

**Independent School District of Boise City #1****Boundaries, Transportation, and Safety**

8169 W. Victory Rd - Boise, ID 83709

(208) 854-4167 Fax (208) 854-4011

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JAN 11 2008

**DEVELOPMENT
SERVICES**

July 6, 2007

Boise City Planning & Development

Subdivisions

150 N Capitol Blvd

Boise, ID 83702

CAR 07-00042, CUP07-00084

RE: Plano Road Subdivision; SUB07-00065

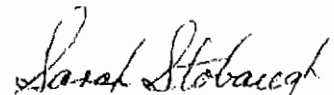
CFH 07-22

The plans for the Plano Road Subdivision show all streets ending in cul-de-sacs, with no connectivity to other surrounding streets. In order to furnish safe school bus turn-around locations to accommodate students living in the Subdivision, the Boise School District would like to see the cul-de-sac at the end of Sunrise Point Drive and the cul-de-sac at the end of Sandman Place both be marked with signage that says "No Parking - School Bus Turn Around".

The schools currently assigned to the proposed project area are:

Elementary School: **Cynthia Mann**Junior High School: **Hillside**High School: **Capital - currently****Boise - effective August 2008**

If you have any further questions, please feel free to contact this office.


Sarah Stobaugh, Supervisor
Traffic Safety and Transportation

SS/pkw

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

Date: January 16, 2008

To: Boise City Planning & Zoning

Re: CAR 07-0042/ CUP 07-0084/ CFH 07-0022; 6890 N. Plano Lane

CONDITIONS OF APPROVAL

SEWER CONDITIONS – JIM PARDY (433-5648)

Upon development of the property, connection to central sanitary sewer is required. Sewers are available in Hill Road at Plano Road and in Collister Drive (384-3900).

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

No comment.

STREET LIGHT CONDITIONS – BILL COLSON (384-3929)

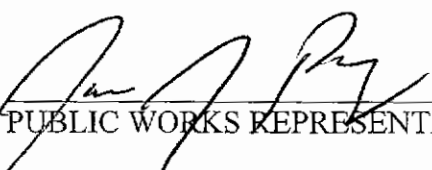
Street lights are required. The specific location and type of facilities to be installed will be identified in the conditions of subdivision plat approval.

PERSON MAKING OTHER COMMENTS: TERRY RECORDS (384-3946)

OTHER COMMENTS:

This project site contains areas to be developed in excess of 15% grade. Comply with Boise City Hillside and Foothill Areas Development Ordinance, International Residential Code Chapter 4 and Uniform Building Code Appendix Chapter 33.

A formal review of the preliminary soils and engineering reports for this project will be forthcoming under a separate memo.


PUBLIC WORKS REPRESENTATIVE


PUBLIC WORKS REPRESENTATIVE

cc: Applicant

From: "Mindy Wallace" <Mwallace@achd.ada.id.us>
To: <royjohnson05@msn.com>
CC: "james woodruff" <woody@azimutheng.com>, "BRUCE EGGLESTON" <Beggleston@c...>
Date: 1/16/2008 11:31 AM
Subject: Plano Road meeting

Roy,

I want to thank you for meeting with Gary Inselman and myself a few weeks ago regarding the Plano Road Subdivision. I just wanted to reiterate a few of the things we talked about and some of the things ACHD will be looking for in moving forward with the review of the application. I would like to begin by restating that nothing has been approved, and to assume that no approvals have been issued unless specifically identified in writing. The District understands that this is a hill side development and that it may not be possible to meet some of the standard requirements. In those cases staff will be looking for a variance request. The variance request should be made for each item that does not meet standard requirements. The variance request should identify what can be done if ACHD standards cannot be met. For example, District policy requires a 50-foot tangent between reverse curves. If the 50-foot standard cannot be met, than what can. The District is also looking for information on the design speed of the roadways. District policy requires that roadways are designed for a minimum design speed of 20 MPH. If a design speed of 20 MPH cannot be met, than what can and on what roadways. District traffic services staff will review the submitted design speeds to determine if they can be accepted. Additionally the District will be looking for profiles for the submitted plans, dimensions on all radiuses and tangents, and clarification on the proposed street sections. This information is essential to provide a sufficient review of plans.

Please let me know if you have any questions.

Mindy Wallace

Planner III

Right of Way and Development Services

Ada County Highway District

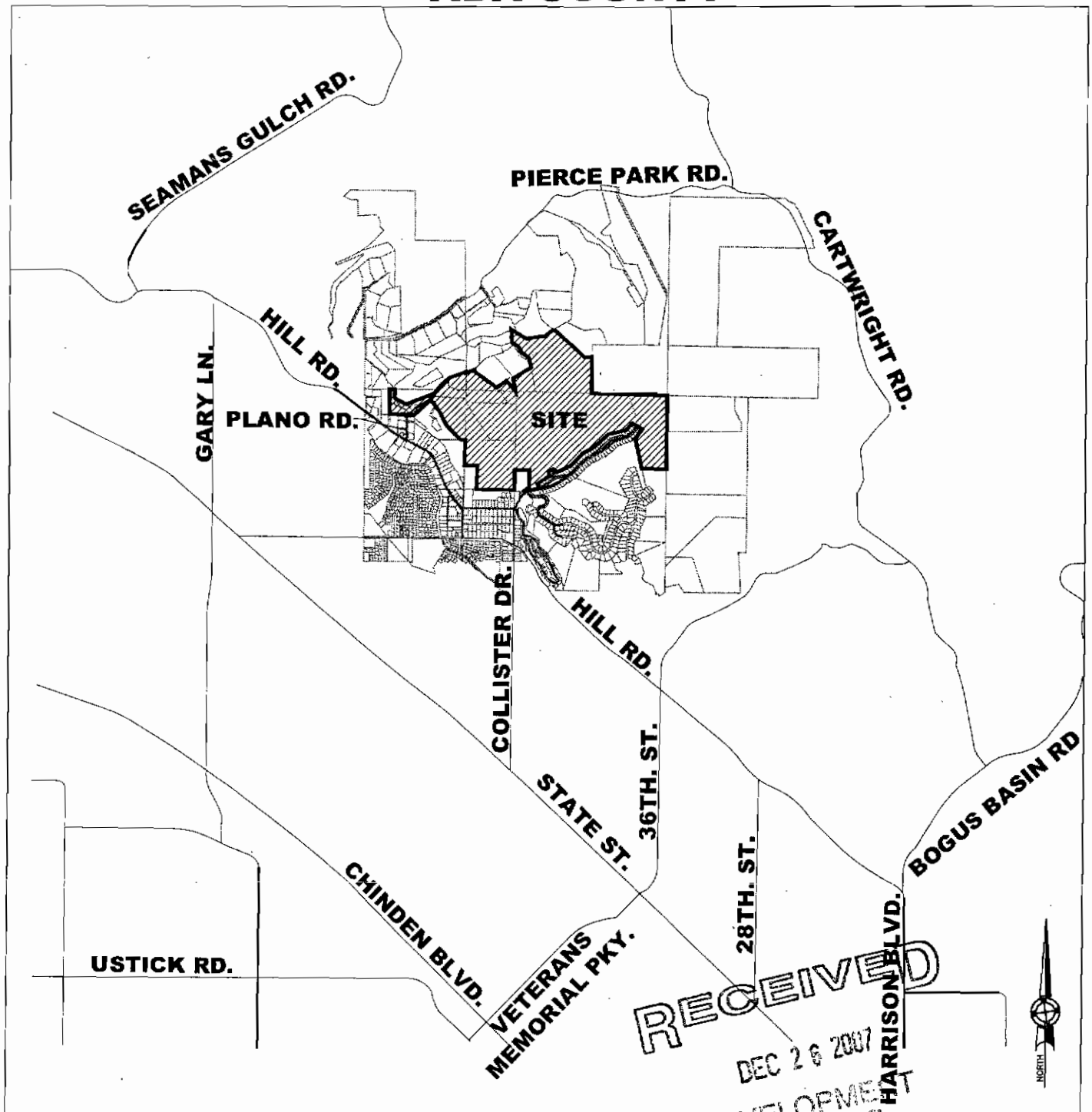
3775 Adams

Garden City, ID 83614

(208) 387-6178 Fax (208) 387-6173

PLANO ROAD

SUBDIVISION
PLANO LANE
BOISE, IDAHO
ADA COUNTY



VICINITY MAP
SCALE: NONE

From: "james woodruff" <woody@azimutheng.com>
To: "BRUCE EGGLESTON" <Beggleston@cityofboise.org>
Date: 12/21/2007 5:43 PM
Subject: Plano Road Subdivision

CC: "TERRY RECORDS" <TRECORDS@cityofboise.org>, "Kerry Winn" <kwinn@stew...

Bruce,

We have FED-EX 7 copies of plans to you and you should receive them on Monday December 24th. I have included an extra set of color drawings of the lots with 25% slope and building area with the table for you. I would like Terry Records to receive the color set for grading. I have also sent 2 sets of plans to Mindy Wallace at ACHD so they have the updated plans.

The only changes we made on the lots and grading plan were on sheets C1.1 and C3.2.1. We also added sheet C3.2.10 for the Plano Road Grading.

Terry the updated cut and fill quantities are below. This means we will not be removing any material from the site with the shrinkage factors between 10-15%.

Cut	1,983,716	cu. yd.
Fill	1,759,490	cu. yd.
Net	224,226	cu. yd. (cut)

Please call my cell if you do not receive these or need any additional information.

Merry Christmas!

James "Woody" Woodruff, P.E.
Azimuth Engineering, Inc.
5243 South Green Pine Drive
Murray, Utah 84123
Office: (801) 261-3900 Cell: (801) 633-1168
Fax: (801) 266-5032
email: <mailto:woody@azimutheng.com> woody@azimutheng.com

image001

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Collister Rare Plant Preserve

Conservation Strategy

For

Plano Road Subdivision

Submitted by the Land Trust of the Treasure Valley

December 3, 2007

Background

The proposed Plano Road Subdivision area contains a population of Aase's onion, a rare plant species. As part of the Boise Foothills Ordinance, density bonuses can be granted for lands permanently set aside that have public values. The set aside land must be protected in perpetuity.

The developers have taken advantage of this and will be setting aside a rare plant conservation area as part of their development proposal. Of the 333 acres in the project, 150 acres are proposed to be included in a rare plant preserve, which also contains native foothills vegetation. They have asked the Land Trust of the Treasure Valley to be the stewards of the preserve.

Funding for Stewardship

Due to the monitoring and enforcement responsibilities associated with this rare plant preserve, the Land Trust is assuming a long term liability and responsibility to assure the rare onion plant has every possibility of surviving and thriving. To help cover the costs of this liability, the developers have agreed to establish a perpetual transfer fee of 0.25% of the value of every lot and home sold. The funds will be collected at closing and will be distributed to the Land Trust and placed into a restricted stewardship fund. The transfer fee will be established and outlined in the Conservation Easement, the Conditions, Covenants and Restrictions and a deed restriction placed upon the lots.

Education / During Construction

It is anticipated that education of construction contractors will be the first line of defense in assuring compliance with the conservation purposes of the conservation area. The developers will be asked to clearly demarcate the building envelope prior to grading for any roads or lots to assure disturbance does not creep into the conservation area. Developers will erect a temporary fence to assist in defining the building envelope. They will also be asked to conduct pre-grading meetings with anyone who will be working on site, to explain the goals of the conservation area and the limits of disturbance allowed. The Land Trust will assist the developers in creating information for construction contractors.

Education / Homeowners

As homes are finished and occupied, it is anticipated that the Land Trust will provide an information packet to each homeowner explaining the conservation goals, limits and contact information. The Land Trust also anticipates conducting environmental education tours or hikes to increase the awareness and appreciation for the foothills

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environment and the conservation areas goals. Partnering with the future homeowners association, the Land Trust plans to engage the neighborhood in helping care for the open space.

Education / Others

The Land Trust anticipates placing an aesthetic sign along Collister Drive and Plano Drive, explaining the sensitivity of steep slopes, the rare plant conservation area and tips for enjoying the foothills in a responsible manner.

Monitoring

The site will be visited at least once per year to visually inspect the interface between homes and the conservation area. In addition, baseline monitoring will be established to gauge the health of the onion and the extent and trend of invasive species.

Public Access

While allowable, it is not anticipated that trail access will be constructed within the conservation area due to the terrain and difficulty in establishing a sustainable loop trail. Trail access is a possibility from the site to the east and the Polecat Gulch Reserve. In the event a trail is planned within the conservation area, the Land Trust will review and approve its location prior to trail construction.

Trail access from offsite or from homes within the development will be restricted and attempts made to discourage access within the conservation area, with the use of signs, barriers and information about alternative recreation opportunities.

Restoration

In the event of a fire or other disturbance, the best available science will be used to determine a possible course of post-fire restoration action. At times this may mean simply leaving the area alone or providing guidance to restoration of impacts from fire suppression activity. The Land Trust will work to assure that the Aase onion population will be given the opportunity to thrive long after the development is complete.

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Narrative

PLANO ROAD SUBDIVISION

A Foothills Development

Plano Road Subdivision is a proposed single-family residential subdivision located in the Foothills northwest of downtown Boise, between North Collister Road and Plano Road and just northwest of Quail Ridge Subdivision. Plano Road Subdivision is located on 333 acres and proposes 155 single-family lots, for a density of one lot per 2.15 acres. Plano Road Subdivision is being developed pursuant to Boise's Foothills Planned Development Ordinance (The Ordinance) and would be developed in phases.

Developing under "The Ordinance" and "The Plan"

"The purpose of the Foothills Planned Development Ordinance is to implement residential subdivision density and design elements of the *Boise City Foothills Policy Plan* (The Plan) and the *Boise City Comprehensive Plan*. It is also designed to protect and promote preservation of contiguous areas of Foothills open space that contain important and significant natural and cultural resource values, as identified in The Plan and this ordinance." Boise Municipal Code § 11-06-05.07.01.

We have worked diligently with the staffs of the Planning and Development Services Department, Parks and Recreation Department, Fire Department, and ACHD, together with many other concerned persons, over the last two and one-half years to comply with both the letter and intent of The Ordinance and The Plan. With only 155 lots on 333 acres (for an average of one lot for every 2.15 acres) Plano Road Subdivision is a low-density residential subdivision.

Purpose of The Plan

Although generally broader in its language and qualifications than The Ordinance: "The purpose of the plan is to protect existing neighborhoods, to preserve and enhance the environmental, recreational and aesthetic values of the Foothills while allowing controlled development." The Plan, Preface at p. iii.

Plano Road Subdivision preserves and enhances identified environmental resources located on the project by:

1. Placing 150 acres in a permanent conservancy managed by the Land Trust of the Treasure Valley to preserve and protect the Aase's Onion, a rare plant species;
2. Restoring a large sandpit scar;
3. Protecting wetlands; and
4. Improving riparian areas located on the project.

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Plano Road Subdivision will also preserve and enhance recreational values located on the project by providing a western access and improved trailhead to the 640-acre Polecat Gulch Reserve recreational area (*see* The Plan, Introduction at pp. iii-iv, concern no. 6), which recreational area can only be accessed currently from Cartwright Road.

Additionally, aesthetic values located on the project are preserved as much as possible by minimizing the disturbance of natural vegetation and by replanting and restoring disturbed areas. Thus, approximately 75%, or about 246 acres, of the project's 333 acres will be preserved or restored to a natural state and set aside as open space. Moreover, home color and materials restrictions, height restrictions, and mandatory setbacks from ridgeline cuts will help the Plano Road Subdivision blend into the natural terrain. The recommended setbacks and restrictions will eliminate or substantially reduce the visual impacts to the neighboring subdivisions and also protect homes from natural wildfires.

Project Location

The location of this project is compatible with the Boise Comprehensive Plan and designated as a priority area for development in the Foothills. The location also has adequate access to public sewer and water facilities.

Project Density

The definition of "Buildable Area" in Section 11-06-05.07.09 of The Ordinance establishes that "[l]ands with a slope of 25% or less are buildable areas, if outside floodways or geographic areas." The 25% restriction for buildable area is more restrictive than traditional restrictions of 30% found in most foothill areas around the country, including Salt Lake City, Denver, Phoenix, and Los Angeles. (Traditional engineering standards consider slopes of 30% as safe buildable terrain.) Plano Road Subdivision has 74 qualifying acres of 25% or less slope.

Section 11-06-05.07.04 of The Ordinance further provides that a density bonus may be obtained under two conditions applicable to the Plano Road Subdivision. First, part B of the section provides for a bonus density for buildable area left as open space. Plano Road Subdivision has 26 qualifying acres of buildable area left as open space.

Second, part C of Section 11-06-05.07.04 provides that some areas of preserved open space "may have a combination of characteristics that cause them to be worthy of special incentives for preservation," ... provided they "demonstrate at least four of eleven characteristics established for high priority open space lands." Plano Road Subdivision has 83 qualifying acres of such Priority Open Space, based on the following characteristics (quoted headings are from Section 11-06-05.07.04.C):

1. **"Wetlands."** A wetlands area located at the end of N. Collister Drive will be preserved following Idaho Department of Fish and Game's *Prescription for Revegetation of Wetlands Within a Typical Southwest Idaho Stream Corridor*.

Ecological Design's reports *Presence of Wetland Area* and *Conceptual Plan for Repair and Restoration*.)

2. **"Riparian areas."** A riparian area located at the end of N. Collister Drive will be preserved and improved following Idaho Department of Fish and Game's *Prescription for Revegetation of Riparian Areas Within a Typical Southwest Idaho Stream Corridor*. (See Ecological Design's reports *Presence of Riparian Area* and *Conceptual Plan for Repair and Restoration*.)

3. **"Rare plant communities."** The boundaries of Plano Road Subdivision contain a unique concentration of a rare plant species, the Aase's Onion. Rob Tiedeman, a licensed biologist with Ecological Design, and Greg Carson, with Millennium Science & Engineering, spent many weeks qualifying, documenting, and mapping the occurrence of this rare plant community. Mr. Tiedeman also evaluated several other areas close to the project and other locals around Boise and determined that the subject property contains the "Mother lode of Aase's Onions." (See Ecological Design's report *Occurrence of Aase's Onion*.) This unique rare plant community will be preserved, enhanced, and managed with the consent of the Parks and Recreation Commission by the Land Trust of the Treasure Valley (Land Trust), with about 150 of the 333 acres being deeded to the Land Trust for a permanent conservancy. A preliminary management plan provided by the Land Trust is included in the project application. This plan includes preservation objectives, monitoring, and protection procedures that will protect and enhance this rare plant community. A roadside turnout with a permanent educational plaque will also be constructed at the base of the property on N. Collister Drive to promote environmental awareness and information about the Aase's Onion. Further, an endowment will be set to provide funding for this permanent conservancy by requiring that a percentage (.25%) of each sale or resale of a lot or home in the Plano Road Subdivision be donated to the Land Trust. (Estimated contributions are \$1,500 - \$2,500 for each sale.)

4. **"Trails and trailheads designated in the Ada County Ridge to Rivers Pathway Plan."** The Department of Parks and Recreation desires to provide trail and trailhead access for the public at the end of N. Collister Dr. to the 640-acre Polecat Gulch Reserve, which currently can be accessed only from Cartwright Road. This new access will be enhanced with the construction of a public road to the access and a proposed trailhead parking lot.

5. **"Other public trails and trailheads as approved by the Boise City Parks and Recreation Board."** A public trail with access to the Polecat Gulch Reserve from Plano Road is part of the project design.

6. **"Land adjacent to publicly held open spaces."** This project borders and will provide access to the Polecat Gulch Reserve.

7. **"Lands adjacent to areas that are, or have the potential to be, designated and set aside as public open space land in accordance with the provisions**

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of this ordinance.” The entire north side of this project has the potential to be open space or trails that connect to other public open spaces.

Also a qualifying criteria for allowing a density bonus is a “demonstrable increase in the public value of the resource by such allowance.” Section 11-06-05.07.04.C. As further provided in this section, “[d]emonstrable increase in value may include but is not limited to the following” characteristics present in Plano Road Subdivision (quoted headings are from Section 11-06-05.07.04.C):

1. **“Allowance for public access.”** As noted above, trail and trailhead access will be provided through the project to the Polecat Gulch Reserve off N. Collister Drive and Plano Road.

2. **“Protection from alteration of important vegetation that could otherwise occur from a permitted use such as mining, logging, grazing or construction of utilities or infrastructure.”** Through management by the Land Trust and the project’s CC&R’s, the unique concentration of Aase’s Onions, which are considered by the Natural Heritage Program and Conservation Data Center to be both a global and state rare species and by the U.S. Bureau of Land Management to be an imperiled species, will be protected from future sand removal, possible grazing, or human degradation. Also, the presence of this rare plant community and its impact on Bonus Density negates the need to transfer density from the Polecat Gulch Reserve in order to obtain public access to the reserve.

3. **“Dedication or discounted sale to a willing public agency.”** As also noted above, in cooperation with the Parks and Recreation Department about 150 acres will be dedicated and preserved in a permanent conservancy.

An added public benefit provided by the project will be the restoration of a sand pit that has been mined over the past several years, leaving a large scar that is readily observable in many parts of the Treasure Valley. Thus, not only will sand mining be permanently stopped, but the project will restore the scarred area to a pre-mining appearance. This restoration will also provide the means by which cut-and-fill materials will be balanced, so that material will not need to be imported or removed from the property.

In summary, based on the provisions of The Ordinance and The Plan, and by working with the staff of the Planning and Development Services Department, we believe we have successfully established that the Plano Road Subdivision fully qualifies for 165 new building lots, although only 155 building lots are being proposed.

Traffic and Visual Impacts

We acknowledge that there will be traffic added to some streets by the development of the Plano Road Subdivision and that some elements of the project will be visible. However, the added traffic is well within current capacities (*see* Dobie Engineering’s *Traffic Study*) and \$3,400.00 per lot will be paid to ARCHD for impact fees for future improvements (155 lots X \$3,400 = \$527,000). Furthermore, by working with

the staff of the Planning and Development Services Department, we have mitigated the project's visibility and appearance so as to blend into the natural terrain by:

- Clustering homes
- Requiring ridgeline setbacks
- Limiting home height
- Limiting home color and material
- Carefully establishing road alignments
- Preserving natural open space corridors to connect existing open space on each side of the ridgeline

Conclusion

As a base for comparison, the neighboring Quail Ridge Subdivision was developed with 176 lots on 250 acres, for an average density of one lot for every 1.42 acres. When compared with Quail Ridge Subdivision, and after adjustment for the differential in acreage, the Plano Road Subdivision reflects a reduction of over 80 building lots and 37% in grading. Moreover, in order to minimize grading, most of the homes will be located along "single-loaded" streets, rather than using the "double-loaded" street alignment found in the Quail Ridge Subdivision. Thus, by virtually any measure, the Plano Road Subdivision will impose significantly fewer impacts on the surrounding area and environment—while at the same time providing significantly greater benefits—than did perhaps the premiere residential subdivision in northwest Boise, the neighboring Quail Ridge Subdivision.

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Memo

To: Dave Abo & Bruce Eggleston
From: Cheyne Weston
CC: James Hall, Tom Governale, David Gordon, Julia Grant, David Selvage, Chuck McDevitt
Date: July 31, 2007
Re: Plano Lane Subdivision Application

Boise City has invested over \$2 million dollars of public foothill serial levy funds to conserve open space in Polecat Gulch Reserve. This Reserve encompasses over 600 acres and is a neighbor to the proposed Plano Lane Subdivision to the south. Polecat Gulch Reserve will provide for several miles of trails and two trailheads. The construction of these trails have been funded through a \$46,000 State Parks grant. One of the trailheads will be situated on Cartwright Road while the other is planned for the end of Collister Drive extension.

The Plano Lane Subdivision at Collister Drive coincides with development of a planned trailhead at the Collister Drive within the Reserve. Park staff has had preliminary discussion with the developer regarding plans along the west side of the proposed development. These plans show Collister Drive being extended, allowing for pedestrian access to the Reserve property on a sidewalk.

The developers will be required to provide for emergency services at the new terminus of Collister Drive. The configuration of the terminus has yet to be determined. In order to accommodate these road requirements, the City would consider dedicating ROW for a public turn-around at the end of the proposed new Collister Drive extension. The turn-around would provide public and emergency access.

Should development be approved at this location, BPR and the developer could consider entering into a development agreement. This agreement would necessitate recognition for the value of the property received and require infrastructure related improvements, such as utility stubs be constructed to meet BPR and other required agency approvals.

BPR requests the following conditions of approval be attached to this development request.

- Developer shall construct a post and rail fence to BPR standards along the north property line of the subdivision to help protect the Reserve from encroachment by the future adjacent residences.
- Developer shall construct an approved turn-around / trailhead at the new terminus of Collister Drive to BPR specifications while adhering to ACHD access standards.



MISSION STATEMENT

Boise Parks & Recreation Department's mission is to enhance Boise's quality of life by working in partnership with the community to foster and support citizen well being and healthy community environments. TDD/TTY 800-377-3529

- Developer shall stub utilities (water and power) to an acceptable location near the turn-around as approved by BPR and public works department.
- The turn-around / trailhead shall be graded and graveled to include 12 auto spaces and 3 horse trailer spaces, an area for emergency vehicles to turn around, a vault toilet, a boundary two post and rail fence and a trailhead kiosk.

I would also suggest Boise City Planning and Development Services solicit comments from Beth Colket with the Idaho Conservation Data Center. Ms. Colket (bcolket@idfg.idaho.gov or 287-2799) has been monitoring populations of Aase's onion and other rare plants in the foothills and can provide information regarding possible impacts to the Aase's onion population in Polecat Gulch.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made by and between (i) CITY OF BOISE CITY, Idaho (the "City"); and (ii) AASE'S CANYON POINTE DEVELOPMENT, LLC, a Utah limited liability company ("ACPD"); CAPITAL DEVELOPMENT, INC., an Idaho corporation ("CDI"); MARIE CASEY, Trustee of the George E. and Marie E. Casey "B" Trust; KELLY TROUTNER; ANDY and KATHY COVER; and PERRY C. HARDING (ACPD, CDI, Casey, Troutner, the Covers, and Harding are collectively referred to as "Developer").

RECITALS

A. Developer collectively owns all of that certain real property located in Ada County, Idaho, more particularly described in **Exhibit A** (the "Property") attached hereto and incorporated herein.

B. ACPD and CDI have filed the following applications for the Property with the City: annexation, rezone, and development agreement application number CAR07-00042 (the "Rezone"), conditional use permit application number CUP07-00084 (the "CUP"), hillside and foothill area development permit application number CFH07-00022 (the "Hillside Permit"), and preliminary subdivision plat application number SUB07-00065 (the "Preliminary Plat," and together with the Rezone, the CUP, and the Hillside Permit, the "Development Applications").

C. Pursuant to Idaho Code Section 67-6511A and Boise City Code Section 11-08-08, the City has the authority to conditionally rezone the Property and to enter into a development agreement for the purpose of allowing a specific development to proceed after a determination has been made that a proposed rezone by itself is not appropriate but that the use of a development agreement could allow development to proceed under stricter restrictions than those imposed generally in the proposed zoning district.

D. The City has determined that the development of the Property pursuant to Residential District R-1A and Open Land District A-1 is not appropriate without the use of a development agreement to allow the development to proceed under the stricter restrictions set forth in this Agreement. This property is currently zoned "RP".

NOW, THEREFORE, in consideration of the foregoing recitals and the covenants, conditions, and terms set forth below, the parties agree as follows:

1. **Zoning Designations.** Pursuant to the City's approval of the Rezone, the Property is being zoned in part R-1A/DA and in part A-1/DA, for development in accordance with the concept plan depicted in **Exhibit B** attached hereto and incorporated herein. Full sized copies of the concept plan depicted in Exhibit B shall also be initialed by each of the signatories to this Agreement and be retained in the respective records of the City, ACPD, and CDI for future reference and use in the event of any controversy or disagreement arising under this Agreement.

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2. **Development of Property.** The development and use of the Property shall conform in all material respects with all conditions of approval adopted by the City in connection with its approval of the Development Applications, as such conditions of approval may hereafter be amended in accordance with the Boise City Code, and Developer shall have the right to develop and use the Property in accordance with the terms of such approved Development Applications, as hereafter so amended.

3. **Preservation of Aase's Onion.** Prior to recording a final plat for any portion of the Property, ACPD and CDI shall both (a) convey those portions of the Property depicted in Exhibit B as "Onion Conservancy" to the Land Trust of the Treasure Valley (the "Land Trust") in fee simple, or to such other similar entity as may be approved by the director of the City's Planning and Development Services Department (the "Director"), and (b) enter into a written agreement with the Land Trust or other approved entity for the protection and preservation of such onion fields on terms approved by the Director.

4. **Improvement of Trail Head.** Prior to recording a final plat for any portion of the Property, ACPD and CDI shall construct and dedicate, as applicable, to the City a standard ACHD-approved cul-de-sac and parking lot for a park trail head on the Property in accordance with the specifications and requirements of the City's Department of Parks and Recreation.

5. **Default.** Developer's failure to comply with all of the commitments imposed on it under this Agreement shall be deemed a consent for the City to rezone the Property to a zone deemed appropriate by the Boise City Council. **Waivers.** A waiver by the City of any default by Developer of any of the requirements imposed on it under this Agreement shall not bar any rights or remedies of the City with respect to any subsequent or further default by Developer.

6. **Notices.** Any and all notices required to be given by the parties hereto shall be in writing and be deemed given when deposited in the United States mail, certified, return receipt requested, addressed as follows:

If to the City: Director, Planning and Development Services Department
Boise City
Post Office Box 500
Boise, Idaho 83701-0500

If to Developer: Joe Johnson
AASE's Canyon Pointe Development, LLC
8989 South Schofield Circle
Sandy, Utah 84093

and J. Ramon Yorgason
Capital Development, Inc.
6200 North Mecker Place
Boise, Idaho 83713

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A party may give notice of any change of its address for the purpose of this section by giving written notice of such change to the other parties in the manner herein provided.

Attorney Fees. Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney's fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination, or forfeiture of this Agreement.

7. Time Is of the Essence. The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every covenant, condition, and term hereof and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the party so failing to perform.

8. Binding Upon Successors. This Agreement shall be binding upon and inure to the benefit of the parties' respective successors, assigns, and personal representatives, be binding on each and every owner of the Property, each subsequent owner, and each other person acquiring an interest in the Property, and shall run with the land.

9. Requirement for Recordation. Developer shall cause this Agreement, including all the exhibits; to be recorded by the Ada County Recorder prior to the formal adoption of the Rezone by the City, and Developer's failure to comply with this section shall be deemed a default of this Agreement.

10. Effective Date. This Agreement shall be and become effective with and upon publication of the approved Rezone.

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IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the dates opposite each signature below.

CITY:

CITY OF BOISE CITY

DATED: _____, 200__

By: _____
Its: _____

ATTEST:

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DEVELOPER:

**AASE'S CANYON POINTE DEVELOPMENT,
LLC, a Utah limited liability company**

DATED: _____, 200__

By: _____
Joe Johnson, Manager

**CAPITAL DEVELOPMENT, INC.,
an Idaho corporation**

DATED: _____, 200__

By: _____
J. Ramon Yorgason, President

DATED: _____, 200__

MARIE CASEY, Trustee of the George E.
and Marie E. Casey "B" Trust

DATED: _____, 200__

KELLY TROUTNER

DATED: _____, 200__

ANDY COVER

DATED: _____, 200__

KATHY COVER

DATED: _____, 200__

PERRY C. HARDING

RECEIVED

DEC 26 2007

DEVELOPMENT
SERVICES

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of _____, 200__, before me _____,
personally appeared _____, known or identified to me (or proved to me
on the oath of _____), to be the person whose name is subscribed
to the within instrument as _____ and acknowledged to me that
[he/she/they] executed the same as such _____.

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

NOTARY PUBLIC FOR IDAHO
Residing at _____
My Commission Expires _____

STATE OF UTAH)
) ss.
County of Salt Lake)

On this _____ day of _____, 200__, before me _____,
personally appeared **JOE JOHNSON**, known or identified to me (or proved to me on the oath of
_____) to be the Manager of **AASE'S CANYON POINTE
DEVELOPMENT, LLC**, a Utah limited liability company, the limited liability company that
executed the instrument or the person who executed the instrument on behalf of said limited
liability company, and acknowledged to me that such company executed the same.

