



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 31, 2016**
Transmittal Date: **March 11, 2016** File No.: **H-2016-0027**
Hearing Date: **April 7, 2016**
Request: **Public Hearing - Annexation and zoning of 3.970 acres of land
with a C-G zoning district for Maverik**

By: **Maverik, Inc.**
Location of Property or Project: **1515 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: April 7, 2016

File No.: H-2016-0027

Project Name: Maverik-AZ

Request: Request for annexation and zoning of approximately 3.907 acres of land with a C-G zoning district, by Maverik, Inc.

Location: The site is located at 1515 E. Fairview Avenue on the south side of E. Fairview Avenue, west of N. Locust Grove Road, in the NE $\frac{1}{4}$ of Section 07, Township 3N., Range 1E.



RECEIVED
MAR 02 2016
BY: _____

Planning Division

DEVELOPMENT REVIEW APPLICATION

Hearing Date: 4-7-16

STAFF USE ONLY:

Project name: Maverik Az
File number(s): H-2016-0027
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: MAVERIK, INC (TODD MEYERS) Phone: 801-520-4027
 Applicant address: 880 W CENTER STREET Email: todd.meyers@maverik.com
 City: NORTH SALT LAKE State: UT Zip: 84054

Applicant's interest in property: Own Rent Optioned Other LEASE OPTION

Owner name: _____ Phone: _____
 Owner address: _____ Email: _____
 City: _____ State: _____ Zip: _____

Agent/Contact name (e.g., architect, engineer, developer, representative): NATE REEVE
 Firm name: REEVE AND ASSOCIATES, INC Phone: 801-621-3100
 Agent address: 920 CHAMBERS Email: nreeve@reeve-assoc.com
 City: OGDEN State: UT Zip: 84403

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: SWC FAIRVIEW + LOCUST GROVE Township, range, section: SEC 7 3N 1E
 Assessor's parcel number(s): 51107110321 Total acreage: 3.907 Zoning district: C2 (COUNTY)

Project/subdivision name: MAVERIK STORE

General description of proposed project/request: ANNEXATION FOR THE CONSTRUCTION OF A MAVERIK STORE WITH FUEL SALES.

Proposed zoning district(s): C-G DISTRICT CONSISTENT w/COMMERCIAL FLUM DESIGNATION

Acres of each zone proposed: ONE ZONE

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? SETTERS CANAL + FINE CANAL

Which irrigation district does this property lie within? SETTER

Primary irrigation source: SETTER Secondary: _____

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): _____

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: 1 Common lots: _____ Other lots: _____

Gross floor area proposed: 5300 sq ft Existing (if applicable): _____

Hours of operation (days and hours): 24/7 Building height: 30 ft

Total number of parking spaces provided: 45 Number of compact spaces provided: 0

Authorization

Print applicant name: TODD MEYERS

Applicant signature: Todd Meyer Date: 2/17/16

Project Narrative

Maverik Annexation & Zoning

SWC of Fairview and Locust Grove

The application is for annexation with the initial zoning of C-G. The proposed use on the northern portion is a Maverik store with fuel sales. The southern end will be marketed for other commercial uses. The project will include the removal of the salvage yard and two of the billboards. The other three billboards will be removed when their lease expires in 11 years.

The annexation is a County island that consists of 3.83 acres. The proposed zoning conforms to the existing County zoning of C-2 and also complies with the City's comprehensive land use plan. The property will remain in one ownership with Maverik leasing the northern portion of the site. Maverik's desire is to construct the new store as soon as possible following the annexation.



02-18-16

**MERIDIAN, IDAHO
LEGAL DESCRIPTION**

PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FAIRVIEW AVENUE, SAID POINT BEING N89°53'54"W ALONG THE SECTION LINE, 80.82 FEET AND S00°06'06"W 28.92 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S46°17'39"E 45.48 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LOCUST GROVE ROAD; THENCE DUE SOUTH ALONG SAID WESTERLY RIGHT OF WAY LINE, 678.05 FEET TO THE NORTH LINE OF KEZIAH SUBDIVISION; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE COURSES: (1) N37°48'00"W 304.99 FEET; (2) N55°47'00"W 117.23 FEET; AND (3) S84°25'50"W 48.86 FEET; THENCE N00°00'15"E 326.80 FEET; THENCE N21°56'21"E 86.88 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FAIRVIEW AVENUE; THENCE S89°58'54"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 267.13 FEET TO THE POINT OF BEGINNING.

