



**TO: ADA COUNTY PLANNING & ZONING COMMISSION**

**HEARING DATE:** May 8, 2014  
**STAFF MEMBERS:** Megan Basham, AICP, Associate Planner  
**PROJECT NO.:** 201400307 S-ZC-DA, Homeplace Hollow Subdivision  
**APPLICANT:** Tealey's Land Surveying  
**OWNER:** Asin Homes, LLC

### **INTRODUCTION**

A request for a 15-lot subdivision, a zone change from R1 to R8 and a development agreement on 3.809 acres. There will be 13 residential lots and two (2) common lots for a density of 3.41 DU/acre. The minimum lot size is 5,000 sq. ft. The property contains 3.8 acres and is located at 7392 North Rooney Avenue and 7380 North Abe Avenue, Boise, ID; Section 14, T. 4N, R. 1E.

### **EXECUTIVE SUMMARY**

The applicant is proposing a residential subdivision with 13 residential lots and two (2) common lots along with a rezone from Estate Residential (R1) to Medium High Density Residential (R8) on 3.809 acres. The subdivision will have a density of 3.41 dwelling units per acre. The Boise Comprehensive Plan designates this area Low Density Residential with four (4) dwelling units per acre.

ACHD is requiring a redesign of the West Steve Street and North Rooney Avenue intersection. Staff would prefer a "T" intersection. The applicant has been conditioned to submit a revised preliminary plat showing an ACHD approved intersection.

The development will be connected to Boise sewer and United Water. Magnolia Park is across Bogart Lane and is currently in process of being annexed into the City of Boise.

All written comments received to date are included as exhibits. The comments received have been from the affected agencies. Staff has received one written comment from a neighbor in support (Exhibit #11) of the project and one written comment (Exhibits # 23 and 24) from a neighbor in opposition. If the project is recommended for approval, the neighbor in opposition would like the Commission to condition the developer to keeping the home one-story.

### **RECOMMENDATION**

Based upon Staff's review of the application, staff concludes that this application complies with the Ada County Code and recommends approval to the Commission as set out in the proposed Findings of Fact and Conclusions of Law attached hereto.

The Commission should consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application. Should the Commission make positive Findings of Fact and vote to recommend approval of File #201400307 S-ZC-DA, staff recommends that the approval

of File #201400307 S-ZC-DA be subject to the Conditions of Approval listed in Exhibit A attached to the proposed Findings of Fact and Conclusions of Law and Order.

**EXHIBIT LIST – FILE #201400307 S-ZC-DA**

1. Pre-Application Notes dated September 12, 2013 – 3 pages
2. Master Application and Checklists submitted March 3, 2014 – 7 pages
3. Detailed Letter dated February 25, 2014 – 3 pages
4. Vicinity Map – 1 page
5. Preliminary Plat submitted March 3, 2014 – 1 page
6. Natural Features Analysis submitted March 3, 2014 – 2 pages
7. Letter from Idaho Department of Fish and Game dated February 25, 2014 -1 page
8. Homeplace Hollow Subdivision and Rezone Legal Description dated February 25, 2014 – 1 page
9. Subdivision Name Reservation dated January 17, 2014 – 1 page
10. Neighborhood Meeting Certification submitted March 3, 2014 – 2 pages
11. Neighbor Comment dated February 9, 2014 – 1 page
12. Submission and Hearing Date letter dated March 6, 2014 – 1 page
13. Ada County P&Z Transmittal dated March 12, 2014 – 2 pages
14. Memo from Central District Health Department dated March 14, 2014 – 1 page
15. Memo from Ada County Building Department dated March 14, 2014 – 1 page
16. Memo from Ada County Engineer received March 18, 2014 – 1 page
17. Memo from Boise City Public Works dated March 19, 2014 – 1 page
18. Letter from North Ada Fire and Rescue District dated March 24, 2014 – 2 pages
19. Letter from Eagle Fire District received March 24, 2014 – 2 pages
20. Draft Staff Report from ACHD received March 31, 2014 – 13 pages
21. Sign Posting Certification received April 2, 2014 – 4 pages
22. Radius Notice mailed April 8, 2014 – 4 pages
23. Email from Neighbor and Staff response dated Friday April 11, 2014 – 3 pages
24. Email from Neighbor dated April 14, 2014 – 1 page
25. Email from Count Surveyor dated April 18, 2014 – 1 page
26. Legal Notice published April 22, 2014 – 1 page

ADA COUNTY  
DEVELOPMENT SERVICES

200 W. FRONT STREET  
BOISE, IDAHO 83702-7300  
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

**Preapplication Number: 201300092 - PREAP - A**

**Status:** Active

**Date Received:** 9/4/2013

**Date Closed:**

**Meeting Date:** 9/12/2013 **Date Assigned:** 9/4/2013

**Project Description:**

**Applicant's Name:**

Would like to do a one time division and a 13 lot subdivision

TEALEYS LAND SURVEYING

**No. of Lots/Units:** 0

**Total Acres:** 2.450

**Development Services Staff Assigned To Meeting:**

**Unique Features:**

**Staff Name:**

**Attended Meeting?**

**Sewer/Septic:**

MEGAN BASHAM

**Water/Well:**

RICHARD BECK

**General Property Location:**

N. Bogart Lane and W. Sloan Street

**Parcel Info:**

**Parcel Num:**

**Street Address:**

**City/State/Zip:**

S0514417700

7373 N BOGART LN

Boise, ID 83714-0000

**Zone Info:**

**Zone Type:**

**Zone:**

**Twon / Rng / Sec Info:**

**Twon: Rng: Sec: Qtr:**

Existing Zone

R1

4N 1E 14

**Overlay Areas Info:**

**Overlay Area: Overlay Value: Code Ref: Comments:**

Impact Area Boise

**Comp Plan:**

Boise

**Agencies To Contact:**

**Agency Name:**

**Contact Person:**

ADA COUNTY HIGHWAY DISTRICT/ PLANNING DEPT - (208)-387-6170

WALLACE MINDY

**Comments:**

CENTRAL DISTRICT HEALTH DEPARTMENT - (208)-327-8517

RENO MIKE

**Comments:**

IDAHO POWER COMPANY - (208)-388-2699

PHILLIPS RACHAEL

**Comments:**

**Proposed Allowed Uses:**

Dwelling, secondary detached

**Required Applications:**

**App Type: Descriptive Name:**

PREAPPLICATION CONFERENCE NOTES

9/12/2013



EXHIBIT #1 1 of 3  
201400307 S-ZC-DA, Homeplace  
Hollow Subdivision  
Asin Homes, LLC

**ADA COUNTY  
DEVELOPMENT SERVICES**

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**PREAPPLICATION CONFERENCE NOTES**

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DA	DEVELOPMENT AGREEMENT
OTD	ONE-TIME DIVISION
S	PRELIMINARY PLAT
ZC	ZONING ORDINANCE MAP AMENDMENT

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**Notes:**

The property is zoned R1 and is within the Boise City Impact Area. The 1997 Boise Comprehensive Plan designates the property as Low Density - 4 Dwelling Units/Acre. The property is 2.45 acres in size. The adjacent parcel (7701) is also owned by the Trent's and is also 2.45 acres in size.

The 7700 parcel is eligible for a one time division as it has been in the same since at least 1975 as evidenced by 8837288. Staff did not look for a deed for the adjacent parcel to determine its' eligibility for a one time division.

To complete a one-time division, the resulting parcels need to meet the minimum property size and road frontage requirements of the base district. If approve, the complete the one-time division, you will need to do the following steps:

1. Survey the property and record a Record of Survey of the new property configuration
2. Record new deeds and legal descriptions
3. Obtain new tax parcel numbers
4. Submit to Development Services and obtain a final approval letter.

**Subdivision Process:**

With a minimum lot size of 1 acre, the R1 zone will not facilitate the request for a 13-lot subdivision. The property will need to be rezoned, concurrently with the subdivision application. The rezone must be in conformance with the comprehensive plan which allows for a maximum density of 4 DU/acre.

A development agreement is required with the rezone application.

A natural features analysis will be required with the preliminary plat.

A neighborhood meeting is required prior to application submittal. Neighbors within 300 feet and neighborhood associations should be notified. You can obtain mailing labels from our office for a fee of \$26.50.

A legal description of the preliminary plat and the rezone boundary is required for submission. The rezone boundary should extend to the centerline of the road.

Municipal sewer and water connection will be required.

A minimum of two hearing will be required--one before the P&Z and one before the Board. A subdivision typically takes about 4-6 months to navigate the hearing process.

The applicant will be required to post the property with the public hearing information along all road frontages--even stub streets from adjacent subdivisions.

**Fees:**

One Time Division: \$409  
Preliminary Plat Planning: \$1209  
Preliminary Plat Engineering: \$335 (5-50 lots)  
Zoning Map Amendment: \$859 + \$40/acre over 10 acres

**RECEIVED**

MAR 03 2014

**ADA COUNTY  
DEVELOPMENT SERVICES**

200 W. FRONT STREET  
BOISE, IDAHO 83702-7300  
PHONE (208) 287-7900

**PREAPPLICATION CONFERENCE NOTES**

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Development Agreement: \$300

Applicable Code Sections:

8-2B: Residential Base Districts  
8-4A: Standard Regulations  
8-4B: One-Time Division  
8-6: Subdivision Regulations  
8-7-3: Zoning Ordinance Amendments  
8-7A-3: Neighborhood Meetings  
8-7A-5F-Signposting Requirements  
8-7C: Development Agreement

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**Additional Preap Conference:** Not Recommended

**Neighborhood Meeting Required?** No

**Cross References:**



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9/12/2013

EXHIBIT #1                      3 of 3  
201400307 S-ZC-DA, Homeplace  
Hollow Subdivision  
Asin Homes, LLC



# MASTER APPLICATION/PETITION REQUEST

ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, Idaho 83702. www.adaweb.net phone: (208) 287-7900 fax: (208) 287-7909

### TYPE OF ADMINISTRATIVE APPLICATION:

- ACCESSORY USE\*
- FARM DEVELOPMENT RIGHT
- FLOODPLAIN PERMIT
- HILLSIDE DEVELOPMENT\*
- HIDDEN SPRINGS ADMINISTRATIVE
- HIDDEN SPRINGS SPECIAL EVENT
- LIGHTING PLAN
- LANDSCAPE PLAN
- DRAINAGE PLAN
- MASTER SITE PLAN\*
- EXPANSION NONCONFORMING USE
- ONE TIME DIVISION
- PRIVATE ROAD
- PROPERTY BOUNDARY ADJUSTMENT
- PLANNED UNIT DEVELOPMENT (PUD)
- SIGN PLAN
- TEMPORARY USE\*

### TYPE OF HEARING LEVEL APPLICATION:

- CONDITIONAL USE
- DEVELOPMENT AGREEMENT
- SUBDIVISION, PRELIMINARY\*
- PLANNED COMMUNITIES\*
- SUBDIVISION, SKETCH PLAT\*
- VACATION
- VARIANCE
- ZONING MAP AMENDMENT
- ZONING TEXT AMENDMENT

### TYPE OF HEARING LEVEL PETITION:

- COMPREHENSIVE PLAN MAP OR TEXT AMENDMENT PETITION CHECKLIST

### TYPE OF ADDENDA:

- APPEAL
- ADMINISTRATIVE MODIFICATION
- DEVELOPMENT AGREEMENT MODIFICATION
- FINAL PLAT
- TIME EXTENSION

### REQUIRED SUBMITTALS:

- CHECKLIST for applicable application(s). If multiple applications, do not duplicate submittals.
- \*SUPPLEMENTAL WORKSHEET REQUIRED

### SITE INFORMATION:

Section: 13 Township: 4N Range: 1E Total Acres: 3.81  
 Subdivision Name: Homeplace Hollow Sub Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
 Site Address: \_\_\_\_\_ City: \_\_\_\_\_  
 Tax Parcel Number(s): 50514417730, 50514417701  
 Existing Zoning: R1 Proposed Zoning: R8 Area of City Impact: Boise Overlay  
 District(s) N/A



201400307-Eng-PP

Project #: <u>201400307-S ZC-DA</u>	Planning Fees/GIS: <u>1209.00</u>	Engineering Fees: <u>335.00</u>
Received By: <u>BA</u> Date: <u>3/4/14</u> Stamped <input checked="" type="checkbox"/>	<u>859.00</u>	

<b>APPLICANT/AGENT:</b> (Please print)	<b>ADDITIONAL CONTACT if applicable:</b> (Please Print)
Name: _____	Name: _____
Address: _____	Address: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____	Telephone: _____ Fax: _____
Email: _____	Email: _____
I certify this information is correct to the best of my knowledge.	<b>ENGINEER/SURVEYOR if applicable:</b> (Please Print) Name: <u>Tealeys Land Surveying</u> Address: <u>12594 W. Explorer #150</u> City: <u>Boise</u> State: <u>ID</u> Zip: <u>83713</u> Telephone: <u>385-0636</u> Fax: <u>385-0696</u> Email: <u>dahmed@tealeys.com</u>
Signature: (Applicant) _____ Date _____	

ASIN Homes LLC

<b>OWNER (S) OF RECORD:</b> (Please Print)	<b>OWNER (S) OF RECORD:</b> (Please Print)
Name: <u>Gary Asin</u>	Name: _____
Address: <u>3746 N. Plantation River Dr</u>	Address: _____
City: <u>Boise</u> State: <u>ID</u> Zip: <u>83703</u>	City: _____ State: _____ Zip: _____
Telephone: _____	Telephone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.	I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.
<u>Gary C Asin</u> Signature: All Owner (s) of Record _____ Date _____	Signature: All Owner (s) of Record _____ Date _____

**ALL OWNER(S) OF RECORD (ON THE CURRENT DEED) MUST SIGN** (Additional Sheets are Available Online)

If the property owner(s) are a business entity, please include business entity documents, including those that indicate the person(s) who are eligible to sign documents.



**D** EXHIBIT #2 2 of 7  
201400307 S-ZC-DA, Homeplace  
Hollow Subdivision  
Asin Homes, LLC

# ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, ID 83702. www.adaweb.net phone: (208)287-7900 fax: (208)287-7909



## PRELIMINARY PLAT CHECKLIST

A Subdivision request requires a public hearing.

### GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
✓	Completed and signed Master Application	
✓	Completed Supplemental Information	
	Associated Forms:	
	<input checked="" type="checkbox"/> Zoning Ordinance Map Amendment (Re-zone) <input checked="" type="checkbox"/> Development Agreement <input checked="" type="checkbox"/> Sketch Plat <input checked="" type="checkbox"/> Zoning Text Amendment <input type="checkbox"/> Private Road <input type="checkbox"/> Vacation	
✓	DETAILED LETTER by the applicant fully describing the request or project and address the following:	
	<input type="checkbox"/> Explain proposed use, and all uses associated with the request. <input type="checkbox"/> Any other supporting information.	
	NATURAL FEATURES ANALYSIS (ACC 8-4E-4D) must include the following:	
	<input type="checkbox"/> One electronic copy.  Important features such as existing structures, water courses, wetlands, power lines, telephone lines, railroad lines, Airport influence areas, existing easements, municipal boundaries, section lines, parks, schools and supplemental data as required.	
	HYDROLOGY. ACC 8-4E-4D1	
	SOILS ACC 8-4E-4D2	
	TOPOGRAPHY ACC 8-4E-4D3	
	VEGETATION ACC 8-4E-4D4	
	SENSITIVE PLANT AND WILDLIFE SPECIES ACC 8-4E-4D5	
	HISTORIC RESOURCES ACC 9-4E-4D6	
	HAZARDOUS AREAS ACC 8-4E-4D7	
	IMPACT ON NATURAL FEATURES ACC 8-4E-4D8	
	PHASING PLAN of proposed subdivision, if applicable, and timeline of phasing. (One full size copy and one electronic copy)	
	SUBDIVISION NAME APPROVAL from the County Engineer.	
	RESTRICTIVE COVENANTS if proposed.	
	IRRIGATION PLAN as required per Idaho Statute 31-3805.	
	OPEN SPACE MANAGEMENT PLAN.	
✓	DEED (or evidence of proprietary interest)	✓
✓	NEIGHBORHOOD MEETING CERTIFICATION	✓
✓	PRE-APPLICATION CONFERENCE NOTES	
	SUPPLEMENTAL DATA required by County Engineer	
	PRELIMINARY PLAT SPECIFICATIONS ACC 8-6-4-2 Submit 1 electronic copy, 2 full size copies, and one reduced copy to 8 1/2" X11".	
✓	METES AND BOUNDS LEGAL DESCRIPTION of the property to be subdivided including a Microsoft Word® electronic Word document.	
	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	

<b>HILLSIDE DEVELOPMENT (ACC 8-3H)</b> YES ( ) NO ( <input checked="" type="checkbox"/> )	
	<i>Preliminary Grading Plan (ACC 8-3H-3B)</i>
	<i>Slope Stabilization &amp; Revegetation Plan &amp; Report (ACC 8-3H-3C)</i>
	Prepared and sealed by a licenced landscape design professional? YES ( ) NO ( )
	<i>Engineering Hydrology Report (ACC 8-3H-3D)</i>
	Prepared and sealed by a professional engineer registered in the State of Idaho? YES ( ) NO ( )
	<i>Soils Engineering Report (ACC 8-3H-3E)</i>
	Prepared and sealed by a professional engineer registered in the State of Idaho? YES ( ) NO ( )
	<i>Engineering Geology Report (ACC 8-3H-3F)</i>
	Prepared by a professional geologist or prepared and sealed by a professional engineer registered in the State of Idaho? YES ( ) NO ( )
	<i>Visual Impact Report (ACC 8-3H-3G)</i>
	Prepared by a licensed design professional? YES ( ) NO ( )
<b>FLOOD HAZARD (ACC 8-3F)</b> <i>HA</i>	
	Evacuation plan filed with the Ada City-County Emergency Management Office? YES ( ) NO ( )
<b>WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)</b> <i>N/A</i>	
	Fire hazard and emergency access roads evaluated and sealed by licenced fire professional engineer? YES ( ) NO ( )
<b>SOUTHWEST PLANNING AREA (ACC 8-3C)</b> <i>N/A</i>	
<b>PLANNED UNIT DEVELOPMENT (ACC 8-3D)</b> <i>N/A</i>	
<b>BOISE RIVER GREENWAY (ACC 8-3G)</b> <i>N/A</i>	
<b>BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)</b> <i>N/A</i>	
<b>PROPOSED STREET NAME</b>	
	Must comply with ACC 2-1.
	Contact Ada County Street Naming Specialist.
<b>PLANNED COMMUNITIES:</b> <i>N/A</i>	
	Digital Version of Planned Community Subdivision.
	Project Data Tables (see PC application manual)
	Color keyed full sized copy of preliminary plat displaying land use districts.
	Landscape Plan
	Urban Public Services Discription
	Open Space Description
	Community Center and/ or Recreation Center Description (if applicable)
	Water Supply Verification
	Urban Public Services Construction Verification
	Urban Public Services Operation & Maintenance Verification
	Transportation Plan (if applicable)
<b>MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)</b>	
<b>APPLICATION FEE: Call County or go to <a href="http://www.adaweb.net">www.adaweb.net</a> for fees</b>	

*Supplementary information at the discretion of the Director or County Engineer may be required to sufficiently detail the proposed development within any special development area, including but not limited to hillside, planned unit development, floodplain, southwest, WUFI, Boise River Greenway, airport influence, and/or hazardous or unique areas of development.*

**APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE SUBMITTED.**

**RECEIVED**

EXHIBIT #2                      4 of 7  
 201400307 S-ZC-DA, Homeplace  
 Hollow Subdivision  
 Asin Homes, LLC

**SUPPLEMENTAL INFORMATION / PRELIMINARY PLAT**

(to be completed by the applicant)

<b>DETAILED LETTER MUST INCLUDE:</b>	
Total number of dwellings:	
Dwelling units per acre:	
Zero lot line setbacks YES ( ) IDENTIFY NO ( <input checked="" type="checkbox"/> )	
Water Provider:	<i>United Water</i>
Method of Sewage Disposal:	<i>Boise City</i>
<b>PRELIMINARY PLAT SPECIFICATIONS:</b>	
<input checked="" type="checkbox"/>	Scale of not more than 100' to the inch. (Or written approval from the director)
	Limits extending 300' beyond the boundaries of the proposed development.
<input checked="" type="checkbox"/>	Subdivision boundary based on actual field survey, stamped by a licensed professional land surveyor.
<input checked="" type="checkbox"/>	Name of owner.
<input checked="" type="checkbox"/>	Name of person or firm responsible for the drawing.
<input checked="" type="checkbox"/>	Name of the proposed subdivision.
<input checked="" type="checkbox"/>	Date, graphic scale, true north arrow, vicinity map, section, township, and range.
	Ties to all controlling corners.
<input checked="" type="checkbox"/>	Names of neighboring subdivisions, according to the Assessor's files.
<input checked="" type="checkbox"/>	Names and boundaries of owners of neighboring properties, according to the Assessor's files.
<input checked="" type="checkbox"/>	Name, location, width, direction of slope, centerline and right of way of all <i>existing and proposed</i> public streets and private roads.
<i>H/A</i>	Proposed off-site improvements pertaining to streets, water supply, sanitary sewer systems, storm water systems, fire protection facilities, and proposed utilities.
<input checked="" type="checkbox"/>	Street sections and pathway sections.
<input checked="" type="checkbox"/>	Lot layout with lot and block numbers, lot dimensions, and lot area in sq. ft.
<input checked="" type="checkbox"/>	Graphically depict the minimum setbacks. (describe in legend)
<i>H/A</i>	Areas of special interest labeled. (parks, schools, etc.)
<i>H/A</i>	Identify zero lot line properties.
<input checked="" type="checkbox"/>	<b>Standard Subdivision:</b> Table with number of lots and acreage for residential, commercial, industrial, Common (Landscape, utility, or other), Open Space lots and the total of all.
<b>PLANNED UNIT DEVELOPMENT</b> <i>H/A</i>	
	Density bonus requested. YES ( ) EXPLAIN NO ( )
	Commercial Uses. YES ( ) LIST NO ( )
	Industrial Uses YES ( ) LIST NO ( )
	Deviation of Dimensional Standards. YES ( ) LIST NO ( )
	Dedicated open space shall abut any lots that have been reduced below the minimum property size and shall abut multi-family development.
<b>BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS</b> <i>H/A</i>	
	What Airport Influence District is the property is located in?
<b>WILDLAND-URBAN FIRE INTERFACE</b> <i>H/A</i>	
	All non-farm subdivisions shall provide fire flow as adopted by the fire authority. Submit a written statement approving such fire flow. YES ( ) NO ( )
<b>FLOOD HAZARD</b> <i>H/A</i>	
	Flood zone.
	Floodway YES ( ) NO ( )
	Foothill or other hillside tributary floodways. YES ( ) NO ( )

**RECEIVED**

EXHIBIT #2                      5 of 7  
 201400307 S-ZC-DA, Homeplace  
 Hollow Subdivision  
 Asin Homes, LLC

# ADA COUNTY DEVELOPMENT SERVICES

200 W Front Street, Boise, ID 83702 www.adaweb.net phone: (208) 287-7900 fax: (208) 287-7909



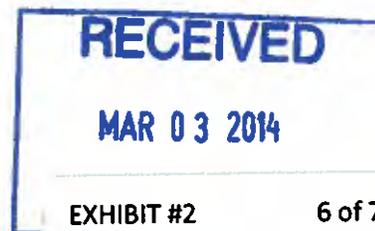
## ZONING ORDINANCE MAP AMENDMENT CHECKLIST (ACC 8-7-3)

Zoning Ordinance Map Amendment request require a public hearing.

### GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
	One paper copy and one electronic copy of all required submittals.	
✓	Completed and signed Master Application	
✓	DETAILED LETTER by the applicant fully describing the request or project and address the following:	
✓	✓ Reason for request	
✓	✓ Explain compliance with the appropriate Comprehensive Plan.	
✓	✓ Existing Zoning:	
✓	✓ Proposed Zoning:	
	Total acreage to be re-zoned:	
✓	NEIGHBORHOOD MEETING CERTIFICATION	
✓	PRE-APPLICATION CONFERENCE NOTES	
✓	METES AND BOUNDS LEGAL DESCRIPTION of the property to be subdivided including a Microsoft Word® electronic Word document.	
✓	DEVELOPMENT AGREEMENT CHECKLIST	
✓	DEED or evidence of proprietary interest.	
OK	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
✓	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net	

**APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED.**



✓

# ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, ID 83702 www.adaweb.net phone: (208)287-7900 fax: (208)287-7909



## DEVELOPMENT AGREEMENT CHECKLIST

A Development Agreement request requires a public hearing.

### GENERAL INFORMATION:

Applicant:		
Applicant (✓)	DESCRIPTION	Staff (✓)
✓	Completed and signed Master Application	
✓	<b>DETAILED LETTER by the applicant fully describing the request or project and address the following:</b>	
✓	List of any proposed modifications to the standards imposed by other regulations of the zoning ordinance.	
✓	The form and name of the organization proposed to own and maintain any dedicated open space.	
✓	Substance of the covenants, grants, easements, or other restrictions proposed to be imposed upon the use of property and structures including any proposed easements for public utilities.	
✓	List Specific uses proposed.	
✓	Other terms and conditions related to the proposed project.	
✓	Proposed water system: _____	
✓	Proposed Sewer system: _____	
✓	Proposed storm water management: _____	
N/A	FINANCING PROPOSAL OF PUBLIC FACILITIES (If applicable)	
✓	NEIGHBORHOOD MEETING CERTIFICATION	
✓	PRE-APPLICATION CONFERENCE NOTES	
✓	LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE DEVELOPMENT AGREEMENT	
✓	AFFIDAVIT by property owner agreeing to the submission of the Development Agreement	
N/A	PHASING PLAN MAP & SCHEDULE (If applicable)	
OK	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
✓	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net	

**APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED. THIS APPLICATION SHALL NOT BE CONSIDERED COMPLETE (NOR WILL A PUBLIC HEARING BE SET) UNTIL STAFF HAS RECEIVED ALL REQUIRED INFORMATION.**

**RECEIVED**

EXHIBIT #2      7 of 7  
 201400307 S-ZC-DA, Homeplace  
 Hollow Subdivision  
 Asin Homes, LLC

DEV



**TEALEY'S LAND  
SURVEYING**

12594 W. Explorer Dr. #150- Boise, ID 83713

(208) 385-0636

(208) 385-0696

February 25, 2014

Ada County Development Services  
200 W. Front  
Boise, ID 83702

Re: Development agreement: Checklist

This letter is in response to the Development Agreement Checklist items.

The developer/owner of Homeplace Hollow Subdivision is not requesting any modification to regulations of the zoning ordinance.

The open space will be owned and maintained by the Homeplace Hollow HOA.

Standard public utility easements will be noted on the final plat.

The plat will show and the covenants will address use and maintenance of the pressure irrigation system. The HOA will own the pressure irrigation system.

United Water will provide the water system and Boise City will provide the sewer system. Storm water generated by road and lots will be retained on-site in conformance with ACHD standards.

No public facilities will be provided.

If there are any questions please contact us at the earliest convenience.

Sincerely,

Patrick A, Tealey, PLS  
#4347



EXHIBIT #3 1 of 3  
201400307 S-ZC-DA, Homeplace  
Hollow Subdivision  
Asin Homes, LLC



**TEALEY'S LAND  
SURVEYING**

12594 W. Explorer Dr. #150- Boise, ID 83713

(208) 385-0636

(208) 385-0696

February 25, 2014

Ada County Development Services  
200 W. Front  
Boise, ID 83702

Re: Homeplace Hollow Subdivision

Asin Homes, LLC is the developer/owner of the proposed Homeplace Hollow Subdivision. The subdivision is 3.81 acres in size with 13 buildable lots and 2 common lots. The proposed subdivision is in the Boise City area of impact and central services will be supplied by Boise City Sewer, United Water, Idaho Power, Intermountain Gas and Century Link Telephone.

The pre-application meeting was held at Ada County on 9/24/2013 and neighborhood meeting was held on 02/13/2014. Both in compliance with Ada County Code.

The developer/owner is applying for a zoning ordinance amendment, a preliminary plat, and a development agreement.

The developer/owner is applying for a re-zone from R-1 to R-8 which is in conformance to surrounding uses to the West- Stan's Homeplace Subdivision, North- Stan's Homeplace No.2 and the East- Pinebrook Place Subdivision. Directly across Bogart to the East is the proposed Boise City Park known as Magnolia Park. As noted all central utility services are adjacent to the site and 3 roads are stubbed into the parcel Abb St., Rooney St and Steve St.

The preliminary plat is in conformance with the proposed re-zone and has 13 buildable lots and 2 common lots which equals 3.41 dwelling units per acre. The site will have access from the 3 stub streets mentioned above. W. Steve St will have 42 feet of R/W along the south property line. W. Steve St will have curb, gutter and sidewalk and pavement ½ width on the north side of centerline plus 12' of pavement on the South side of centerline. The remainder of the improvements will be built when the parcel to the South is developed. All lots will be provided with pressure irrigation that will be controlled by the HOA established by the developer/owner.

If there are any questions please contact us at the earliest convenience.

Sincerely,

Patrick A, Tealey, PLS  
#4347

EXHIBIT #3            2 of 3  
201400307 S-ZC-DA, Homeplace  
Hollow Subdivision  
Asin Homes, LLC

Affidavit

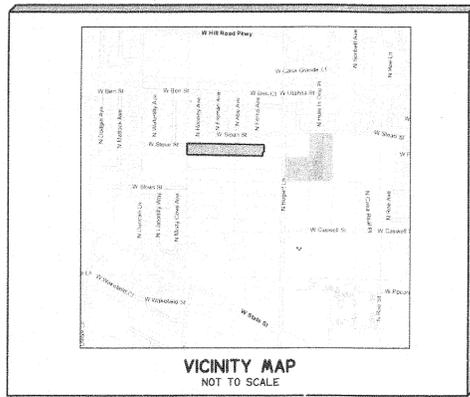
Name: CAROL ANN  
 Address: 5257 N. LAUREL MOUNT LN  
 City: BOISE State: IDAHO 83714



I certify that I am the record owner of the property described in the attached application, and I grant my permission to Tealey's Land Surveying 12594 W. Explorer Dr. #150 Boise, ID 83713 to submit the accompanying application pertaining to that property.

