

LAND DIVISION	
Permit info:	<u>MLD FY 2019-0001</u>
Application Date:	<u>6/24/2019</u> Rec'd by: <u>BG JMK</u>
FOR OFFICE USE ONLY	

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
 208.472.2926 (FAX) ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

CONTACT INFORMATION

APPLICANT

Name: SHANNON LEWIS Address: 318 E 36TH ST., GARDEN CITY, ID 83714
 Email: SHANNONLEWIS616@GMAIL.COM
 Phone: 208.794.2953

OWNER

Name: SAME AS APPLICANT Address:
 Email:
 Phone:

PROPERTY INFORMATION

Subdivision/Project Name: KAY & CLAY LANDING SUBDIVISION

Site address: 3882 N ADAMS STREET, GARDEN CITY, ID 83714 *Ada Co. Parcel R2734520655*
N. Adams St. Bk

Description of Existing Use(s): VACANT RESIDENTIAL

Description of Surrounding Uses: RESIDENTIAL

APPLICATION INFORMATION

- Minor Land Division Preliminary Plat Planned Unit Development
 Combined Preliminary/Final Plat Final Plat Condominium

If final plat have there been any changes since the preliminary plat? N

Number of residential lots 1 Number of commercial lots 0 Number of mixed use lots 0

Number of common lots 0 Square feet of common open space N/A

Are any improvements planned within the common open space area? If so, specify.
N/A

What public services and facilities are required for this development? Fire Protection Police Protection Water Sewer Drainage Streets Schools

What housing types are proposed? MARK ALL THAT APPLY
 Single Family _____ Condos _____ Townhomes _____ Live/Work _____
 Manufactured/ Mobile Homes _____ Duplex

Is this plat a portion of a larger land holding intended for subsequent development? If yes, please explain. NO

Is the project within the Floodplain? YES
 Are there any proposed uses not allowed in the zoning district where the project is located? If so, specify. If so, what is the gross land area devoted to such uses? NO

What is the effect of this site development on roadways and traffic conditions?
IMPACT OF TRAFFIC IS MINIMAL

Are there new roads proposed/required? NO

Are there new ingress/egress being proposed?

A NEW RESIDENTIAL DRIVEWAY IS PROPOSED TO ACCESS THE PARCEL

How has off-street parking and loading been arranged and sized to prevent traffic congestion? A 3 CAR GARAGE IS INCLUDED IN THE PROJECT

How has vehicular and pedestrian circulation been arranged with respect to adjacent facilities and internal circulation?

PEDESTRIAN ACCESS IS PROVIDED TO THE EXISTING SIDEWALK

Has there been connection to or access provided for future connections to bicycle and pedestrian pathways or regional transit? N/A

What neighborhood characteristics exist or are planned which make this development compatible with the neighborhood and adjoining properties?

THE PROJECT IS A RESIDENTIAL BUILDING IN A RESIDENTIAL NEIGHBORHOOD

What is the effect of this site development on the adequacy of storm and surface water facilities? NO IMPACT. RUNOFF FROM THE PROJECT WILL BE DETAINED ONSITE

How will the design create a sense of place (usable open space, public art, visual focus points)? N/A

How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust?

EXISTING TREES HAVE BEEN RETAINED AS POSSIBLE. LANDSCAPING WILL BE CONGRUENT WITH NEIGHBORHOOD

What type of water will be used for landscaping? Irrigation - Non-Potable
 Irrigation - Potable City Water System

Have native or drought resistant plants been utilized in the landscaping plan? If so what types and what percentage of the overall landscape is dedicated to these plants?

What sustainable concepts have been incorporated into the design?

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

TWO (2) HARD COPIES OF EACH CHECKLIST ITEM REQUIRED

- | | |
|---|--|
| <input checked="" type="checkbox"/> Planning Submittal Form | <input checked="" type="checkbox"/> Compliance Statement |
| <input type="checkbox"/> Preliminary Title Report | <input checked="" type="checkbox"/> Statement of Intent |
| <input checked="" type="checkbox"/> Legal Description | <input type="checkbox"/> Approved Sketch Plat |
| <input checked="" type="checkbox"/> Neighborhood Map | |
| <input type="checkbox"/> Sketch Map (Required for subs with 4 or more proposed lots) | |
| <input checked="" type="checkbox"/> Subdivision Map | |
| <input checked="" type="checkbox"/> Site Plan | |
| <input type="checkbox"/> Landscape Plan | |
| <input type="checkbox"/> Schematic Drawings | |
| <input type="checkbox"/> Lighting Plan | |
| <input checked="" type="checkbox"/> Topographic Survey | |
| <input checked="" type="checkbox"/> Grading Plan | |
| <input type="checkbox"/> Soils Report | |
| <input checked="" type="checkbox"/> Hydrology Report | |
| <input type="checkbox"/> Engineering Drawings and Specifications | |
| <input type="checkbox"/> Natural Hazard and Resources Analysis | |
| <input type="checkbox"/> Dedications and Easements | |
| <input type="checkbox"/> Covenants and Deed Restrictions | |
| <input checked="" type="checkbox"/> Ability to Serve Letter | |
| <input checked="" type="checkbox"/> Neighborhood Meeting Verification | |
| <input checked="" type="checkbox"/> Affidavit of Legal Interest | |
| <input checked="" type="checkbox"/> Affidavit of Posting and Photos (Due 7 days before the hearing) | |
| <input type="checkbox"/> Irrigation/Ditch Company Information Form | |
| <input type="checkbox"/> Locations, elevations, and materials of proposed signage or Master Sign Plan | |
| <input checked="" type="checkbox"/> Waiver Request of Application Materials | |

FOR CONDOMINIUM SUBDIVISIONS:

IN ADDITION TO THE ABOVE REQUIRED DOCUMENTS AND INFORMATION, THE FOLLOWING MUST BE SUBMITTED:

- Diagrammatic floor plans of the building or buildings built or to be built in sufficient detail to identify each unit, its relative location and approximate dimensions, showing elevations where multi-level or multi-story structures are diagrammed
- A declaration and by-laws consistent with the provisions contained in Idaho Code 15-1505

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS (PLEASE CHECK):

- Statement must include a list of the application materials to be waived and an explanation for the request.

INFORMATION REQUIRED ON COMPLIANCE STATEMENT (PLEASE CHECK):

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application

INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):

- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION FOR PRELIMINARY TITLE REPORT (PLEASE CHECK):

- Document confirming property has been purchased contingent to approvals by city and other agencies
- Document should confirm if there are liens on property and if there are other issues with title
- Document typically generated by lender or title company

INFORMATION FOR LEGAL DESCRIPTION (PLEASE CHECK):

- A document legally describing the property.
- Must have Ada County instrument number or county seal inscribed.

