



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: July 21, 2026

FILE(S) #: FP-26-02 Final Plat, Joplin Rim Subdivision

REQUEST

The Applicant is seeking approval of a Final Plat for Scenicview Subdivision consisting of 10 residential lots and 1 common lots on 9.07 acres. The subject property is generally located north of Scenic View Drive in Star, Idaho. Ada County Parcel Nos. R4830410410 and R4830410580.

APPLICANT/OWNER/REPRESENTATIVE

Owner:

David Conley
Conrad Investments, LLC
1226 W. Tiger Eye
Kuna, Idaho 83634

Applicant:

Paul Hilbig
2667 E. Gala Court, Ste. 120
Meridian, Idaho 83642

Representative:

Dennis Jordan
Focus Engineering & Surveying
1001 N Rosario Street, Ste.100
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation -	Residential (R-3-DA)
Acres -	9.07
Residential Lots -	10
Common Lots -	1
Commercial -	0

HISTORY

The original plat for Karma Crest Estates was created in 1992 in Ada County.

January 6, 2020

Administrator approved a Lot Line Adjustment (LLA-20-01) for parcels within Karma Crest Estates.

February 17, 2026

Council approved applications for Private Road (PR-25-05) and Preliminary Plat (PP-25-07) for Scenicview Subdivision. The preliminary plat was approved for a maximum 10 single-family residential lots on 9.07 acres.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Scenicview Subdivision, consisting of 10 single-family residential lots, and 1 common lots on 9.07 acres.

The Final Plat generally complies with the approved Preliminary Plat.

This subdivision is located in FEMA Flood Zone X; outside the 500-year floodplain. No special permits are required.

Staff Reviewed Comments from the Preliminary Plat Approval/Findings of Fact:

PRELIMINARY PLAT:

The approved Preliminary Plat contains 10 single family residential lots, 1 common area lots and 1 private road on a total of 9.4 acres. This equates to 1.06 dwelling units per acre. The property contains two zoning designations (R-1 & R-3). The proposed density is consistent with these district allowances. The lots will have access and frontage from the proposed private street. The private street is proposed to be gated. The residential lots range in size from 7,281 square feet to 16,318 square feet with the average buildable lot being 11,155 square feet. The private street is proposed to be 28 feet wide from edge of asphalt to edge of asphalt. The development will be serviced by Star Sewer and Water, as service is in Scenic view Lane.

The UDC allows the applicant to request a modification or waiver of sidewalks in certain low-density subdivisions. In this case, the applicant is requesting waiver on the sidewalk requirement.

The subdivision name has been reserved, and the applicant has provided documentation from Ada County supporting the reservation. The applicant is proposing a landscape buffer along Scenic view Lane. UDC Section 8-4E-2 states that developments with a density of less than 1

dwelling units per acre may request a reduction in total required open space and amenities to the Council. Staff believes this proposed subdivision meets the intent of the code and supports the reduction in open space.

The applicant has provided approval from the Postmaster for the location of the mailbox cluster. They are approved for the entrance to the development on Scenic view Lane. Mailbox clusters must also be covered and adequately lit per the Unified Development Code.

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight plan. The proposal is to have a light at the intersection of Scenic view Lane and the private road.

Applicant has not provided a streetlight design/cut sheet for City approval. This will be required at submittal of the final plat.

As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. The submitted landscape plan appears to satisfy these requirements in the landscape buffer. **No additional landscape is proposed.**

The applicant is not requesting any setback waivers and will adhere to the R-3 requirements outlined earlier in this report.

The Unified Development Code, Section 8-6B-2, paragraph F states that In the residential districts, no block shall be more than seven hundred fifty feet (750') in length without an intersecting street, alley, or other City and ACHD/CHD4 approved remedy. **The proposed street is longer than 750 feet, however they do end in a cul-de-sac. The applicant is requesting a block length waiver from the Council with this application. The applicant shall meet all requirements for access from Star Fire District.**

There are multiple areas where existing slopes exceed 25%, these areas should be shown as no-build areas and will be required to have slope easements on the Final Plat that prevent earth moving activities within these areas.

Lots 5 and 10 or divided by the canal without direct access from one side of the lot to the other side of the lot. Provide information on accessing these lots, consider revising layout to prevent lots crossing canal. Specifically, the area of lot 10 that is land locked with no access to the road easement.

The preliminary plat indicates an existing public utility easement for the original Karma Crest Estates Subdivision located on Lots 8, 9 & 10. A vacation application shall be

submitted and approved, and the easements shall be removed prior to signature of the final plat.

Staff analysis of Final Plat Submittal:

The Preliminary Plat was approved with 10 single-family residential lots, and 1 common lots on 9.07 acres. The Final Plat complies with the approved, revised preliminary plat and is being developed in a single phase. The final plat, as submitted has a density of 1.06 dwelling units per acre. The building lots range in size from .36 acres to 1.87 acres which is aligned with the approved preliminary plat.

Common/Open Space and Amenities – Open space and amenities for the development have been waived due to the density of the development as approved by council at the Preliminary Plat.

Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. The submitted landscape plan appears to satisfy these requirements in the landscape buffer. **No additional landscape is proposed.**

Streetlights – Streetlight design shall be uniform throughout the development and follow the approved style and model from the City. **The Applicant has not provided a streetlight design that is in compliance with the city requirements. The applicant has not provided a streetlight plan showing lights at all the required locations. This will also be required prior to signing the final plat.**

Setbacks – The Applicant has not requested any setback waivers and will adhere to the R-3 setbacks outlined below.

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front ⁽¹⁾	Rear	Interior Side	Street Side
R-3	35'	15' to living area 20' to garage face	15'	7.5' ⁽²⁾	20'

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Subdivision Name – Applicant has provided documentation that the proposed subdivision name has been accepted and reserved by Ada County.

Street Names – Applicant has provided documentation that the proposed street name has been applied for with Ada County. **Approval will be required prior to signing the final plat.**

Mailbox Cluster – Applicant has provided documentation from the Postmaster depicting the approved locations for the mailbox clusters for the development. The Unified Development Code Section 8-4A-21: states that All mailbox clusters shall be approved by the postmaster prior to installation. **All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times.** The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



Section 8-3B-3 of the Unified Development Code sets forth additional residential district standards in the City of Star.

