Applicant(s)/Engineer(s): Susan Schindler as Applicant / Mason & Associates as Engineers/ Surveyors

File(s): ZMA-00015-2019; SPS-00019-2019; CUP-00133-17

Analyst: Rodney Ashby, Principal Planner

Date: May 3, 2019

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

Zoning Map Amendment
Zoning Map Amendment from RA (Suburban Residential) to RS6 (Single Family Residential – 6,000 sf) for .7 acres or 30,368 sf at 714 Smith Ave.;
(Decision Required: Recommendation)

Subdivision Short Plat
Subdivision Short Plat recommendation for Smith Avenue Hideaway (2 single family detached lots and one duplex lot on .7 acres for 5.71 dwelling units per gross acre (A parcel of land being a portion of Lot 24 of Westview Subdivision, according to the plat filed in Book 4 at Page 31 recorded in the office of the Canyon County Recorder's in the SE ¼ SW ¼ NW ¼ of Section 21, T3N, R2W, BM);
(Decision Required: Recommendation)

Conditional Use Permit
Conditional Use Permit for a Duplex Dwelling at 714 Smith Avenue (An 80' x 120' or 9,525 sf portion of the NW ¼ of Section 21, T3N, R2W, BM, and proposed Lot 3, Block 1, Smith Ave. Hideaway)
(Decision Required: Decision)

(hereinafter the “Development”; alternatively, “Smith Avenue Hideaway” or the “Project”)...
Status of Applicant: Owner

Existing Zoning: RA (Suburban Residential)

Proposed Zoning: RS6 (Single Family Residential – 6,000 sf)

Location: 714 Smith Ave.

Existing Land Use: A single family home with detached garage on the southern end of the property.

Proposed Land Use: Subdivision for two single family detached and one duplex

General Information

Planning & Zoning History: Annexation and zoning to RA zoning followed the 1971 zoning ordinance. In August of 2002, the property was split from lot 24 of Westview Subdivision. Applicant states they are seeking a Conditional Use Permit to allow owner to build a new single story duplex on the northern-most lot (lot #3 of 3) of the project. Each unit will be approximately 1000-1200 square feet, 2 bedroom/2 bathroom with 2 car garages. Exterior style will be in keeping with other houses in the neighborhood, similar to the elevation design submitted herein with the project plat for the single family residence (which will be on lot #2 of the project). Requesting a one year permit time frame to allow for securing financing, selecting builder/general contractor and completing infrastructure such as utilities and paving of the shared driveway.

Proposed Land Uses: Two single family homes and a duplex.

Surrounding Land Use and Zoning:
North- Single Family home on an RA (suburban residential) lot
South- Single Family Homes (RS6 zoning)
East- Single Family Homes (RS6 zoning)
West- Single Family Homes (RS6 zoning)

Comprehensive Plan Designation: Medium Density Residential

Public Utilities/Services:
Water and sewer services are available from Smith Ave and irrigation is already stubbed into the southern end of the property. All other City service providers serve this area.

Transportation:
The property has an access on the east side of the property connecting to Smith Ave. The back properties will be access by way of a 20' wide private common driveway, running along the east side of the property (as shown on the Proposed Building Exhibit).

Applicable Regulations:
Zoning Map Amendment:
Rezones must be reasonably necessary, in the interest of the public, further promote the purposes of zoning, and agree with the adopted future land use plan for the neighborhood.
Section 10-3-2 Schedule of District Land Use Controls permits single family dwellings and requires a conditional use permit (CUP) for two-family (duplex) dwellings in residential zones.

Subdivision Short Plat
Section 10-27-4F Short Plats, allows an abbreviated platting process for subdivisions of three to seven lots created from a single original property. "Drawings shall portray all features required to be shown on standard preliminary and final plat drawings; and Short plats will be processed as combination preliminary and final plats requiring a public hearing before the City's Planning and Zoning Commission and approval by the City Council."

As stated in the subdivision chapter of the Title 10, the Planning & Zoning Commission shall evaluate a proposed plat's design based on city codes in making its determination. The plat must also meet the standards identified in the approved Subdivision Process and Policy Manual; and Standard Construction Specification Manual.

Conditional Use Permit
Section 10-25-4 of the Nampa City Code sets forth the conclusions of law for the granting of a CUP. The Commission's findings shall satisfy these conclusions. Additional conditions may also be placed on the approval as the Commission determines. The conclusions of law include compliance with Zoning Code, the Comprehensive Plan. In addition, the proposed location, size, and design of the use shall not adversely affect the livability or appropriate development of the abutting properties and the surrounding neighborhood; nor shall it be inconsistent with the appearance of the area; and finally, it must enhance the area in its basic community functions.

