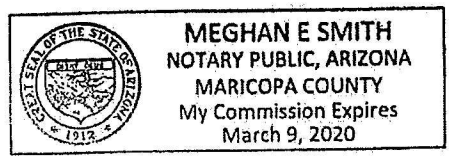
2. I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

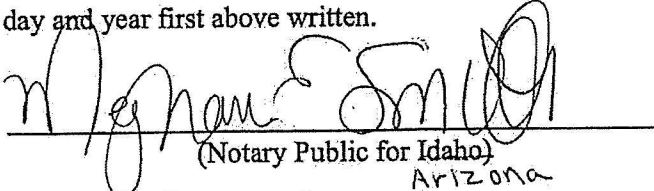
Dated this 11th day of April, 2019



 (Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.





 (Notary Public for Idaho)
 ARIZONA

Residing at: Peoria, AZ

My Commission Expires: 3/9/20

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, Grodon Skinner, 4120 E Amity
Meridian (name) Idaho (address)
(city) (state)

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 to:

Ben Thomas, 1043 E. Park Blvd. Ste. 101, Boise
(name) (address)

to submit the accompanying application(s) pertaining to that property.

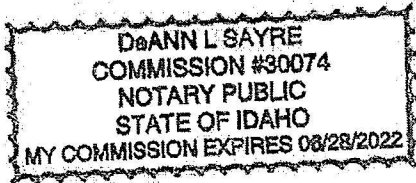
- 2. I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- 3. I hereby grant permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 21st day of June, 20 19

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

[Signature]
(Notary Public for Idaho)



Residing at: Kuna, ID

My Commission Expires: Residing in: Kuna, ID
My Commission Expires: 06/28/2022

AFFIDAVIT OF LEGAL INTEREST

Utah
STATE OF ~~IDAHO~~)
Utah
COUNTY OF ~~ADA~~)

State of Utah
County of Utah
11292 N Newbury Way
Highland, Utah 84403

I, Kenneth A. Williams and Gloria M. Williams whose address is _____
(name)

(address, city, state, zip)

and Jason R. Williams and Karen M. Williams whose address is _____
(name)

(address, city, state, zip)

being first duly sworn upon, oath, depose and say:

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

Ben Thomas, 1043 E Park Blvd, Suite 101, Boise, Idaho 83712
(name) (address, city, state, zip)

to submit the accompanying application(s) pertaining to that property.

2. I agree to indemnify, defend and hold the City of Meridian 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.

3. I hereby grant permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 31st day of May, 2019

[End of Text – Signature Page to Follow]

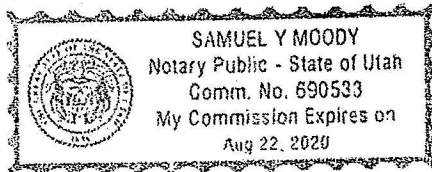
Kenneth A. Williams *Kenneth Williams*
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

Samuel Y. Moody
(Notary Public for Utah)

Residing at: Utah

My Commission Expires: Aug 22, 2020



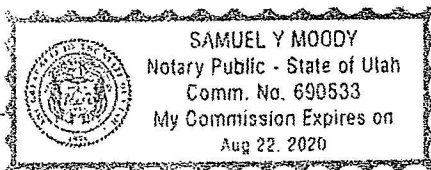
Gloria M. Williams *Gloria Williams*
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

Samuel Y. Moody
(Notary Public for Utah)

Residing at: Utah

My Commission Expires: Aug 22, 2020



Jason R. Williams *JR*
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

(Notary Public for _____)