Signature: [Handwritten Signature]  
 Date: 2-6-14, 2014





**EXISTING LEGEND**

- BOUNDARY LINE
- ORIGINAL LOT/PARCEL LINE
- EXISTING FENCE LINE
- SANITARY SEWER LINE
- WATER LINE
- JOINT TRENCH (POWER, GAS & TELEPHONE)
- EP --- EDGE OF PAVEMENT
- US --- UNDERGROUND GAS LINE
- PI --- PRESSURE IRRIGATION LINE
- SD --- STORM DRAIN LINE
- GI --- GRAVITY IRRIGATION LINE
- ROLL CURB & GUTTER
- EXISTING BUILDING
- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- FOUND ALUMINUM CAP

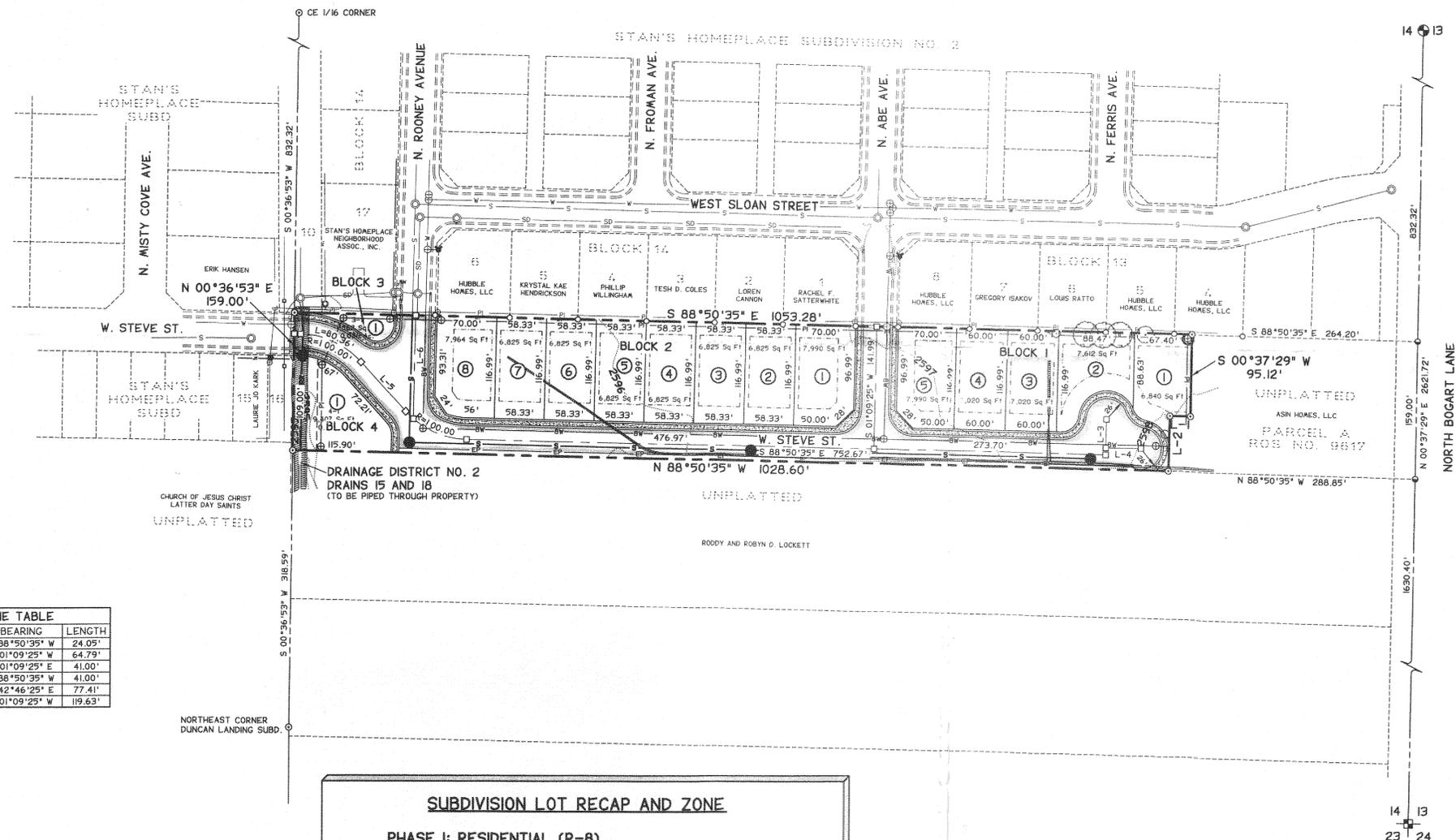
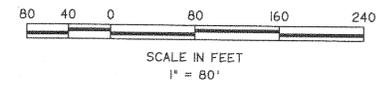
**PROPOSED LEGEND**

- SANITARY SEWER
- WATER LINE w/SIZE
- PRESSURE IRRIGATION
- MANHOLE
- ⊕ WATER/IRRIGATION VALVE
- ASPHALTIC PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED ROLL CURB & GUTTER
- BUILDING SETBACK LINE



**PRELIMINARY PLAT FOR HOMEPLACE HOLLOW SUBDIVISION**

A PORTION OF THE SE 1/4, SECTION 14, T.4N., R.1E., B.M., ADA COUNTY, IDAHO



**DEVELOPER/OWNER:**  
ASIN HOMES LLC  
3746 PLANTATION RIVER DRIVE  
BOISE, IDAHO 83703  
PH: 208-343-6699

**ACREAGE:** 3.809 ACRES

**EXISTING ZONING:** R-1  
**BUILDING SETBACKS:**  
FRONT = 25'  
REAR = 20'  
SIDE INTERIOR = 10'  
SIDE W/ STREET = 20'  
**MINIMUM LOT SIZE:** 1 ACRE

**PROPOSED ZONING:** R-8  
**BUILDING SETBACKS:**  
FRONT = 25' ARTERIAL      20' LOCAL STREET  
REAR = 15'  
SIDE INTERIOR = 5'  
SIDE W/ STREET = 20'  
**MINIMUM LOT SIZE:** 5,000 SQ.FT.

**IRRIGATION DISTRICT:** BOISE VALLEY IRR. DITCH CO.  
**DRAINAGE DISTRICT:** DRAINAGE DISTRICT NO. 2  
**SEWAGE DISPOSAL:** BOISE CITY  
**WATER SUPPLY:** UNITED WATER IDAHO  
**FLOOD ZONE:** "X" (FEMA MAP NUMBER I600IC166 H)

**NOTES:**

- ALL STORM DRAINAGE TO BE RETAINED ON SITE OR USE THE EXISTING DRAINAGE DITCH FOR STORM DRAIN USE.
- STREET IMPROVEMENTS TO BE BUILT TO A.C.H.D. STANDARDS.
- LOT 1, BLOCK 3 AND LOT 1, BLOCK 4 ARE NON-BUILDABLE LOTS AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS PROPERTY IS KNOWN AS PARCEL B ON RECORD OF SURVEY NO. 9617, FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO.

LINE	BEARING	LENGTH
L-1	N 88°50'35" W	24.05'
L-2	S 01°09'25" W	64.79'
L-3	N 01°09'25" E	41.00'
L-4	N 88°50'35" W	41.00'
L-5	S 42°46'25" E	77.41'
L-6	S 01°09'25" W	119.63'

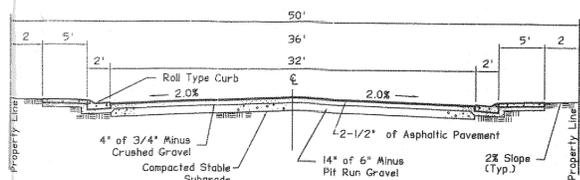
**SUBDIVISION LOT RECAP AND ZONE**

**PHASE I: RESIDENTIAL (R-8)**  
BUILDABLE LOTS: 1-5, BLOCK 1 = 0.838 ACRES (36,485 SQ.FT.)  
BUILDABLE LOTS: 1-8, BLOCK 2 = 1.306 ACRES (56,904 SQ.FT.)  
**TOTAL BUILDABLE = 2.144 ACRES (93,389 SQ.FT.)**

NON-BUILDABLE LOT: 1, BLOCK 3 = 0.036 ACRE (1,562 SQ.FT.)  
NON-BUILDABLE LOT: 1, BLOCK 4 = 0.216 ACRE (9,407 SQ.FT.)  
**TOTAL NON-BUILDABLE = 0.252 ACRE (10,969 SQ.FT.)**

**ROADS = 1.414 ACRE (61,594 SQ.FT.)**

**COMBINED TOTAL = 3.809 ACRES (165,952 SQ.FT.)**



**NOTE**

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTACT DIGLINE AT 1-800-252-1133 FOR EXACT UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

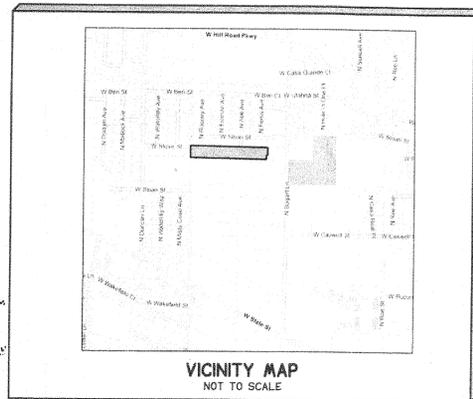


**TEALEY'S LAND SURVEYING**  
12934 W. EXPLORER DRIVE, SUITE 100  
BOISE, ID. 83713  
208-385-0656  
www.tealeys.com

DATE: JANUARY, 2014  
PROJECT NO.: 3785

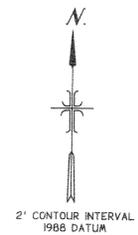
**PRELIMINARY PLAT FOR HOMEPLACE HOLLOW SUBDIVISION**  
A PORTION OF THE SE 1/4, SECTION 14, T.4N., R.1E., B.M., ADA COUNTY, IDAHO

DESIGN: jdc  
CHECK: jdc  
SCALE: 1" = 80'



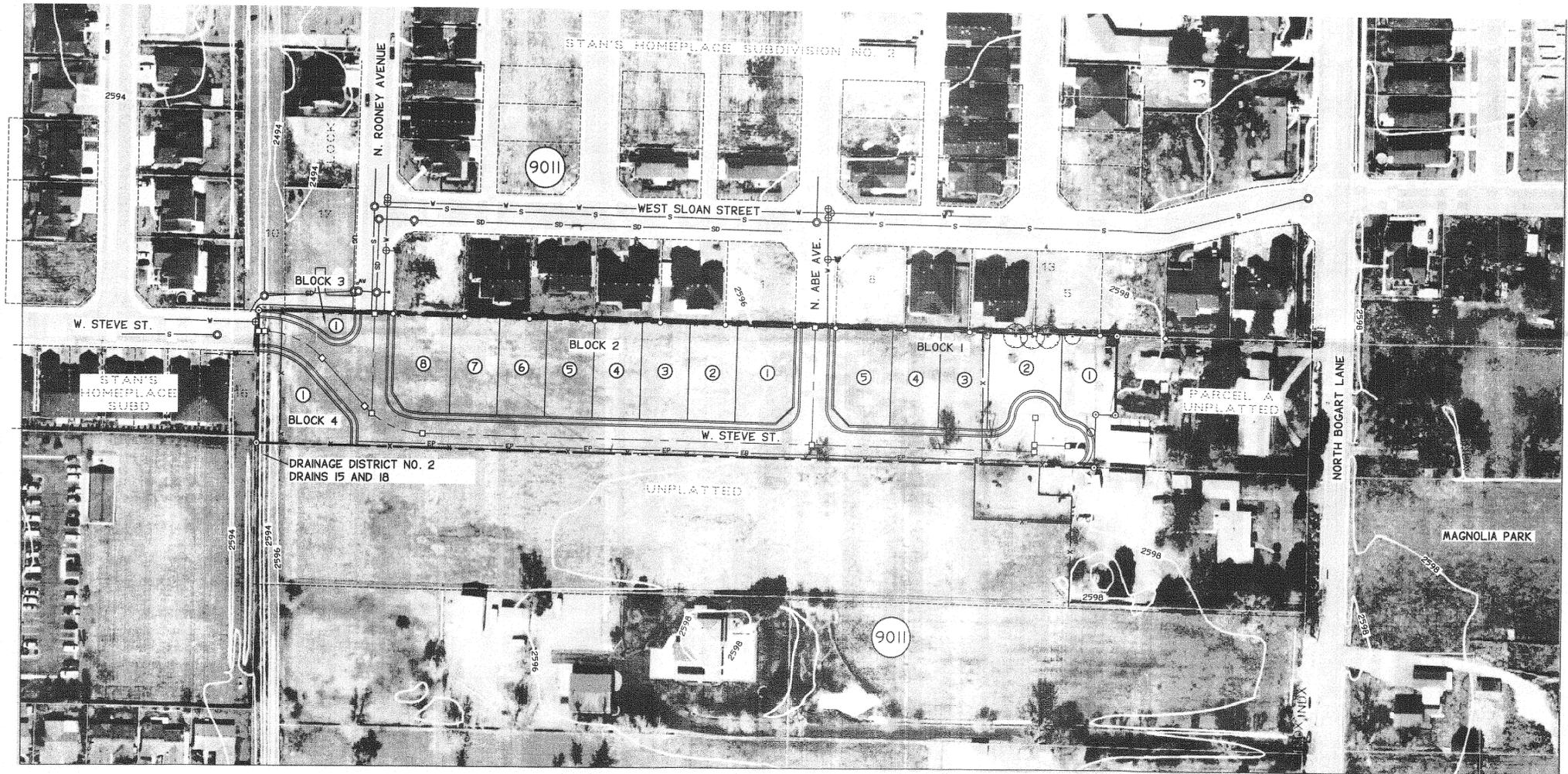
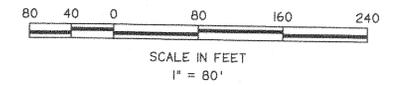
**EXISTING LEGEND**

---	BOUNDARY LINE	○	MANHOLE
- - - -	ORIGINAL LOT/PARCEL LINE	⊕	CABLE TV RISER
-X-	EXISTING FENCE LINE	⊗	WATER VALVE
-S-	SANITARY SEWER LINE	⊙	WATER METER
-W-	WATER LINE	⊕	FIRE HYDRANT
-JT-	JOINT TRENCH (POWER, GAS & TELEPHONE)	○	DECIDUOUS TREE
-EP-	EDGE OF PAVEMENT	⊙	EVERGREEN TREE
-UG-	UNDERGROUND GAS LINE	⊕	FOUND BRASS CAP
-PI-	PRESSURE IRRIGATION LINE	⊙	FOUND 5/8" IRON PIN
-SD-	STORM DRAIN LINE	○	FOUND 1/2" IRON PIN
==	ROLL CURB & GUTTER	⊕	FOUND ALUMINUM CAP



## NATURAL FEATURES ANALYSIS FOR HOMEPLACE HOLLOW SUBDIVISION

A PORTION OF THE SE 1/4, SECTION 14,  
T.4N., R.1E., B.M.,  
ADA COUNTY, IDAHO



9011 URBAN LAND-KIMBERLY COMPLEX  
0 TO 2 PERCENT SLOPES

**NATURAL FEATURES ANALYSIS:**

**HYDROLOGY:** DRAINAGE DISTRICT NO. 2 - DRAINS 15 AND 18.

**SOILS:** THE KIMBERLY SERIES CONSISTS OF VERY DEEP, WELL DRAINED SOILS THAT FORMED IN RECENT MIXED ALLUVIUM. KIMBERLY SOILS ARE ON FLOODPLAINS AND HAVE SLOPES OF 0 TO 3 PERCENT. THE MEAN ANNUAL PRECIPITATION IS ABOUT 11 INCHES AND THE MEAN ANNUAL TEMPERATURE IS ABOUT 50 DEGREES F. (SEE PHYSICAL FEATURES MAP FOR THE LOCATION)

**TOPOGRAPHY:** ALL SLOPES ARE LESS THAN 1000X.

**VEGETATION:** NEARLY ALL KIMBERLY SOILS ARE IRRIGATED. THEY ARE USED MAINLY FOR THE PRODUCTION OF ALFALFA-GRASS HAY WITH SOME IRRIGATED WHEAT AND BARLEY. SMALL ACRES ARE IN ORCHARD CROPS INCLUDING PEACHES, APPLES AND CHERRIES. SITE IS PRESENTLY BEING USED AS IRRIGATED PASTURE LAND.