Correspondence:
Any correspondence from agencies or the citizens is attached to this document. Agency comments may express opinions regarding the plat application or be geared towards recommending Conditions of Approval for a development should it be approved.

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**STAFF FINDINGS & DISCUSSION**

Zoning Map Amendment
From a land use standpoint, the location is shown on the comprehensive plan "future land use map" as being compatible with the zoning that has been requested and consistent with abutting zoning designations. Staff finds this zoning amendment to be in compliance with city code and state regulations.

Subdivision Short Plat
Staff finds that the proposed subdivision short plat for the Smith Avenue Hideaway Subdivision conforms, or substantially conforms within acceptable limits, with relevant RS6 zoning codes and City of Nampa subdivision standards appertaining to land division. This determination is conditioned on the applicant complying with the landscaping conditions stated in the attached May 2, 2019 letter authored by Doug Critchfield; providing a cross access agreement before approval by City Council; and being revised in limited form and fashion to meet requirements set forth by various responding agencies and City departments.
Accordingly, Staff recommends that the Development be approved, contingent on Applicant/Developer/Development compliance with various Conditions of Approval as iterated hereafter....

**Conditional Use Permit**

The applicants request for a Conditional Use Permit in an RS6 zone is allowed per the City’s Zoning Code and is consistent with the Nampa Comprehensive Plan. The Commission may determine that this development qualifies as an infill development, which is encouraged by the Comprehensive Plan because of the many benefits in-fill development provides to the city. As such, the Commission will need to determine whether the proposed duplex development location, size, and design will adversely affect the livability or appropriate development of the abutting properties and the surrounding neighborhood. The Commission should also determine whether it is consistent with the appearance of the area and whether it enhances the area in its basic community functions.

The applicant has requested that the CUP be allowed for one year, instead of the typical six months, before it expires if no building permit has been pulled. The Commission will need to determine whether this is appropriate in this case.

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**SUGGESTED CONDITIONS OF APPROVAL**

Should the Planning and Zoning Commission vote to recommend to City Council approval of rezoning from RA to RS6 and approval of the “Smith Avenue Hideaway Subdivision” Short Plat; and if the Commission chooses to approve the Conditional Use Permit for a duplex in an RS zone, then Staff would suggest the following as (a) Condition(s) of Approval(s):

1. Generally, the Applicant/Development shall:
   a. Comply with all City department/division or outside agency requirements pertinent to this matter.

2. Specifically, the Applicant/Development shall:
   a. Remove the Patmore Ash (Fraxinus Pennsylvania ‘Patmore’) from the landscape plans and select an approved species.
   b. Provide a cross access agreement specifically naming each parcel before the City Council public hearing. The agreement shall either include maintenance of the common drive and utilities shared by all property owners, or shall note that when a property is sold separately from the others, a maintenance agreement shall be procured at that time.
   c. Comply with all conditions stated by the City of Nampa Engineering Division letter dated April 19, 2019, and attached.

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**ATTACHMENTS**

- Copy of Vicinity/zoning maps, application, plat pages, agency/department & citizen correspondence, etc.
  (pages/Exhibits 5+)

ZMA-105-19, SPS-019-19, CUP-133-17

Visit Planning & Zoning at cityofnampaus for more info.
OWNERS CERTIFICATE

I, SUSAN SCHINDLER, being first duly sworn, depose and say I am the owner of SMITH AVENUE HIDEAWAY SUBDIVISION more particularly described in the legal description below, that it is my intention to include said property in this subdivision plat, the easements as shown on this plat are not dedicated to the public, however, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat and no permanent structures other than those for utility, irrigation, or drainage purposes is to be erected within the limits of said easements. I, SUSAN SCHINDLER, also in sworn or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

A PARCEL OF LAND BEING A PORTION OF LOT 24 OF WESTMIN SUBDIVISION, ACCORDING TO THE PLAT FILED IN BOOK 4 AT PAGE 31 RECORDED IN THE OFFICE OF THE CANYON COUNTY RECORDERS IN THE OF THE SE1/4 SW1/4 NW1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4 SW1/4 NW1/4:

THENCE S 89 45' 31" E A DISTANCE OF 396.00 FEET ALONG THE SOUTH BOUNDARY OF THE SE1/4 SW1/4 NW1/4 TO THE SOUTHEAST CORNER OF POPULAR PLACE SUBDIVISION ACCORDING TO THE PLAT FILED IN BOOK 17 AT PAGE 30 RECORDED IN THE OFFICE OF THE CANYON COUNTY RECORDERS;