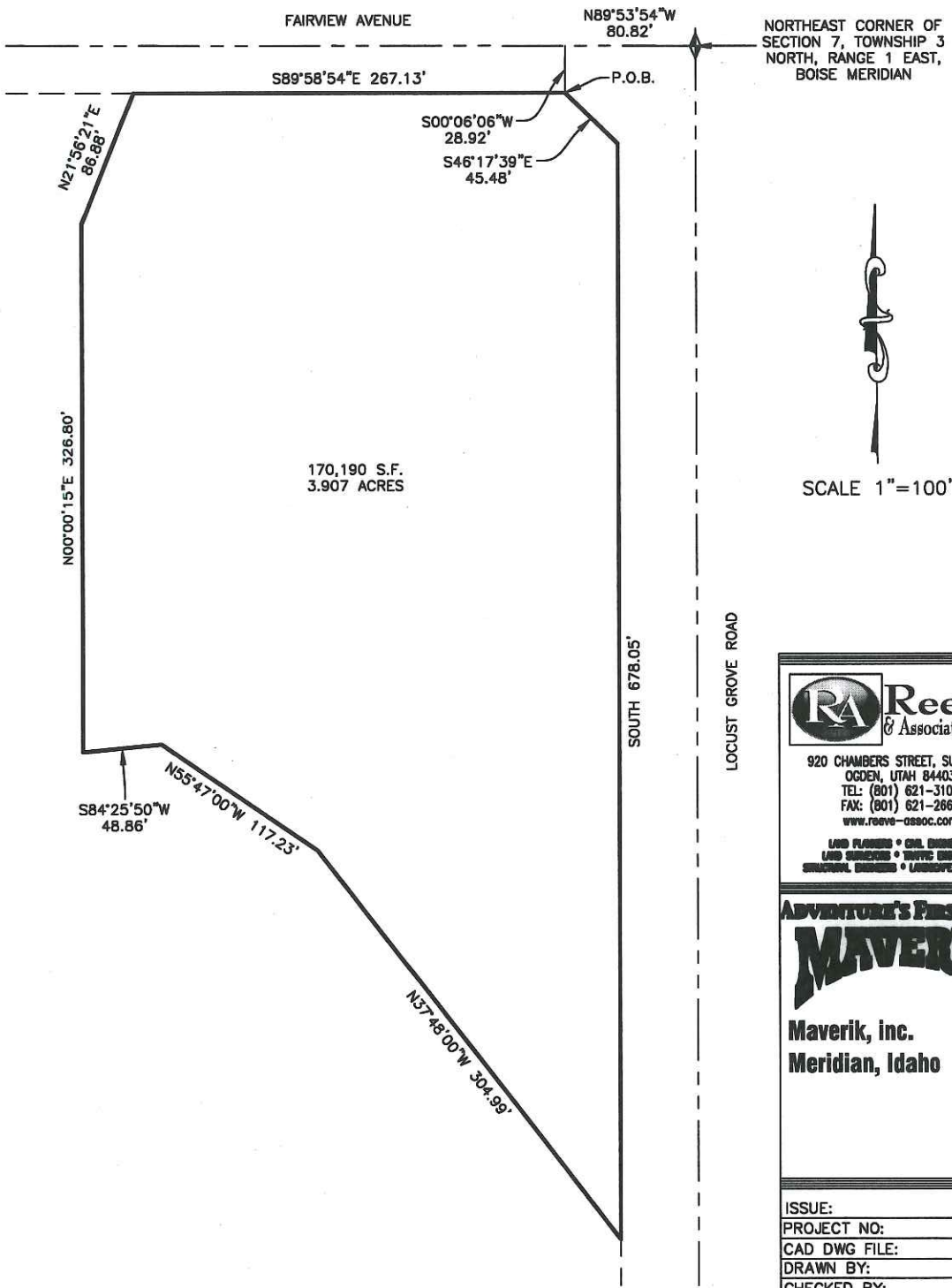
CONTAINING 170,190 SQUARE FEET OR 3.907 ACRES

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ogden@reeve-assoc.com • reeve-assoc.com

EXHIBIT

EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION
ANNEXATION AREA
MERIDIAN, IDAHO



SCALE 1"=100'

Reeve & Associates, Inc.
 920 CHAMBERS STREET, SUITE 14,
 OGDEN, UTAH 84403
 TEL: (801) 621-3100
 FAX: (801) 621-2666
 www.reeve-assoc.com

LAND PLANNING • CIVIL ENGINEERING
 LAND SURVEYING • SURVEY ENGINEERING
 STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTURE



Maverik, inc.
Meridian, Idaho

ISSUE:	02-18-16
PROJECT NO:	5799-320
CAD DWG FILE:	
DRAWN BY:	NKA
CHECKED BY:	CC

9251180

PIONEER TITLE CO.

ADA COUNTY REC'D FOR

J. DAVID ... BRO

RECORDED

BY

[Handwritten Signature]
1320

TRUSTEE'S DEED

'92 JUL 31 PM 4 20

1439001494

This deed made this 31TH day of JULY, 1992. between WEST ONE BANK, IDAHO, N.A, AS TRUSTEE OF THE JOYCE E. RAASCH TRUST party of the first part, and RUSSELL S. BARGER, a single person, whose address is 1372 W. KIMRA STREET, Meridian, Id. 83642, Grantee and party of the second part.

WITNESSETH, That the said party of the first part, for good and other valuable consideration, to them in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey without warranty unto the said party of the second part the following described real property situated in ADA County, to-wit:

See attached schedule "A"

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging of otherwise appertaining, and all estate, right, title, and interest in and to the said property.

TO HAVE AND TO HOLD all and singular the above-mentioned and described premises, together with appurtenances, unto the party of the second part and their heirs and assigns forever.

WEST ONE BANK, IDAHO, N.A, AS TRUSTEE OF THE JOYCE E. RAASCH TRUST.

by: *Donald F. Cassat*
DONALD F. CASSAT, Property Officer-Trust

1439001495

STATE OF IDAHO, County of ADA, ss.

On this 31st day of July, in the year of 1992, before me Terry Marie Rotchy, a notary public, personally appeared Donald F. Cassat, known or identified to me to be the Property Officer - Trust of the corporation/fiduciary that executed the instrument or the person who executed the instrument on behalf of said corporation/fiduciary and acknowledged to me that such corporation/fiduciary executed the same.



Terry Marie Rotchy

Boise, Idaho

Expires: 2/11/93

SCHEDULE A

1439001496

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 30' AND SOUTH 89 45' WEST, 25 FEET FROM THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN; THENCE SOUTH 737.76 FEET; THENCE NORTH 37 48' WEST 342.5 FEET; THENCE NORTH 55 47' WEST 121.0 FEET; THENCE SOUTH 84 11' WEST 43.1 FEET; THENCE NORTH 326.8 FEET; THENCE NORTH 21 48' EAST 80.1 FEET; THENCE NORTH 89 45' EAST 322.91 FEET TO THE POINT OF BEGINNING.

