

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



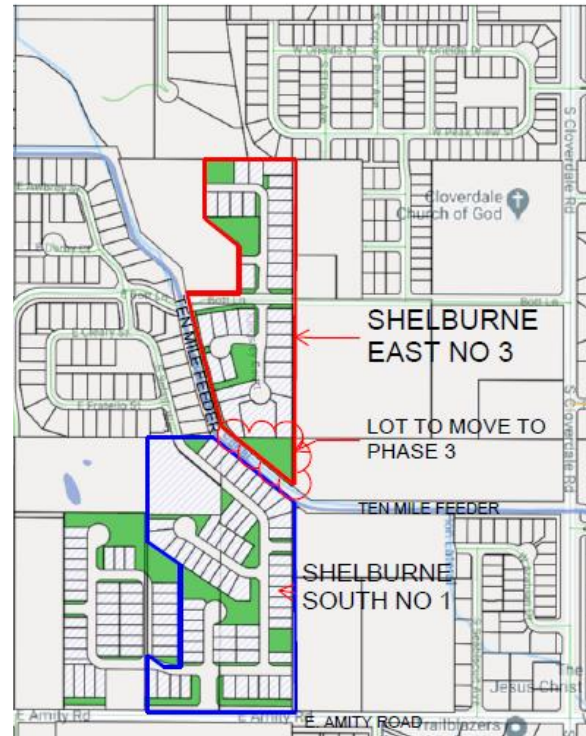
HEARING DATE: 2/2/2021

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: MFP-2021-0001
Shelburne South No. 1
MFP-2021-0002
Shelburne East No. 3

LOCATION: 4425 S. Selatir Way, 4301 & 4330 E.
Bott Ln. and 4320 E. Amity Rd., in the
west ½ of the SE ¼ of Section 28, T.3.,
R.1E.



I. PROJECT DESCRIPTION

Modification to the previously approved final plats for Shelburne East No. 3 (H-2019-0079) and Shelburne South No. 1 (H-2020-0001) to expand the boundary of Shelburne East No. 3 to include one additional (1) common lot and decrease the boundary of Shelburne South No. 1 to exclude two (2) common lots.

II. APPLICANT INFORMATION

A. Applicant:

Kent Brown, Kent Brown Planning Services – 3161 E. Springwood Dr., Meridian, ID 83642

B. Owner:

Shelburne Properties – 7440 E. Pinnacle Peak Rd., Ste. 1422, Scottsdale, AZ 85255

C. Representative:

Kent Brown, Kent Brown Planning Services – 3161 E. Springwood Dr., Meridian, ID 83642

III. STAFF ANALYSIS

The common lots proposed to be excluded from the final plat for Shelburne South No. 1 are Lots 14 and 15, Block 3. Lot 14 is owned by the Bureau of Reclamation and contains the Tenmile Feeder

Canal. The owner does not wish for the property to be included in the subdivision; therefore, the lot is proposed to be removed from the plat. Lot 15 lies on the northeast side of the canal at the southern boundary of Shelburne East No. 1 and cannot be included in Shelburne South if Lot 14 isn't included as lots have to be contiguous and can't be separated by land that isn't a part of the subdivision.