Residing at: _____

My Commission Expires: _____

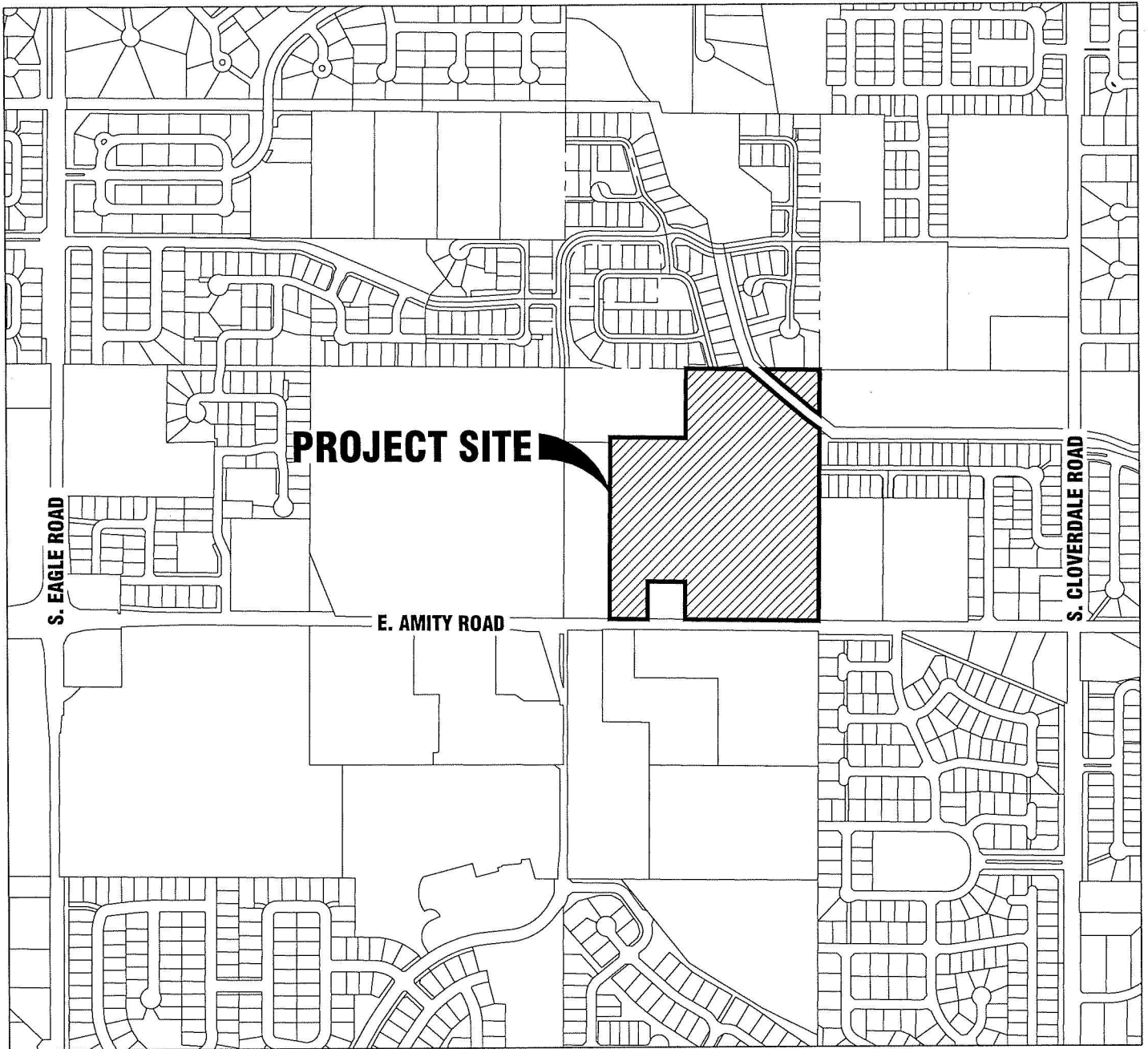
Karen M. Williams _____
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

(Notary Public for _____)

Residing at: _____

My Commission Expires: _____



800 400 0 800



HORIZONTAL SCALE IN FEET

PROJECT NO.	19-0613-SS
DWG FILE	VICINITY MAP
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	9/11/2019
SCALE	AS SHOWN
SHEET	1 OF 1

SHELburne SOUTH SUBDIVISION NO. 1
MERIDIAN, IDAHO

VICINITY MAP

CIVIL INNOVATIONS, PLLC

1043 E. PARK BLVD STE 101
BOISE, ID 83712 PHONE: (208)
884-8181
www.civil-innovations.com

CITY OF MERIDIAN

PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Shelburne South Date: 1/24/19, 3/14/19, 7/11/19
 Applicant(s)/Contact(s): Ben Thomas, Jesus Tovar, Randy
 City Staff: Sonya, Joe, Scott, Steve, Terri, Tom, Kim, Kevin, Kenny, Bill, Amanda
 Location: 4120, 4128, 4205, 4320 & 4411 E. Amity Rd. Size of Property: 27.53
 Comprehensive Plan FLUM Designation: MDR (3-8 units/acre)
 Existing Use: Rural SFR/Ag Existing Zoning: RUT
 Proposed Use: SFR (97 detached units, 3.52 units/acre) Proposed Zoning: R-8
 Surrounding Uses: Rural SFR/Ag
 Street Buffer(s) and/or Land Use Buffer(s): 35' buffer required along Amity Rd., an entryway corridor, landscaped per UDC 11-3B-7C
 Open Space/Amenities/Pathways: comply w/qualified open space & site amenity standards in UDC 11-3G-3; a 10' wide multi-use pathway is required per the PMP on the east side of the Ten Mile Feeder Canal; recommend a ped bridge & micro-path connection
 Access/Stub Streets: access via Amity Rd.; stub street from the north; provide stubs to west and east – no TIS required
 Waterways/ Floodplain/Topography/Hazards: Nine Mile Creek bisects site and is required to remain open as a natural amenity and shall not be piped or otherwise covered; Ten Mile Feeder Canal runs along northern boundary – comply with UDC 11-3A-6
 History: NA

Additional Meeting Notes: Verify out-parcel is "original parcel of record" per UDC 11-1A-1 – if not, include in AZ & PP boundary