THENCE N 00 00' 35" E A DISTANCE OF 30.00 FEET ALONG THE EAST BOUNDARY OF POPULAR PLACE SUBDIVISION TO THE POINT OF BEGINNING;

THENCE N 00 00' 35" E A DISTANCE OF 254.10 FEET ALONG THE EAST BOUNDARY OF POPULAR PLACE SUBDIVISION;

THENCE S 89 45' 31" E A DISTANCE OF 120.00 FEET PARALLEL WITH THE SOUTH BOUNDARY OF THE SE1/4 SW1/4 NW1/4 A POINT ON THE WEST BOUNDARY OF SILVER SPUR ESTATES SUBDIVISION PHASE NO. 1 ACCORDING TO THE PLAT FILED IN BOOK 20 AT PAGE 43 RECORDED IN THE OFFICE OF THE CANYON COUNTY RECORDERS;

THENCE S 00 00' 35" W A DISTANCE OF 254.10 FEET ALONG THE WEST BOUNDARY OF SILVER SPUR ESTATES SUBDIVISION PHASE NO. 1;

THENCE S 89 45' 31" W A DISTANCE OF 120.00 FEET PARALLEL WITH THE SOUTH BOUNDARY OF THE SE1/4 SW1/4 NW1/4 TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.700 ACRES MORE OR LESS.

SUSAN SCHINDLER

ACKNOWLEDGMENT

STATE OF IDAHO SS

COUNTY OF CANYON SS

I, Susanne Klein, being duly sworn, do depon that on this day of 20_ , before me, the undersigned, a notary public in and for said county, personally appeared SUSAN SCHINDLER, who is known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and notarial seal this day last above written.

Notary Public

Commission expires

CERTIFICATE OF SURVEY

I, Darren Holstey do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that the plat as recorded in the Owners Certificate and the attached plot, was drawn from an actual survey made on the ground under my direct supervision and according to the rules of the Idaho statutes and regulations. The survey was carried out with the aid of state plane coordinates, state surveys and the corner perpetuation and filling out, Idaho code 55-1501 through 55-1512.

Darren Holstey
F.L.S. License No. 9366

366

NA11MS 03/25/19 SHEET 2 OF 3

BK______, PG.______
SMITH AVENUE HIDEAWAY SUBDIVISION

CERTIFICATE OF COUNTY SURVEYOR
I, the undersigned, professional land surveyor for Canyon County, hereby certify that I have examined this plot and find that it complies with the State of Idaho code relating to plats and easements.

Canyon County Surveyor
Date

APPROVAL OF CITY ENGINEER
I, the undersigned, City Engineer, in and for the City of Nampa, Canyon County, Idaho hereby approve this plot.

Nampa City Engineer
Date

APPROVAL OF CITY COUNCIL
I, the undersigned, City Clerk in and for the City of Nampa, Canyon County, Idaho do hereby certify that at a regular meeting of the City Council held on the __________ day of __________, 20___, this plot was accepted and approved.

City Clerk, Nampa, Idaho

APPROVAL OF CITY PLANNING AND ZONING COMMISSION

Chairman
Date

HEALTH CERTIFICATE
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13.1 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Nampa, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities then the sanitary restrictions may be reimposed. In accordance with Section 50–132B, Idaho Code, the issuance of a certificate of disapproved, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

District Health Department, EHS
Date

CERTIFICATE OF COUNTY TREASURER
I, Todd Lloyd, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of LC 39–130B, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in the proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

County Treasurer
Date
SMITH AVENUE HIDEAWAY SUBDIVISION

OWNERS CERTIFICATE

I, SUSAN SCHNIDLER, being first duly sworn, depose and say; I am the owner of Smith Avenue Hideaway Subdivision more particularly described in the legal description below. State that it is my intention to include said property in this subdivision plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby permanently reserved for public utilities and such other uses as designated within this plat and no permanent structures other than those for utility, irrigation, or drainage purposes is to be erected within the limits of said easements. The owners further certify that all lots in this subdivision will receive domestic water from the city of Kampa Water Department, and that the city has agreed in writing to serve all of the lots in this subdivision.