J. Additional residential standards applying to all new residential subdivisions:

1. Residential Elevations:
 - i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
 - ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a

development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:

1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. **A minimum of three (3) architectural elements shall be provided for all single-family residential structures.** These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

Section 8-3B-3 designates EXTERIOR ARCHITECTURAL ELEMENTS:



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
4. **Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.**

5. Additional landscaping buffers may also be required.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
 - a. **1 to 50 units = minimum of 5 architectural styles and/or floorplans**
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural styles and/or floorplans
3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

Sidewalks – Council approved sidewalk waivers for the private street.

Streets –**The private road was approved by Council to be 28 feet wide from back of curb to back of curb. Council also approved a gate for the private road.**

Block lengths – All blocks meet the 750' length requirement. Council approved a block length waiver with the Preliminary Plat.

Fencing – **Applicant has not provided a fencing plan. Fencing shall be consistent throughout the development. A plan shall be submitted for Staff review/approval prior to signing the final plat.**

PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on June 16, 2026.

No agency comments have been received do date for this application.

FINDINGS

The Council may **approve, conditionally approve, deny** or **table** this request. In order to approve this Final Plat, the Unified Development Code requires that Council must find the following:

A. The Plat is in conformance with the Comprehensive Plan.

Staff finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.

B. Public services are available or can be made available and are adequate to accommodate the proposed development.

Staff finds that all public services are available and able to accommodate this development.

C. There is public financial capability of supporting services for the proposed development.

Staff knows of no financial hardship that would prevent services from being provided.

D. The development will not be detrimental to the public health, safety or general welfare; and,
Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.

E. The development preserves significant natural, scenic or historic features.

Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

Conditions included in the Findings of Fact & Development Agreement.

1. Council hereby approves the following:

- **Council approves sidewalk waivers for private street.**
- **Council approves waivers to maximum block length.**
- **Council approves the Private Street and gate.**
- **Council approves the Private Street to be 28 feet wide.**
- **Council approves the requirement for open space within the subdivision other than the buffer along Scenic View Drive.**

- There shall be no development allowed on the upper portion of Lot 5, including accessory structures. This shall be an irrevocable condition within the recorded CC&R's as an irrevocable.
 - The final plat shall contain a public access easement for a future pathway along the Farmers Union Canal. The City reserves the right to negotiate a pathway along the canal with the irrigation district. An irrevocable condition shall be included in the recorded CC&R's indicating that a public pathway may be constructed by the City in the future.
 - All slope areas greater than 25% shall be left native with no landscaping. This shall be an irrevocable condition within the recorded CC&R's.
2. Applicant shall meet all requirements of the City Engineer and Star Fire District prior to signature of the final plat.
 3. The applicant shall enter into an agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.
 4. The Applicant/Owner shall submit a private street maintenance plan, including future funding and emergency access easement, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.
 5. The Applicant shall be responsible for payment of all emergency services mitigation fees and ITD Proportionate Shares.
 6. All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.
 7. All mailbox clusters shall be approved by the postmaster prior to installation. All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times.
 8. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above is a direct violation of this Development Agreement and may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.

- 9. A minimum of three (3) architectural elements shall be provided for all single-family residential structures**

Conditions Specific to Signature of Final Plat.

- 1. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the city \$1,000 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$10,000. \$10,000 is due (10 residential lots x \$1,000) to be paid before signing the final plat.**
- 2. Prior to signature of the final plat, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.**
- 3. As built plans for pressurized irrigation systems shall be submitted to the City of Star prior to signing the final plat.**
- 4. The applicant shall pay all required emergency services mitigation fees to the City at the time of building permit, as determined by the City Council.**
- 5. The private street has been approved by Council with a minimum street width of 28' and shall otherwise be constructed to ACHD standards, unless otherwise approved by Council and the Fire District. The private street shall meet all requirements of the Star Fire District.**
- 6. The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, prior to signature of the final plat.**
- 7. Prior to signature of final plat, the applicant shall provide a fencing plan for Staff review/approval. Fencing shall be consistent throughout the development.**
- 8. Prior to signature of final plat, the applicant shall submit a streetlight plan showing location of lights and a design plan/cutsheet of the proposed streetlights for Staff review/approval.**
- 9. Prior to signing the final plat, applicant shall provide approval from Ada County that the street name has been approved and is reflected correctly on the final plat.**

Additional Conditions of Approval

- 1. The approved Final Plat for Scenicview Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.**
- 2. The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
- 3. The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
- 4. All entrances into the subdivision shall be cleaned nightly to include dirt, dust, rocks, mud, and other debris. All trash shall be secured on site and trash receptacles emptied on a regular basis to avoid blowing debris.**

5. During the entire construction process, dust from the site must be minimized as much as possible. Water trucks should be used as appropriate. Excess dust could result in fines and/ or work stoppage.
6. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative. Even after installation, streetlights may require shielding to prevent light trespass.**
7. **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
8. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
9. All streets shall have a minimum street width of 36' and shall be constructed to ACHD standards unless otherwise approved by the Council.
10. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
11. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
12. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
13. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
14. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
15. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.

16. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
17. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
18. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
19. A separate sign application is required for any subdivision sign.
20. Applicant shall provide the City with an electronic copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
21. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
22. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
23. All common areas shall be maintained by the Homeowners Association.
24. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
25. **A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.**

COUNCIL DECISION

The Star City Council _____ File # FP-26-02 Scenicview Subdivision, Final Plat on _____, _____. 2026.





1001 N. Rosario Street Suite 100
Meridian, ID 83642
P (208) 974-0075

March 24, 2026

Mr. Shawn Nickel
Planning Director and Zoning Administrator
City of Star
10769 W. State Street
Star, Idaho 83669

RE: Scenicview Subdivision — Star, Idaho
Final Plat Letter of Intent and Statement of Compliance

Dear Mr. Nickel:

On behalf of Mr. David Conley, we are pleased to submit the attached application and required supplements for the final plat of Scenicview Subdivision. Please accept this letter as the required written narrative regarding the project.

Scenicview Subdivision is a single-family residential community located on two parcels (R4830410410 and R4830410580), situated north of W Scenic View Lane and east of N Wing Road. The subdivision encompasses approximately 9.07 acres and consists of 10 buildable lots and 1 common lot.

