



Mayor Tammy de Weerd

City Council Members:

Luke Cavener
Ty Palmer
Treg Bernt

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 cityclerk@meridiacity.org

To: Attention C.Jay Coles, City Clerk

By: July 6, 2018

Transmittal Date: 6-8-2018

File No: H-2018-0057 AZ

Hearing Date: July 12, 2018

REQUEST: An Annexation and Zoning of 3.68 Acres of Land with a C-G Zoning District for Bainbridge Franklin

By: Steve Bainbridge

Location of Property or Project: 2075 and 2155 W. Franklin Road

Planning and Zoning Commission	Meridian School District
Tammy de Weerd, Mayor	Meridian Post Office
City Council	Ada County Highway District
Sanitary Services	Ada County Development Services
Building Department	Central District Health
Fire Department	COMPASS
Police Department	Nampa Meridian Irrigation District
City Attorney	Settlers Irrigation District
City Public Works	Idaho Power Company
City Planner	Century Link
Parks Department	Intermountain Gas Co.
Economic Development	Idaho Transportation Department
New York Irrigation District	Ada County Associate Land Records
Boise Project Board of Control – Tim Paige	Downtown Projects
Community Development	Meridian Development Corporation
Valley Transit	Historical Preservation Commission
	South of RR/SW Meridian
	NW Pipeline
	Boise-Kuna Irrigation District

Hearing Date: July 12, 2018

File No.: H-2018-0057

Project Name: Bainbridge Franklin

Request: Request for annexation and zoning of 3.68 acres of land with a C-G zoning district, by Steve Bainbridge.

Location: The site is located at 2075 and 2155 W. Franklin Road, in the NE $\frac{1}{4}$ of Section 14, Township 3N., Range 1W.



STAFF USE ONLY:

Project name: Cambridge Franklin
File number(s): H-2018-0057
Assigned Planner: Josh Beach Related files:

Type of Review Requested (check all that apply)

- Accessory Use (check only 1)
Daycare
Home Occupation
Home Occupation/Instruction for 7 or more
Administrative Design Review
Alternative Compliance
Annexation and Zoning
Certificate of Zoning Compliance
City Council Review
Comprehensive Plan Map Amendment
Comprehensive Plan Text Amendment
Conditional Use Permit
Conditional Use Modification (check only 1)
Director
Commission
Development Agreement Modification
Final Plat
Final Plat Modification
Landscape Plan Modification
Preliminary Plat
Private Street
Property Boundary Adjustment
Rezone
Short Plat
Time Extension (check only 1)
Director
Commission
UDC Text Amendment
Vacation (check only 1)
Director
Commission
Variance
Other

Applicant Information

Applicant name: Steve BAINbridge Phone:
Applicant address: 2579 W. PIAZZA Dr. Email:
City: Meridian State: ID Zip: 83646

Applicant's interest in property: [X] Own [] Rent [] Optioned [] Other

Owner name: Steven J. BAINbridge Phone:
Owner address: 2579 W. PIAZZA Dr. Email:
City: Eagle State: ID Zip: 83646

Agent/Contact name (e.g., architect, engineer, developer, representative): Shawn L. Nickel

Firm name: SLN PLANNING Phone: 208-794-3013

Agent address: P.O. Box 1595 Email: shawn@slnplanning.com

City: Eagle State: ID Zip: 83616

Primary contact is: [] Applicant [] Owner [X] Agent/Contact

Subject Property Information

Location/street address: 2075 & 2155 W. Franklin Township, range, section: 3N 1W 14

Assessor's parcel number(s): 51214120631 Total acreage: 3.68 Zoning district: R-1
51214120661

Project/subdivision name: Bainbridge Annexation / Rezone
 General description of proposed project/request: Rezone, Annex into City w/ C-G zone, Concept Plan w/ Development Agreement
 Proposed zoning district(s): C-G
 Acres of each zone proposed: 3.68
 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? Owners Association
 Which irrigation district does this property lie within? Nampa-Meridian Irrig Dist
 Primary irrigation source: Pressurized Secondary: City
 Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 20,000

Residential Project Summary (if applicable) N/A

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: TBD Common lots: TBD Other lots: _____
 Gross floor area proposed: Approx 40,000 Existing (if applicable): 0
 Hours of operation (days and hours): TBD Building height: 35' max
 Total number of parking spaces provided: 120+/- Number of compact spaces provided: _____

