

October 29, 2003

Idaho Department of Water Resources
1341 Fillmore Street, Suite 200
Twin Falls, Idaho 83301

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Department of Water Resources
Southern Region

RE: Crossroads Point PUD, Phase 1, Jerome County

Attached are documents and a preliminary plat for the proposed Crossroads Point PUD located in the northwest corner of the intersection of Interstate 84 and US Highway 93 in Jerome County.

The owners and Jerome County Planning and Zoning Commission would like your comments and response to this request before the Commission.

The project will be considered before the Commission on November 24, 2003. Your earliest response would be greatly appreciated.

You can reply to:

Art Brown, Zoning Administrator
Jerome County Planning and Zoning
121 3rd Avenue East
Jerome, Idaho 83338

Phone: 208-324-9116

Fax: 208-324-9263

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JEROME COUNTY
PRELIMINARY PLAT APPLICATION

The undersigned hereby applies for a Preliminary Plat. All representations are to the best knowledge of the undersigned, fully accurate. This application is submitted on the express understanding that any inaccuracy in the information submitted in the application may be grounds for rejection of the Preliminary Plat.

REQUIRED DOCUMENTS:

2 COPIES OF EACH:

1. This application form
2. Plat, which may include topographic and soils data or shall submit separately
3. Legal description
4. Vicinity map- 1" = 300' with a 600' radius

1 COPY OF RECORDED DEED, CONTRACT OF SALE, ETC., SHOWING YOUR PROPRIETARY INTEREST

GENERAL INFORMATION

Total Acreage 180 Acres (Phase 1) Number of Lots 21

Lots/Acre 0.12 Domestic Water (Water Company) City of Jerome

Sewage (Method of Disposal) City of Jerome

Fire Protection District Jerome Rural Fire Protection District

Irrigation District North Side Canal Company

School District Jerome Nearest School Jerome

Highway District Jerome City Area of Impact Jerome

.....
I consent to the submittal of this application

Owner of Record _____ Date _____

Project Engineer/Surveyor (print name) _____

Address _____ Zip _____ Telephone _____

I certify that the above information is correct

Applicant (print name) _____ Date _____

Address _____ Zip _____ Telephone _____

SUBDIVISION APPLICATION

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The UNDERSIGNED hereby makes application for subdivision approval before the Jerome County Planning and Zoning Commission and Jerome County Board of Commissioners, and states that:

1. The name of the proposed subdivision is:

Crossroads Point PUD – Phase 1

2. The legal description of the property proposed for subdivision is (attach additional sheet, if necessary):

That portion of the east 2248 feet of the E1/2 SE1/4, Section 10, T. 9 S., R. 17 E., B.M. lying west of the US Highway 93 right-of-way; and that portion of the east 2248 feet of the E1/2 NE1/4, Section 15, T. 9 S., R 17 E., B.M., lying west of the US Highway 93 and north of the Interstate 84 right-of-ways. (Totaling approximately 180 Acres)

3. The name, addresses and telephone numbers of the sub-dividers are:

***Arlen and Derrel Crouch
ABC AGRA, LLC.
112 South Lincoln, Suite 5
P.O. Box 378
Jerome, Idaho 83338
208-324-6644***

4. The proposed subdivision shall consist of the following types of land usage:

Business Center, Hospital, Commercial uses (see attached list of anticipated uses)

5. Residential dwellings to be constructed in such subdivision may be described as:

No residential uses are anticipated for this PUD

6. The current land use and zoning of the property to be subdivided is:

***Current Land Use is un-irrigated pasture
Current Zoning is Commercial General***

Signature _____

Date _____

JEROME COUNTY
SPECIAL USE PERMIT/PLANNED UNIT DEVELOPMENT
APPLICATION

HEARING WILL NOT BE ADVERTISED AND PLACED ON THE AGENDA UNTIL ALL OF THE ITEMS HAVE BEEN SUBMITTED TO AND ACCEPTED BY THE ADMINISTRATOR

The undersigned hereby applies for a Planned Unit Development. All representations are to the best knowledge of the undersigned, fully accurate. This application is submitted on the express understanding that any inaccuracy in the information submitted in the application may be grounds for rejection of the Planned Unit Development. The applicant will bear all cost of publication and notice in addition to the (non-refundable) application fee of \$75.00.