The buildable lots range in size from approximately 0.36 acres to 1.87 acres, with an average lot size of 0.89 acres. The gross density of the subdivision is 1.10 dwelling units per acre and has 2% of open space containing landscaping.

The subdivision plat complies with all applicable dimensional standards for the R-3 Zoning District (20' Street Front, 15' Rear, 7.5' Interior Side, 20' Street Side) and satisfies the conditions outlined in the approved staff report.

Should you have any questions or require additional information to process this application, please feel free to contact me.

Sincerely,

Dennis Jordan
Site Civil Department Manager
FOCUS Consulting



City of Star
P.O. Box 130
Star, Idaho 83669
P: 208-286-7247

FINAL PLAT APPLICATION

***All information must be filled out to be processed.

FILE NO.: FP-26-02
Date Application Received: 03/16/2026 Fee Paid: _____
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner Representative

Applicant Name: Paul Hilbig
Applicant Address: 2667 E Gala Ct, Ste 120 Meridian ID Zip: 83642
Phone: 208-921-2506 Email: paulhilbig@gmail.com

Owner Name: David Conley, Conrad Investments, LLC
Owner Address: 1226 W Tiger Eye Kuna, ID Zip: 83634
Phone: 208-283-9275 Email: djconley3@gmail.com

Representative (e.g., architect, engineer, developer):
Contact: Dennis Jordan Firm Name: Focus Engineering & Surveying
Address: 1001 N Rosario St Ste. 100 Zip: 83642
Phone: 208-974-0075 Email: djordan@focus-es.com

Property Information:

Subdivision Name: Scenicview Subdivision Phase: _____
Parcel Number(s): R4830410410, R4830410580

Approved Zoning: R1, R3 Units per acre: 1.1

Total acreage of phase: 9.07 Total number of lots: 11

Residential: 10 Commercial: _____ Industrial: _____

Common lots: 1 Total acreage of common lots: .19 Percentage: 2%

Percent of common space to be used for drainage: _____ Acres: _____

Special Flood Hazard Area: total acreage N/A number of homes _____

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>10</u>	<u>10</u>
Number of Common Lots:	<u>1</u>	<u>1</u>
Number of Commercial Lots:	_____	_____
Roads:	<u>SILVERMOUND LANE (PRIVATE)</u>	<u>SILVERMOUND LANE (PRIVATE)</u>

Amenities: N.A.

Flood Zone Data: (This Info Must Be Filled Out Completely Prior to Acceptance):

Subdivision Name: Scenicview Subdivision Phase: _____

Special Flood Hazard Area: total acreage 0 number of homes 0

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0130J
 FIRM effective date(s): mm/dd/year 06/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: ZONE X
 Base Flood Elevation(s): AE____.0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted.)

Applicant (√)	Description	Staff (√)
	Completed and signed copy of Final Plat Application	✓
	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	✓
	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: - Gross density of the phase of the Final Plat submitted - Lot range and average lot size of phase - Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities - List any specific approved building setbacks previously approved by Council.	✓
	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	✓
	Electronic copy of current recorded warranty deed for the subject property	
	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
	Electronic copy of subdivision name approval from Ada County Surveyor's office.	✓
	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	✓
	Electronic copy of vicinity map showing the location of the subject property	✓
	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	✓
	One (1) 11" X 17" paper copy of the Final Plat	
	Electronic copy of the Final landscape plan**	

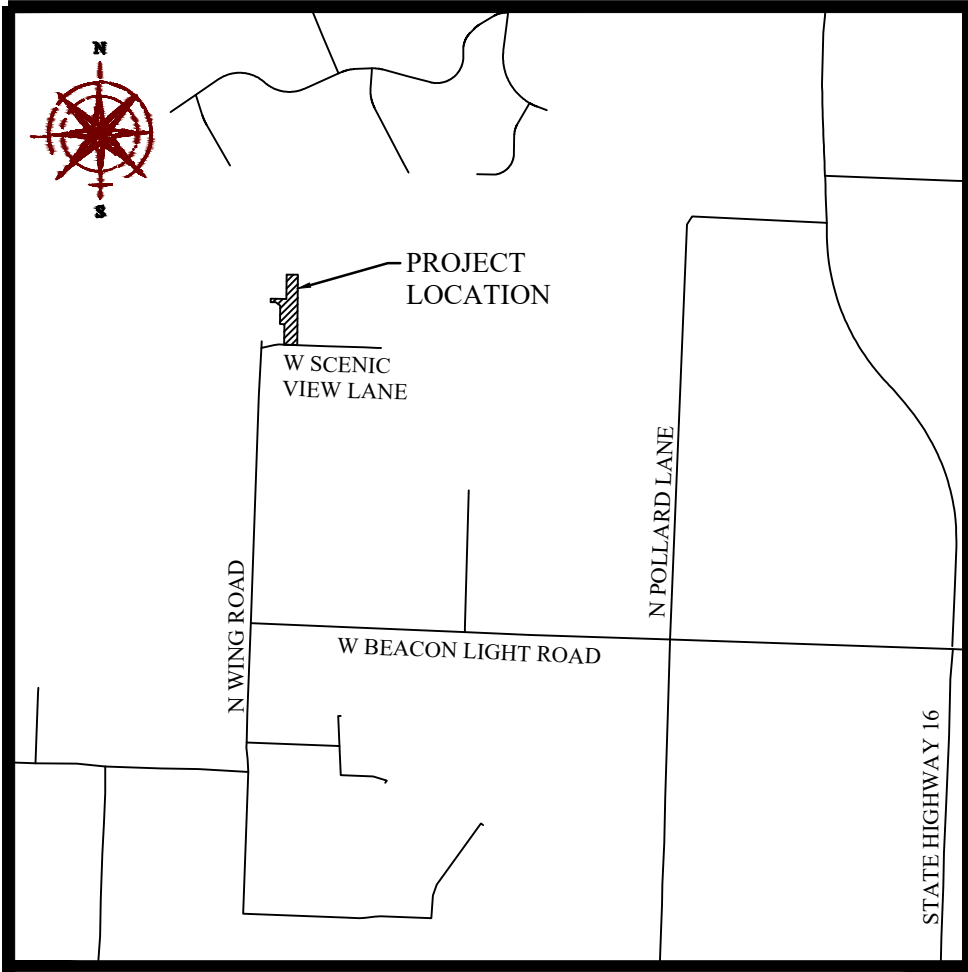
	One (1) 11" X 17" copy of the Final landscape plan	
	Electronic copy of site grading & drainage plans**	
	Electronic copy of originally approved Preliminary Plat**	✓
	Electronic copy of a Plat with all phases marked with changes, if applicable**	
	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
	Electronic copy of streetlight design and location information	
	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
	Electronic copy of all easement agreements submitted to the irrigation companies	
	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.</u>	
	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please.	
	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