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

NOTARY PUBLIC FOR UTAH
Residing at _____
My Commission Expires _____

RECEIVED

DEC 26 2007

**DEVELOPMENT
SERVICES**

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of _____, 200__, before me _____,
personally appeared **J. RAMON YORGASON**, known or identified to me (or proved to me on the
oath of _____) to be the President of **CAPITAL DEVELOPMENT,**
INC., an Idaho corporation, the corporation that executed the instrument or the person who
executed the instrument on behalf of said corporation, and acknowledged to me that such
corporation executed the same.

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

NOTARY PUBLIC FOR IDAHO

Residing at _____

My Commission Expires _____

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of _____, 200__, before me _____,
personally appeared **MARIE E. CASEY**, known or identified to me (or proved to me on the oath of
_____), to be the person whose name is subscribed to the within
instrument as Trustee of the George E. and Marie E. Casey "B" Trust, and acknowledged to me
that she executed the same as such Trustee.

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

NOTARY PUBLIC FOR IDAHO

Residing at _____

My Commission Expires _____

RECEIVED

DEC 26 2007

DEVELOPMENT

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of _____, 200__, before me _____,
personally appeared **KELLY TROUTNER**, known or identified to me (or proved to me on the oath
of _____), to be the person whose name is subscribed to the
within instrument, and acknowledged to me that he executed the same.

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

NOTARY PUBLIC FOR IDAHO
Residing at _____
My Commission Expires _____

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of _____, 200__, before me _____,
personally appeared **ANDY COVER**, known or identified to me (or proved to me on the oath of
_____), to be the person whose name is subscribed to the within
instrument, and acknowledged to me that he executed the same.

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

NOTARY PUBLIC FOR IDAHO
Residing at _____
My Commission Expires _____

RECEIVED
DEC 26 2007
DEVELOPMENT
SERVICES

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of _____, 200__, before me _____,
personally appeared **KATHY COVER**, known or identified to me (or proved to me on the oath of
_____); to be the person whose name is subscribed to the within
instrument, and acknowledged to me that she executed the same.

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

NOTARY PUBLIC FOR IDAHO

Residing at _____

My Commission Expires _____

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of _____, 200__, before me _____,
personally appeared **PERRY C. HARDING**, known or identified to me (or proved to me on the oath
of _____); to be the person whose name is subscribed to the
within instrument, and acknowledged to me that he executed the same.

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

NOTARY PUBLIC FOR IDAHO

Residing at _____

My Commission Expires _____

RECEIVED

DEC 26 2007

**DEVELOPMENT
SERVICES**

EXHIBIT A

(Legal Description of the Property)

RECEIVED

DEC 26 2007

**DEVELOPMENT
SERVICES**

EXHIBIT B
(Boise Foothills Concept Plan)

RECEIVED

DEC 26 2007

**DEVELOPMENT
SERVICES**



Planning & Development Services

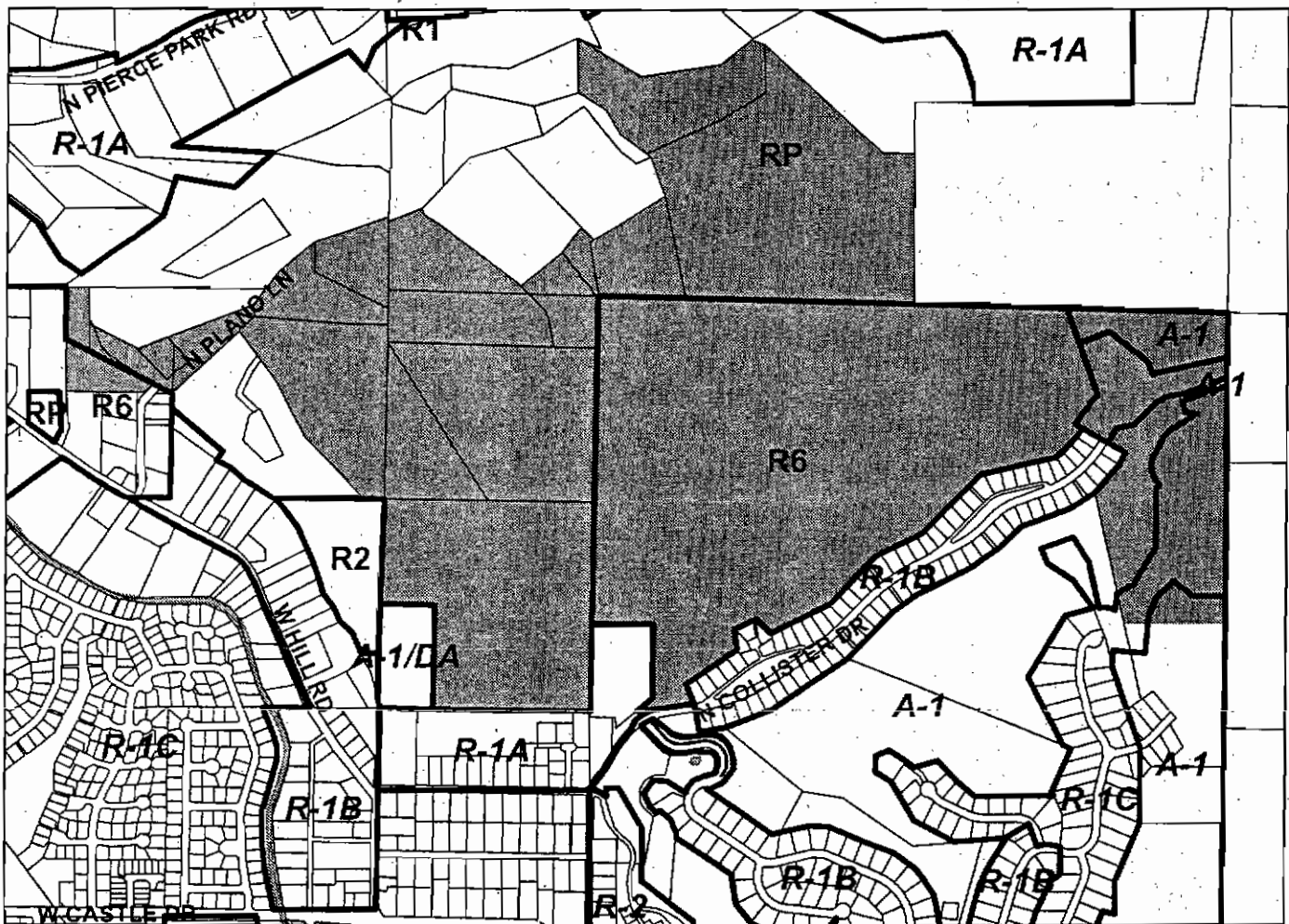
Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

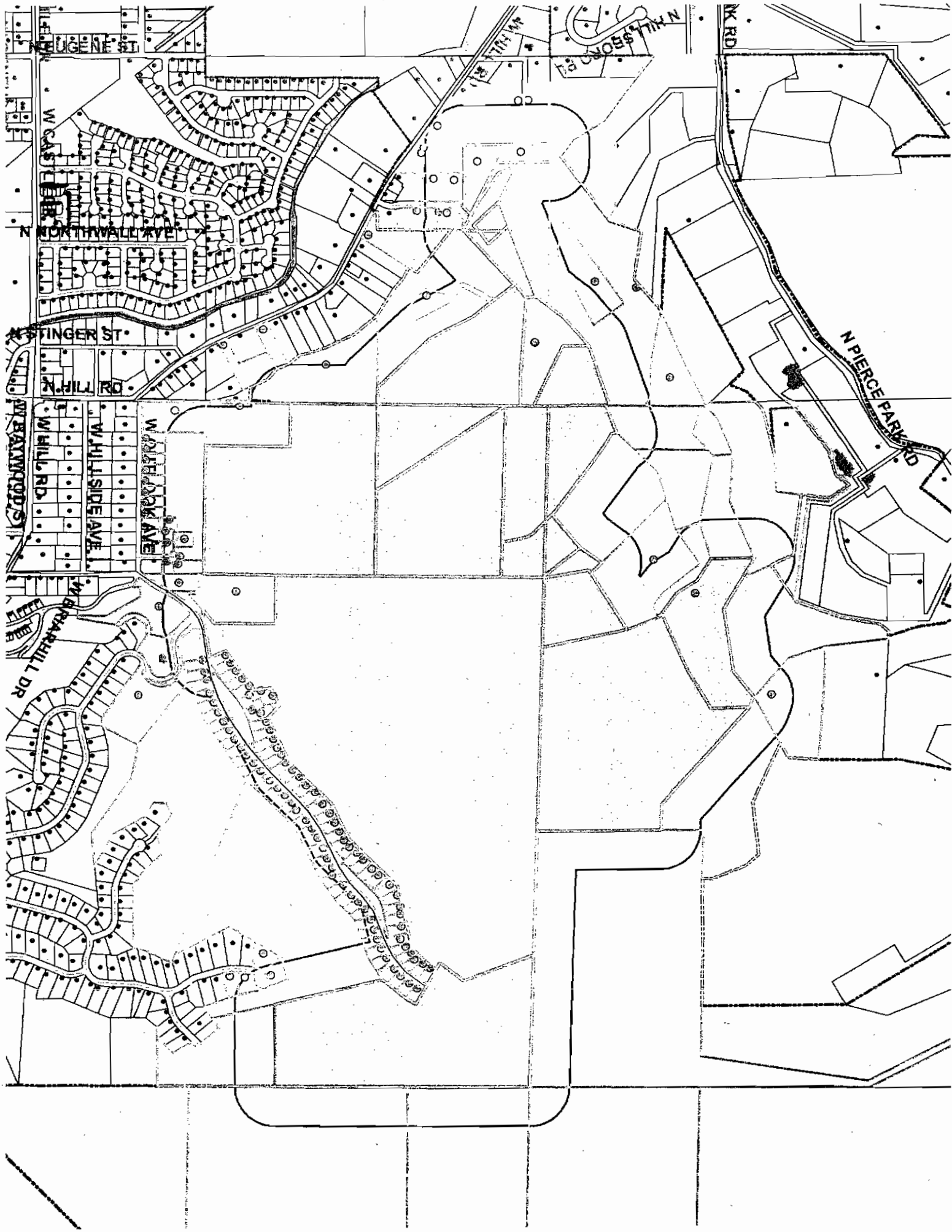
Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

AASE'S CANYON POINT DEVELOPMENT, LLC requests approval of a Hillside and Foothills Development Permit for the grading associated with a Planned Residential Development on $\pm$ 332.75 acres located at 6890 N. Plano Road in proposed R-1A/DA (Single Family Residential with a Development Agreement) and A-1/DA (Open Land with a Development Agreement) zones.

A public **worksession** to discuss the issues associated with this Hillside & Foothills Development Permit is scheduled for **FEBRUARY 4, 2008 AT 4:00 P.M.** in the Foothills Room, 1st Floor, Boise City Hall.

Any questions regarding this item should be directed to **BRUCE EGGLESTON** at **384-3830** or at beggleston@cityofboise.org. Please identify file number in subject heading if sending an e-mail. If you are unable to attend, written comments you wish entered into the record should be mailed to the Planning Division at the above address and identified with the following file number: **CFH07-00022**.





PARCEL	PRIMOWNER	SECOWNER	ADD/CONCAT	City	ST
CFH7-022	A	173 RECORDS-01/14/08			
S0620223000	AASE'S CANYON POINTE DEVELOPMENT LLC		3750 W 500 S	SALT LAKE CITY	UT
R1077510140	ALEXANDER BARBARA		2715 SNOWFLAKE DR	BOISE	ID
S0621212560	APPLETON STEVE R		2603 S SWALLOWTAIL LN	BOISE	ID
R1077520100	AXELTON JAMES M	AXELTON IVONA	5955 COLLISTER DR	BOISE	ID
R7284390160	BAKER MICHAEL J	BAKER NANCY C	5595 N QUAIL SUMMIT PL	BOISE	ID
S0619120620	BALDWIN LEE E	BALDWIN HAZEL	6060 PLANO LN	BOISE	ID
S0619120830	BARNES BOB R	BARNES EVONNE	5887 LAMPLIGHTER LN	BOISE	ID
S0617449010	BEAVER REX E	BEAVER JOLENE J	4270 W DEER TRAIL LN	BOISE	ID
R1077520135	BENEDICT KEVIN R	BENEDICT SHAWNAL	10930 N BLACKTAIL PL	BOISE	ID
S0620212400	BENJAMIN FAMILY EMPOWERED CO-OP PARTNERS		10062 STONE MOUNTAIN CV	SANDY	UT
R1077520065	BERG DONALD H	BERG CONNIE M	5869 COLLISTER DR	BOISE	ID
R1077520165	BODDEKER MARSHALL		5826 COLLISTER DR	BOISE	ID
S0621212565	BOISE CITY		150 N CAPITOL BLVD	BOISE	ID
S0616336000	BOISE CITY		PO BOX 500	BOISE	ID
R1077520200	BOLANDER CORY K	BOLANDER TERESA M	5926 COLLISTER DR	BOISE	ID
S0619120755	BRENNAN ERIN J	BRENNAN NANCY M	6025 PLANO LN	BOISE	ID
R1077514500	BRIARHILL HOMEOWNERS ASSOC		PO BOX 140273	BOISE	ID
R1077510080	BROWN FLOYD L JR	BROWN BARBARA J	5671 COLLISTER DR	BOISE	ID
R1077520030	BUCKLES TOM R	BUCKLES CAROL	5769 COLLISTER DR	BOISE	ID
R1077520225	BUTLER MICHAEL	BUTLER MICHELLE	5998 COLLISTER DR	BOISE	ID
S0619120875	CALVERT ANNA M		5860 LAMPLIGHTER LN	BOISE	ID
R1077510125	CAMP DUANE G	CAMP CATHY	5556 COLLISTER DR	BOISE	ID
R1077520180	CASEY DAN C	CASEY REBECCA B	5870 COLLISTER DR	BOISE	ID
S0619120730	CASEY GEORGE E & MARIE E TRUST	CASEY GEORGE E & MARIE E "B" TRUST	6101 PLANO LN	BOISE	ID
S0620233945	CATALANO RICKY	WINDER MICHELLE E	953 S ISLAND GLENN WAY	EAGLE	ID
R1077520020	CHRISTOFFERSON ELROY C	CHRISTOFFERSON MARY	5741 COLLISTER DR	BOISE	ID
R1077520160	CLARK JAMES L	CLARK BRANDI H	8006 143RD STREET CT NW	GIG HARBOR	WA
R1077510005	COFFMAN MILTON D	COFFMAN ETHEL KAY	5471 COLLISTER DR	BOISE	ID
S0619141845	COOK LAWRENCE		9415 ELM CT APT 738	MANASSAS	VA
R1077510065	COURTIAL SUSAN K		5613 COLLISTER DR	BOISE	ID
R1077510145	COURTRIGHT PATRICK J	COURTRIGHT MARIAH E	5612 COLLISTER DR	BOISE	ID
S0618449290	COVER ANDREW W	COVER KATHERINE A	6296 PLANO LN	BOISE	ID
R1077520155	D'ANNA ROBERT S	D'ANNA DANETTE C	5798 COLLISTER DR	BOISE	ID
R1077520075	DAVIDSON DENNIS	DAVIDSON KAREN	PO BOX 5801	BOISE	ID
R1077510100	DEEBLE ROBERT R		5484 COLLISTER DR	BOISE	ID
R6733460190	DEKEYREL DANIEL	DEKEYREL NOLA	4816 NUTMEG PL	CASTLE ROCK	CO
R1077510095	DITLOW BENJAMIN H		5470 COLLISTER DR	BOISE	ID
R1077510060	DVORAK CARMEN	DVORAK JOSEF	1243 HARDIN DR	EL CAJON	CA
R6733460180	DWELLO KELVIN G	DWELLO CHRISTINE E	5388 N GOLDIE PL	BOISE	ID
R1077514550	EDCOOP INC		6200 N MEEKER PL	BOISE	ID
R6733460020	EHLINGER KEVIN		5124 W OUTLOOK AVE	BOISE	ID
	ESTER CEJA	COLLISTER NA	3901 CAMBRIA WAY	BOISE	ID
S0619120797	EVANS DALE K	EVANS PEGGY L	5758 HILL RD	BOISE	ID

PARCEL	ZIP Code	CARRIER ROUTE
CFH7-022		
S062023000	84104-4410	C002
R1077510140	83706-4843	C029
S0621212560	83706-6133	C009
R1077520100	83703-3832	C038
R7284390160	83703-3868	C038
S0619120620	83703-2914	C038
S0619120830	83703-2903	C038
S0617449010	83714-9549	R034
R1077520135	83714-9517	R031
S0620212400	84092-6542	R005
R1077520065	83703-3829	C038
R1077520165	83703-3830	C038
S0621212565	83702-5920	C021
S0616336000	83701-0500	B004
R1077520200	83703-3831	C038
S0619120755	83703-2913	C038
R1077514500	83714-0273	B004
R1077510080	83703-3825	C038
R1077520030	83703-3827	C038
R1077520225	83703-3831	C038
S0619120875	83703-2904	C038
R1077510125	83703-3812	C038
R1077520180	83703-3830	C038
S0619120730	83703-2915	C038
S0620233945	83616-7131	R012
R1077520020	83703-3827	C038
R1077520160	98329-8672	R005
R1077510005	83703-3809	C038
S0619141845	20111-6806	R032
R1077510065	83703-3825	C038
R1077510145	83703-3826	C038
S0618449290	83703-2918	C038
R1077520155	83703-3828	C038
R1077520075	83705-0801	B009
R1077510100	83703-3810	C038
R6733460190	80109-0000	
R1077510095	83703-3810	C038
R1077510060	92020-7212	C030
R6733460180	83703-3500	C038
R1077514550	83713-1891	R026
R6733460020	83703-3517	C038
	83703-3365	C040
S0619120797	83703-2952	C038

PARCEL	PRIMOWNER	SECOWNER	ADDCONCAT	City	ST
S0619120819	EVANS HARLAN G		5810 HILL RD	BOISE	ID
R7789000860	FICKS ETHEL D		5600 HILL RD	BOISE	ID
R1077520115	GARBER GABRIEL M	GARBER AMY J	5999 COLLISTER DR	BOISE	ID
S0619120615	GENTHER EDWIN		6060 PLANO LN	BOISE	ID
R1077520060	GENTIL MARCEL	GENTIL BONNIE	5853 COLLISTER DR	BOISE	ID
R6733460150	GOTT DAVID M	GOTT CYNTHIA A	5389 N GOLDIE PL	BOISE	ID
R7284390150	GREGG MICHAEL T	GREGG ANGELA R	5631 N QUAIL SUMMIT PL	BOISE	ID
R1077520120	HALLER WILLIAM A	HALLER JUDITH M	1298 48TH AVE	SAN FRANCISCO	CA
R1077520105	HANDYSIDE NEIL A	HANDYSIDE MARY E	5971 COLLISTER DR	BOISE	ID
R6733460040	HANSEN KATHERINE		5036 W OUTLOOK AVE	BOISE	ID
S0618449275	HARDING PERRY C		PO BOX 1839	BOISE	ID
R1077510040	HARP CHAD D &	HARP LISA R	5561 COLLISTER DR	BOISE	ID
R1077510010	HARRIS TODD	HARRIS SARAH	5485 COLLISTER DR	BOISE	ID
R1077520190	HAWBAKER GARY	HAWBAKER SANDRA C	5898 COLLISTER DR	BOISE	ID
R6733460140	HAY BENJAMIN M	HAY JENNIFER A	5357 N GOLDIE PL	BOISE	ID
R1077510105	HAYES MARK A &	HAYES KATHLEEN GEIER	5498 COLLISTER DR	BOISE	ID
R1077520175	HEIMER DAVID A	HEIMER SUSANNA AMITH	5854 COLLISTER DR	BOISE	ID
R1077520215	HEIMER JOHN T		4201 N BLUE WING PL	BOISE	ID
R1077510160	HELMS HERMAN G		5584 COLLISTER DR	BOISE	ID
R1077520040	HLADIK VLADI	HLADIK KAMILA	5799 COLLISTER DR	BOISE	ID
R1077520095	HOLMSTEAD MARY JO		5941 COLLISTER DR	BOISE	ID
R1077510170	HOOK SUSAN D	HOOK ROBERT P	5684 COLLISTER DR	BOISE	ID
R6733460200	HORNE CRAIG S	HORNE MARY A	5364 N GOLDIE PL	BOISE	ID
R6733460050	IVERSON RUSSELL T	IVERSON BRENDA MARIE	5020 W OUTLOOK AVE	BOISE	ID
S0617324600	JLC INVESTMENTS INC		PO BOX 44354	BOISE	ID
R1077510025	JONES GLENN D &	JONES CATHERINE B	5527 COLLISTER DR	BOISE	ID
R1077520015	JONES VICTOR L	JONES ANNE DRAGOO	5727 COLLISTER DR	BOISE	ID
R1077510130	KEELEY CHRISTIAN	KEELEY TIFFANY J	5570 COLLISTER DR	BOISE	ID
R1077520005	KELLEY TIMOTHY K		5699 COLLISTER DR	BOISE	ID
R6733460210	KING JOHN F &	KING LEA ANN	5352 N GOLDIE PL	BOISE	ID
S0620314800	KIRKEMO RONALD B	KIRKEMO SHARON	58 W SUTTER DR	EAGLE	ID
R1077510070	KOLB KEVIN SCOTT	KOLB PATRICIA J	5627 COLLISTER DR	BOISE	ID
R6733460160	LARKIN JULIE G		5395 N GOLDIE PL	BOISE	ID
R1077520145	LAZECHKO ROBERT J		5770 COLLISTER DR	BOISE	ID
S0618438950	LEASURE FAMILY QUARTET LLC		416 S 8TH ST STE 200	BOISE	ID
S0617325750	LEASURE LARRY	LEASURE ILENE	416 S 8TH ST STE 200	BOISE	ID
R1077510045	LIEN GEORGINE A	RALLS RONALD R SR	10531 W SILVER CITY CT	BOISE	ID
S0619120882	LOKKEN ROBERT C	LOKKEN TENA L	5802 HILL RD	BOISE	ID
R1077520090	MACFARLAND SONYA M	MACFARLAND ANDREW D	5927 COLLISTER DR	BOISE	ID
R1077520010	MARTIN JEFFREY		5713 COLLISTER DR	BOISE	ID
R1077520195	MATTHEWS KRISTIN A		5912 COLLISTER DR	BOISE	ID
R1077520150	MCDONALD JAMES A &	MCDONALD CINDY D	5784 COLLISTER DR	BOISE	ID
S0618438620	MCGILL EARL		8832 GODDARD PL	BOISE	ID
R1077510015	MCLEAN LAWRENCE J &	MCLEAN CONSTANCE	5499 COLLISTER DR	BOISE	ID

PARCEL	ZIP Code	CARRIER ROUTE
S0619120819	83703-2954	C038
R7789000860	83703-2950	C038
R1077520115	83703-3832	C038
S0619120615	83703-2914	C038
R1077520060	83703-3829	C038
R6733460150	83703-3500	C038
R7284390150	83703-3868	C038
R1077520120	94122-1013	C034
R1077520105	83703-3832	C038
R6733460040	83703-3515	C038
S0618449275	83701-1839	B016
R1077510040	83703-3811	C038
R1077510010	83703-3809	C038
R1077520190	83703-3830	C038
R6733460140	83703-3500	C038
R1077510105	83703-3810	C038
R1077520175	83703-3830	C038
R1077520215	83714-9726	R034
R1077510160	83703-3812	C038
R1077520040	83703-3827	C038
R1077520095	83703-3832	C038
R1077510170	83703-3826	C038
R6733460200	83703-3500	C038
R6733460050	83703-3515	C038
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R1077510130	83703-3812	C038
R1077520005	83703-3825	C038
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S0620314800	83616-3667	R015
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R6733460160	83703-3500	C038
R1077520145	83703-3828	C038
S0618438950	83702-7152	C018
S0617325750	83702-7152	C018
R1077510045	83704-8097	C072
S0619120882	83703-2954	C038
R1077520090	83703-3832	C038
R1077520010	83703-3827	C038
R1077520195	83703-3831	C038
R1077520150	83703-3828	C038
S0618438620	83704-3119	C077
R1077510015	83703-3809	C038

PARCEL	PRIMOWNER	SECOWNER	ADD/CONCAT	City	ST
R1077520070	MINERVA LP		PO BOX 812	RAYMOND	WA
R1077510155	MORIARTY BLAINE M		138 S FERNAN LAKE WAY	STAR	ID
S0617336597	O'CONNER ANTHONY P		17 MESA VISTA DR	BOISE	ID
S0618449255	OGDEN MARSHALL D		7000 PLANO LN	BOISE	ID
R6733460170	OUTLOOK HEIGHTS HOMEOWNERS		5389 N GOLDIE PL	BOISE	ID
R1077520055	PACIFIC NORTHWEST PROPERTIES		4914 DENTON ST	BOISE	ID
R1077520045	PAFLIAS ALEX H		5654 COLLISTER DR	BOISE	ID
R1077510135	PAFLIAS PETROS H	PAFLIAS KIMBERLY A	3900 W OVERLAND RD	BOISE	ID
R1077510075	PAGANO SALVATORE J TRUST OF 2007	PAGANO SALVATORE J TRUSTEE	5841 COLLISTER DR	BOISE	ID
R1077520080	PETERSON GENE V &	PETERSON RITA C	5899 COLLISTER DR	BOISE	ID
R1077510055	PHILLIPS ROGER L	PHILLIPS SHELLEY	5585 COLLISTER DR	BOISE	ID
S0620314900	PICKER JASON	PICKER KATHERINE	5446 COLLISTER DR	BOISE	ID
S0617336400	PLAIN AARON D	PLAIN PAT A	PO BOX 713	IDAHO CITY	ID
R1077520205	POLLARD FRANK J	POLLARD MARGARET	5940 COLLISTER DR	BOISE	ID
R1077520140	POURHAMZEH ARDAVAN		37798 PEACHTREE CT	FREMONT	CA
R7284730010	QUAIL RIDGE NEIGHBORHOOD ASSOC		PO BOX 140273	BOISE	ID
R1077520220	RA55 LLC		5984 COLLISTER DR	BOISE	ID
R1077510165	RAYMONDI RICHARD R &	RAYMONDI TASIA	5670 COLLISTER DR	BOISE	ID
	RESIDENT		5569 N COLLISTER DR	BOISE	ID
	RESIDENT		5662 N QUAIL SUMMIT PL	BOISE	ID
	RESIDENT		5599 COLLISTER DR	BOISE	ID
	RESIDENT		5655 N COLLISTER DR	BOISE	ID
	RESIDENT		5698 COLLISTER DR	BOISE	ID
	RESIDENT		5626 COLLISTER DR	BOISE	ID
	RESIDENT		5685 COLLISTER DR	BOISE	ID
	RESIDENT		5543 COLLISTER DR	BOISE	ID
	RESIDENT		5754 COLLISTER DR	BOISE	ID
	RESIDENT		5812 COLLISTER DR	BOISE	ID
	RESIDENT		5840 COLLISTER DR	BOISE	ID
	RESIDENT		5763 COLLISTER DR	BOISE	ID
	RESIDENT		5813 COLLISTER DR	BOISE	ID
	RESIDENT		6301 COLLISTER DR	BOISE	ID
	RESIDENT		5513 COLLISTER DR	BOISE	ID
	RESIDENT		5841 COLLISTER DR	BOISE	ID
	RESIDENT		5873 N COLLISTER DR	BOISE	ID
	RESIDENT		5376 N GOLDIE PL	BOISE	ID
	RESIDENT		5885 N COLLISTER DR	BOISE	ID
	RESIDENT		5500 N COLLISTER DR	BOISE	ID
	RESIDENT		5970 N COLLISTER DR	BOISE	ID
	RESIDENT		6058 N PLANO LN	BOISE	ID
	RESIDENT		5598 COLLISTER DR	BOISE	ID
	RESIDENT		5740 COLLISTER DR	BOISE	ID
	RESIDENT		5912 W HILL RD	BOISE	ID
	RESIDENT		7300 W HILL RD	BOISE	ID

PARCEL	ZIP Code	CARRIER ROUTE
R1077520070	98577-0812	B006
R1077510155	83669-5769	R004
S0617336597	83705-5972	C003
S0618449255	83703-2934	C038
R6733460170	83703-3500	C038
R1077520055	83706-1943	C046
R1077520045	83703-3826	C038
R1077510135	83705-2967	C009
R1077510075	83703-3825	C038
R1077520080	83703-3829	C038
R1077510055	83703-3811	C038
S0620314900	83703-3810	C038
S0617336400	83631-0713	B009
R1077520205	83703-3831	C038
R1077520140	94536-3942	C013
R7284730010	83714-0273	B004
R1077520220	83703-3831	C038
R1077510165	83703-3826	C038
	83703	
	83703-3868	C038
	83703-3811	C038
	83703	
	83703-3826	C038
	83703-3826	C038
	83703-3825	C038
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	83703-3812	C038
	83703-3828	C038
	83703	
	83714	

PARCEL	PRIMOWNER	SECOWNER	ADDCONCAT	City	ST
	RESIDENT		6890 N PLANO LN	BOISE	ID
	RESIDENT		7008 N PLANO LN	BOISE	ID
	RESIDENT		4439 W QUAIL RIDGE DR	BOISE	ID
R1077520050	RICHTER JAMES M	RICHTER KARYL A	5827 COLLISTER DR	BOISE	ID
R1077520130	RICHTER RONALD	BROWN JANEL	5736 COLLISTER DR	BOISE	ID
R1077520110	ROSE CORY	ROSE KRISTINA JOHNSON	5985 COLLISTER DR	BOISE	ID
R1077520025	ROTH PATRICIA J		5755 COLLISTER DR	BOISE	ID
S0617314900	RUSSELL ROBERT M	RUSSELL DALE D	6091 E GATEWAY CT	BOISE	ID
R1077510030	SALINAS SANTOS L &	SALINAS RUTH	6781 IRONWOOD AVE	BOISE	ID
S0619110060	SCANTLING SANDRA D		6262 PLANO LN	BOISE	ID
R7789001050	SCHUKNECHT LOWELL A JR &	SCHUKNECHT KATHY E	5352 HILL RD	BOISE	ID
R7284390130	SCOTT RICHARD W	SCOTT DEIDRE C	5674 N QUAIL SUMMIT PL	BOISE	ID
	SHARON CLAWSON	QUAIL RIDGE N.A.	5163 N QUAIL SUMMIT WAY	BOISE	ID
R1077520085	SHARP THOMAS WAYNE &	SHARP SUMALEE	5913 COLLISTER DR	BOISE	ID
R1077510090	SIMEONE KENNETH R		8508 NE 16TH LN	VANCOUVER	WA
S0619120606	SMITH FRANKLIN B IV	BACON STEPHANIE	6024 PLANO LN	BOISE	ID
R1077520170	SMITH JAMES F III &	SMITH MATALEE L	5840 COLLISTER DR	BOISE	ID
R1077510120	STEVENS MICHAEL C	HILTON ELIZABETH L	5542 COLLISTER DR	BOISE	ID
R3641750195	STOUT JO ANN FIFER	STOUT ALBERT C	5120 W OUTLOOK AVE	BOISE	ID
R6733460060	SUNDEVK GARY	SUNDEVK CYNTHIA	5012 W OUTLOOK AVE	BOISE	ID
S0619120743	TABOR MIKE		6063 PLANO LN	BOISE	ID
R6733460090	TATILIAN ROBERT STANLEY	TATILIAN JANET L	4916 W OUTLOOK AVE	BOISE	ID
R1077520185	THOMSON CHRISTOPHER D		5884 COLLISTER DR	BOISE	ID
S0619110590	TROUTNER KELLY		2275 CONTINENTAL DR	MERIDIAN	ID
S0619120625	TROUTNER PAUL & IONE TRUST	TROUTNER KELLY	5277 KOOTENAI ST APT 225	BOISE	ID
R6733460080	TUCKER JEFFREY T	TUCKER KARAN E	4922 W OUTLOOK AVE	BOISE	ID
R1077510115	TURNER RICHARD K	TURNER ROBERT P	5526 COLLISTER DR	BOISE	ID
R6733460030	UECKER MARK E	UECKER ELISABETH M	5108 W OUTLOOK AVE	BOISE	ID
R1077520035	VALUE REAL ESTATE LLC		1867 W DAINTY LN	MERIDIAN	ID
R1077510050	VULGAMORE ROCKY N &	VULGAMORE NAOMI	5571 COLLISTER DR	BOISE	ID
R7284390120	WALKER DEBRA A		19170 NE 43RD CT	SAMMAMISH	WA
R1077520210	WATTS JOHN D &	WATTS KATIE THACKER	5954 COLLISTER DR	BOISE	ID
R6733460070	WEISMAN NELSON C &	WEISMAN KARYN T	5006 W OUTLOOK AVE	BOISE	ID
R1077510110	WHEELER WENDY M	WILSON SHARON M	5512 COLLISTER DR	BOISE	ID
R7789001045	WILSON PETER L &	BIRKINBINE PATRICIA A	5380 HILL RD	BOISE	ID
R1077510035	WORK WILLIAM C	WORTHAM ALICE K	5653 COLLISTER DR	BOISE	ID
S0619120633	WORTHAM GENE RYE	WORTHAM GENE R	5620 HILL RD	BOISE	ID
S0617346725	WORTHAM JUSTIN G		6801 PLANO LN	BOISE	ID
R1077510150	WRIGHT MICHAEL V		885 W BEACON LIGHT RD	EAGLE	ID
S0620110108	YORGASON J RAMON	YORGASON MARILYN	6200 N MEEKER PL	BOISE	ID
R1077520125	YOUNG NORMAN C &	YOUNG SANDRA A	5712 COLLISTER DR	BOISE	ID
R1077510020	ZUBER CRAIG A		6009 N DUXBURY PIER AVE	GARDEN CITY	ID

PARCEL	ZIP Code	CARRIER ROUTE
	83703	
	83703	
	83703	
R1077520050	83703-3829	C038
R1077520130	83703-3828	C038
R1077520110	83703-3832	C038
R1077520025	83703-3827	C038
S0617314900	83716-9094	C021
R1077510030	83709-6707	R097
S0619110060	83703-2918	C038
R7789001050	83703-2944	C038
R7284390130	83703-3868	C038
	83703-3852	C038
R1077520085	83703-3832	C038
R1077510090	98664-4079	C027
S0619120606	83703-2914	C038
R1077520170	83703-3830	C038
R1077510120	83703-3812	C038
R3641750195	83703-3517	C038
R6733460060	83703-3515	C038
S0619120743	83703-2913	C038
R6733460090	83703-3513	C038
R1077520185	83703-3830	C038
S0619110590	83642-6219	R017
S0619120625	83705-2679	C009
R6733460080	83703-3513	C038
R1077510115	83703-3812	C038
R6733460030	83703-3517	C038
R1077520035	83642-6868	R003
R1077510050	83703-3811	C038
R7284390120	98074-4655	C059
R1077520210	83703-3831	C038
R6733460070	83703-3515	C038
R1077510110	83703-3812	C038
R7789001045	83703-2944	C038
R1077510035	83703-3811	C038
S0619120633	83703-2950	C038
S0617346725	83703-2929	C038
R1077510150	83616-2747	R015
S0620110108	83713-1891	R026
R1077520125	83703-3828	C038
R1077510020	83714-8070	R030



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Planning Division Transmittal

HILLSIDE WORKSESSION FEB. 4, 200

File Number CAR07-00042, CUP07-00084, CFH07-22 Hearing Date MARCH 3, 2008 (TENTATIVE)

X-Reference _____
Address 6890 N. PLANO ROAD
Applicant CAPITAL DEVELOPMENT, INC.