A. NAME, COMPLETE ADDRESS AND TELEPHONE NUMBER OF APPLICANT.

*Arlen and Derrel Crouch
ABC AGRA, LLC
112 South Lincoln, Suite 5
Jerome, Idaho 83338
208-324-6644*

B. NAME, ADDRESS AND TELEPHONE NUMBER OF THE REGISTERED SURVEYOR, THE REGISTERED ENGINEER AND/OR THE URBAN PLANNER ASSISTING IN THE PREPARATION OF THE DEVELOPMENT PLAN.

*Jerry Shapins
Shapins Associates
136 Pearl Street, Suite 220
Boulder, Colorado
303-442-4888*

*Scott Bybee, P.E.
500 South 23 East
Jerome, Idaho 83338
208-324-7316*

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C. LEGAL DESCRIPTION OF PROPERTY

That portion of the east 2248 feet of the E1/2 SE1/4, Section 10, T. 9 S., R. 17 E., B.M. lying west of the US Highway 93 right-of-way; and that portion of the east 2248 feet of the E1/2 NE1/4, Section 15, T. 9 S., R 17 E., B.M., lying west of the US Highway 93 and north of the Interstate 84 right-of-ways. (Totaling approximately 180 Acres)

D. DESCRIPTION OF THE EXISTING USE

The property is currently un-irrigated pasture. Some portions of the property are temporarily being used for construction activity related to the reconstruction of the US Highway 93 / Interstate 84 Interchange.

E. ZONING OF PROPERTY INVOLVED IN THE PROJECT

The property is currently zoned Commercial General

F. A VICINITY MAP, DRAWN OT SCALE APPROVED BY THE COMMISSION WHICH SHOWS THE PROPERTY LINES, EXISTING STREETS, PROPOSED ZONING AND SUCH OTHER ITEMS AS THE COMMISSION REQUIRES IN ORDER TO DEMONSTRATE THE RELATIONSHIP OF THE PUD TO THE COMPREHENSIVE PLAN, TO EXISTING SCHOOLS, AND TO OTHER COMMUNITY FACILITIES AND SERVICES

See attached exhibits

G. PRELIMINARY DEVELOPMENT PLAN, DRAWN TO A SCALE APPROVED BY THE COMMISSION, WHICH SHOWS TOPOGRAPHY AT INTERVALS OF TWO (2) FEET, LOCATIONS AND TYPES OF RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL LAND USES, UTILITY EASEMENTS, PARKS AND COMMUNITY SPACES, LAYOUT AND DIMENSIONS OF LOTS AND BUILDING SETBACK LINES, PRELIMINARY IMPROVEMENT DRAWINGS SHOWING WATER, SEWER, DRAINAGE, ELECTRIC, TELEPHONE AND NATURAL GAS LINES AND SUCH OTHER FEATURES AS THE COMMISSION DEEMS NECESSARY.

See attached exhibits

H. PROPOSED TIME SCHEDULE FOR THE DEVELOPMENT OF THE SITE.

Work is contemplated to begin in the spring of 2004 and will be completed by the spring of 2006

I. EVIDENCE THAT THE APPLICANT HAS SUFFICIENT CONTROL OVER THE LAND IN QUESTION TO INITIATE THE PROPOSED DEVELOPMENT PLAN WITHIN TWO (2) YEARS. THE APPLICATION FOR PRELIMINARY PUD SHALL BE ACCOMPANIED BY A WRITTEN STATEMENT FROM THE DEVELOPER SUPPORTING HIS CONTENTION THAT THE PUD WILL BE IN THE PUBLIC INTEREST.