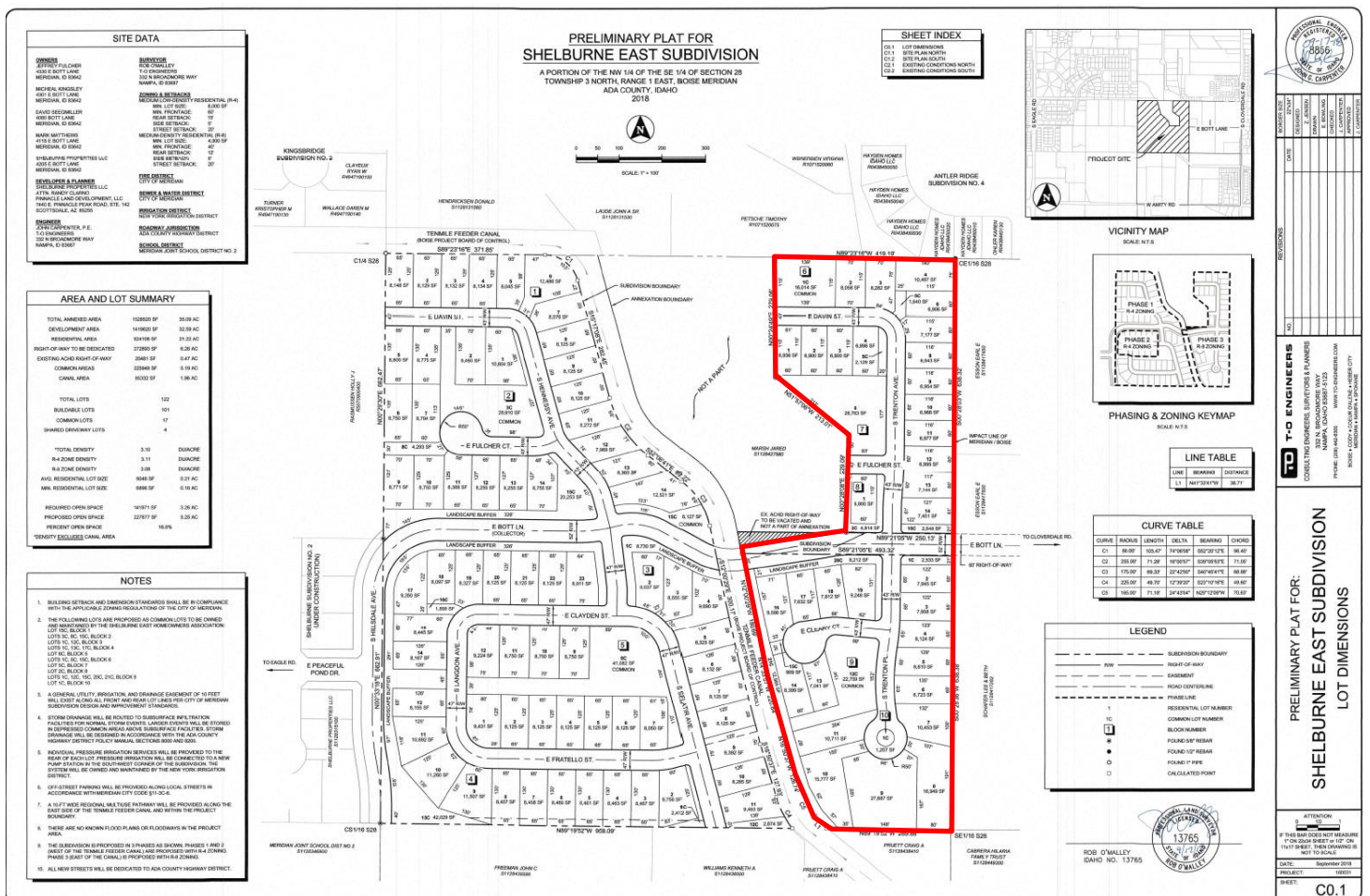
To remedy this, the Applicant proposes to amend the boundary of Shelburne East No. 3 to include Lot 15 and amend the boundary of Shelburne South No. 1 to exclude Lots 14 and 15. Because the plats have not yet been recorded, Staff is supportive of the request.

IV. DECISION

Staff recommends approval of the final plat modifications as proposed with the updated revisions to the plats noted in Section VI. All other previous conditions of approval for the subdivisions shall remain the same.

V. EXHIBITS

A. Preliminary Plats for Shelburne East (dated: 9/7/2018) and Shelburne South (dated: 9/5/2019)



SHELBURNE SOUTH - 2019 PRELIMINARY PLAT

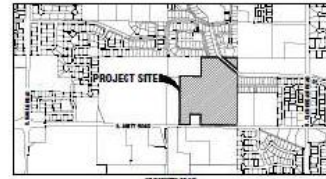
MERIDIAN, IDAHO

LEGAL DESCRIPTION
A PORTION OF THE S&W OF THE S&W OF SECTION 26, T.3N, R.1E, S.4M,
BOISE MERIDIAN, AGA COUNTY, IDAHO

SHELBURNE
SUBD. NO. 2
(UNDER
CONSTRUCTION)

PROPOSED SHELBURNE EAST SUB.