☒ Planning & Zoning ☐ Hearing Examiner
☐ Design Review ☐ Staff Level
Transmittal Date 1/10/08

Please forward your comments regarding this application to the Planning Division at least 10 Calendar Days prior to the above scheduled Planning & Zoning, Hearing Examiner or Design Review date so that your comments can be included in the staff report. If this is a Staff Level, please comment within 7 Calendar Days of the transmittal date.

- Boise City**
- ☒ Police: Curt Crum
 - ☒ Fire: David S. Miller
 - ☒ Public Works: Ivan Butterfield
 - ☒ Public Works: Catherine Chertudi
 - ☒ Public Works: Barbara Edney
 - ☒ Parks: Cheyne Weston
 - ☒ Forestry: Brian Jorgenson
 - ☐ City Clerk
 - ☐ Airport: Director's Office
 - ☒ Building: Marlene Southard
 - ☒ Library: Stephen Cottrell
 - ☒ DFM: Terry Lema
 - ☒ Parking Control
 - ☒ Parks Trails FCAC: Paul Woods
 - ☐ Legal: Mary Elizabeth Watson

- Ada County**
- ☒ ACHD: Lori Den Hartog
 - ☐ County Commissioners
 - ☒ Sheriff Dispatch
 - ☒ Development Services
 - ☒ COMPASS: Ryan Head
 - ☐ Parks & Waterways: Pat Beale

- Idaho State**
- ☐ Transportation District III
 - ☐ Division of Public Works
 - ☐ Dept. of Water Resources
 - ☐ Historical Society
 - ☐ Fish & Game (Region III)
 - ☐ Dept. of Lands
 - ☐ Dept. of Parks & Recreation
 - ☐ Dept. of H & W: Env. Quality

- Federal**
- ☐ Bureau of Land Management
 - ☒ Fish & Wildlife Service
 - ☐ EPA
 - ☐ Army Corp of Engineers
 - ☐ Conservation Service
 - ☐ Other: _____

- Schools**
- ☒ Boise School District
 - ☐ Meridian School District
 - ☐ Boise State University

- Sewer Districts**
- ☐ West Boise Sewer
 - ☐ Northwest Boise City
 - ☐ Bench Sewer District
 - ☐ Owyhee Sewer District

- Utilities**
- ☒ Idaho Power
 - ☒ Qwest Communications
 - ☒ United Water Corporation
 - ☐ Chevron Pipeline
 - ☐ Capitol Water Corporation

- Irrigation Districts**
- ☐ Nampa & Meridian
 - ☐ New York Irrigation
 - ☐ Boise City Canal
 - ☐ Boise Valley
 - ☐ South Boise Water Co.
 - ☐ S. Boise Mutual Irrigation Co.
 - ☐ Bureau of Reclamation
 - ☒ Board of Control
 - ☐ Drainage District # _____
 - ☐ Other _____

- Miscellaneous**
- ☐ Capital City Develop. Corp (2)
 - ☐ Cole-Collister Fire District
 - ☐ Union Pacific Railroad
 - ☐ Central District Health
 - ☐ City of Garden City
 - ☐ City of Meridian
 - ☐ City of Eagle
 - ☒ Am. Institute of Architects
 - ☒ Valley Regional Transit: Kelli Fairless
 - ☐ Other _____

- Public Works**
- ☒ Jim Wyllie
 - ☐ Terry Records

- Planning Division**
- ☒ Dave Abo
 - ☐ Design Review
 - ☒ Permit Plan
 - ☒ Kathleen/Stacey

- Neighborhood Groups**
- ☐ Boise Heights
 - ☐ Borah
 - ☐ Central Bench
 - ☐ Central Foothills
 - ☒ Central Rim
 - ☒ Collister
 - ☐ Depot Bench
 - ☐ Downtown
 - ☐ East End
 - ☐ Harrison Boulevard
 - ☐ Harris Ranch
 - ☐ Highlands
 - ☐ Hillcrest
 - ☐ Maple Grove - Franklin
 - ☐ Mesa
 - ☐ Morris Hill
 - ☐ North End
 - ☐ Northwest
 - ☐ Pierce Park
 - ☐ Pioneer
 - ☒ Quail Ridge
 - ☐ Riverland East
 - ☐ South Boise Village
 - ☐ Southeast
 - ☐ Stewart Gulch
 - ☐ Sunrise Rim
 - ☐ Sunset
 - ☐ SW Ada County Alliance
 - ☐ Veterans Park
 - ☐ Vista
 - ☐ Warm Springs Estates
 - ☐ West Bench
 - ☐ West Cloverdale
 - ☐ West Downtown
 - ☐ West Valley

Development Information

~332

1. Size of Property: _____ Square Feet or ~~232,000~~ Acres2. How is the property now used? OPEN Foothills WITH ONE HOME
ON PLANO ROAD - ONE OPERATIONAL SAND PIT

3. How are the adjoining properties used?

North: THREE HOMESSouth: SINGLE FAMILY HOMESEast: SINGLE FAMILY HOMESWest: SINGLE FAMILY HOMES4. Are there any existing land uses in the general area similar to the proposed use?
If yes, what are they, and where are they located?QUAIL RIDGE SUBDIVISION IMMEDIATELY TO THE
EAST.

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5. On what street(s) does the property have frontage?

PLANO LAKE

6. Why are you requesting annexation into the City of Boise?

WE ARE CONTIGUOUS AND WANT TO HOOK INTO
PUBLIC SEWER

7. What use, building or structure is intended for the property?

SINGLE FAMILY RESIDENCES

8. What changes have occurred in the area that justify the requested rezone?

THIS PROPERTY BORDERS OTHER SINGLE FAMILY
RESIDENTIAL SUBDIVISIONS. GENERAL GROWTH
IN THE AREA.

CAR 07 00042



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
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Conditional Use Application

This box for office use only

File #: CUP07-00084

Fee: 2237

Cross Referenced File(s): CAF07-00042
CFH07-00022

Zone(s): R.D

Are Pre-Application materials attached? ☐ Yes ☐ No

The application is a request to construct, add or change the use of the property as follows:

cup for 155 dwelling unit as part of
POD in foothills
also submit annex, H.H. Kilde and Subdivision

☐ Commission Level ☒ Planned Development ☐ Special Exception ☐ Other: _____

Note: When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. It will not be accepted if it is not complete. A hearing date will be scheduled only after an application has been accepted as complete.

AASE'S CANYON POINT DEVELOPMENT, LLC

(801) 924-1777

Applicant: CAPITAL DEVELOPMENT
☒ Owner ☐ Purchaser ☐ Lessee ☐ Renter

Phone: 377-3939

Applicant's Address: 3750 W. 500 S., SALT LAKE CITY, UT
6200 N. MEEKER PL, BOISE, ID

84164

Zip: 83713

Agent/Representative: STEWART LAND GROUP

(801) 263-9187

Phone: (801) 263-9126

Agent/Representative's Address: 6995 S. UNION PARK CTR.
MIDVALE, UT

Zip: 84047

Contact Person (if different from above): KERRY WINN - STEWART LAND GROUP

Zip: _____
Phone: cell (801) 573-7265

Address of Subject Property: 6890
6296 N. PLANO RD, BOISE, ID 83703
Mapping Division must initial here CP to signify address verification.

Property description (Lot, Block & Subdivision name or recorded deed with a metes and bounds description):

SEE ENCLOSED

Parcel Number: SEE ENCLOSED

Section: 17, 18, 19, 20 Township: 4N Range: 2E Quarter: NW1/4, SW

CUP 07 00084

- c. Number of proposed residential structures (if applicable): _____
- d. Size of proposed residential units (if applicable):

	Number of Units		Sq. Ft. per Unit		Total Sq. Ft.
Studio	_____	x	_____	=	_____
One-bedroom	_____	x	_____	=	_____
Two-bedroom	_____	x	_____	=	_____
Three-bedroom	_____	x	_____	=	_____
Total Number	<u>155</u>	x	<u>?</u>	=	<u>?</u>

Number of existing units to remain: _____

8. Landscaping: Is any proposed? NA - Individual Owners

9. Site Design:

- Percentage of site devoted to building coverage: _____

Percentage of site devoted to landscaping: _____

Percentage of site devoted to paving: _____

Percentage of site devoted to other uses: _____

Describe: Open Space

4%

6%

4%

86%

Total: 100%

10. Parking

NA a. Handicapped spaces proposed: _____

Handicapped spaced required: _____

b. Parking spaces proposed: _____

Parking spaces required: _____

c. Bicycle parking spaces proposed: _____

Bicycle parking spaces required: _____

d. Number of compact spaces proposed: _____

Compact spaces allowed: _____

e. Width(s) of garage door(s): _____

f. Restricted parking spaces proposed: _____

g. Are you proposing off-site parking? No

h. Are you requesting a shared parking or parking reduction? ND

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Note: If you are requesting a shared parking or parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

11. Setbacks: Follow Reduction Ord.

	Building Proposed	Required	Parking Proposed	Required
Front	<u>20'</u>	_____	_____	_____
Rear	<u>30'</u>	_____	_____	_____
Side	<u>10'</u>	_____	_____	_____
(St) Side	_____	_____	_____	_____

CUP 07 00084

18. Street Layout

a. Review of public street layout:

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) will be generally required by the Ada County Highway District, if the proposed development contains more than 100 dwelling units (includes hotels and motels as well as private dwelling units), more than 30,000 square feet of commercial use, or more than 50,000 square feet of industrial or institutional use, or has associated with it special circumstances deemed by ACHD to warrant an impact study. A copy of this study must be submitted with this application.

Is a Traffic Impact Study required? ☒ Yes ☐ No

Submitted

b. Review of private street layout:

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) prepared by a traffic engineer will be required by Public Works and Planning & Zoning for the interior roadway and parking system. This requirement may be waived when it can be shown by the applicant that no section of on-site roadway will exceed 240 vehicle trips per day.

Is a Traffic Impact Study required? ☐ Yes ☐ No

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Any revisions to the application must be received 14 days prior to hearing date or your application will be deferred to the next meeting.

Kerry Wilson
Signature Applicant/Representative

5/29/07
Date

Narrative

PLANO ROAD SUBDIVISION

A Foothills Development

Plano Road Subdivision is a proposed single-family residential subdivision located in the Foothills northwest of downtown Boise, between North Collister Road and Plano Road and just northwest of Quail Ridge Subdivision. Plano Road Subdivision is located on 333 acres and proposes 155 single-family lots, for a density of one lot per 2.15 acres. Plano Road Subdivision is being developed pursuant to Boise's Foothills Planned Development Ordinance (The Ordinance) and would be developed in phases.

Developing under "The Ordinance" and "The Plan"

"The purpose of the Foothills Planned Development Ordinance is to implement residential subdivision density and design elements of the *Boise City Foothills Policy Plan* (The Plan) and the *Boise City Comprehensive Plan*. It is also designed to protect and promote preservation of contiguous areas of Foothills open space that contain important and significant natural and cultural resource values, as identified in The Plan and this ordinance." Boise Municipal Code § 11-06-05.07.01.

We have worked diligently with the staffs of the Planning and Development Services Department, Parks and Recreation Department, Fire Department, and ACHD, together with many other concerned persons, over the last two and one-half years to comply with both the letter and intent of The Ordinance and The Plan. With only 155 lots on 333 acres (for an average of one lot for every 2.15 acres) Plano Road Subdivision is a low-density residential subdivision.

Purpose of The Plan

Although generally broader in its language and qualifications than The Ordinance: "The purpose of the plan is to protect existing neighborhoods, to preserve and enhance the environmental, recreational and aesthetic values of the Foothills while allowing controlled development." The Plan, Preface at p. iii.

Plano Road Subdivision preserves and enhances identified environmental resources located on the project by:

1. Placing 150 acres in a permanent conservancy managed by the Land Trust of the Treasure Valley to preserve and protect the Aase's Onion, a rare plant species;
2. Restoring a large sandpit scar;
3. Protecting wetlands; and
4. Improving riparian areas located on the project.

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BOI_MT2:672325.3

Ecological Design's reports *Presence of Wetland Area* and *Conceptual Plan for Repair and Restoration*.)

2. **"Riparian areas."** A riparian area located at the end of N. Collister Drive will be preserved and improved following Idaho Department of Fish and Game's *Prescription for Revegetation of Riparian Areas Within a Typical Southwest Idaho Stream Corridor*. (See Ecological Design's reports *Presence of Riparian Area* and *Conceptual Plan for Repair and Restoration*.)

3. **"Rare plant communities."** The boundaries of Plano Road Subdivision contain a unique concentration of a rare plant species, the Aase's Onion. Rob Tiedeman, a licensed biologist with Ecological Design, and Greg Carson, with Millennium Science & Engineering, spent many weeks qualifying, documenting, and mapping the occurrence of this rare plant community. Mr. Tiedeman also evaluated several other areas close to the project and other locals around Boise and determined that the subject property contains the "Mother lode of Aase's Onions." (See Ecological Design's report *Occurrence of Aase's Onion*.) This unique rare plant community will be preserved, enhanced, and managed with the consent of the Parks and Recreation Commission by the Land Trust of the Treasure Valley (Land Trust), with about 150 of the 333 acres being deeded to the Land Trust for a permanent conservancy. A preliminary management plan provided by the Land Trust is included in the project application. This plan includes preservation objectives, monitoring, and protection procedures that will protect and enhance this rare plant community. A roadside turnout with a permanent educational plaque will also be constructed at the base of the property on N. Collister Drive to promote environmental awareness and information about the Aase's Onion. Further, an endowment will be set to provide funding for this permanent conservancy by requiring that a percentage (.25%) of each sale or resale of a lot or home in the Plano Road Subdivision be donated to the Land Trust. (Estimated contributions are \$1,500 - \$2,500 for each sale.)

4. **"Trails and trailheads designated in the Ada County Ridge to Rivers Pathway Plan."** The Department of Parks and Recreation desires to provide trail and trailhead access for the public at the end of N. Collister Dr. to the 640-acre Polecat Gulch Reserve, which currently can be accessed only from Cartwright Road. This new access will be enhanced with the construction of a public road to the access and a proposed trailhead parking lot.

5. **"Other public trails and trailheads as approved by the Boise City Parks and Recreation Board."** A public trail with access to the Polecat Gulch Reserve from Plano Road is part of the project design.

6. **"Land adjacent to publicly held open spaces."** This project borders and will provide access to the Polecat Gulch Reserve.

7. **"Lands adjacent to areas that are, or have the potential to be, designated and set aside as public open space land in accordance with the provisions**

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the staff of the Planning and Development Services Department, we have mitigated the project's visibility and appearance so as to blend into the natural terrain by:

- Clustering homes
- Requiring ridgeline setbacks
- Limiting home height
- Limiting home color and material
- Carefully establishing road alignments
- Preserving natural open space corridors to connect existing open space on each side of the ridgeline

Conclusion

As a base for comparison, the neighboring Quail Ridge Subdivision was developed with 176 lots on 250 acres, for an average density of one lot for every 1.42 acres. When compared with Quail Ridge Subdivision, and after adjustment for the differential in acreage, the Plano Road Subdivision reflects a reduction of over 80 building lots and 37% in grading. Moreover, in order to minimize grading, most of the homes will be located along "single-loaded" streets, rather than using the "double-loaded" street alignment found in the Quail Ridge Subdivision. Thus, by virtually any measure, the Plano Road Subdivision will impose significantly fewer impacts on the surrounding area and environment—while at the same time providing significantly greater benefits—than did perhaps the premiere residential subdivision in northwest Boise, the neighboring Quail Ridge Subdivision.

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environment and the conservation areas goals. Partnering with the future homeowners association, the Land Trust plans to engage the neighborhood in helping care for the open space.

Education / Others

The Land Trust anticipates placing an aesthetic sign along Collister Drive and Plano Drive, explaining the sensitivity of steep slopes, the rare plant conservation area and tips for enjoying the foothills in a responsible manner.

Monitoring

The site will be visited at least once per year to visually inspect the interface between homes and the conservation area. In addition, baseline monitoring will be established to gauge the health of the onion and the extent and trend of invasive species.

Public Access

While allowable, it is not anticipated that trail access will be constructed within the conservation area due to the terrain and difficulty in establishing a sustainable loop trail. Trail access is a possibility from the site to the east and the Polecat Gulch Reserve. In the event a trail is planned within the conservation area, the Land Trust will review and approve its location prior to trail construction.

Trail access from offsite or from homes within the development will be restricted and attempts made to discourage access within the conservation area, with the use of signs, barriers and information about alternative recreation opportunities.

Restoration

In the event of a fire or other disturbance, the best available science will be used to determine a possible course of post-fire restoration action. At times this may mean simply leaving the area alone or providing guidance to restoration of impacts from fire suppression activity. The Land Trust will work to assure that the Aase onion population will be given the opportunity to thrive long after the development is complete.

distance of 161.55 feet);
South 44°46'32" East a distance of 5.00 feet;
thence leaving said boundary of Briarhill Subdivision No.2 South 45°13'28" West a distance of 47.08 feet;
thence along a curve to the left with a radius of 566.92 feet and a central angle of 19°40'00" an arc length of 194.59 feet (with a chord bearing of South 35°23'28" West, and a chord distance of 193.64 feet);
thence leaving said right-of-way North 01°30'58" West a distance of 205.50 feet;
thence South 89°31'28" East a distance of 20.00 feet;
thence South 02°56'51" East a distance of 70.87 feet;
thence North 49°26'32" East a distance of 294.50 feet;
thence North 00°26'32" East a distance of 467.52 feet;
thence North 89°31'28" West a distance of 379.35 feet to the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 20;
thence along said East line South 00°27'54" West a distance of 555.61 feet to the Center West 1/16 corner of said Section 20;
thence along the South line of said Southwest 1/4 of the Northwest 1/4 also being the North boundary line of Outlook Heights Subdivision, Book 60, Pages 6040-6041, North 89°01'58" West a distance of 990.48 feet;
thence leaving said South line and North boundary North 00°33'13" East a distance of 650.00 feet;
thence North 89°01'58" West a distance of 335.00 feet to the West line of said Southwest 1/4 of the Northwest 1/4;
thence along said West line North 00°33'13" East a distance of 671.88 feet to the North 1/16 corner common to Sections 19 and 20, from which the Section Corner common to Sections 17, 18, 19 and 20 bears North 00°33'53" East a distance of 1,322.03 feet;
thence South 88°57'43" West a distance of 133.68 feet;
thence North 43°35'09" West a distance of 547.46 feet;
thence North 26°51'56" West a distance of 381.96 feet;
thence North 37°36'19" West a distance of 406.83 feet;
thence South 45°23'51" West a distance of 574.66 feet;
thence North 63°14'53" West a distance of 129.47 feet to the northwesterly right-of-way of Plano Road;
thence along said right-of-way South 44°12'18" West a distance of 100.30 feet;
thence continuing along said right-of-way along a curve to the left with a radius of 125.00 feet and a central angle of 43°50'00" an arc length of 95.63 feet (with a chord bearing of South 22°17'18" West, and a chord distance of 93.31 feet);
thence leaving said right-of-way North 00°22'18" East a distance of 99.06 feet;
thence North 88°12'49" West a distance of 219.57 feet;
thence North 89°59'14" West a distance of 217.96 feet;
thence North 01°19'58" West a distance of 661.20 feet to the North line of the Northeast 1/4 of Section 19 from which the Northwest corner of said Northeast 1/4 bears South 89°57'47" West a distance of 676.75 feet;
thence leaving said North line North 30°47'37" East a distance of 28.57 feet;
thence South 77°55'43" East a distance of 151.47 feet;
thence South 11°09'25" West a distance of 164.93 feet;



BOISE FOOTHILLS CONCEPT PLAN

GRAPHIC SCALE



DATE CREATED	DATE MODIFIED	PRINT DATE
07/19/2006	12/20/2007	12/20/2007

#1	Used Acre > 25%	Conventional	1
#2	Used Acre > 25%	Oil, PG and Subsalt	1
#3	Used Acre > 25%	Property Boundary	OP
#4	Ecological Designation Critical Habitat	Area Permits	
#5	Other Fields	Trail	
#6	Other Conveyance	Wildland Urban Interface	

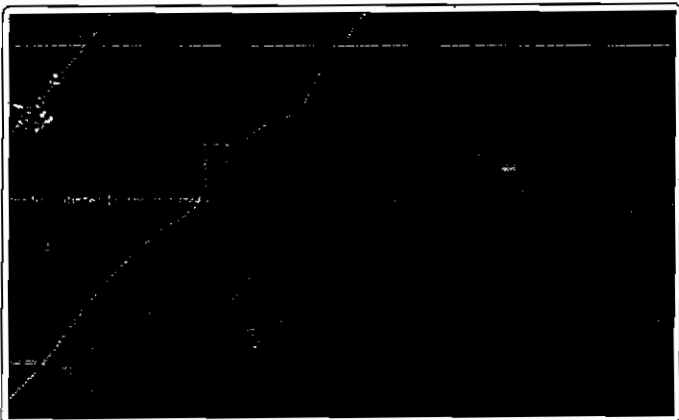
Name		Age		Sex		Height		Weight		Blood Pressure		Heart Rate		Respiratory Rate		Temperature		Pulse		Systolic Pressure		Diastolic Pressure		Mean Pressure		Pulse Pressure		Systolic Pressure		Diastolic Pressure		Mean Pressure		Pulse Pressure	
1	John Doe	25	26	M	5'10"	180	120/80	72	18	98.6	72	120	80	93	120	80	93	30	120	80	93	120	80	93	30	120	80	93	120	80	93	30	120	80	93
2	Jane Smith	30	31	F	5'6"	150	110/70	68	16	98.4	68	110	70	88	110	70	88	20	110	70	88	110	70	88	20	110	70	88	110	70	88	20	110	70	88
3	Robert Johnson	45	46	M	6'2"	220	130/90	80	25	98.8	80	130	90	100	130	90	100	40	130	90	100	130	90	100	40	130	90	100	130	90	100	40	130	90	100
4	Emily White	22	23	F	5'4"	130	100/60	65	15	98.2	65	100	60	85	100	60	85	15	100	60	85	100	60	85	15	100	60	85	100	60	85	15	100	60	85
5	Michael Brown	35	36	M	5'8"	170	120/80	70	19	98.5	70	120	80	90	120	80	90	25	120	80	90	120	80	90	25	120	80	90	120	80	90	25	120	80	90
6	Sarah Davis	28	29	F	5'5"	140	110/70	67	17	98.3	67	110	70	89	110	70	89	18	110	70	89	110	70	89	18	110	70	89	110	70	89	18	110	70	89
7	David Wilson	40	41	M	6'0"	200	125/85	75	22	98.7	75	125	85	95	125	85	95	35	125	85	95	125	85	95	35	125	85	95	125	85	95	35	125	85	95
8	Olivia Taylor	20	21	F	5'3"	120	100/60	64	14	98.1	64	100	60	84	100	60	84	14	100	60	84	100	60	84	14	100	60	84	100	60	84	14	100	60	84
9	James Anderson	50	51	M	6'5"	240	135/95	85	30	99.0	85	135	95	105	135	95	105	50	135	95	105	135	95	105	50	135	95	105	135	95	105	50	135	95	105
10	Ava Martinez	24	25	F	5'7"	160	115/75	69	18	98.6	69	115	75	91	115	75	91	20	115	75	91	115	75	91	20	115	75	91	115	75	91	20	115	75	91
11	Benjamin Clark	38	39	M	5'9"	185	125/85	73	20	98.7	73	125	85	93	125	85	93	28	125	85	93	125	85	93	28	125	85	93	125	85	93	28	125	85	93
12	Isabella Lewis	26	27	F	5'6"	155	112/72	68	16	98.4	68	112	72	89	112	72	89	19	112	72	89	112	72	89	19	112	72	89	112	72	89	19	112	72	89
13	Lucas Hall	42	43	M	6'1"	210	128/88	76	23	98.8	76	128	88	96	128	88	96	38																	

Name		Age		Sex		Height		Weight		BMI		Waist		Hip		Neck		Blood Pressure		Heart Rate		Respiratory Rate		Oxygen Saturation		Temperature		Pulse Oximetry		ECG		X-ray		Ultrasound		MRI		CT		PET		Biopsy		Autopsy					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31																			

NOTES

1) All Airport Option Plans are Document by Ecological Design and have a Title Page and Index for Planning and Zoning.

2) See Attached Airport from Ecological Design, Inc.





Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number CAR07-00042, CUP07-00084/CFH07-22 Hearing Date _____

X-Reference _____

Address 6890 N. PLANO ROAD

Applicant CAPITAL DEVELOPMENT, INC.

☒ Planning & Zoning ☐ Hearing Examiner

☐ Design Review ☐ Staff Level _____

Transmittal Date _____

Please forward your comments regarding this application to the Planning Division at least **10 Calendar Days** prior to the above scheduled Planning & Zoning, Hearing Examiner or Design Review date so that your comments can be included in the staff report. If this is a Staff Level, please comment within **7 Calendar Days** of the transmittal date.

Boise City

- ☒ Police: Curt Crum
- ☒ Fire: David S. Miller
- ☒ Public Works: Ivan Butterfield
- ☒ Public Works: Catherine Chertudi
- ☒ Public Works: Barbara Edney
- ☒ Parks: Cheyne Weston
- ☒ Forestry: Brian Jorgenson
- ☐ City Clerk
- ☐ Airport: Director's Office
- ☒ Building: Marlene Southard
- ☒ Library: Stephen Cottrell
- ☒ DFM: Terry Lema
- ☒ Parking Control
- ☒ Parks(Trails FCAC): Paul Woods
- ☐ Legal: Mary Elizabeth Watson

Ada County

- ☒ ACHD: Lori Den Hartog
- ☐ County Commissioners
- ☒ Sheriff Dispatch
- ☒ Development Services
- ☒ COMPASS: Ryan Head
- ☐ Parks & Waterways: Pat Beale

Idaho State

- ☐ Transportation District III
- ☐ Division of Public Works
- ☐ Dept. of Water Resources
- ☐ Historical Society
- ☐ Fish & Game (Region III)
- ☐ Dept. of Lands
- ☐ Dept. of Parks & Recreation
- ☐ Dept. of H & W: Env. Quality

Federal

- ☐ Bureau of Land Management
- ☒ Fish & Wildlife Service
- ☐ EPA
- ☐ Army Corp of Engineers
- ☐ Conservation Service
- ☐ Other: _____

Schools

- ☒ Boise School District
- ☐ Meridian School District
- ☐ Boise State University

Sewer Districts

- ☐ West Boise Sewer
- ☐ Northwest Boise City
- ☐ Bench Sewer District
- ☐ Owyhee Sewer District

Utilities

- ☒ Idaho Power (2)
- ☒ Qwest Communications
- ☒ United Water Corporation
- ☐ Chevron Pipeline
- ☐ Capitol Water Corporation

Irrigation Districts

- ☐ Nampa & Meridian
- ☐ New York Irrigation
- ☐ Boise City Canal
- ☐ Boise Valley
- ☐ South Boise Water Co.
- ☐ S. Boise Mutual Irrigation Co.
- ☐ Bureau of Reclamation
- ☒ Board of Control
- ☐ Drainage District # _____
- ☐ Other _____

Miscellaneous

- ☐ Capital City Develop. Corp (2)
- ☐ Cole-Collister Fire District
- ☐ Union Pacific Railroad
- ☐ Central District Health
- ☐ City of Garden City
- ☐ City of Meridian
- ☐ City of Eagle
- ☒ Am. Institute of Architects
- ☐ Valley Regional Transit: Kelli Fairless
- ☐ Other _____

Public Works

- ☒ Jim Wyllie
- ☒ Terry Records

Planning Division

- ☒ Dave Abo
- ☐ Design Review
- ☒ Permit Plan
- ☒ Kathleen/Stacey

Neighborhood Groups

- ☐ Boise Heights
- ☐ Borah
- ☐ Central Bench
- ☐ Central Foothills
- ☒ Central Rim
- ☒ Collister
- ☐ Depot Bench
- ☐ Downtown
- ☐ East End
- ☐ Harrison Boulevard
- ☐ Harris Ranch
- ☐ Highlands
- ☐ Hillcrest
- ☐ Maple Grove - Franklin
- ☐ Mesa
- ☐ Morris Hill
- ☐ North End
- ☐ Northwest
- ☐ Pierce Park
- ☒ Pioneer
- ☒ Quail Ridge
- ☐ Riverland East
- ☐ South Boise Village
- ☐ Southeast
- ☐ Stewart Gulch
- ☐ Sunrise Rim
- ☐ Sunset
- ☐ SW Ada County Alliance
- ☐ Veterans Park
- ☐ Vista
- ☐ Warm Springs Estates
- ☐ West Bench
- ☐ West Cloverdale
- ☐ West Downtown
- ☐ West Valley



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capital Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830

Fax: 208/384-3755

TDD: 208/384-3525

Website: www.cityofboise.org/pds

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MAY 29 2007

Annexation/Rezone Application

DEVELOPMENT
SERVICES

This box for office use only

File #: CAR 07-00042

Fee: PAI

Cross Referenced File(s): CUP 07-00084

Zone(s): RP

Are Pre-Application materials attached? ☒ Yes

☐ No

This application is a request to construct, add or change the use of the property as follows:

Complex 322 acres at R-1A and
Tract 26 acres

Pre-Application Conference/Submittal Information

A pre-application conference with staff and pre-application neighborhood meeting are required prior to the submittal of this application. Contact a Procedures Analyst at 384-3830 for details.