See attached exhibits

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- J. PLANNING AND ZONING WILL NOTIFY NEIGHBORING PROPERTY OWNERS WITHIN ONE-FOURTH MILE BASED ON THE LEGAL DESCRIPTION PROVIDED HEREIN.
- K. THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION IS NOW OWNED BY (INCLUDE ALL PARTIES TO EXISTING EXECUTORY CONTRACT MORTGAGES OR LIEN HOLDERS).

***Arlen and Derrel Crouch
ABC AGRA, LLC
112 South Lincoln, Suite 5
Jerome, Idaho 83338
208-324-6644***

DATED THIS _____ DAY OF _____

APPLICANT

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CROSSROADS POINT PUD - PHASE 1

LEGEND

OWNERS:

ARLEN & DERREL CROUCH
ABC AGRA, LLC
112 SOUTH LINCOLN, SUITE 5
JEROME, IDAHO 83338
(208) 324-6644

ENGINEER:

SCOTT BYBEE
23 EAST 500 SOUTH
JEROME, IDAHO 83338
(208) 324-7316

CURRENT ZONING:

COMMERCIAL GENERAL

TOTAL SUBDIVISION SIZE:

180 ACRES (PHASE 1)

PROPOSED LOTS:

21 (1.2 TO 35.5 ACRES IN SIZE)

DENSITY:

0.12 LOTS PER ACRE

SEWER:

CITY OF JEROME

WATER:

CITY OF JEROME

ROADWAYS:

PUBLIC ROADS BUILT TO HDD STANDARDS

PROPOSED USE:

COMMERCIAL

EXISTING USE:

UN-IRRIGATED GRAZING
FOR FUTURE ROADS AND UTILITIES

EASEMENTS:

WATER RIGHTS:

PORTIONS TO BE CONVERTED TO MUNICIPAL USE

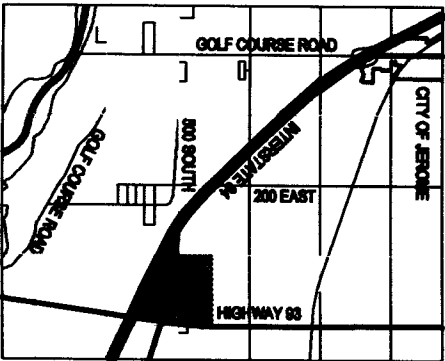
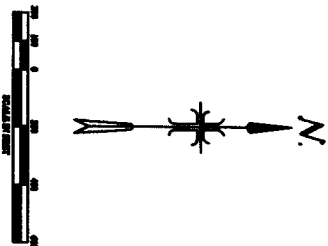
EXTERIOR PROPERTY LINE
INDIVIDUAL LOT LINE
EASEMENT LINE
CONTOUR LINE

