

CITY OF EAGLE  
P. O. BOX 1520  
660 E. CIVIC LANE  
EAGLE, IDAHO 83616

LEGAL NOTICE TO PROPERTY OWNERS

RECEIVED FEB 13 2019

DATE: February 11, 2019

THIS IS AN OFFICIAL NOTICE OF PUBLIC HEARING REGARDING AN APPLICATION  
SUBMITTED BY: Marty Camberlango

SUBJECT/ LOCATION: CU-06-18/PPUD-04-18/PP-10-18 – Wild Rose Subdivision – Marty Camberlango: Marty Camberlango is requesting conditional use permit, preliminary development plan, and preliminary plat approvals for Wild Rose Subdivision, a 13-lot (9-buildable, 4-common) residential planned unit development. The 3.3-acre site is located on the south side of East Hill Road approximately 535-feet east of the intersection of North Edgewood Lane and East Hill Road.

A MAP SHOWING THE AREA UNDER CONSIDERATION IS INCLUDED HEREIN.

THE EAGLE CITY ZONING ORDINANCE PROVIDES THAT ALL OWNERS OF PROPERTY WITHIN 300' OF THE BOUNDARIES OF THE APPLICANT'S PROPERTY BE NOTIFIED OF THE HEARINGS.

YOU ARE INVITED TO ATTEND THE PUBLIC HEARINGS AND OFFER YOUR COMMENTS FOR CONSIDERATION. IF YOU ARE UNABLE TO ATTEND THE HEARINGS, AND YOU HAVE PERTINENT COMMENTS, YOU MAY DELIVER THEM TO THE CITY CLERK NO LATER THAN FIVE (5) WORKING DAYS PRIOR TO THE HEARING, AND THEY WILL BE ENTERED IN THE HEARING ON YOUR BEHALF.

**The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 387-6170. In order to expedite your request, please have ready the file number indicated in this notice.**

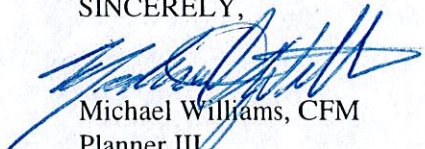
\*\*\*EAGLE PLANNING AND ZONING COMMISSION HEARING DATE:

March 4, 2019

TIME: 6:00 p.m.