FEE REQUIREMENT:

*** I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.*


Applicant/Representative Signature

MARCH 10, 2026
Date



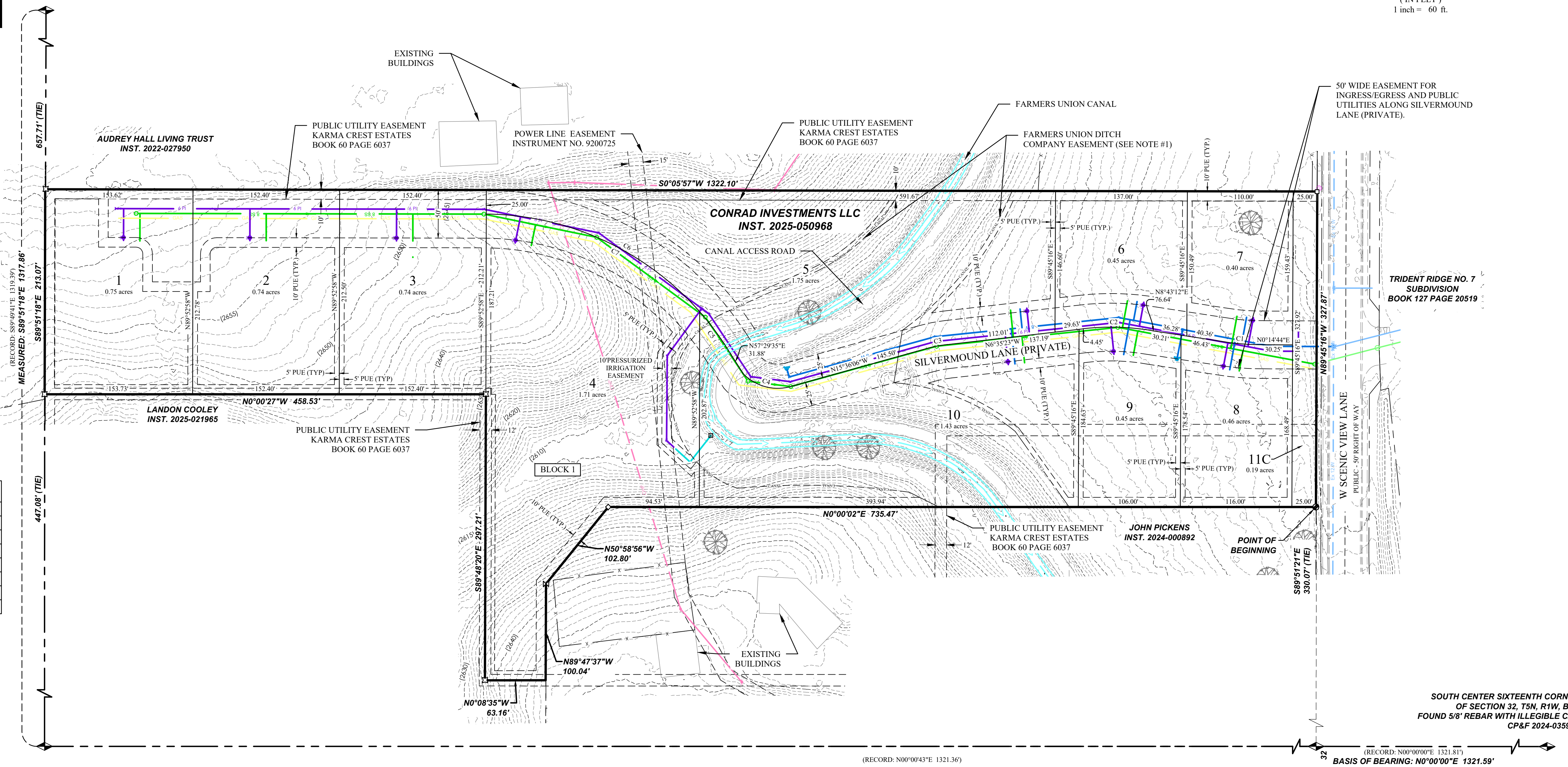
VICINITY MAP
N.T.S.

NOTE #1
FARMERS UNION DITCH COMPANY
EASEMENTS SHALL BE 25 FEET FROM TOP
OF BANK OUTWARD IN AREAS THE
FARMERS UNION CANAL IN NORMAL
SITUATIONS. EASEMENTS SHALL BE 25 FEET
OUTWARD FROM BOTTOM TOE OF SLOPE IN
HIGH FILL AREAS

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	250.00'	9°09'29"	39.96'	N04°08'27"E	39.92'
C2	250.00'	16°29'38"	71.97'	N01°36'51"E	71.72'
C3	150.00'	9°02'31"	23.67'	N11°06'38"W	23.65'
C4	50.00'	61°40'07"	53.82'	N15°13'58"E	51.26'
C5	300.00'	8°55'55"	46.77'	N53°01'37"E	46.72'
C6	300.00'	56°54'00"	297.93'	N29°02'35"E	285.83'
C7	300.00'	47°58'05"	251.16'	N24°34'38"E	243.89'

LEGEND	
	BOUNDARY
	SECTION LINE
	EASEMENT
	CANAL
	LOT LINE
	CENTERLINE
	EXISTING PROPERTY LINE
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. DITCH
	EXIST. DITCH FLOWLINE
	EXIST. OVERHEAD POWER
	EXIST. FENCE
	EXIST. EDGE OF DIRT ROAD
	EXIST. SD INLET, MANHOLE & COMBO BOX
	EXIST. SEWER MANHOLE
	EXIST. WATER VALVE & WATER METER
	EXIST. FIRE HYDRANT
	EXIST. POWER POLE
	XX" SANITARY SEWER
	XX" CULINARY WATER
	XX" PRESSURE IRRIGATION
	NATURAL GAS
	STREET LIGHT
	SEWER MANHOLE
	SECONDARY METER, WATER METER
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	FIRE HYDRANT
	SECTION MONUMENT (FOUND)
	FOUND 1/2" REBAR W/CAP PLS 2471
	FOUND 5/8" REBAR W/CAP PLS 18350
	FOUND 1/2" REBAR WITH ILLEGIBLE CAP
	FOUND 1/2" REBAR W/CAP PLS 4431
	FOUND 5/8" BENT REBAR NO CAP