COMMERCIAL
CG ZONING

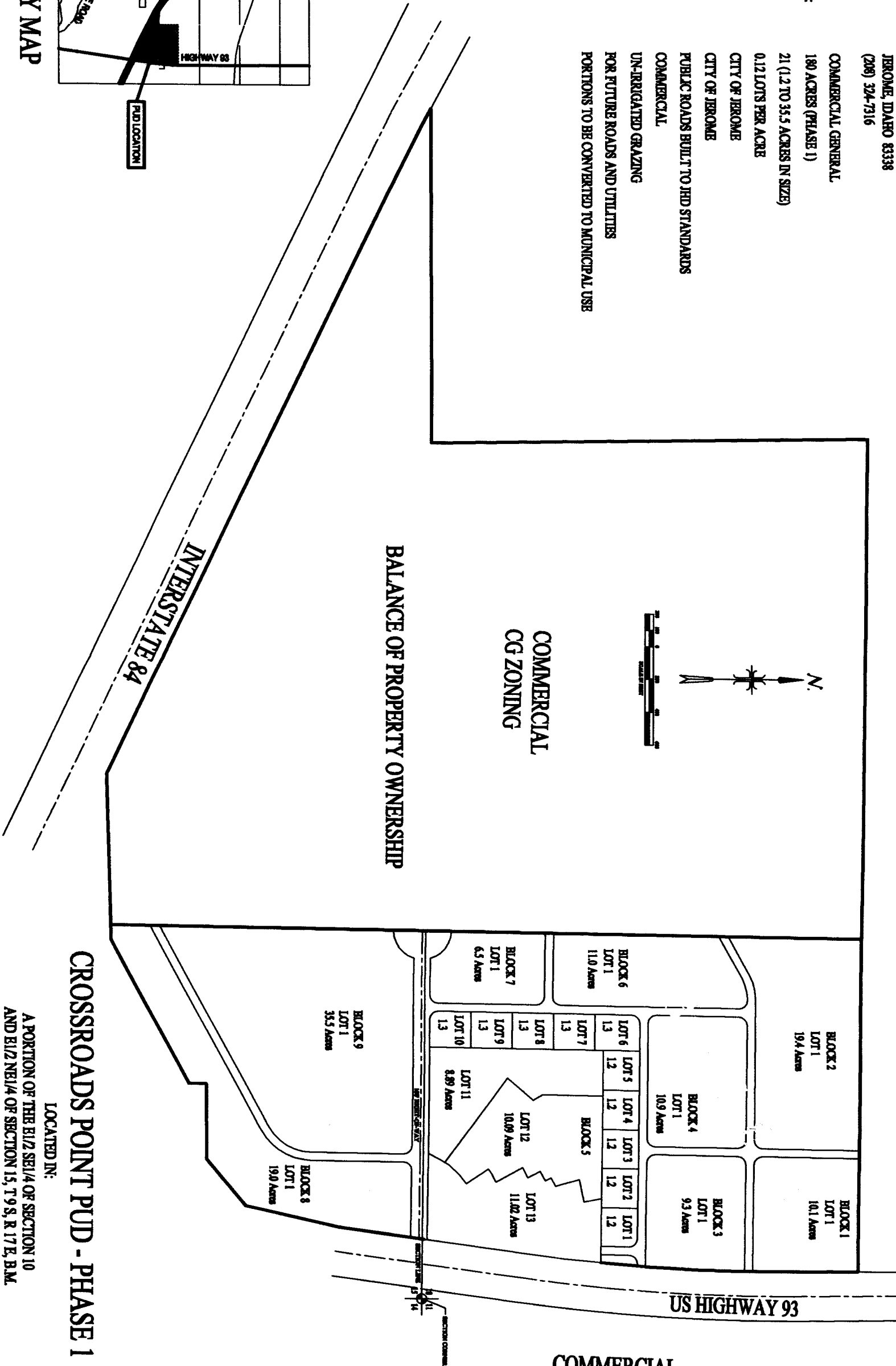
COMMERCIAL
CG ZONING

BALANCE OF PROPERTY OWNERSHIP

COMMERCIAL
CG ZONING



VICINITY MAP



CROSSROADS POINT PUD - PHASE 1

LOCATED IN:
A PORTION OF THE E1/2, SE1/4 OF SECTION 10
AND E1/2, NE1/4 OF SECTION 15, T 9 S, R 17 E, B.M.
JEROME COUNTY, IDAHO

PRELIMINARY PLAT OF CROSSROADS POINT PUD
Located in Sections 10 & 17, T 9 S, R 17 E, BM
Jerome County, Idaho

DATE:	BY:	REVISIONS:

OCTOBER 2006
SCALE: 1"=200'
DESIGNED: BJB
DRAWN: BJB
CHECKED: BJB
APPROVED: BJB

CAD DRAWING FILE
CIP