LOCATION: Eagle City Hall  
660 E. Civic Lane  
Eagle, ID 83616

SINCERELY,




Michael Williams, CFM  
Planner III  
City of Eagle

MAPS ENCLOSED

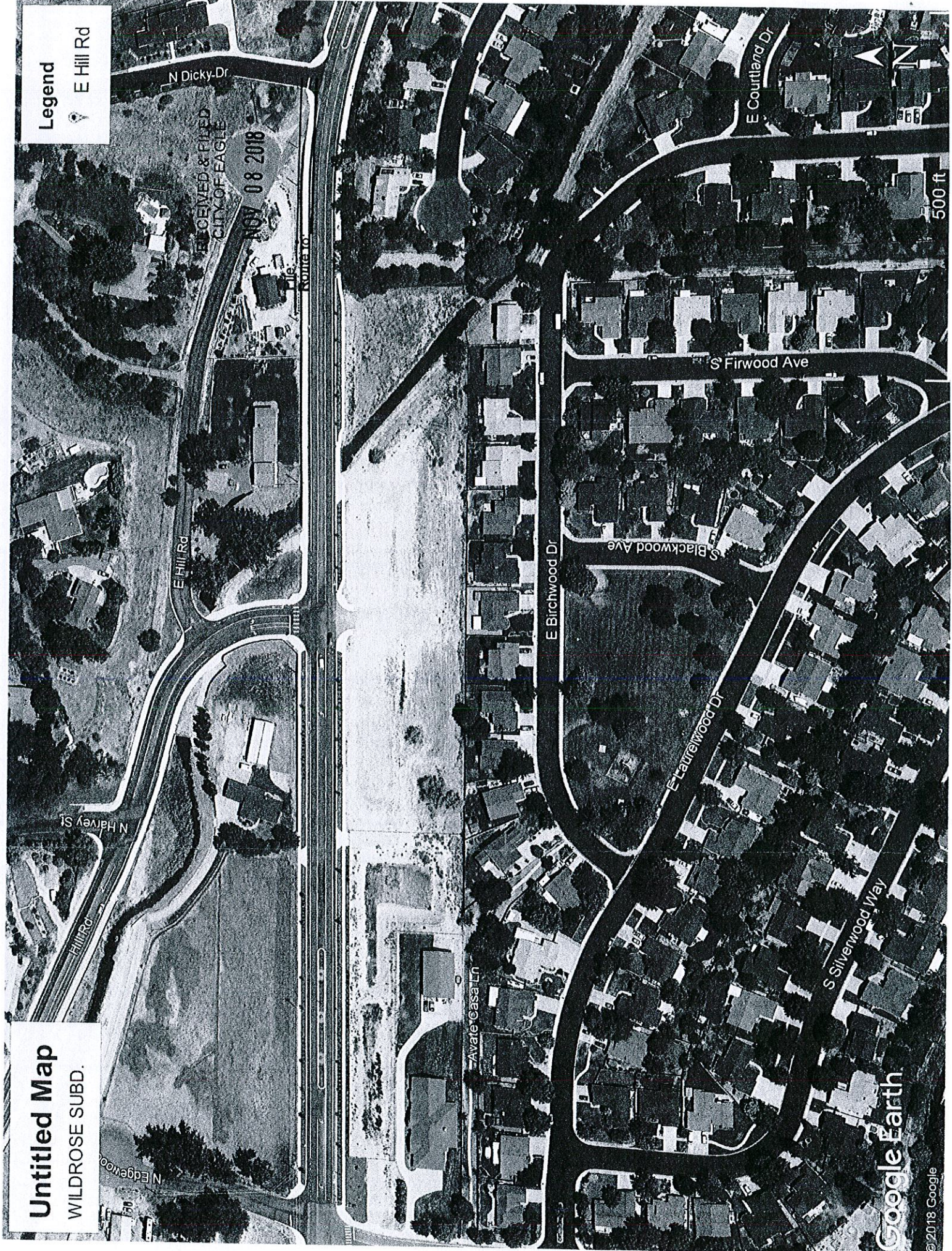
# Untitled Map

WILDROSE SUBD.