Authorization

Print applicant name: Shawn L. Nickel
 Applicant signature: Shawn L. Nickel Date: 4-30-18

SLN PLANNING

LAND USE PLANNING, RESIDENTIAL & COMMERCIAL LAND DESIGN, ENTITLEMENTS, DUE DILIGENCE
P.O. Box 1595 ♦ Eagle, Idaho 83616 ♦ 208.794-3013 ♦ shawn@slnplanning.com

City of Meridian
Honorable Mayor and Council
33 E. Broadway Avenue
Meridian, ID 83646

April 30, 2018

RE: Annexation & Rezone 2075 & 2155 W. Franklin Road – Letter of Intent

Dear Mayor and Council:

As representative for Steve Bainbridge, please accept this application for an Annexation and Rezone for the property located at 2075 and 2155 W. Franklin Road in Meridian, Idaho. The requested annexation and rezone with a zoning designation of C-G will allow the 3.68 acre property to develop as retail/commercial with multiple building pads and uses anticipated.

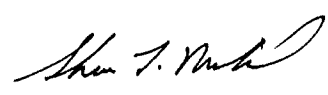
The accompanying application has been submitted in accordance with the annexation and rezone requirements of the Meridian City Unified Development Code. A conceptual site development plan has been included with an overall layout that meets the intent of the Mixed-Use Commercial (MUC) designation of the Meridian Comprehensive Plan. Future subdivision and design review will be necessary once active uses are established to ensure that architectural elements and building design envisioned by the City are achieved. In the meantime, an elevation example has been included in this application with the applicant's vision of architectural style.

To ensure compatibility with surrounding existing and proposed land uses in the immediate area, and to further meet the intent of the City for land uses on this property, the applicant is interested in entering into a Development Agreement with the City. The purpose of the agreement is to provide conditions for the property, including appropriate land uses and other standards deemed acceptable to both the applicant and the City. It is anticipated that City staff and the applicant's representative will work through the list of uses allowed within the zoning designation and provide the Planning and Zoning Commission and City Council with recommendations on uses.

The applicant has been working with ACHD on access into the property and has included that within the concept plan. In addition, a cross access easement to the property to the east has been designated on the plan. General parking and landscaping has been placed on the concept plan for reference and overall compliance.

Thank you for the opportunity to submit this application and for your consideration in this request, and we look forward to answering any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Shawn L. Nickel". The signature is fluid and cursive, with a large initial 'S'.

Shawn L. Nickel
Land Planning & Entitlement Consultant

**REVISED DESCRIPTION FOR
2075 & 2155 W. Franklin Road
Annexation and Rezone to C-G**

A parcel of land located in the NW1/4 of the NE1/4 of Section 14, T.3N., R.1W., B.M., Ada County, Idaho more particularly described as follows:

Commencing at the NE corner of said Section 14 from which the N1/4 corner of said Section 14 bears North 89°41'09" West, 2657.86 feet;

thence along the North boundary line of said Section 14 North 89°41'09" West, 1328.98 feet to the E1/16 corner of said Section 14, said point being the **REAL POINT OF BEGINNING**;