20' SCHER CASSEMENT



PROPOSED PLAT

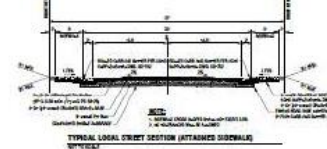
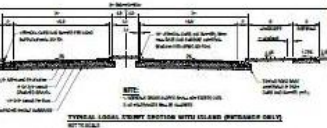
1. The plat is a preliminary plat for a subdivision of land in Meridian, Idaho, and is subject to the provisions of the Idaho Subdivision Map Act, Chapter 5, Title 55, Idaho Code, and the rules and regulations of the Idaho Department of Transportation, Chapter 10, Title 16, Idaho Code.
2. The plat is a preliminary plat for a subdivision of land in Meridian, Idaho, and is subject to the provisions of the Idaho Subdivision Map Act, Chapter 5, Title 55, Idaho Code, and the rules and regulations of the Idaho Department of Transportation, Chapter 10, Title 16, Idaho Code.
3. The plat is a preliminary plat for a subdivision of land in Meridian, Idaho, and is subject to the provisions of the Idaho Subdivision Map Act, Chapter 5, Title 55, Idaho Code, and the rules and regulations of the Idaho Department of Transportation, Chapter 10, Title 16, Idaho Code.
4. The plat is a preliminary plat for a subdivision of land in Meridian, Idaho, and is subject to the provisions of the Idaho Subdivision Map Act, Chapter 5, Title 55, Idaho Code, and the rules and regulations of the Idaho Department of Transportation, Chapter 10, Title 16, Idaho Code.
5. The plat is a preliminary plat for a subdivision of land in Meridian, Idaho, and is subject to the provisions of the Idaho Subdivision Map Act, Chapter 5, Title 55, Idaho Code, and the rules and regulations of the Idaho Department of Transportation, Chapter 10, Title 16, Idaho Code.
6. The plat is a preliminary plat for a subdivision of land in Meridian, Idaho, and is subject to the provisions of the Idaho Subdivision Map Act, Chapter 5, Title 55, Idaho Code, and the rules and regulations of the Idaho Department of Transportation, Chapter 10, Title 16, Idaho Code.
7. The plat is a preliminary plat for a subdivision of land in Meridian, Idaho, and is subject to the provisions of the Idaho Subdivision Map Act, Chapter 5, Title 55, Idaho Code, and the rules and regulations of the Idaho Department of Transportation, Chapter 10, Title 16, Idaho Code.
8. The plat is a preliminary plat for a subdivision of land in Meridian, Idaho, and is subject to the provisions of the Idaho Subdivision Map Act, Chapter 5, Title 55, Idaho Code, and the rules and regulations of the Idaho Department of Transportation, Chapter 10, Title 16, Idaho Code.
9. The plat is a preliminary plat for a subdivision of land in Meridian, Idaho, and is subject to the provisions of the Idaho Subdivision Map Act, Chapter 5, Title 55, Idaho Code, and the rules and regulations of the Idaho Department of Transportation, Chapter 10, Title 16, Idaho Code.
10. The plat is a preliminary plat for a subdivision of land in Meridian, Idaho, and is subject to the provisions of the Idaho Subdivision Map Act, Chapter 5, Title 55, Idaho Code, and the rules and regulations of the Idaho Department of Transportation, Chapter 10, Title 16, Idaho Code.

PRELIMINARY PLAT DATA

ITEM	DESCRIPTION	REMARKS
TOTAL AREA	4.00 AC.	4.00 AC.
PUBLIC RIGHT-OF-WAY	4.00 AC.	4.00 AC.
RESERVED RIGHTS	0.00 AC.	0.00 AC.
TOTAL PLAT AREA	4.00 AC.	4.00 AC.
PLAT AREA	4.00 AC.	4.00 AC.
PLAT AREA	4.00 AC.	4.00 AC.
PLAT AREA	4.00 AC.	4.00 AC.
PLAT AREA	4.00 AC.	4.00 AC.
PLAT AREA	4.00 AC.	4.00 AC.
PLAT AREA	4.00 AC.	4.00 AC.
PLAT AREA	4.00 AC.	4.00 AC.
PLAT AREA	4.00 AC.	4.00 AC.
PLAT AREA	4.00 AC.	4.00 AC.

NOTE: DATA SUBJECT TO CHANGE UPON COMPLETION OF A SURVEY.
* INCLUDES ALL PLAT AREA AND EXCLUDES ALL OTHER PLAT AREA.