## Legend

 E Hill Rd

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CITY OF EAGLE  
NOV 08 2018

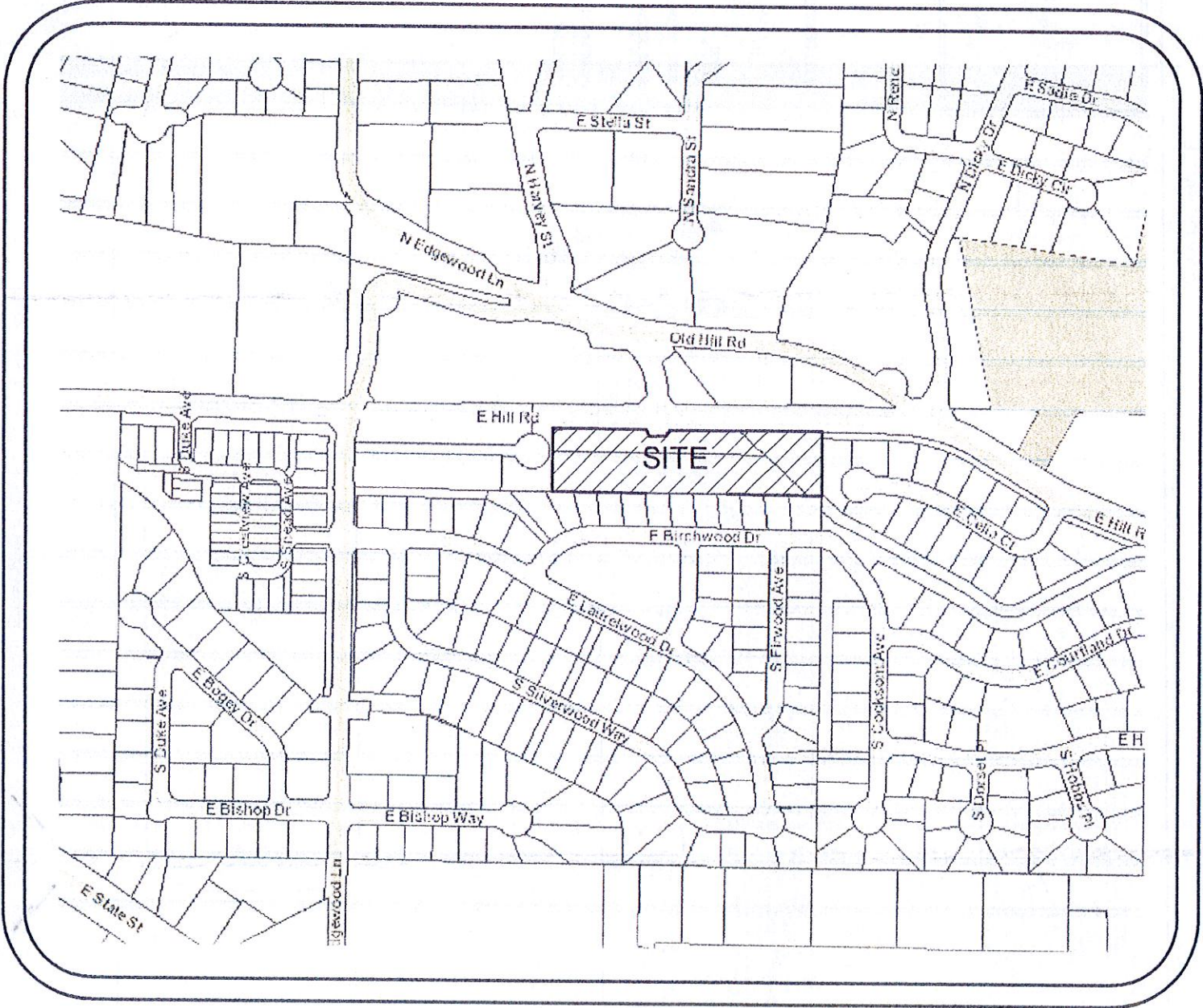


Google Earth

© 2018 Google

NOV 08 2018

File: \_\_\_\_\_  
Route to: \_\_\_\_\_

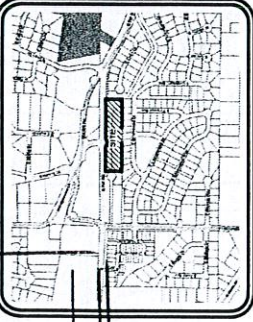
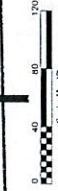


VICINITY MAP  
N.T.S.

