



Mayor Tammy de Weerd

City Council Members:

Keith Bird
Luke Cavener
Ty Palmer

Joe Borton
Genesis Milam
Anne Little Roberts

TRANSMITTALS TO AGENCIES FOR COMMENTS ON
DEVELOPMENT PROJECTS WITH THE CITY OF MERIDIAN

To ensure that your comments and recommendations will be considered by
the Meridian Planning and Zoning Commission please submit your
comments and recommendations to Meridian City Hall

Attn: Jaycee Holman, City Clerk, by: _____ **March 10, 2016**
Transmittal Date: **February 23, 2016** File No.: **H-2016-0004**
Hearing Date: **March 17, 2016**
Request: **Public Hearing - Annexation and Zoning of 0.63 acres of land with
a C-G zoning district for Meridian Property Group**
By: **Darel T. Hardenbrook**
Location of Property or Project: **1139 E. Fairview Avenue**

- | | |
|--|--|
| <input type="checkbox"/> Ryan Fitzgerald (No FP) | <input type="checkbox"/> Meridian School District |
| <input type="checkbox"/> Gregory Wilson (No FP) | <input type="checkbox"/> Meridian Post Office |
| <input type="checkbox"/> Steven Yearsley (No FP) | <input type="checkbox"/> Ada County Highway District |
| <input type="checkbox"/> Patrick Oliver (No FP) | <input type="checkbox"/> Ada County Development Services |
| <input type="checkbox"/> Rhonda McCarvel (No FP) | <input type="checkbox"/> Central District Health |
| <input type="checkbox"/> Tammy de Weerd, Mayor | <input type="checkbox"/> COMPASS |
| <input type="checkbox"/> City Council | <input type="checkbox"/> Nampa Meridian Irrig. District |
| <input type="checkbox"/> Sanitary Services | <input type="checkbox"/> Settlers Irrig. District |
| <input type="checkbox"/> Building Department | <input type="checkbox"/> Idaho Power Company |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Qwest |
| <input type="checkbox"/> Police Department | <input type="checkbox"/> Intermountain Gas Co. |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> Idaho Transportation Dept. |
| <input type="checkbox"/> City Public Works | <input type="checkbox"/> Ada County Ass. Land Records |
| <input type="checkbox"/> City Planner | <input type="checkbox"/> Downtown Projects: |
| <input type="checkbox"/> Parks Department | <input type="checkbox"/> Meridian Development Corp. |
| <input type="checkbox"/> Economic Dev. | <input type="checkbox"/> Historical Preservation Comm. |
| | <input type="checkbox"/> South of RR / SW Meridian: |
| | <input type="checkbox"/> NW Pipeline |
| | <input type="checkbox"/> New York Irrigation District |
| | <input type="checkbox"/> Boise-Kuna Irrigation District |
| | <input type="checkbox"/> Boise Project Board of Control/Tim Page |

Hearing Date: March 17, 2016

File No.: H-2016-0004

Project Name: Meridian Property Group-AZ

Request: Request for annexation and zoning of 0.63 acres of land with a C-G zoning district, by Darel T. Hardenbrook.

Location: The site is located at 1139 E. Fairview Avenue on the south side of E. Fairview Avenue, west of N. Locust Grove Road, in the NE ¼ of Section 07, Township 3N., Range 1E.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:
 Project name: H-2016-0004
 File number(s): Meridian Property Group
 Assigned Planner: Josh Beach Related files: _____

Type of Review Requested (check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Accessory Use | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Private Street |
| <input checked="" type="checkbox"/> Annexation and Zoning | <input type="checkbox"/> Property Boundary Adjustment |
| <input type="checkbox"/> Certificate of Zoning Compliance | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Time Extension: |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | Director/ Commission/Council (circle one) |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Conditional Use Modification | <input type="checkbox"/> Vacation: |
| Director/Commission (circle one) | Director/ Council (circle one) |
| <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Final Plat Modification | |

Applicant Information

Applicant name: DAREL T. HARDENBROOK Phone: (208) 585-7761
 Applicant address: 10221 FAIRVIEW AVE Email: DTHARDENBROOK@CABLEONE.NET
 City: BOISE State: ID Zip: 83704

Applicant's interest in property: Own Rent Optioned Other AGENT
 Owner name: EDDY CHRISTENSEN Phone: (208) 378-4422
 Owner address: 10221 FAIRVIEW AVE Email: INSTANTEQUITY@CABLEONE.NET
 City: BOISE State: ID Zip: 83704

Agent/Contact name (e.g., architect, engineer, developer, representative): AGENT OF RECORD IN APP. CHECKLIST
 Firm name: DAREL T. HARDENBROOK Phone: (208) 585-7761
 Agent address: 10221 FAIRVIEW Email: DTHARDENBROOK@CABLEONE.NET
 City: BOISE State: ID Zip: 83704

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 1139 E. FAIRVIEW AVE. Township, range, section: 3 N 1 E 07
 Assessor's parcel number(s): 51107120620 Total acreage: .63 Zoning district: _____

Project/subdivision name: MERIDIAN PROPERTY GROUP
 General description of proposed project/request: ANNEX 1139 FAIRVIEW & REZONE TO C-G & COMBINE WITH 1065 FAIRVIEW INTO ONE PARCEL
 Proposed zoning district(s): C-G
 Acres of each zone proposed: .63
 Type of use proposed (check all that apply):
 Residential Office Commercial Employment Industrial Other _____
 Who will own & maintain the pressurized irrigation system in this development? MERIDIAN PROPERTY GROUP
 Which irrigation district does this property lie within? NAMPA / MERIDIAN
 Primary irrigation source: PRESSURIZED STUBBED TO PROP. Secondary: _____
 Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): LESS THAN .10 ACRE

Residential Project Summary (if applicable)

Number of residential units: _____ Number of building lots: _____
 Number of common lots: _____ Number of other lots: _____
 Proposed number of dwelling units (for multi-family developments only):
 1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____
 Minimum square footage of structure (excl. garage): _____ Maximum building height: _____
 Minimum property size (s.f.): _____ Average property size (s.f.): _____
 Gross density (Per UDC 11-1A-1): _____ Net density (Per UDC 11-1A-1): _____
 Acreage of qualified open space: _____ Percentage of qualified open space: _____
 Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): _____

Amenities provided with this development (if applicable): _____
 Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse
 Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable)

Number of building lots: 1139 & 1065 Common lots: _____ Other lots: _____
 Gross floor area proposed: LESS THAN 20,000 SQ Existing (if applicable): 2 ^{OLD} HOUSES TO BE DEMO'D.
 Hours of operation (days and hours): 8 AM - 8 PM Building height: @ 24'
 Total number of parking spaces provided: 11 1/2 HANDICAPPED Number of compact spaces provided: _____

Authorization

Print applicant name: DARL T. HARDENBROOK
 Applicant signature: Darl T. Hardenbrook Date: 1/13/16

Meridian Planning Division

33 E. Broadway Ave.
Meridian, ID 83642

February 14, 2016 revised

**SUBJECT: Project Narrative for
Meridian Property Group Commercial Development
Located at on the southwest corner of Jericho and
Fairview Ave. Meridian, Idaho
1139 E. Fairview Ave. parcel number S1107120620
1065 E. Fairview Ave. parcel number S1107120650**

Dear Bill Parsons,

This letter was written on behalf of the developer, Meridian Property Group, LLC., to describe the enclosed application for the proposed commercial development at 1065, and 1139 E. Fairview Ave.