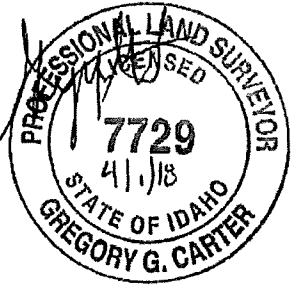
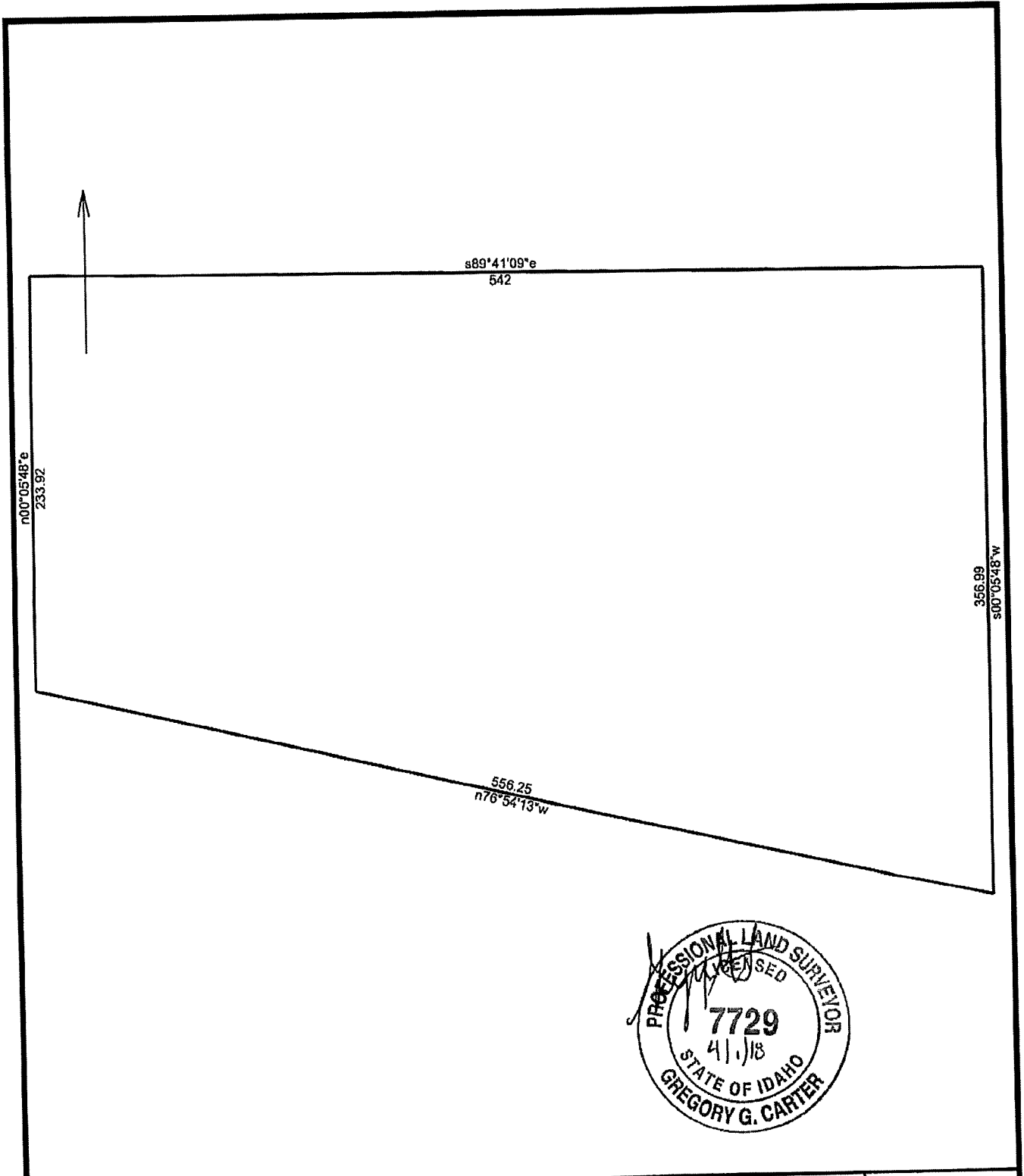
thence along the East boundary line of the NW1/4 of the NE1/4 of said Section 14 South 00°05'48" West, 356.99 feet;

thence leaving said East boundary line North 76°54'13" West, 556.25 feet;

thence North 00°05'48" East, 233.92 feet to a point on the North boundary line of said Section 14;

thence along said North boundary line South 89°41'09" East, 542.00 feet to the **REAL POINT OF BEGINNING**. Containing 3.68 acres, more or less.