END OF LEGAL DESCRIPTION

1439021497

ACKNOWLEDGEMENT

RE: Barger/Joyce E. Raasch Trust
Real Estate Transaction

THE UNDERSIGNED, as Purchaser of that certain parcel of property situated at 1515 East Fairview Avenue, Meridian, Ada County, Idaho (the "Property"), hereby agrees to waive that certain condition in the Letter of Intent to Purchase dated June 17, 1992 which made purchase of the Property conditioned upon the undersigned being able to consummate the purchase of the existing business at the Property. The undersigned desires to purchase the Property even though the undersigned at this time will not be consummating a purchase of the existing business.

The Purchaser acknowledges that he has satisfied himself as to the environmental condition of the Property and agrees to take the Property "AS IS".

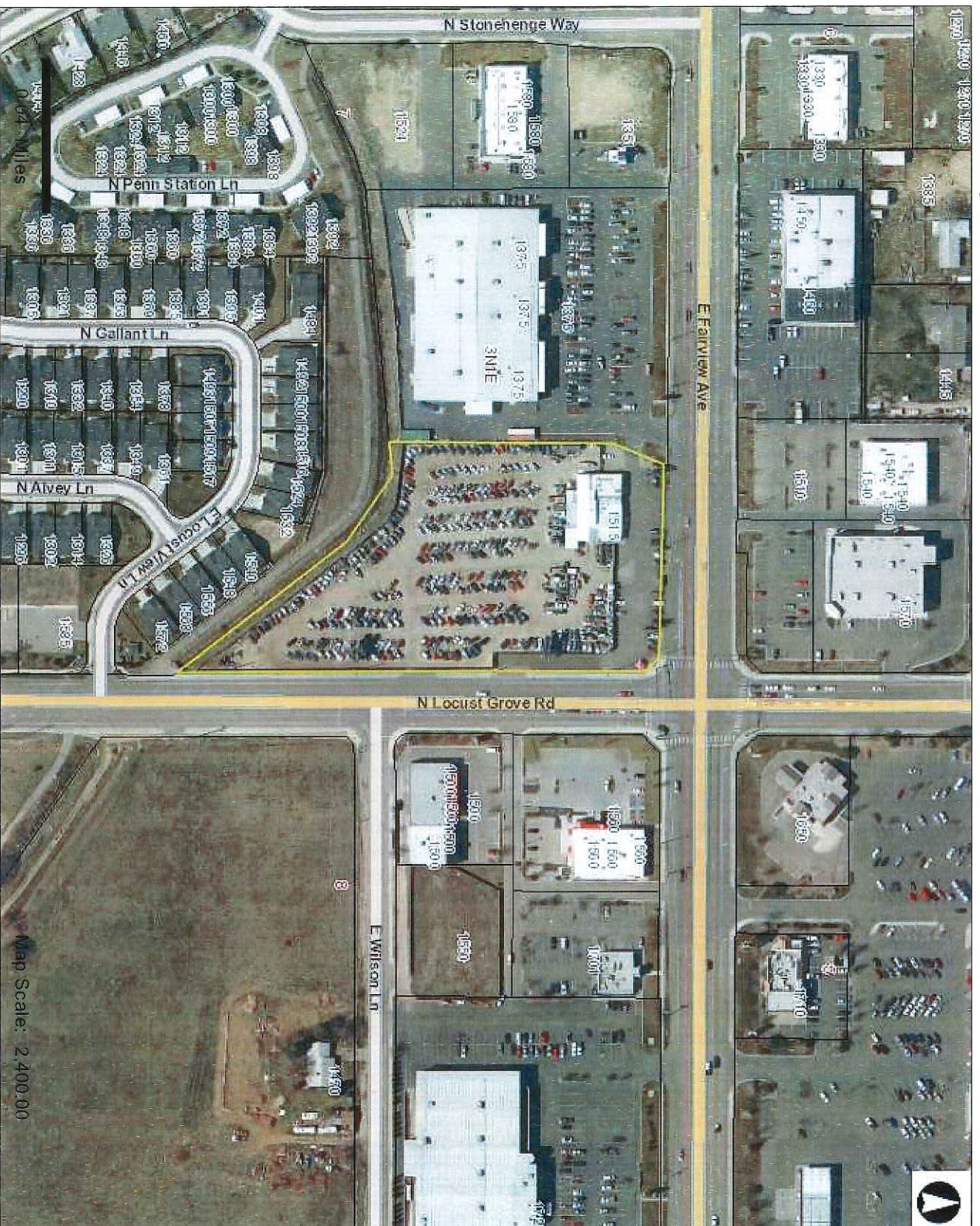
DATED this 30 day of July, 1992.