PREPARED BY: CIVIL INNOVATIONS, PLLC
DATE: 08/01/2019
PROJECT: SHELBURNE SOUTH SUBDIVISION
LOCATION: MERIDIAN, IDAHO



CIVIL INNOVATIONS, PLLC
1000 E. 10TH AVE., SUITE 100
MERIDIAN, IDAHO 83402
PHONE: 208.333.1111
WWW.CIVILINNOVATIONS.COM



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/01/2019

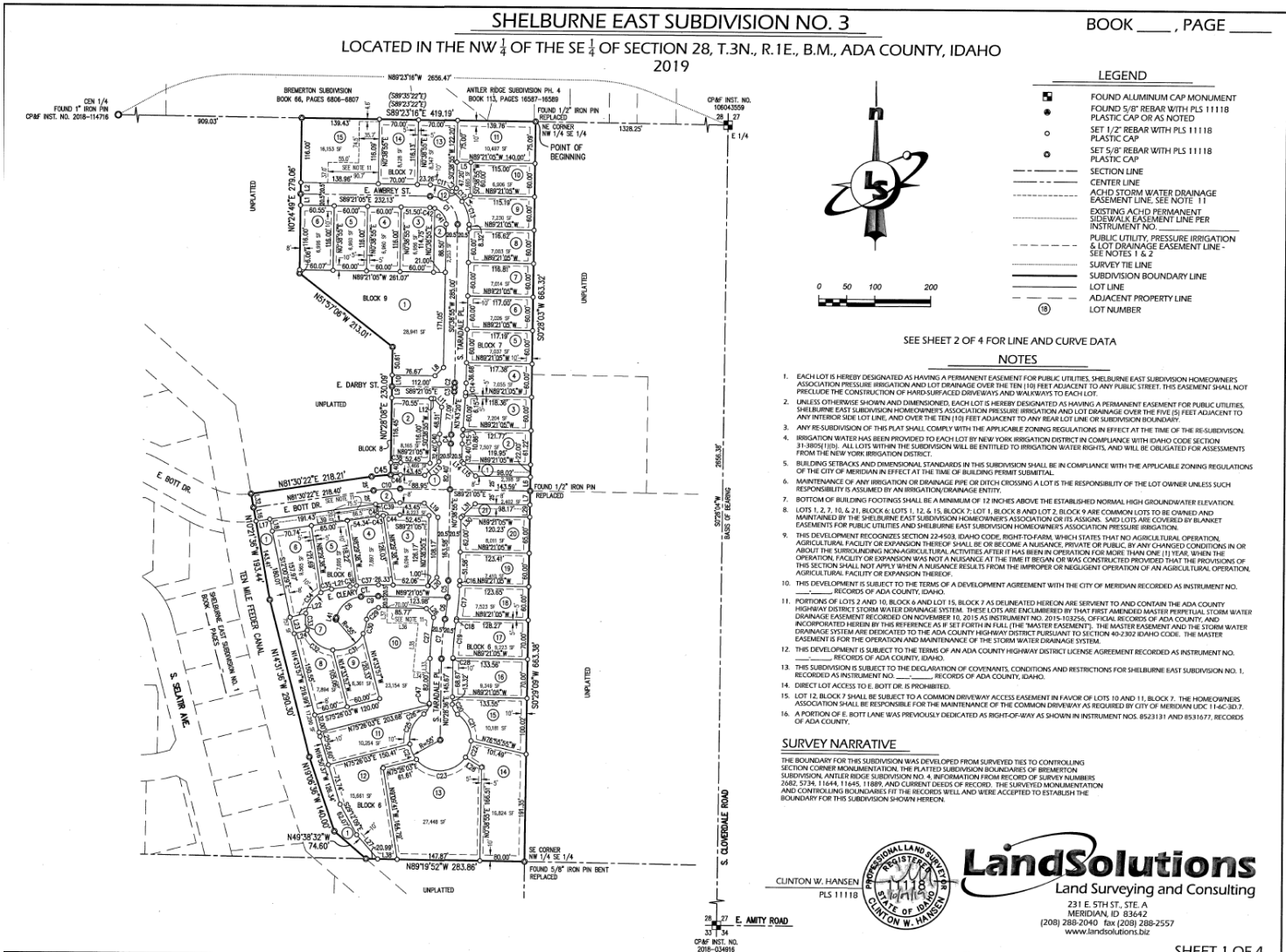
SHELBURNE SOUTH SUBDIVISION
MERIDIAN, IDAHO
PRELIMINARY PLAT

PRELIMINARY PLAT DATA

ITEM	DESCRIPTION	REMARKS
TOTAL AREA	4.00 AC.	4.00 AC.
PUBLIC RIGHT-OF-WAY	4.00 AC.	4.00 AC.
RESERVED RIGHTS	0.00 AC.	0.00 AC.
TOTAL PLAT AREA	4.00 AC.	4.00 AC.
PLAT AREA	4.00 AC.	4.00 AC.
PLAT AREA	4.00 AC.	4.00 AC.
PLAT AREA	4.00 AC.	4.00 AC.
PLAT AREA	4.00 AC.	4.00 AC.
PLAT AREA	4.00 AC.	4.00 AC.
PLAT AREA	4.00 AC.	4.00 AC.
PLAT AREA	4.00 AC.	4.00 AC.
PLAT AREA	4.00 AC.	4.00 AC.

PRE

B. Approved Final Plats for Shelburne East No. 3 (dated: 10/7/2019) and Shelburne South No. 1 (dated: 8/18/2020)



SHELBURNE SOUTH SUBDIVISION NO. 1
 LOCATED IN THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 28, T.3N., R.1E., B.M.
 CITY OF MERIDIAN, ADA COUNTY, IDAHO
 2020

BOOK _____, PAGE _____

LEGEND

	FOUND ALUMINUM CAP MONUMENT	---	SECTION LINE
	FOUND BRASS CAP MONUMENT	---	CENTER LINE
	FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED	---	ACHD STORM WATER DRAINAGE EASEMENT LINE, SEE NOTE 11
	FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED	---	EXISTING ACHD PERMANENT SEWALV EASEMENT LINE PER INSTRUMENT NO.
	SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP	---	PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
	SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP	---	EXISTING INGRESS/EGRESS EASEMENT