- Annexation with R-8 district; develop site consistent with MDR FLUM designation (i.e. 3-8 units/acre)
- Submit concept building elevations for future homes; & concept future development plan for lot where existing home will remain
- Preliminary plat to subdivide property; comply with dimensional standards of R-8 district in UDC Table 11-2A-6 and the subdivision design & improvement standards (i.e. cul-de-sac, common driveway, block length) in UDC 11-6C-3
- Submit a phasing plan for the subdivision; comply with Fire Dept. requirements for access (i.e. no more than 30 homes without a secondary access and turnarounds)
- Provide address signs at street for homes accessed from common driveways for emergency purposes
- The address for the existing home will change
- Plats using common driveways should depict the setbacks, fencing, building envelope, and orientation of the lots and structures on the plat and/or as an exhibit with the final plat application
- A min. 5' wide detached sidewalk is required along Amity Rd., an arterial street; street buffer & sidewalk should be w/1st phase – work with owner of out-parcel to get permission to extend sidewalk along frontage of that parcel
- "Triangle" lot at NEC may be restricted to non-buildable until access is available to it from the east

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

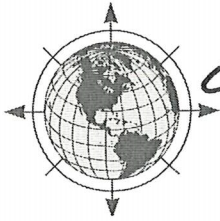
Other Agencies/Departments to Contact:

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

Application(s) Required:

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

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



CIVIL INNOVATIONS, PLLC
PROFESSIONAL ENGINEERING

1043 E. Park Blvd. Ste. 101
Boise, ID 83712
Phone: (208) 884-8181
www.civil-innovations.com

Neighborhood Meeting Sign-In Sheet

Date: August 6, 2019, 6:00 PM

Location: Meridian City Hall – Meeting Room A

Project: Shelburne South – Annexation & Preliminary Plat

Applicant: Shelburne Properties, LLC

Name

Address

ALEX AND TIM BROWN

4060 E. AMITY RD.
MERIDIAN ID 83642

8/6/2019

Caroline, Alex and Tim Brown
4060 E Amity Rd
Meridian, Id 83642

Planning meeting concerns to address:

Number 1:

Our pasture borders the western edge of proposed development. When we flood irrigate our pasture the natural flow of water goes from our pasture through the neighboring pasture into the drainage ditch. We do not want to be held responsible for flooding back yards or houses that will be placed there in the future. Is there going to be a berm or other proposed way to redirect the natural flow of the water? How are they planning to access the water rights for irrigation? Is it going to come down our ditch or from the east?

Number 2:

We request an alternative to Vinyl fencing for the west perimeter due to the periodic maintenance burning of our pasture and livestock that sometimes occupies our pasture.

Number 3:

We really enjoy the view of the foothills and mountains that we have seen out our living room and bedroom window for the past 50 years and would like to request that the properties directly in that view be restricted to single level houses.

We greatly appreciate the opportunity for this communication with you and please feel free to call the number below.

Thank you,
The Browns
208-888-9197

COMMITMENT OF PROPERTY POSTING

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

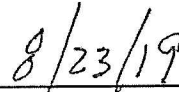
The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date,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

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

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



Applicant/agent signature



Date

Ben Thomas

From: noreply@meridiancity.org
Sent: Thursday, September 12, 2019 8:26 AM
To: ben@civil-innovations.com; tricks@meridiancity.org; rbeecroft@meridiancity.org
Subject: Address Verification Complete

Address verification is complete for record LDAV-2019-0607
Project: Shelburne South

Parcel(s):
S1128438642
Lot: null
Block: null
Subdivision: 3N 1E 28
S1128438410
Lot: null
Block: null
Subdivision: 3N 1E 28
S1128438510
Lot: null
Block: null
Subdivision: null
S1128438550
Lot: null
Block: null
Subdivision: null
S1128438570
Lot: null
Block: null
Subdivision: null
S1128438610
Lot: null
Block: null
Subdivision: null

Comments:
Parcel verification City of Meridian
33 E. Broadway Ave., Meridian, Idaho 83642
Phone: 208-888-4433
www.meridiancity.org

All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.

Ben Thomas

From: Sub Name Mail
Sent: Tuesday, August 20, 2019 11:39 AM
To: Ben Thomas
Cc: Clint Hansen
Subject: Shelburne South Subdivision Name Reservation

August 20, 2019

Clint Hansen, Land Solutions
Ben Thomas, Civil Innovations

RE: Subdivision Name Reservation: **SHELBURNE SOUTH SUBDIVISION**

At your request, I will reserve the name **Shelburne South Subdivision** for your project. I can honor this reservation only as long as your project is;

- a. Contiguous to the platted boundary of Shelburne East Subdivision, and
- b. In the approval process.

Final approval can only take place when the final plat is recorded. Phase 1 of this development must be contiguous to Shelburne East Subdivision.