Applications for annexations *will not be accepted* without a property description and map that meets the guidelines listed on page 3.

Current Zone: AG (RP)

Requested Zone: R-1A

Applicant Information

Applicant: AASE'S CANYON POINT DEVELOPMENT, LLC.

Phone: (801) 924 1777
(209) 377-3939

Applicant's Address: 3750 W. 500E, SALT LAKE CITY, UT
10200 N. MEEKER PL, BOISE, ID

Zip: 84104
83713

Agent/Representative: STEWART LAND GROUP

Phone: (801) 263-9126

Agent/Representative's Address: 6995 S. UNION PARK CTR
MIDVALE, UT

Zip: 84047

Contact Person (If different from above): KERRY WINN

Phone: (801) 573-7205

Address of Subject Property: 6290 N. PLAND RD, BOISE, ID 83703

Mapping Division must initial here CP to signify address verification.

Property Description (Lot, Block & Subdivision name or recorded deed with a metes and bounds description):

Parcel Number: SEE ATTACHED

Quarter: SW 1/4

Section: 17, 18, 19, 20

Township: 4N

Range: 2E

CAR 07 00042

Development Information

1. Size of Property: _____ Square Feet or 322.88 Acres

2. How is the property now used? OPEN Foothills WITH ONE HOME
ON PLANO ROAD - ONE OPERATIONAL SAND PIT

3. How are the adjoining properties used?

North: THREE HOMES South: SINGLE FAMILY HOMES
East: SINGLE FAMILY HOMES West: SINGLE FAMILY HOMES

4. Are there any existing land uses in the general area similar to the proposed use?
If yes, what are they, and where are they located?

QUAIL RIDGE SUBDIVISION IMMEDIATELY TO THE
EAST.

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DEVELOPMENT
SERVICES

5. On what street(s) does the property have frontage?

PLANO LANE

6. Why are you requesting annexation into the City of Boise?

WE ARE CONTIGUOUS AND WANT TO HOOK INTO
PUBLIC SEWER

7. What use, building or structure is intended for the property?

SINGLE FAMILY RESIDENCES

8. What changes have occurred in the area that justify the requested rezone?

THIS PROPERTY BORDERS OTHER SINGLE FAMILY
RESIDENTIAL SUBDIVISIONS. GENERAL GROWTH
IN THE AREA.

CAR 07 00042

9. Any additional comments?

WE HAVE BEEN WORKING WITH BOISE CITY
PLANNING & ZONING AND OTHER PUBLIC AND PRIVATE
AGENCIES FOR TWO YEARS TO MAKE SURE WE
MEET THE CONDITIONS OF THE FOOTHILL ORDINANCE.

Note: When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. It will not be accepted if it is not complete. A hearing date will be scheduled only after an application has been accepted as complete.

Submittal Requirements

Note: The Boise City Council requires the following information to be submitted to the Planning & Development Services Department for every application for annexation. Applications for annexations *will not be accepted* without a property description and map that meets the guidelines listed below.

- ☒ 1. (1) **Completed application**, including signature of applicant.
- ☒ 2. (1) **Submittal requirements list**.
- ☒ 3. (1) **Detailed letter of explanation** or justification for the proposed project.
- ☒ 4. (1) **Affidavit of Legal Interest** (attached). Form must be completed by the legal owner of record.
- ☒ 5. (1) **Current Vicinity Map**. (8½" x 11") at 1" = 300' scale, showing location and current zoning of the property. Map must be dated. Map is available from the Mapping Division. Please indicate the location of your property on the map). Map must contain the following information.
 - A. A precise copy that matches the description (ordinance numbers, all bearings, distances, commencing and beginning points, etc.)
 - B. Cross-hatched area showing the annexation property
 - C. Street names
 - D. Address grid
 - E. Names of surrounding subdivisions
 - F. The annexation area shall be located as close to the center of the map as possible.
- ☒ 6. (1) **Land Description**. Attach a description of the actual property which you wish to have rezoned or annexed on a separate page. All land descriptions must be certified by a land surveyor registered to the State of Idaho.
 - A. All property description shall be labeled as "Exhibit A."

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MAY 29 2007

DEVELOPMENT
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Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Affidavit of Legal Interest

State of ^(Utah) ~~Idaho~~

County of Ada ^{ss} Salt Lake

I, Aase's Canyon Pointe Development 3750 W. 500 South
Name Address
Salt Lake City Utah
City State

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

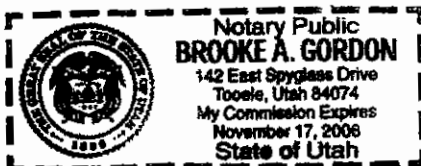
A. That I am the record owner of the property described on the attached, and I grant my permission to STEWART LAND GROUP 695 S. UNION PARK CENTER #360,
Name Address
MIDVALE, UT 84047
to submit the accompanying application pertaining to that property.

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

Dated this 21st day of May, 2007

Signature [Signature]

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



Brooke A. Gordon
Notary Public for Idaho Utah

Residing at: Tooele, Utah

My commission expires: 11/17/08

RECEIVED

MAY 29 2007

DEVELOPMENT
SERVICES

CAR 07 00042



Planning & Development Services

**Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500**

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Affidavit of Legal Interest

State of Idaho)
) ss
County of Ada)

1. Ramon Yorgason
Name

6200 N. Meeker Pl.
Address

Boise
City

Idaho 83713
State

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

- A. That I am the record owner of the property described on the attached, and I grant my permission to STEWART LAND GROUP 695 E. UNION PARK CENTER #360,
Name Address
MIDVALE, UT 84047
to submit the accompanying application pertaining to that property.
- B. I agree to indemnify, defend and hold Boise City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 29th day of May, 2007

day of Ma
Ramon Yorgas
 Signature

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

Cara Draybird
Notary Public for Idaho

Residing at: Boise, Idaho

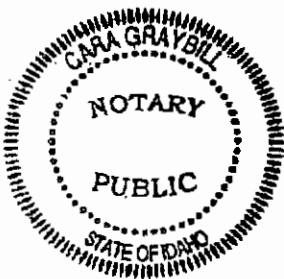
My commission expires: June 8, 2012

RECEIVED

MAY 29 2007

DEVELOPMENT
SERVICES

CAR 07 00042



CAR 07 00042



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Affidavit of Legal Interest

State of Idaho)

) ss

County of Ada)

I, Perry Harding
Name

P.O. Box 1839
Address

Boise
City

Idaho 83701
State

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

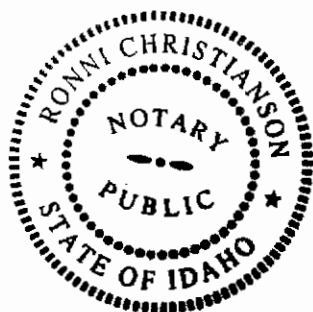
A. That I am the record owner of the property described on the attached, and I grant my permission to STEWART LAND GROUP 6975 S. UNION PARK CENTER #360,
Name Address
MIDVALE, UT 84047
to submit the accompanying application pertaining to that property.

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

Dated this 25 day of May, 2007

Perry Harding
Signature

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



Ronni Christianson
Notary Public for Idaho

RECEIVED
MAY 29 2007

Residing at: Boise DEVELOPMENT SERVICES
My commission expires: 6-30-2010

CAR 07 00042



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Affidavit of Legal Interest

State of Idaho)
) ss
County of Ada)

I, Kelly E. TROUTNER
Name
Meridian
City

2275 Continental
Address
Idaho
State

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

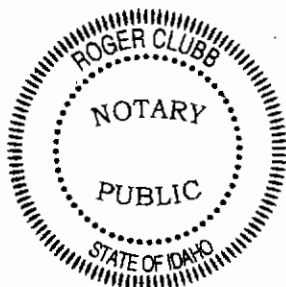
- A. That I am the record owner of the property described on the attached, and I grant my permission to STEWART LAND GROUP 6975 S. UNION PARK CENTER #360,
Name Address
MIDVALE, UT 84047
to submit the accompanying application pertaining to that property.

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

Dated this 29th day of MAY, 2007

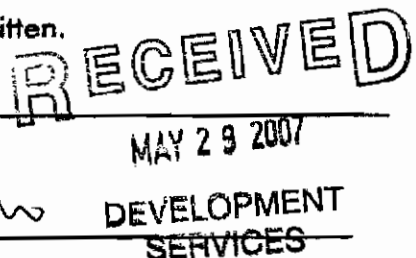
[Signature]
Signature

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



[Signature]
Notary Public for Idaho

Residing at: Boise Idaho
My commission expires: 12/28/2012



CAR 07 00042

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 12.00 4
BOISE IDAHO 08/01/06 04:24 PM
DEPUTY Neave Haney
RECORDED - REQUEST OF
Stewart Title Company 106123633

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 12.00 4
BOISE IDAHO 10/03/06 04:25 PM
DEPUTY Paul Thompson
RECORDED - REQUEST OF
Stewart Title Company 106157893

stewart
title of boise

6048490 ER/JW

re-record

WARRANTY DEED

For Value Received Benjamin Family Empowered Co-op Partnership LLC,
the Grantor, hereby grants, bargains, sells, conveys and warrants unto
AASE'S
AASE Canyon Pointe Development, LLC,
3750 W. 500S
the Grantee, whose current address is 6202 North Plano Lane, Salt Lake City, UT 84104

the following described premises, to wit:

See "Exhibit A" attached hereto

Parcel Number:

SUBJECT TO: Current General Taxes, a lien in the process of assessments, not yet due
or payable. Easements, restrictions, reservations, provisions of record, and assessments, if any.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said
Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with
the said Grantee, that it is the owner in fee simple of said premises, that said premises are free
from all encumbrances and that he will warrant and defend the same from all lawful claims
whatsoever.

Dated this 27th day of July, 2006

Benjamin Family Empowered Co-op Partnership LLC

By

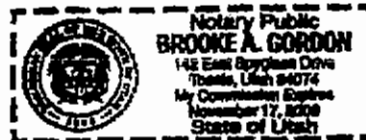
STATE OF Utah

COUNTY OF Salt Lake

On this 28th day of July, 2006, before me, the undersigned, a Notary Public, in and for said State,
personally appeared Arthur Benjamin known to me, on the basis of satisfactory
evidence, to be the Trustee of the Limited Liability Company that executed
the instrument and the foregoing instrument was signed on behalf of said company by authority
of consent of its members and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Brooke A. Gordon
Notary Public: Brooke A. Gordon
Residing at: Truckee County
My commission expires 11/17/06



*Rerecorded to correct name of Grantee

CAR 07 00042

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SERVICES

SCHEDULE A

Order Number: 6048490..EK

LEGAL DESCRIPTION

✓ Parcel I:

A parcel of land being a portion of the Southwest quarter of the Southwest quarter, Section 17, And a portion of the Northwest quarter of the Northwest quarter, Section 20, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho and more particularly described as follows:

Beginning at a brass cap marking the Southwest corner of the Southwest quarter of the Southwest Quarter, Section 17, Township 4 North, Range 2 East, Boise Meridian; said brass cap being **The Real Point of Beginning**; thence along the Westerly boundary of said Southwest quarter Of the Southwest quarter, Section 17

North 00°00'00" East 438.00 feet (formerly North 445.00 feet) to an iron pin marking the centerline of North Plano Lane as referred to in Record of Survey No. 2041; thence leaving said Westerly boundary and along said centerline

North 68°56'51" East 235.00 feet (formerly North 68°25' East) to an iron pin; thence leaving Said centerline

South 05°53'09" East 40.92 feet (formerly South 6°25' East) to an iron pin on the centerline Of Smith's Access Road as referred to in Instrument No. 7744153; thence along said centerline

The following courses and distances to iron pins; thence

South 57°44'26" East 122.45 feet to an iron pin; thence

South 52°00'31" East 599.89 feet (formerly South 55°12' East 774.00 feet) to an iron pin; thence

South 44°43'04" East 237.59 feet (formerly South 35°13' East 383.69 feet) to an iron pin marking a point of curve; thence

Southeasterly along a curve to the right 96.99 feet, said curve having a central angle of 34°19'10" A radius of 161.93 feet, tangents of 50.00 feet, and a long chord of 95.55 feet, bearing

South 27°33'29" East to an iron pin marking a point of tangent; thence

South 10°23'54" East 159.31 feet (formerly South 27°33' East 67.64 feet) to an iron pin; thence Leaving said centerline

South 29°50'40" West 10.00 feet (formerly South 27°33' West) to an iron pin on a line that is 330.10 feet (formerly 330.00 feet) south and parallel to the Northerly boundary of said Section 20; thence

North 87°42'20" West 1045.00 feet (formerly West) to an iron pin on the Westerly boundary of said Section 20; thence

North 01°35'29" East 330.10 feet (formerly North 00°28' East 330.00 feet) to the Point of Beginning.

Parcel II:

File Number: 6048490..EK
Stewart Title of Boise, Inc.
Attached Legal Description
Page 1 of 3

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A parcel of land located in the Northeast quarter of the Northeast quarter of Section 19 and the Northwest quarter of the Northwest quarter of Section 20, Township 4 North, Range 2 East, Boise

Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the Northwest corner of Section 20, Township 4 North, Range 2 East, Boise Meridian; thence
South 0°42'27" East 220.35 feet along the section line common to Sections 19 and 20 to Corner No. 1, the **Point of Beginning**; thence continuing
South 0°42'27" East 109.65 feet to Corner No. 2; thence
South 34°22'17" East, 1,190.65 feet to Corner No. 3 a point in the South boundary of the Northwest quarter of the Northwest quarter of said Section 20; thence
South 89°12'49" West 660.00 feet along said South boundary to the Southwest corner of said Northwest quarter Northwest quarter of Section 20, Corner No. 4; thence
South 87°42'59" West 133.73 feet to Corner No. 5; thence
North 44°51'44" West 547.39 feet to Corner No. 6; thence
North 28°07'56" West 381.93 feet to Corner No. 7; thence
North 38°52'52" West 406.99 feet to Corner No. 8; thence
North 48°21'09" East 137.03 feet along the approximate Easterly R.O.W. line of the Barnes access road to Corner No. 9; thence
South 87°17'21" East 591.87 feet to Corner No. 10; thence
North 89°31'05" East 248.12 feet to Corner No. 1 the **Real Point of Beginning**.

Parcel III:

The Southwest quarter of the Northwest quarter of Section 20, Township 4 North, Range 2 East, Boise Meridian;

Except the following described parcel

Beginning at the one quarter corner common to Sections 19 and 20, Township 4 North, Range 2 East, Boise Meridian, thence
North 650.00 feet along the West Section line of said Section 20; thence
East 335.00 feet, thence
South 650.00 feet, more or less, to the midsection line of said Section 20; thence along said Midsection line
West 335.00 feet, more or less, to the **Real Point of Beginning**.

Parcel IV:

A parcel of land lying in the Norwest Quarter
Of the Northwest Quarter of Section Twenty, Township
Four North, Range Two East, Boise Meridian, Ada County,
Idaho more particularly described as follows:

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Stewart Title of Boise, Inc.
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Commencing at the Section Corner Common to Sections Seventeen, Eighteen, Nineteen and Twenty in Township Four North, Range Two East, Boise, Meridian; thence Southward between Sections Nineteen and Twenty a Distance of 330 feet to a point, THE REAL POINT OF BEGINNING; thence Eastward on a line which is parallel To the Section line between Sections Seventeen and Twenty to a point on the East boundary of the North-West Quarter of the Northwest Quarter of Section Twenty; Thence Southward along the East boundary of the North-West Quarter of the Northwest Quarter of Section Twenty, to a point which is the center of the Northwest Quarter of Section Twenty; thence Westward along the South boundary of the Northwest Quarter of the North-West Quarter of Section Twenty to a point which is Located 660 feet Eastward on the 1/16 corner Between Sections Nineteen and Twenty; thence North-Westerly to the REAL POINT OF BEGINNING.

1. Etc.

STATE OF IDAHO, COUNTY OF ADA,
I, J. David Navarro, Recorder for Ada County, do hereby certify that the Annexed is a full, true and correct copy of last No. 10672363
as it appears on record in Book _____
Page _____, Records of Ada County, State of Idaho.
IN WITNESS WHEREOF, I have set my hand and affixed my official seal this 29th day of August, 2006.
J. DAVID NAVARRO, Recorder
By _____ Deputy

File Number: 6048490, EK
Stewart Title of Boise, Inc.
Attached Legal Description
Page 3 of 3

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WARRANTY DEED

(CORPORATE FORM)

8838517

IDAHO BANK & TRUST CO., an Idaho corporation
 organized and existing under the laws of the State of Idaho, with its principal office at 802 W. Hancock
 Street, Boise of County of Ada State of Idaho
 grantor, hereby CONVEYS or GRANTS and WARRANTS TO

J. RAMON YORGASON and MARILYN YORGASON, husband and wife and
 CARL E. BAKER and KATHLEEN BAKER, husband and wife
 of Boise transfer for the sum of

Ten and other valuable consideration DOLLARS
 the following described tract(s) of land in Ada County
 State of Idaho.

See attached Exhibit "A" which by this reference becomes a part hereto.

Location of above described property
 House No. Street

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 5th day of August A.D. 1998

CORPORATE SEAL

Idaho Bank & Trust Co.

CORPORATE SEAL

By *[Signature]*
 Vice President
 Attest *[Signature]*
 Assistant Secretary

ACKNOWLEDGMENT (Corporate)

STATE OF IDAHO

County of Ada

On this 5th day of August in the year of 1998, before me, Julie M. Lewis, a notary public, personally appeared *[Signature]* and *[Signature]* known to me to be the Vice President and Assistant Secretary of the corporation that executed the instrument on behalf of said corporation, and acknowledged to me that said corporation executed the same.

Notary Public
 My Comm. Exp. 12/31/99 Idaho

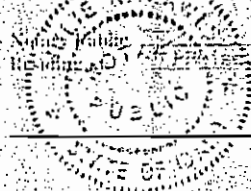
STATE OF IDAHO COUNTY OF Ada

I, the undersigned, do hereby certify that this instrument was duly executed by the grantor(s) named herein.

at 3:00 o'clock on the 5th day of August 1998 in the office of the undersigned.

JOHN BASTIDA
 Notary Public

By *[Signature]*
 Fee \$12.00
 Paid to



PIONEER TITLE COMPANY
 OF ADA COUNTY
 221 W. MAIN STREET
 BOISE, IDAHO 83725-2000

Representing Title Insurance Company

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 MAY 29 2007
 DEVELOPMENT
 SERVICE

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0106401579

EXHIBIT A

PARCEL "A"

A portion of Section 20, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho, commencing at the South quarter corner of said Section 20, a point marked by a brass cap, The Point of Beginning; thence along the East Boundary of Briarhill Subdivision No. 1, the following courses and distances:

North 0°42'41" East 50.00 feet to a point; thence
North 30°00'00" West 263.59 feet to a point; thence
North 31°00'00" West 729.79 feet to a point; thence
North 45°00'00" West 165.00 feet to a point; thence
North 50°00'00" West 133.27 feet to a point; thence
North 0°00'00" East 183.11 feet to a point; thence
North 53°00'00" West 125.37 feet to a point; thence leaving the East boundary of Briarhill Subdivision No. 1:

North 05°00'00" East 446.93 feet to a point; thence along a curve to the left whose central angle is 52°30'00", length is 91.63 feet, radius is 100.00 feet, and long chord bears

North 21°15'00" West 88.46 feet to a point; thence

North 47°30'00" West 96.05 feet to a point; thence

South 45°00'00" West 68.91 feet to a point; thence

North 45°00'00" West 70.00 feet to a point; thence along a curve to the right whose central angle is 219°12'24", length is 497.36 feet, radius is 130.00 feet, and long chord bears

North 64°25'44" East 246.93 feet to a point; thence

North 84°00'00" East 86.81 feet to a point; thence

South 52°00'00" East 250.00 feet to a point; thence

North 38°00'00" East 217.56 feet to a point; thence

North 28°00'00" West 426.90 feet to a point on Briarhill Subdivision No. 2;

thence along the southerly boundary of said subdivision the following courses and distances:

North 81°00'00" East 54.52 feet to a point; thence

North 59°00'00" East 315.05 feet to a point; thence

North 56°00'00" East 580.00 feet to a point; thence

North 44°00'00" East 337.51 feet to a point intersecting Briarhill Subdivision

No. 2 and Briarhill Subdivision No. 3; thence along the boundary of

Briarhill Subdivision No. 3, the following courses and distances:

North 44°00'00" East 75.51 feet to a point; thence

North 54°00'00" East 181.06 feet to a point; thence

North 64°00'00" East 377.00 feet to a point; thence

North 55°00'00" East 221.34 feet to a point; thence

North 45°00'00" East 190.00 feet to a point; thence

North 70°00'00" East 330.48 feet to a point; thence

North 54°00'00" East 182.10 feet to a point; thence

North 27°00'00" East 236.07 feet to a point; thence

North 38°00'00" East 84.14 feet to a point; thence

North 50°00'00" West 310.00 feet to a point; thence

South 38°00'00" West 130.00 feet to a point; thence

South 45°00'00" West 120.00 feet to a point; thence

South 77°00'00" West 487.94 feet to a point; thence

Legal Description Continued

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0106401580

CONTINUATION OF PARCEL "A"

South 45°00'00" West 523.90 feet to a point; thence
 South 64°00'00" West 315.00 feet to a point; thence
 South 44°00'00" West 268.16 feet to a point intersecting Briarhill Subdivision
 No. 3 and Briarhill Subdivision No. 2; thence along the North boundary of
 Briarhill No. 2, the following courses and distances:
 South 44°00'00" West 161.84 feet to a point; thence
 South 64°00'00" West 410.00 feet to a point; thence
 North 45°00'00" West 130.00 feet to a point; thence
 South 64°00'00" West 148.97 feet to a point; thence
 South 05°00'00" East 130.00 feet to a point; thence
 South 55°00'00" West 373.29 feet to a point; thence
 South 25°00'00" East 132.27 feet to a point; thence
 South 81°00'00" West 233.18 feet to a point; thence along a curve to the left
 whose central angle is 35°25'27", length is 164.15 feet, radius is 205.50
 feet, and long chord bears:
 South 63°17'17" West 161.55 feet to a point; thence
 South 44°25'27" East 5.00 feet to a point; thence leaving the boundary of
 Briarhill Subdivision No. 2:
 South 45°34'33" West 47.08 feet to a point; thence along a curve to the left
 whose central angle is 19°40'00", length is 194.59 feet, radius is 556.92
 feet, and long chord bears:
 South 35°44'33" West 193.64 feet to a point; thence
 North 01°08'51" West 205.55 feet to a point; thence
 South 82°10'42" East 20.00 feet to a point; thence
 South 02°36'05" East 70.87 feet to a point; thence
 North 44°47'18" East 294.50 feet to a point; thence
 North 0°47'18" East 467.52 feet to a point; thence
 North 89°10'42" West 379.35 feet to a point on the West 1/16 line of said
 Section 20; thence along the West 1/16 line:
 North 0°49'40" East 2081.39 feet to a point; said point being the West 1/16
 corner common to Sections 17 and 20; thence along the North boundary of
 said Section 20:
 South 88°22'47" East 1321.04 feet to a point; said point being the North
 quarter corner of said Section 20; thence continuing along the North
 boundary of said Section 20:
 South 88°22'47" East, 2642.07 feet to a point; said point being the Northeast
 corner of said section 20; thence along the East boundary of said
 Section 20:
 South 0°12'25" West 2498.56 feet to a point; said point being the East quarter
 corner of said Section 20; thence continuing along the East boundary of
 said Section 20:
 South 0°31'05" West 2751.11 feet to a point; said point being the Southeast
 corner of said Section 20; thence along the South boundary of said
 Section 20:
 North 89°03'02" West 2672.47 feet to the Point of Beginning.
 Legal Description Continued.

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CONTINUATION OF PARCEL "A"

0106401581

EXCEPTING a parcel of land located in Section 20, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho, commencing at the East quarter corner of said Section 20, a point marked by an aluminum cap; thence South 51°36'19" West 2146.15 feet to The Point of Beginning; thence North 84°49'36" West 100.00 feet to a point; thence North 05°10'24" East 100.00 feet to a point; thence South 84°49'36" East 100.00 feet to a point; thence South 05°10'24" West 100.00 feet to The Point of Beginning.

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CAR 07 00042

Order No. 89020850 TN/RN

9290

READ & APPROVED *WPC KC*9010706
WARRANTY DEED

1153000231

FOR VALUE RECEIVED LARRY R. KERR, a married man, as his sole and separate property

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto ANDREW W. COVER and KATHERINE A. COVER, husband and wife

GRANTEE(S), whose current address is: 6296 N. PLANO LANE, BOISE, IDAHO 83703
the following described real property in ADA County, State of Idaho.
more particularly described as follows, to wit:

As per EXHIBIT "A" attached hereto and made a part hereof by reference.

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

Dated: February 28, 1990

Larry R. Kerr
LARRY R. KERR

STATE OF IDAHO County of ADA

On this 28th day of February

in the year of 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared

Larry R. Kerr

known or identified to me to be the person whose name is

subscribed to the within instrument, and acknowledged to me that

he executed the same.

Signature: *Trina Nishitani*
Name: Trina Nishitani

Residing at: Boise, Idaho

My commission expires: 6/28/91

STATE OF IDAHO, COUNTY OF Ada

I hereby Certify that this instrument was filed for record at the request of STEWART TITLE

at 36 minutes past 3 o'clock p.m.

this 28th day of March

1990, in my office, and duly recorded in Book

of Deeds at page

JOHN EASTIDA

Ex-Officio Recorder

By: *John Eastida*

Deputy:

Fee \$ 6.00

Mail to:

This form furnished courtesy of

STEWART TITLE OF IDAHO, Inc.



Stewart Title of Idaho

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MAY 28 20
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CAR 07 00042

1193000232

Order No.: ST-89020850 TN/RN

EXHIBIT "A"

PARCEL I

A parcel of land lying Sections 18 and 19, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 17, 18, 19 and 20 in Township 4 North, Range 2 East, Boise Meridian, thence North 16 degrees 02' West, a distance of 415.10 feet to P.I. No. 5 of the Barnes Access Road; thence North 56 degrees 54' East a distance of 136.72 feet to a steel pin; thence South 70 degrees 14' West, a distance of 495.72 feet to a steel pin, THE REAL POINT OF BEGINNING; thence South 0 degrees 02' East, a distance of 202.06 feet to a steel pin; thence South 64 degrees 47' East, a distance of 514.36 feet to a steel pin; thence South 0 degrees 24' West, a distance of 105.01 feet to a steel pin; thence North 89 degrees 19' West, a distance of 247.95 feet to a steel pin; thence North 86 degrees 06' West, a distance of 591.87 feet to a steel pin; thence North 05 degrees 04' West, a distance of 75.16 feet to a steel pin; thence North 37 degrees 19' East, a distance of 270.50 feet to a steel pin; thence North 48 degrees 17' East, a distance of 290.02 feet to a steel pin, THE REAL POINT OF BEGINNING.

PARCEL II

Together with an easement for ingress and egress over and across Private Lane known as Plano Lane as described in Book 472 of Deeds on Page 32 and Book 473 of Deeds on Page 700.

PARCEL III

Together with an easement for ingress and egress over and across a private road, a portion of which is described in Warranty Deed recorded March 23, 1967 as Instrument No. 660475.

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CAR 07 00012



ST: 0050425 BF/EK



WARRANTY DEED

For value received Gary R Little and Deborah A Little, Husband & Wife

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

AASE's Canyon Pointe Development, LLC, A Utah Limited Liability Company

the Grantee, whose current address is 3750 W 500 S, Salt Lake City, UT 84104

the following described premises, to wit:

See "Exhibit A" attached hereto

Parcel Number:

SUBJECT TO: Current General Taxes, a lien in the process of assessments, not yet due or payable. Easements, restrictions, reservations, provisions of record, and assessments, if any.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises, that said premises are free from all encumbrances and that he will warrant and defend the same from all lawful claims whatsoever.

Dated this 27th day of April, 2007.

Gary R Little

Deborah A Little

STATE OF Idaho)
) ss.
COUNTY OF Ada)

On this 30th day of April, 2007, before me, the undersigned, a Notary Public, in and for said State, personally appeared Gary R Little and Deborah A Little known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public: Evelyn S Keller
Residing at: Boise, ID
My commission expires February 18, 2010



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Exhibit A
LEGAL DESCRIPTION

Order No.: 106050425

Parcel A

A parcel of land located in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) and the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section 17, Township 4 North, Range 2 East, Boise Meridian, more particularly described as follows

Beginning at the Southwest Section corner of said Section 17; thence
South 89°47'00" East along the South Section line of said Section 17, a distance of 1,874.54 feet
to the Real Point of Beginning; thence
North 12°20'33" West a distance of 641.37 feet; thence
North 21°48'55" West a distance of 257.54 feet; thence
North 52°27'00" West a distance of 53.79 feet; thence
North 65°10'00" East a distance of 540.00 feet; thence
North 58°49'00" East a distance of 323.49 feet; thence
North 01°39'00" West a distance of 303.15 feet; thence
South 48°08'00" East a distance of 1,019.57 feet; thence
South 89°47'00" East a distance of 200.0 feet; thence
South a distance of 920.00 feet to a point on the South Section line of said Section 17; thence
North 89°47'00" West along said South section line a distance of 1,441.96 feet to the Real Point
of Beginning.

Parcel B

Situated in Ada County, State of Idaho

A parcel of land located in the Southwest Quarter (SW1/4) of Section 17, Township 4 North, Range 2 East, Boise Meridian, more particularly described as follows:

Commencing at the Southwest corner of Section 17, Township 4 North, Range 2 East, Boise Meridian, and running thence
North 16°02' West a distance of 415.10 feet to P.L. No. 5 of the Barnes Access Road; thence
North 56°54' East a distance of 136.72 feet to a steel pin; thence
North a distance of 745.39 feet to a steel pin (Taylor's NE Corner); thence
North 45°50' East a distance of 132.61 feet to a steel pin; thence
North 66°54' East a distance of 300.10 feet to a steel pin; thence
South 86°42' East a distance of 370.02 feet to a steel pin; thence
North 65°43' East a distance of 474.06 feet to a found 1/4" iron bar, the Real Point of Beginning;
thence
South 58°35'48" East 458.34 feet to a found 5/8" iron pin (formerly described of record as
"South 58°37' East a distance of 458.48 feet to a steel pin"); thence
North 80°46'52" East 504.32 feet to a found 5/8" iron pin (formerly described of record as
"North 80°48' East a distance of 504.64 feet to a steel pin"); thence
North 50°28'00" East 275.98 feet to a found 5/8" iron pin (formerly described of record as
"North 50°28' East a distance of 276.00 feet to a steel pin"); thence
South 70°14'58" East 85.51 feet to a found 5/8" iron pin (formerly described as "South 70°18'
East a distance of 85.53 feet to a steel pin"); thence
South 02°13'03" East 303.14 feet to a found 5/8" iron pin (formerly described of record as
"South 1°39' East a distance of 303.15 feet to a steel pin; thence
South 58°48'04" West 323.59 feet to a found 1/4" iron bar (formerly described of record as
"South 58°49' West a distance of 323.49 feet to a steel pin"); thence
South 65°09'04" West 543.41 feet to a point of intersection between P.L. No. 12 and P.L. No. 13
on the Barnes Access Road marked by a set 5/8" iron pin with plastic cap PLS 6552 (formerly
described of record as "South 65°10' West a distance of approximately 540.0 feet to a point
of intersection between P.L. No. 12 and P.L. No. 13 on the Barnes Access Road"); thence

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North 52°25'48" West 182.39 feet to a P.I. No. 13 on the Barnes Access Road marked by a set 5/8" iron pin with plastic cap PLS 6552 (formerly described of record as "North 52°27' West a distance of approximately 185.00 feet to P.I. No. 13 on the Barnes Access Road"); thence North 31°17'48" West 179.81 feet to a P.I. No. 14 on the Barnes Access Road marked by a set 5/8" iron pin with Plastic Cap PLS 6552 (formerly described of record as "North 31°19' West a distance of 179.81 feet to P.I. No. 14 on the Barnes Access Road"); thence North 57°32'48" West 200.31 feet to a P.I. No. 15 on the Barnes Access Road marked by a set 5/8" iron pin with plastic cap PLS 6552 (formerly described of record as "North 57°34' West a distance of 200.31 feet to a P.I. No. 15 on the Barnes Access Road"); thence North 02°54'40" West 338.23 feet (formerly described of record as "on a bearing of approximately North 1°00' West a distance of approximately 337.5 feet") to the Real Point of Beginning.