2075 & 2155 Annexation and Re-Zone Closure Sheet

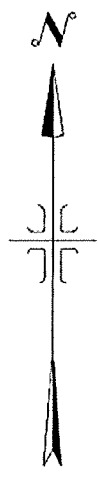
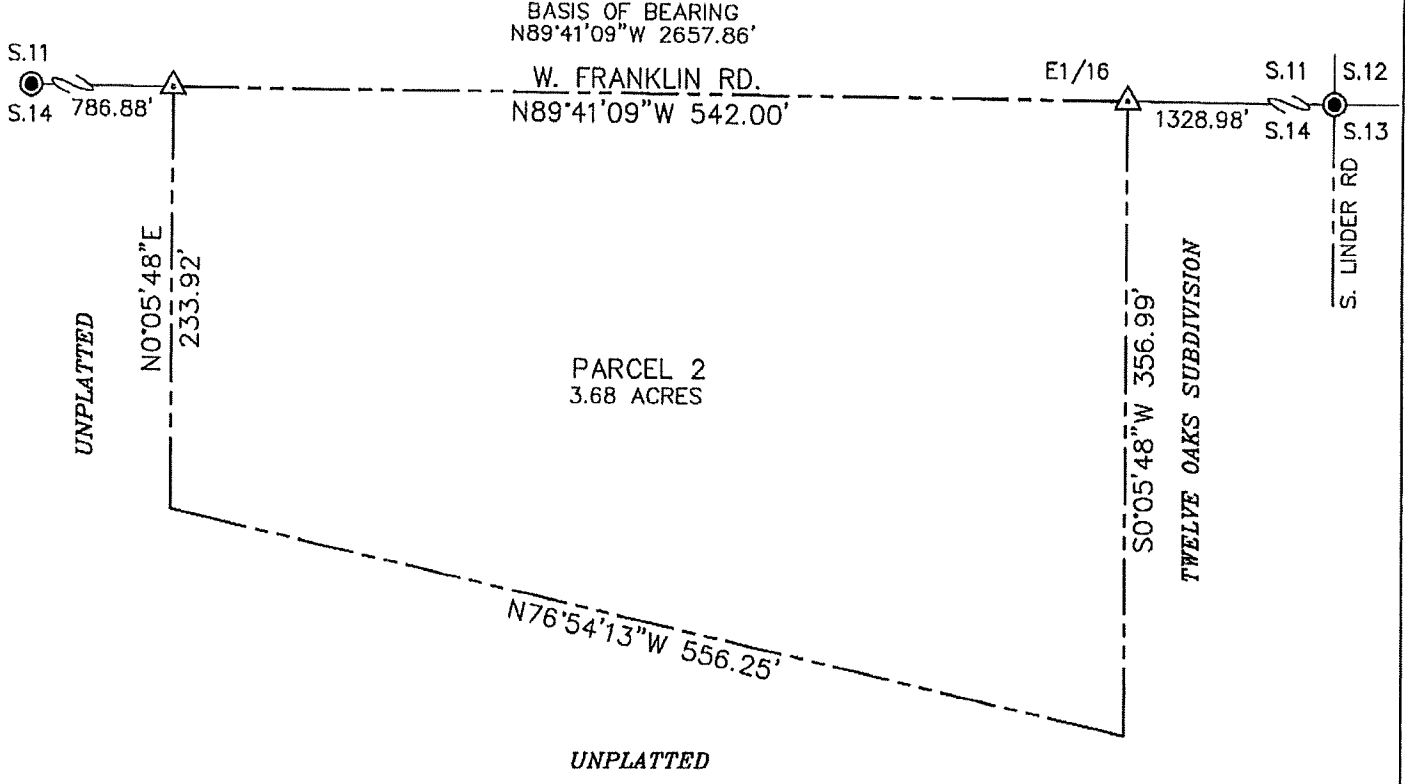
4/1/2018

Scale: 1 inch= 76 feet

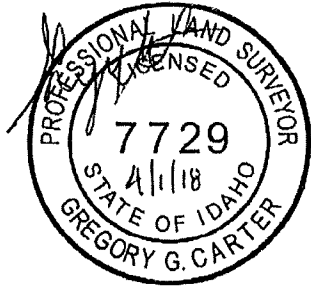
File:

Tract 1: 3.6762 Acres (160135 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/704458), Perimeter=1689 ft.

- 01 s00.0548w 356.99
- 02 n76.5413w 556.25
- 03 n00.0548e 233.92
- 04 s89.4109e 542



SCALE: 1" = 100'



	IDAHO SURVEY GROUP, LLC.	1450 E. WATERTOWER ST. SUITE 130 MERIDIAN, IDAHO 83642 (208) 848-8570
	EXHIBIT " " DRAWING FOR 2075 & 2155 W. FRANKLIN ROAD ANNEXATION AND REZONE TO C-G	

JOB NO. 17-181
SHEET NO. 1
DWG. DATE 4/1/2018

LOCATED IN THE NW 1/4 OF NE 1/4 SECTION 14, T.3N., R.1W., B.M.
ADA COUNTY, IDAHO

16267666 AE/SD

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, David Conley, a married man as his sole and separate property ("Grantor"), does hereby sell and convey unto Steven J. Bainbridge, an unmarried man, whose current address is 2579 W. Piazza Dr., Meridian, Idaho 83646 ("Grantee"), the following described real property in Ada County, Idaho, TO WIT:

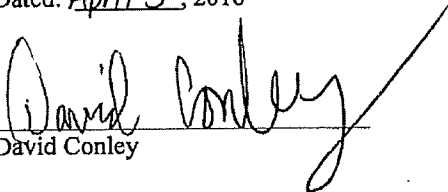
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE ("Property").