PURCHASER:

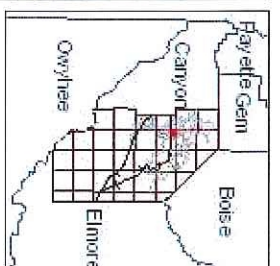

RUSS BARGER

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Map Scale: 2,400.00



Legend

- +— Railroad
- Roads (2,000 - 4,000 s
- <all other values>
- Interstate
- Ramp
- Principal Arterial
- Collector
- Minor Arterial
- Local
- Parks
- Alley
- Driveway
- Parks
- Address
- Townships
- Sections
- Condos
- Parcels

2/16/2016

**CITY OF MERIDIAN
PRE-APPLICATION MEETING NOTES**

Project/Subdivision Name: Mavenck (Lowest Grove and Fairview) Date: 12-14-15
 Applicant(s)/Contact(s): Todd Meyer
 City Staff: Bill, John
 Location: Corner of Fairview and Lowest Grove Size of Property: 3.884
 Comprehensive Plan FLUM Designation: _____
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: Salvage Yard Existing Zoning: RUT
 Proposed Use: retail store Proposed Zoning: C-4
 Surrounding Uses: Commercial and Residential (R-15)
 Street Buffer(s) and/or Land Use Buffer(s): _____
 Open Space/Amenities/Pathways: 25 foot landscape buffer required along Fairview and Lowest Grove
 Access/Stub Streets/Street System: _____
 Sewer & Water Service: Services all exist on Fairview
 Waterways/ Floodplain/Topography/Hazards: _____
 History: NA

Additional Meeting Notes:
 * Bill boards would be required to be removed as part of the annexation
 * CZC and Design Review is required as part of the planning approval process.

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.

CITY OF MERIDIAN
PRE-APPLICATION MEETING NOTES

Date: 11/12/15

Project Location Name: Meridian
 Applicant(s)/Contact: Tom Meyers
 City Staff: Bill Ferry + Josh, Caleb Brian
 Location: 1515 E. Farview Ave

Size of Property: 3.88
 Existing Zoning: C2
 Requested Zoning: C-3

Proposed Use: Commercial
 Design Guidelines Development Contact: Urban Urban/Suburban Suburban Rural
 Proposed Use: SR attached and reallocated commercial uses
 Surrounding Uses: SR attached and reallocated commercial uses
 Street Butler(s) and/or Land Use Butler(s): 25' wide landscaped buffer req. along Farview & Louisa Grove Rts.
 Open Space/Amplified Pathways: A 5' wide detached sidewalk req. along Farview; a 5' wide attached sidewalk exists along Louisa Grove
 Access/Side Street/Street System: Provide a cross-process statement to the project to the west - 44172e existing cross access
 Waterways/Floodplain/Tropography/Parameters: Setler's Canal runs along the south boundary of the site (off-site) - west boundary
 History: None
 Additional Meeting Notes: None

• Amend and zoning with a C-3 district consistent w/ Commercial FUM designation
 • Overall retail sales density is a principal permitted use in the C-3 district, comply with the specific use standards for that sales density listed in UDC 11-4-3-20
 • Future structures are required to comply with the design standards in effect at the time of development (CZO/Design review)
 • Remove existing billboards w/ 42' sign height - 20' height for new billboards
 • Don't have yard & existing w/ 42' sign height - 20' height for new billboards
 • Don't have a concrete plan for this project - the application is for a site plan
 • Site plan will be required and access point to be established for must
 • Site plan will be required for the project - 1/2" scale

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 review process, applicants are encouraged to submit the TIS to ACHD prior to submitting the application to the City. Not having ACHD comments and/or TIS on larger projects may delay hearings at the City. Please contact Kimberly Wilkes at 337-6179 or Cheryl Little at 337-5144 at ACHD for information in regard to a TIS, conditions, impact fees and process.

- Other Agencies/Departments to Contact:
- Ada County Highway Dist. (AC-HD)
 - Idaho Transportation Dept. (ITD)
 - Republic Services
 - Central District Health Department
 - Nampan Meridian Irrigation Dist. (NMID)
 - Setler's Irrigation District
 - Police Department
 - Fire Department Fire hydrant w/ development of site
 - Public Works Department
 - Building Department
 - Parks Department
 - Other: _____

- Applicant's Required:
- Administrative Compliance
 - Administrative Design Review \$2097.00
 - City Council Review
 - Comprehensive Plan Amendment - Map
 - Comprehensive Plan Amendment - Text
 - Conditional Use Permit
 - Conditional Use Permit Modification/Transfer
 - Development Agreement Modification
 - Final Plat
 - Final Plat Modification
 - Planned Unit Development
 - Preliminary Plat
 - Private Street
 - Rezona
 - Short Plat
 - Time Extension - Council
 - UDC Text Amendment
 - Varnation
 - Variance
 - Other

Notes: 1) Applicants are required to hold a neighborhood meeting in accord with UDC 11-4-4-4C prior to submission of an application regarding a public hearing (except for a variation or short plat). 2) All applicants for permits requiring a public hearing shall post the site with utility markers in accord with UDC 11-4-5-6.3 (except for UDC 11-4-5-6.3 (b) for utility markers). 3) All applicants for permits requiring a public hearing shall post the site with utility markers in accord with UDC 11-4-5-6.3 (b) for utility markers. 4) All applicants for permits requiring a public hearing shall post the site with utility markers in accord with UDC 11-4-5-6.3 (b) for utility markers. 5) All applicants for permits requiring a public hearing shall post the site with utility markers in accord with UDC 11-4-5-6.3 (b) for utility markers. 6) All applicants for permits requiring a public hearing shall post the site with utility markers in accord with UDC 11-4-5-6.3 (b) for utility markers. 7) All applicants for permits requiring a public hearing shall post the site with utility markers in accord with UDC 11-4-5-6.3 (b) for utility markers. 8) All applicants for permits requiring a public hearing shall post the site with utility markers in accord with UDC 11-4-5-6.3 (b) for utility markers. 9) All applicants for permits requiring a public hearing shall post the site with utility markers in accord with UDC 11-4-5-6.3 (b) for utility markers. 10) All applicants for permits requiring a public hearing shall post the site with utility markers in accord with UDC 11-4-5-6.3 (b) for utility markers. 11) All applicants for permits requiring a public hearing shall post the site with utility markers in accord with UDC 11-4-5-6.3 (b) for utility markers. 12) All applicants for permits requiring a public hearing shall post the site with utility markers in accord with UDC 11-4-5-6.3 (b) for utility markers. 13) All applicants for permits requiring a public hearing shall post the site with 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City of Meridian Street Light Plan Requirements