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CAR 07 00042

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 04/08/07 04:20 PM
DEPUTY Paul Thompson
RECORDED-REQUEST OF
Stewart Title Company

AMOUNT 9.00 3
107049328

3 pgs
①



6050302 EK/SB

WARRANTY DEED

For Value Received Regional Holdings, LLC, A Nevada Limited Liability Company

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Aase's Canyon ^{Pointe} Development, LLC, A Utah Limited Liability Company

the Grantee, whose current address is 3750 W 500 S, Salt Lake City, UT 84104

the following described premises, to wit:

See "Exhibit A" attached hereto

Parcel Number: S0617347100

SUBJECT TO: Current General Taxes, a lien in the process of assessments, not yet due or payable. Easements, restrictions, reservations, provisions of record, and assessments, if any.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises, that said premises are free from all encumbrances and that he will warrant and defend the same from all lawful claims whatsoever.

Dated this 6th day of April, 2007

Regional Holdings, LLC

By Joseph McNeal
Joseph McNeal
Manager

STATE OF Idaho)
) ss.
COUNTY OF Ada)

On this 6th day of April, 2007, before me, the undersigned, a Notary Public, in and for said State, personally appeared Joseph McNeal known to me, on the basis of satisfactory evidence, to be the Manager of the Limited Liability Company that executed the instrument and the foregoing instrument was signed on behalf of said company by authority of consent of its members and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public: Rowena Burnum
Residing at: Boise ID
My commission expires 6-10-12



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Exhibit A
LEGAL DESCRIPTION

Order No.: 106050302

Parcel 1:

A parcel of land being a portion of the Southwest ¼ of Section 17, T4N, R2E, BM, Ada County, Idaho, and being the lands described as Parcel 1 as disclosed by Record of Survey 7448, recorded June 28, 2006 as Instrument No. 106103469, records of Canyon County, Idaho more particularly described as follows:

Commencing at the Southwest corner of said Section 17, said corner marked by a Brass Cap monument; thence, along the Southerly line of said Section, South 89°54'32" East, 1,321.09 feet to the West 1/16 corner of said Section, said corner marked by a found 5/8" iron pin re-tagged PLS 11463 as shown on Record of Survey No. 7448, Ada County Records, thence, continuing along said Section line, South 89°54'32" East, 12.09 feet to a set 5/8" iron pin tagged PLS 11463 at the POINT OF BEGINNING;

Thence, leaving said Section line, North 10°55'57" West 352.57 feet (formerly North 09°54'54" West 330.69 feet), found ½" iron pin re-tagged PLS 11463;

Thence, along the Northeasterly line of the above mentioned Parcel 1, North 56°07'50" East, 551.90 feet (formerly North 57°04'01" East, 549.50 feet) to re-set 5/8" iron pin tagged PLS 11463;

Thence, along the Easterly line of said Parcel 1, South 13°04'07" East, 672.01 feet (formerly South 12°20'33" East 641.37 feet) to a found 5/8" iron pin re-tagged PLS 11463 on the Southerly line of said Section;

Thence, along said Southerly line, North 89°54'32" West, 543.34 feet (formerly North 89°47' West 541.36 feet) to the POINT OF BEGINNING.

Together with: A 50-foot-wide right-of-way described as Parcel 2 in the deed recorded as Instrument No. 102056762, Ada County records.

Parcel 2:

A parcel of land being a portion of the Southwest ¼ of Section 17, T4N, R2E, BM, Ada County, Idaho, and being the lands described as Parcel 3 as disclosed by Record of Survey 7448, recorded June 28, 2006 as Instrument No. 106103469, records of Canyon County, Idaho more particularly described as follows:

Commencing at the Southwest corner of said Section 17, said corner marked by a Brass Cap monument; thence, along the Southerly line of said Section, South 89°54'32" East 882.31 feet to a set 5/8" iron pin tagged PLS 11463 on the centerline of Smith's Access Road as shown on Record of Survey No. 2855, Ada County Records, the POINT OF BEGINNING:

Thence, along said centerline North 46°54'19" West (formerly North 35°13' West), 66.90 feet to a found 5/8" iron pin tagged PLS 5710 as shown on Record of Survey No. 7389, Ada County Records;

Thence, along the Southeasterly line of said Record of Survey, North 48°52'28" East, 348.44 feet (formerly North 49°57' East, 317.19 feet) to a found ½" iron pin tagged PLS 5710;

Thence, South 39°15'45" East, 355.85 feet (formerly Southeastward 340+/- feet) to the West 1/16 corner of said Section 17, marked by a found 5/8" iron pin re-tagged PLS 11463 as shown on Record of Survey No. 7448, Ada County Records;

Thence along the Southerly line of said Section, North 89°54'32" West, 438.78 feet to the POINT OF BEGINNING.

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Subject to: A 50-foot-wide easement known as Smith's Access Road as shown upon Record of Survey No. 2855, Ada County Records.

Parcel 3:

A parcel of land being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20, T4N, R2E, BM, Ada County, Idaho, and being the lands described as Parcel 4 as disclosed by Record of Survey 7448, recorded June 28, 2006 as Instrument No. 106103469, records of Canyon County, Idaho more particularly described as follows:

Commencing at the Northwest corner of said Section 20, said corner marked by a brass Cap monument; thence, along the Northerly line of said Section, South $89^{\circ}54'32''$ East 882.31 feet to a set $\frac{5}{8}''$ iron pin tagged PLS 11463 on the centerline of Smith's Access Road as shown on Record of Survey No. 2855, Ada County Records, the POINT OF BEGINNING;

Thence continuing along said Section line, South $89^{\circ}54'32''$ East, 438.78 feet to the West $\frac{1}{16}$ corner of said Section marked by a found $\frac{5}{8}''$ iron pin re-tagged PLS 11463, as shown on Record of Survey No. 7448, Ada County Records;

Thence along the Easterly line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, South $00^{\circ}41'14''$ East, 330.06 feet (formerly Southward 330 feet) to a found $\frac{5}{8}''$ iron pin tagged PLS 6552 as shown on Record of Survey No. 6654, Ada County Records;

Thence parallel with said Section line, North $89^{\circ}54'32''$ West, 276.70 feet (formerly Westward 280+-feet) to a $\frac{1}{4}''$ iron pin tagged PLS 972 on the centerline of Smith's Access Road as shown on Record of Survey No. 2855, Ada County records;

Thence along said centerline, North $27^{\circ}55'25''$ East (formerly North $29^{\circ}50'40''$ East), 10.00 feet to a found $\frac{1}{4}''$ iron pin tagged PLS 972;

Thence continuing, North $12^{\circ}33'22''$ West, 159.39 feet (formerly North $27^{\circ}33'$ East 67.69 feet), to a found $\frac{1}{4}''$ iron pin tagged PLS 972;

Thence continuing, along a curve to the left 97.04 feet, said curve having a radius of 161.93 feet a central angle of $34^{\circ}20'10''$, and a long chord bearing North $29^{\circ}46'01''$ West 95.60 feet to a found $\frac{1}{4}''$ iron pin tagged PLS 972;

Thence continuing North $46^{\circ}54'19''$ West (formerly North $35^{\circ}13'$ West), 121.36 feet to the POINT OF BEGINNING.

Subject to: A 50-foot-wide easement known as Smith's Access Road as shown upon Record of Survey No. 2855, Ada County Records.

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ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO

2002 APR 11 AM 9:43

Perry C. Harding
RECORDED REQUEST OF
Le- (Deerbillig)
FEE
102042440

QUITCLAIM DEED

For Value Received

ALLA HARDING, wife of the Grantee herein

Does hereby convey, release, remise and forever quit claim unto PERRY C. HARDING, a married man as his sole and separate property

Whose current address is P O Box 1839 Boise, Idaho 83701 the following described premises, to-wit:

Parcel S0618449275 of the SE4, Section 18 T4N: R2E more particularly described as follows: SEE ATTACHED EXHIBIT A.

March 27,
Dated ~~February 12~~, 2002

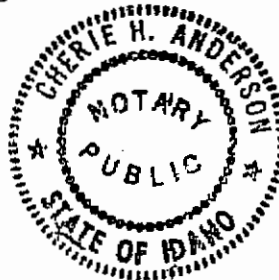
Alla Harding
Alla Harding

State of Idaho County of Ada

On this ~~27~~ ^{*th*} day of ~~February~~ ^{*MARCH*} in the year of 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Alla Harding known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

Signature: *Cherie H. Anderson*

Name: *CHERIE H. ANDERSON*
Residing at: *Boise, Idaho*
My commission expires: *8/5/03*



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Property Description:

A parcel of land situated in Sections 18 and 19, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho. More particularly described as follows:

Commencing at a Brass Cap marking the Section corner common to Sections 17, 18, 19 and 20, the Point of Beginning:
thence N02°17'12"W along the East line of Section 18 a distance of 473.63 feet to a 5/8 inch iron pin;
thence S67°56'48"W a distance of 495.84 feet to a 5/8 inch iron pin;
thence S02°19'13"E a distance of 202.06 feet to a 5/8 inch iron pin;
thence S66°59'50"E a distance of 512.51 feet to a 5/8 inch iron pin on the East line of Section 19;
thence N00°42'27"W a distance of 115.07 feet to the Point of Beginning.

The above described parcel containing 4.24 acres.

Subject to any and all easements and rights-of-way of record or in use this 18th day of December, 1991.

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RECORD OF SURVEY NO. 2111

SURVEY FOR

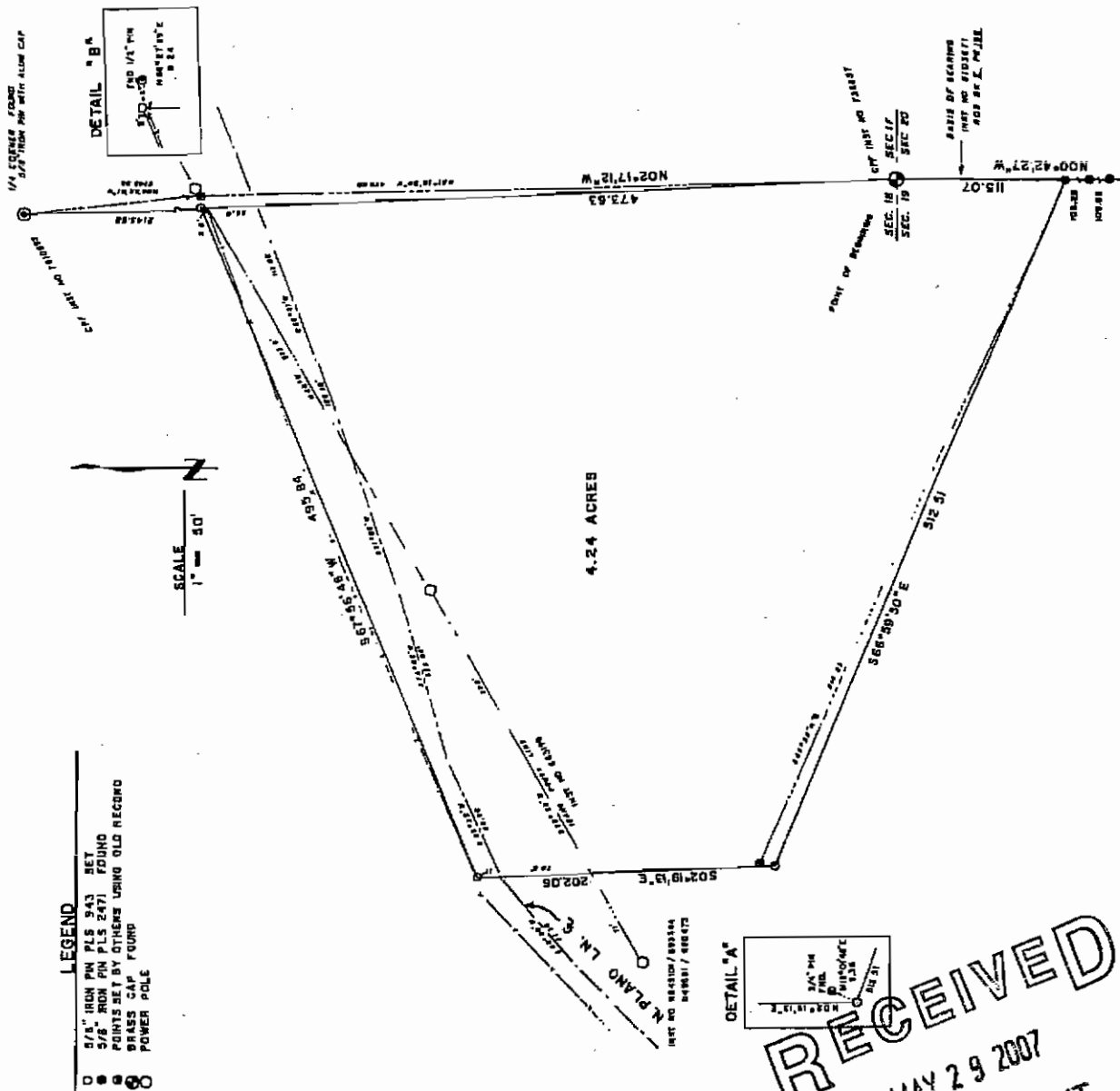
ESTATE OF

WILLIAM F. GALLOWAY

GRETCHEN OGDEN, REPRESENTATIVE

SITUATED IN THE SOUTHEAST ONE-QUARTER
OF SECTION 18 and the NORTHEAST
ONE-QUARTER OF SECTION 19, TOWNSHIP 4
NORTH, RANGE 2 EAST, BOISE MERIDIAN,

ADA COUNTY, IDAHO
1981



CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 177223

STATE OF IDAHO

COUNTY OF ADA

FILED FOR RECORD AT THE REQUEST OF R.A. JOHNSON,
AT 10 MINUTES PAST 1 O'CLOCK A.M., THIS
26 DAY OF December, 1991, IN MY OFFICE
AND DULY RECORDED IN BOOK 17 OF SURVEYS
AT PAGE 3470.

DEPUTY RECORDER

EX-OFFICIO RECORDER David Randall

FEE \$ 5.00

CERTIFICATE OF SURVEYOR

I, RICHARD A. JOHNSON, PLS 343, STATE OF IDAHO, DO HEREBY
CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED
BY ME IN ACCORDANCE WITH THE LAWS OF THE STATE OF
IDAHO PERTAINING TO PLATS AND SURVEYS AND LCSS-1801 -
55-1812, IN DECEMBER, 1991.

RICHARD A. JOHNSON PLS 343
IDAHO

RICHARD A. JOHNSON
PROFESSIONAL LAND SURVEYOR
BOISE, IDAHO (208) 553-3470

421-18-2-10-000
421-19-1-10-000

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ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 12/31/02 11:16 AM
DEPUTY Bonnie Oberbiling
RECORDED - REQUEST OF
KELLY TROUTNER
AMOUNT \$6.00

2



GIFT DEED

THIS DEED is made this 31st day of December 2002, by
and between Jone M. Troutner, Trustee of the Trust of Paul and Jone Troutner,
Grantor, and Kelly Troutner, an unmarried person whose address is 2275 E.
Continental Dr., Meridian, Idaho 83642, _____.

WITNESSETH, that the Grantor, for no valuable consideration these presents does
grant, sell and convey unto the Grantee in fee simple, an undivided 1/2 interest in that
parcel of land situated in _____ Ada County, Idaho _____
and more particularly described as follows: See exhibit A attached hereto and made a
legal part thereof

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and
appurtenances thereto belonging to the Grantee in fee simple.
exceptions: utility easements, rights of way and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and
year first above written.

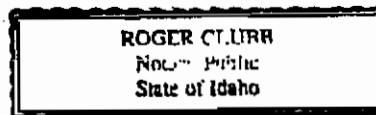
Jone M. Troutner (Grantor)
(SEAL)

STATE OF Idaho, COUNTY OF Ada

I, a Notary Public for said County and State, do hereby certify that Jone M. Troutner
personally appeared before me this day and acknowledged the due execution of the
foregoing and attached Gift deed.

WITNESS my hand and notarial seal, this the 31st day of December, 2002
My Commission Expires: 12/28/06

Roger Clarr Notary Public
residing @ Boise, Idaho



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A parcel of land lying in Section 19, T4N, R2E, B.M., Ada County, Idaho more particularly described as follows:

Commencing at the section corner common to Sections 17, 18, 19 and 20, T 4 N, R 2 E, B. M., thence North 16° 02' West 415.10 feet to P.I. No. 5 of the Barnes Access Road thence, North 56° 54' East 136.72 feet; thence South 70° 14' West 495.72 feet; thence South 48° 17' West 290.02 feet; thence South 37° 19' West 270.50 feet to a steel pin and being the real point of beginning; thence South 69° 22' West 785.22 feet to a steel pin; thence North 65° 10' West 304.29 feet to a steel pin; thence South 22° 51' East 161.45 feet to a steel pin; thence South 55° 50' East 259.01 feet to a steel pin; thence South 61° 15' East 259.16 feet; thence North 46° 00' East 711.70 feet; thence North 05° 04' West 75.16 feet to the real point of beginning;

EXCEPTING from the above described parcel of land all that portion commencing at the section corner common to Sections 17, 18, 19 and 20 T 4 N, R 2 E, B.M.; thence North 16° 02' West 415.11 feet to P.I. No. 5 of the Barnes Access Road; thence North 56° 54' East 136.72 feet; thence South 70° 14' West 495.72 feet; thence South 48° 17' West 290.02 feet; thence South 37° 19' West 270.50 feet; thence South 69° 22' West 785.32 feet to a steel pin and being the real point of beginning; thence South 43° 0' East 270.0 feet more or less to a point on the center line of the Barnes Access Road; thence North 45° 43' East along said Barnes Access Road center line 82.6 feet to P.I. No. 1; thence North 55° 31' East continuing along said center line 98.5 feet; thence North 43° 52' West 208.53 feet; thence South 69° 22' West 200.22 feet to the real point of beginning.

EXCEPT road right of ways.

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GIFT DEED

THIS DEED is made this 2nd day of January 2003, by
and between Ione M. Troutner, Trustee of the Trust of Paul and Ione Troutner,
Grantor; and Kelly Troutner, an unmarried person whose address is 2275 E.
Continental Dr., Meridian, Idaho 83642, _____.

WITNESSETH, that the Grantor, for no valuable consideration these presents does
grant, sell and convey unto the Grantee in fee simple, an undivided 1/2 interest in that
parcel of land situated in _____ Ada County, Idaho _____
and more particularly described as follows: See exhibit A attached hereto and made a
legal part thereof

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and
appurtenances thereto belonging to the Grantee in fee simple.
exceptions: utility easements, rights of way and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and
year first above written.

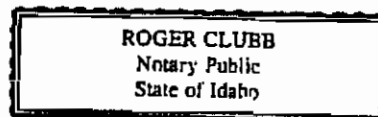
Ione M. Troutner (Grantor)
(SEAL)

STATE OF Idaho, COUNTY OF Ada

I, a Notary Public for said County and State, do hereby certify that Ione M. Troutner
personally appeared before me this day and acknowledged the due execution of the
foregoing and attached Gift deed.

WITNESS my hand and notarial seal, this the 31st day of December, 2002
My Commission Expires: 12/28/04

Roger Clubb Notary Public
residing @ Boise, Idaho



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A parcel of land lying in Section 19, T4N, R2E, B.M., Ada County, Idaho more particularly described as follows:

Commencing at the section corner common to Sections 17, 18, 19 and 20, T 4 N, R 2 E, B. M., thence North 16° 02' West 415.10 feet to P.I. No. 5 of the Barnes Access Road thence North 56° 54' East 136.72 feet; thence South 70° 14' West 495.72 feet; thence South 48° 17' West 290.02 feet; thence South 37° 19' West 270.50 feet to a steel pin and being the real point of beginning; thence South 69° 22' West 785.22 feet to a steel pin; thence North 65° 10' West 304.29 feet to a steel pin; thence South 22° 51' East 161.45 feet to a steel pin; thence South 55° 50' East 259.01 feet to a steel pin; thence South 61° 15' East 259.16 feet; thence North 46° 00' East 711.70 feet; thence North 05° 04' West 75.16 feet to the real point of beginning;

EXCEPTING from the above described parcel of land all that portion commencing at the section corner common to Sections 17, 18, 19 and 20 T 4 N, R 2 E, B.M.,; thence North 16° 02' West 415.11 feet to P.I. No. 5 of the Barnes Access Road; thence North 56° 54' East 136.72 feet; thence South 70° 14' West 495.72 feet; thence South 48° 17' West 290.02 feet; thence South 37° 19' West 270.50 feet; thence South 69° 22' West 785.32 feet to a steel pin and being the real point of beginning; thence South 43° 0' East 270.0 feet more or less to a point on the center line of the Barnes Access Road; thence North 45° 43' East along said Barnes Access Road center line 82.6 feet to P.I. No. 1; thence North 55° 31' East continuing along said center line 98.5 feet; thence North 43° 52' West 208.53 feet; thence South 69° 22' West 200.22 feet to the real point of beginning.

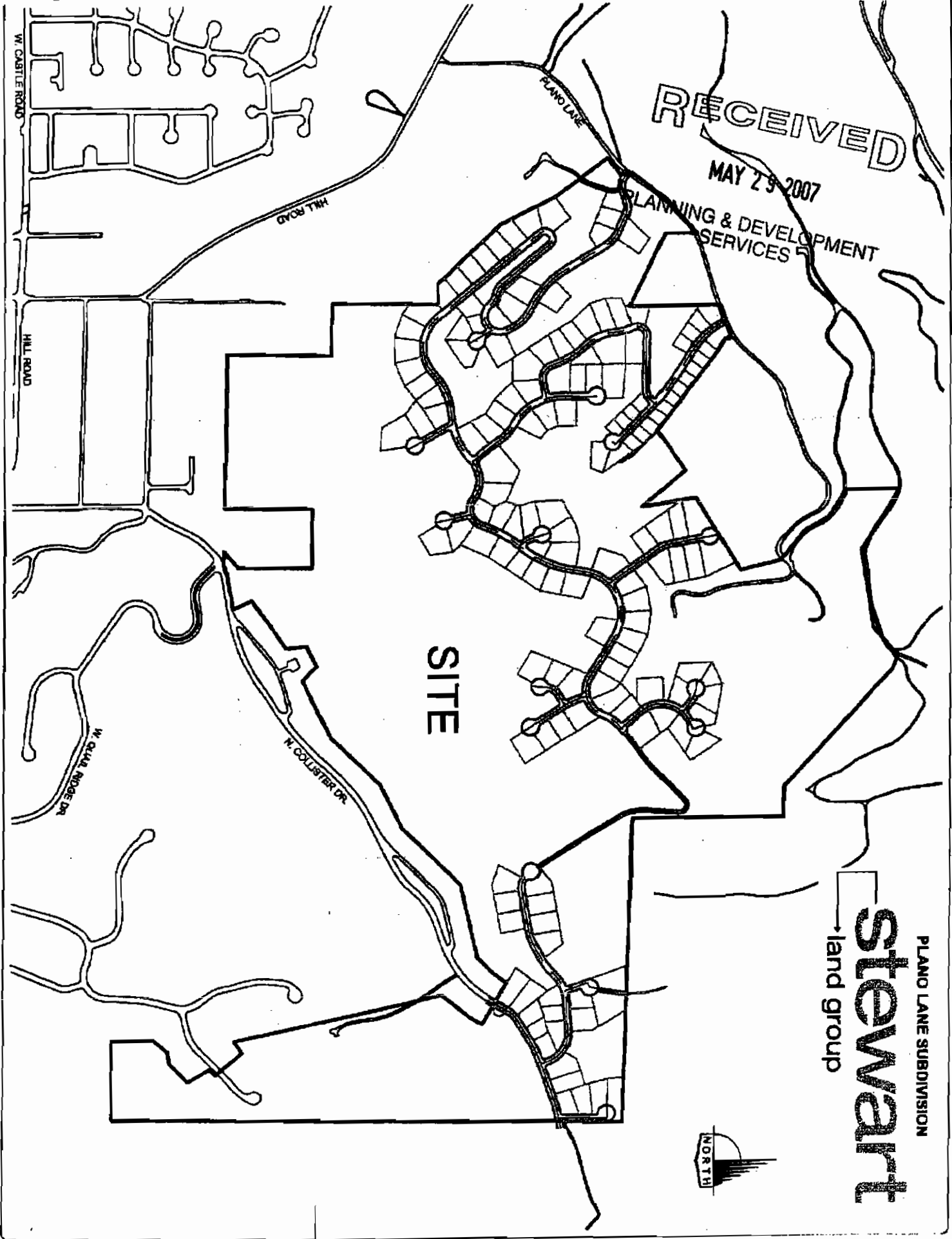
EXCEPT road right of ways.

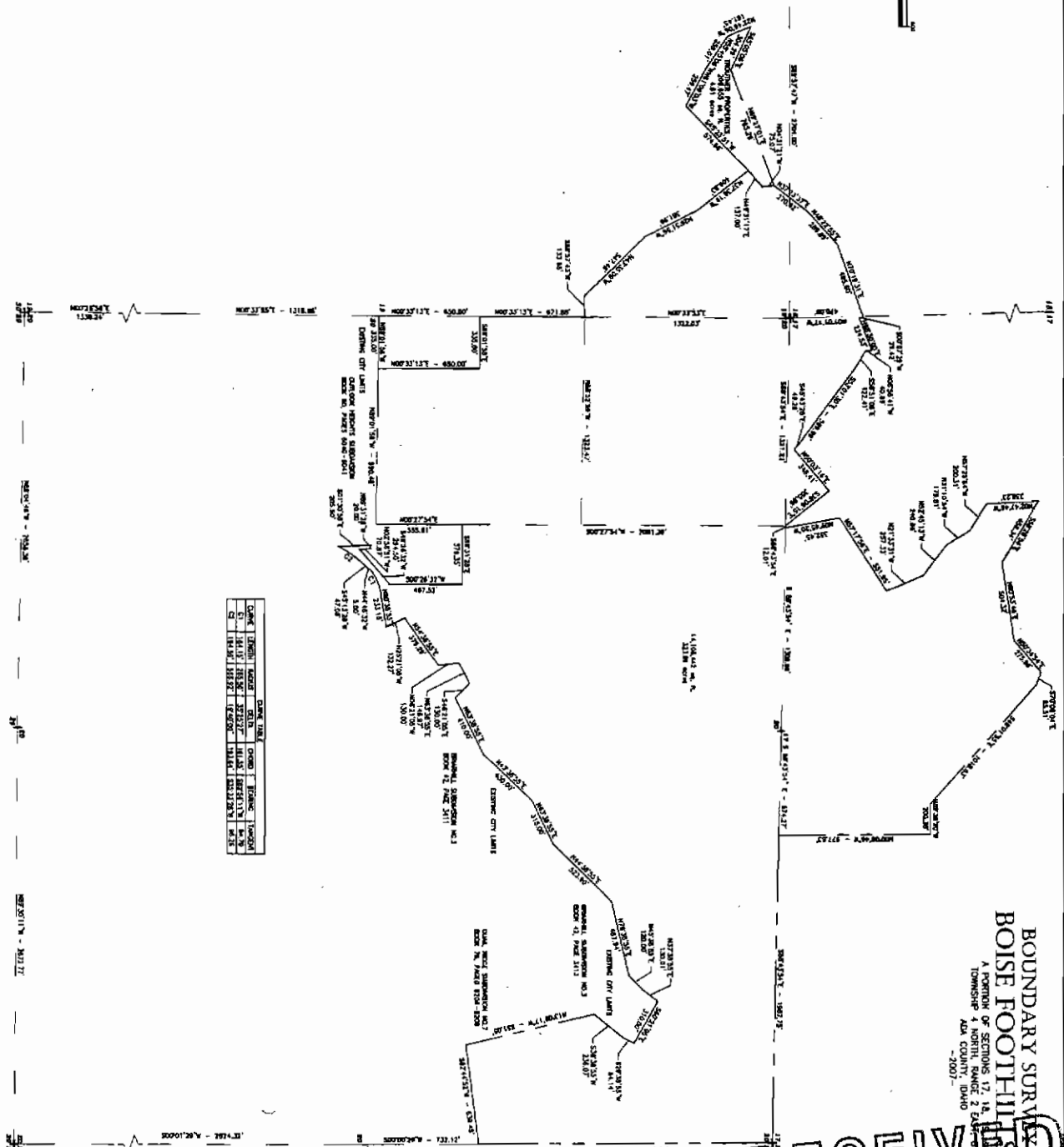
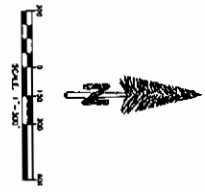
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LINE	BEARING	DISTANCE	AREA	PERIMETER
1	S 10° 15' 00" E	120.00	1.20	1.20
2	S 89° 45' 00" W	100.00	1.00	1.00
3	S 10° 15' 00" E	120.00	1.20	1.20
4	S 89° 45' 00" W	100.00	1.00	1.00

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BOISE FOOTHILLS SUB BOISE, IDAHO		BOUNDARY SURVEY FOR AASES CANYON POINT DEVELOPMENT		TIMBERLINE SURVEYING	
AASES CANYON POINT DEVELOPMENT 250 WEST 500 SOUTH SALT LAKE CITY, UT 84108 CONTACT: RICH WOODWARD, 801.524.7777		AASES CANYON POINT DEVELOPMENT DATE: 06/13 BY: R. REMARK CHECKED: M. KIRK DATE: 6/14/07		TIMBERLINE SURVEYING 300 PARK STREET, SUITE 200, SALT LAKE CITY, UT 84103 801.524.7777	
NO.	DATE	BY	DESCRIPTION		
1	5-29-07	RWR	SURVEY AND CONNECTIONS TO BOUNDARY		

EXHIBIT "A"

LEGAL DESCRIPTION FOR
BOISE FOOTHILLS
BOUNDARY

A parcel of land located in Sections 17, 18, 19, and 20, Township 4 North,
Range 2 East, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The North line of Section 20, Township 4 North, Range 2 East, Boise Meridian, derived
from found monuments and taken as South 88°43'54" East with the distance between
monuments found to be 5,284.21 feet.