As you know back in 2009, the owner entered into a development agreement with the City to develop 1065 and 1139. Due to the economic challenges faced in 2009, the property never moved forward to final Design Review. Thus, we ask the City of Meridian to terminate the existing Development Agreement and amend it per our proposed changes enclosed in our application packet.

This application is intended to ask the City to approve annexation of 1139 E. Fairview Ave., currently zoned R-1M, into the City of Meridian, merge this parcel with 1065 E. Fairview Ave. into one parcel, and enter into a Development Agreement with the City.

This property will then be used as a pre-owned car dealership as shown on the enclosed drawings. Additionally, this property will include a service shop to

complete minor repairs on vehicles to be sold at the dealership. This project will be tied together through common architectural building design, landscaping, street fixtures, architectural highlights, as well as curb, gutter, and sidewalk. The entire property will comply with all local and state codes and standards, including, but not limited to: fire, signage, height, landscaping, irrigation, traffic, and storm water containment.

We recognize that the exact size of the building may vary slightly, so we anticipate that the actual building size and uses will be determined by the future design review, and any other review by the City.

We altered our development plans, based on our pre-application meeting, to: **(1)** reduce our Fairview access points to one; **(2)** changed the orientation of the garage doors to NOT face Fairview -- in doing so we ask that our south setback be reduced to that described on the attached detailed drawings; **(3)** we are exploring the option of discharging water to the drain on the northeast corner of the property -- we are currently in negotiations with the ROW parcel owner bordering our property and Jericho Way; **(4)** we recognize an irrigation facility will be required for the entire site; **(5)** we will extend 8" water main from stub at Touchstone Place through the site and connect to the main in either E. Fairview, or Jericho Way -- this will be addressed, in detail, in our design review docs.

We had 0 property owner attend the Neighborhood Meeting that was held at 1139 E. Fairview on January 11, 2016.

Domestic, City water service is stubbed into the property from the Touchstone Place Apartment project, and adjacent to the property along the Fairview frontage. As previously stated, we will also extend 8" water main from the above mentioned stub through the site and connect to the main in E. Fairview, or Jericho Way. Sanitary, City, sewer service is stubbed into the property from the Touchstone Place Apartments to be used by our development.

We request that the City review and approve our request for this annexation and rezone to C-G.

Please call me at (208) 585-7761 if you have questions, or need any additional information.

Respectfully,

Darel Hardenbrook

A handwritten signature in black ink, appearing to read "Darel J. Hardenbrook". The signature is written in a cursive style with a large initial "D" and a distinct "H".



Unlimited Boundaries, Inc. dba ALS
LAND SURVEYING & PLANNING
1103 W. Main St.
Middleton, Idaho 83644
208-585-5858

**DESCRIPTION FOR
INSTANT EQUITY PROPERTIES
PARCEL 1
1139 E FAIRVIEW AVE
PARCEL NUMBER S1107120620**

That portion of that Parcel of Land as shown on that Record of Survey No. 7426, recorded under Instrument No. 106095763, Ada County Records, also being a portion of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 7, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of said NW1/4 of the NE1/4, from which the north quarter corner of said Section 7 bears along the north line of said Section 7, North 89°28'06" West, 1320.52 feet; Thence, along said north line, North 89°28'06" West, 85.00 feet; Thence, departing from said north line, South 00°30'53" West, 30.71 feet to the south right of way line of Fairview Avenue and the **POINT OF BEGINNING**;

Thence, departing from said south right of way line and along the east line of said Parcel of Land as shown on said Record of Survey, South 00°30'53" West, 219.29 feet to the northerly line of Touchstone Place Subdivision recorded in Book 107 of Plats at Pages 14842 through 14844, Ada County Records;

Thence, along said northerly line, North 89°28'06" West, 123.71 feet;

Thence, continuing along said northerly line, North 00°30'53" East, 41.29 feet;

Thence, departing from said northerly line, North 00°30'53" East, 177.28 feet to said south right of way line;

Thence, along said south right of way line along a curve to the right 123.71 feet said curve having a central angle of 00°07'26", a radius of 57,245.80 feet, and a long chord which bears South 89°48'06" East a distance of 123.71 feet to the **POINT OF BEGINNING**, containing 0.62 acres or 27,094 square feet, more or less.





Unlimited Boundaries, Inc. dba ALS
LAND SURVEYING & PLANNING
1103 W. Main St.
Middleton, Idaho 83644
208-585-5858

**DESCRIPTION FOR
INSTANT EQUITY PROPERTIES
PARCEL 2
1065 E FAIRVIEW AVE
PARCEL NUMBER S1107120650**

That portion of that Parcel of Land as shown on that Record of Survey No. 7426, recorded under Instrument No. 106095763, Ada County Records, also being a portion of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 7, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of the NW1/4 of the NE1/4, from which the north quarter corner of said Section 7 bears along the north line of said Section 7, North 89°28'06" West, 1320.52 feet; Thence, along said north line, North 89°28'06" West, 208.73 feet; Thence, departing from said north line, South 00°30'53" West, 31.43 feet to the south right of way line of Fairview Avenue and the **POINT OF BEGINNING**;

Thence, departing from said south right of way line, South 00°30'53" West, 177.28 feet to the northerly line of Touchstone Place Subdivision recorded in Book 107 of Plats at Pages 14842 through 14844, Ada County Records;