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

Sincerely,



Jerry L. Hastings, PLS 5359
County Surveyor
Deputy Clerk Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 office
(208) 287-7909 fax
E-mail: jhastings@adacounty.id.gov

From: Ben Thomas [<mailto:ben@civil-innovations.com>]
Sent: Monday, August 19, 2019 3:57 PM
To: Sub Name Mail
Subject: Subdivision Name Request

Requesting reservation of the Subdivision Name Shelburne South. This is the same developer as Shelburne and Shelburne East which are either existing or in process.

Shelburne South Subdivision
Developer: Shelburne Properties, LLC
Surveyor: Land Solutions, Clinton Hansen, PLS
Location: SW1/4 of the SE ¼ of Section 28, T.3N, R.1E
Parcel #'s:
S1128438570
S1128438642
S1128438610

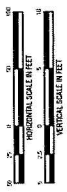
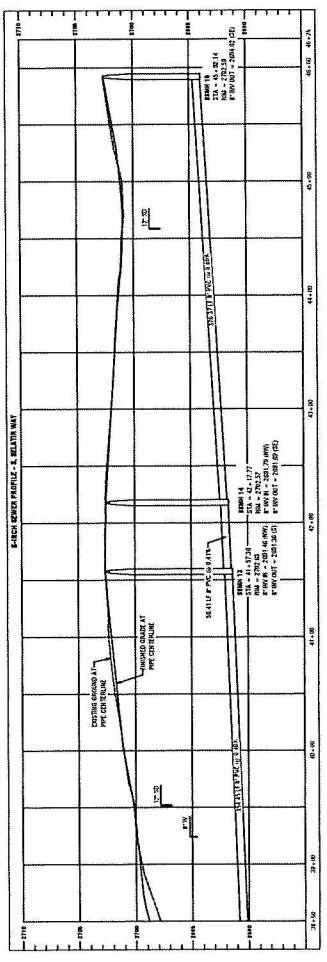
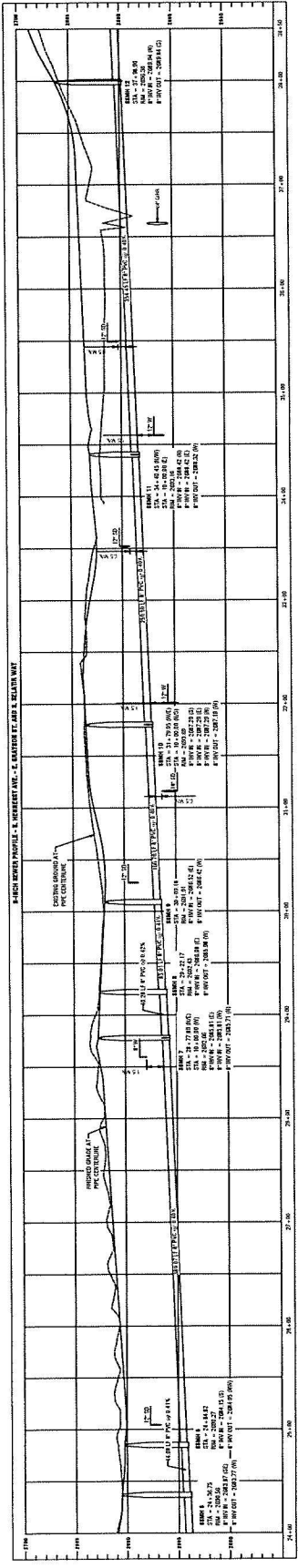
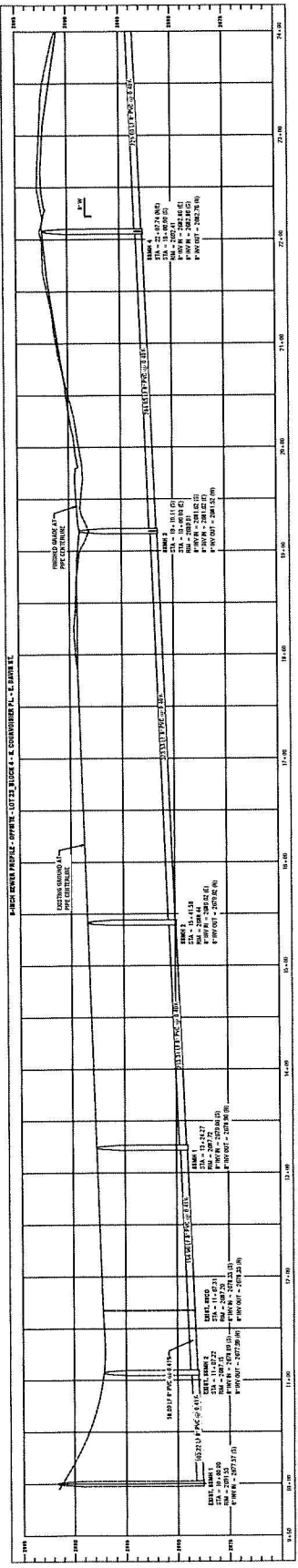
PROJECT NO.	1040322
DATE	08/11/11
DRAWN BY	WJL
CHECKED BY	WJL
DATE	08/11/11
SCALE	AS SHOWN
DATE	08/11/11
SCALE	AS SHOWN

