

July 22, 20115

City of Boise  
Planning and Zoning Commission and City Council  
c/o City of Boise Planning and Development  
150 N. Capitol Boulevard, 2<sup>nd</sup> Floor  
Boise, ID 83701

**RE:       Spicebark Subdivision  
          Preliminary Plat Application**

Dear Commissioners and City Council Members:

On behalf of Richard Radnovich, please accept this application for a preliminary plat for the Spicebark Subdivision located at 4900 and 4910 N. Farrow Street. We are request a preliminary plat for 12 building lots and 2 common lots on 2.6 acres in an existing R1-C zone.

**Zoning and Development Statistics**

The property is zoned R1-C and the site design conforms to the requirements of R1-C zoning as follows:

Site Area	2.58 acres
Building Lots	12 lots
Density	4.7 DU/AC
Minimum Lot Size	5,069 SF

**Sewer Service**

The Spicebark Subdivision will be serviced by an existing 30-inch sewer main in N. Farrow Street. A new 8-inch sewer main and services will be constructed in W. Hickories End Court to service the lots.

**Water Service**

The Spicebark Subdivision will be serviced by an existing 8-inch water main in N. Farrow Street with a new 8-inch main and services in W. Hickories End Court

**Pressure Irrigation**

Subject to Settlers Irrigation District approval, primary pressure irrigation will be provided via a new pump station in the SE corner of the site along the Zinger Lateral and new 4" main and services for each lot in the subdivision.

### **Roadways and Storm Drainage**

The site is immediately accessible by N. Farrow Street on the west property line with 40 feet of frontage. A public cul-de-sac, W. Hickories End Court, will be constructed with 48 feet of right-of-way and parking/sidewalks on both sides where abutting proposed lots. The non-lot portion is requested to be a 40 foot right-of-way with parking/sidewalk on one side of the street.

Storm drainage will be mitigated by an underground seepage bed in accordance with ACHD design criteria located in Lot 1, a common lot maintained by the HOA.

### **Flood Zone and Topography**

The site is located outside of the 100-year floodplain in flat topography with no special flood zone or hillside considerations required.

### **Subdivision Design – Special Features**

Two existing homes will be removed prior to development of the site with all existing services abandoned in accordance with City of Boise requirements.

The adjacent property in the SE corner has constructed a structure encroaching on this property near the Zinger Lateral. In the interest of maintaining proper setbacks, a common lot has been created on the existing fence line for ease of deeding the property to the adjacent owner to rectify the situation without the removal of any adjacent structures or a property line dispute.

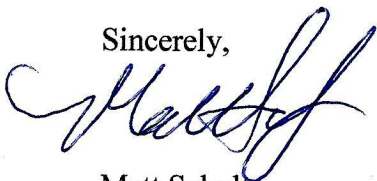
### **Variances**

The site design for the Spicebark Subdivision exceeds the minimum requirements of the R-1C zoning ordinance and no variances are requested with this application.

### **Summary**

The proposed preliminary plat applications for the Spicebark Subdivision carefully considered all aspects of the Boise Zoning Ordinance to develop a high-quality residential development that exceeds the minimum development standards. We respectfully request your approval of this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Schultz", with a stylized, flowing script.

Matt Schultz  
Schultz Development LLC