INFORMATION FOR SKETCH PLAT (PLEASE CHECK):

- A plat preliminary to the preparation of a preliminary plat that show the basic outline of the plat, including lots, roads, and dedicated sites.
- Required for subs with 4 or more proposed lots

INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON PRELIMINARY SUBDIVISION MAP (PLEASE CHECK):

- 30" x 42" minimum size
- Scale no less than one inch (1") to one hundred feet (100')
- The names, addresses, and telephone numbers of the planners, engineers, surveyors or other persons who designed the subdivision and prepared the plat
- The legal description of the proposed subdivision, and a topographical map showing the proposed subdivision at a scale of not less than one inch (1") to one hundred feet (100')
- The intended use of the lot such as: residential single-family, duplex, townhouse and multiple housing, commercial, industrial or recreational;
- A proposed building envelope shall be designated and dimensioned on each lot to demonstrate that a building can comply with the required setbacks. This building footprint is not binding on future building on the lot.
- Streets and public rights of way, including proposed street names and dimensions
- Blocks, if any, building envelopes and lot lines as required by subsection 10-4-4F of this Title, showing the dimensions and numbers of each. In addition to providing this information on the plat or supporting addenda, the applicant shall stake the perimeters of each lot and the center of its building envelope sufficiently to permit the Commission to locate the same when inspecting the site of the proposed subdivision
- Contour lines, shown at two foot (2') intervals, reference to an established bench mark, including location and elevation

- Location of any proposed or existing utilities, including, but not limited to, domestic water supply, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culvers, water mains, fire hydrants, and their respective profiles
- Location of bicycle parking
- Location of existing and proposed street lights
- Location of existing and proposed pedestrian and bicycle pathways

INFORMATION REQUIRED ON SITE PLAN(PLEASE CHECK):

- 24" x 36" size minimum
- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art
- Location of any proposed exterior site furniture
- Location of any exterior lighting
- Location of any existing or proposed signage

INFORMATION REQUIRED ON LANDSCAPE PLAN (PLEASE CHECK):

- 24" x 36" size minimum
- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location

- Proposed storm water systems
- Locations and dimensions of open space

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (PLEASE CHECK):

- 11" x 17" size minimum
- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color
- Sample materials (as determined by the staff)

INFORMATION REQUIRED ON LIGHTING PLAN (PLEASE CHECK):

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- Location of municipal street lights

INFORMATION FOR TOPOGRAPHIC SURVEY (PLEASE CHECK):

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20'). If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site.

INFORMATION REQUIRED ON GRADING PLAN (PLEASE CHECK):

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surfaces
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

INFORMATION FOR SOILS REPORT (PLEASE CHECK):

- Prepared by a licensed engineer
- Report showing the nature, distribution, and strength of existing soil;
- Conclusions and recommendations for grading procedures

- Opinions and recommendations regarding the adequacy of the soil for the proposed development
- The design criteria for any corrective measures which are recommended

INFORMATION FOR HYDROLOGY REPORT (PLEASE CHECK):

- Prepared by a licensed engineer
- Description of the hydrological conditions existing within the proposed site, the adequacy of the existing conditions for the proposed project and the design criteria for any recommended corrective measures
- Map or drawing showing existing surface drainage patterns in the proposed site and identifying any anticipated changes in those patterns due to the project development
- For preliminary plat: Preliminary plans and approximate locations of all surface and subsurface drainage devices or other devices to be employed in controlling drainage water within the project site, including proposed, existing, and natural drainage swales, culverts, catch basins, and subsurface drain piping
- For final plat: A storm drainage plan shall be submitted showing compliance with the standards of section 8-4B-1. The storm drainage plan shall include:
 - a. A map indicating the on-site and off-site drainage applicable to the site
 - b. Detailed engineering plans of all subsurface drainage improvements to be constructed as a part of the proposed development
 - c. Location of all drainage easements, or drainage rights of way
- For a subdivision within a floodplain, documentation shall be provided that will show and explain at the following to demonstrate conformance with Chapter 3, Article B. Flood Hazard. Location of all planned improvements:
 - a. The location of the floodway and the floodway fringe per engineering practices as specified by the Army Corp of Engineers
 - b. The location of the present water channel
 - c. Any planned re-routing of waterways
 - d. All major drainage ways
 - e. Areas of frequent flooding
 - f. Means of flood proofing buildings, and means of insuring loans for improvements within the floodplain

INFORMATION FOR ENGINEERING DRAWINGS AND SPECIFICATIONS (PLEASE CHECK):

- Prepared by a licensed engineer
- The engineering drawings and specifications are for streets, water systems, sewers, and other required public improvements to support the proposal
- The plans shall contain sufficient information and detail to enable the Planning Official to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances, and standards
- For a sexually oriented business: The applicant shall provide evidence certified by a professional land surveyor licensed in the State of Idaho that the proposed adult entertainment establishment conforms to the separation requirements as set forth in Section 8-2C-33 of this Title

INFORMATION FOR NATURAL HAZARD AND RESOURCES ANALYSIS (PLEASE CHECK):

- Prepared by a licensed engineer
- The natural hazards and resources analysis shall provide an inventory and recommendation regarding natural conditions existing on the site.
- The analysis shall include: significant natural resources existing on the site shall be indentified including vegetation; fish and wildlife habitat; and water, including streams and riparian zones. A plan for preservation and/or

mitigation of significant resources should be prepared by a qualified professional.

- For subdivisions within a floodplain: Detained information on the nature, source, and extent of the hazard and the proposed actions to minimize or eliminate danger to public health, safety or property. The analysis shall include the following information:
 - a. The location of existing water channels and drainage ways, floodway, flood plain and base flood elevation
 - b. The location of all planned improvements including dams, dikes, and similar structures
 - c. All planned diversions, alterations or rerouting of channels and drainage ways.

INFORMATION FOR DEDICATIONS AND EASEMENTS (PLEASE CHECK):

- The statement of intent for dedications and/or easements shall include the location, size, dimensions, and purpose.

INFORMATION FOR COVENANTS AND DEED RESTRICTIONS (PLEASE CHECK):

- The draft of any proposed covenants and deed restrictions to be recorded with the plat or plat amendment.

INFORMATION FOR WILL SERVE LETTER(PLEASE CHECK):

- A document from the City Engineer certifying that a property has adequate access to city services.

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

INFORMATION FOR AFFIDAVIT OF LEGAL INTEREST (PLEASE CHECK):

- A signed affidavit indicating legal interest in a property and application

INFORMATION FOR AFFIDAVIT OF PROPERTY POSTING AND PHOTOS(PLEASE CHECK):

- A signed affidavit affirming that the required sign has been posting on the property ten days before the hearing
- Photos (digital or print) of posted sign

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM (PLEASE CHECK):

- Required if irrigation canal/irrigation ditch runs through property or along property lines

INFORMATION REQUIRED FOR MASTER SIGN PLAN (PLEASE CHECK):

- Required for commercial or mixed-use developments of two or more buildings
- Location, elevations, and materials of proposed signage



7661 West Riverside Dr, Ste 102
Garden City, ID 83714
208.853.6470
www.ackerman-estvold.com

June 14, 2019

Garden City Planning and Zoning Department
6015 N Glenwood Street
Garden City, ID 83714

RE: Kay & Clay Landing Subdivision

Statement of Intent

The proposed project consists of one single duplex building in a vacant residential lot. The proposed application for a single lot subdivision is needed to correct the way the lot was created. All information provided within the application are in compliance with the requirements of the City of Garden City. The project will have little impact on the community and will maintain the appeal of the existing area.

The proposed project will not create any uses, vibrations, noises or other uses that could impact the adjacent properties.

Respectfully submitted,



Antonio M Conti, P.E., P.L.S.