A street lighting plan shall be required for developments per the City of Meridian Improvement Standards for Street Lighting. This plan is to be included in the final plat application, or with the Building Permit Application package for commercial developments, on an 11" x 17" sheet(s) and in electronic form as a PDF. Street light plan sheets shall include the standard notes listed below and items listed in section 6.5 of the improvement standards.

The improvement Standards and Streetlight Specifications can be found on the City's website under land development services or <http://www.meridianidaho.org/civicworks/221>.

- Standard Notes:
1. Street light bases shall be located 10' min. from trees, 5' min. from fire hydrants and 7' min. from water meters.
 2. All luminaires shall be 1.5' Type III, unless otherwise noted.
 3. All street light poles shall be installed with a reinforced concrete base.

Meeting

In addition to items listed in Section 6.5, meter locations shall be shown when a meter is required. Per Idaho Power requirements, all street lights not integral to a subdivision must be metered.

Nonstandard lighting (e.g. decorative or LED lighting) may be approved with a written agreement between the City and developer, retaining the City from maintenance responsibility. The City will accept responsibility for energy costs of all approved lights on public streets.

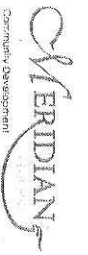
Nonstandard lighting must provide the minimum illuminance required by the Improvement Standards (see Drawing 6F). A photometric study showing roadway illumination in foot candles and a description of the fixture and pole to be used is required with nonstandard lighting plans.

To set up a maintenance agreement and coordinate a nonstandard lighting design, contact the Transportation and Utility Coordinator, Austin Petersen, by email at apetersen@meridianidaho.org or by phone at (208) 987-1237, ext. 1304.

Conduct and foundation reinforcement must be inspected prior to backfill and pouring of concrete. Call (208) 987-2211 for inspections. A 48 hour notice is required.

Questions

If you have any questions regarding street lighting requirements, please contact the Transportation and Utility Coordinator, Austin Petersen, by email at apetersen@meridianidaho.org or by phone at (208) 987-1237, ext. 1304.



PRE-APPLICATION MEETING NOTES

Date: 11-12-15

Project/Subdivision Name: Waverly - 1515 E. Fairview Ave.
 Applicant(s)/Contact(s): Todd Meyers

Development Services Staff: Bruce Fleckleton

Sanitary Sewer Service: Sanitary sewer currently exists in N. Locust Street. An 8-inch diameter stub has been extended to the subject property approx. 250 feet south of the meters of N. Locust Street and E. Fairview Ave.

Domestic Water Service: Domestic water currently exists in N. Locust Street. A 2-inch diameter stub has been extended to the subject property approximately 250 feet and 470 feet south of the meters of N. Locust Street and E. Fairview Ave.

Raise Meter Service: NA

Waterways/Floodplain/Hazards: Setbacks Canal and Plum Canal run along the southern property boundary. No floodplain concerns are apparent. Current use of property is a salvage yard, soil contamination unknown. Mapping Provided: Y N

Street Lighting: Contact Austin Peterson in Public Works 208.849.5500

Additional Meeting Notes: Sanitary sewer will need to be extended to South Parcel via a service line from mainline stub directly adjacent to the Metered Street.

CITY OF MERIDIAN
 PRE-APPLICATION MEETING NOTES

Date: 12-31-14

Project/Subdivision Name: Harbor Parcel
 Applicant(s)/Contact(s): Michael Thompson, Phil Hall, David Ross, Roger Shockey, Austin

City Staff: Gregory Hilly, Michael Kelly, Tracy O'Neil

Location: 1515 E. Fairview Ave.