NORTHEAST SIXTEENTH CORNER
OF SECTION 32, T5N, R1W, B.M.
FOUND BRASS CAP
CP&F 2024-000702



CENTER NORTH SIXTEENTH CORNER
OF SECTION 32, T5N, R1W, B.M.
FOUND BRASS CAP

LEGAL DESCRIPTION

A PART OF LOTS 4 AND 5, BLOCK 1 OF KARMA CREST ESTATES SUBDIVISION
INSTRUMENT NO. 9276627 BEING A PORTION OF SECTION 32, TOWNSHIP 5N, RANGE
1W, BOISE MERIDIAN, LOCATED IN STAR, ADA COUNTY, IDAHO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE CENTER QUARTER CORNER OF SECTION 32,
TOWNSHIP 5N, RANGE 1W, BOISE MERIDIAN; THENCE S89°51'21" E 330.07 FEET TO THE
SOUTHEAST CORNER OF A PARCEL INSTRUMENT NO. 2024-000892 MARKED BY A 5/8
INCH BENT REBAR SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES;
(1) N00°00'02"E 735.47 FEET TO A 1/2 INCH REBAR WITH DESTROYED CAP;
(2) THENCE N50°58'56"W 102.80 FEET TO A 1/2 INCH REBAR PLS 4431;
(3) THENCE N89°47'37"W 100.04 FEET TO A POINT ON THE WESTERLY LINE OF
KARMA CREST ESTATES SUBDIVISION LOT 4 BLOCK 1, INSTRUMENT NO. 9276627;
THENCE ALONG SAID LOT THE FOLLOWING THREE (3) COURSES;
(1) N00°08'35"W 63.16 FEET TO A 1/2 INCH REBAR PLS 2471;
(2) THENCE S89°48'20"E 297.21 FEET TO A 1/2 INCH REBAR PLS 2471;
(3) THENCE N00°00'27"W 458.53 FEET TO A 1/2 INCH REBAR PLS 2471, SAID POINT
BEING ON THE NORTHERLY BOUNDARY OF SAID KARMA CREST ESTATES
SUBDIVISION;
THENCE ALONG SAID SUBDIVISION THE FOLLOWING (2) COURSES;
(1) THENCE S89°51'18"E 213.07 FEET TO A 1/2 INCH REBAR PLS 2471;
(2) THENCE S00°05'57"W 1,322.10 FEET TO A 5/8 INCH REBAR PLS 18350;
THENCE N89°45'16"W 327.87 FEET TO THE POINT OF BEGINNING.

CONTAINS: 9.07 ACRES+/-

OWNER/DEVELOPER
CONRAD INVESTMENTS LLC
DAVID CONLEY
1226 W TIGER EYE ST
KUNA, ID 83634
(208) 283-9275

ENGINEER
TOM ROMNEY
FOCUS ENGINEERING & SURVEYING
6949 S. HIGH TECH DRIVE STE 200
MIDVALE, UT 84047
(801) 352-0075

SURVEYOR
TRENTON SMITH, PLS 3271644
FOCUS ENGINEERING & SURVEYING
1001 N. ROSARIO ST STE 100
MERIDIAN, ID 83642
(208) 974-0075

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

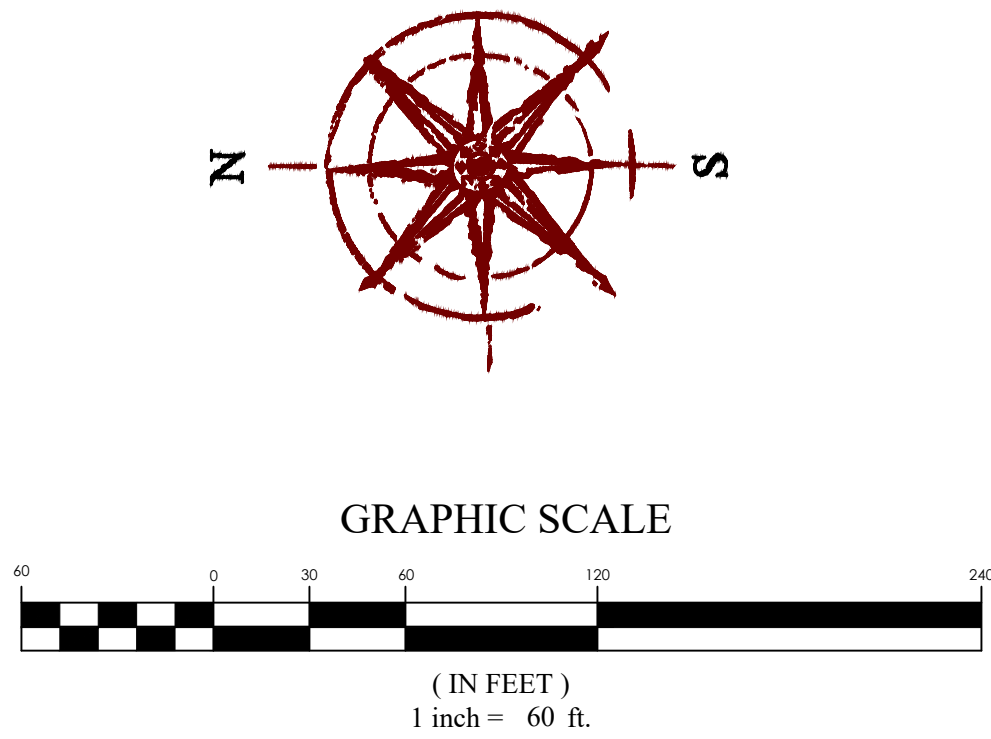
Drawn:	MLW	Checked:	JTS
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Date:	2/02/2026		
Sheet:			

1 OF 1

PRELIMINARY PLAT
SCENICVIEW SUBDIVISION
A PART OF PARCEL B AS SHOWN IN ROS 8695,
A PART OF LOTS 4 & 5 BLOCK 1 OF KARMA CREST ESTATES SUBDIVISION,
LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 32, T5N, R1W, B.M.