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June 14, 2019

Garden City Planning and Zoning Department
6015 N Glenwood Street
Garden City, ID 83714

RE: Kay & Clay Landing Subdivision

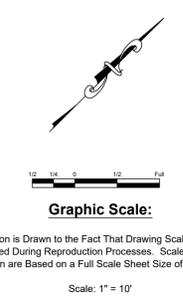
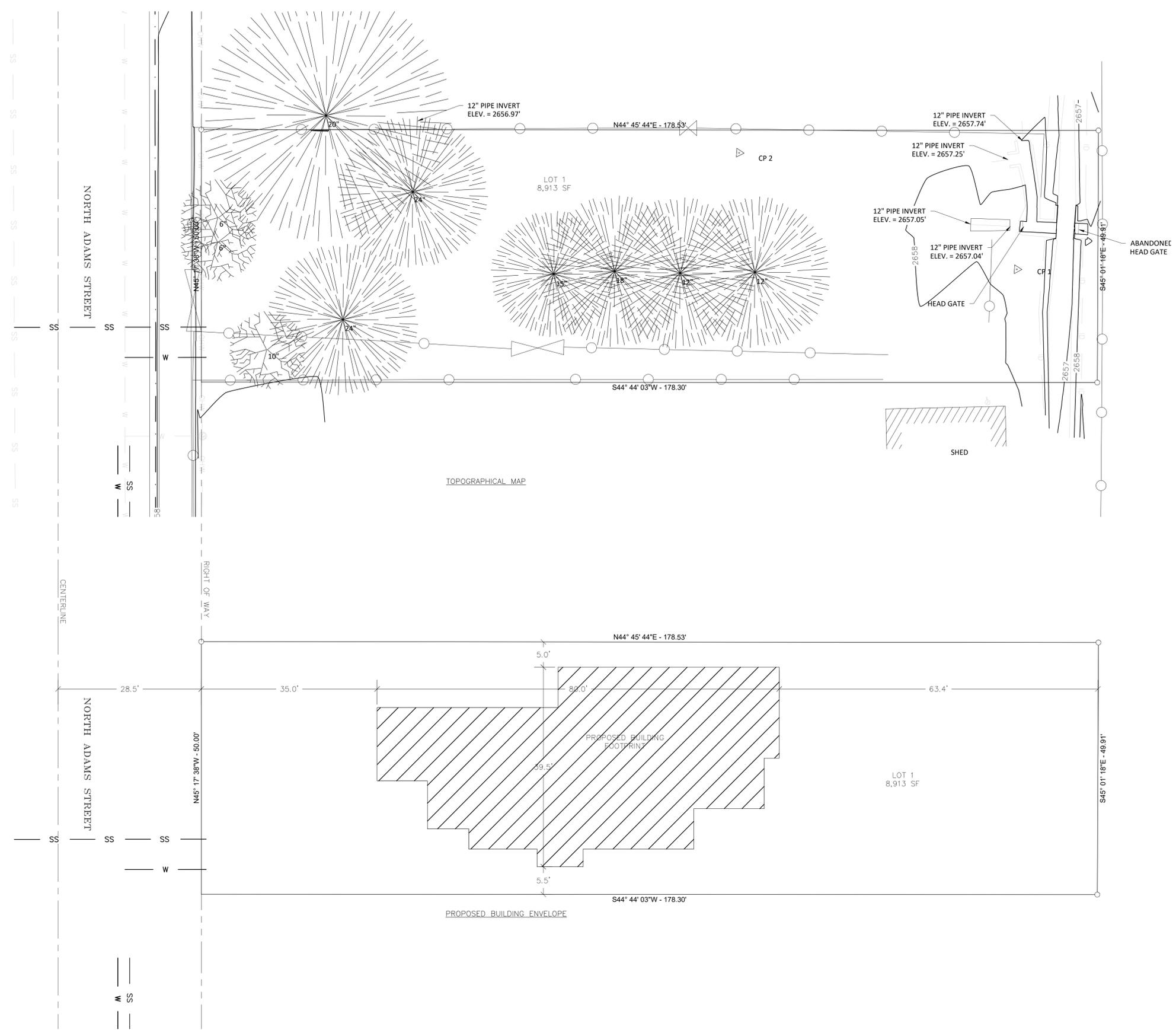
Compliance Statement

The proposed project consists of one single duplex building in a vacant residential lot. The proposed application for a single lot subdivision is needed to correct the way the lot was created. All information provided within the application are in compliance with the requirements of the City of Garden City. The project will have little impact on the community and will maintain the appeal of the existing area.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Antonio M Conti'.

Antonio M Conti, P.E., P.L.S.



ENGINEER/SURVEYOR

ANTONIO CONTI
 ACKERMAN-ESTVOLD
 7661 W RIVERSIDE DR. STE. 102
 GARDEN CITY, ID 83714
 208.853.6470

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 5, BLOCK 13, FAIRVIEW ACRES SUBDIVISION NO. 3, AS RECORDED IN BOOK 11 OF PLATS AT PAGE 617, RECORDS OF ADA COUNTY, IDAHO AND LYING IN A PORTION OF THE NE1/4 OF SECTION 5, T.3N., R.2E., BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND 5/8" IRON PIN MARKING THE CENTERLINE INTERSECTION OF 38TH STREET AND ADAMS STREET, SAID PIN LYING IN A PORTION OF THE NE1/4 OF SECTION 5, T.3N., R.2E., BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO, SAID PIN BEARS S45°44'00"E 650.03 FEET FROM A FOUND 5/8" IRON PIN MARKING THE CENTERLINE INTERSECTION OF 39TH STREET AND ADAMS STREET; THENCE N45°44'00"W 474.98 FEET ALONG THE SAID CENTERLINE OF ADAMS STREET TO A POINT; THENCE LEAVING THE SAID CENTERLINE OF ADAMS STREET, N44°17'48"E 25.00 FEET TO A POINT MARKING THE SE CORNER OF SAID LOT 5, BLOCK 13, FAIRVIEW ACRES SUBDIVISION NO. 3; THENCE CONTINUING N44°17'48"E 3.50 FEET ALONG THE SOUTHEASTERLY BOUNDARY OF LOT 5, BLOCK 13, FAIRVIEW ACRES SUBDIVISION NO. 3 TO A SET 1/2" IRON PIN LYING ALONG THE NORTHEASTERLY RIGHT OF WAY OF SAID ADAMS STREET; THENCE N45°44'00"W 49.97 FEET ALONG THE SAID NORTHEASTERLY RIGHT OF WAY OF ADAMS STREET TO A SET 1/2" IRON PIN, SAID PIN MARKING THE REAL POINT OF BEGINNING;
 THENCE CONTINUING ALONG THE SAID NORTHEASTERLY RIGHT OF WAY OF ADAMS STREET, N45°44'00"W 49.97 FEET TO A SET 1/2" IRON PIN LYING ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 5, BLOCK 13, FAIRVIEW ACRES SUBDIVISION NO. 3; THENCE LEAVING THE SAID NORTHEASTERLY RIGHT OF WAY OF ADAMS STREET, N44°18'22"E 178.49 FEET ALONG THE SAID NORTHWESTERLY BOUNDARY OF LOT 5, BLOCK 13, FAIRVIEW ACRES SUBDIVISION NO. 3 TO A SET 1/2" IRON PIN; THENCE LEAVING THE SAID NORTHWESTERLY BOUNDARY OF LOT 5, BLOCK 13, FAIRVIEW ACRES SUBDIVISION NO. 3, S45°42'10"E 49.95 FEET TO A SET 1/2" IRON PIN; THENCE S44°18'05"W 178.46 FEET TO THE POINT OF BEGINNING.

FLOOD PLAIN INFORMATION

ZONE AE - BASE FLOOD ELEVATION : 2657.8 PER PANEL 146001C0188H AS SHOWN ON IDAHO DEPARTMENT OF WATER RESOURCES FLOODPLAIN MANAGEMENT FLOOD HAZARD MAP

INTENDED USE
 DUPLEX

CONTROL POINT TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	MAG HUB	2658.39	716333.56	2495096.10
2	MAG HUB	2657.52	716310.50	2495040.82

HORIZONTAL DATUM

NAD 83, PROJECTED TO THE IDAHO WEST ZONE OF STATE PLANE COORDINATE SYSTEM. COORDINATES SHOWN ARE AT GROUND, WITH A COMBINED SCALE FACTOR OF 1.000171795 APPLIED ABOUT THE ORIGIN (0,0).