Comprehensive Plan/Flood Designation: Urban

Design/Ordinance Development Control: Urban

Proposed Use: Retail/Wholesale

Surrounding Uses: Residential

Street Closures/Other: None

Access/Stub Services: None

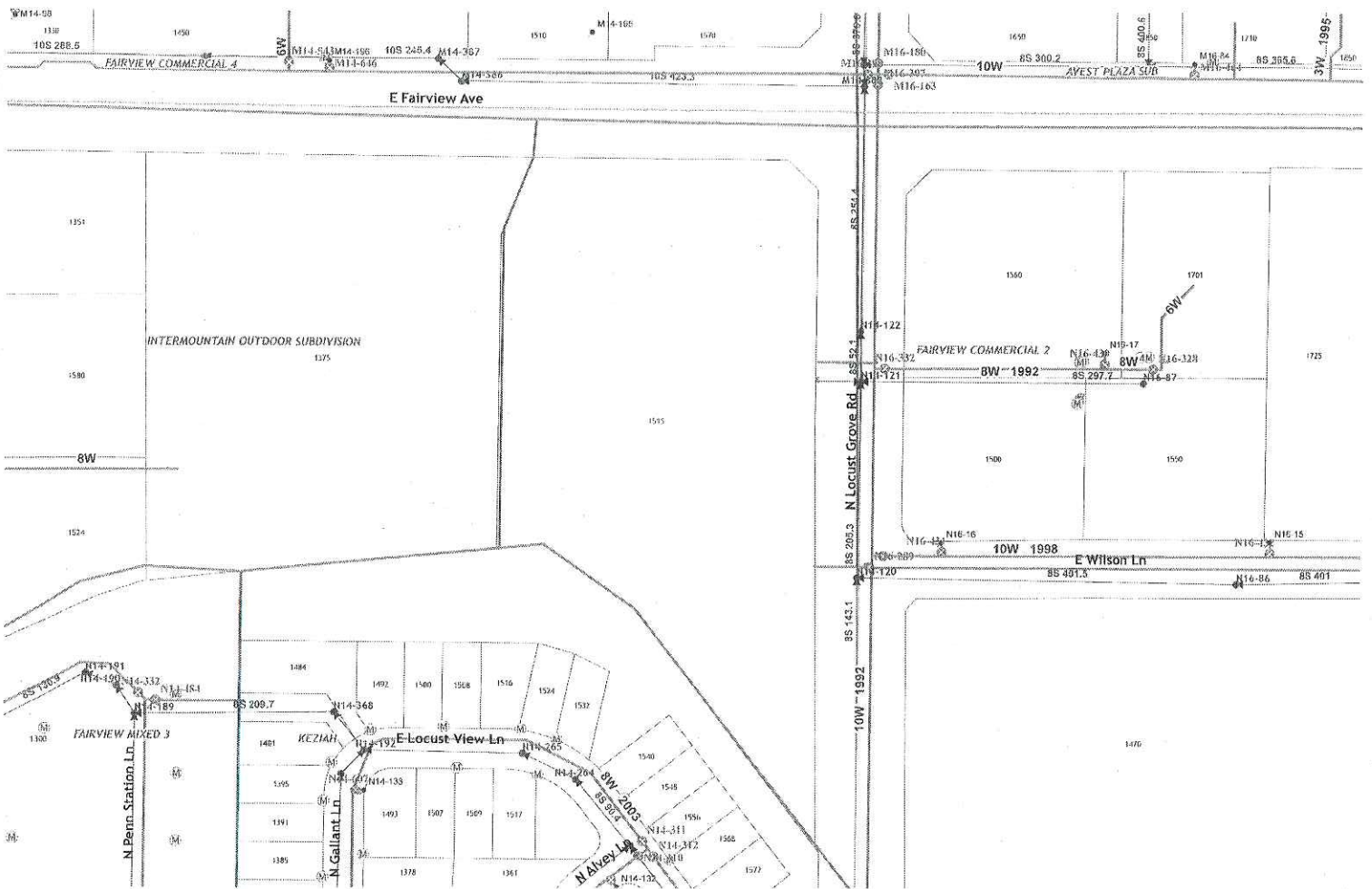
Waterways/Floodplain/Hazards: See Floodplain/Hazards along South boundary of site

Additional Meeting Notes: There are 4 existing buildings on this site that will need to be removed at this City. The attached address book lists a 3rd parcel located across a 3rd parcel located adjacent to the subject property. The subject property is currently zoned R-1. The subject property is currently zoned R-1. The subject property is currently zoned R-1.

Other Agencies/Departments to Contact: Ada County Highway Dist. (ACHD) Nampa Meridian Inflation Dist. (NMID) Idaho Transportation Dept. (ITD) Sevier's Inflation District Police Department Idaho State Health Department Fire Department Public Works Department Building Department Parks Department Other:

Application(s) Required: Administrative Design Review Conditional Use Permit/Modification/Transfer Alternative Compliance Approval Final Plat Final Plat Modification Comprehensive Plan Amendment - Map Preliminary Plat Final Plat Conditional Use Permit Private Street Recreational Sign Time Extension - Court UDC Text Amendment Variance Other:

Notes: 1) Applicants are required to hold a neighborhood meeting in accordance with UDC 11.54.30 prior to a submittal of an application requiring a public hearing. 2) All submittals for rezoning, including a public hearing shall post the site for a public hearing notice in accordance with UDC 11.54.30. 3) All submittals for rezoning, including a public hearing shall post the site for a public hearing notice in accordance with UDC 11.54.30. 4) All submittals for rezoning, including a public hearing shall post the site for a public hearing notice in accordance with UDC 11.54.30.