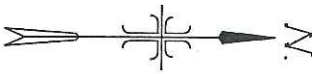
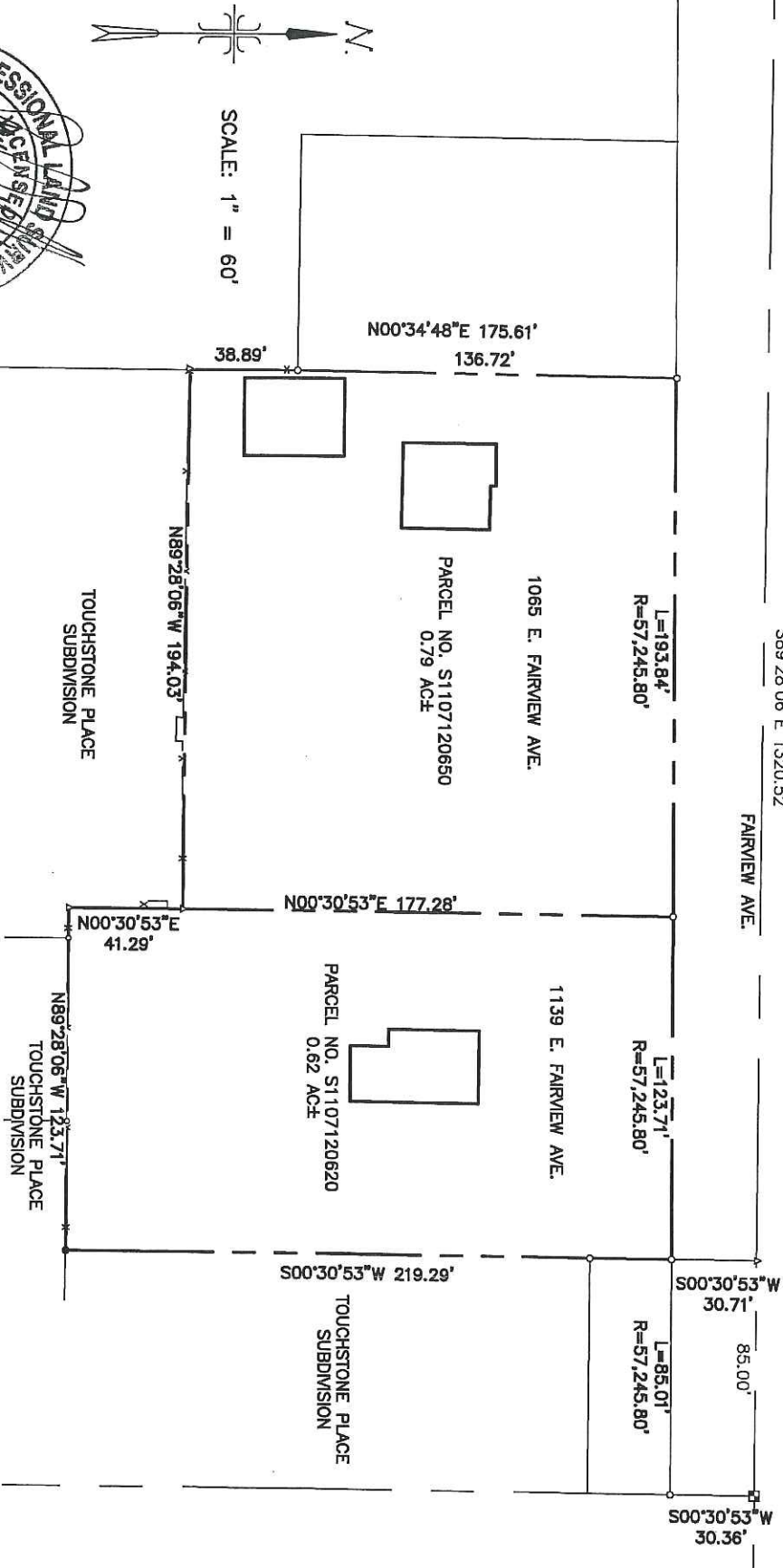
Thence, along said northerly line, North 89°28'06" West, 194.03 feet to the east line of that certain Quitclaim Deed to Larry Johnson recorded under Instrument No. 2015-086074, Ada County Records;

Thence, along said east line, North 00°34'48" East, 175.61 feet, which is also along the east line of the west 918.00 feet of the Northwest Quarter of the Northeast Quarter, which is shown on said record of survey, to said south right of way line;

Thence, along said south right of way line along a curve to the right 193.84 feet, said curve having a radius of 57,245.80 feet, a central angle of 00°11'38" and a long chord which bears South 89°57'40" East a distance of 193.84 feet to the **POINT OF BEGINNING**, containing 0.79 acres or 34,218 square feet, more or less.

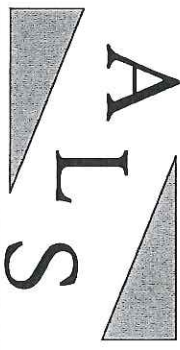


**EXHIBIT MAP OF
Parcel No. S1107120620 & S1107120650**

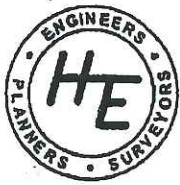


SCALE: 1" = 60'



	<p>Surveyors • Planners 1103 West Main Street Middleton, Idaho 208-585-5858</p>
<p>DATE: February 17, 2016</p>	<p>FILE: 4103-01 TOP0.dwg</p>

SEE ALSO
TAB 4



APPENDIX A

HUBBLE ENGINEERING, INC.

701 S. Allen St., Suite 102 ■ Meridian, ID 83642

208/322-8992 ■ Fax 208/378-0329

Project No. 0105200

November 8, 2001

**DESCRIPTION FOR
ANNEXATION / REZONE
OGDEN PROPERTY**

A parcel of land located in the NW1/4 of the NE1/4 of Section 7, T.3N., R.1E., B. M., Ada County, Idaho and more particularly described as follows:

Commencing at the corner common to Sections 5, 6, 7 and 8 of T.3N., R.1E., B.M., from which the 1/4 corner common to said Sections 6 and 7 bears North 89°28'06" West, 2640.98 feet;

thence North 89°28'06" West, 1513.68 feet on the line common to said Sections 6 and 7 to the **REAL POINT OF BEGINNING**;

thence continuing on said common line North 89°28'06" West, 209.36 feet;

thence leaving said common line South 00°42'04" West, 33.09 feet to a point on the southerly right-of-way of said Fairview Avenue;

thence continuing South 00°42'04" West, 175.98 feet;

thence South 88°56'51" East, 208.52 feet;

thence North 00°55'50" East, 179.65 feet to a point on the said southerly right-of-way of Fairview Avenue;

thence continuing North 00°55'50" East, 31.32 feet to the Point of Beginning, containing 1.01 acres, more or less.

Prepared by:
HUBBLE ENGINEERING, INC.

[Signature]
Method approval
by
NOV 14 2001
Meridian Public
Works Dept.



Patrick J. Scheffler, P.L.S.

SEE PARCEL II PAGE 4

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 12.00 4
BOISE IDAHO 07/27/07 04:42 PM
DEPUTY Gail Garrett
RECORDED - REQUEST OF
Transaction Title 107106630



Order No.: 1055778-bc

WARRANTY DEED

FOR VALUE RECEIVED

Aaron Hymas, a married person as sole and separate property and Justin Walker, a married person as sole and separate property

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

Instant Equity Properties, LLC,

GRANTEES(s), whose current address is: **1065 Fairview Ave., Meridian, ID 83642** the following described real property in Ada County, State of Idaho, more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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 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.

Dated this 26 day of July, 2007

Aaron Hymas

Tiffany Hymas

Justin Walker

Jackie Walker

State of Idaho

County of ADA

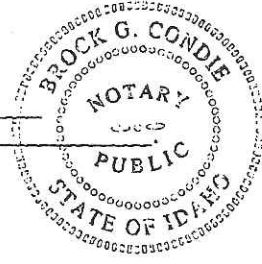
On this 26 day of July, 2007, before me the undersigned, a Notary Public in and for said state, personally appeared Aaron Hymas known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

[Handwritten Signature]

Notary Public Name: _____

Residing at _____

My Commission Expires Brock G. Condie
Residing at: Nampa, Idaho
Commission expires: 02-02-2008



State of Idaho

County of ADA

On this 26 day of July, 2007, before me the undersigned, a Notary Public in and for said state, personally appeared Justin Walker known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

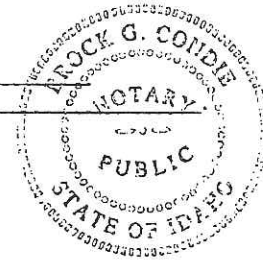
[Handwritten Signature]

Notary Public Name: _____

Residing at _____

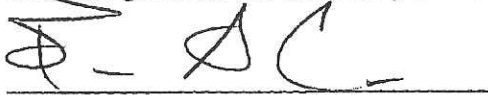
My Commission Expires: _____

Brock G. Condie
Residing at: Nampa, Idaho
Commission expires: 02-02-2008



State of **Idaho**, County of **Ada**, ss.