PRELIMINARY ENGINEERING - SEWER PROFILES
MERIDIAN, IDAHO
SHELburne SOUTH SUBDIVISION

NO.	DESCRIPTION
1	REVISION



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1043 E PARKWAY STE 101
BOISE, ID 83712
PHONE: (208) 854-1151
WWW.CIVILINNOVATIONS.COM



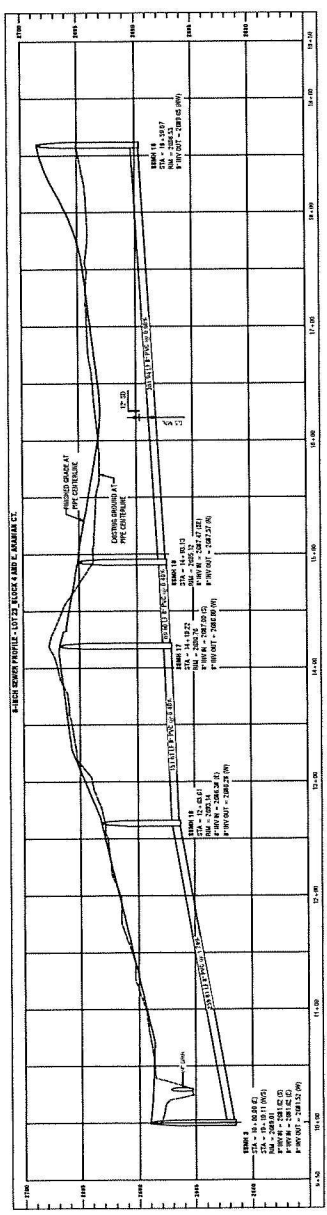
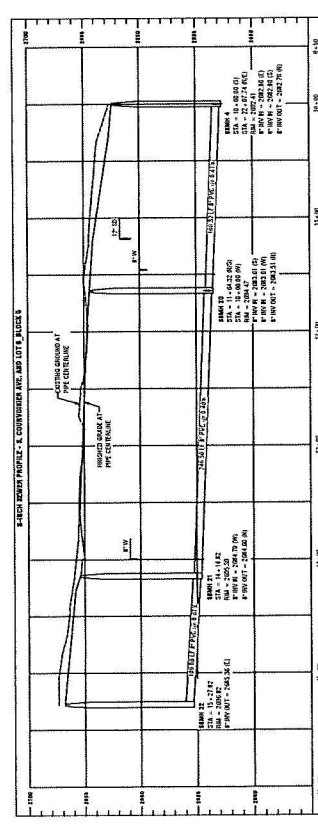
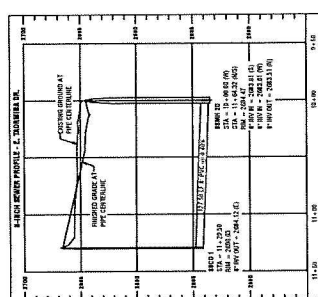
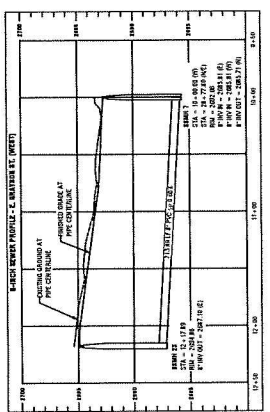
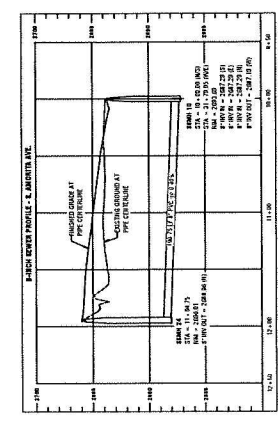
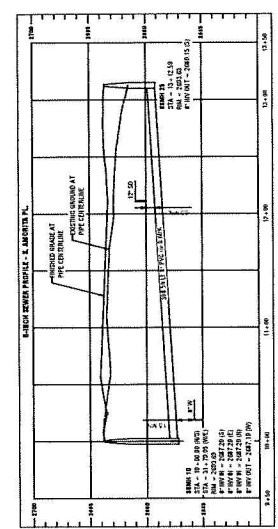
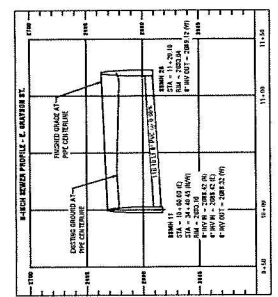
PROJECT NO.	15-00152
DATE	08/11/15
DESIGNED BY	BT
CHECKED BY	BT
DATE	08/11/15
SCALE	AS SHOWN