RECEIVED & FILED  
CITY OF EAGLE

JAN 09 2019

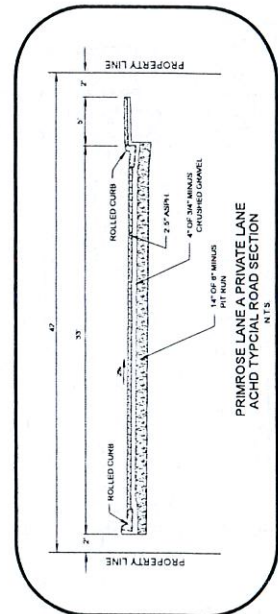
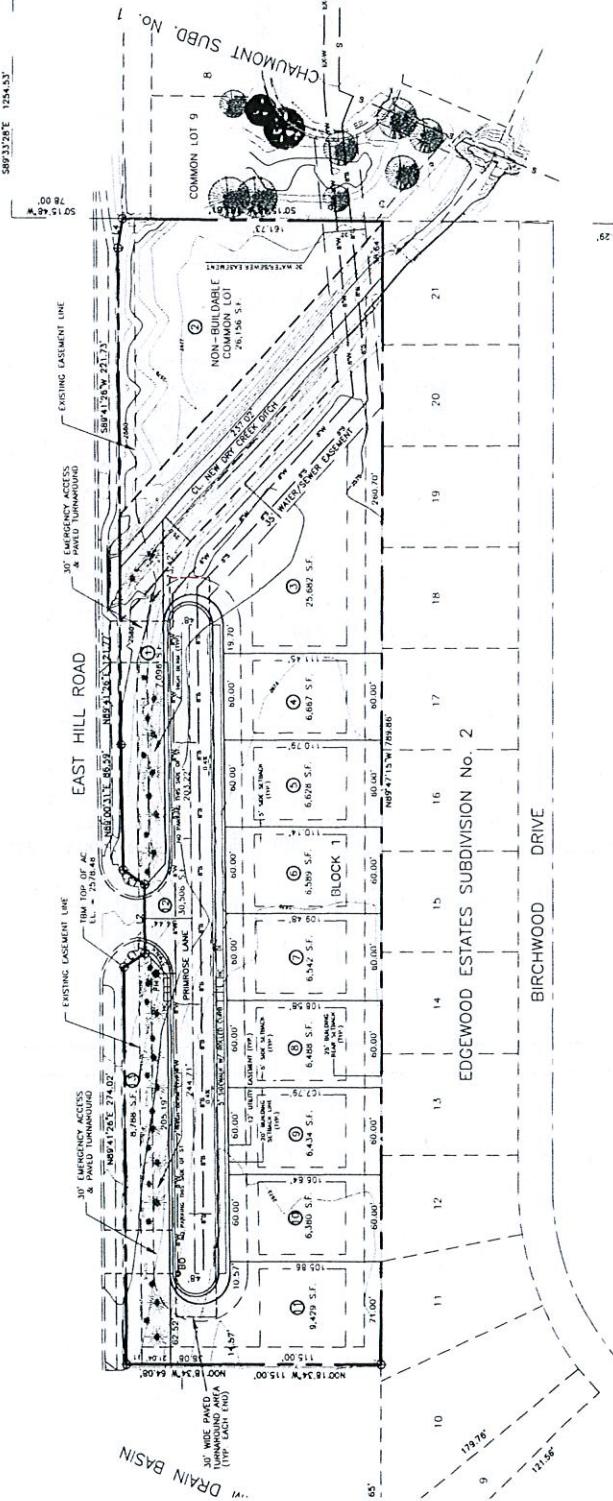
File:  
Route to:



VICINITY MAP  
N.T.S.