On this **26th** day of **July** in the year of **2007**, before me, the undersigned, a Notary Public in and for said State, personally appeared **Tiffany Hymas** known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

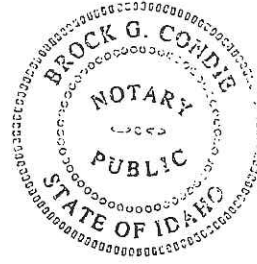


Notary Public

Residing at:

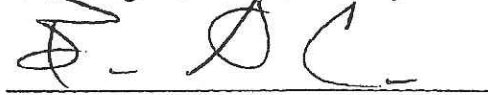
My Commission Expires:

Brock G. Condie
Residing at: Nampa, Idaho
Commission expires: 02-02-2008



State of **Idaho**, County of **Ada**, ss.

On this **26th** day of **July** in the year of **2007**, before me, the undersigned, a Notary Public in and for said State, personally appeared **Jackie G. Walker** known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.



Notary Public

Residing at:

My Commission Expires:

Brock G. Condie
Residing at: Nampa, Idaho
Commission expires: 02-02-2008

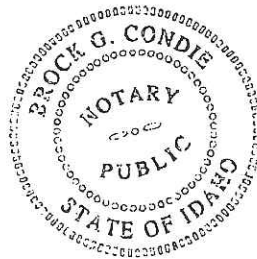


EXHIBIT "A"

PARCEL I

The West 208.71 feet of the East 417.42 feet of the North 208.71 feet of the Northwest quarter of the Northeast of Section 7, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPTING THEREFROM a parcel of land conveyed to the State of Idaho in that certain warranty deed recorded June 24, 1955, as Instrument No. 378979, records of Ada County, Idaho, and being more particularly described as follows:

A strip of land lying situate between the North line of Section 7, Township 3 North, Range 1 East, Boise Meridian, and a line parallel to and 50.0 feet distant Southerly from the following described center line of highway as surveyed and shown on the official plat of U.S. 30 Project No. F-3281 (5) highway Survey on file in the office of the Department of Highways of the State of Idaho and lying over and across the West 208.71 feet of the East 417.42 feet of the North 208.71 feet of the Northwest quarter of the Northeast quarter of Section 7, Township 3 North, Range 1 East, Boise Meridian.

Beginning at Station 54+47.0 of the said Highway Survey, which station is a point on curve approximately 17.0 feet North and 918.0 feet East from the North quarter of Section 7, Township 3 North, Range 1 East, Boise Meridian; thence 211.0 feet with a 0°06' curve right, said curve having a central angle of 1°15' to Station 56+58.0, which station is a point on curve approximately 18.0 feet North and 1,129.0 feet East from the North quarter corner of Section 7, Township 3 North, Range 1 East, Boise Meridian.

PARCEL II

A portion of the Northwest quarter of the Northeast quarter of Section 7, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of the Northwest quarter of the Northeast quarter of Section 7, Township 3 North, Range 1 East; thence West along the North line of Section 7, a distance of 85 feet to the REAL POINT OF BEGINNING; thence continuing West along the said North line of said section, a distance of 123.71 feet; thence South and parallel to the East boundary of said Northwest quarter of the Northeast quarter, a distance of 250 feet; thence East and parallel to the North boundary of said Section 7, a distance of 123.71 feet; thence North to the REAL POINT OF BEGINNING.

EXCEPTING THEREFROM the Northerly 30 feet for road right-of-way.

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, EDDY CHRISTENSEN, 10221 FAIRVIEW
(name) (address)
BOISE, ID
(city) (state)

being first duly sworn upon, oath, depose and say:

- 1. That I am the record owner of the property described on the attached, and I grant my permission to:

DAREL T. HARDENBROOK 10221 FAIRVIEW BOISE, ID 83704
(name) (address)

to submit the accompanying application(s) pertaining to that property.

- 2. I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- 3. I hereby grant permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 4TH day of DECEMBER, 20 15

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.





[Signature]
(Notary Public for Idaho)