VERTICAL DATUM

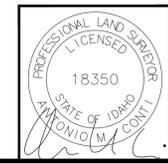
NAVD 88, BROUGHT TO THE SITE VIA STATIC OBSERVATION PROCESSED THROUGH THE NGS OPUS UTILITY.

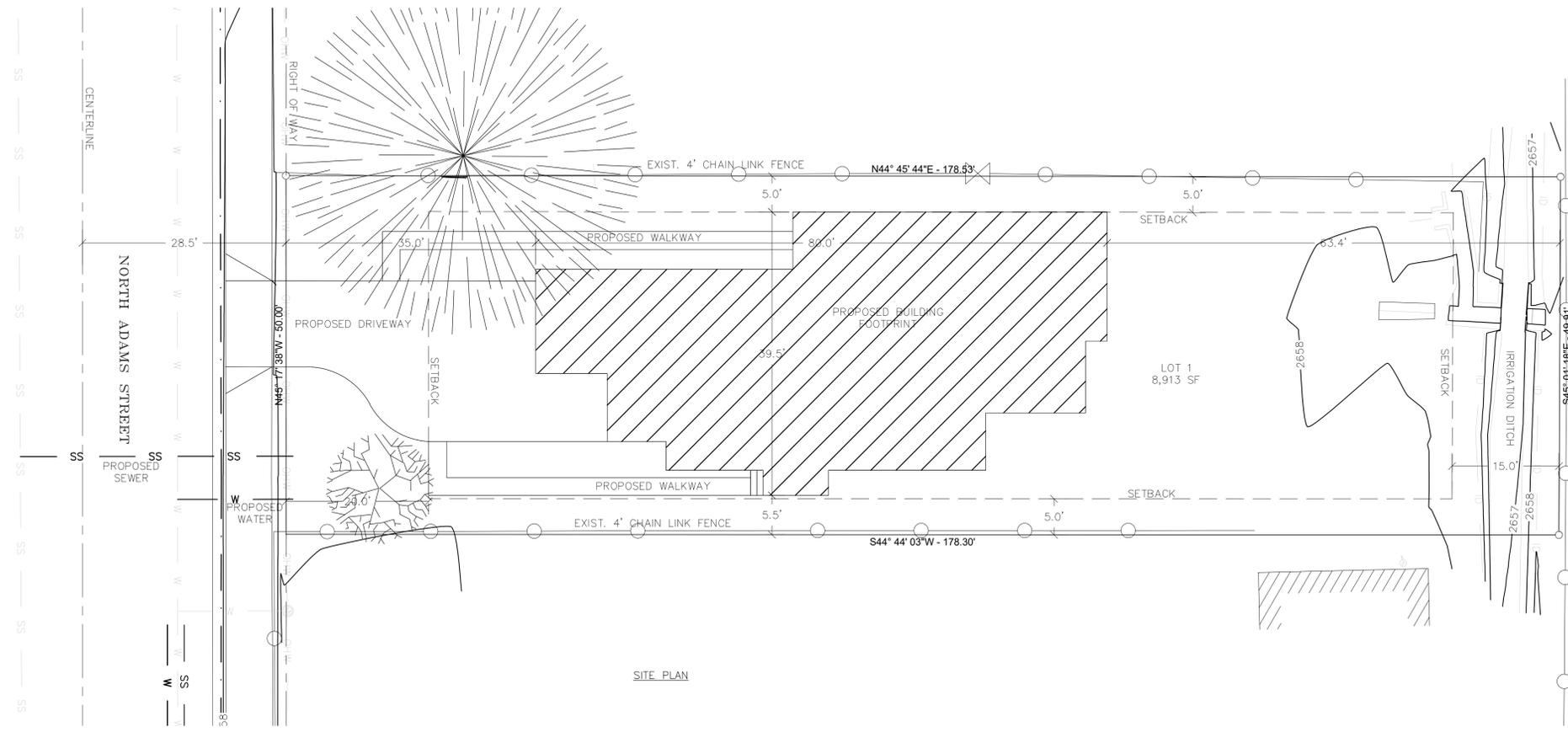
UNDERGROUND UTILITIES

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE INTERPOLATED BETWEEN STRUCTURES LOCATED DURING THE COURSE OF THIS SURVEY OR AS DEPICTED ON GIS MAPS PROVIDED BY THE VARIOUS PUBLIC UTILITIES. A FACILITY REQUEST WAS MADE THROUGH DIGLINE AND THE PUBLIC UTILITY COMPANIES AFFILIATED WITH DIGLINE WERE CONTACTED FOR THEIR MAPPING. (SEE TABLE OF CONTACTED UTILITY COMPANIES) THESE UTILITIES WERE NOT MARKED BY A UTILITY LOCATOR AS PART OF THIS PROJECT.