**NOTES:**

- 1) ALL LOTS COMMON TO LOT 12, BLOCK 17, SHALL HAVE THE RIGHT OF ACCESS THE PRIVATE STREET, EAST HILL ROAD, FROM THE EAST SIDE OF THE LOT.
- 2) ALL SUB LOT LINES TO HAVE A 3' EASEMENT & EASEMENT EASEMENT ON EACH SIDE OF THE LOT LINE.
- 3) SEWER SERVICES SHALL BE PROVIDED TO EACH BUILDABLE LOT.
- 4) ALL LOTS SHALL BE PROVIDED WITH A DEGRADED EASEMENT.
- 5) STORM DRAIN WATER FROM STREETS SHALL BE ROUTED TO A STORM DRAIN LOCATED WITHIN THE STREET, LOT 12, BLOCK 17.
- 6) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH GADO CODE SECTION 31-3005 CONCERNING IRRIGATION WATER.
- 7) ALL STREETS SHALL BE MAINTAINED WITHIN THE WATER LINE EASEMENT AND SHALL BE MAINTAINED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 8) LANDSCAPING AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 9) STREETS SHALL BE AS OUTLINED IN THE SUBDIVISION MAPS AND COMPLY WITH THE CITY OF EAGLE BUILDING CODE.
- 10) ALL STREETS SHALL BE 44' WIDE AND BE A 3.5' STREET SECTION WITH 7' CONCRETE ROLLED CURB AND 2' SIDEWALK SHOWN.
- 11) ALL EXISTING TREES ALONG THE BOUNDARY SHALL REMAIN. (SEE MON. 11-2578-49)
- 12) ALL EXISTING TREES SHALL BE MAINTAINED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 13) NEW DRY CREEK DITCH CO. HAS A EASEMENT OF 25' EACH SIDE OF CENTERLINE OF THE EXISTING DITCH.
- 14) PRIVATE STREET ON COMMON LOT 12, BLOCK 17 TO OWNED AND MAINTAIN HOMEOWNERS ASSOCIATION.
- 15) ALL UTILITIES SHALL BE MAINTAINED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. EXISTING UTILITIES, LANDSCAPING & SIDEWALKS AND HAVE BEEN DONE WITH CONSTRUCTION OF L HILL ROAD BY ACHD.



PRIMROSE LANE A PRIVATE LANE  
ACHD TYPICAL ROAD SECTION  
N.T.S.

**DEVELOPMENT FEATURES:**

**ACREAGE**  
TOTAL PARCEL (3,205 AC.)  
REBUILDABLE LOTS 9  
1-COMMON MANICURED LOTS 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21  
TOTAL AREA 42,040 S.F. (0.95 AC.)  
DESIGNATED 50.5% RESIDENTIAL USE

**ZONING**  
EXISTING RA 3000 S.D. UNIT DEVELOPMENT  
NEW PD002 3000 S.D. UNIT DEVELOPMENT

**SEWER DISPOSAL**  
LARGE SEWER DISTRICT

**WATER SUPPLY**  
EAGLE WATER CO.

**CITY**  
CITY OF EAGLE

**IRREGULAR DISTRICT**  
NEW DRY CREEK DITCH CO. L.S.

**FLOOD PLAN**  
PARCEL IS NOT IN THE FLOOD PLAN

**LEGEND**

---	SUBDIVISION BOUNDARY
---	EX-WATERLINE
---	PROPOSED ROLLED CURB
---	PROPOSED CENTERLINE
---	PROPOSED 8" WATER
---	PROPOSED 8" SEWER
---	EX-SEWER
---	SECTION LINE
---	PROPOSED 12" ROLLED CURB
---	PROPOSED 12" MANHOLE
---	PROPOSED 12" BIRCHWOOD DRAIN LINE
---	PROPOSED FIRE HYDRANT
---	PROPOSED WATER METER
---	TEMPORARY BLOW-OFF
---	LOT NUMBER
---	FOUND ALUMINUM CAP



ENGINEERS  
Stan Kuhnrichson P.E.  
4915 W. Lake Idaho Road  
Eagle, Idaho 83709  
(208) 481-9781

SHEET NO.  
1 of 1

PRELIMINARY PLAT FOR  
WILD ROSE SUBDIVISION

DEVELOPER  
Mary Camberlango  
1110 N. Five Mile Rd.  
Blaine, Idaho 83713  
C-41 (208) 371-9175

OWNER  
Ada County Highway  
District  
3775 Adams Street  
GARDEN CITY, ID 83713  
(208) 387-6100

CONTACT/DESIGNER  
Richard L. Green  
7643 W. Sanderson Pkwy.  
Boise, ID 83719  
(208) 362-4022