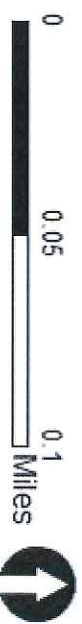
Residing at: Instant Equity Auto LLC

My Commission Expires: AUGUST 1ST 2017

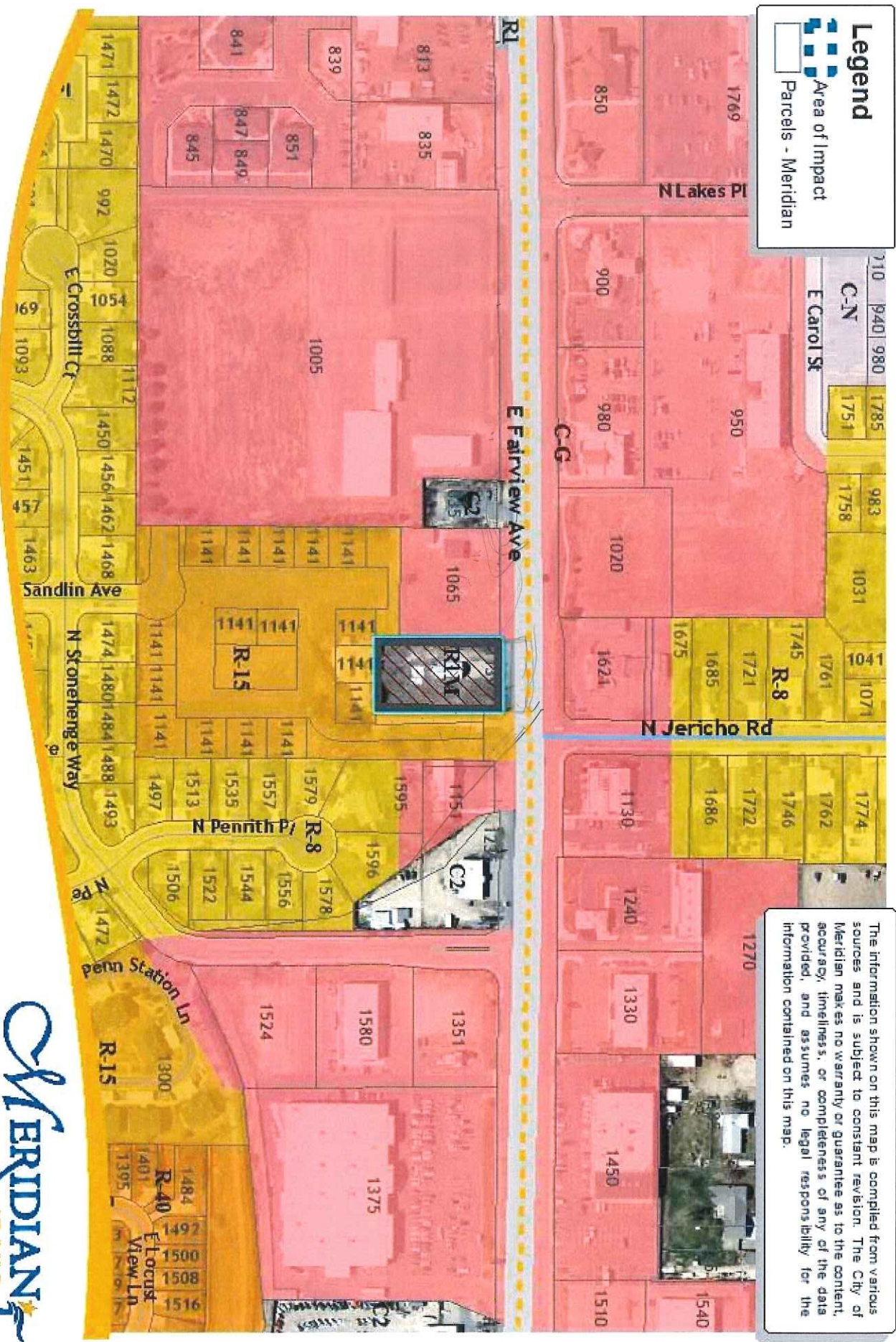
Vicinity Map

Legend

-  Area of Impact
-  Parcels - Meridian



The information shown on this map is compiled from various sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map.



CITY OF MERIDIAN
PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: 1139 E. Fairview Date: 12/08/2015
 Applicant(s)/Contact(s): Darel Hardenbrook
 City Staff: Bill, Josh, Bruce
 Location: 1139 E Fairview Size of Property: .63 acres
 Comprehensive Plan FLUM Designation: _____
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: commercial Existing Zoning: R1M
 Proposed Use: Auto sales Proposed Zoning: C-G
 Surrounding Uses: N<E<W: Commercial S: Multi-family residential
 Street Buffer(s) and/or Land Use Buffer(s): 25 foot landscape buffer along Fairview as well as along the boundary to the south
 Open Space/Amenities/Pathways: _____
 Access/Stub Streets/Street System: Access is from E. Fairview
 Sewer & Water Service: _____
 Waterways/ Floodplain/Topography/Hazards: _____
 History: _____
 Additional Meeting Notes: 25 foot landscape buffer is required along Fairview and along the boundary to the south that abuts a residential use.

The applicant will need to enter into a new DA for both 1139 and 1065.

Likely only one access will be allowed to E. Fairview.

CZC and Design Review will be required for the building.

It is likely that staff will require the building to be oriented so that the gaage doors do not face E. Fairview.

Explore the option of discharging water to the drain on the northeast corner of the property.

A pressurized irrigation facility will be required for the entire site.

Note: A Traffic Impact Study (TIS) will be required by ACHD for large commercial projects and any residential development with over 100 units. To avoid unnecessary delays & expedite the hearing process, applicants are encouraged to submit the TIS to ACHD prior to submitting their application to the City. Not having ACHD comments and/or conditions on large projects may delay hearing(s) at the City. Please contact Mindy Wallace at 387-6178 or Christy Little at 387-6144 at ACHD for information in regard to a TIS, conditions, impact fees and process.

Other Agencies/Departments to Contact:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Ada County Highway Dist. (ACHD) | <input type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID) | <input type="checkbox"/> Public Works Department |
| <input type="checkbox"/> Idaho Transportation Dept. (ITD) | <input type="checkbox"/> Settler's Irrigation District | <input type="checkbox"/> Building Department |
| <input type="checkbox"/> Republic Services | <input type="checkbox"/> Police Department | <input type="checkbox"/> Parks Department |
| <input type="checkbox"/> Central District Health Department | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Other: _____ |

Application(s) Required:

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Time Extension – Council |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Final Plat Modification | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Comprehensive Plan Amendment – Map | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Comprehensive Plan Amendment – Text | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Private Street | <input type="checkbox"/> Other |

Notes: 1) Applicants are required to hold a neighborhood meeting in accord with UDC 11-5A-5C prior to submittal of an application requiring a public hearing (except for a vacation or short plat); and 2) All applicants for permits requiring a public hearing shall post the site with a public hearing notice in accord with UDC 11-5A-5D.3 (except for UDC text amendments, Comp Plan text amendments, and vacations). The information provided during this meeting is based on current UDC requirements and the Comprehensive Plan. Any subsequent changes to the UDC and/or Comp Plan may affect your submittal and/or application. This pre-application meeting shall be valid for four (4) months.



Development Services Division
Meridian City Hall, Suite 102
33 E. Broadway Avenue
Meridian, Idaho 83642
(208)887-2211

PRE-APPLICATION MEETING NOTES

Date 12-8-15

Project/Subdivision Name: 1139 E. Fairview - Auto Dealership / Repair
Applicant(s)/Contact(s): Dorel Herdenbrook, Eddy Christensen

Development Services Staff: Bruce Freckleton

Sanitary Sewer Service: Stubbed into property from the Touchstone Place Apartment project.

Mapping Provided: Y N

Domestic Water Service: Stubbed into property from the Touchstone Place Apartment project, and adjacent to the property along the Fairview frontage.

Mapping Provided: Y N

Reuse Water Service: NA

Mapping Provided: Y N

Waterways/ Floodplain/Topography/Hazards: NA

Mapping Provided: Y N

Gravity/Pressurized Irrigation: Unknown - Applicant will explore connecting to Touchstone Place PI system.

District

Street Lighting: Applicant can contact Austin Peterson in the Public Works Dept. for Mfo - 898-5500

Reqs. Provided: Y N

The City of Meridian's Improvement Standards for Street Lighting can be found online at: http://www.meridiancity.org/public_works.aspx?id=272

Additional Meeting Notes: Need sewer service to 1035 E. Fairview through this project. Applicant will also be required to extend 8" water main from stub at Touchstone Place through the site and connect to the main in E. Fairview Avenue or Jerico.

December 12, 2015

RE: Notice of Neighborhood Meeting for Annexation & Development Agreement for 1139 E. Fairview.

Dear neighbor,

Meridian City Code requires a meeting be had between the applicants of proposed applications and land owners within 300 feet of the proposed property. This letter is notice of a meeting to review and discuss our request to annex .63 acres to C-G (General Commercial zone). The application to the city will be an Annexation and Development Agreement.

This is not a public hearing; City of Meridian officials will not be present. If you have any questions regarding this Meridian City Code neighborhood meeting requirement, please contact the Development Services at (208) 884-5533. If you have questions regarding the application, please contact Darel Hardenbrook.

Purpose: To review our proposal to annex 1139 E. Fairview from R-1M (County) to C-G City of Meridian.

When: Monday, January 11th, 2016 starting at 6:00pm


Where: The Tax Express office at 1139 E. Fairview Ave. Meridian, Idaho

If you have any questions about the meeting, or the proposed development, please contact:

Darel Hardenbrook

(208) 585-7761

Sincerely,



Darel Hardenbrook

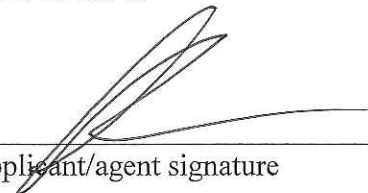
COMMITMENT OF PROPERTY POSTING

Per Unified Development Code (UDC) 11-5A-5D, the applicant for all applications requiring a public hearing (except for a UDC text amendment, a Comprehensive Plan text amendment and/or vacations) shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice of the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.