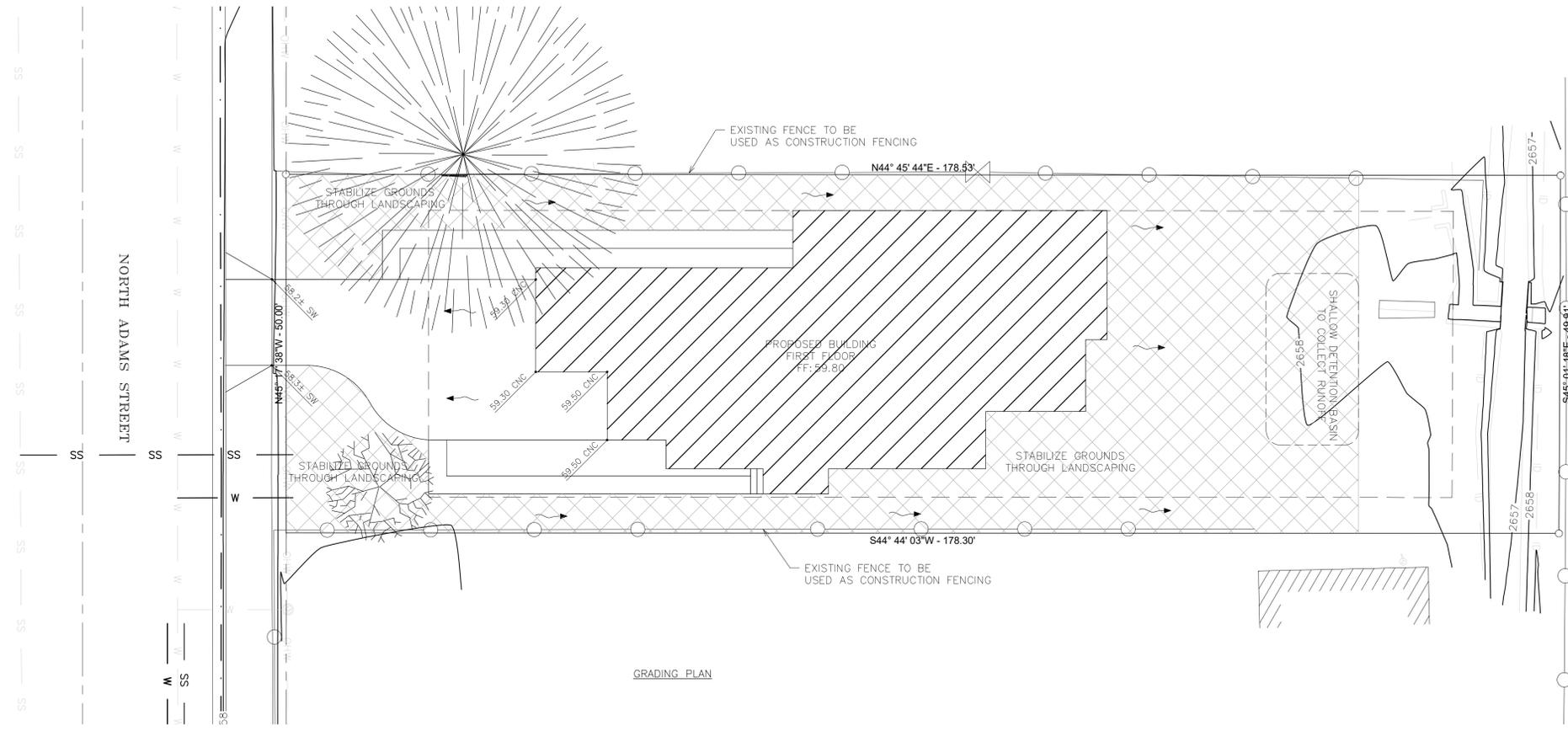
**SHANNON LEWIS
 PRELIMINARY SUBDIVISION MAP
 GARDEN CITY, IDAHO**

DRAWN BY: AMC
 CHECKED BY: AMC
 DATE: 06/13/2019





SITE PLAN



GRADING PLAN



Graphic Scale:
 0 10 20 30 40 50 Feet

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 10'

ENGINEER/SURVEYOR

ANTONIO CONTI
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 208.853.6470

BUILDING INFORMATION

UNIT 1	FIRST FLOOR	1,278 SF
	SECOND FLOOR	872 SF
	TOTAL	2,150 SF

UNIT 2	SECOND FLOOR	648 SF
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PARKING

3 STALLS GARAGE

SITE INFORMATION

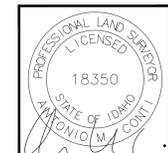
PARCEL	8,913 SF	100%
BUILDING	2,290 SF	26%
PARKING/WALKWAY	1,056 SF	12%
LANDSCAPING	5,022 SF	56%
IRRIGATION DITCH	545 SF	6%

SHANNON LEWIS
 PRELIMINARY SUBDIVISION MAP
 GARDEN CITY, IDAHO

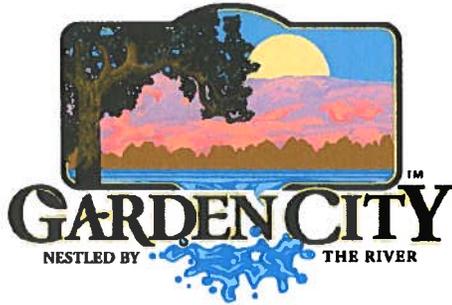
DRAWN BY: AMC
 CHECKED BY: AMC

DATE: 06/13/2019

△ --/--/---
 # --/--/---
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SITE/GRADING
 PLAN



CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714
Phone 208/472-2900 • Fax 208/472-2996

15 April 2019

Building Department
City of Garden City
6015 North Glenwood Street
Garden City, Idaho 83714

Subject: **3880 / 3382 Adams Street
Water and Sanitary Sewer Ability to Serve
ATS2019-12**

I am a consultant (employed by B & A Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced project is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

The city water system in the area provided a minimum fire flow of 1,500 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 1 April 2019 (fire hydrant at North Adams Street and East 39th Street) from the Garden City Public Works Water Division. Said system is capable of providing adequate fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current system is capable of providing, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District may also require additional fire hydrants.

Any new water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation are the responsibility of the applicant.

The existing city sanitary sewer system is capable of serving the property if flows are reasonable in volume. Connection to the city's system will require either extension of new individual services from existing main lines or extension of new main lines with new services by the applicant. The applicant is responsible to verify that the proposed land use is capable of being served by existing city sanitary sewer mains. Should depths not be adequate to serve the site, the applicant may have to provide and pay for facilities to reasonably discharge to

the city system or to alter a preferred site design to be able to discharge to the city system. The applicant is advised to perform topographic surveys to be sure a project may be served.

Any new water and sanitary sewer connections must be coordinated, reviewed and approved by the city prior to installation.

Special uses on the site may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Sincerely,



J. D. Canning, PE/PLS
B & A Engineers, Inc.
Garden City Engineer

ec. Mr. Colin Schmidt
Public Works Director
City of Garden City

Mr. Troy Vaughn
Garden City Collections/Construction Manager
City of Garden City

Mr. Chad Vaughn
Garden City Public Works Water Division
City of Garden City

Escrow No.: 34601808222-SS

WARRANTY DEED

FOR VALUE RECEIVED

Charles Henson and Sara E. Henson, husband and wife

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Shannon Lewis, an unmarried woman

GRANTEE(S), whose current address is: **318 E. 36th St., Garden City, ID 83714**

the following described real property in Ada County, Idaho, more particularly described as follows, to wit:

For APN/Parcel ID(s): R2734520657

A parcel of land being a portion of Lot 5, Block 13, Fairview Acres Subdivision No. 3, as recorded in Book 11 of Plats at Page 617, records of Ada County, Idaho and lying in a portion of the NE1/4 of Section 5, T.3N, R.2E., Boise Meridian, Garden City, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at a found 5/8" iron pin marking the centerline intersection of 38th Street and Adams Street, said pin lying in a portion of the NE1/4 of Section 5, T.3N, R.2E., Boise Meridian, Garden City, Ada County, Idaho, said pin bears S.45°44'00"E. 650.03 feet from a found 5/8" iron pin marking the centerline intersection of 39th Street and said Adams Street; thence

N.45°44'00"W. 474.98 feet along the said centerline of Adams Street to a point; thence leaving the said centerline of Adams Street, N.44°17'48"E. 25.00 feet to a point marking the SE Corner of said Lot 5, Block 13, Fairview Acres Subdivision No. 3; thence continuing N.44°17'48"E. 3.50 feet along the southeasterly boundary of Lot 5, Block 13, Fairview Acres Subdivision No. 3 to a set 1/2" iron pin lying along the northeasterly right of way of said Adams Street; thence

N.45°44'00"W. 49.97 feet along the said northeasterly right of way of Adams Street to a set 1/2" iron pin, said pin marking THE REAL POINT OF BEGINNING; thence continuing along the said northeasterly right of way of Adams Street, N.45°44'00"W. 49.97 feet to a set 1/2" iron pin lying along the northwesterly boundary of said Lot 5, Block 13, Fairview Acres Subdivision No. 3;

thence leaving the said northeasterly right of way of Adams Street, N.44°18'22"E. 178.49 feet along the said northwesterly boundary of Lot 5, Block 13, Fairview Acres Subdivision No. 3 to a set 1/2" iron pin;

thence leaving the said northwesterly boundary of Lot 5, Block 13, Fairview Acres Subdivision No. 3, S.45°42'10"E. 49.95 feet to a set 1/2" iron pin; thence S.44°18'05"W. 178.46 feet to the point of beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and

WARRANTY DEED
(continued)

general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 20th day of June, 2018.