FOR
REVIEW
ONLY

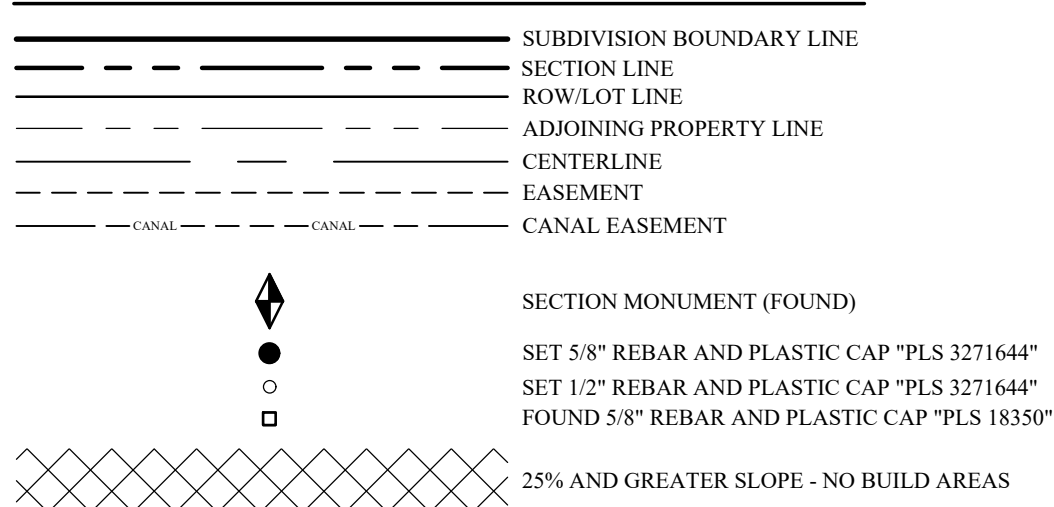
FOCUS
ENGINEERING AND SURVEYING, LLC
1001 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642 PH: (208) 974-0075
www.focus-es.com



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

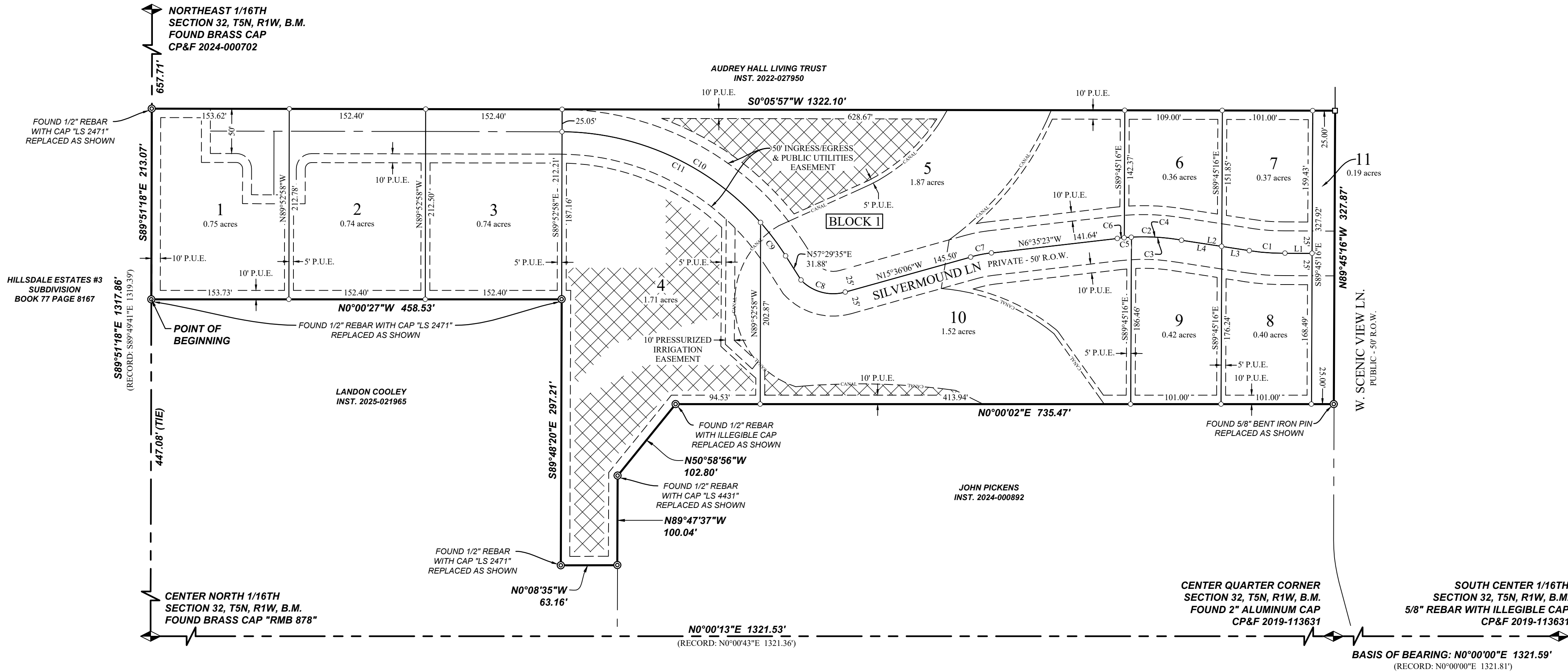
LEGEND



FINAL PLAT OF
SCENICVIEW SUBDIVISION
A PART OF PARCEL B AS SHOWN IN ROS 8695, BEING A PORTION OF LOTS 4 AND 5, BLOCK 1, OF KARMA CREST ESTATES SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN
ADA COUNTY, IDAHO

Book _____ Page _____

FOR
REVIEW



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE BASIS OF BEARING IS N00°00'00"E FROM THE SOUTH CENTER SIXTEENTH CORNER TO THE CENTER QUARTER CORNER OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN.