	CALCULATED POINT	---	SURVEY TIE LINE
	LOT NUMBER	---	SUBDIVISION BOUNDARY LINE
		---	LOT LINE
		---	ADJACENT PROPERTY LINE

NOTES

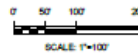
- EACH LOT IS HEREBY DESIGNATED AS BEING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, SHELBURNE SOUTH SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HAND-SURFACED DRAINWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND COMBINED, EACH LOT IS HEREBY DESIGNATED AS BEING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, SHELBURNE SOUTH SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT BY NEW YORK IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-5001(2). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE DESIGNATED FOR ASSIGNMENTS FROM THE NEW YORK IRRIGATION DISTRICT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF BUILDING PERMIT SUBMITTAL.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR OTHER CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSIGNED BY AN IRRIGATION/DRAINAGE ENTITY.
- SECTION OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.
- LOT 1, BLOCK 1, LOTS 1, 3 & 14, BLOCK 2, LOTS 1 & 14, BLOCK 3, LOTS 1 & 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, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SURVEY NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION. THE PLATTED SUBDIVISION BOUNDARIES OF SHELBURNE EAST SUBDIVISION NO. 1, SHELBURNE EAST SUBDIVISION NO. 2, INFORMATION FROM RECORD OF SURVEY NUMBERS 2880, 2704, 1784, 1184, 1186, 1308, AND CURRENT ORDERS OF RECORD, THE SURVEYED MONUMENTATION AND CONTROLLING ADJACENT RECORDS ARE THE RECORDS WELL AND WARE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