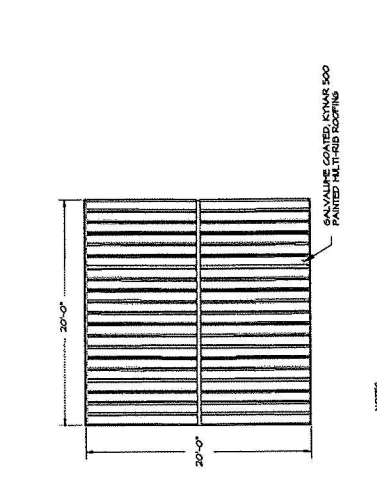
PRELIMINARY ENGINEERING - SEWER PROFILES
MERRIDIAN, IDAHO
SHELburne SOUTH SUBDIVISION

NO.	DESCRIPTION
1	SECTION 1
2	SECTION 2
3	SECTION 3
4	SECTION 4
5	SECTION 5
6	SECTION 6
7	SECTION 7
8	SECTION 8
9	SECTION 9
10	SECTION 10

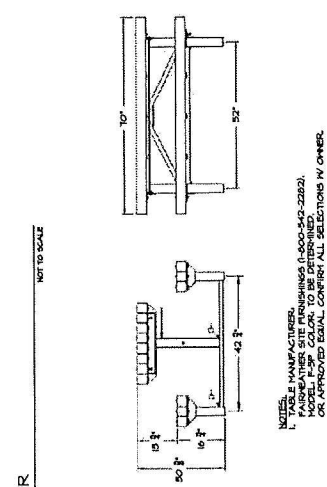


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1041 E PARKWAY STE 101
BOISE, ID 83712
PHONE: (208) 834-8161
WWW.CIVILINNOVATIONS.COM

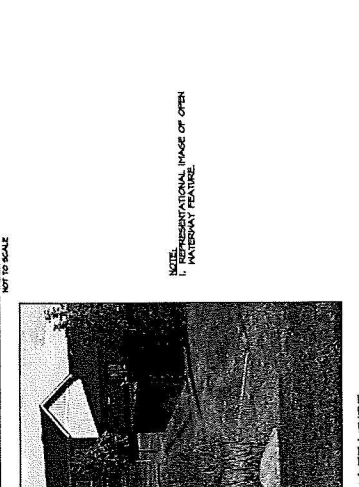




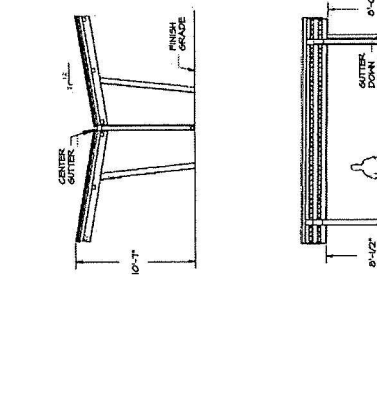
NOTES:
 1. SHELTER MANUFACTURER: POLYON (800-542-2282).
 2. MANUFACTURER SITE FINISHES (1-800-542-2282).
 OR APPROVED EQUAL, CONTACT ALL SELECTIONS BY OWNER.



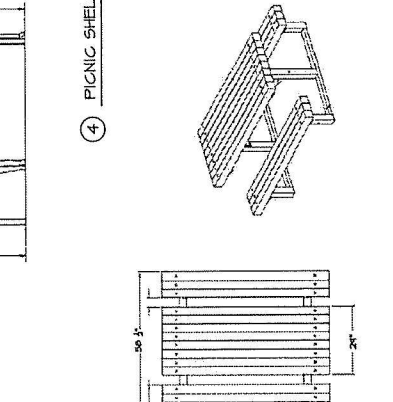
NOTES:
 1. MANUFACTURER: POLYON (800-542-2282).
 2. MANUFACTURER SITE FINISHES (1-800-542-2282).
 OR APPROVED EQUAL, CONTACT ALL SELECTIONS BY OWNER.



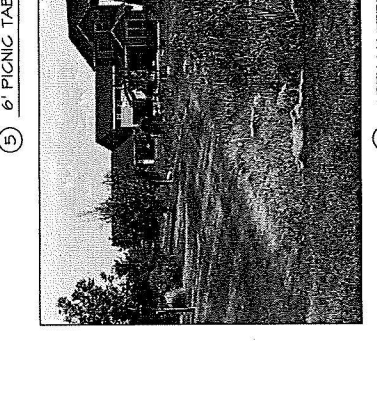
NOTE:
 1. REPRESENTATIONAL IMAGE OF OPEN WATERWAY FEATURE.