**SENSITIVE PLANTS:** N/A

**SENSITIVE WILDLIFE:** NO SENSITIVE WILDLIFE, REFER TO IDAHO FISH AND GAME LETTER.

**HISTORIC RESOURCES:** A CHECK OF THE ADA COUNTY HISTORIC RESOURCES INVENTORY SHOWS NO HISTORIC RESOURCE ON THIS SITE.

**HAZARDOUS AREAS:** NONE

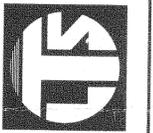
**IMPACT ON NATURAL FEATURES:** NONE

**MITIGATION:** NON REQUIRED.

**DRAINAGE STUDY:** THIS PROPERTY IS BOUNDED BY DRAINAGE DISTRICT NO. 2 DRAINS 15 AND 18 ON THE WEST BOUNDARY. WELL DRAINED; SLOW RUN-OFF; MODERATE-LEY RAPID PERMEABILITY. FLOODING IS OCCASIONAL OR RARE. ALL SURROUNDING PROPERTIES USE DRAINS FOR DISPOSAL OF EXISTING SURFACE WATER.

**WUFI DISTRICT:** NOT IN DISTRICT.

**NOTE**  
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTACT DIGLINE AT 1-800-252-1133 FOR EXACT UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.



**TEALEY'S LAND SURVEYING**  
12594 W. EXPLORER DRIVE, SUITE 850  
BOISE, ID. 83719  
208-385-0636  
www.tealeys.com

PROJECT NO.: 3785  
DATE: JANUARY, 2014

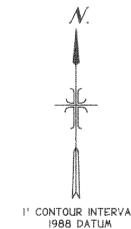
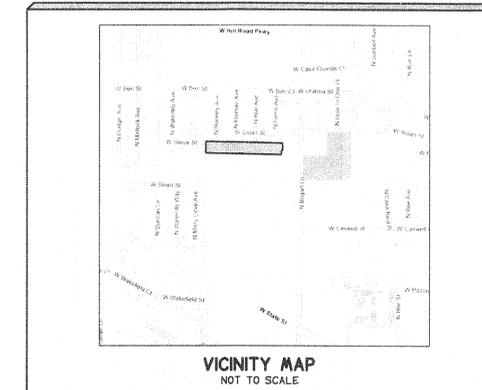
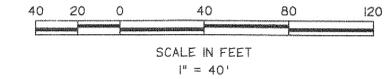
**NATURAL FEATURES ANALYSIS FOR  
HOMEPLACE HOLLOW SUBDIVISION**  
A PORTION OF THE SE 1/4, SECTION 14,  
T.4N., R.1E., B.M.,  
ADA COUNTY, IDAHO

DESIGN: jdc  
CHECK: jdc  
SCALE: 1" = 80'  
DATE: JANUARY, 2014

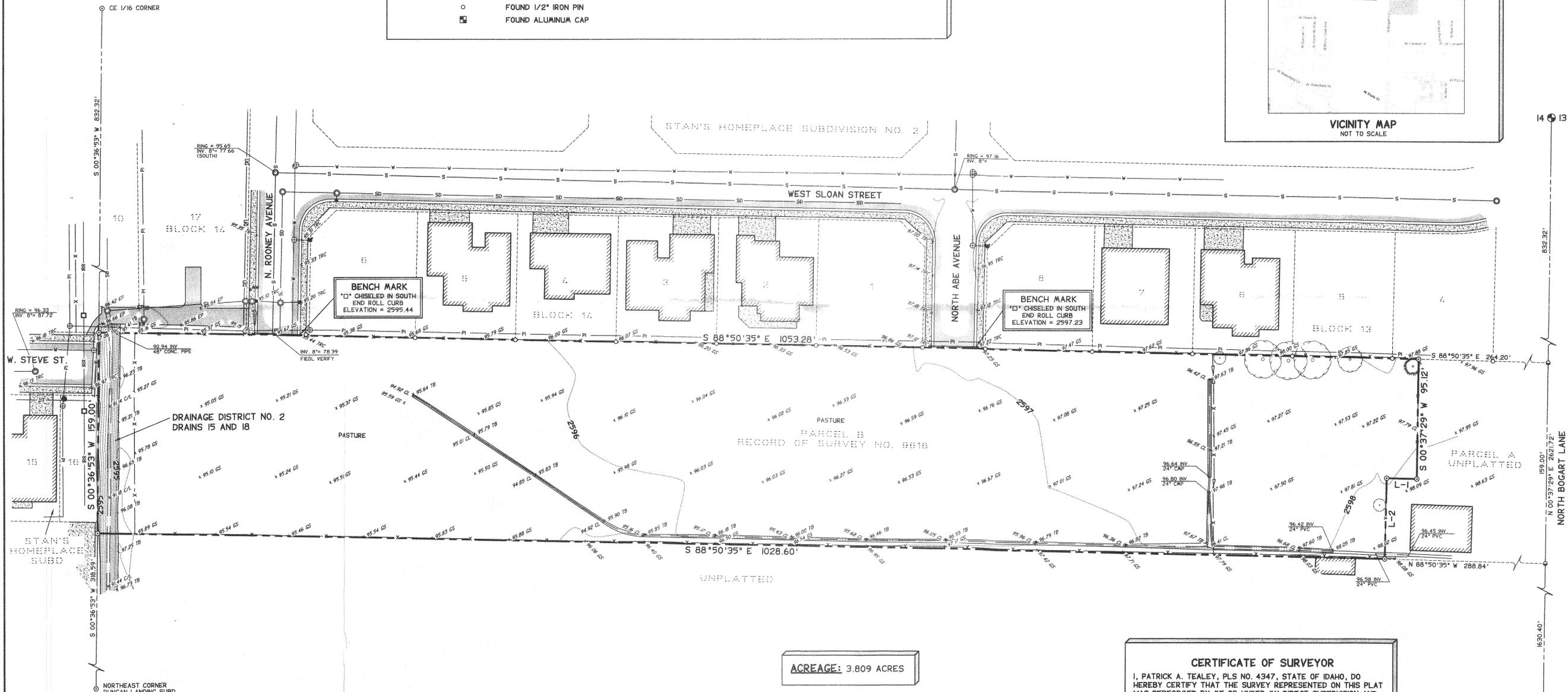
NOTE: SEE PRELIMINARY PLAT FOR BOUNDARY INFORMATION.

TOPOGRAPHIC SURVEY  
FOR  
HOMEPLACE HOLLOW SUBDIVISION

A PORTION OF THE SE 1/4, SECTION 14,  
T.4N., R.1E., B.M.,  
ADA COUNTY, IDAHO



LEGEND			
---	BOUNDARY LINE	○	MANHOLE
---	ORIGINAL LOT/PARCEL LINE	⊕	CABLE TV RISER
-X-	EXISTING FENCE LINE	⊗	WATER VALVE
-S-	SANITARY SEWER LINE	⊙	WATER METER
-W-	WATER LINE	⊖	FIRE HYDRANT
-JT-	JOINT TRENCH (POWER, GAS & TELEPHONE)	⊕	EXISTING ELEVATION (GROUND SHOT)
-EP-	EDGE OF PAVEMENT	⊙	EDGE OF ASPHALTIC PAVEMENT
-UG-	UNDERGROUND GAS LINE	CL OR C/L	CENTERLINE
-PI-	PRESSURE IRRIGATION LINE	TRC	TOP OF ROLL CURB
-IRR-	GRAVITY IRRIGATION LINE	○	DECIDUOUS TREE
-SD-	STORM DRAIN LINE	⊙	EVERGREEN TREE
---	ROLL CURB & GUTTER		
▨	EXISTING BUILDING		
▨	ASPHALTIC PAVEMENT		
▨	CONCRETE		
⊕	FOUND BRASS CAP		
⊙	FOUND 5/8" IRON PIN		
⊙	FOUND 1/2" IRON PIN		
⊕	FOUND ALUMINUM CAP		



**NOTE**  
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTACT DIGLINE AT 1-800-252-1133 FOR EXACT UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

**IRRIGATION DISTRICT:** BOISE VALLEY IRR. DITCH CO.  
**DRAINAGE DISTRICT:** DRAINAGE DISTRICT NO. 2  
**SEWAGE DISPOSAL:** BOISE CITY  
**WATER SUPPLY:** UNITED WATER IDAHO  
**FLOOD\_ZONE:** "X" (FEMA MAP NUMBER 16001C166 H)

**ACREAGE:** 3.809 ACRES

**ZONING:** R-1  
**BUILDING SETBACKS:** R-1  
FRONT = 25'  
REAR = 20'  
SIDE INTERIOR = 10'  
SIDE W/ STREET = 20'  
**MINIMUM LOT SIZE (R-D):** 1 ACRE

**CERTIFICATE OF SURVEYOR**  
I, PATRICK A. TEALEY, PLS NO. 4347, STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED ON THIS PLAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT.

	<b>TEALEY'S LAND SURVEYING</b> 12294 N. EXPLORER DRIVE, SUITE 150 BOISE, ID. 83719 208-395-0636 www.tealeys.com	DATE: JANUARY, 2011 PROJECT NO.: 3785
	<b>TOPOGRAPHIC SURVEY FOR HOMEPLACE HOLLOW SUBDIVISION</b> A PORTION OF THE SE 1/4, SECTION 14, T.4N., R.1E., B.M., ADA COUNTY, IDAHO	CHECK: jkc DRAFT: jkc DESIGN: jkc SCALE: 1" = 60'

REV: 2/12/14 - CHANGED 36" PIPE TO 48" PIPE AND INV.

DWG\3785-TOP



**IDAHO DEPARTMENT OF FISH AND GAME**  
 SOUTHWEST REGION  
 3101 South Powerline Road  
 Nampa, Idaho 83686

C.L. "Butch" Otter / Governor  
 Virgil Moore / Director

February 25, 2014

Donna Ahmed  
 Tealey's Land Surveying  
 12594 W. Explorer Dr. #150  
 Boise, ID 83713  
[dahmed@tealeys.com](mailto:dahmed@tealeys.com)

RE: Sensitive Species Determination –Homeplace Hollow Subdivision, Boise, ID

Dear Ms. Ahmed,

The Idaho Department of Fish and Game (Department) has reviewed your request for the identification of any federally listed threatened or endangered species, state sensitive species, or critical habitat at the site of the proposed Homeplace Hollow Subdivision, located in Boise, ID. The site is generally situated in Section 14, Township 4 North, Range 1 East, Boise Meridian.

The Department has no records of any federally listed threatened or endangered species, state sensitive species, or critical habitat within or immediately adjacent to the proposed project area. Applicants should also consult with the United States Fish and Wildlife Service (Snake River Fish and Wildlife Office, Boise, Idaho: 208-378-5243) to determine if there are any special considerations for listed species that apply in the proposed project area. If this request is related to EPA requirements for a NPDES permit, please contact Bob Kibler at the same office (208-378-5255).

Thank you. Please contact Rick Ward in the Southwest Region office at (208) 465-8465 or [rick.ward@idfg.idaho.gov](mailto:rick.ward@idfg.idaho.gov) if you have any questions.

Sincerely,

Scott Reinecker  
 Southwest Regional Supervisor

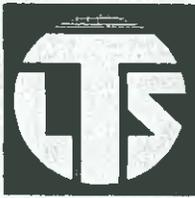


SR/rw  
 Ecc: Kiefer/ HQ  
 Cc: Gold file

*Keeping Idaho's Wildlife Heritage*

Equal Opportunity Employer • 208-465-8465 • Fax: 208-465-8467 • Idaho Relay (TDD) Service: 1-800-368-7328

EXHIBIT #7                    1 of 1  
 201400307 S-ZC-DA, Homeplace  
 Hollow Subdivision  
 Asin Homes, LLC



Project. No.: 3785  
Date: February 25, 2014

**DESCRIPTION FOR  
HOMEPPLACE HOLLOW SUBDIVISION**

A parcel of land being a portion of the SE 1/4 of Section 14, T.4N., R.1E., B.M., Ada County, Idaho, as shown on Record of Survey No. 9617, filed for record in the office of the Ada County Recorder, Boise, Idaho under Instrument No. 114000835 and more particularly described as follows:

Commencing at an aluminum cap marking the Southeast corner of said Section 14; thence along the East boundary of said Section 14, which is the centerline of North Bogart Lane

North 00°37'29" East 1630.40 feet to a PK nail and; thence along a line 159.00 feet South of and parallel with the South boundary of Stan's Homeplace Subdivision No. 2, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 99 of Plats at page 12678

North 88°50'35" West 288.84 feet to an iron pin washer, said point marking the **REAL POINT OF BEGINNING**; thence continuing

North 88°50'35" West 1028.61 feet to an iron pin on the West boundary of NE 1/4 of said SE 1/4 of Section 14; thence along said West boundary

North 00°36'53" East 159.00 feet to an iron pin marking the Southwest corner of said Stan's Homeplace Subdivision No. 2; thence along said South boundary

South 88°50'35" East 1053.28 feet to an iron pin; thence leaving said South boundary along a line West of and parallel with said East boundary of Section 14

South 00°37'29" West 95.12 feet to an iron pin; thence along a line South of and parallel with said South boundary of Stan's Homeplace Subdivision No. 2

North 88°50'35" West 24.05 feet to an iron pin; thence at right angles  
South 01°09'25" West 63.88 feet to the **POINT OF BEGINNING**.

said parcel of land contains 3.81 acres, more or less.