THE BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED BY A RETRACEMENT SURVEY BASED ON RECORD INFORMATION AND PHYSICAL EVIDENCE FOUND IN THE FIELD. RECORD OF SURVEY INST. NO. 109137471 AND THE PLAT OF KARMA CREST ESTATES SUBDIVISION WERE UTILIZED AS THE PRIMARY SOURCES OF RECORD DATA. FIELD MONUMENTATION AND OTHER EVIDENCE WERE FOUND TO BE IN SUBSTANTIAL AGREEMENT WITH THE RECORD INFORMATION, AND THE BOUNDARY LINES AS SHOWN REPRESENT THE LOCATION AND INTENT OF THE EXISTING PARCEL BOUNDARIES.

SEE SHEET 2 FOR NOTES & REFERENCES

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	250.00'	9°09'29"	39.96'	N04°08'27"E	39.92'
C2	250.00'	16°29'38"	71.97'	N01°36'51"E	71.72'
C3	250.00'	12°54'29"	56.32'	N03°24'26"E	56.20'
C4	250.00'	14°44'48"	64.34'	N02°29'16"E	64.17'
C5	250.00'	3°35'09"	15.65'	N04°50'23"W	15.64'
C6	250.00'	1°44'50"	7.62'	N05°45'33"W	7.62'

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C7	150.00'	9°02'31"	23.67'	N11°06'38"W	23.65'
C8	50.00'	61°40'07"	53.82'	N15°13'58"E	51.26'
C9	300.00'	8°55'55"	46.77'	N53°01'37"E	46.72'
C10	300.00'	56°54'00"	297.93'	N29°02'35"E	285.83'
C11	300.00'	47°58'05"	251.16'	N24°34'38"E	243.89'

Line Table		
LINE	DIRECTION	LENGTH
L1	N00°14'44"E	30.25
L2	N08°43'12"E	76.64
L3	N08°43'12"E	31.26
L4	N08°43'12"E	45.38



Scale:	1"=80'	Drawn:	MLW
Date:	03/06/26	Job #:	25-5030
Sheet:	1 OF 4		

FINAL PLAT OF
SCENICVIEW SUBDIVISION

FOR
REVIEW

NOTES

1. DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH THE EFFECTIVE BUILDING AND ZONING REQUIREMENTS AT TIME OF BUILDING PERMIT ISSUANCE, UNLESS AMENDED IN THE DEVELOPMENT AGREEMENT OR CUP CONDITIONS.
2. ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION
3. ALL LOTS ABUTTING THE EXTERIOR BOUNDARY OF THE SUBDIVISION ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT OVER THE TEN (10) FEET ADJACENT TO THE SAID EXTERIOR BOUNDARY (UNLESS OTHERWISE NOTED).
4. ALL LOT LINES ABUTTING SILVERMOUND LANE (PRIVATE) SHALL HAVE A 10 FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND IRRIGATION EASEMENT OVER THE TEN (10) FEET ADJACENT TO THE 50' INGRESS/EGRESS & PUBLIC UTILITIES EASEMENT FOR SAID SILVERMOUND LANE.
5. ALL INTERIOR LOT LINES SHALL HAVE A 10 FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND IRRIGATION EASEMENT LYING 5 FEET EITHER SIDE OF THE SAID INTERIOR LOT LINE.
6. SILVERMOUND LANE (PRIVATE) IS SUBJECT TO A 50' BLANKET EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, IRRIGATION AND INGRESS/EGRESS.
7. THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
8. LOT 11 IS DESIGNATED AS A COMMON LOT AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, AND IS SUBJECT TO A BLANKET PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT.
9. HATCHED AREAS AS SHOWN ON PLAT THAT EXCEED 25% SLOPE ARE DESIGNATED AS NO-BUILD AREAS. EARTH MOVING ACTIVITIES ARE PROHIBITED WITHIN THESE AREAS.
10. THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE OFFICE OF THE RECORDER, ADA COUNTY.
11. THE PRESSURE IRRIGATION SYSTEM WILL BE OWNED AND MAINTAINED BY THE SCENICVIEW SUBDIVISION HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS IN PERPETUITY.
12. SEE INSTRUMENT NO. _____ FOR FARMERS UNION DITCH COMPANY LICENSE AGREEMENT.
13. EXCEPT FOR THE ACCESS SPECIFICALLY APPROVED, DIRECT LOT ACCESS TO SCENIC VIEW LANE IS PROHIBITED.
14. FARMERS UNION DITCH COMPANY EASEMENTS SHALL BE 25 FEET FROM TOP OF BANK OUTWARD IN AREAS THE FARMERS UNION CANAL IN NORMAL SITUATIONS. EASEMENTS SHALL BE 25 FEET OUTWARD FROM BOTTOM TOE OF SLOPE IN HIGH FILL AREAS.
15. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
16. THIS SUBDIVISION IS LOCATED WITHIN ZONE X AS SHOWN ON FIRM PANEL 16027C0300F, CITY OF STAR, ADA COUNTY, IDAHO AND INCORPORATED AREAS. A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY LOT THAT IS LOCATED WITHIN THE MAPPED FLOODPLAIN UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT IS OBTAINED FOR THE INDIVIDUAL LOT. EACH LOT WITHIN THE MAPPED FLOODPLAIN SHALL REQUIRE AN INDIVIDUAL FLOOD PLAIN DEVELOPMENT PERMIT.
17. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
18. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
19. REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.

THE FOLLOWING DOCUMENTS WERE REVIEWED AND/OR UTILIZED IN THE PREPARATION OF THIS SURVEY, ALL LOCATED WITHIN ADA COUNTY:

1. RECORD OF SURVEY FOR BM STAR LLC, NO. 8695, INST. NO. 109137471.
2. RECORD OF SURVEY FOR HILLVIEW DEVELOPMENT CORP, NO. 7088, INST. NO. 105152515.
3. RECORD OF SURVEY FOR BROOKFIELD HOLDINGS (HAYDEN II), NO. 12165, INST. NO. 2020-003779.
4. PLAT OF KARMA CREST ESTATES SUBDIVISION, RECORDED IN BOOK 60 PAGES 6037-6039.
5. PLAT OF HILLSDALE ESTATES NO. 3, RECORDED IN BOOK 77 PAGES 8167-8170.
6. PLAT OF TRIDENT RIDGE SUBDIVISION SUBDIVISION NO. 7, RECORDED IN BOOK 127 PAGES 20519-20523.
7. WARRANTY DEED FOR D.L. PICKENS LIVING TRUST, INST. NO. 2022-094529.
8. WARRANTY DEED FOR CONRAD INVESTMENTS LLC, INST. NO. 2025-050968.
9. QUITCLAIM DEED FOR AUDREY L. HALL LIVING TRUST, DATED JUNE 29, 1999, INST. NO. 2022-027950.
10. QUITCLAIM DEED FOR JOHN T. PICKENS AND DEBORAH L. PICKENS, INST. NO. 2024-000892.
11. WARRANTY DEED FOR LONDON JAY COOLEY, INST. NO. 2025-021965.