Charles Henson
Charles Henson

Sara E. Henson
Sara E. Henson

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 20 day of June, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles Henson and Sara E. Henson known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: _____
Name: _____
Residing at: _____
My Commission Expires: _____

[Handwritten Signature]

Samantha Stephenson
Residing in: Boise, Idaho
Commission expires: 01/15/2020

(SEAL)



**THIS INSTRUMENT FILED FOR RECORD
BY FIDELITY NATIONAL TITLE AS AN
ACCOMMODATION ONLY. IT HAS NOT
BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS AFFECT UPON THE TITLE.**

QUITCLAIM DEED

FOR VALUE RECEIVED

Shannon Lewis, an unmarried woman

do(es) hereby convey, release and forever quitclaim unto: **Shannon Lewis, an unmarried woman and
Brandon Clay Lewis, an unmarried man**

whose current address is **318 E. 36th St., Garden City, ID 83714,**
the following described premises, to-wit:

For APN/Parcel ID(s): R2734520657

A parcel of land being a portion of Lot 5, Block 13, Fairview Acres Subdivision No. 3, as recorded in Book 11 of Plats at Page 617, records of Ada County, Idaho and lying in a portion of the NE1/4 of Section 5, T.3N, R.2E., Boise Meridian, Garden City, Ada County, Idaho, said parcel being more particularly described as follows:

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N.45°44'00"W. 474.98 feet along the said centerline of Adams Street to a point; thence leaving the said centerline of Adams Street, N.44°17'48"E. 25.00 feet to a point marking the SE Corner of said Lot 5, Block 13, Fairview Acres Subdivision No. 3; thence continuing N.44°17'48"E. 3.50 feet along the southeasterly boundary of Lot 5, Block 13, Fairview Acres Subdivision No. 3 to a set 1/2" iron pin lying along the northeasterly right of way of said Adams Street; thence
N.45°44'00"W. 49.97 feet along the said northeasterly right of way of Adams Street to a set 1/2" iron pin, said pin marking THE REAL POINT OF BEGINNING; thence continuing along the said northeasterly right of way of Adams Street, N.45°44'00"W. 49.97 feet to a set 1/2" iron pin lying along the northwesterly boundary of said Lot 5, Block 13, Fairview Acres Subdivision No. 3;
thence leaving the said northeasterly right of way of Adams Street, N.44°18'22"E. 178.49 feet along the said northwesterly boundary of Lot 5, Block 13, Fairview Acres Subdivision No. 3 to a set 1/2" iron pin;
thence leaving the said northwesterly boundary of Lot 5, Block 13, Fairview Acres Subdivision No. 3, S.45°42'10"E. 49.95 feet to a set 1/2" iron pin; thence S.44°18'05"W. 178.46 feet to the point of beginning.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

QUITCLAIM DEED
(continued)

Date: 6/18/18
[Signature]
Shannon Lewis

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 18th day of June, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Shannon Lewis known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: [Signature]
Name: Sherril Battazzo
Residing at: Boise Idaho
My Commission Expires: _____

My Commission Expires:
January 18, 2024

(SEAL)





7661 West Riverside Dr, Ste 102
Garden City, ID 83714
208.853.6470
www.ackerman-estvold.com

June 14, 2019

Garden City Planning and Zoning Department
6015 N Glenwood Street
Garden City, ID 83714

RE: Kay & Clay Landing Subdivision

HYDROLOGY REPORT

The subject property is located at 3882 N Adams Street, Garden City, being a portion of Lot 5 Block 13, Fairview Acres Subdivision No. 3, as recorded in Book 11 of Plats at Page 617.

The parcel is approximately 8.913 Square Feet and the limits of construction are approximately 7,500 Square Feet as shown in the grading plan attached hereon.

Currently, the site is gently sloping and runoff from the project area is conveyed to the northeast at an average slope of 0.5% and is ultimately intercepted by an existing irrigation ditch that crosses the northeasterly portion of the site.

Proposed improvements consist of a duplex residential house inclusive of driveway, walkways and utilities servicing the building.

Stormwater will be collected in drainage swales on the side of the house and directed northeasterly to a shallow detention basin in the backyard. In the event of heavy rainfall, the detention basin will overflow in the existing irrigation ditch. The proposed driveway will drain towards the street.

The parcel is located in Flood Zone AE with Base Flood Elevation of 2657.8'. The finish floor of the proposed duplex and any critical support equipment will be constructed at a minimum elevation of 2659.8, or two feet above base flood elevation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'AMC', written in a cursive style.

Antonio M Conti, P.E., P.L.S.

Dear Resident

Prior to submittal of a subdivision application, Garden City Code requires a meeting between the applicant and neighbors. This is your notice to meet and review the the division of lot 3880 Adams street into two lots using the subdivision application and its requirements. The current parcel number is R2734520655. The intent is to build a single structure duplex. The entries and garages will face Adams street.

This is not a public hearing, and public officials will not be in attendance. If you have questions about meeting requirements, please contact Garden City Developmental Services 208-472-2921.

If you have any questions about the project, please contact: Shannon Lewis, 208-794-2953, shannonlewis616@gmail.com

Purpose: To review the subdivision proposal that will have one single duplex

When: April 24th at 6:00 pm (there will be someone present until 6:40)

Where: 3882 N. Adams St. This is the property west of 3880 Adams with metal fencing.

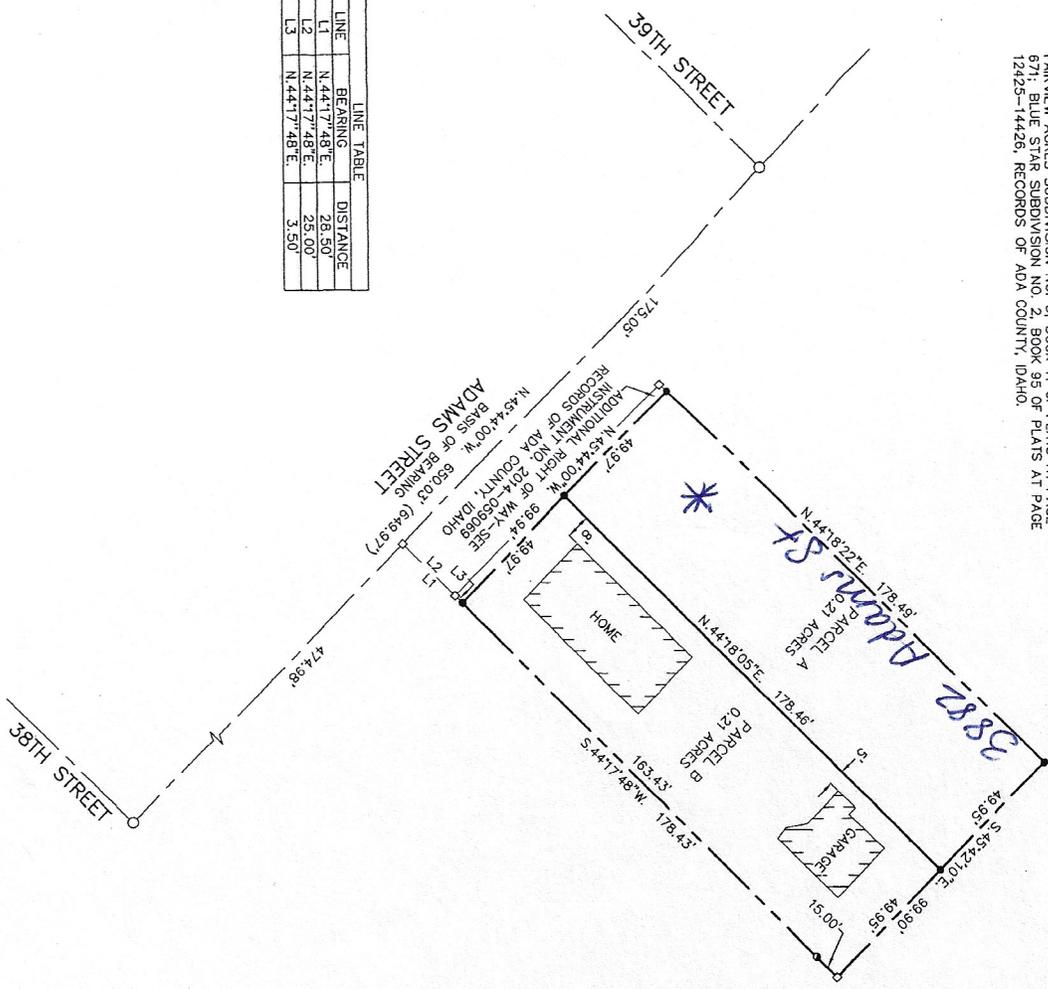
Project: Single building duplex to be place on newly divided lot of 3880. I have attached the preliminary foot print that shows the set backs. Minor adjustments may be made.