EXHIBIT #8 1 of 1  
201400307 S-ZC-DA, Homeplace  
Hollow Subdivision  
Asin Homes, LLC

**Donna Ahmed**

---

**From:** Jerry Hastings <jhastings@adaweb.net>  
**Sent:** Friday, January 17, 2014 2:58 PM  
**To:** Donna Ahmed; Pat Tealey  
**Subject:** Homeplace Hollow Subdivision Name Reservation

January 17, 2014

Donna Ahmed  
Tealey's Land Surveying

RE: Subdivision Name Reservation: "**Homeplace Hollow Subdivision**"

Dear Donna,

At your request, I will reserve the name "**Homeplace Hollow Subdivision**" for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the next ten (10) years unless the project is terminated by the client or 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**  
**Ex Officio Recorder**  
Ada County Development Services  
200 W. Front St., Boise, ID 83702  
(208) 287-7912 office  
(208) 287-7909 fax

---

**From:** Donna Ahmed [mailto:dahmed@tealeys.com]  
**Sent:** Friday, January 17, 2014 2:44 PM  
**To:** Jerry Hastings  
**Subject:** FW: Subdivision Name Reservation  
**Importance:** High

Homeplace is one word



---

**From:** Donna Ahmed  
**Sent:** Wednesday, January 15, 2014 2:49 PM  
**To:** Jerry ([dshastil@adaweb.net](mailto:dshastil@adaweb.net))  
**Subject:** Subdivision Name Reservation

Our client would like to reserve the name "Home Place Hollow Subdivision" SE ¼ Section 14. T4N. R1E. B.M. Ada County, Idaho

7373 Bogart Lane

EXHIBIT #9                      1 of 1  
201400307 S-ZC-DA, Homeplace  
Hollow Subdivision  
Asin Homes, LLC

# Neighborhood Meeting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W. Front Street, Boise, Idaho 83702

www.adaweb.net (208) 287-7900

## GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Ada County Code or ask one of our planners for more information on neighborhood meetings.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes all involved Neighborhood Associations and property owners within 300, 1,000, or 2,640 feet of the subject property boundary need to be invited to your meeting. See ACC 8-7A-5C (1) & (2) for uses and districts requiring the 1000' or 2,640' notification.

Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

**Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.**

Description of proposed project: Preliminary Plat Rezone, Dev. Agreement  
Date and time of neighborhood meeting: 2/13/14 @ 6:00 pm  
Location of neighborhood meeting: 7373 Bogart (on site)

## SITE INFORMATION:

Location: Quarter: SE Section: 13 Township: 4N Range: 1E Total Acres: 3.81  
Subdivision Name: Homeplace Hollow Sub Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
Site Address: 7373 Bogart Tax Parcel Number(s): S0514417730, 7701

## APPLICANT:

Name: Asin Homes - Gary Asin  
Address: 3746 N. Plantation River Dr  
City: Boise State: ID Zip: 83703  
Telephone: 343-6699 Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Ada County Code.

X Gary C Asin 2/14/14  
Signature: (Applicant) Date



OFFICE USE ONLY		
File No.:	Received By:	Date:

EXHIBIT #10 1 of 2  
201400307 S-ZC-DA, Homeplace  
Hollow Subdivision  
Asin Homes, LLC



February 9, 2014

Tealey's Land Surveying  
12594 W. Explorer Dr. #150  
Boise, Idaho 83713

RE: Proposed Homeplace Hollow Subdivision

Dear Mr. Tealey:

□ Pre-App Meeting No.  
201300092 - PREAP  
□ Project No. 201400307-S-ZC-DA

It was nice to meet you at the neighborhood meeting last Thursday and to hear your overview of Gary's new project. It appears that the project is well thought out and should prove to be an asset to this area.

As I live to the immediate due south of where the new homes are proposed to be built I had several concerns.

1. Fencing. Gary noted that a fence would be installed along the southern line of the property which I thought was good. I would recommend that the fence be installed at the beginning of the construction to contain construction debris and dust as the project commences and that the fence be uniformly solid and maximum height as allowed.

2. Single Story Homes. It was also mentioned that the proposed homes would be approximately 2200 square feet with 3 car garages and of a single story. This footprint and height will fit in with the adjacent homes to the immediate north and not negatively affect the view of the foothills for us homeowners to the south and west of the project. Single level may not seem to be a big deal to planners but it ranks quite high if you are the one impacted.

3. Irrigation water. Those of us on acreages in this area utilize and own shares in the Boise Valley Irrigation Ditch Company and so are interested in uses of the irrigation water. Both Gary and Scott mentioned that a pressurized irrigation system was being considered but were not sure how it would work. I too am not knowledgeable in the hydraulics of pressurized irrigation systems but I did recently talk to a developer who informed me that most of those systems were designed for approximately 200 or so homes. Perhaps an option may be to tag on to the system in the subdivision immediately to the north where Scott lives, just a thought that might save some expense and a lot of work.

Respectfully,



Hollis Putnam  
7155 N. Bogart Ln  
Boise, Idaho 83714

CC: Gary & Scott @ Asin Homes LLC  
Ada County Planning & Development Services

# ADA COUNTY DEVELOPMENT SERVICES



PHONE (208) 287-7900  
FAX (208) 287-7909

200 W. FRONT STREET, BOISE, IDAHO 83702-7300

BUILDING \* ENGINEERING \* PLANNING \* ZONING

March 6, 2014

Pat Tealey  
Tealey's Land Surveying  
12594 West Explorer  
#150  
Boise, ID 83713

**RE: FILE #201400307 S-ZC-DA, Homeplace Hollow Subdivision**

Dear Mr. Tealey;

This is to notify you that your application has been scheduled to be heard by the Ada County Planning and Zoning Commission on **May 8, 2014**. This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

A copy of the staff report will be sent to you (and available online) prior to the meeting. Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the staff report. I can be reached at (208) 297- 7944 or via email at [mbasham@adaweb.net](mailto:mbasham@adaweb.net).

In accordance with State law, "**Notice of Public Hearing**" must be posted on the site. Ada County recently amended the code to require the applicant to post the sign.

The sign is required to be posted ten (10) days in advance of the hearing. If the property is not posted correctly or the certification form is not submitted to Development Services at least seven (7) days prior to the public hearing, the application will be tabled until the next available hearing date. The certification form is available to download on our website at [www.adaweb.net/DevelopmentServices](http://www.adaweb.net/DevelopmentServices). The sign is required to be taken down no later than three (3) days after the final decision. If there are multiple hearings on the application, the sign does not need to be taken down between hearings. However, the sign will need to be updated with the new hearing dates as the application goes through the hearing process.

Sincerely,

A handwritten signature in cursive script that reads "Megan Basham".

Megan Basham, AICP  
Associate Planner

cc: Gary Asin, Asin Homes, LLC, 3746 North Plantation River Drive, Boise, ID 83703

EXHIBIT #12                      1 of 1  
201400307 S-ZC-DA, Homeplace  
Hollow Subdivision  
Asin Homes, LLC

<b>ADA COUNTY DEVELOPMENT SERVICES</b> Planning & Zoning Division Transmittal	
To: BOISE VALLEY IRRIGATION DITCH COMPANY/STAN MATLOCK	Date: 3/12/2014
File Number: 201400307-DA / S / ZC	X-Reference: NONE
Description: A request for a 15-lot subdivision, a zone change from RT to RS and a development agreement on 3.808 acres. There will be 13 residential lots and two (2) common lots for a density of 3.41 DU/acre. The minimum lot size is 5,000 sq. ft.	
Reviewing Body: P AND Z	Hearing Date: 5/8/2014
Applicant: ASIN HOMES LLC	P & Z Recommendation:
Property: The property contains 3.808 acres and is located at N ABE AVE BOISE 83714, Section 14 4th 1E.	
Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at <a href="http://gls.adaweb.net/atsdev2/">gls.adaweb.net/atsdev2/</a> and search for the file number. Hover over the pinpoint that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.	
We request that you submit your comments or recommendations by 3/27/2014. When responding, please reference the file number identified above.	
To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.	
Sincerely yours, MEGAN BASHAM, ASSOCIATE PLANNER (208) 287-7844 <a href="mailto:mbasham@adaweb.net">mbasham@adaweb.net</a> 200 W Front Street, Boise ID 83702	

<b>ADA COUNTY DEVELOPMENT SERVICES</b> Planning & Zoning Division Transmittal	
To: NORTHWEST BOISE NEIGHBORHOOD ASSN	Date: 3/12/2014
File Number: 201400307-DA / S / ZC	X-Reference: NONE
Description: A request for a 15-lot subdivision, a zone change from R1 to R8 and a development agreement on 3.808 acres. There will be 13 residential lots and two (2) common lots for a density of 3.41 DU/acre. The minimum lot size is 5,000 sq. ft.	
Reviewing Body: P AND Z	Hearing Date: 5/8/2014
Applicant: ASIN HOMES LLC	P & Z Recommendation:
Property: The property contains 3.808 acres and is located at N ABE AVE BOISE 83714, Section 14 4th 1E.	
Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Service's Application Tracking System (ATS) web site at <a href="http://gls.adaweb.net/atsdev2/">gls.adaweb.net/atsdev2/</a> and search for the file number. Hover over the pinpoint that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.	
We request that you submit your comments or recommendations by 3/27/2014. When responding, please reference the file number identified above.	
To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.	
Sincerely yours, MEGAN BASHAM, ASSOCIATE PLANNER (208) 287-7844 <a href="mailto:mbasham@adaweb.net">mbasham@adaweb.net</a> 200 W Front Street, Boise ID 83702	

14 ADA COUNTY DEVELOPMENT SERVICES  
200 W FRONT ST RM 2125  
BOISE, ID 83702

BOISE VALLEY IRRIGATION DITCH COMPANY/STAN  
MATLOCK  
ATT: STAN MATLOCK  
8633 BOGART LN  
BOISE ID 83714

14 ADA COUNTY DEVELOPMENT SERVICES  
200 W FRONT ST RM 2125  
BOISE, ID 83702

NORTHWEST BOISE NEIGHBORHOOD ASSN  
ATT: BILL SELLERS  
8053 HILL RD  
BOISE ID 83703

EXHIBIT #13 1 of 2  
201400307 S-ZC-DA, Homeplace  
Hollow Subdivision  
Asin Homes, LLC

## Megan Basham

**From:** Megan Basham  
**Sent:** Wednesday, March 12, 2014 3:41 PM  
**To:** john.lee@unitedwater.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; dabo@cityofboise.org; jtomlinson@cityofboise.org; dfluke@cityofboise.org; kyokom@cityofboise.org; tmills@cityofboise.org; bryce@sawtoothlaw.com; kmccleddy@eaglefire.org; sbuck@eaglefire.org; jbradshaw@cityofboise.org; jbradshaw@cityofboise.org; clittle@achdidaho.org; syarrington@achdidaho.org; fernsworth13@gmail.com; boiseccc@qwestoffice.net; Mark Ferm; Angela Gilman; Jerry Hastings; Jean Schaffer; Dale Ann Barton; Megan Basham  
**Cc:** Megan Basham  
**Subject:** Ada County Application Transmittal Notice.



### Ada County Development Services Planning & Zoning Division Transmittal

<b>File Number:</b> <a href="#">201400307-DA / S / ZC</a>	<b>X-Reference:</b> NONE
<b>Description:</b> A request for a 15-lot subdivision, a zone change from R1 to R8 and a development agreement on 3.809 acres. There will be 13 residential lots and two (2) common lots for a density of 3.41 DU/acre. The minimum lot size is 5,000 sq. ft.	
<b>Reviewing Body:</b> P AND Z	<b>Hearing Date:</b> 5/8/2014
<b>Applicant:</b> ASIN HOMES LLC	<b>P&amp;Z Recommendation:</b>
<b>Property:</b> The property contains 3.809 acres and is located at N ABE AVE BOISE 83714, Section 14 4N 1E.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at [gisx.adaweb.net/acdsv2/](http://gisx.adaweb.net/acdsv2/) and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 3/27/2014. When responding, please reference the file number identified above. If responding by email, please send comments to [mbasham@adaweb.net](mailto:mbasham@adaweb.net).

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,  
MEGAN BASHAM, ASSOCIATE PLANNER  
200 W Front Street  
Boise ID 83702

EXHIBIT #13                      2 of 2  
201400307 S-ZC-DA, Homeplace  
Hollow Subdivision  
Asin Homes, LLC



**CENTRAL DISTRICT HEALTH DEPARTMENT**  
**Environmental Health Division**

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # 201400307-DA/S/ZC

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat \_\_\_\_\_

Homeplace Hollow Sub

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water       waste flow characteristics
  - bedrock from original grade       other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
  - central sewage       community sewage system       community water well
  - interim sewage       central water
  - individual sewage       individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage       community sewage system       community water
  - sewage dry lines       central water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
  - food establishment       swimming pools or spas       child care center
  - beverage establishment       grocery store
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. \_\_\_\_\_

Reviewed By: [Signature]  
 Date: 3/14/14

EXHIBIT #14      1 of 1  
 201400307 S-ZC-DA, Homeplace  
 Hollow Subdivision  
 Asin Homes, LLC

MEMORANDUM

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DATE: 3/14/2014

RE: 201400307-DA/S/ZC Asin Homeplace Hollow

TO: Megan Basham, Associate Planner

FROM: Mark Ferm, Ada County Building Official

**RECEIVED**

*By Ada County Development Services at 9:49 am, Mar 14, 2014*

---

Summary of Project:

A request for a 15-lot subdivision, a zone change from R1 to R8 and a development agreement on 3.809 acres. There will be 13 residential lots and two (2) common lots for a density of 3.41 DU/acre. The minimum lot size is 5,000 sq. ft located on ZN Abe Ave.

Findings and Conditions:

The building division has no objection to the proposed development.

Conclusion:

Approved as submitted

Mark Ferm  
Ada County Building Official  
200 W Front Suite 2125  
Boise Idaho 83702  
Phone 287-7910

[markf@adaweb.net](mailto:markf@adaweb.net)

MEMORANDUM

---



**DATE:** February 18, 2014

**RE:** Recommendation Regarding File 201400307 S ZC DA, Homeplace Hollow Sub

**TO:** Megan Basham, Associate Planner

**FROM:** Dale P. Meyers, Surveying/Engineering Tech

**CC:** Angela Gilman, Ada County Engineer

**RECEIVED**

*By Ada County Development Services at 12:55 pm, Mar 18, 2014*

---

Megan,

Per your request I have reviewed the project referenced above. The documents reviewed include:

- Detailed Letter
- Master Application
- Preliminary Plat

My comments and Conditions are as follows.

Revise the Lot numbering in Block 1 so that Lot 5 is adjacent to the "unplatted" parcel to the east, to allow sequential lot numbering to continue if said parcel is developed in the future.

I recommend approval of these documents. Along with the Final Plat, a Drainage Study and Drainage Plan need to be submitted in accordance with Ada County Code 8-4A-11. The Drainage Plan will need to address the collection/retention of the storm drain water runoff from the southerly portion of W. Steve St. partial road section, to ensure that said runoff will not negatively impact the adjacent property.

Please let me know if you need anything else from me.