A parcel of land being a portion of Lot 24 of Westview Subdivision, according to the plat filed in Book 4 at Page 31 recorded in the Office of the Canyon County Recorder's in the County of Canyon, State of Idaho, more particularly described as follows:

Commencing at the southwest corner of the SE1/4 SW1/4 NW1/4:

THENCE S 69 deg 45' 31" E a distance of 398.00 feet along the south boundary of the SE1/4 SW1/4 NW1/4 to the southeast corner of Poplar Place Subdivision according to the plat filed in Book 17 at Page 35 recorded in the Office of the Canyon County Recorder's:

THENCE N 00 deg 00' 35" E a distance of 30.00 feet along the east boundary of Poplar Place Subdivision to the point of beginning:

THENCE N 00 deg 00' 35" E a distance of 154.10 feet along the east boundary of Poplar Place Subdivision:

THENCE S 69 deg 45' 31" E a distance of 120.00 feet parallel with the south boundary of the SE1/4 SW1/4 NW1/4 a point on the west boundary of Silver Sun Estates Subdivision Phase No. 1 according to the plat filed in Book 20 at Page 40 recorded in the Office of the Canyon County Recorder's:

THENCE S 00 deg 00' 35" W a distance of 254.10 feet along the west boundary of Silver Sun Estates Subdivision Phase No. 1:

THENCE N 69 deg 45' 31" W a distance of 120.00 feet parallel with the south boundary of the SE1/4 SW1/4 NW1/4 to the point of beginning.

This parcel contains 0.700 acres more or less.

SUSAN SCHNIDLER

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF CANYON

I, Darin Holzhey, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the Owners Certificate and the attached plats was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon, in conformity with the rules of Idaho code relating to platting, surveying, and the owner perpetuation and filing act, Idaho code 55-1801 through 55-1812.

Darin Holzhey
Professional Land Surveyor
P.L.S. License No. 9366

WASHINGTON 02/28/99
SHEET 2 of 3
BK. 300, PG. 1125
SMITH AVENUE HIDEAWAY SUBDIVISION

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, professional land surveyor for Canyon County, hereby certify that I have examined this plat and find that it complies with the STATE OF IDAHO Code relating to Plats and Sections.

Canyon County Surveyor

Date

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer, in and for the City of Nampa, Canyon County, Idaho hereby approve this plat.

Nampa City Engineer

Date

APPROVAL OF CITY OF NAMPA

PLANNING AND ZONING COMMISSION

Chairman

Date

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Nampa, Canyon County, Idaho hereby certify that at a regular meeting of the City Council held on the day of ________ , 20_______, this plat was accepted and approved.

City Clerk, Nampa, Idaho

Date

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Nampa, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is envisioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities then the sanitary restrictions may be reimposed. In accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or sewer requiring drinking water or sewer/septic facilities shall be allowed.

District Health Department, EHS

Date

CERTIFICATE OF COUNTY TREASURER

I, Todd Lloyd, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C. 50-1300, 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 certificate is valid for the next sixty (60) days only.

County Treasurer

Date
May 2, 2019

Mason and Associates
924 3rd St. South, Ste. B
Nampa, Idaho 83651

Re: Landscape Plan for 714 Smith Ave. in Nampa

Dear Mr. Schultze:

The Patmore Ash (Fraxinus Pennsylvanica ‘Patmore’) is not on the approved tree list. Please refer to the tree selection guide (linked below) to select another species.


If you should have any questions concerning this matter, please contact me during normal business hours Monday through Friday at 468-5457.

Sincerely,

Doug Critchfield
Senior Planner

EDC/dc

cc: Susan Schindler (email: homesandhorsesbysue@gmail.com)
correspondence file
Good Morning Shellie,

Nampa Highway District #1 has no comment to the Short Plat Approval, Zoning Map Amendment, or Conditional Use Permit for the subject property as it is not within our jurisdiction.

Thank you,

Eddy

Shellie Lopez

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, April 02, 2019 7:47 AM
To: Shellie Lopez

Good Afternoon Everyone,


Susan Schindler has requested the following:

- Subdivision Plat Short Approval for Smith Avenue Hideaway in a proposed RS6 (Single Family Residential - 6,000 sq. ft.) zoning district at 714 Smith Ave. (2 single family detached lots and one duplex lot on .7 acres for 5.71 dwelling units per gross acre. A parcel of land being a portion of Lot 24 of Westview Subdivision, according to the plat filed in Book 4 at Page 31 recorded in the office of the Canyon County Recorder's in the SE ¼ SW ¼ NW ¼ of Section 21, T3N, R2W, BM).

- Zoning Map Amendment from RA (Suburban Residential) to RS6 (Single Family Residential - 6,000 sq. ft.) for approximately .7 acres or 30,368 sq. ft. at 714 Smith Avenue (A parcel of land being a portion of Lot 24 of Westview Subdivision, according to the plat filed in Book 4 at Page 31 recorded in the office of the Canyon County Recorder's in the SE ¼ SW ¼ NW ¼ of Section 21, T3N, R2W, BM).

