



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shen T. Muth*

MEETING DATE: October 6, 2026

FILE(S) #: VAC-26133- Vacation of Plat Note for Inspirado Subdivision

OWNER/APPLICANT/REPRESENTATIVE

APPLICANT:

Kody Daffer
Antonov Star Development
2976 E State Street, Suite 120
Eagle, Idaho 83616

REQUEST

Request: The Applicant is seeking approval of a vacation of a plat note designating Lot 1, Block 1 of Inspirado Subdivision No. 1 as a common lot. The original preliminary plat approved by Council on January 11, 2022 designated the lot as buildable, however, the plat note mistakenly called it out as common. This vacation to the note will remedy this issue.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the northwest corner of the intersection of N. Brandon Road and W. New Hope Road. Ada County Parcel No's R3843650400, R3843650100, R3843650300 & R3843650200.

APPLICATION REQUIREMENTS

Application Submitted & Fees Paid

September 23, 2026

STAFF REVIEW AND RECOMMENDATIONS

Based upon the information provided to staff in the application, staff finds that the proposed vacation of the plat note is in line with the standards and intent of the Comprehensive Plan and Zoning Ordinance. The applicant has provided appropriate documentation from the Ada County Surveyor that this is a valid way to correct the previous mistake with the plat. Staff recommends that Council approve the requested vacation as part of their consent agenda.

COUNCIL ACTION

The Council may **approve**, **conditionally approve**, **deny** or **table** this request for vacation of easements.

Council considers the following:

1. This application complies with the framework of Star's Comprehensive Plan;
2. The vacations do not create any landlocked property;
3. The vacations do not restrict access to any parcel;
4. The vacations do not reduce the quality of public services to any parcel of land.

PROPOSED CONDITIONS OF APPROVAL

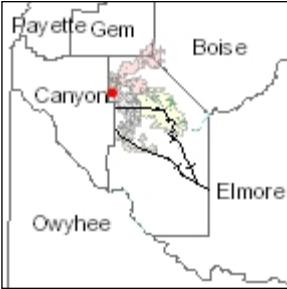
1. Applicant shall provide the City with an updated final plat.
2. **Applicant shall submit easement release letters to the City from all utility companies prior to any construction on the lot.**

COUNCIL DECISION

The Star City Council _____ File VAC-26133 Easement Vacation of Hutton Ranchette Subdivision for the future Stargazer Subdivision on _____, 2026.

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Legend

- +— Railroad
- Roads (2,000 - 4,000 s)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Water
- Address
- Condos
- Parcels

Map Scale: 2,078.00

9/23/2026

09/23/2026

City of Star
Planning and Zoning Department
P.O. Box 130
Star, Idaho 83669

RE: Letter of Intent - Plat Note Vacation for Lot 1, Block 1, Inspirado Subdivision No. 1

Dear City of Star Staff:

Antonov Star Development LLC submits this letter of intent in support of its application to vacate the common-lot designation for Lot 1, Block 1, Inspirado Subdivision No. 1. The subject property is Ada County Parcel No. R4238640020. This request is limited to Lot 1, Block 1 and does not alter the common-lot status of any other lot within the subdivision.

The final plat for Inspirado Subdivision No. 1 was recorded in the Ada County Recorder's Office on November 28, 2023, in Book 127 of Plats at Pages 20475 through 20483, as Instrument No. 2023-066629. Note 9 on Sheet 6 of 9 incorrectly included Lot 1, Block 1 among the common lots to be owned and maintained by the Inspirado Homeowner's Association.

The project surveyor, Cody M. McCammon, PLS, subsequently recorded an Affidavit Authorizing Correction to Plat of Inspirado Subdivision No. 1 on February 7, 2024, as Ada County Instrument No. 2024-006284. The affidavit identifies the drafting error and provides the corrected Note 9 language, which removes Lot 1, Block 1 from the common-lot list.

The corrected Note 9 reads:

"Lots 2, 3, 24, 26 and 34, Block 1; Lots 6 and 13, Block 2; Lots 1 and 8, Block 3; Lot 1, Block 4; and Lots 1 and 2, Block 5 are common lots which shall be owned and maintained by the Inspirado Homeowner's Association."

Removing Lot 1, Block 1 from Note 9 is consistent with the project approvals. The development plan recorded with the Inspirado Annexation and Development Agreement identifies a high-density residential area with a maximum density of 10 dwelling units per acre. Lot 1, Block 1 was intended for that high-density residential use and was not intended to function as a homeowners association common lot.

Accordingly, Antonov Star Development LLC requests approval of the plat-note vacation for Lot 1, Block 1 so the City records and the final plat reflect the surveyor's recorded correction and the property's original high-density residential entitlement. No change is requested to the approved land use, maximum density, or ownership and maintenance obligations for the remaining common lots.