Regards,

Dale

**BOISE CITY PUBLIC WORKS DEPARTMENT**

**DEPARTMENT CORRESPONDENCE**

Date: March 19, 2014

To: Ada County Planning & Zoning

Re: 201400307/DA/S/ZC; N. Abe Avenue

**RECEIVED**

By Ada County Development Services at 12:00 pm, Mar 19, 2014

**CONDITIONS OF APPROVAL**

**SEWER CONDITIONS – MIKE SHEPPARD (384-3920)**

Connection to central sewer is required. Sanitary sewers are available N. Rooney Ave.

Prior to granting final sewer construction plan approval, the Boise City Council recommendations of approval must be adopted.

**DRAINAGE / STORM WATER CONDITIONS – BRIAN MURPHY (384-3752)**

A drainage plan for this development must be submitted and approved by Ada County.

**STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)**

Street lights are required at the following locations:

1. SW corner of Lot 8, Blk 2
2. SE corner of Lot 1, Blk 2
3. SE corner of Lot 2, Blk 1

Street lights are required. Provision shall be made by applicant for a Developer, Owner, or Homeowners' Association to operate and maintain the street lights until annexation by the City of Boise, at which time the City of Boise will take over ownership, operation and maintenance.

New Street Light installations shall conform to the 2013 version of the Boise Standard Revisions, Idaho Standards for Public Works Construction (ISPWC) using approved LED fixtures listed in Attachment A to the Boise Standard Revisions.

**Rob Bousfield**

Digitally signed by Rob Bousfield  
DN: cn=Rob Bousfield, o, ou=Asst. City Engineer,  
email=rbousfield@cityofboise.org, c=US  
Date: 2014.03.19 11:59:12 -0600

**PUBLIC WORKS REPRESENTATIVE**

**Mike Sheppard,  
P.E.**

Digitally signed by Mike Sheppard, P.E.  
DN: cn=Mike Sheppard, P.E., ou=Public Works,  
ou=Civil Engineer,  
email=msheppard@cityofboise.org, c=US  
Date: 2014.03.19 11:59:47 -0600

**PUBLIC WORKS REPRESENTATIVE**

cc: Applicant

I:\PWA\Subjects\Review Comments\CUs\2014-CU\201400307-DA-S-ZC.doc

EXHIBIT #17                      1 of 1  
201400307 S-ZC-DA, Homeplace  
Hollow Subdivision  
Asin Homes, LLC

**RECEIVED**

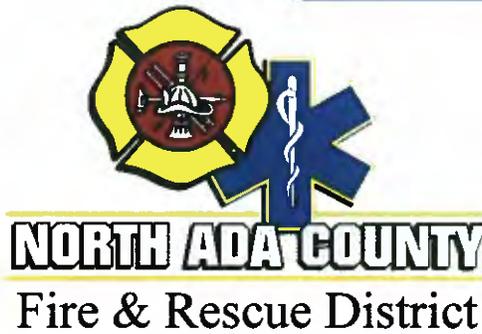
By Ada County Development Services at 11:55 am, Mar 25, 2014

Michael G. Irvan  
*Commissioner/  
Administrative Chief*

Margaret Dimmick  
*Commissioner*

Jeff Ramey  
*Commissioner*

Shelley Young  
*Administrative  
Manager*



**PRELIMINARY PLAT  
PLAN REVIEW REPORT**

**ZONING MAP REPORT**

March 24, 2014

NACFR # 2014-P/FP-03, 2014-Z/A-02

Ada County Development Services  
200 W. Front  
Boise, Idaho 83702-7300

**Plans Approved: Yes**  
Project: Homeplace Hollow Subdivision

Tax Parcel #S0514417730, 5 lots in BLOCK 1, East of North Abe Avenue, South of West Sloan

Owner: Asin Homes / Gary Asin  
3746 N. Plantation River Drive  
Boise, ID 83703

Surveyor: Tealey's Land Surveying  
12594 W. Explorer, Suite 150  
Boise, ID 83713

P: 208-385-0636  
F: 208-385-0696

Fire Flow Required: Minimum 1,000 GPM for one- and two- family dwellings less than 3,600 sf., dwellings 3,601 sf. or greater shall not be less than that specified in Table B105.1 as per 2012 IFC Section 507.1, and Appendix B

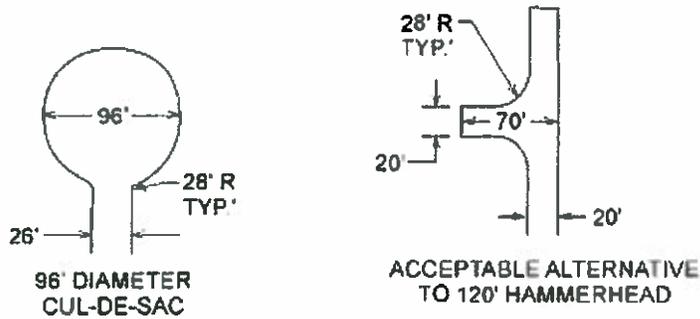
Fire Flow Available: Call United Water 362-7329 to obtain an "ability to serve letter for fire flow".

Fire Hydrant Spacing: The maximum distance between fire hydrants shall not exceed 500 feet for one- and two- family subdivision developments.

**Notice: Before a Final Plat is approved by North Ada County Fire & Rescue District, The following conditions shall be complied with:**

1. Approved construction documents shall be maintained on site for the Fire Official. 2012 IFC Section 105.4.6

2. Two sets of Plans and an “ability to serve letter for fire flow”, shall be submitted for Final Plat review approval. 2012 IFC Section 105.4.1
3. Fire apparatus access roads shall be as per Ada County Highway District roadway requirements. 2012 IFC Section D101
4. **The turnaround at the East end of W. Steve Street, shall be a minimum 96 foot diameter cul-de-sac, or a modified hammerhead configuration, providing for a minimum outside turning radius of 48 feet, and a minimum inside turning radius of 28 feet. NACFR Rule 2008-023**



5. Street or Road Signs shall be posted. 2012 IFC Section 505.2
6. Fire flow requirements for buildings shall meet the requirements of the 2012 IFC Section 507.1. Call United Water @ 362-7329 for information on obtaining an “ability to serve letter for fire flow”. 2012 IFC Section B105.1, B105.2
7. The number and distribution of hydrants shall meet the requirements of the 2012 IFC Section C103.1.
8. Fire hydrants shall be spaced not to exceed 500 feet distance apart. 2012 IFC Section C105, NACFR Rule 2008-010
9. Fire hydrants shall be equipped with a large diameter hose Storz Adapters. 2012 IFC Section 507.5.2, NACFR Rules 2008-012

North Ada County Fire & Rescue District approves of the Zoning Map Amendment.

If you have any questions, please call.

Thank You,

*Joel Bradshaw*

*Captain - Inspector  
 Fire Prevention Division  
 Boise Fire Department  
 333 N. Mark Stall Place  
 Boise, Idaho 83704-0644  
 208-570-6578 – BFD  
 208-375-0906 - NACFR*

**EAGLE FIRE DEPARTMENT**



1119 E. State St. • Suite 240  
Eagle, Idaho 83616

208.939.6463

Scott Buck, Division Chief  
208-939-6463 / Fax 208-939- 2717

**RECEIVED**

*By Ada County Development Services at 1:59 pm, Mar 24, 2014*

## **FIRE CODE ENFORCEMENT**

Reference: Homeplace Hollow Sub Division, File # 201400307-SZC-DA

The Eagle Fire department has reviewed the application requesting preliminary plat approval, Zone Change and a development agreement for a 15 lot (13 buildable and 2 common) subdivision. The property contains 3.809 acres and is located at N. Abe Ave. Boise Idaho.

Note: Only lots 1 thru 8 Block 2 are in the Eagle Fire District. The remaining lots are in the North Ada County Fire Rescue District. This review will only pertain to the area that is in the Eagle Fire District.

The fire department access roads into this subdivision shall be provided and maintained in accordance with Appendix D and section 503 of the 2012 Edition of the International Fire Code. This shall include adequate roadway widths, signage, turnarounds and minimum turning radius for fire apparatus.

The minimum inside turning radius allowed for our apparatus is 28 feet.

Fire apparatus access roads more than 26 feet wide to 32 feet wide shall be posted on one side of the road as a in accordance with Appendix D section D103.6.2 and section D103.6

The minimum fire flow and flow duration for one and two family dwellings shall be as specified in Appendix B of the 2012 International Fire Code.

The number and spacing of fire hydrants shall be in accordance with Appendix C of the 2012 International fire Code. The spacing of fire hydrants shall not exceed the distance in Appendix C of the 2012 International Fire Code. Fire hydrant locations shall be approved and fire flows shall be witnessed and approved by the Eagle Fire Department prior to any building permits being issued.

Approved street signs shall also be installed and approved prior to any building permits being issued.

Mitigation fees shall be paid to the Eagle Fire Department at the rate of \$ 500.00 per single family residence prior to final plat approval and before any building permits are issued. The mitigation fees will be billed after the preliminary plat is approved.

If you have any questions or concerns please contact me.

APPLICATION REVIEWED BY: Scott Buss DATE 4-24-2014



**RECEIVED**

By Ada County Development Services at 1:22 pm, Mar 31, 2014

**Project/File:** Homeplace Hollow (201400307-S/ZC/DA)  
 The applicant is requesting preliminary plat, zoning ordinance amendment, and development agreement approvals for a 15-lot residential subdivision on approximately 3.81 acres.

**Lead Agency:** Ada County

**Site address:** W. Steve Street

**Staff Approval:** XXXX, 2013

**Applicant:** Tealey's Land Surveying  
 12594 W. Explorer Dr. #150  
 Boise, ID 83713

**Staff Contact:** Lauren Watsek  
 Phone: 387-6218  
 E-mail: [lwatsek@achdidaho.org](mailto:lwatsek@achdidaho.org)



**A. Findings of Fact**

1. **Description of Application:** The applicant is proposing to subdivide 3.81 acres into 13 buildable lots and 2 common lots. The applicant's proposal includes a rezone from the existing R-1 to R-8. The proposed site is located within the City of Boise's Area of Impact.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Residential	R8
South	Residential	R1
East	Residential	R1
West	Residential	R8

3. **Site History:** ACHD has not previously reviewed this site for a development application.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- Stan's Homeplace Subdivision, located north of the proposed site, is in various stages of development.

5. **Transit:** There is a Valley Ride bus stop located approximately 1.0 mile west of the proposed site (20 minutes walking distance, 6 minutes biking), at the intersection of State Street and Horseshoe Bend Road.

6. **New Center Lane Miles:** 0.24

EXHIBIT #20 1 of 13  
 201400307 S-ZC-DA, Homeplace  
 Hollow Subdivision  
 Asin Homes, LLC

DRAFT Homeplace Hollow

7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
  - Hill Road is listed in the Capital Improvements Plan to be widened to 5 lanes from Horseshoe Bend Road to Seaman's Gulch between 2017 and 2021.
  - The intersection of Hill Road and Horseshoe Bend Road is listed in the Capital Improvements Plan for a multi-lane roundabout to be constructed, and to be widened to 2 lanes on the north leg, 2 lanes on the south, 4 lanes east, and 4 lanes on the west leg, and signalized between 2017 and 2021.

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 124 additional vehicle trips per day (10 existing); and 13 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition.
2. **Condition of Area Roadways**  
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Bogart Lane	160 feet	Collector	71	Better than "D"	Better than "D"
Steve Street	50 feet	Local	N/A	N/A	N/A
Rooney Avenue	50 feet	Local	N/A	N/A	N/A
Abe Avenue	50 feet	Local	N/A	N/A	N/A

\* Acceptable level of service for a two-lane collector is "D" (425 VPH).

3. **Average Daily Traffic Count (VDT)**  
*Average daily traffic counts are based on ACHD's most current traffic counts.*
  - The average daily traffic count for Bogart Lane north of State Street was 1,481 on February 5, 2013.

## **C. Findings for Consideration**

1. **Bogart Lane**  
The applicant will not be required to make any improvements to Bogart Lane, as the preliminary plat for the proposed subdivision does not have any frontage. ACHD will require improvements to Bogart Lane when the parcel abutting Bogart develops in the future.
2. **Internal Local Roads**
  - a. **Existing Conditions:** There are no roads constructed internal to the site. Steve Street stubs to the west property line at the north edge of the site. Rooney Avenue and Abe Avenue both stub to the north property line of the site approximately 120 and 600 feet east of the west edge of the site. All three local roads have 50 feet of right-of-way.

**b. Policy:**

**Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Street Section and Right-of-Way Policy:** District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.

**Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy:** District Policy 7207.5.2 states that the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

The District will also consider the utilization of a street width less than 36-feet with written fire department approval. Most often this width is a 33-foot street section (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.

**Continuation of Streets Policy:** District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

**Sidewalk Policy:** District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

**Half Street Policy:** District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

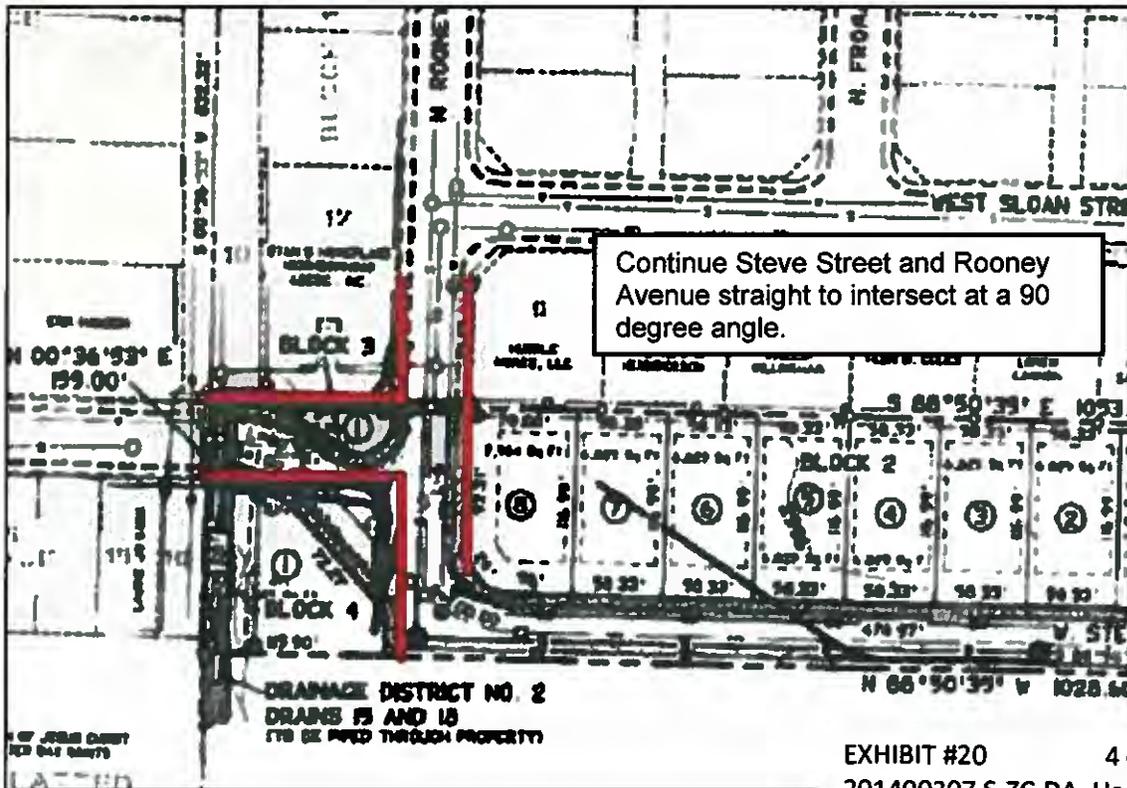
- c. **Applicant's Proposal:** The applicant is proposing to continue Steve Street as ½ of a 36 foot street section with curb, gutter, and sidewalk from centerline on the north side of Steve Street plus an additional 12 feet of pavement widening on the south side of Steve within 42 feet of right-of-way. The applicant is proposing to construct a snoopy turnaround at the terminus of Steve Street at the east edge of the proposed subdivision.