SEE SHEET 2 OF 4 FOR LINE AND CURVE DATA

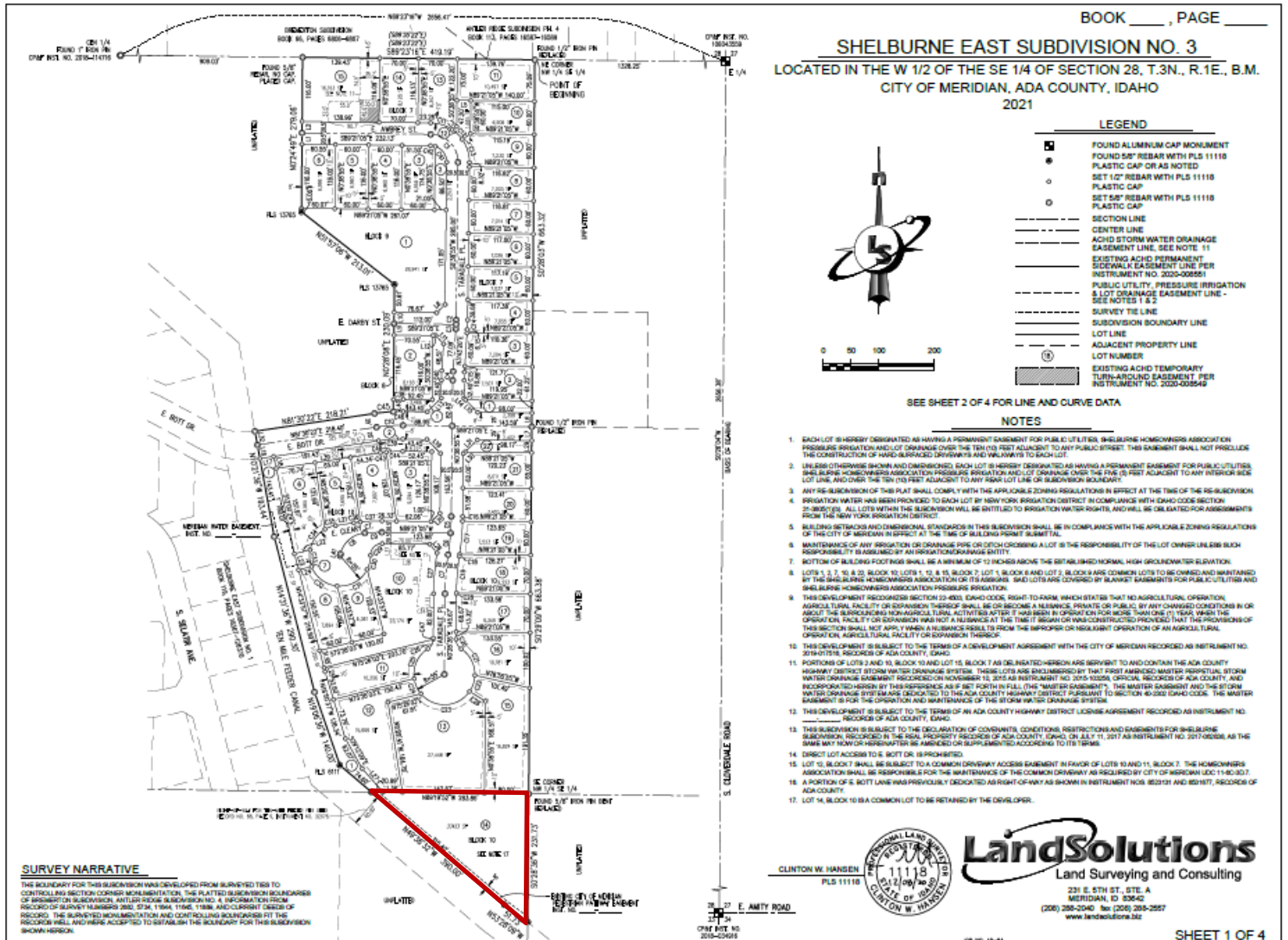
CLINTON W. HANSEN
 PLS 11118



LandSolutions
 Land Surveying and Consulting
 231 E. 5TH ST., STE. A
 MERIDIAN, ID 83640
 (208) 286-2040 fax (208) 286-2857
 www.landsolutions.biz

SHEET 1 OF 4

C. Proposed Final Plat for Shelburne East Sub. No. 3 (dated: 12/8/2020) and Shelburne South No. 1 (dated: 12/8/2020)



SHELBURNE SOUTH SUBDIVISION NO. 1

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 28, T.3N., R.1E.,
B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO
2021

BOOK _____, PAGE _____

LEGEND

FOUND ALUMINUM CAP MONUMENT	SECTION LINE
FOUND BRASS CAP MONUMENT	CENTER LINE
FOUND 1/2" REBAR WITH PLS 11118	ACHD STORM WATER DRAINAGE EASEMENT LINE - SEE NOTE 11
PLASTIC CAP, OR AS NOTED	EXISTING ACHD PERMANENT SIDEWALK EASEMENT LINE PER INSTRUMENT NO. _____
FOUND 5/8" REBAR WITH PLS 11118	PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
PLASTIC CAP, OR AS NOTED	EXISTING INGRESS/EGRESS EASEMENT
SET 1/2" REBAR WITH PLS 11118	SURVEY THE LINE
SET 5/8" REBAR WITH PLS 11118	SUBDIVISION BOUNDARY LINE
PLASTIC CAP	LOT LINE
CALCULATED POINT	ADJACENT PROPERTY LINE
LOT NUMBER	

