



## PLANNING & ZONING DEPARTMENT

### Before the Planning & Zoning Commission Meeting of 8 JANUARY 2019

#### BUSINESS ITEM NO. 1 STAFF REPORT

**Applicant(s)/Engineer(s):**

EDP Eagle Stream, LLC as Applicant/Developer, Kent Brown representing with Kent Brown Planning Services, and Greg Carter as Engineer(s)/Surveyor(s)

**File(s):** SPF 076-18

**Analyst:** Doug Critchfield

**Requested Action Approval(s) and Location(s):**

- Final plat approval for:**  
**Eagle Stream Subdivision No. 4** (hereinafter the "Development"; alternatively, "Eagle Stream Subdivision No. 4" or the "Project")

Comprising 9.12 acres proposed to be platted into thirty-six (36) buildable and four (4) common lot all located in a RS 6 Zoned area located in the SE ¼ of the SE ¼ of Section 18, T3N, R2W, B.M., Canyon County in Nampa south of Flamingo Ave. and west of Middleton Rd.

**Correspondence:**

Any correspondence from City departments/divisions and outside agencies or the citizenry is hereafter attached to this document for perusal. Comments may express opinions regarding the plat application or be geared towards recommending Conditions of Approval for a development should it be approved, or, directing corrections to the final plat or related construction drawings.

**Comments/Recommendation(s):**

Staff finds that the proposed subdivision final plat of/for Eagle Stream Subdivision No. 4 conforms, or substantially conforms within acceptable limits, to the approved preliminary plat of/for Eagle Creek Subdivision, and, complies with relevant RS 6 zoning codes and City of Nampa subdivision standards appertaining to the proposed Development. (Said determination is, or may be, partially predicated on said final plat being revised in limited form and fashion to meet requirements set forth by various responding agencies and City departments.)