Applicant/agent signature

12-4-15

Date



Community Development
Department

Meridian City Hall, Suite 102
33 E. Broadway Avenue
Meridian, Idaho 83642
208.887.2211

Parcel Verification

Date: 12/3/15

The parcel information below has been researched and verified as correct by the City of Meridian Community Development Department.

Project Name: **Meridian Property Group**

Parcel Number: **S1107120620**

T/R/S: **3N 1E 07**

Acres: **.63**

Property Owner: **Instant Equity Properties, LLC**
10221 W. Fairview Ave.
Boise, ID 83704

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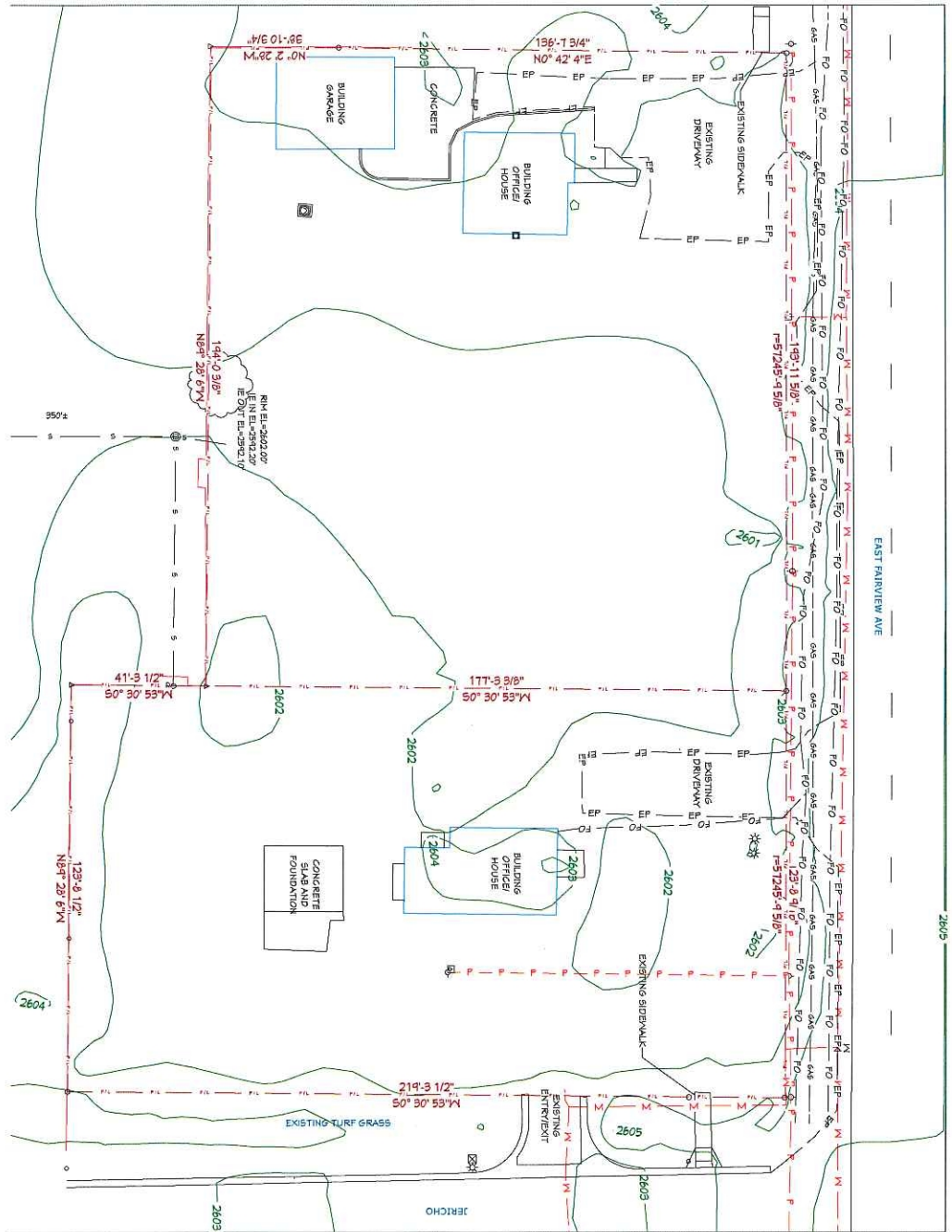


SCALE: 1/16" = 1'

PROPERTY LOCATION:
1065 E FAIRVIEW AVE
MERIDIAN, ID 83642

- W - W - W - Culinary Water Line
- FO - FO - FO - Underground Data or Fiber Optic
- GAS - GAS - GAS - Underground Gas Line
- P - P - P - Overhead Power
- P/L - P/L - P/L - Property Line
- S - S - S - Sewer
- EP - EP - EP - Edge of Pavement

NOTES:
All existing structures to be demolished from site
All utility locations, property lines, etc. provided by ALS
Topographic Survey 11/9/2015