NOTES

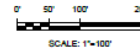
- EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, SHELBURNE SOUTH SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, SHELBURNE SOUTH SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT BY NEW YORK IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-309(1)(b). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE NEW YORK IRRIGATION DISTRICT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF BUILDING PERMIT SUBMITTAL.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSIGNED BY AN IRRIGATION/DRAINAGE ENTITY.
- BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.
- LOT 1, BLOCK 1, LOTS 1, 2 & 11, BLOCK 2, LOTS 1 & 12, BLOCK 3, LOTS 1, 2, 12, 23, 27 & 37, BLOCK 4 AND LOT 1, BLOCK 5 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE SHELBURNE SOUTH SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE COVERED BY EASEMENTS FOR PUBLIC UTILITIES AND SHELBURNE SOUTH SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 24-4001, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF MERIDIAN RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
- PORTIONS OF LOTS 4 THROUGH 6, BLOCK 1, LOT 1, BLOCK 2, LOTS 7 THROUGH 10, BLOCK 3, LOTS 9 THROUGH 11, 17 THROUGH 20, 28 THROUGH 27 AND 33 THROUGH 36, BLOCK 4 AND LOTS 3 THROUGH 5, BLOCK 5 AS DELINEATED HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-10206, OFFICIAL RECORD OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL, (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO THE ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2002 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SHELBURNE SOUTH SUBDIVISION NO. 1, RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
- DIRECT LOT ACCESS TO E. AMITY ROAD IS PROHIBITED.

SEE SHEET 2 OF 4 FOR LINE AND CURVE DATA

SURVEY NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION. THE PLATTED SUBDIVISION BOUNDARIES OF SHELBURNE EAST SUBDIVISION NO. 1, SHELBURNE EAST SUBDIVISION NO. 3, INFORMATION FROM RECORD OF SURVEY NUMBERS 2002-0704, 1164, 1166, 1188, 1206, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

CLINTON W. HANSEN
PLS 11118



LandSolutions
Land Surveying and Consulting
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 289-2040 fax (208) 289-2557
www.landsolutions.biz

JOB NO. 10-08

SHEET 1 OF 4

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

Applicant shall comply with all previous conditions of approval associated with these developments [Shelburne East (H-2018-0112, Development Agreement Inst. #2019-017516; H-2019-0079) and Shelburne South (H-2019-0106, Development Agreement Inst. #2020-138124; H-2020-0001)] unless otherwise modified by the following:

1. The final plat for Shelburne East No. 3 prepared by Land Solutions stamped on 12/8/2020 by Clinton W. Hansen, included in Section V.B shall be revised as follows:
 - a. Note #12: Include recorded instrument number of the ACHD License Agreement.
 - b. Note #17: Include who will maintain Lot 14, Block 10 – the homeowner’s association is required to maintain all common open space as set forth in UDC [11-3G-3F.1](#).
 - c. Include the recorded instrument number of the City of Meridian pedestrian pathway easement graphically depicted on Sheet 1.
 - d. Include the recorded instrument number of the Meridian water easement graphically depicted on Sheet 1.
2. The final plat for Shelburne South No. 1 prepared by Land Solutions stamped on 12/8/2020 by Clinton W. Hansen, included in Section V.B shall be revised as follows:
 - a. Note #10: Include the recorded instrument number of the Development Agreement ([#2020-138124](#)).
 - b. Note #12: Include the recorded instrument number of the ACHD License Agreement.
 - c. Note #13: Include the recorded instrument number of the CC&R’s.
 - d. Include the recorded Book and Page numbers for Shelburne East Subdivision No. 1 and No. 3 graphically depicted on Sheet 1.
 - e. Include the recorded instrument number for the existing slope easement graphically depicted on Sheet 1.
 - f. Include the recorded instrument number of the existing ACHD permanent sidewalk easement line in the Legend on Sheet 1.
 - g. Include the existing ACHD temporary easement graphically depicted on Sheet 1.
 - h. Include the recorded instrument number of the 39’ public right-of-way graphically depicted on Sheet 1.
 - i. Include the recorded instrument number of the existing City of Meridian pedestrian pathway easement graphically depicted on Sheet 1.
 - j. Include the recorded instrument number of the existing ingress/egress easement graphically depicted on Sheet 1.