BEGINNING at the Northeast Section corner of Section 20, Township 4 North,
Range 2 East, Boise Meridian, thence along the East line of said Section 20
South 00°00'29" West a distance of 1,893.36 feet to a point from which the East 1/4
corner of said Section 20 bears South 00°00'29" West a distance of 732.12 feet;
thence leaving said East line South 82°44'52" West a distance of 639.45 feet;
thence North 13°09'17" West a distance of 851.05 feet to the Southeasterly Boundary of
Briarhill Subdivision No.3, Book 42, Page 3413;

thence along the boundary of said Briarhill Subdivision No.3 the following nine(9)
courses:

North 38°38'55" East a distance of 236.07 feet;
North 29°38'55" East a distance of 84.14 feet;
North 60°21'05" West a distance of 310.00 feet;
South 37°38'55" West a distance of 130.01 feet;
South 45°38'55" West a distance of 120.00 feet;
South 76°38'55" West a distance of 487.94 feet;
South 44°38'55" West a distance of 523.90 feet;
South 63°38'55" West a distance of 315.00 feet;
South 43°38'55" West a distance of 268.16 feet to the Northeasterly Corner of Briarhill
Subdivision No.2, Book 42, Page 3411;

thence along the boundary of said Briarhill Subdivision No.2 the following ten(10)
courses:

South 43°38'55" West a distance of 161.84 feet
South 63°38'55" West a distance of 410.00 feet;
North 46°21'05" West a distance of 130.00 feet;
South 63°38'55" West a distance of 148.97 feet;
South 06°21'05" East a distance of 130.00 feet;
South 54°38'55" West a distance of 379.29 feet;
South 25°21'05" East a distance of 132.27 feet to the northerly right-of-way of Collier
Drive;

along said right-of-way South 80°38'55" West a distance of 233.18 feet;

along a curve to the left with a radius of 265.50 feet and a central angle of 36°29'29" 2007
arc length of 164.15 feet (with a chord bearing of South 62°56'12" West, and a chord

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distance of 161.55 feet);
South 44°46'32" East a distance of 5.00 feet;
thence leaving said boundary of Briarhill Subdivision No.2 South 45°13'28" West a distance of 47.08 feet;
thence along a curve to the left with a radius of 566.92 feet and a central angle of 19°40'00" an arc length of 194.59 feet (with a chord bearing of South 35°23'28" West, and a chord distance of 193.64 feet);
thence leaving said right-of-way North 01°30'58" West a distance of 205.50 feet;
thence South 89°31'28" East a distance of 20.00 feet;
thence South 02°56'51" East a distance of 70.87 feet;
thence North 49°26'32" East a distance of 294.50 feet;
thence North 00°26'32" East a distance of 467.52 feet;
thence North 89°31'28" West a distance of 379.35 feet to the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 20;
thence along said East line South 00°27'54" West a distance of 555.61 feet to the Center West 1/16 corner of said Section 20;
thence along the South line of said Southwest 1/4 of the Northwest 1/4 also being the North boundary line of Outlook Heights Subdivision, Book 60, Pages 6040-6041, North 89°01'58" West a distance of 990.48 feet;
thence leaving said South line and North boundary North 00°33'13" East a distance of 650.00 feet;
thence North 89°01'58" West a distance of 335.00 feet to the West line of said Southwest 1/4 of the Northwest 1/4;
thence along said West line of said Section 20 North 00°33'13" East a distance of 671.88 feet to the North 1/16 corner common to Sections 19 and 20, from which the Section Corner common to Sections 17; 18, 19 and 20 bears North 00°33'53" East a distance of 1,322.03 feet;
thence South 88°57'43" West a distance of 133.68 feet;
thence North 43°35'09" West a distance of 547.46 feet;
thence North 26°51'56" West a distance of 381.96 feet;
thence North 37°36'19" West a distance of 406.83 feet;
thence North 49°31'17" East a distance of 137.00 feet;
thence North 04°31'21" West a distance of 75.07 feet;
thence North 37°23'37" East a distance of 270.62 feet;
thence North 48°22'55" East a distance of 289.89 feet;
thence North 70°19'31" East a distance of 495.60 feet;
thence South 00°07'29" West a distance of 29.42 feet;
thence North 68°30'00" East a distance of 224.53 feet;
thence South 06°56'41" East a distance of 40.89 feet;
thence South 58°51'08" East a distance of 122.41 feet;
thence South 53°01'30" East a distance of 599.99 feet;
thence South 45°43'28" East a distance of 49.26 feet;
thence North 50°03'16" East a distance of 348.41 feet;
thence South 38°06'15" East a distance of 355.86 feet to the West 1/16 corner common to Sections 17, 18, 19 and 20 from which the Section Corner common to Sections 17, 18, 19 and 20 bears North 88°43'54" West a distance of 1321.22 feet;

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thence along the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 20 South 88°43'54" East a distance of 12.01 feet;
thence leaving said North line North 09°45'20" West a distance of 352.45 feet;
thence North 57°17'56" East a distance of 551.95 feet;
thence North 21°33'31" West a distance of 257.33 feet;
thence North 52°45'13" West a distance of 240.86 feet;
thence North 31°10'54" West a distance of 179.81 feet;
thence North 57°25'54" West a distance of 200.31 feet;
thence North 02°47'46" West a distance of 338.23 feet;
thence South 58°28'54" East a distance of 458.34 feet;
thence North 80°53'46" East a distance of 504.32 feet;
thence North 50°34'54" East a distance of 275.98 feet;
thence South 70°08'04" East a distance of 85.51 feet;
thence South 48°01'55" East a distance of 1,018.83 feet;
thence South 89°38'20" East a distance of 200.38 feet;
thence South 00°08'46" East a distance of 977.84 feet to the North line of the Northeast 1/4 of said Section 20;
thence along said North line South 88°43'54" East a distance of 1,967.75 feet to the POINT OF BEGINNING.

Said Parcel containing 14,108,404 square feet or 323.88 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Russell E. Badgley, P.L.S. 12458
Timberline Surveying
847 Park Centre Way, Suite 1
Nampa, Idaho 83651
(208) 465-5687



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LEGAL DESCRIPTION FOR
ANNEXATION
TROUTNER PROPERTIES

A parcel of land located in the Northeast 1/4 of Section 19, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The North line of the Northeast 1/4 of Section 19, Township 4 North, Range 2 East, Boise Meridian, derived from found monuments and taken as South 89°57'47" West with the distance between monuments found to be 2704.00 feet.

Beginning at point from which the Northeast corner of the Northeast 1/4 of Section 19, Township 4 North, Range 2 East, Boise Meridian bears North 83°11'47" East a distance of 852.71 feet;

thence South 04°31'21" East a distance of 75.07 feet;

thence South 49°31'17" West a distance of 137.00 feet;

thence South 45°23'51" West a distance of 574.66 feet;

thence North 61°09'03" West a distance of 259.47 feet;

thence North 55°45'06" West a distance of 259.01 feet;

thence North 22°46'06" West a distance of 161.45 feet;

thence South 65°05'06" East a distance of 304.29 feet;

thence North 69°27'01" East a distance of 785.29 feet to the POINT OF BEGINNING.

Said Parcel containing 209,657 square feet or 4.81 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Russell E. Badgley, PLS 12458
Timberline Surveying
847 Park Centre Way, Suite 1
Nampa, Idaho 83651
(208) 465-5687



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PLANNING & DEVELOPMENT
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SITE

PLANO LANE SUBDIVISION
stewart
land group

Aase's Canyon
Point Application
Zoning



W. CASTLE ROAD

PLANO LANE

HILL ROAD

HILL ROAD

W. OULI RIDGE DR

N. COLLISTER DR

6/8/2007



**CAPITAL
DEVELOPMENT, Inc.**

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SERVICES
April 30, 2007

Dear Resident,

Boise City Code requires an opportunity for a meeting between the applicant of a development proposal and the residents of the neighborhood in which the development site is located. This meeting is to be provided prior to formal submittal of the development application to the City. This letter is such notice of an opportunity to review and discuss Plano Lane Subdivision. This is not a public hearing; public officials will not be present. (If you have any questions regarding this Boise City Code neighborhood pre-application meeting requirement, please contact the Planning Division of the Planning & Development Services Department at 384-3830.)

Purpose: To review and provide comments regarding Plano Lane Subdivision.

When: Tuesday, May 8th, 2007 at 7:00 p.m.

Where: River Glen Jr. High cafeteria, (6801 Gary Lane).

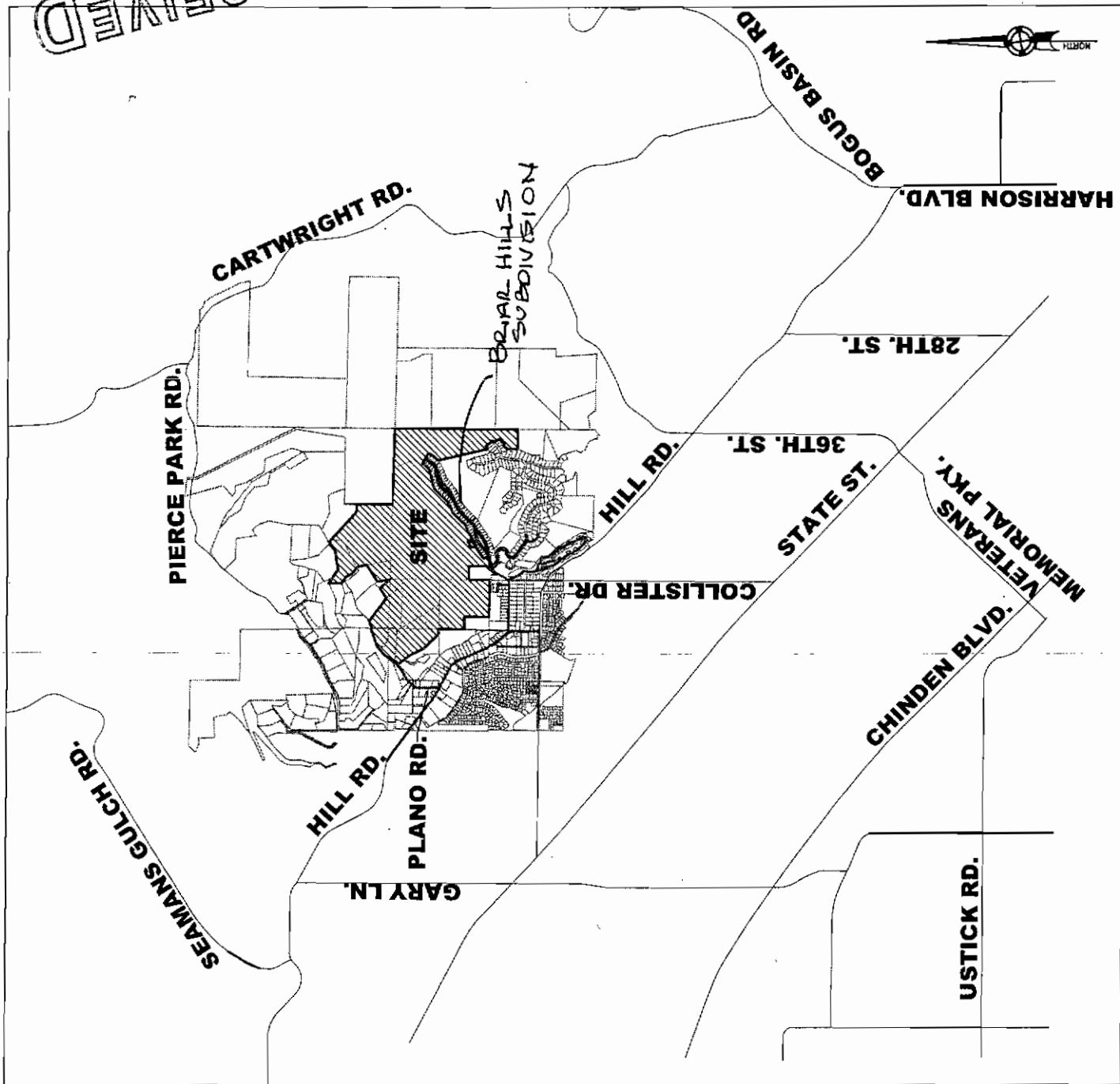
Project: Plano Lane Subdivision will be located above Hill Road between Collister Road and Plano Lane. This proposed subdivision is located on 335 acres and provides lots for 155 single-family homes. Over 75% of the acreage will be open space preserving the natural landscape and vegetation. Applications to be submitted to the city will be Annexation, Rezone, Hillside and Foothills Development and Preliminary Plat.

Enclosed is a site plan of the proposed subdivision. If you have questions about the meeting or proposed development project, please contact: Kerry Winn at: kwinn@stewartlandgroup.com.

6200 North Meeker Place Boise, Idaho 83713
Office: (208) 377-3939 Fax: (208) 375-3271

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KEY MAP
SCALE: 1" = 400'

5/28/07

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Boise City Planning & Development Services

150 N Capitol Blvd ■ P O Box 500 ■ Boise, Idaho 83701-0500

Phone 208/384-3830 ■ Fax 208/384-3753 ■ www.cityofboise.org/pds

Pre-Application Conference

In accordance with Ordinance #5525 (Section 11-03-02 of the Zoning Ordinance), a pre-application conference with Staff and an opportunity to a meeting with neighbors within 300 feet is required.

Note: This form must be included when an application is submitted.

Applicant: Stewart Land Group Assay's Canyon Point Development **Date:** Feb. 13, '07

Site Address: Plano Lane + Colliester Road

Planning Staff

☒ SR	☐ TC	☐ DA	☐ SJ	☐ RJ	☐ CH	☐ ACHD
☒ BE	☐ AB	☐ SS	☐ WG	☒ TR	☐ KL	☐ COMPASS
☐ HS	☐ MP	☐ KG	☐ MH	☐ MS	☐ SS	

Proposal Description: Foothills annexation, zone change, conditional use, development agreement, Hillside applications for residential subdivision. 128 building lots on 321.5 acre. Dedication of some land to parks + Rec. Dept. Sand pit should be made safe.

Neighborhood Meeting Required: ☒ Yes ☐ No **Site Plan Presented:** ☐ Yes ☐ No Quail

Comprehensive Planning Area: Foothills **Neighborhood:** Colliester + Ridge

Type of Application

☒ Annexation	☒ Rezone
☐ Special Exception	☒ Conditional Use
☐ Variance	☐ Modification
☐ Parking Reduction	☐ Height Exception
☒ Density Bonus	☐ Infill

Zoning District

☒ R-1A	☐ R-1B	☐ R-1C	☐ R-2
☐ R-3	☐ R-O	☐ C-1	☐ C-2
☐ C-3	☐ C-4	☐ C-5	☐ L-O
☐ T-1	☐ T-2	☐ HS	☐ M-1
☐ M-2	☐ M-4	☐ N-O	☒ A

Planned Development ☐ **Use Exception** ☐

Overlay District ☐ D ☐ HD ☐ DD ☐ P1 ☐ P2 ☐ P3

Airport Overlay ☐ A ☐ B ☐ B-1 ☐ C

Concurrent Reviews

Floodways (FPR) ☐ FW ☐ FF ☐ ASF

Hillside (Categories) ☐ I ☒ II ☐ III

Subdivision Plat ☒ Yes ☐ No

Density/Far

Compatibility

Others

Hydrology reports required.
Boise River System Permit

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Boise River System Permit
geotech/salts + hydrology report
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on-line

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Building Permit Required ☐ Yes ☐ No ☒

Bruce Engertson
Staff Representative

Kerry Wilson
Applicant Representative

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May 8, 2007
 Neighborhood Meeting Sign-in Sheet
 Proposed Plano Lane Subdivision off of Hill Rd.

Name	Street Address
Page Spencer	5631 N. Cotahel 83703
Julie Klocke	4946 N. Contour Way 83703
Jim Smith	5840 N. Collister Dr. 03
Karan + Jeff Tucker	4922 W. Outlook Ave 83703
Milt Cofman	5471 Collister
Chris + Anita Thomson	5884 N Collister
GEORGE + WENDY KEMP	5512 N. COLLISTER DR
BARRY + MARIE WARING	4955 N Collister
Karin Ehleringer	5124 W. Outlook Ave
Ethel Ficks	5600 Hill Rd.
Sarah + Todd Harris	5485 Collister
Larry + Connie McLean	5499 Collister
RON RICHTER	5736 COLLISTER
Nancy Brennan	6025 PLANO LN.
Ron Kirkman	5357 Collister
Constance	6262 PLANO
Becky Bunderson	4015 Whitford
Dawn Dattilo	5528 CASTLE HILLWAY
ERIN BRENNAN	6025 PLANO LANE
Bob + Susan Hock	5499 COLLISTER

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May 8, 2007

Neighborhood Meeting Sign-in Sheet

Proposed Plano Lane Subdivision off of Hill Rd.

Name	Street Address
Bob & Valerie Jennings	3900 W. Quail Hill Rd
Ed & Rhonda Genther	6060 Plano Lane
Mark Fogarty	4997 Collister DR
Tiffany Kieley	5570 Collister
JANET FRENCH	4517 SHIRLEY
NANCY BROSSMAN	4507 SHIRLEY
Chad Hair	5561 N Collister.
Jeff Martin	5713 N. Collister.
Sandra & GARY Hawbater	5898 Collister DR
Susan Courtial	5613 W. Collister Dr.
Brent Smith & Stephanie Bacon	6024 Plano Lane
Burnie Clark President Northern neighborhood Assoc.	208-859-5337
JEFF JENSEN Son of Larry Cook	Bison
Bonnie Gentil	5853 N. Collister
Doree Gusey	6101 Plano Ln.
Gisela Gage	3901 N. Cambria Way
Gene Wortham	5620 Hill Rd
Justin & Kari Wortham	6801 Plano Ln.
Kelly TROUTNER	PLANO ACCESS D
REX & JOLENE BEAVER	4270 W. DEER HOLE LN

DRUGS
notified by
devlop

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Proposed Plano Lane Subdivision off of Hill Rd.

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Owner	OwnerStreet	OwnerCSZ
AASE'S CANYON POINTE DEV.	3750 W 500 S	SALT LAKE CITY, UT 84104
ALEXANDER BARBARA	2715 S SNOWFLAKE DR	BOISE, ID 83706
APPLETON STEVE R	2603 S SWALLOWTAIL LN	BOISE, ID 83706
AXELTON JAMES M	5955 N COLLISTER DR	BOISE, ID 83703
BAGAN JOHN LANCE	5553 N QUAIL SUMMIT PL	BOISE, ID 83703
BAGGS JAMES L	5375 N QUAIL SUMMIT WAY	BOISE, ID 83703
BAKER MICHAEL J	5595 N QUAIL SUMMIT PL	BOISE, ID 83703
BALDWIN LEE E	6060 N PLANO LN	BOISE, ID 83703
BEAVER REX E	4270 DEER TRAIL LN	BOISE, ID 83703
BENEDICT KEVIN R	10930 N BLACKTAIL PL	BOISE, ID 83714
BENJAMIN FAMILY	10062 STONE MOUNTAIN	SANDY, UT 84092
BERG DONALD H	PO BOX 204	CASCADE, ID 83611
BODDEKER MARSHALL	5826 N COLLISTER DR	BOISE, ID 83703
BOISE CITY	PO BOX 500	BOISE, ID 83702-0500
BOISE CITY	150 N CAPITOL BLVD	BOISE, ID 83706-9276
BOLANDER CORY K	5926 N COLLISTER DR	BOISE, ID 83703
BRENNAN ERIN J	6025 N PLANO LN	BOISE, ID 83703-4119
BRIARHILL HOMEOWNERS ASSOC	PO BOX 140273	BOISE, ID 83714
BROWN FLOYD L JR	5671 N COLLISTER DR	BOISE, ID 83703-3825
BUCKLES TOM R	5769 N COLLISTER DR	BOISE, ID 83703
BUTLER MICHAEL	5998 N COLLISTER DR	BOISE, ID 83703
CASEY DAN C	5870 N COLLISTER DR	BOISE, ID 83703
CASEY GEORGE E	6101 N PLANO LN	BOISE, ID 83703
CATALANO RICKY	953 S ISLAND GLENN WAY	EAGLE, ID 83616
CHASE JEFFREY	5477 N QUAIL SUMMIT PL	BOISE, ID 83703
CHRISTOFFERSON ELROY C	5741 N COLLISTER DR	BOISE, ID 83703-3827
CLARK JAMES L	8006 143RD ST CT NW	GIG HARBOR, WA 98329
COFFMAN MILTON D	5471 N COLLISTER DR	BOISE, ID 83703
COOK LAWRENCE	402 S BITTERROOT DR	BOISE, ID 83709
COSCIA ROBERT	3801 W QUAIL HOLLOW DR	BOISE, ID 83703
COURTIAL SUSAN K	5613 N COLLISTER DR	BOISE, ID 83703
COURTRIGHT PATRICK J	5612 N COLLISTER DR	BOISE, ID 83703
COVER ANDREW and KATHERINE	6296 N PLANO LN	BOISE, ID 83703
D'ANNA ROBERT S	5798 N COLLISTER DR	BOISE, ID 83703
DAVIDSON DENNIS	PO BOX 5801	BOISE, ID 83705
DEEBLE ROBERT R	5484 N COLLISTER DR	BOISE, ID 83703-3810
DEKEYREL DANIEL	5999 N COLLISTER DR	BOISE, ID 83703
DITLOW BENJAMIN H	5470 N COLLISTER DR	BOISE, ID 83703
DVORAK CARMEN	1243 HARDIN DR	EL CAJON, CA 92020
DWELLO KELVIN G	5388 N GOLDIE PL	BOISE, ID 83703
EDCOOP INC	6200 N MEEKER PL	BOISE, ID 83713
EHLERINGER KEVIN	5124 W OUTLOOK AVE	BOISE, ID 83703
ELLIOTT ANNABETH D	5698 N COLLISTER DR	BOISE, ID 83703-3826
EVANS DALE K	5758 W HILL RD	BOISE, ID 83703
FICKS ETHEL D	5600 HILL RD	BOISE, ID 83703-2950
GARBER GABRIEL M	5999 N COLLISTER DR	BOISE, ID 83703
GENTHER EDWIN	6060 N PLANO LN	BOISE, ID 83703
GENTIL MARCEL	5853 N COLLISTER DR	BOISE, ID 83703
GOTT DAVID M	5389 N GOLDIE PL	BOISE, ID 83703-1500
GREGG MICHAEL T	5631 N QUAIL SUMMIT PL	BOISE, ID 83703
HANDYSIDE NEIL A	5971 N COLLISTER DR	BOISE, ID 83703
HANSEN KATHERINE	5036 W OUTLOOK AVE	BOISE, ID 83703
HARDING MARY	3748 W QUAIL HOLLOW DR	BOISE, ID 83703
HARDING PERRY C	PO BOX 1839	BOISE, ID 83703

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HARP CHAD D
HARRIS TODD
HAWBAKER GARY
HAY BENJAMIN M
HAYES MARK A
HEIMER DAVID A
HEIMER JOHN T
HELMS HERMAN G
HLADIK VLADI
HOLMSTEAD MARY JO
HOOK SUSAN D
HORNE CRAIG S
IVERSON RUSSELL T
JLC INVESTMENTS INC
JONES GLENN D
JONES VICTOR L
KALIHAR GARY E
KEELEY CHRISTIAN
KELLEY TIMOTHY K
KING JOHN F
KIRKEMO RONALD B
KOLB KEVIN SCOTT
LARKIN JULIE G
LAZECHKO ROBERT J
LEASURE LARRY
LIEN GEORGINE A
LITTLE GARY AND DEBBIE
LOKKEN ROBERT C
MACFARLAND SONYA M
MARTIN JEFFREY
MATTHEWS KRISTIN A
MCDONALD JAMES A
MCGILL EARL
MCLEAN LAWRENCE J
MINERVA LP
MOHN DANIELLE
MORIARTY BLAINE M
NUNES RICHARD G
O'CONNER ANTHONY P
OGDEN MARSHALL D
OUTLOOK HEIGHTS HOMEOWNERS
PACIFIC NORTHWEST PROPERTIES
PAFLIAS ALEX H
PAFLIAS PETROS H
PAGANO SALVATORE
PETERSON GENE V
PHILLIPS ROGER L
PICKER JASON
PLAIN AARON D
POLLARD FRANK J
POURHAMZEH ARDAVAN
QUAIL RIDGE NEIGHBORHOOD ASSOC
RAYMONDI RICHARD R
REGIONAL HOLDINGS LLC
RICE HEATHER B

5561 COLLISTER DR
5485 N COLLISTER DR
5898 N COLLISTER DR
5357 N GOLDIE PL
5498 COLLISTER DR
5854 N COLLISTER DR
4201 N BLUE WING PL
5584 N COLLISTER DR
5799 N COLLISTER DR
5941 COLLISTER DR
5684 N COLLISTER DR
5364 N GOLDIE PL
5020 W OUTLOOK AVE
PO BOX 44354
5527 COLLISTER DR
5727 COLLISTER DR
3719 W QUAIL HOLLOW DR
5570 COLLISTER DR
5699 N COLLISTER DR
5352 N GOLDIE PL
58 W SUTTER DR
5627 N COLLISTER DR
5395 N GOLDIE PL
5770 N COLLISTER DR
416 S 08TH ST STE 200
10531 SILVER CITY CT
PO BOX 140076
5802 W HILL RD
5927 N COLLISTER DR
5713 N COLLISTER DR
5912 N COLLISTER DR
5784 COLLISTER DR
8832 GODDARD PL
5499 COLLISTER DR
PO BOX 812
2896 CARMELO DR
5640 N COLLISTER DR
504 WILSON AVE
17 MESA VISTA DR
7000 N PLANO LN
5389 N GOLDIE PL
4914 DENTON ST
5813 N COLLISTER DR
3900 W OVERLAND RD
3484 WILLIS DR
5899 COLLISTER DR
5585 N COLLISTER DR
5446 N COLLISTER DR
PO BOX 713
5940 N COLLISTER DR
37798 PEACHTREE CT
PO BOX 140273
5670 COLLISTER DR
6610 Overland Rd.
1770 W STATE ST # 194

BOISE, ID 83703-3811
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BOISE, ID 83714-0076
BOISE, ID 83703
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BOISE, ID 83703-3828
BOISE, ID 83704-3119
BOISE, ID 83703-3809
RAYMOND, WA 98577
HENDERSON, NV 89052-4072
BOISE, ID 83703
SACRAMENTO, CA 95833-2238
BOISE, ID 83705-5972
BOISE, ID 83703
BOISE, ID 83703
BOISE, ID 83706-1943
BOISE, ID 83703
BOISE, ID 83705
NAPA, CA 94558
BOISE, ID 83703-3829
BOISE, ID 83703
BOISE, ID 83703
IDAHO CITY, ID 83401
BOISE, ID 83703
FREMONT, CA 94536
BOISE, ID 83714-0273
BOISE, ID 83703-3826
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RICHTER JAMES M
 RICHTER RONALD
 ROSE CORY
 ROTH PATRICIA J
 RUSSELL ROBERT M
 SALINAS SANTOS L
 SCANTLING DONALD J & SANDRA D
 SCHNEIDER STEVEN L
 SCHUKNECHT LOWELL A JR
 SCOTT RICHARD W
 SHARP THOMAS WAYNE
 SILVERSTONE DEVELOPMENT LLC
 SIMEONE KENNETH R
 SMITH FRANKLIN B IV
 SMITH JAMES F III
 STEVENS MICHAEL C
 STOUT JOANN FIFER
 SULJANOVIC CAMIL
 SUNDBIK GARY
 TABOR MIKE
 TATILIAN ROBERT STANLEY
 TEPFER GITA M
 THOMSON CHRISTOPHER D
 TROUTNER KELLY
 TROUTNER PAUL
 TUCKER JEFFREY T
 TURNER RICHARD K
 UECKER MARK E
 VASILENKO MICHAEL JR
 VULGAMORE ROCKY N
 WALKER DEBRA A
 WATTS JOHN D
 WEISMAN NELSON C
 WELCH JAMES
 WHEELER WENDY M
 WILSON PETER L
 WILT ROBERT
 WORK WILLIAM C
 WORTHAM GENE R
 WORTHAM JUSTIN G
 WRIGHT MICHAEL V
 YORGASON J RAMON
 YOUNG NORMAN C
 ZELINSKY RYAN
 ZUBER CRAIG A

5827 N COLLISTER DR
 5736 N COLLISTER DR
 5985 N COLLISTER DR
 5755 N COLLISTER DR
 6091 E GATEWAY CT
 5543 S COLLISTER DR
 6262 N PLANO LN
 3775 W QUAIL HOLLOW DR
 5352 W HILL RD
 5674 N QUAIL SUMMIT PL
 5913 COLLISTER DR
 2000 S EAGLE RD
 5685 N COLLISTER DR
 6024 N PLANO LN
 5840 COLLISTER DR
 5542 N COLLISTER DR
 PO BOX 7053
 2922 S ANDROS WAY
 5012 W OUTLOOK AVE
 6063 N PLANO LN
 4916 W OUTLOOK AVE
 5984 N COLLISTER DR
 5884 N COLLISTER DR
 2275 E CONTINENTAL DR
 5277 KOOTENAI ST APT 225
 4922 W OUTLOOK AVE
 5526 N COLLISTER DR
 5108 W OUTLOOK AVE
 3757 W QUAIL HOLLOW DR
 5571 N COLLISTER DR
 19170 NE 43RD CT
 5954 COLLISTER DR
 5006 W OUTLOOK AVE
 1842 E FIRESIDE CT
 5512 N COLLISTER DR
 5380 HILL RD
 5411 N QUAIL SUMMIT WAY
 5553 COLLISTER DR
 5620 W HILL RD
 6801 N PLANO LN
 885 W BEACON LIGHT
 6200 N MEEKER PL
 5712 COLLISTER DR
 8001 MANOR RD
 6009 N DUXBURY PIER AVE

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 BOISE, ID 83703
 BOISE, ID 83703-3832
 MERIDIAN, ID 83642
 BOISE, ID 83703
 BOISE, ID 83703
 BOISE, ID 83703-3830
 BOISE, ID 83703
 BOISE, ID 83707
 MERIDIAN, ID 83642-4642
 BOISE, ID 83703
 BOISE, ID 83703
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 BOISE, ID 83703
 BOISE, ID 83703
 MERIDIAN, ID 83642
 BOISE, ID 83705-2679
 BOISE, ID 83703
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 BOISE, ID 83703
 SAMMAMISH, WA 98074
 BOISE, ID 83703-3831
 BOISE, ID 83703
 MERIDIAN, ID 83642
 BOISE, ID 83703
 BOISE, ID 83703-2944
 BOISE, ID 83703-3867
 BOISE, ID 83703-3811
 BOISE, ID 83703-2950
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 EAGLE, ID 83616
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 GARDEN CITY, ID 83714

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May 8, 2007

Neighborhood Meeting Comment Sheet

Proposed Plano Lane Subdivision off of Hill Rd.

Name: WENDY KEMP

Street Address: 5512 N. COLLISTER DR., BOISE, ID 83703

Phone Number: 863-1312 GEORGEANDWENDYKEMP@GMAIL.COM

Comments:

CAN YOU EMAIL ME THE COLOR MAP & DIAGRAM (GRID)?

THE "BOISE FOOTHILLS CONCEPT PLAN"

THANK YOU

SENT 5/14/07

May 8, 2007

Neighborhood Meeting Comment Sheet

Proposed Plano Lane Subdivision off of Hill Rd.

Name: Kelly Troutner

Street Address: 2275 Continental

Phone Number: 941-0137

Comments:

Kerry, Please call me at 941-0137

TO DISCUSS MOVING THE RD. TO THE

EAST SIDE OF MY PROPERTY

Thank You!

KT CONSTRUCTION@CLEARWATER.NET
WIRE

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Proposed Plano Lane Subdivision off of Hill Rd.

Name: JANET A. FRENCH
Street Address: 4517 SHIRLEY AVE
Phone Number: 639-9627

Comments:

1. Please do not consider keeping the Collister Neighborhood Association well-informed as an option. The best results come from a productive partnership of interests and respect of concerns.
2. Never assume any development in the Collister neighborhood is a given.
3. I have serious traffic and fire protection reservations about the project. Will ACDH require stoplights at Collister + Hill?
4. Hate the idea of houses on ridgetop.

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May 8, 2007
Neighborhood Meeting Comment Sheet
Proposed Plano Lane Subdivision off of Hill Rd.

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Name: Faye Spencer
Street Address: 5631 N. Citadel Way Boise 83703
Phone Number: 208-331-5683

Comments:

I am concerned about traffic impact. There is more @ issue than 70 of possible usage, projected - I believe traffic in what was a quiet residential street is now being used as a thoroughfare is a problem.

Also traffic back up @ Collister + Hill, Collister + State, Pierce Park + Hill Castle + State. These are already congested & peak traffic times regardless of whether the 70 usage has not peaked.

Also I object to obliteration of foothill view scape by topping ridges.
I want to be notified of all future public meetings in this process.

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Neighborhood Meeting Comment Sheet
Proposed Plano Lane Subdivision off of Hill Rd.