Thank you for your review and consideration. Please contact me with any questions or requests for additional information.

Sincerely,

Kody Daffer
Project Manager
Antonov Star Development LLC

PLAT SHOWING
INSPIRADO SUBDIVISION NO. 1

A PORTION OF THE SW1/4 OF SECTION 20, TOWNSHIP 4
NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR,
ADA COUNTY, IDAHO
2023

015 75 150 300 450

SCALE: 1" = 150'

LEGEND

- FOUND ALUMINUM CAP MONUMENT
- ⊙ FOUND BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN, PLS 15352
- SET 5/8" IRON WITH PLASTIC CAP "ISG PLS 11779"
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, "ISG PLS 11779"
- ⊙ FOUND 1/2" IRON PIN, ILLEGIBLE CAP. REPLACED WITH 5/8" IRON PIN AND PLASTIC CAP "ISG PLS 11779"
- △ CALCULATED POINT, NOTHING FOUND OR SET
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- ADJACENT PARCEL LINE
- TIE LINE
- MATCHLINE
- ① LOT NO.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	11.88'	55.00'	12°22'30"	S33°55'12"W	11.86'
C2	20.43'	55.00'	21°16'56"	N39°15'05"W	20.31'
C3	34.01'	340.00'	5°43'51"	S2°01'38"E	33.99'
C4	9.06'	526.00'	0°59'11"	S86°11'26"E	9.06'
C5	29.88'	691.00'	2°28'40"	S87°55'22"E	29.88'
C6	31.42'	20.00'	90°00'00"	S44°09'42"E	28.28'
C7	28.27'	18.00'	90°00'00"	S45°50'18"W	25.46'
C8	45.75'	270.00'	9°42'32"	S4°00'58"E	45.70'
C9	55.68'	330.00'	9°40'02"	S4°02'13"E	55.61'
C10	748.14'	16953.78'	2°31'42"	N86°37'37"W	748.08'
C11	682.22'	10202.00'	3°49'53"	N87°16'43"W	682.09'
C158	328.72'	629.62'	29°54'51"	S69°01'37"W	325.00'
C159	75.03'	552.74'	7°46'40"	N78°32'47"E	74.98'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°09'42"E	60.00'
L2	S0°41'14"W	20.78'
L3	N62°16'03"W	38.47'
L4	S85°06'27"W	96.28'
L5	S81°16'04"W	30.07'
L6	S85°06'27"W	103.37'
L7	S40°09'35"W	15.94'
L8	N40°06'27"E	36.92'
L9	N4°53'33"W	100.00'
L10	S85°06'27"W	200.00'

LINE TABLE		
LINE	BEARING	LENGTH
L11	S4°53'33"E	115.00'
L12	N85°06'27"E	25.00'
L13	S0°50'18"W	9.00'
L14	S89°09'42"E	9.00'
L15	N89°09'42"W	11.00'
L16	N53°41'57"W	74.46'
L17	N2°49'07"W	127.22'
L18	N0°06'37"E	145.65'
L19	N85°01'11"E	50.62'
L20	N0°47'48"E	100.79'

SURVEYORS NARRATIVE:

The purpose of this survey is to subdivide the property shown hereon. The property is as conveyed by Deed's recorded as Instrument No. s 2022-058350, 2022-058351, 2022-061916 and a portion of the property conveyed by Instrument No. 2020-136645, records of Ada County, Idaho. The property is a portion of the unplatted parcels as shown on Record of Survey's 6096, 6838 and 11638, records of Ada County, Idaho. The monuments found per said record of survey's and deeds are in substantial agreement and were held as controlling corners.

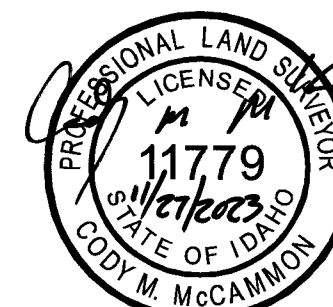
The record bearing of N0°46'11"E as shown on said Record of Survey No. 14098 was used between the found monuments for the controlling Section corner of this plat common to Sections 19, 20, 29 and 30, T.4N., R.1W. B.M., (CP&F No. 2017-072461) and the 1/4 corner common to Sections 19 and 20, Ada County, Idaho, and the Basis of Bearings for this plat.

SURVEY REFERENCES:

DEED INST. NO.'S: 9224890, 2020-136645, 2022-047866, 2022-053540, 2022-051372, 2022-058350, 2022-058351, 2022-061916 and 2023-062206.

ROS NO.'S: 171, 5183, 6096, 6838, 8506, 11275, 11638, 13828, 14098.