FINAL PLAT OF
SCENICVIEW SUBDIVISION

FOR
REVIEW

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREFTER DESCRIBED.

A PART OF LOTS 4 AND 5, BLOCK 1, OF KARMA CREST ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 60 OF PLATS AT PAGES 6037-6039, RECORDS OF ADA COUNTY, IDAHO, BEING A PORTION THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 5N, RANGE 1W, BOISE MERIDIAN, LOCATED IN STAR, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CENTER NORTH 1/16TH CORNER OF SECTION 32, TOWNSHIP 5N, RANGE 1W, BOISE MERIDIAN, FROM WHICH THE NORTHEAST 1/16TH CORNER OF SAID SECTION 32 BEARS S89°51'18"E 1317.86 FEET; THENCE S89°51'18" E 447.08 FEET ALONG THE NORTH 16TH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST CORNER OF SAID SECTION 32 TO THE MOST NORTHERLY NORTHWEST CORNER OF LOT 4, BLOCK 1, OF SAID KARMA CREST ESTATES SUBDIVISION, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID LOT 4, BLOCK 1, OF KARMA CREST ESTATES SUBDIVISION THE FOLLOWING TWO (2) COURSES;

- (1) S89°51'18"E 213.07 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "PLS 2471";
 - (2) S00°05'57"W 1,322.10 FEET TO A 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "PLS 18350" TO A POINT ON THE RIGHT-OF-WAY OF W. SCENIC VIEW LANE;
- THENCE N89°45'16"W 327.87 FEET ALONG SAID RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF PARCEL B AS SHOWN IN RECORD OF SURVEY INSTRUMENT NO. 109137471, RECORDS OF ADA COUNTY, IDAHO, MARKED BY A 5/8 INCH BENT REBAR;

- THENCE ALONG THE WESTERLY LINE OF SAID PARCEL B THE FOLLOWING THREE (3) COURSES:
- (1) N00°00'02"E 735.47 FEET TO A 1/2 INCH REBAR WITH AN ILLEGIBLE PLASTIC CAP;
 - (2) N50°58'56"W 102.80 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAMP STAMPED "PLS 4431";
 - (3) N89°47'37"W 100.04 FEET TO A POINT ON THE WESTERLY LINE SAID LOT 4, BLOCK 1, OF KARMA CREST ESTATES SUBDIVISION;
- THENCE ALONG SAID WESTERLY LINE OF LOT 4, BLOCK 1, OF KARMA CREST ESTATES SUBDIVISION THE FOLLOWING THREE (3) COURSES:
- (1) N00°08'35"W 63.16 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "PLS 2471";
 - (2) S89°48'20"E 297.21 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "PLS 2471";
 - (3) N00°00'27"W 458.53 FEET TO A 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "PLS 2471" TO THE POINT OF BEGINNING.

CONTAINS: 9.07 ACRES+/-

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS AND PRIVATE ROAD SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER THE RIGHT TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT, AND NO PERMANENT STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

WATER SYSTEM CERTIFICATION (PICK ONE) IDAHO CODE 50-1334

LOTS 5 - 10 IN THE PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM STAR SEWER AND WATER DISTRICT, AND THE EXISTING DISTRIBUTION SYSTEM HAS AGREED IN WRITING TO SERVE SAID LOTS IN THE SUBDIVISION.

LOTS 1 - 4 WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE (1) OR MORE OF THE LOTS, BUT WILL BE SERVICED BY INDIVIDUAL WELLS.

IRRIGATION NOTICE, IDAHO CODE 31-3805

IRRIGATION WATER HAS BEEN PROVIDED FROM FARMERS UNION DITCH COMPANY, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM FARMERS UNION DITCH COMPANY.

DAVID CONLEY

CONLEY INVESTMENTS, LLC

DATE

ACKNOWLEDGEMENT

STATE OF IDAHO }
SS.
COUNTY OF ADA }

ON THIS _____ DAY OF _____, IN THE YEAR OF 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID CONLEY, WHO HAS BEEN KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF CONLEY INVESTMENTS LLC, THE IDAHO LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID L.L.C. AND ACKNOWLEDGED TO ME THAT SUCH L.L.C. EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THE FIRST ABOVE WRITTEN.

NOTARY PUBLIC, STATE OF IDAHO
RESIDING IN _____
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

"I, TRENTON D. SMITH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 3271644, AND AM IN ACCORDANCE WITH THE CORNER PERPETUATION ACT, IDAHO CODE 55-1601 THROUGH 55-1612. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE MADE A SURVEY OF THE LANDS SHOWN ON THIS PLAN AND THAT IT CORRECTLY REPRESENTS THE EXISTING CONDITIONS AS SHOWN. THIS PLAN DOES NOT REPRESENT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LANDS SHOWN HEREON."

TRENTON D. SMITH
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 3271644

FINAL PLAT OF

SCENICVIEW SUBDIVISION

FOR
REVIEW

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

DATE

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY CHAPTER 13, TITLE 50, IDAHO CODE, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH

DATE

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE DAY OF , 20 .

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, THE DAY OF , 20 , HEREBY APPROVE THIS PLAT.

CITY ENGINEER, STAR, IDAHO

DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE DAY OF , 20 , THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, STAR, IDAHO

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

ADA COUNTY TREASURER

DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO

}

SS.

COUNTY OF ADA

}

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR THE RECORD AT THE REQUEST OF AT MINUTES PAST O'CLOCK M., THIS DAY OF , 20 , IN MY OFFICE, AND WAS DULY RECORDED IN BOOK OF PLATS, AND PAGES THROUGH , AS INSTRUMENT NUMBER .

FEE (\$):

DEPUTY

EX-OFFICIO RECORDER