The applicant is proposing to continue Rooney Avenue and Abe Avenue into the site and intersect with Steve Street and constructed with curb, gutter and sidewalk.

- d. **Staff Comments/Recommendations:** The applicant should be required to continue Steve Street as ½ of a 36 foot street section with curb, gutter and attached 5 foot wide sidewalk from centerline on the north side of Steve Street plus an additional 12 feet of pavement widening on the south side of Steve within 42 feet of right-of-way as proposed. The applicant should also be required to construct a 3 foot wide gravel shoulder and borrow ditch on the south side of Steve Street and construct the proposed snoopy turnaround at the terminus of Steve Street with inside turning radii of 26 feet.

The applicant should be required to continue Rooney Avenue and Abe Avenue as 36 foot street sections with curb, gutter and attached 5 foot wide sidewalk to intersect with Steve Street as proposed.

The intersection of Rooney Avenue and Steve Street is not approved. The applicant should be required to continue Steve Street and Rooney Avenue straight, to intersect at a 90 degree angle and form a "T" intersection. (See site plan below)



The applicant should be required to provide a permanent right-of-way easement for public sidewalk placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2 feet behind the back edge of the sidewalk.

### **3. Tree Planters**

**Tree Planter Policy:** Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

### **4. Landscaping**

**Landscaping Policy:** A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

### **5. Other Access**

Bogart Lane is classified as a collector roadway. Direct lot access is prohibited to this roadway and should be noted on the final plat.

## **D. Site Specific Conditions of Approval**

1. Construct Steve Street as ½ of a 36 foot street section with curb, gutter, and 5 foot wide attached concrete sidewalk from centerline on the north side of Steve Street, plus an additional 12 feet of pavement widening with a 3 foot wide gravel shoulder and borrow ditch on the south side of Steve Street. Provide 42 feet of right-of-way for Steve Street, as proposed.
2. Construct a snoopy turnaround at the terminus of Steve Street with minimum turning radii of 26 feet.
3. Construct Rooney Avenue and Abe Avenue as 36 foot street sections with curb, gutter, and 5 foot wide attached sidewalk to intersect Steve Street.
4. Continue Steve Street and Rooney Avenue to intersect at a 90 degree angle and form a "T" intersection, as shown above.
5. Provide a permanent right-of-way easement for public sidewalks placed outside of the dedicated right-of-way.
6. Direct lot access to Bogart Lane is prohibited and should be noted in the final plat.
7. Payment of impacts fees are due prior to issuance of a building permit.
8. Comply with all Standard Conditions of Approval.

## **E. Standard Conditions of Approval**

1. All irrigation facilities shall be relocated outside of the ACHD right-of-way.
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans

with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

## **F. Conclusions of Law**

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

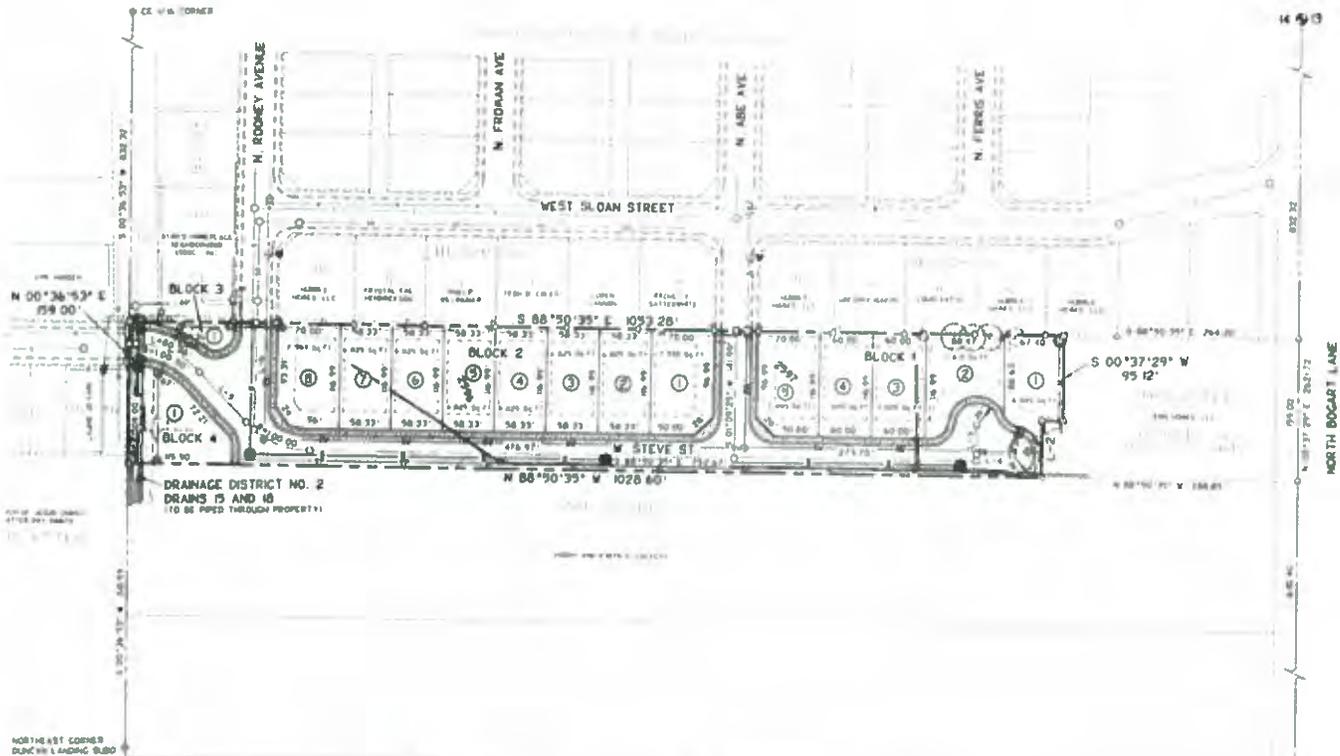
## **G. Attachments**

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines

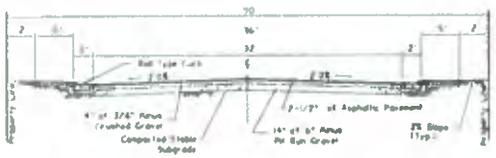
VICINITY MAP



# SITE PLAN



SUBDIVISION LOT RECAP AND ZONE	
<b>PHASE I: RESIDENTIAL (R-8)</b>	
BUILDABLE LOTS: 1-5, BLOCK 1	= 0.830 ACRES (36,485 SQ FT)
BUILDABLE LOTS: 1-8, BLOCK 2	= 1.306 ACRES (56,904 SQ FT)
<b>TOTAL BUILDABLE = 2.144 ACRES (93,389 SQ FT)</b>	
NON-BUILDABLE LOT 1, BLOCK 3	= 0.036 ACRE (1,562 SQ FT)
NON-BUILDABLE LOT 1, BLOCK 4	= 0.216 ACRE (9,407 SQ FT)
<b>TOTAL NON-BUILDABLE = 0.252 ACRE (10,969 SQ FT)</b>	
<b>ROADS = 1.414 ACRE (61,594 SQ FT)</b>	
<b>COMBINED TOTAL = 3.809 ACRES (165,957 SQ FT)</b>	



50' RIGHT OF WAY  
(TYPICAL STREET SECTION)

1209  
DOCS  
4.20  
6.20.1  
13 FOR

## Ada County Utility Coordinating Council

### Developer/Local Improvement District Right of Way Improvements Guideline Request

*Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.*

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

**Notification to the Ada County UCC can be sent to:** 50 S. Cole Rd. Boise 83707, or Visit [iducc.com](http://iducc.com) for e-mail notification information.

# Development Process Checklist

## Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
  - Send a "**No Review**" letter to the applicant stating that there are no site specific conditions of approval at this time.
  - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
  - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

## Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a "**No Review**" letter:
  - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
  - The applicant is required to get a permit from Construction Services (ACHD) for **ANY** work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

### DID YOU REMEMBER:

#### *Construction (Non-Subdivisions)*

##### **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

##### **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
  - a) Traffic Control Plan
  - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

#### *Construction (Subdivisions)*

##### **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

##### **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

##### **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

## Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the ROWDS Manager when it is alleged that the ROWDS Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
  - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
  - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary of Highway Systems, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
  - c. **Time to Reply:** The ROWDS Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
  - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the ROWDS Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
  - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

## **Request for Reconsideration of Commission Action**

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.
  - a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.
  - b. The request must be in writing and delivered to the Secretary of the Highway District no later than 3:00 p.m. on the day prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
  - c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
  - d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
  - e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
  - f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

**RECEIVED**

By Ada County Development Services at 11:04 am, Apr 02, 2014

# Sign Posting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W Front Street, Boise, Idaho 83702

www.adaweb.net | (208) 287-7900

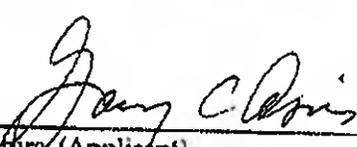
## GENERAL INFORMATION:

You must post the property at least ten (10) days prior to the scheduled public hearing. The Certification form must be submitted at least seven (7) days prior to the scheduled public hearing. Please review Section 8-7A-5 of the Ada County Code for all sign posting requirements.

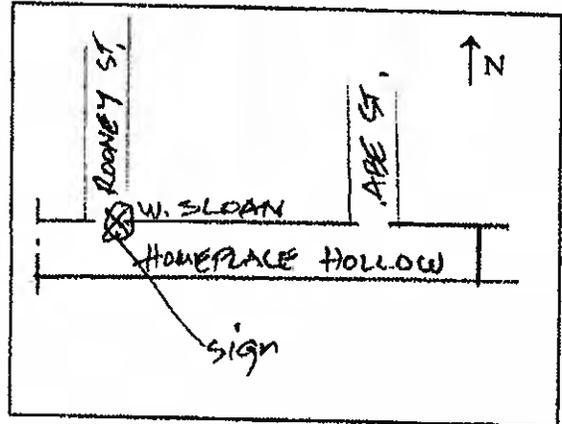
Please attach dated photographs of each sign with the certification.

## PROJECT INFORMATION:

Location:	Quarter: SE	Section: 13	Township: 4N	Range: 1E	Total Acres: 3.81
Project Name:	Homeplace Hollow Sub			Lot:	Block:
Site Address:	7373 Bogart Ln			Tax Parcel Number(s):	S051441730, 7701
File Number:	201400307 S-ZC-DA			Date Posted:	3-31-14

<b>APPLICANT: ASIN Homes</b>			
Name: GARY ARIN			
Address: 3746 N Plantation River Dr			
City: Boise		State: ID	Zip: 83703
Telephone: 203-6699		Fax:	
<p>I certify that the property was posted at least ten (10) days prior to the scheduled public hearing and have attached dated photographs of each sign in accordance with Section 8-7A-5 of the Ada County Code.</p>			
			Date: 4/1/14
Signature: (Applicant)			Date

Please draw a diagram of sign location(s) on the property



OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

EXHIBIT #21 1 of 4  
201400307 S-ZC-DA, Homeplace  
Hollow Subdivision  
Asin Homes, LLC

# ADA COUNTY PUBLIC HEARING NOTICE

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**WHEN:** Ada County Planning and Zoning Commission will hold a public hearing on May 8, 2014 at 6:00 pm at Commissioners Main Hearing room #1235, on the first floor, 200 W. Front St., Boise, ID.

**PURPOSE:** The applicant is planning a thirteen lot residential subdivision to be called Homeplace Hollow.

**PROPERTY LOCATION:** Rooney Ave. and W. Steve St.

**APPLICANT:** Tealey's Land Surveying for Asin General Contractors  
Contact the City Planners at 297-7944 with any questions

EXHIBIT #21                      2 of 4  
201400307 S-ZC-DA, Homeplace  
Hollow Subdivision  
Asin Homes, LLC



EXHIBIT #21                      3 of 4  
201400307 S-ZC-DA, Homeplace  
Hollow Subdivision  
Asin Homes, LLC

# ADA COUNTY PUBLIC HEARING NOTICE

**WHERE:** Ada County Planning and Building Commission will hold a public hearing on May 4, 2014 at 6:00 pm at Commissioners Suite Meeting room #1023, on the first floor, 200 W. Front St., Boise, ID.

**PURPOSE:** The applicant is planning a 100-year old residential subdivision to be called *Homeplace Hollow*.

**PROPERTY LOCATION:** Sunny Ave. and W. Stone St.

**APPLICANT:** Sunset's Land Grouping for Ada General Contractors  
Contact the City Planner at 857-7044 with any questions

**ASIN**  
343-6699  
www.asin.com



ADA COUNTY DEVELOPMENT SERVICES  
200 W FRONT ST BOISE ID 83702



April 8, 2014

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Ada County Planning & Zoning Commission will hold a public hearing on **May 8, 2014** at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear the following:

**201400307 S-ZC-DA, Homeplace Hollow Subdivision:** A request for a 15-lot subdivision, a zone change from R1 to R8 and a development agreement on 3.809 acres. There will be 13 residential lots and two (2) common lots for a density of 3.41 DU/acre. The minimum lot size is 5,000 sq. ft. The property is located at 7392 North Rooney Avenue and 7380 North Abe Avenue; Section 14, T. 4N, R. 1E, Boise, ID.

Contact Megan Basham, AICP, Associate Planner, at 287-7944 or [mbasham@adaweb.net](mailto:mbasham@adaweb.net) for more information.

This is an Official Notice of Public Hearing regarding the use of a property near your own. You have been notified because records indicated that you own property near or within **300'** of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed by completing the following:

- 1 Type <http://gisx.adaweb.net/acdsv2/>
- 2 Enter "**201400307-S**" in search application by file number.
- 3 Hover over the pushpin that appears on the map with your mouse.
- 4 Select 'Additional Info' from the pop-up box.
- 5 Review documents by clicking on 'Supporting Documents.'

5 days prior to the hearing you can go to [www.adaweb.net](http://www.adaweb.net) to view the agenda or staff report.



NOTES:

- This item may not be heard at the scheduled time of 6:00 p.m. , as multiple items may be considered during the hearing.
- Video, audio, PowerPoint, or other computer-generated visuals used to present testimony, must be provided to the Planner ½ hour prior to the start of the hearing: file format compatibility cannot be guaranteed.
- Auxiliary aids or services for persons with disabilities are available upon (TDD) three days prior to this public hearing to make arrangements.