Letters were sent by
Mail Apr. 9, 2019

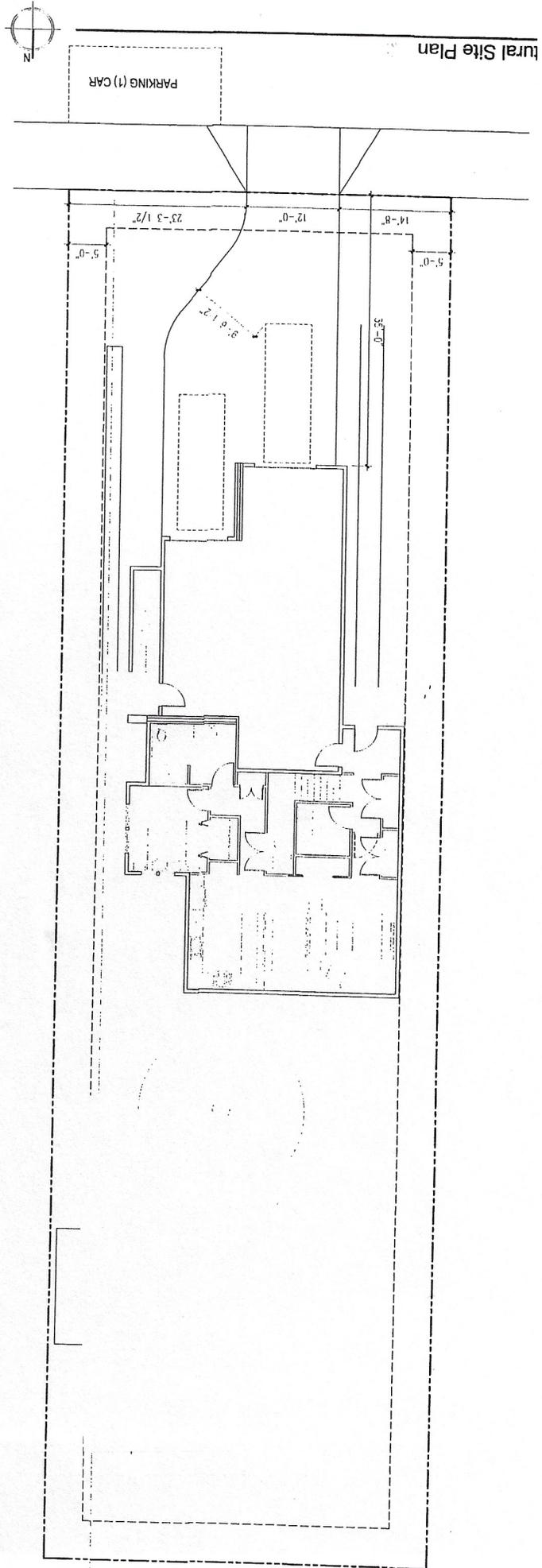

3 pages.

NOTES:

1. MARKS LAND SURVEYING, INC. ASSUMES NO LIABILITY FOR THE PRESENT OR FUTURE COMPLIANCE OR NON-COMPLIANCE WITH THE CITY OF GARDEN CITY PLANNING AND ZONING ORDINANCE RESTRICTIONS AS IT PERTAINS TO BUILDING PERMITS AND THE ISSUANCE THEREOF.
2. REFERENCE IS MADE TO THE FOLLOWING RECORD OF SURVEY INSTRUMENT NOS.: 7536, 9211, 9257, 9336 & 10288, RECORDS OF ADA COUNTY, IDAHO.
3. REFERENCE IS MADE TO THE FOLLOWING SUBDIVISION PLATS: FAIRVIEW ACRES SUBDIVISION NO. 3, BOOK 11 OF PLATS AT PAGE 671; BLUE STAR SUBDIVISION NO. 2, BOOK 95 OF PLATS AT PAGE 12425-14426, RECORDS OF ADA COUNTY, IDAHO.



LINE	BEARING	DISTANCE
L1	N.44.17.48 E.	28.50
L2	N.44.17.48 E.	23.00
L3	N.44.17.48 E.	3.50



SHEET NOTES (#) 1. XXXX

Shannon Lewis/Brandon Lewis
ADAMS 3882 - DUPLEX
 3882 Adams Street, Garden City

DATE	14 JAN 2019
SCALE	AS INDICATED
DRAWN	CMS
CHECKED	CMS
CONCEPT	
PLATFORM JOB NO.	1820.00
ISSUE/REVISION	

NOT FOR CONSTRUCTION

PLATFORM ARCHITECTURE DESIGN
 280 N. 8th, Suite 118 Boise, Idaho 83702
 t: 208.891.9882 platform@platformarch.com



ADA COUNTY ASSESSOR

190 E. Front Street, Suite 107, Boise, ID 83702

(208) 287-7262 www.adacountyassessor.org

RADIUS NOTICE REQUEST FOR ADDRESSES

Idaho Code 9-348(1)(b) prohibits the distribution or sale of mailing lists in order to protect the privacy of taxpayers. However, this list can be provided if you are requesting a list of property addresses to fulfill a requirement required by any statute, ordinance, rule, law or by any governing agency (Idaho Code 9-348(8)).

Please check the purpose below:

- Subdivision
- Conditional Use Permit
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment
- Property Line Adjustment or Lot Split
- Annexation
- Comprehensive Plan Amendments
- Other: _____

RECEIVED
 APR 05 2019
 ADA COUNTY ASSESSOR

Agency: _____

Parcel Number or Address of Subject Property: R2734520655

Brief Description:

Applicant:

Name: Shannon Lewis

Address: 318 E. 316th St.

City: Garden City State: ID Zip: 83714

Telephone: 208-794-2953

Would you like to have the list emailed to you? YES NO

Email address: shannonlewis616@gmail.com

Under penalty of perjury, I hereby certify that I will not be using, nor will I allow to be used in any form or manner, the records, documents, or lists obtained from the Ada County Assessor's Office as a mailing or telephone number list for purposes other than listed above.