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

2/19/14
Date



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

Parcel Verification

Date: **2/29/16**

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

Project Name: **Maverik Store**

Parcel Number: **S1107110321**

Acres: **3.83**

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

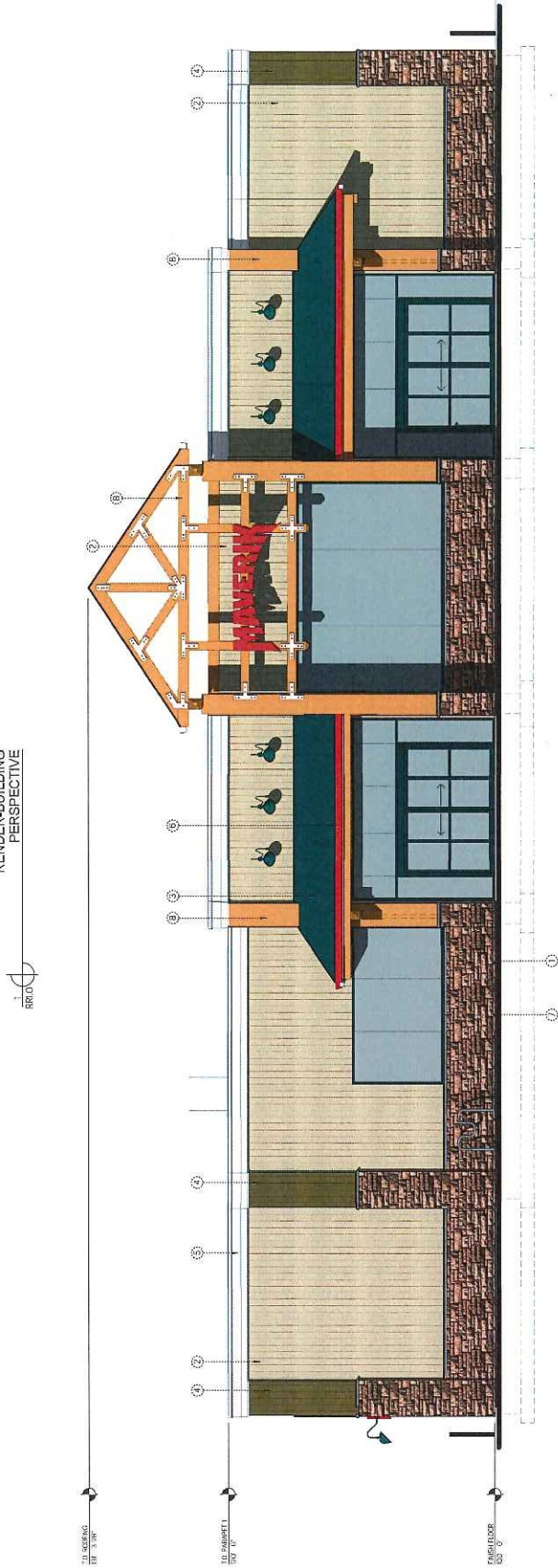
MAVERIK 5000 STORE

MERIDIAN, IDAHO



RENDER-BUILDING
PERSPECTIVE

- KEYED NOTES:**
- 1 STONE FINISH - CSY 3000 COUNTRY LEXINGTON CHOCOLATE
 - 2 FINE GRAY BOARD - HARDWOOD VULCAN 100 BOARD AND BATTEN
 - 3 FINE FINISHED ROOF PANELS - BENT CLASSIC GREY
 - 4 FINE LIGHT BOARD - HARDWOOD CHESTNUT BROWN BOARD AND BATTEN
 - 5 FINE LIGHT CORNER - HARDWOOD SOLI CLUMP TRIM
 - 6 FINE FINISHED ROOF GUTTER - 1800 BONE RED
 - 7 GULFVIEW SCENE CAP - CSY 3000 COUNTRY LEXINGTON CHOCOLATE
 - 8 KITCHEN SKIN FINISH - SHEKIN VULCANUS 303 CEDAR BARK



RENDERED-FRONT ELEVATION
1/4" = 1'-0"

ADVENTURE'S FIRST STOP
MAVERIK

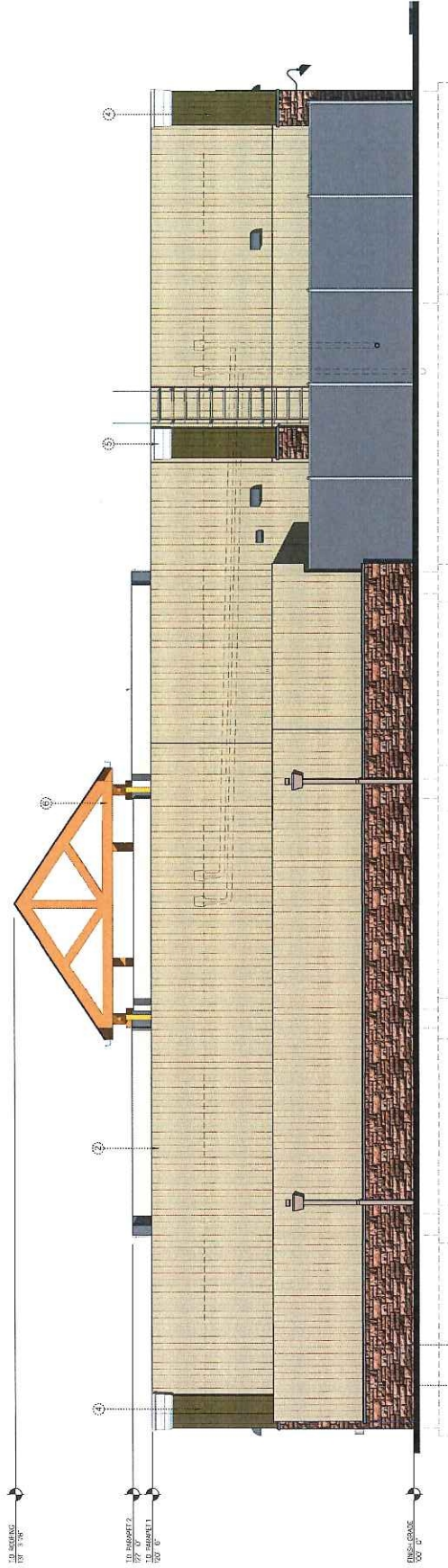
JZW
ARCHITECTS

MAVERIK 5000 STORE

MERIDIAN, IDAHO

AS-BUILT NOTES

- ① STAIN STEEL 1/2" X 1/2" X 1/2" LUGS TO BE INSTALLED TO THE ROOF
- ② PREP CONCRETE BOARD 1" HORIZONTAL ALUMINUM VINYL SIDING AND BATTEN
- ③ CULTURED STONE CMU 1/2" X 1/2" X 1/2" COURSE Limestone Chimneyway
- ④ PREP CONCRETE BOARD 1" HORIZONTAL ALUMINUM VINYL SIDING AND BATTEN
- ⑤ PREP CONCRETE BOARD 1" HORIZONTAL ALUMINUM VINYL SIDING AND BATTEN
- ⑥ ROUGH SAWN TIMBER 2" X 4" X 8" STUDS TO BE INSTALLED TO THE ROOF