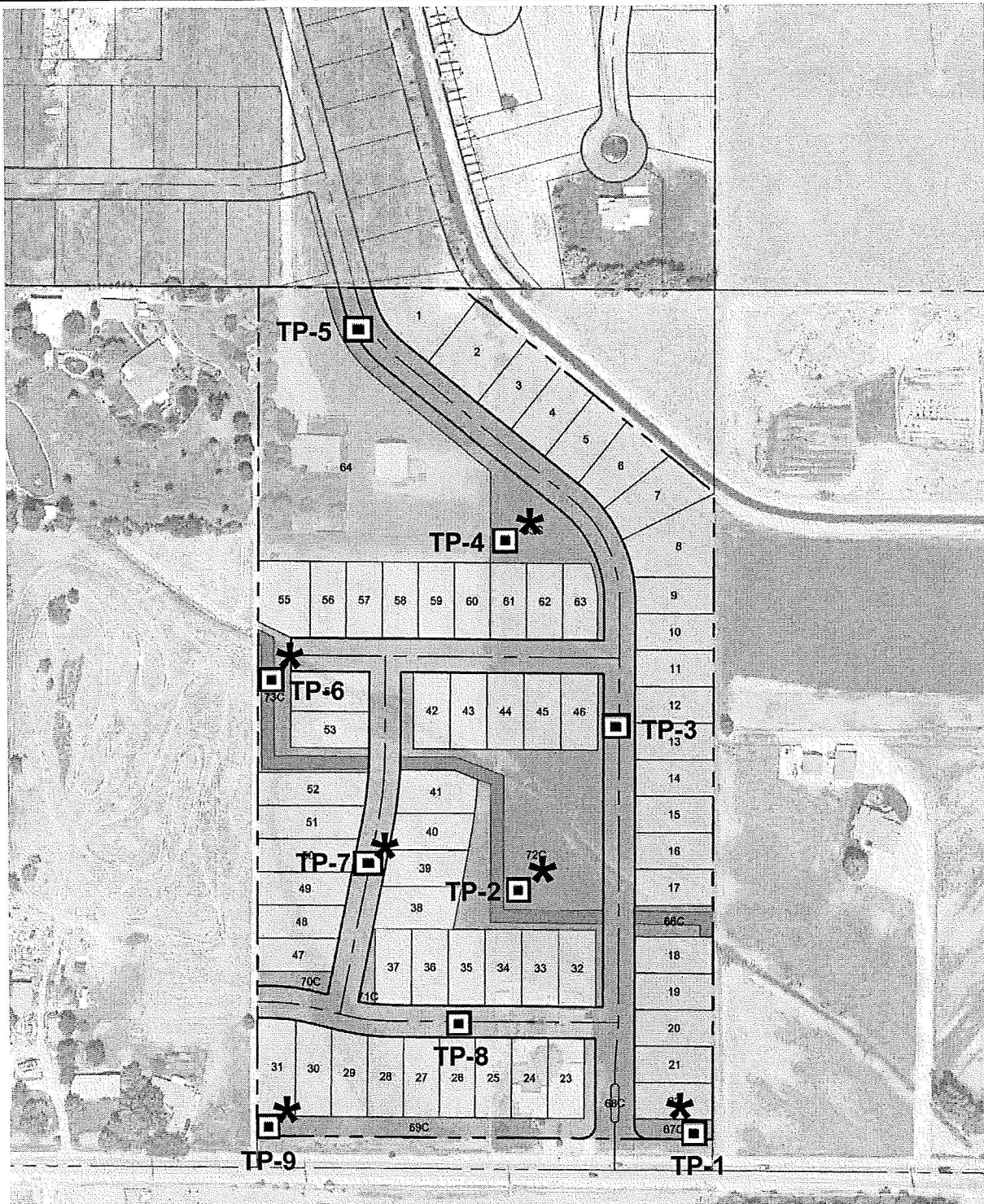
NOTES:
 1. MANUFACTURER: POLYON (800-542-2282).
 2. MANUFACTURER SITE FINISHES (1-800-542-2282).
 OR APPROVED EQUAL, CONTACT ALL SELECTIONS BY OWNER.



NOTES:
 1. BIKE RACKS TO BE "SINGLE BEND" BIKE RACK.
 2. MANUFACTURER: POLYON (800-542-2282).
 3. BIKE CAPACITY: 37 BIKES. SCHEDULE 40 STEEL PIPE.
 4. FINISH: POWDERCOAT BLACK AS SHOWN.
 5. 30" SPACING BETWEEN BIKE RACKS TYP.



NOTES:
 1. CLUSTER MAILBOX MANUFACTURER: SALLERY INDUSTRIES (1-800-541-0001).
 2. MANUFACTURER SITE FINISHES (1-800-541-0001).
 3. COLOR: BRONZE OR APPROVED EQUAL, CONTACT ALL SELECTIONS BY OWNER.
 4. INSTALL PER MANUFACTURER SPECIFICATIONS.
 5. CONCRETE PAD SHALL SLOPE AT 1% TO BACK OF PAD.