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<p>C-1</p>	<p>DATE: 12/19/2015</p>	<p>SCALE:</p>	<p>DRAWINGS PROVIDED BY: Nestor Construction and Design 4950 Valley Rd. Chubbuck, Id 83202 www.NestorConstruction.com 910C-9240302</p>	<p>PROJECT DESCRIPTION: Meridian Property Group</p>	<p>SHEET TITLE: Existing Site Conditions</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE												
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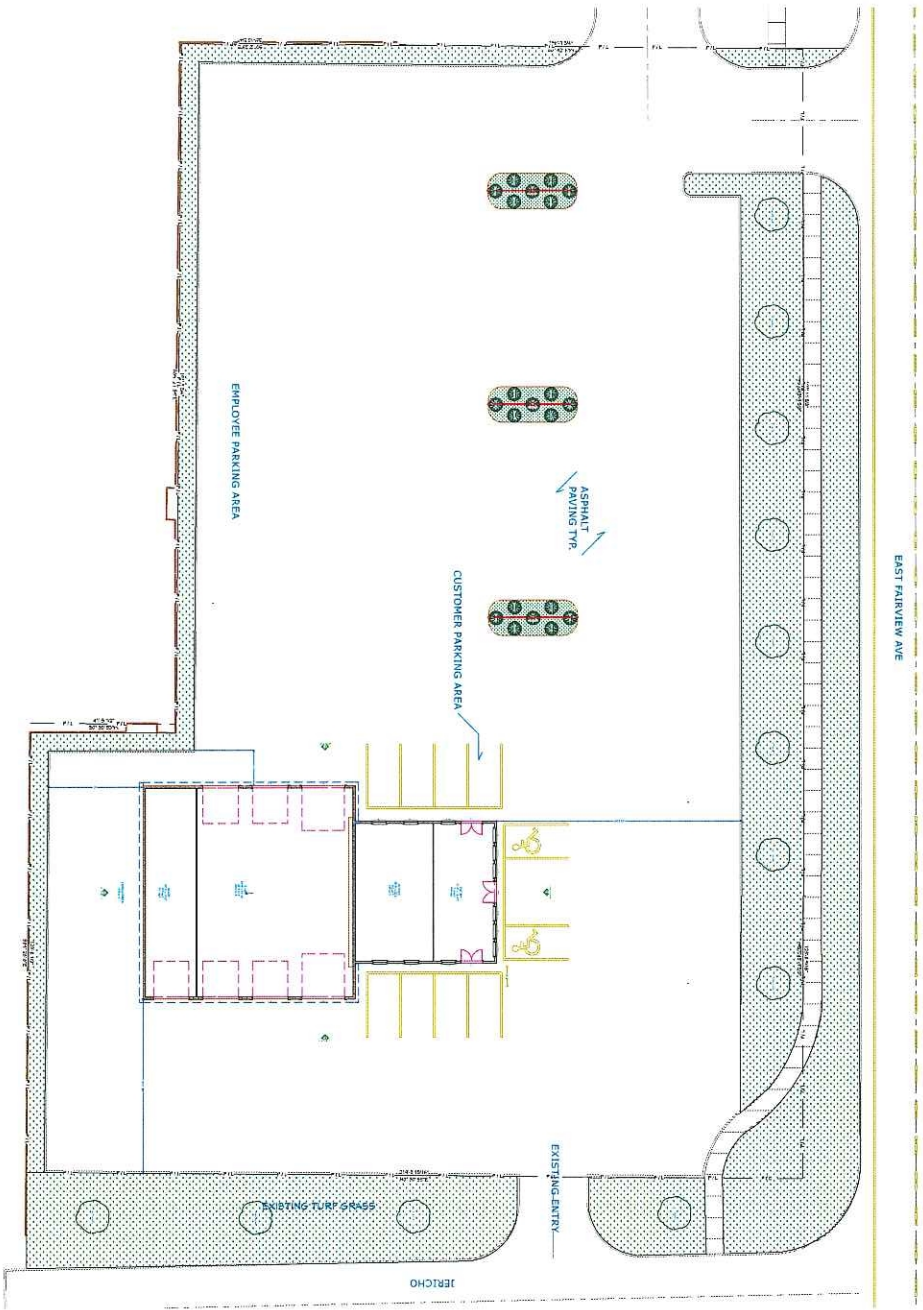
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SCALE: 1/16" = 1'

PROPERTY LOCATION:
1065 E FAIRVIEW AVE
MERIDIAN, ID 83642

NOTES:
Lighting, drainage, and landscaping are conceptual only and will be refined/modified in future.
All utility locations, property lines, etc provided by ALS topographic survey 11/9/2015
All sidewalk ramps shall be steeed and constructed to meet ADA standards
Provisions shall be made to contain all runoff on site, including, but not limited to, curb and gutters, swales, drains, etc.
Owner to supply pressurized irrigation to entire site.



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SCALE: DATE: 12/18/2015	DRAWINGS PROVIDED BY: Nestor Construction and Design 4950 Volenty Rd. Chubbuck, Id 83202 www.NestorConstruction.com (208)496-3016	PROJECT DESCRIPTION: Meridian Property Group	SHEET TITLE: Proposed Site Conditions	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			NO.	DESCRIPTION	BY	DATE												
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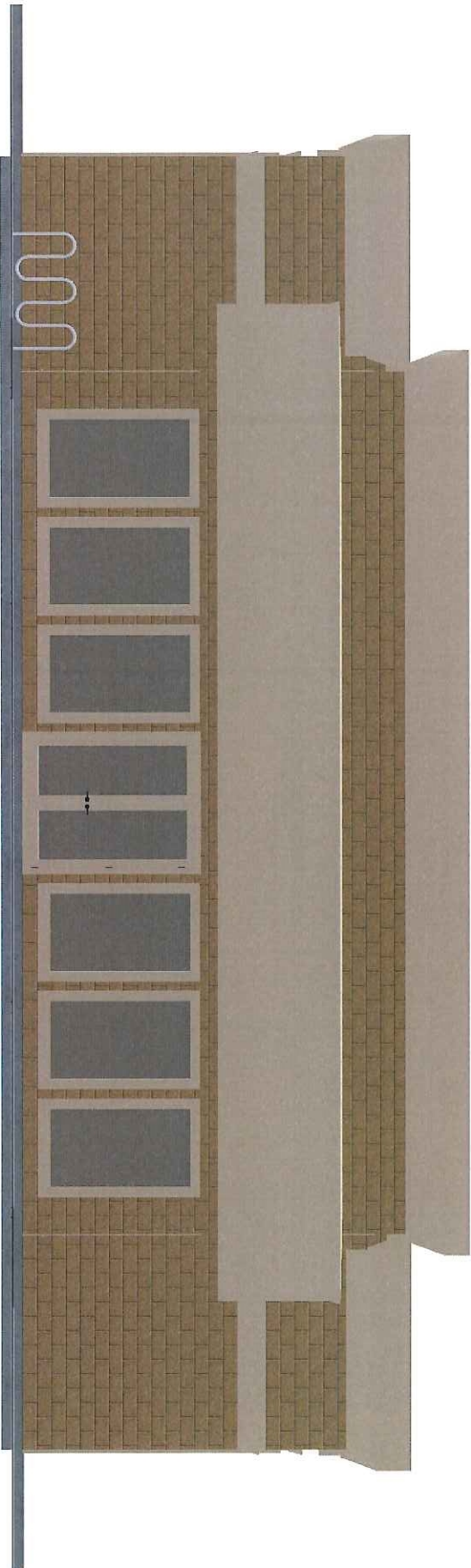
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<p>DATE: 12/18/2015</p> <p>SCALE: C-3</p>	<p>DRAWINGS PROVIDED BY:</p> <p>Nestor Construction and Design 4950 Voluntary Rd. Chubbuck, Ia 52002 www.NestorConstruction.com (208)406-3016</p>	<p>PROJECT DESCRIPTION:</p> <p>Meridian Property Group</p>	<p>SHEET TITLE:</p> <p>Perspective Overview</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE																	<p> </p>
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North Elevation

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
Meridian Property Group

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(208)406-3016

DATE: 12/18/2015
SCALE:
SHEET: **C-4**

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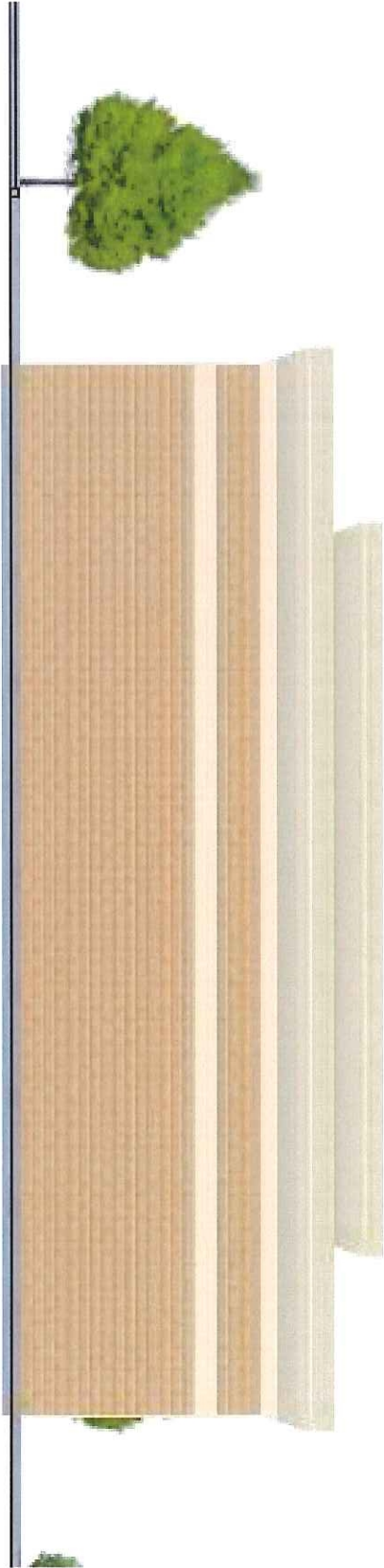