SUBJECT TO all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, all matters which would be revealed or disclosed by a physical inspection or survey of the Property, all matters of record and general taxes and assessments, including irrigation and utility easements (if any) for the current year, which are not due and payable.

Grantor, for itself and for its successors in interest, by this provision expressly limits the warranties and covenants of this deed to those herein expressed, and excludes all warranties and covenants arising or to arise by statutory or other implication. Subject to the exceptions and limitations contained in this deed, Grantor covenants to warrant and defend Grantee against all lawful claims and interest in the above described Property caused by Grantor but not otherwise.

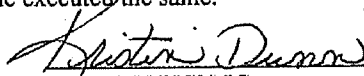
BY ACCEPTANCE and recordation of this deed, Grantee acknowledges that (i) Grantee is not relying on any representation, warranty, written information, data, reports or statement of Grantor or any of its agents with respect to any aspect, feature or condition of the Property and (ii) delivery of the Property is in "AS IS" condition with all faults including both latent and patent defects. Grantee agrees by acceptance and recordation of this deed that all disclaimers of warranties shall be construed liberally in favor of Grantor.

Dated: April 5, 2016


David Conley

STATE OF IDAHO)
) ss.
County of Ada)

On this 5 day of April, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared David Conley, known or identified to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.


NOTARY PUBLIC
Residing at: Boise, IDAHO
My commission expires: September 17, 2020

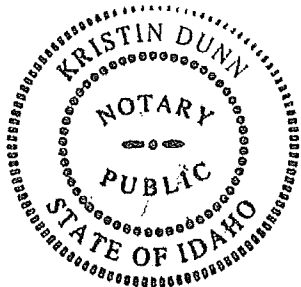


EXHIBIT "A"

The following land together with all improvements thereon:

This parcel is a portion of the Northwest quarter Northeast quarter of Section 14, Township 3 North, Range 1 West of the Boise Meridian, Ada County, Idaho and is more particularly described as follows:

Beginning at the Northeast corner of said Northwest quarter Northeast quarter; thence South 00°33'13" West along the East boundary of said Northwest quarter Northeast quarter a distance of 284.00 feet; thence North 89°13'18" West parallel with the North boundary of said Northwest quarter Northeast quarter (of record North 89°26'47" West) a distance of 180 feet; thence North 00°33'13" East parallel with the East boundary of said Northwest quarter Northeast quarter a distance of 284.00 feet to a point on the North boundary of said Northwest quarter Northeast quarter; thence South 89°13'18" East along said North boundary a distance of 180.00 feet to the POINT OF BEGINNING.

And

This parcel is a portion of the Northwest quarter Northeast quarter of Section 14, Township 3 North, Range 1 West of the Boise Meridian, Ada County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said Northwest quarter Northeast quarter; thence South 00°33'13" West along the East boundary of said Northwest quarter Northeast quarter a distance of 284.00 feet to the TRUE POINT OF BEGINNING; thence continuing South 00°33'13" West along said East boundary a distance of 73.00 feet; thence North 76°26'48" West a distance of 556.25 feet (of record 551.00 feet) to a point which lies 234.00 feet South of the North boundary of said Northwest quarter Northeast quarter and 542.00 feet West of the East boundary of said Northwest quarter Northeast quarter; thence North 00°33'13" East parallel with the East boundary of said Northwest quarter Northeast quarter a distance of 234.00 feet to a point on the North boundary of said Northwest quarter Northeast quarter; thence South 89°13'18" East along said North boundary a distance of 362.00 feet; thence South 00°33'13" West parallel with the East boundary of said Northwest quarter Northeast quarter a distance of 284.00 feet; thence South 89°13'18" East parallel with the north boundary of said Northwest quarter Northeast quarter (of record North 89°26'47" West) a distance of 180.00 feet to the TRUE POINT OF BEGINNING.