STARPOINTE SUBDIVISION, BK. 127, PG. 20400-20406.



SEE SHEET 6 FOR NOTES

JOB NO. 21-311
SHEET 1 OF 9

BOOK

PAGE



IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

30 W	1.04
40"E	40.70'
03"W	329.49'
51"W	121.24'
44"W	41.24'
32"W	65.70'
56"W	50.03'
48"W	50.08'
42"W	6.34'
42"W	267.93'
33"E	350.99'
17"E	73.41'
20"W	153.78'
37"W	325.00'
47"E	74.98'
58"E	50.77'
13"W	50.56'
35"E	718.08'
26"E	30.01'

BRG.	CHORD DIST.
19" E	9.28'
10" E	141.18'
18" E	30.72'
10" E	70.68'
10" W	4.36'
10" E	32.26'
3" W	6.55'
16" E	14.54'
18" E	10.77'
14" W	27.10'
11" W	14.14'
6" W	8.04'

5. THIS DEVELOPMENT RECOGNIZES IDAHO CODE, TITLE 22, CHAPTER 45 RIGHT TO FARM ACT, SECTION 22-4503, WHICH STATES: "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 NUISANCE THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
6. IRRIGATION WATER HAS BEEN PROVIDED BY THE OWNER THROUGH A PRESSURIZED IRRIGATION SYSTEM, TO BE OWNED AND MAINTAINED BY THE INSPIRADO HOMEOWNER'S ASSOCIATION IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CREASON LATERAL ASSOCIATION INC.
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
8. 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, OR AS SHOWN ON THIS PLAT.
9. LOTS 1, 2, 3, 24, 26 AND 34 BLOCK 1; LOTS 6 AND 13, BLOCK 2; LOTS 1 AND 8, BLOCK 3; LOT 1, BLOCK 4; AND LOTS 1 AND 2, BLOCK 5 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE INSPIRADO HOMEOWNER'S ASSOCIATION.
10. LOT 6, BLOCK 2; LOTS 1 AND 8, BLOCK 3; LOT 1, BLOCK 4 ARE SUBJECT TO A BLANKET PERMANENT PUBLIC UTILITIES AND PRESSURE IRRIGATION EASEMENT.
11. LOTS 2 AND 26, BLOCK 1 AND LOT 2, BLOCK 5 ARE SUBJECT TO A BLANKET IRRIGATION EASEMENT FOR THE BENEFIT OF THE PIONEER IRRIGATION DISTRICT FOR THE MAINTENANCE AND OPERATION OF THE PHYLLIS CANAL.
12. EXCEPT FOR LOT 4, BLOCK 5, DIRECT ACCESS TO N. STAR RD. AND W. CHINDEN BLVD. ARE PROHIBITED.
13. LOTS 1, 3, 24, AND 34, BLOCK 1; LOTS 3 AND 4, BLOCK 5 ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS 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 ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
14. CREASON LATERAL ASSOCIATION INC. EASEMENT- SEE INSTRUMENT NO. 2023-022708 AND CREASON LATERAL ASSOCIATION LICENSE AGREEMENT INSTRUMENT NO. 2023-022707.
15. INGRESS/EGRESS AND MAINTENANCE EASEMENT. SEE INSTRUMENT NO. 9216599.
16. A SIXTY (60) FOOT COMMON INGRESS/EGRESS EASEMENT FOR THE PRIVATE ROAD (N. SMOKEFALL LN.) TO THE BENEFIT OF THE INSPIRADO HOMEOWNER'S ASSOCIATION AND A PERMANENT PUBLIC UTILITIES EASEMENT IS HEREBY RESERVED ON LOT 4, BLOCK 5 AS DELINEATED AND REFERENCED.
17. ACHD SIGHT TRIANGLE EASEMENT. SEE INSTRUMENT NO. 2023-062214.
18. ACHD EASEMENT. SEE INSTRUMENT NO. 2023-062207.
19. ACHD TEMPORARY LICENSE AGREEMENT - SEE INSTRUMENT NO. 2023-062284.
20. I.T.D. PERMANENT EASEMENT - SEE INSTRUMENT NO. 2022-053541.
21. I.T.D. PERMANENT EASEMENT - SEE INSTRUMENT NO. 2022-053542.
22. I.T.D. PERMANENT EASEMENT - SEE INSTRUMENT NO. 2022-051373.
23. SEE A.C.H.D. AND I.T.D. ROW DEDICATIONS - INSTRUMENT NO.'S 2022-053540, 2022-051372 & 2023-062206.
24. PIONEER IRRIGATION DISTRICT LICENSE AGREEMENT'S - SEE INSTRUMENT NO.'S 2020-137131, 2021-024475, 2023-047248, 2023-065276 AND 2023-065508.