By:

Date: 4/5/19

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R1001780010	NHS COMMUNITY SERVICES LLC	3380 W AMERICANA TER STE 120	BOISE, ID 83706-0000
R1001770013	BLUE STAR HOA INC	1036 S TEN MILE RD	KUNA, ID 83634-0000
R1001770020	FANCY INVESTMENTS LLC	1036 S TEN MILE RD	KUNA, ID 83634-0000
R1001770040	RAGSDALE BRENT	508 E ADAMS CT	GARDEN CITY, ID 83714-0000
R1001770060	HOMES N BOISE LLC	1036 S TEN MILE RD	KUNA, ID 83634-0000
R1001770100	WINDES DEEANNA C	513 E ADAMS CT	GARDEN CITY, ID 83714-0000
R1001770113	BLUE STAR HOA INC	1036 S TEN MILE RD	KUNA, ID 83634-0000
R1001770070	HOISINGTON LAURRIE	520 E ADAMS CT	GARDEN CITY, ID 83714-0000
R1001770090	BIVIN ROBERT C	3972 N ADAMS ST	GARDEN CITY, ID 83714-0000
R1001780020	VERDIN STEFFEN PAUL	528 E ADAMS CT	GARDEN CITY, ID 83714-0000
R1001780080	HOWARD LISA M TRUST	2976 E STATE ST # 120-4	EAGLE, ID 83616-0000
R1001780030	VAN DIEPEN NICOLAAS J	530 E ADAMS CT	GARDEN CITY, ID 83714-0000
R1001780060	CHRISTENSEN JOAN C	531 E ADAMS CT	GARDEN CITY, ID 83714-0000
R1001780070	PAGE ABIGAIL D	529 E ADAMS CT	GARDEN CITY, ID 83714-0000
R1001780040	THOMAS JULIE F	532 E ADAMS CT	GARDEN CITY, ID 83714-0000
R1001780050	CLEVELAND TARA L	533 E ADAMS CT	GARDEN CITY, ID 83714-0000
R1001770030	LUPER CALVIN N	504 E ADAMS CT	GARDEN CITY, ID 83714-0000
R1001770050	HOMES N BOISE LLC	1036 S TEN MILE RD	KUNA, ID 83634-0000
R1001770080	DESHAZO JOSHUA A	524 E ADAMS CT	GARDEN CITY, ID 83714-0000
R3459000051	ADA COUNTY HIGHWAY DISTRICT	3775 N ADAMS ST	GARDEN CITY, ID 83714-6447
R3459000021	ADA COUNTY HIGHWAY DISTRICT	3775 N ADAMS ST	GARDEN CITY, ID 83714-6447
R3459000048	ADA COUNTY HIGHWAY DISTRICT	3775 N ADAMS ST	GARDEN CITY, ID 83714-6447
R3459000035	ADA COUNTY HIGHWAY DISTRICT	3775 N ADAMS ST	GARDEN CITY, ID 83714-6447
R3459000011	ADA COUNTY HIGHWAY DISTRICT	3775 N ADAMS ST	GARDEN CITY, ID 83714-6447
R2734502623	HUNTER LINDA	PO BOX 834	CASCADE, ID 83611-0000
R2734502627	BOBP MARY ELLEN & WILLIAM DAVID REVOCABLE TRUST 2-18-09	24891 SEA AIRE	DANA POINT, CA 92629-0000
R2734502642	THOMAS STEPHEN EDWARD	978 S ISLAND GLENN WAY	EAGLE, ID 83618-0000
R2734502644	MEDINA VINCE	1185 W OSPREY RIDGE DR	EAGLE, ID 83616-0000
R2734502287	DOUGAL PHYLLYS C	3901 N ADAMS ST	GARDEN CITY, ID 83714-0000
R2734502303	BINNION DIANNA LEE	4060 N ADAMS ST	GARDEN CITY, ID 83714-0000
R2734502274	SWAIN DILLON	310 E 39TH ST	GARDEN CITY, ID 83714-0000
R2734502282	DOUGAL PHYLLYS C	3901 N ADAMS ST	GARDEN CITY, ID 83714-0000
R2734502291	AMLIN JOHN K	3009 W WOODLAWN AVE	BOISE, ID 83702-0000
R2734502647	MALLO GREGORY R	211 LOMOND CT	GRANITE BAY, CA 95746-0000
R2734520646	WATERPARK ENTERPRISES LLC	210 W MURRAY ST	BOISE, ID 83714-0000
R2734520651	HENSON CHARLES	3880 N ADAMS ST	GARDEN CITY, ID 83714-0000

R2734520697 GARDEN CITY MOBILE ESTATES INC
R2734520043 PAINTER KATHLEEN R
R2734502617 MILANEZ JAVIER
R2734502668 MAPLE WOODLAWN LLC
R2734520044 WATERPARK ENTERPRISES LLC
R2734520675 MCTRAPPINS LLC
R2734520655 LEWIS SHANNON
R2734520661 HENSON INGRID
R2734560040 HOFFER RANDY
R2734560005 BARBEE ANDREW L
R2734560010 BARBEE ANDREW L
R2734560021 BERNSTROM DAVID A
R5457530010 B & B GLASGOW RENTALS LLC
R5457530020 DECKER BARBARA

3784 N LANCER WAY
3878 N ADAMS ST
3845 N ADAMS ST
2640 E BARNETT RD # 141
210 W MURRAY ST
1107 W OFARRELL ST
318 E 36TH ST
3890 N ADAMS ST
PO BOX 97
3869 N REED ST
3869 N REED ST
3895 N REED ST
6333 N BOGART LN
1417 N GARDEN ST

BOISE, ID 83713-0000
GARDEN CITY, ID 83714-0000
GARDEN CITY, ID 83714-0000
MEDFORD, OR 97504-0000
BOISE, ID 83714-0000
BOISE, ID 83702-0000
GARDEN CITY, ID 83714-0000
GARDEN CITY, ID 83714-6448
EAGLE, ID 83616-0000
GARDEN CITY, ID 83714-0000
GARDEN CITY, ID 83714-0000
GARDEN CITY, ID 83714-0000
BOISE, ID 83714-0000
BOISE, ID 83706-0000

SIGN IN SHEET

- 1.
- 2.
- 3.

No one attended

6:00 - 6:40 PM

Apr. 24th 2019

ALTA OWNER'S POLICY OF TITLE INSURANCE

Issued By:



Fidelity National Title*
Insurance Company

Policy Number:

34601808222

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

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ALTA Owner's Policy (06/17/2006)



Shannon Lewis
318 E. 36th St.
Garden City, ID 83714

Date: June 22, 2018
Order No.: 34601808222-SP
Buyer(s): Shannon Lewis
Property: 38XX Adams
Garden City, ID 83714

Enclosed is your Title Policy or Guarantee in connection with the above referenced transaction.
Please call us immediately if you have any questions or concerns.

Sincerely,



Shelly Pereira
AVP/Title Production Manager
Shelly.Pereira@fnf.com

SCHEDULE B EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
4. Any lien or right to a lien for services, labor or material not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Water rights, claims or title to water, whether or not disclosed by the Public Records.
9. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
10. Any off record facts, encumbrances, easements or possessory claims, a survey or inspection would disclose.
11. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2018.

Tax Identification No.: R2734520657
12. Liens, levies and assessments of the CITY OF GARDEN CITY.
13. Liens and assessments of the FAIRVIEW ACRES WATER USERS ASSOCIATION, INC., and the rights, powers and easements of said district as by law provided.
14. Liens and assessments of the THURMAN MILL DITCH COMPANY LTD, and the rights, powers and easements of said district as by law provided.
15. Easements, reservations, restrictions and dedication, if any, as shown on the official plat of said subdivision

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ALTA Owner's Policy (06/17/2006)



SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

16. Ordinance No. 954-12 for Urban Renewal Plan
Recorded November 15, 2012
Instrument No. 112119832, of Official Records.

17. Matters as disclosed by Record of Survey No.
Recorded: June 20, 2018
Instrument No: 2018-057512, of Official Records.

END OF SCHEDULE B

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ALTA Owner's Policy (06/17/2006)



- 6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
- 7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
- 8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
- 9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
- 10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Fidelity National Title Insurance Company

By:

[Handwritten Signature]

President

Attest:

[Handwritten Signature]

Secretary

Fidelity National Title Company
485 East Riverside Dr., Suite 200
Eagle, ID 83616

Countersigned By:

[Handwritten Signature]

Authorized Officer or Agent



EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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ALTA Owner's Policy (06/17/2006)