Excluding:

The conveyance to the Ada County Highway District made via the Warranty Deed recorded with the Ada County Recorder as Instrument No. 111057519 attached hereto as Exhibit "C".

EXHIBIT "C"

Project Name: Franklin Rd (Ten Mile to Linder)
Project No: 508019
Name: Bainbridge/Conley
RW Parcel No: 19 & 20
Parcel No: S1214120660/S1214120630
T3N, R1W, Sec 14

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 34.00 9
BOISE IDAHO 07/19/2011 09:46 AM
DEPUTY Randy Jennings
Simplified Electronic Recording
RECORDED-REQUEST OF
PIONEER TITLE COMPANY OF ADA C 111057519



ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

305040 5m-6L

(Reserved for Ada County Recorder)

WARRANTY DEED

THIS INDENTURE, made this 16th day of July, 2010, STEVEN J. BAINBRIDGE, a married man, as his sole and separate property and DAVID CONLEY, a married man as his sole and separate property, the "GRANTOR", and ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate of the State of Idaho, the "GRANTEE";

WITNESSETH:

FOR VALUE RECEIVED, the GRANTOR has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to the GRANTEE and its successors and assigns forever, that certain real property situated in the COUNTY OF ADA, STATE OF IDAHO, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof,

TOGETHER with all and singular the buildings, structures, improvements and fixtures thereto, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises").

SUBJECT TO those exceptions to title to which this conveyance is expressly made subject on Exhibit "B" and those made, suffered or done by the GRANTEE: (a) the GRANTOR covenants to the GRANTEE, its successors and assigns, that the GRANTEE shall enjoy the quiet and peaceful possession of the Premises; and (b) GRANTOR warrants to the GRANTEE, its successors and assigns, that GRANTOR is the owner of said Premises in fee simple and has the right and authority to convey the same to GRANTEE, and GRANTOR will defend the GRANTEE's title from all lawful claims whatsoever.

The current address of the GRANTEE is:

Ada County Highway District
3775 Adams Street
Garden, Idaho 83714-6499

EXHIBIT "C"

Project Name: Franklin Rd (Ten Mile to Linder)
Project No: 508019
Name: Bainbridge/Conley
RW Parcel No: 19 & 20
Parcel No: S1214120660/S1214120630
T3N, R1W, Sec 14

IN WITNESS WHEREOF, this WARRANTY DEED has been duly executed by the GRANTOR, the day, month and year herein first above written.


SELLER:



Steven J. Bainbridge

N/A

Spouse



David Conley

N/A

Spouse

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

COUNTY OF ADA)

I, STEVE BAINBRIDGE, 2579 W. PIAZZA DR
(name) (address)
Meridian, IDAHO
(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:

SLW PLANNING
Shawn L. Nickel, P.O. Box 1595 Eagle, ID 83616
(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 April, 20 18

[Signature]
(Signature)