Name: Ron Kirkemo
Street Address: 5357 Collister (58 W. Sutter Dr, Eagle)
Phone Number: 939-7116 Mailing add. 53616

Comments:

You have my support!
Please E-Mail me a pdf FILE if you
will so that I can print off a copy of your
plan.
Thanks Ron

LM 5/14/07

Possibly wants to buy some property

May 8, 2007
Neighborhood Meeting Comment Sheet
Proposed Plano Lane Subdivision off of Hill Rd.

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Name: Jeff Martin
Street Address: 5713 N. Collister Dr.
Phone Number: (208) 342-2168 (HA CONST.)

Comments:

Please give me a call in regards
to the conservancy.

LEFT MESSAGE 5/14/07
5/20/07

CAR 07 00042

May 8, 2007

Neighborhood Meeting Comment Sheet

Proposed Plano Lane Subdivision off of Hill Rd.

Name: JS JEN

Street Address: N 9th

Phone Number: 952-3387

Comments: Build it' - STOP TAKING FARM
ground out of PRODUCTION

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Proposed Plano Lane Subdivision
Neighborhood Meeting Notes
May 8, 2007
Kerry Winn, Stewart Land Group – Presenter

Meeting brought to order at 7:10 p.m.

Kerry Winn; Welcome to the Proposed Plano Lane Subdivision Neighborhood Meeting. I am from Utah with the Stewart Land Group representing the proposed Plano Lane Subdivision Plan for the developers.

The ground rules for the meeting are as follows: I'll present information regarding the proposed Plano Lane Subdivision (approximately 15 minutes) and then take your questions. If you have not signed up on the sign-up sheets yet please do so before you leave as it is a requirement of the City of Boise to show that we had the Neighborhood Meeting tonight.

In addition, we have also provided you with a Comment Sheets that you can write down any additional questions and concerns that you may have but you did not get the chance to ask during this meeting. I will personally get back to each of you within two weeks of tonight's meeting if you provide me with your contact information. Thank you!

Note: One person in the crowd was very distraught and disruptive during the opening introduction. His main concern was "traffic" and not being able to "walk his dog safely." "What are you doing here? Go back to Utah because we don't want you here." He kept interrupting Kerry and was finally asked to stop and let Kerry speak by someone in the audience. He finally left the meeting shortly afterward as he could not contain his angry comments.

Overview (Kerry):

The proposed Plano Lane Subdivision is in the Foot Hills off of Plano Lane which is off Hill Road and is bordered by Collister Road on the East side of the development. The proposed development is approximately comprised of 335 acres. The proposed subdivision plan plat has a total of 155 homes planned to be built which approximately comes to one home per two acres.

The engineers and developers have been working with the City of Boise Planning and Zoning for two years to come to agreements as to the proposed subdivision. The team has had to comply with both the Boise Foot Hills Comprehensive Plan as well as the Boise City Comprehensive Plan.

In order to have a subdivision there are very restrictive guidelines that must be met. The most strenuous is the "25% slope or less" requirement in order to get a building site in the Foot Hills.

In addition to meeting the "25% slope or less" requirement, the engineers and developers have met five of eleven other requirements to qualify for "Bonus Density" noted "benefit the public" that will permit us to submit the Preliminary Plat and proposed subdivision applications to the City of Boise for this project. One of the benefits is to provide access for a trailhead in the "Pole Cat Reserve" off of Collister Road.

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The Main entrance for the subdivision will be off Plano Lane that comes directly off of Hill road with the secondary access, a requirement of the Fire Department, off of Collister Road.

The city owns the first 700 feet of Plano Lane immediately off of Hill Road. Once the development is completed and all the roads completed to ACHD standards there will be a final dedication to the city of all the projects roads by the Developers.

Note: At this point in time Kerry was interrupted constantly and unable to continue with the presentation. He decided to open the meeting up to questions from the audience.

Q: How wide is the Plano Road currently?

A: Plano Lane is approximately 15 feet, however, in the proposed plan it will likely be widened to 30 feet.

Q: Traffic issues on Collister road are a main concern and if it is used as a secondary access road will it have a locked gate on it to prevent everyone traveling on it?

A: No, the fire department requires accessibility at all times. Once again, the Main entrance will be off of Plano Road.

Q: Is it going to cost us any money to build the roads?

A: No, the Developers will pay \$3,500.00 per lot as Impact Fees to ACHD. These fees help provide for road improvements. Compass, a local company, has worked with ACHD and the Department of Transportation to provide the Capital Improvement Plan for the road system updates in Boise including widening Hill Road to three lanes. The Capital Improvement Plan timeframe for widening this road is between the years 2011 and 2015. We also performed a traffic study that will be included, as a public record, in our application to the city at the end of this month.

Q: How much traffic will there be?

A: According to the traffic study there will be an additional 8 to 9 trips per day from each lot. From the main entrance the study showed 60% of the traffic flow will travel East on Hill road towards Collister Road and 40% of the traffic flow will travel West on Hill Road towards Pierce Park.

Q: On Collister we currently have on-street parking will this change?

A: The laws pertaining to public roads should continue, however, the State of Idaho Transportation department should have information regarding this available for anyone who wants to inquire.

Q: Will ACHD put speed-bumps in on Collister?

A: That is entirely up to ACHD.

Q: Are sidewalks included and do the homeowners have to pay for them?

A: No, the developers will be responsible for building and paying for all of the sidewalks and improvements within the subdivision.

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Q: Is this development in Ada County or Boise City? What is the current zoning for the area?

A: We are submitting the application to have the subdivision Annexed into the City of Boise. The zoning will be for single family residences but does not apply to Ada County as we are making application to the City of Boise. There are five applications including Re-zoning application and Annexation that will be made concurrent of each other during this process.

Q: Will there be a stop light installed at the intersections?

A: Once again, that is up to ACHD the Capital Improvement Plan calls for future stop lights at Hill and Collister roads and Hill and Pierce Park.

Q: What about sewer and water?

A: With re-zoning into the City of Boise it is a requirement to be hooked up to City of Boise for the sewer. We are planning on having a water tank (points to "sand pit" area on the plat map) that will supply water to the subdivision.

Q: What are the lot sizes?

A: 1/3 to 1/2 acre lots. Patio homes are planned in this area (points to Plat map) with 75 foot frontage.

Q: What is the price of the lots and homes to be built?

A: You'll have to ask a Realtor as I am not qualified to say at this time.

Q: Is this going to be a High-end subdivision?

A: Yes, this will be a High-end subdivision as it will be very expensive to engineer each lot and provide the infrastructure for the subdivision. The subdivision will take approximately 7 – 10 years to build.

Q: Will there be a lot of traffic from the Construction vehicles on Collister?

A: I don't know the answer to that as it will probably be up to the contractors who are building the road. They will look to access the construction site from the most convenient roads.

Q: What is the timeframe for this development?

A: First they will construct the main road and infrastructure. The Development will be completed in three phases that should take approximately 7 – 10 years to construct, market and sell all of the lots.

Q: What kind of subdivision will this be?

A: Single family residence.

Q: Do you own the land or is it option and since you have so much land will there be any future developments in this area?

A: First answer; Yes we own 95% of the land the other 5% is currently under contract. The second answer; As far as our property in the application to the City of Boise we are

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required to sign a Development Agreement. This contract states exactly what is to be built and will not allow any additional building sites and or development on the 335 acres above the Development Agreement. However any future changes or what other individuals do with their own property in the foothills or whoever purchases their land (developers) they will have to go through the same process that we did to meet the Boise Foot Hills Comprehensive Plan and the City of Boise Comprehensive Plan and then go before the Commissioner hearings to get approval for their development.

In our plan we also are dedicating a lot of open space (acres) on the South side (points to map) of the Foot Hills for a dedicated Conservancy area. We hired a local botanist to locate and map out the areas of the "Aase" onion plant. This plant is on the rare plant species list and is mostly on the South and West facing slopes of these Foot Hills in what appears to be the highest concentration to be found anywhere in the State of Idaho. To protect this species, this open area will be likely be dedicated to the Treasure Valley Land Trust or the Parks and Recreational Department and they will be in charge of the dedicated Conservancy area. This is also one of the 11 requirements that were outlined as for "public benefit" that we have met to make this application. We meet 5 of the 11 requirements. This dedication of the Conservancy area will also be included in the Development Agreement.

Q: There is an ongoing concern for Fire safety in the Foot Hills. Are you going to build fire suppression into the subdivision?

A: We are working with the Boise Fire Chief to ensure that we are following their recommendations and guidelines for fire suppression in the foothills.

Q: When will the decision be made to start to build the subdivision?

Note: At this point in the meeting there were a lot of remarks from various individuals and they started to disengage from the meeting. One person spoke out and said that Kerry was trying to imply that the subdivision was all ready approved (this was not the case as my previous notes state that Kerry was informing everyone of the process and WHERE the developers were in the process.)

This same individual stated that they would "shut down this subdivision" just like they "shut down the Fire Station." He also stated that this was a Public Forum and they could say and do what they liked. The individual then asked for everyone's name and phone number so they could have time to organize to "shut them down."

Kerry asked that they wait until after the meeting was concluded so he could finish answering the questions from the audience and that they were more than welcome to stay after the meeting adjourned.

Kerry also stated that if he hadn't made it clear by now that this Neighborhood Meeting was only the beginning of the application process. He went on to say that once the application to the City of Boise had been made for full Entitlement then the Neighbors would be notified of the Commissioners Meetings and then they would be given the opportunity to oppose the project.

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Another person stood up, very upset, and spoke of not getting notified in time (she was a member of the Collister Neighborhood Association Board. Kerry's response was to let her know that within the Boise City Neighborhood Meetings requirements that the neighbors within a 300 feet of the subject property were notified and that there were only three Neighborhood Associations notified, however, the Collister Neighborhood Association's address did not come up within the 300 foot perimeter. He apologized and offered to meet with them again for a separate meeting which he had all ready set up prior to starting the Neighborhood Meeting with Julie Kloke, President, of the Collister Neighborhood Association (tentative made for May 30th.) He assured everyone that the City of Boise would notify them of the proposed hearing dates.

After this Kerry got the meeting back on tract even though there were still many side conversations taking place making it very difficult to hear what was being discussed.

Q: Can we get a copy of the traffic study from you?

A: Once again, when the applications are in the traffic study will be part of the application and at that time it is a public record and anyone can have access to it. Compass has the proposed plan for the road improvement for Hill Road and Collister.

Q: Is ACHD directly involved in the subdivision and how much is it going to cost us?

A: No, not as of yet, ACHD will be officially notified for comments when application for the subdivision is made. However we have been working with ACHD to get ready for submitting our application to the City of Boise. As stated before the cost of the road construction is part of the impact fees paid by the developer.

Q: Are homes going to be built on top of the ridge?

A: Yes, on most of the ridges on top we have planned to build homes (pointing to plat map on the screen.)

Q: Why not build homes down below on the section of land at the end of Collister road?

A: We are limited to building on the 25% or less slopes. The developer is limited to building in the areas shown in their application only.

In addition, even though through the Bonus Density (resulting from meeting five of the other eleven requirements as stated before) would allow the developers to build an additional 30 lots, however, they are opting NOT to build any more lots because they want to maintain a "QUALITY" subdivision.

Q: Can we get the Traffic study and other reports now?

A: After the application to the City of Boise is made all records included in the application are then considered a public record and available upon request.

The noise from all of the other side conversation made it very difficult to continue the meeting. Kerry asked if there were any other questions...

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Kerry thanked everyone for coming to the meeting and once again informed everyone that he would be available after the meeting to discuss in further questions or concerns from those individuals who still had questions to ask that he did not cover during the meeting.

He asked once again that everyone fill out a Comment Sheet and sign the Sign-in Sheet before they left.

Meeting adjourned at 8:45 p.m.

Prepared by Raelene McGavis

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- B. The property description shall have a narrative paragraph, which names the section, township, range and meridian in which the property is located. The narrative shall also contain a rough description of the property. For example, "An area of land located in the southwest quarter of the northwest quarter of section _____, more particularly described as follows: ..."
- C. The commencing point must be a government-surveyed corner, such as a section corner or a quarter corner.
- D. The commencing point can be the point of beginning if the point is a section or quarter corner.
- E. All descriptions must have a Point of Beginning.
- F. Bearings and distances shall continuously define an area boundary with a closure accuracy of at least one part in five thousand.
- G. The property description shall duplicate the metes and bounds of all existing annexations, or shall reference the former annexation.
- H. The property description shall not overlap or leave gaps from previous annexations.
- I. The property description shall clearly define where the property is located by calling out known points or courses such as subdivision, lot corners, streets, canals and water courses.
- J. The all-property description shall state a return to the Point of Beginning.
- K. The all-property description shall state the number of acres annexed to one-hundredth of an acre.

☒ 7. (1) **Photographs.** Photographs of existing site conditions.

☒ 8. (1) **Annexation Map.** Map must contain the following information.

- A. Section
- B. Township
- C. Range
- D. North arrow

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Kerry Wynn
Signature Applicant/Representative

5/29/07
Date

CAR 07 00042

6890 N PLANO LN

BOISE 83703

Parcel Information

Parcel:

S067315000

Parcel Owner(s):

LITTLE GARFIELD
LITTLE DEBORAH A

Parcel Acres:

10.400

Municipal Information

City Limits:

ADA COUNTY

Area of Impact:

BOISE

Planning Information

Zoning:

RP

Subdivision:

Block:

1

Lot:

0

Township/Range/Section:

4N2E17

Hillside:

True

Floodplain:

None

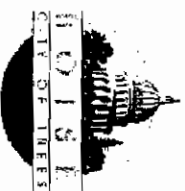
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7300

6890

8901

300 0 300 600 900 1200 Feet

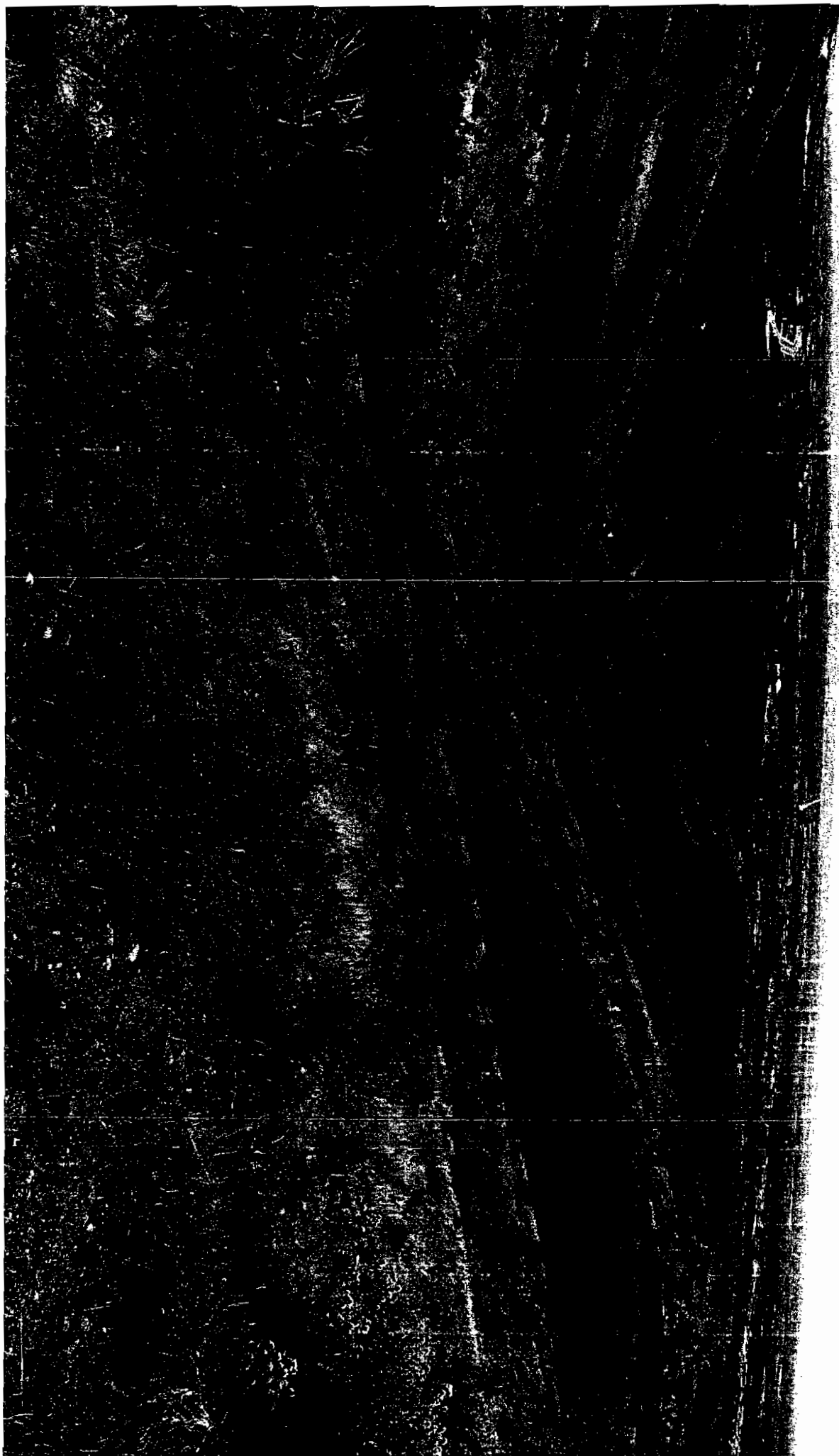


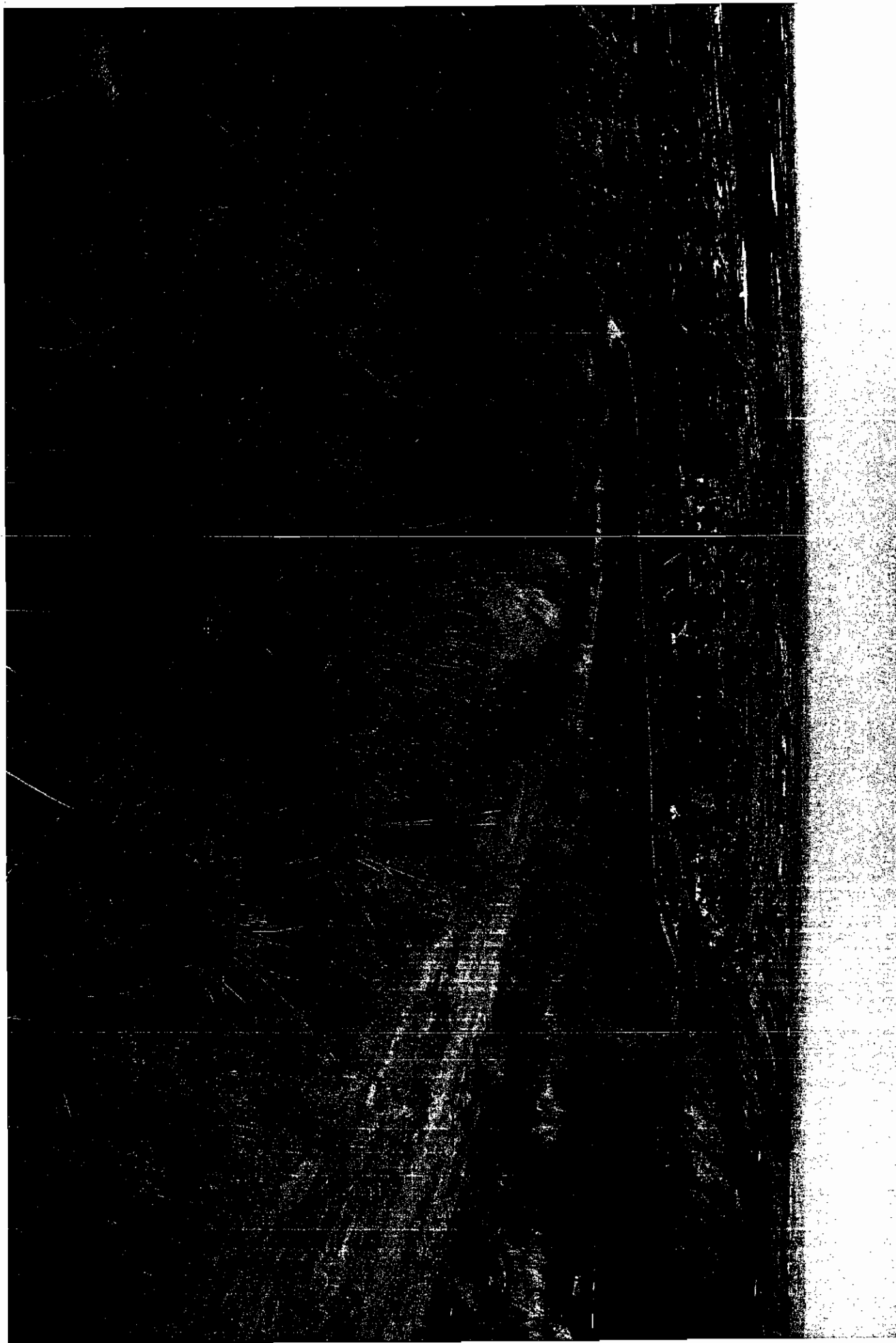
<http://www.cityofboise.org/>

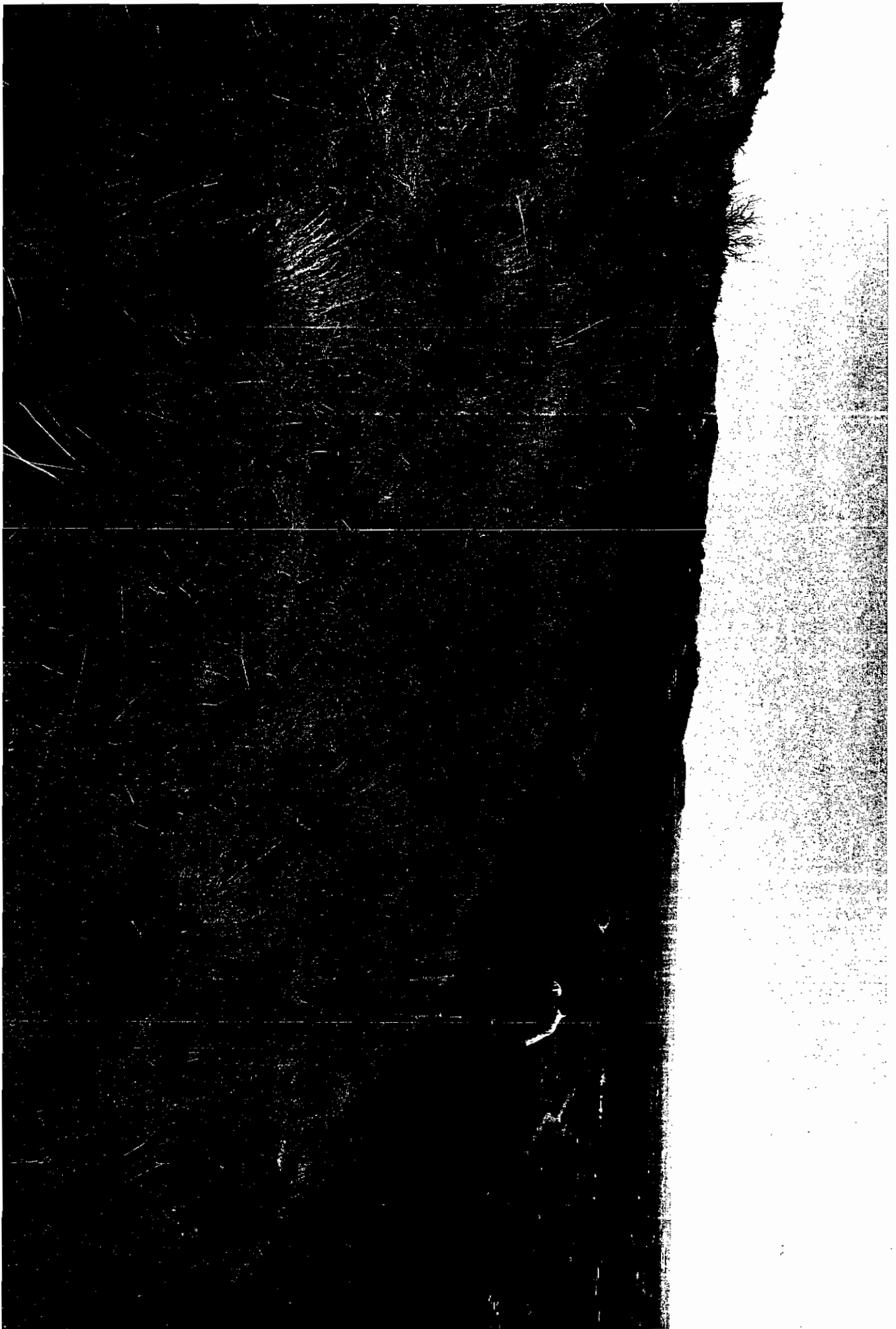
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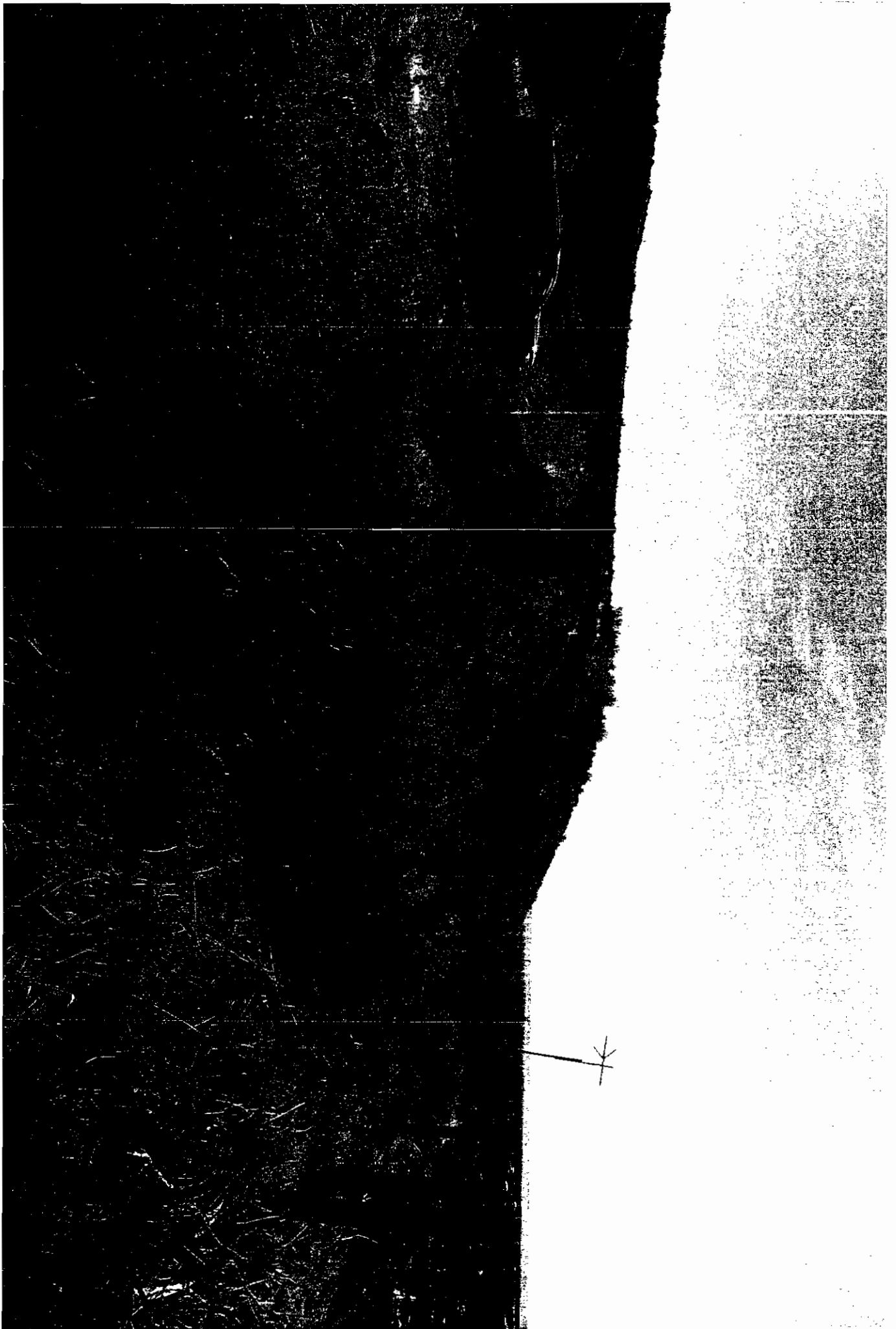
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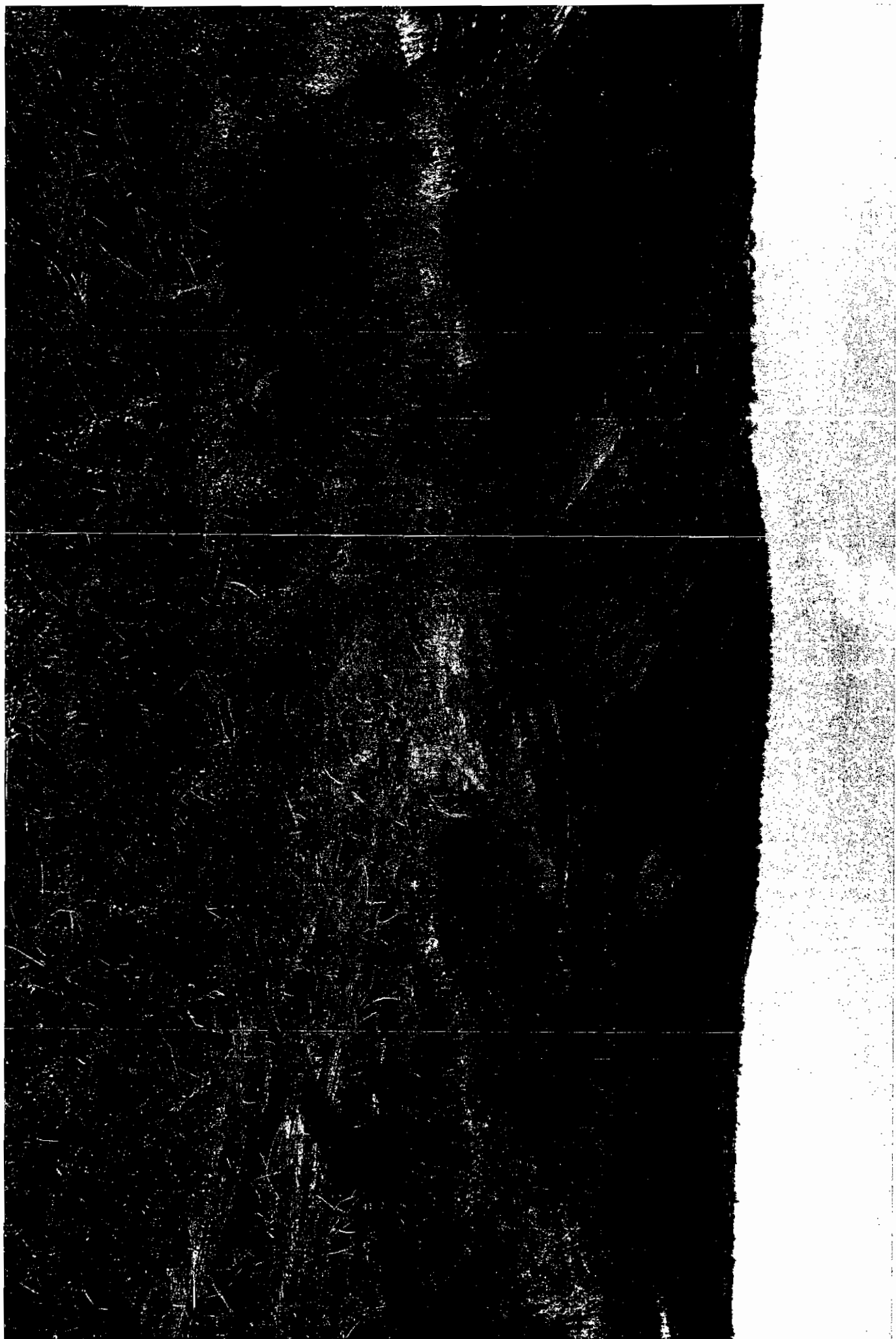
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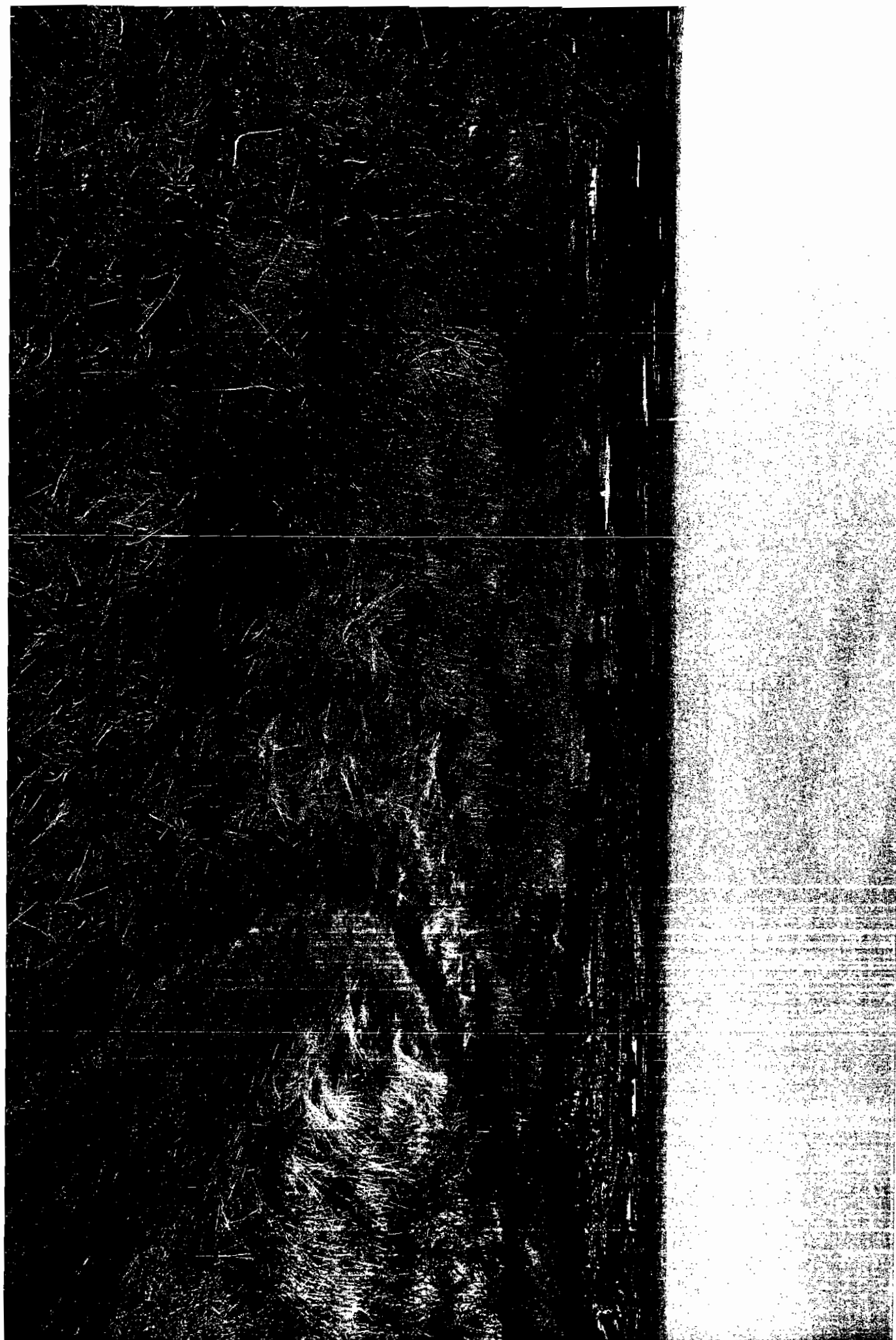