East Elevation
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<p>C-5</p>	<p>SHEET:</p>	<p>SCALE:</p>	<p>DATE: 12/18/2015</p>	<p>DRAWINGS PROVIDED BY: Nestor Construction and Design 4950 Valley Rd. Chubbuck, IA 52002 www.NestorConstruction.com (319)406-3016</p>	<p>PROJECT DESCRIPTION: Meridian Property Group</p>	<p>SHEET TITLE:</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE												
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South Elevation
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C-6

SHEET:

SCALE:

DATE: 12/18/2015

DATE:

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Chubbuck, Id 83202
www.NestorConstruction.com
(208)456-3056

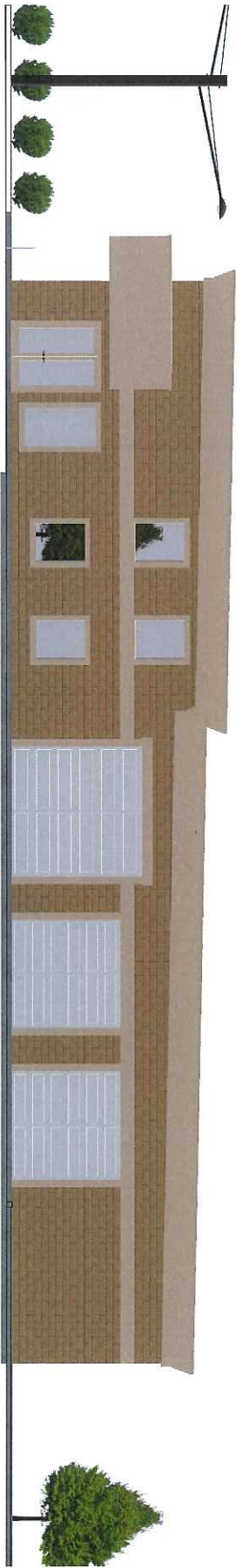
PROJECT DESCRIPTION:

Meridian Property Group

SHEET TITLE:

NO.	DESCRIPTION	BY	DATE

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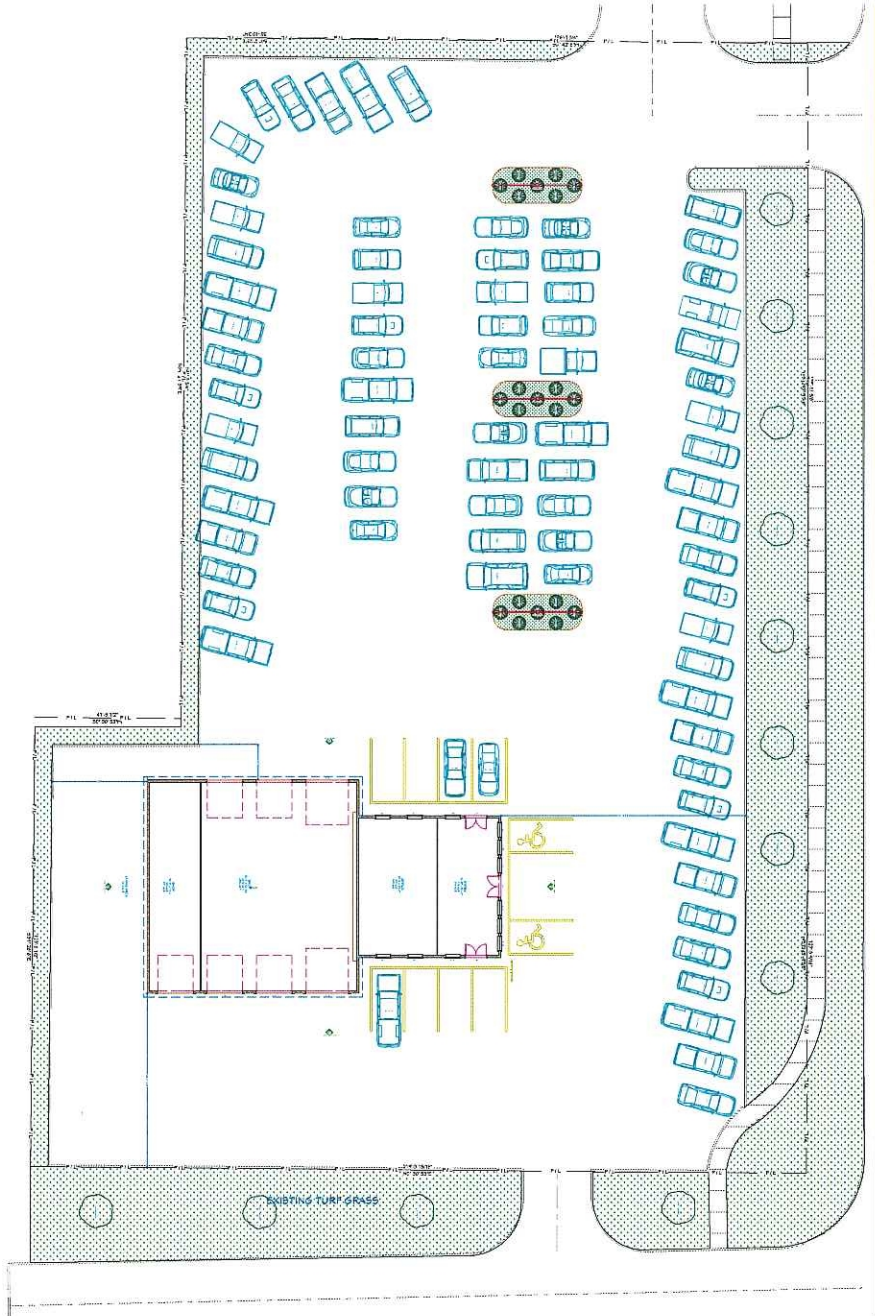


West Elevation
Not to Scale

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SHEET: C-7				

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C-8 SHEET:	DATE: 12/18/2015	SCALE:	DRAWINGS PROVIDED BY: Nestor Construction and Design 4950 Valenty Rd. Chubbuck, Id 83202 www.NestorConstruction.com (208)466-3086	PROJECT DESCRIPTION: Meridian Property Group	SHEET TITLE: Sample Parking	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE																
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