- Conditional Use Permit for a Duplex Dwelling in a proposed RS6 (Single Family Residential - 6,000 sq. ft.) zoning district at 714 Smith Ave. (An 80' x 120' or 9,525 sq. ft. portion of the NW ¼ of Section 21, T3N, R2W, BM, and proposed Lot 3, Block 1, Smith Ave. Hideaway).

These applications will go before the Planning and Zoning Commission as a public hearing item on the May 14, 2019 agenda.
April 23, 2019

Shellie Lopez
City of Nampa
411 3rd Street South
Nampa, Idaho 83651

VIA EMAIL

<table>
<thead>
<tr>
<th>Development Application</th>
<th>SPS-00019-2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>SMITH AVENUE HIDEAWAY</td>
</tr>
<tr>
<td>Project Location</td>
<td>714 Smith Avenue, west of I-84B milepost 58.09</td>
</tr>
<tr>
<td>Project Description</td>
<td>Construct a subdivision consisting of 2 single family detached lots and 1 duplex lot</td>
</tr>
<tr>
<td>Applicant</td>
<td>Susan Schindler</td>
</tr>
</tbody>
</table>

The Idaho Transportation Department (ITD) reviewed the referenced short plat application and has the following comments:

1. This project does not abut the State highway system.

2. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.

3. The Idaho Administrative Procedures Act (IDAPA) 39.03.60 governs advertising along the State highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.

4. ITD does not object to the construction of a subdivision consisting of 2 single family detached lots and 1 duplex lot as presented in the application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

[Signature]

Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov
April 15, 2019

Norman L. Holm, Planning Director
City of Nampa
411 3rd Street South
Nampa, ID 83651

RE: SPS00019-2019/ Smith Avenue Hideaway; 714 Smith Avenue

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as plans show storm water to be retained on site.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID will need to review drainage plans. The developer must comply with Idaho Code 31-3805.

Please feel free to contact me with any further questions

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc: Office/ file
Hi Shellie,

Nampa Parks has reviewed the short plat for Smith Avenue Hideaway Project: SPS-00019-2019. We have no requests.

Thank you,

Cody Swander
Parks Superintendent
O: 208.468.5890, F: 208.465.2321
Nampa Parks – Facebook Page

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.
DATE: April 19, 2019

TO: Planning and Zoning Commission

FROM: Nicole Fletcher

SUBJECT: Smith Avenue Hideaway Subdivision, Short Plat and Construction Drawings

The Engineering Division has reviewed the short plat and construction drawings for Smith Avenue Hideaway Subdivision and recommends approval with the following comments.

Utility capacity has been verified and the engineering division confirms approval of the 1% sewer service grade, given the cleanouts proposed for installation.

- Storm Drainage
  - Please provide drainage calculations for side swale
  - Will the lots be graded for front or rear draining? If front draining, be sure to include lot areas in drainage calculations

- Preliminary Plat
  - Revise to include the 1ft easement north of access drive and anything else that was added to plans post preliminary plat submittal; that would have been included on preliminary plat
  - Provide the distances from the eastern and northern property lines to the access drive
  - Add easement lines to plat to clearly differentiate the easement space that is going to be designated ingress/egress and the easement space that isn’t
  - Add curve information for access drive
  - Clarify/add missing dimensions to access drive
  - Include railroad tie retaining wall on plans
  - A structural engineer shall be retained to inspect the integrity of the existing retaining wall along the easterly property line. Upon a site visit, parts of the retaining wall appear to be compromised and failing. The structural engineer will need to provide the following prior to approval of construction drawings:
    - Analysis of the wall structural integrity and recommendations to improve/maintain integrity during and post construction; and,
Analysis of the proposed drainage swale impact on the wall integrity and recommendations to mitigate if necessary.

- Construction Drawings
  - Sheet 2
    - Add easement lines to plat to clearly differentiate the easement space that is going to be designated ingress/egress and the easement space that isn’t
  - Sheet 3
    - Remove drawing of cleanout, callout standard drawing instead
    - Irrigation note 1: City of Nampa still uses the 2012 edition of the ISPWC, please modify note
    - Irrigation note 3: irrigation pipe should always maintain a minimum of 3.5ft of depth under finished ground, modify note to reflect this
    - What is the width of the sand window, to be installed in the swale?
  - Sheet 4
    - Provide the standard drawing associated with the new drive approach, as it will need to be improved to comply with ADA standards
    - Include note to maintain and protect existing storm drain system
    - Verify slope of sewer services
    - Add finished grade contours, top of foundation wall grades and anticipated home/pad locations
    - Show sand windows
    - Include top of swale wall elevations and sand window elevation
    - Provide detail for valley gutter or callout standard drawing
    - Add note to coordinate with property owner for irrigation service installation, restore fencing and landscape to property owner satisfaction