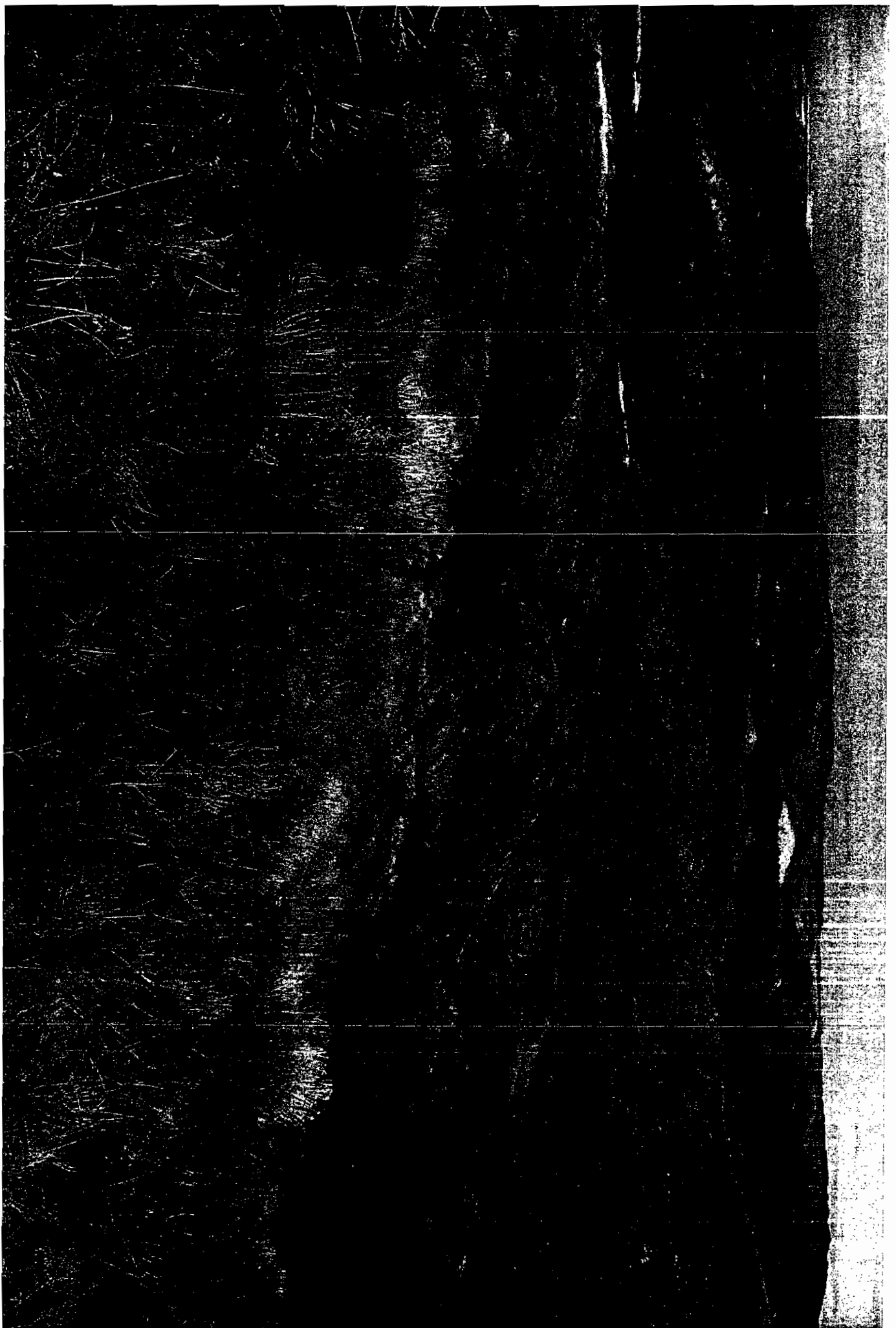






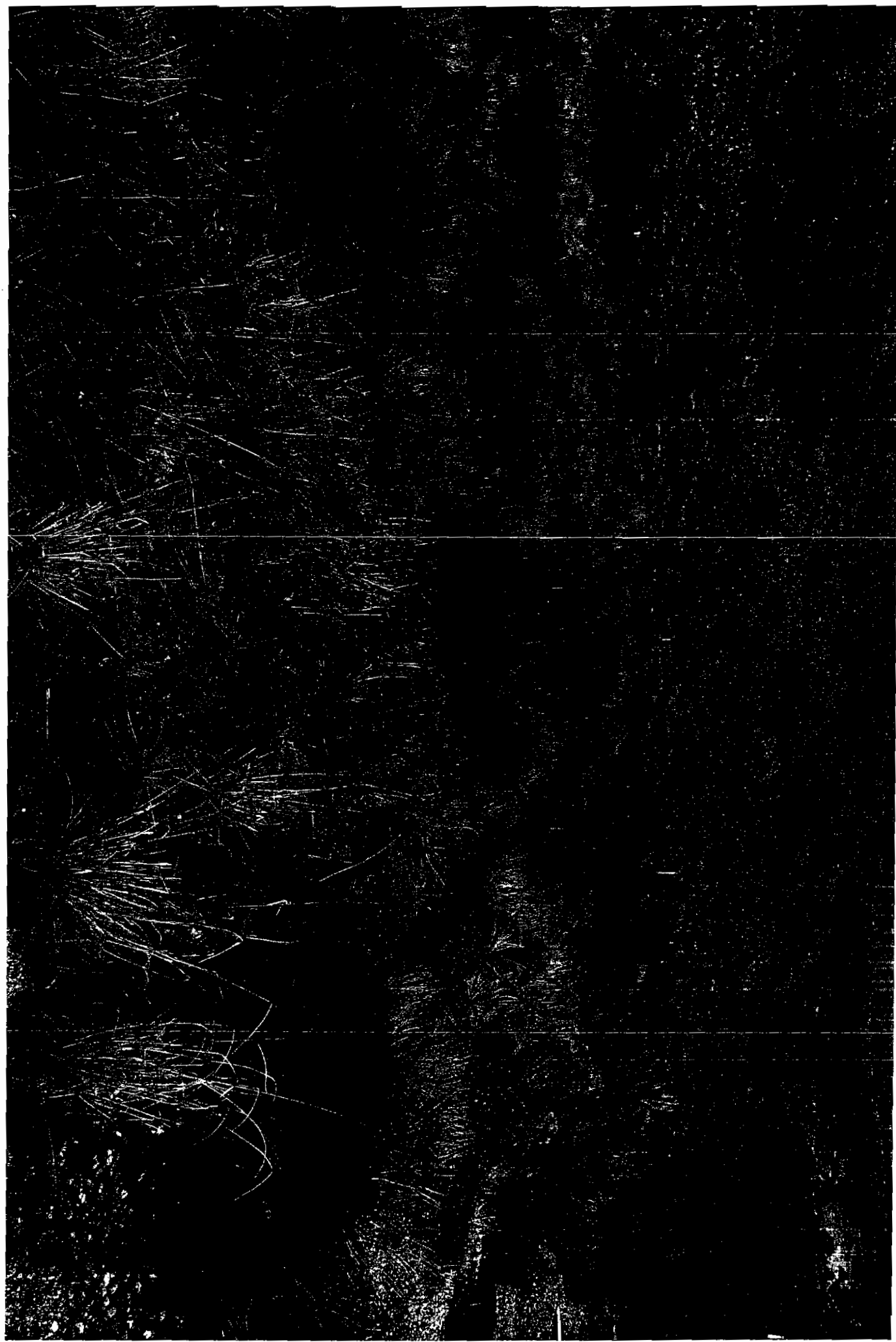


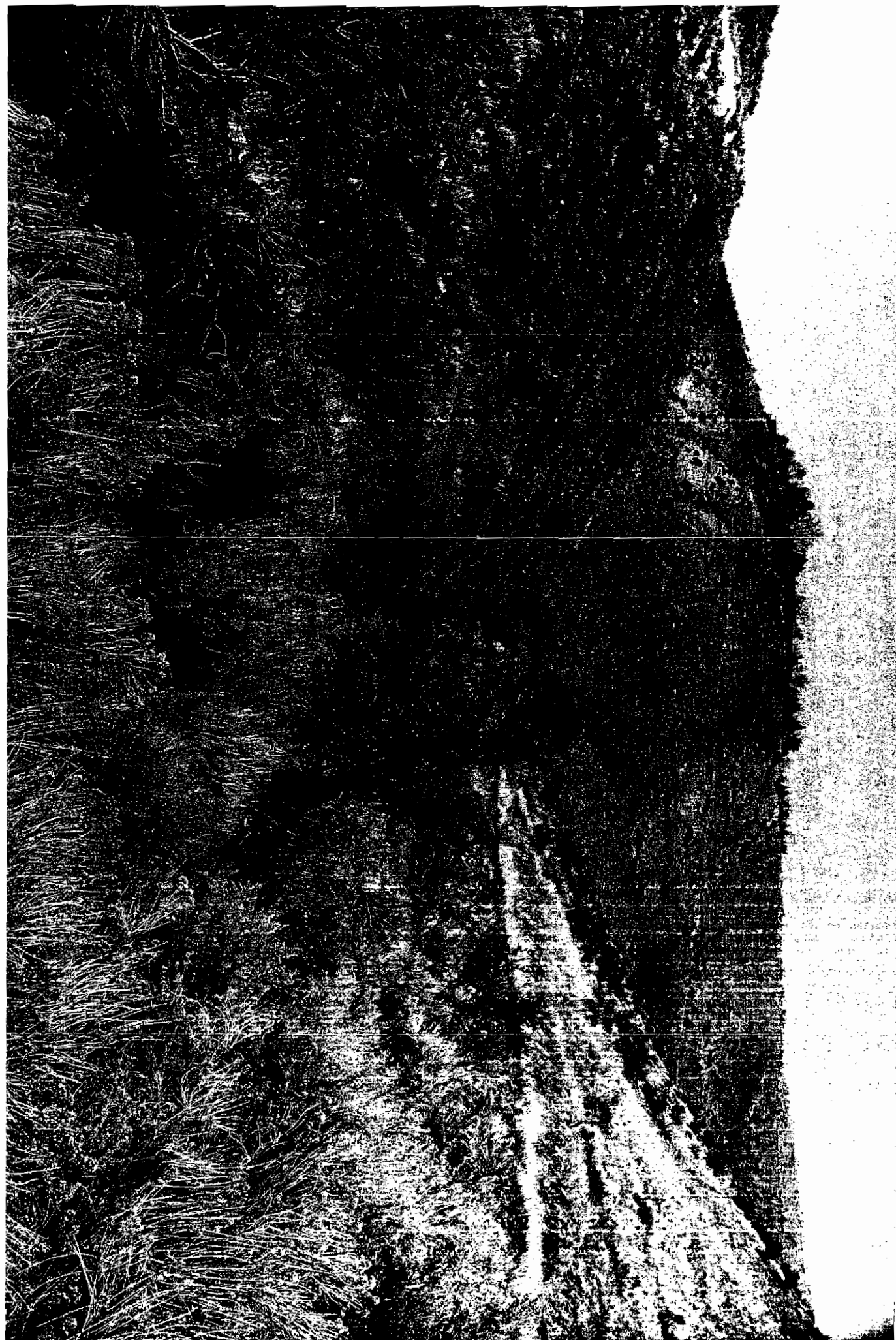










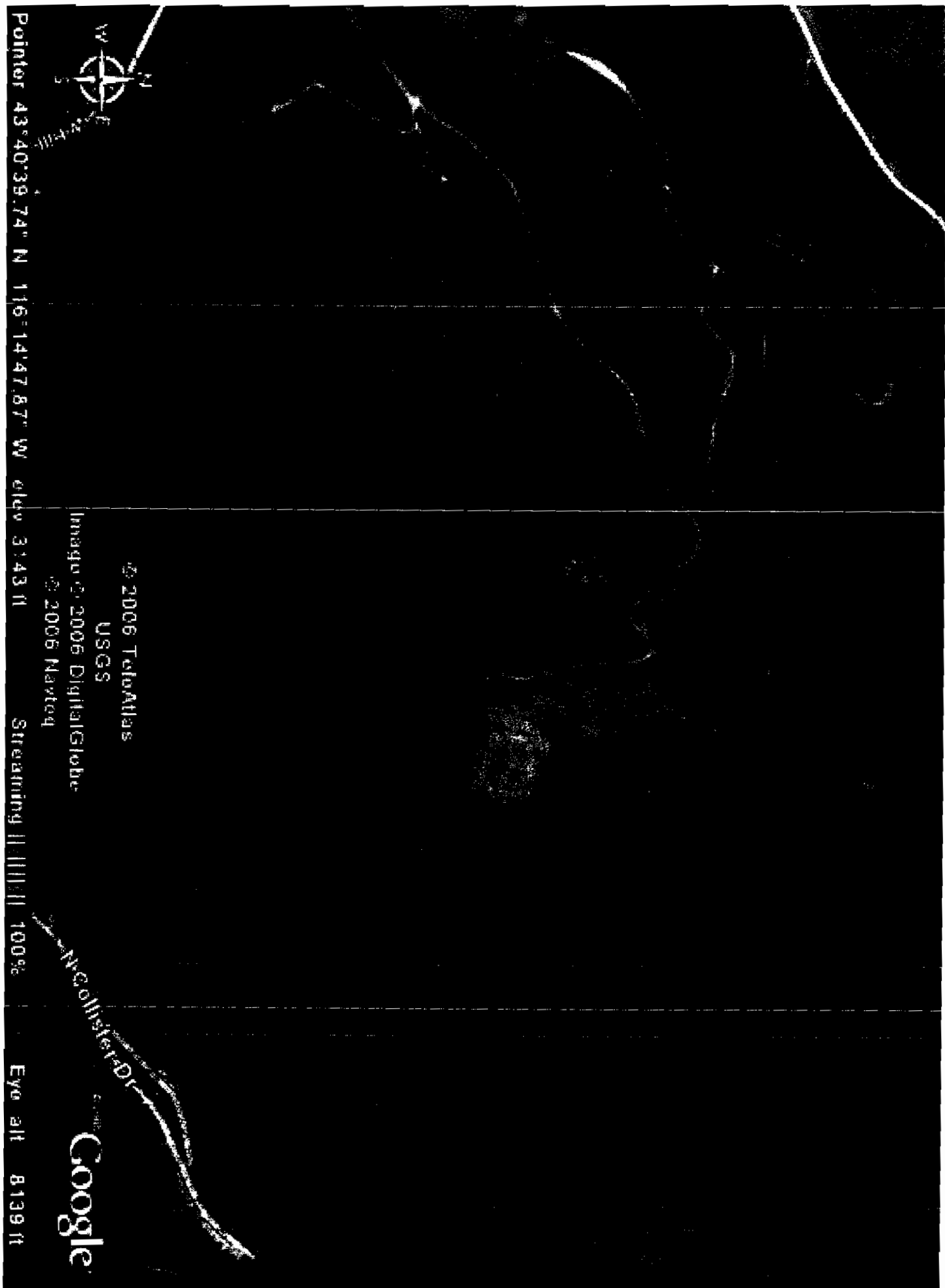












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Pointer 43°40'39.74" N 116°14'47.87" W elev 3143 ft

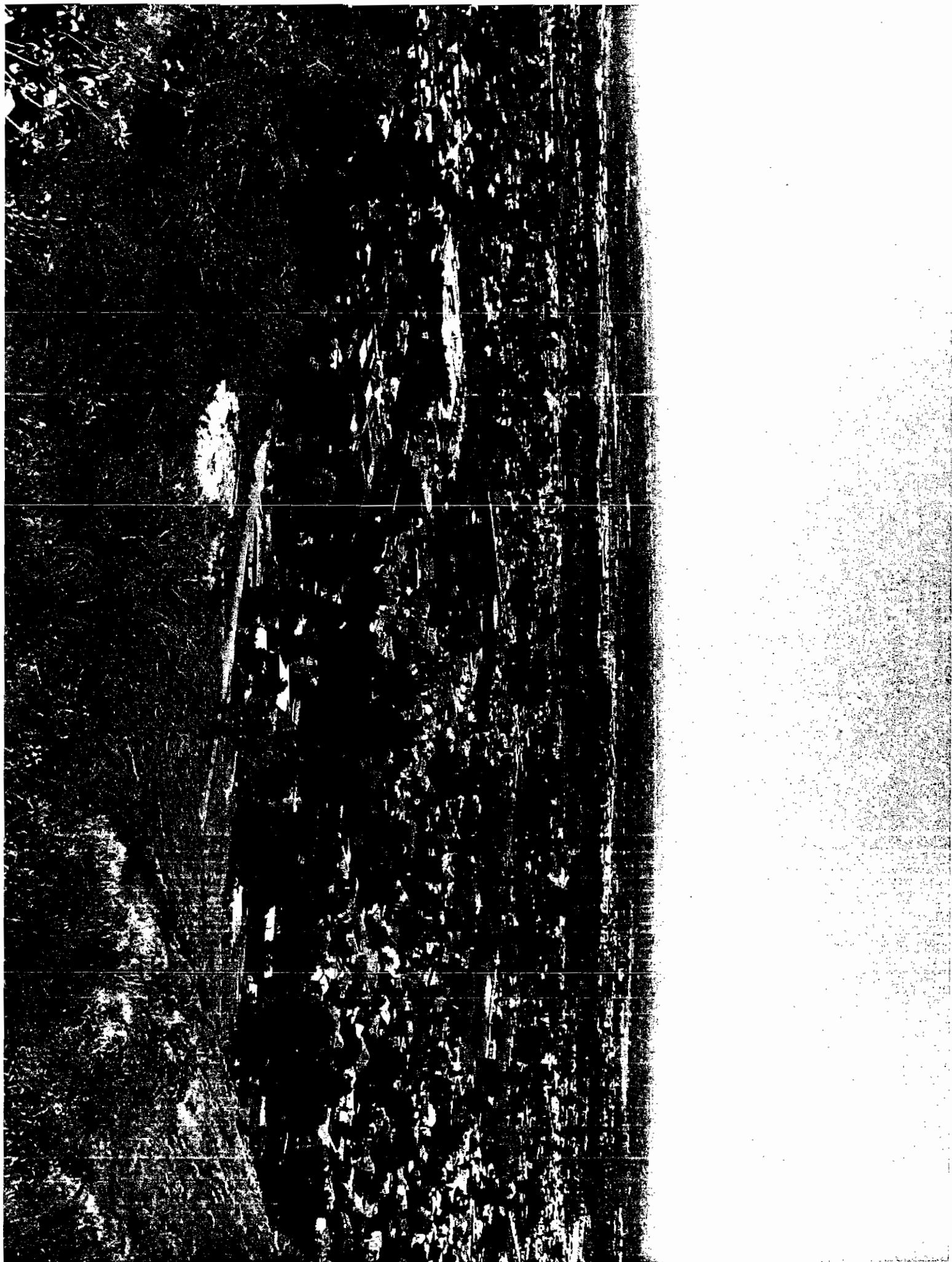
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Eye alt 8139 ft

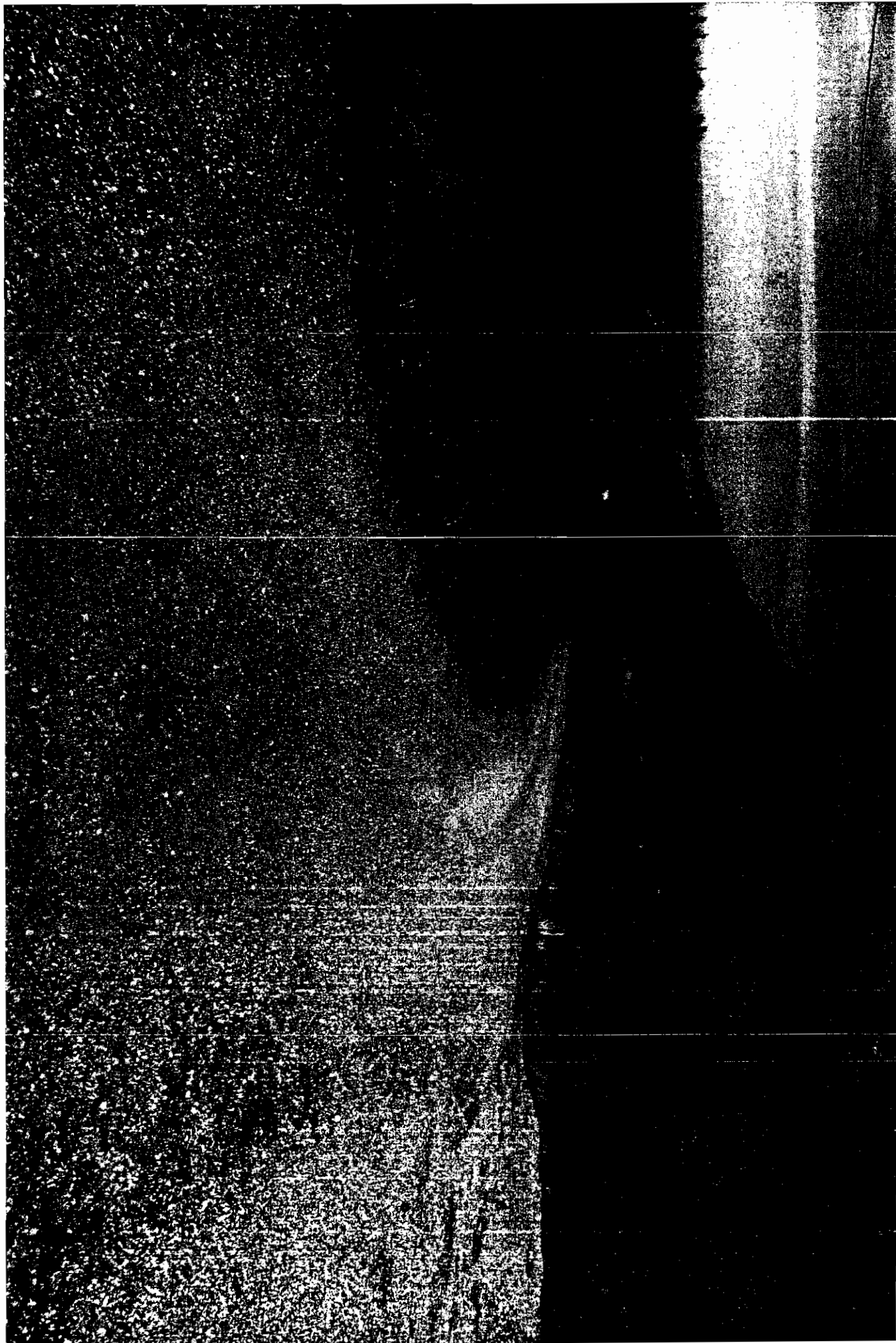
Google

W. Collier Dr

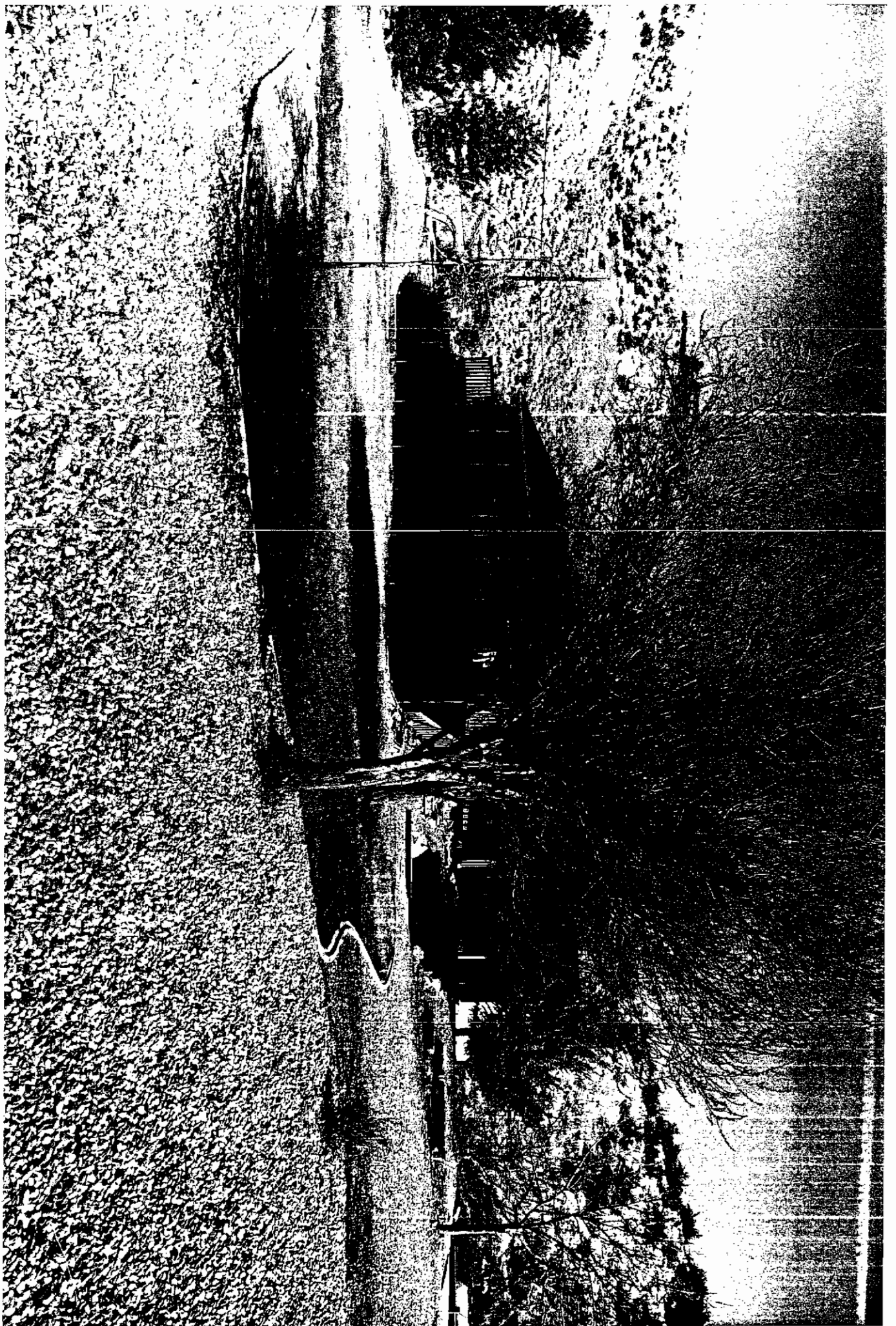
















Bruce D. Chatterton
Director

Boise City Hall
150 N. Capital Boulevard

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Mayor
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David Eberle

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Maryanne Jordan
Alan W. Shealy
Jim Tibbs

Planning & Development Services

January 9, 2008

Capital Development, Inc.
6200 N. Meeker Place
Boise, ID 83713

Re: **CFH07-00022 / Worksession**

Dear Applicant:

Your application has been scheduled for a public work session on February 4, 2008 at 4:00 p.m. in the Foothills Room, First Floor, Boise City Hall.

If you have any questions, please contact Bruce Eggleston in this department at (208) 384-3830.

Sincerely,

Cody Riddle
Manager, Current Planning
Boise City Planning and Development Services Department

CR:bjc

cc: AASE's Canyon Point Dev., LLC / 3750 W. 500 S. / Salt Lake City, UT 84104
Kerry Winn / 6995 S. Union Park Ctr. / Midvale, UT 84047



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P.O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3802
Fax: 208/384-3867
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Receipt #: 2200300000000014704

Print Date: 6/6/2007 8:26:05AM

Line Items:

Case No	Tran Code	Description	Revenue Account No	Amount
CAR07-00042	5080	Annex/SpecUse/Rezone 05	101-1300315033	1,991.00
CUP07-00084	5040	Other	101-1300315033	2,237.00
CFH07-00022	5068	Hillside	101-1300315033	2,117.00
SUB07-00065		New Address Numbers	101-2207315560	1,036.00
SUB07-00065		City Preliminary Plat	101-1300316504	947.00
SUB07-00065		Street Light Plan Review	101-2206315032	50.00
SUB07-00065		Hillside Review Preliminary	101-2207315143	1,575.00
SUB07-00065		Subdivision Irrigation Rev/Fee	101-2207315561	100.00

Total Line Items: \$10,053.00

Payments Applied:

Method	Payer	Bank No	Check No.	Confirm No	How Received	Amount
Check	RICH WOLPER		2104		In Person	10,053.00

Payment Total: \$10,053.00

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6890 Plano