RENDERED-REAR ELEVATION
1/4" = 1'-0"

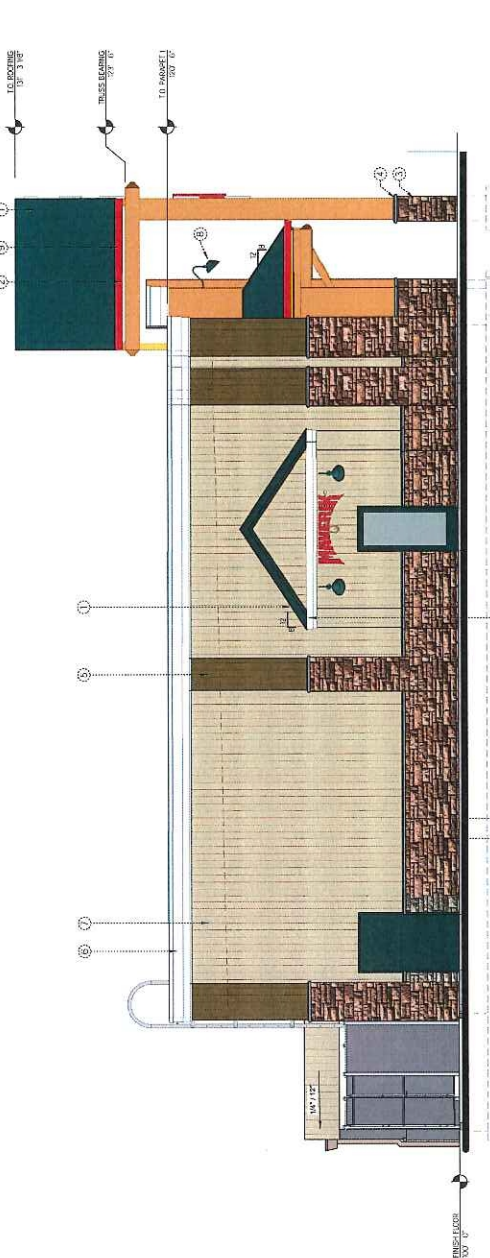


MAVERIK 5000 STORE

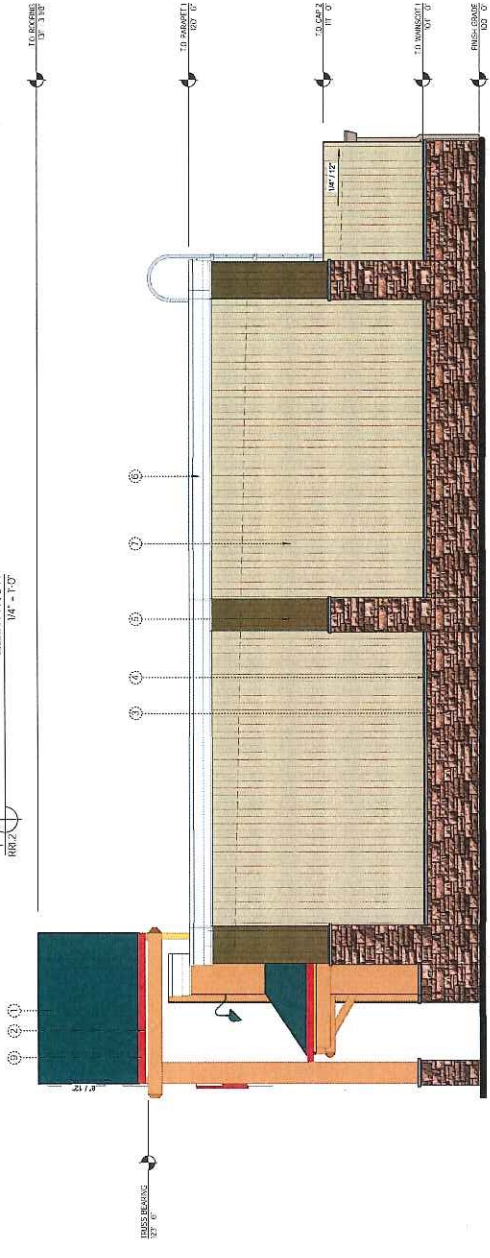
MERIDIAN, IDAHO

KEYED NOTES

- ① PRE FINISHED ROOF PANELS AND CLASS GREEN
- ② PRE FINISHED ROOF FLASHING AND CLASS GREEN
- ③ STONE VALLEY 2X4 2X60 COUNTRY LOGGERS/SLAT CHANGING
- ④ OUTLINED STONE CAP 2X4 2X60 COUNTRY LOGGERS/SLAT CHANGING
- ⑤ FIBER CEMENT BOARD HARDWOOD ORIENTAL BROWN BOND AND BATTEN
- ⑥ FIBER CEMENT BOARD HARDWOOD OAK COLOR 18IN
- ⑦ FIBER CEMENT BOARD HARDWOOD ANTIWAX PINE BOND AND BATTEN
- ⑧ SURFACE MOUNTED LIGHT FIXTURE SEE ELECTRICAL
- ⑨ PRE FINISHED ROOF GUTTER AND DRAIN REC



RENDERED-RIGHT SIDE ELEVATION
1/4" = 1'-0"



RENDERED-LEFT SIDE ELEVATION
1/4" = 1'-0"