EXHIBIT #22                      1 of 4  
201400307 S-ZC-DA, Homeplace  
Hollow Subdivision  
Asin Homes, LLC



201400307 S-ZC-DA  
Mailing List

<b>Primary Owner</b>	<b>Mailing Address</b>	<b>Mailing Address City, State Zip</b>
ASHCRAFT ANTHONY T	7508 N ROONEY AVE	BOISE, ID 83714-0000
ASIN HOMES LLC	3746 N PLANTATION RIVER DR	BOISE, ID 83703-0000
ASIN SCOTT R	8727 W SLOAN ST	BOISE, ID 83714-0000
BEAR JOSHUA	7537 N MISTY COVE AVE	BOISE, ID 83714-0000
CANNON LOREN	8925 W SLOAN ST	BOISE, ID 83714-0000
CAROPINO MATTHEW J	7600 N FROMAN AVE	BOISE, ID 83714-0000
CHRISMAN L OWEN	7583 N ROONEY AVE	BOISE, ID 83714-0000
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	50 E NORTH TEMPLE ST FL 22	BOISE, ID 83714-0000
CITY OF BOISE (BOISE PARKS & RECREATION)	1104 W ROYAL BLVD	SALT LAKE CITY, UT 84150-0022
COLES TESH D	8941 W SLOAN ST	BOISE, ID 83706-0000
COPE LOUISE	9125 W STEVE ST	BOISE, ID 83714-0000
DEMONEY-HENDRICKSON KRISTAL KAE	8989 W SLOAN ST	BOISE, ID 83714-0000
DOSTER BRIAN G	7534 N MISTY COVE AVE	BOISE, ID 83714-0000
DUNCANS LANDING HOA	PO BOX 191081	BOISE, ID 83719-0000
FARMER STEVEN	7603 N FERRIS AVE	BOISE, ID 83714-0000
FEUZ TAYLOR C	7562 N ROONEY AVE	BOISE, ID 83714-0000
GAUDRY MATTHIEUR	7567 N FERRIS AVE	BOISE, ID 83714-0000
GIESLER CONRAD A	7586 N ROONEY AVE	BOISE, ID 83714-0000
GILES JEFFREY T	7441 N MISTY COVE AVE	BOISE, ID 83714-0000
GREEN ROBERT S	7489 N MISTY COVE AVE	BOISE, ID 83714-0000
GREGORY CLINTON M	7480 N BOGART LN	BOISE, ID 83714-0000
HANSEN ERIK	7448 N MISTY COVE AVE	BOISE, ID 83714-0000
HAYDEN HOMES IDAHO LLC	2464 SW GLACIER PL STE 110	REDMOND, OR 97756-0000
HENRY M ELIZABETH TRUST	737 N 7TH ST	BOISE, ID 83702-0000
HERMAN MYRNA	7510 N FROMAN AVE	BOISE, ID 83714-0000
HOLTZCLAW KARL	P O BOX 44586	BOISE, ID 83711-0000
HUBBLE HOMES LLC	701 S ALLEN ST STE 104	MERIDIAN, ID 83642-0000
ISAKOV GREGORY	8827 W SLOAN ST	BOISE, ID 83714-0000
JONES BRANDY RAE	110 W VILLAGE LN	BOISE, ID 83702-0000
KARK LAURIE JO	9101 W STEVE ST	BOISE, ID 83714-0000
KAWAMURA FAMILY REVOCABLE TRUST	9137 W STEVE ST	BOISE, ID 83714-0000
KOLBRECKI TERESA E	7599 N FROMAN AVE	BOISE, ID 83714-0000
LEE WHONCHEE	8998 S RAPTOR LN	BOISE, ID 83709-0000
LOCKETT ROBYN D	7287 N BOGART LN	BOISE, ID 83714-0000
LUCAS CATHERINE M	7565 N ABE AVE	BOISE, ID 83714-0000
LUCAS LARRY	7575 N BOGART LN	BOISE, ID 83714-0000

300' Radius  
April 4, 2014

201400307 S-ZC-DA  
Mailing List

MAHN ALLISON M  
MALONE PROPERTIES INC  
MANNION KRISTIANN  
MITCHELL LAURIE S  
NILSEN LOUIS R  
OVERY OLGA E  
PUTNAM HOLLIS T  
RATTO LOUIS  
REX THEODORE C  
RODOLETZ STEVEN  
ROGERS WALTER B  
RUSSELL LOVING TRUST  
SATTERWHITE RACHEL F  
SMITH RICHARD G  
STANS HOMEPLACE NEIGHBORHOOD ASSOCIATION INC  
TRUAX ROBERT R  
TUCKER JANET L  
WALLER STEPHEN C  
WEBER JONNA L  
WEBSTER KATHERINE A  
WILLIAMS CHERIE  
WILLINGHAM PHILLIP A  
WOOD GREGORY P  
WREN CHELSEA B  
ZAUGG ANGELA

7602 N ABE AVE  
PO BOX 429  
8783 W SLOAN ST  
7566 N MISTY COVE AVE  
7505 N ROONEY AVE  
9113 W STEVE ST  
PO BOX 1671  
8805 W SLOAN ST  
7591 N FERRIS AVE  
7511 N ABE AVE  
9157 W STEVE ST  
PO BOX 2974  
8893 W SLOAN ST  
18878 MIDLAND BLVD  
PO BOX 1090  
7598 N ROONEY AVE  
7482 N MISTY COVE AVE  
7590 N ABE AVE  
5175 N EDENBURGH WAY  
9149 W STEVE ST  
7601 N ABE AVE  
8967 W SLOAN ST  
7564 N FROMAN AVE  
7565 N MISTY COVE AVE  
7589 N ABE AVE

BOISE, ID 83714-0000  
BOUNTFUL, UT 84011-0000  
BOISE, ID 83714-0000  
BOISE, ID 83714-5080  
BOISE, ID 83714-0000  
BOISE, ID 83714-0000  
BOISE, ID 83714-0000  
EAGLE, ID 83616-0000  
BOISE, ID 83714-0000  
BOISE, ID 83714-0000  
BOISE, ID 83714-0000  
BOISE, ID 83714-0000  
MCCALL, ID 83638-0000  
BOISE, ID 83714-0000  
NAMPA, ID 83687-0000  
MERIDIAN, ID 83680-0000  
BOISE, ID 83714-0000  
BOISE, ID 83714-0000  
BOISE, ID 83714-0000  
BOISE, ID 83714-0000  
GARDEN CITY, ID 83714-0000  
BOISE, ID 83714-0000

## Megan Basham

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**From:** KRISTIANN MANNION <mannion2141@msn.com>  
**Sent:** Friday, April 11, 2014 7:35 AM  
**To:** Megan Basham  
**Subject:** 201400307 S-ZC-DA Homeplace Hollow Sub

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I received notice that there is a hearing on May 8th regarding the development of this property.

Can you please tell me the purpose of a hearing when the development is a foregone conclusion? I have met the developer and it is clear from his statements to me that this development is a certainty.

What say, if any, do I, as a homeowner abutting this development, have in this? I can register my disappointment that the land I just bought was purchased with the information that the adjacent properties on Bogart were not on the market, and that I would enjoy a pastoral ambiance for years to come, but now will be looking at the back yard of the homes to be built. I am quite sure that my disappointment has no bearing on the approval of a project that is already underway.

Thank you,

Kris Mannion

## Megan Basham

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**From:** Megan Basham  
**Sent:** Monday, April 14, 2014 11:53 AM  
**To:** 'mannion2141@msn.com'  
**Subject:** RE: 201400307 S-ZC-DA Homeplace Hollow Sub

Good morning Ms. Mannion-

Thank you for your comments regarding the proposed development of Homeplace Hollow Subdivision. A decision has not yet been made as the application is required to go through a public hearing process. The Planning and Zoning Commission will make a recommendation and the Board of County Commissioners will make the final decision. These are both public hearings and both the Commission and Board value public testimony. Your email will be entered into the public record for the decision makers to review as they consider the application. If you would like to provide additional comment, you can either email, write a letter or come to the public hearings and testify.

My staff report will be out in about two weeks with a recommendation. When reviewing these types of application, the following findings must be made:

For the rezone:

C. Required Findings: In order to grant a map or text amendment to the zoning ordinance, the following findings must be made:

1. The zoning ordinance amendment is in accordance with the applicable comprehensive plan;
2. The zoning ordinance amendment complies with the regulations outlined for the proposed base district, specifically the purpose statement;
3. The zoning ordinance amendment shall not be materially detrimental to the public health, safety, and welfare;
4. The zoning ordinance amendment shall not result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services within the planning jurisdiction including, but not limited to, school districts; and
5. For zoning ordinance text amendments within a planned community (PC) base district, the amendment complies with the planned community implementation plan.

For the subdivision:

A. Preliminary Plat:

1. The design conforms to the standards established in article A of this chapter;
2. The design complies with the required improvements established in article B of this chapter;
3. If applicable, the proposed subdivision complies with the standards of an applicable overlay district as set forth in chapter 3 of this title;
4. The design conforms to the topography and natural landscape features and shows consideration for the location and function of land uses and structures to achieve this purpose;
5. The development would not cause undue damage, hazard, or nuisance to persons or property in the vicinity;
6. The internal street system is designed for the efficient and safe flow of vehicles, bicycles and pedestrians without having a disruptive influence upon the activities and functions contained within the proposed subdivision, nor placing an undue burden upon existing transportation and other public services in the surrounding area;
7. Community facilities such as parks, recreational, and dedicated open space areas are functionally related to all dwelling units and are easily accessible via pedestrian and/or bicycle pathways;
8. The proposal complies with the dimension standards set forth in this title for the applicable zoning district;
9. The overall plan is in conformance with the applicable comprehensive plan(s), future acquisition maps, area of city impact ordinances including applicable subdivision regulations, and other pertinent

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201400307 S-ZC-DA, Homeplace  
Hollow Subdivision  
Asin Homes, LLC

10. In addition to the findings required above, the board shall make the following findings for preliminary plats located in a PC base district:

- 11. The preliminary plat is in conformance with the approved planned community implementation plan;
- 12. Urban public services and urban public facilities are adequately provided according to the standards set forth in chapter 8 of this title, including the transition plan, if any; and
- 13. Sufficient funds will be available to construct the urban public facilities and to provide urban public services.

If you have any questions about the process or would like to comment further on the application, please don't hesitate to contact me.

Megan



**Megan Basham, AICP**  
**Associate Planner**  
**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7944 office  
(208) 287-7909 fax

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**From:** KRISTIANN MANNION [mailto:mannion2141@msn.com]  
**Sent:** Friday, April 11, 2014 7:35 AM  
**To:** Megan Basham  
**Subject:** 201400307 S-ZC-DA Homeplace Hollow Sub

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Thank you,

Kris Mannion

## **Megan Basham**

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**From:** KRISTIANN MANNION <mannion2141@msn.com>  
**Sent:** Monday, April 14, 2014 2:25 PM  
**To:** Megan Basham  
**Subject:** Proposed sub in Stans Subdivision

Megan, thank you for your lengthy and complete response. I will probably appear at the public hearing.

In the event that I am not able to attend I would like to add to the record that the proposed housing units not include two story houses that will overlook into the yard of the adjacent properties and interfere with the privacy of the already existing structures on Sloan Street.

Thank you,

Kris Mannion

## Megan Basham

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**From:** Jerry Hastings  
**Sent:** Friday, April 18, 2014 2:23 PM  
**To:** Megan Basham  
**Cc:** Pat Tealey (ptealey@tealeys.com)  
**Subject:** RE: Homeplace Hollow Sub  
**Attachments:** Homeplace Hollow Sub 201400307 S-ZC-DA Legal Description.pdf; Homeplace Hollow ROS 9617.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Megan and Pat, the description closes to acceptable standards. It does have a mis-located word in it however. In the line just above the real point of beginning is "washer". It should be in the line 4 lines above where it is. It would make sense for it to be in the line with "PK nail and washer". See Record of Survey No. 9617 for the points set on the survey. I have put the files in the following location: **S:\SharedEngr\Surveyor\Planner Reviews** with the file names starting with Homeplace Hollow Sub, sometimes capitalized and sometimes not. The Homeplace Hollow Sub 201400307-S-ZC-DA Legal Description is the file you had sent me with a couple of notes added inside acrobat for clarification. The description once fixed by the PLS should be fine to use for the rezone. Thank you very much, have a great weekend, Jerry.



**Jerry L. Hastings, PLS 5359**  
**County Surveyor**  
**Ex Officio Recorder**  
**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7912 office  
(208) 287-7909 fax

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**From:** Megan Basham  
**Sent:** Friday, April 18, 2014 12:01 PM  
**To:** Jerry Hastings  
**Subject:** Homeplace Hollow Sub

Hi Jerry-

Could you run this legal for the Homplace Hollow preliminary plat. I'm assuming this legal can also be used as the rezone boundary because there are no adjacent public rights-of-way. Would that be correct? Thanks!

Megan



**Megan Basham, AICP**  
**Associate Planner**  
**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7944 office  
(208) 287-7909 fax

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Hollow Subdivision  
Asin Homes, LLC

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on May 8, 2014 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201400307-S-ZC-DA, Homeplace Hollow Subdivision: A request for a 15-lot subdivision, a zone change from R1 to R8 and a development agreement on 3.809 acres. There will be 13 residential lots and two (2) common lots for a density of 3.41 DU/acre. The minimum lot size is 5,000 sq. ft. The property is located off W. Steve Street, south of N. Rooney Ave. and N. Abe Ave.; 4N 1E Sec. 14. Megan Basham 287-7944 201400308-CU-MSP, Hummel Architects: A request for a conditional use and master site plan for the construction of a new administration building, front entry complex and entrance sign at Idaho Expo. All improvements are located on the interior of the Idaho Expo site at the intersection of Lorimer Lane and Kent Lane. The new administration building will be approximately 3,400 sq. ft. and the new entry gate structure will be approximately 2300 sq. ft. with a 20" entry sign that spans approximately 55 feet. The property is located at 5610 N. Glenwood Street; 4N 1E Sec. 25. Megan Basham 287-7944 201400337-CU-MSP, Islamic Community of Bosniaks Boise: A conditional use and master site plan application for a cemetery. The property is located at 15000 S. Cloverdale Road; 2N 1E Sec. 34. Brent Danielson 287-7913 201400341-CU-MSP, Friendship Celebration Lutheran Church: A conditional use and master site plan application for an 11,508 square foot addition to an existing church. The property is located at 765 E. Chinden Blvd.; 4N 1E Sec. 30. Brent Moore 287-7998 201400344-S-ZC-DA-PBA, Charter Meadows Subdivision: Preliminary plat for 107 residential lots and 8 common lots. Rezone the property from RSW to R8 with a Development Agreement. A property boundary adjustment to adjust the property from Charter Pointe Subdivision #10 to the proposed Charter Pointe Meadows. The property is located at the termination of S. Maple Grove Road east of Charter Pointe Subdivision.; 2N 1E Sec. 2 & 11. Diana Sanders 287-7905 Staff Reports Available On-Line 5 Days before Hearing Date - adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. ADA COUNTY PLANNING AND ZONING COMMISSION Mark Perfect Planning & Zoning Administrator Pub. Apr. 22, 2014 Publish Dates: 4/22/2014 -5/6/2014 1

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Hollow Subdivision  
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