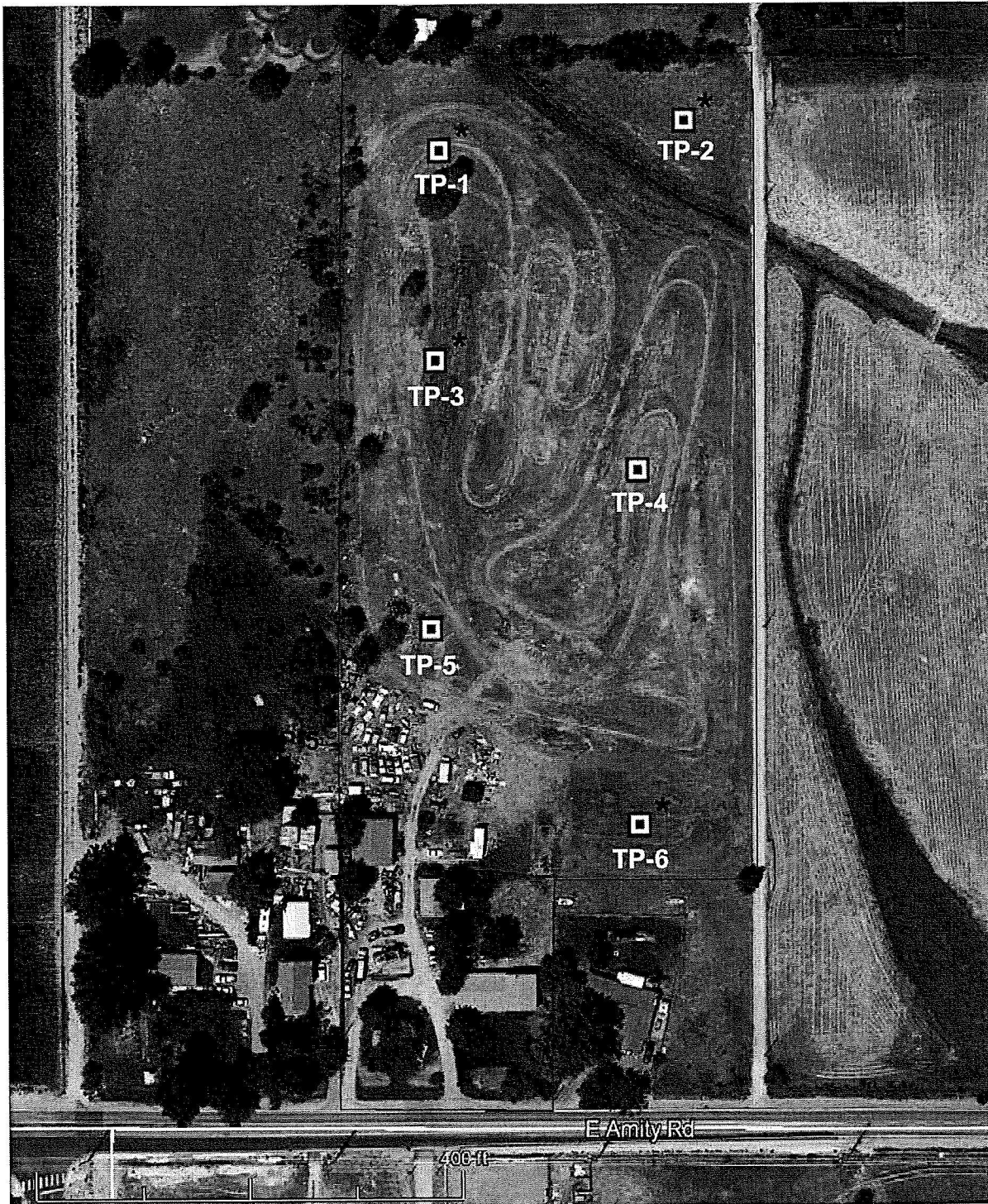


Legend

- Approximate location of test pit observed by ALLWEST.
- * Slotted PVC pipe installed in test pit.




	Figure A-2 - Exploration Location Plan
	Geotechnical Evaluation
	Shelburne South
	Meridian, Idaho
255 N. Linder Road, Suite 100	Client: Shelburne Properties, LLC
Meridian, Idaho 83642	Project No.: 519-052G
Phone: (208) 895-7898 Fax: (208) 898-3959	Date: March 2019



Legend

- Approximate location of test pit observed by ALLWEST.
- * Slotted PVC pipe installed in test pit.



	Figure A-2 - Exploration Location Plan
	Geotechnical Evaluation
	Shelburne South, Skinner Parcel
	Meridian, Idaho
255 N. Linder Road, Suite 100	Client: Shelburne Properties, LLC
Meridian, Idaho 83642	Project No.: 519-098G
Phone: (208) 895-7898 Fax: (208) 898-3959	Date: May 2019

Ben Thomas

From: Mindy Wallace
Sent: Thursday, September 12, 2019 10:30 AM
To: Bill Parsons
Cc: Ben Thomas
Subject: Shelburne South

Bill,

ACHD accepts the trip generation and distribution analysis for Shelburne South Subdivision.

Please let me know if you have any questions.

Mindy

Mindy Wallace, AICP
Planning Review Supervisor
Ada County Highway District
208-387-6178

ACHD Development Services is open for business at our new location at 1301 N. Orchard Street, Suite 200 in the CSC building. Parking and building entrance are located on west side of building.