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

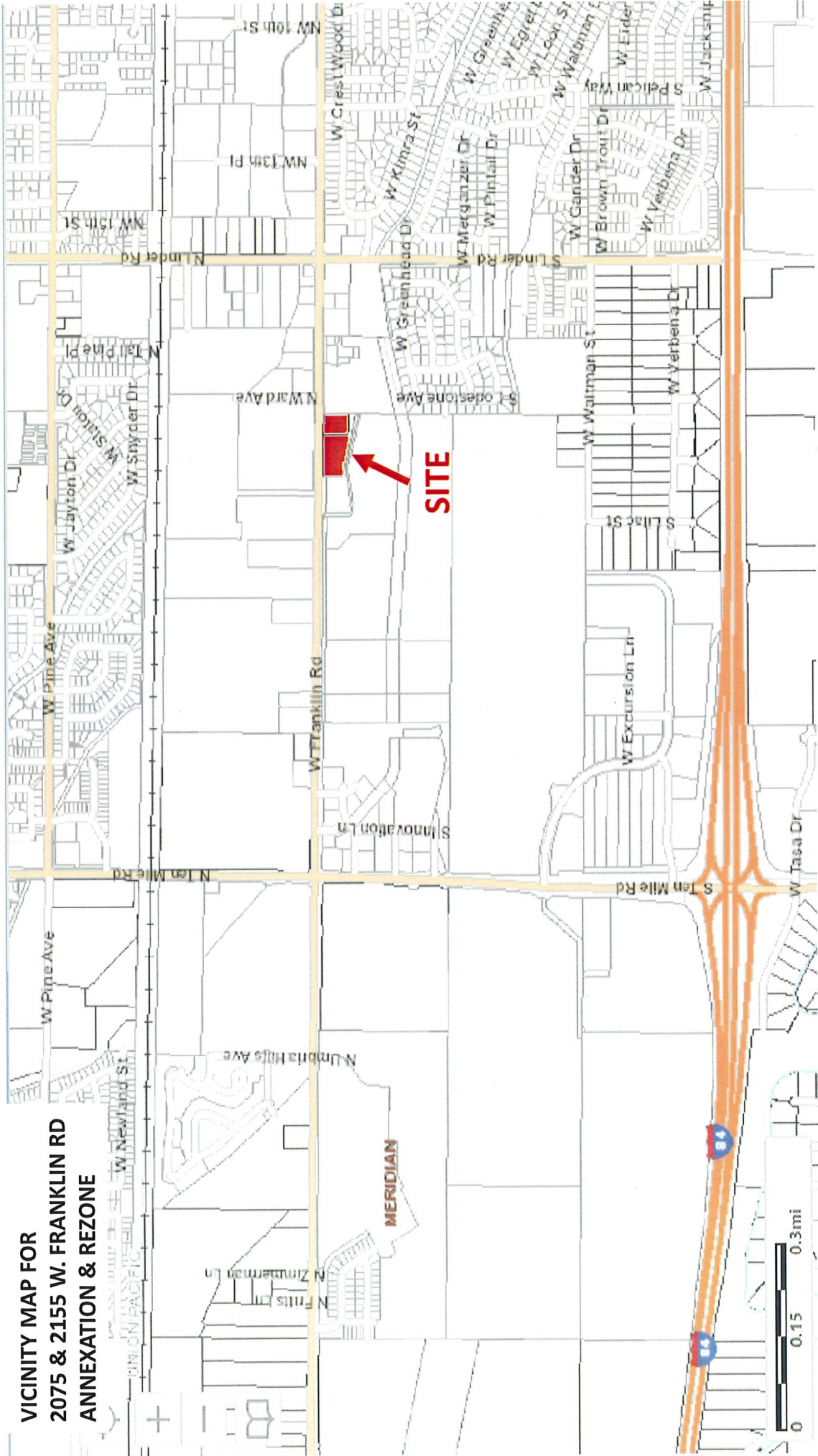


[Signature]
(Notary Public for Idaho)

Residing at: Ada County

My Commission Expires: 09-01-2022

VICINITY MAP FOR
2075 & 2155 W. FRANKLIN RD
ANNEXATION & REZONE



0 0.15 0.3mi

MERIDIAN

CITY OF MERIDIAN

PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: 2075 W. Franklin Date: 3-1-18
 Applicant(s)/Contact(s): Shawn L. Mickel
 City Staff: Bill, Josh, Brian
 Location: 2075 W. Franklin Size of Property: 3.67 acres
 Comprehensive Plan FLUM Designation: Mixed use ~~Commercial~~ Commercial
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: Vacant Existing Zoning: RUT
 Proposed Use: retail, office, flex Proposed Zoning: G-G
 Surrounding Uses: Multi-family to the east
 Street Buffer(s) and/or Land Use Buffer(s): 75 feet along Franklin
 Open Space/Amenities/Pathways: -
 Access/Stub Streets/Street System: cross access to the east, access to Franklin
 Sewer & Water Service: _____
 Waterways/ Floodplain/Topography/Hazards: _____
 History: _____
 Additional Meeting Notes: _____

⬆ A floor area ratio for the Ten Mile plan is 1. This requires multi-level buildings in general. There is some flexibility in that.

⬆ Show how the uses on this site can be integrated with the apartments to the east.

⬆ The Ten Mile Plan has specific requirements for design of the buildings.

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 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 checked="" 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.

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

4-17-18

Date



DATE: 5/16/2018

2025 W. FRANKLIN RD.
BOISE, IDAHO 83705
LANDSCAPE ARCHITECTURE, P.C.
Eugene H. Roberts, P.E.
(208) 342-2999

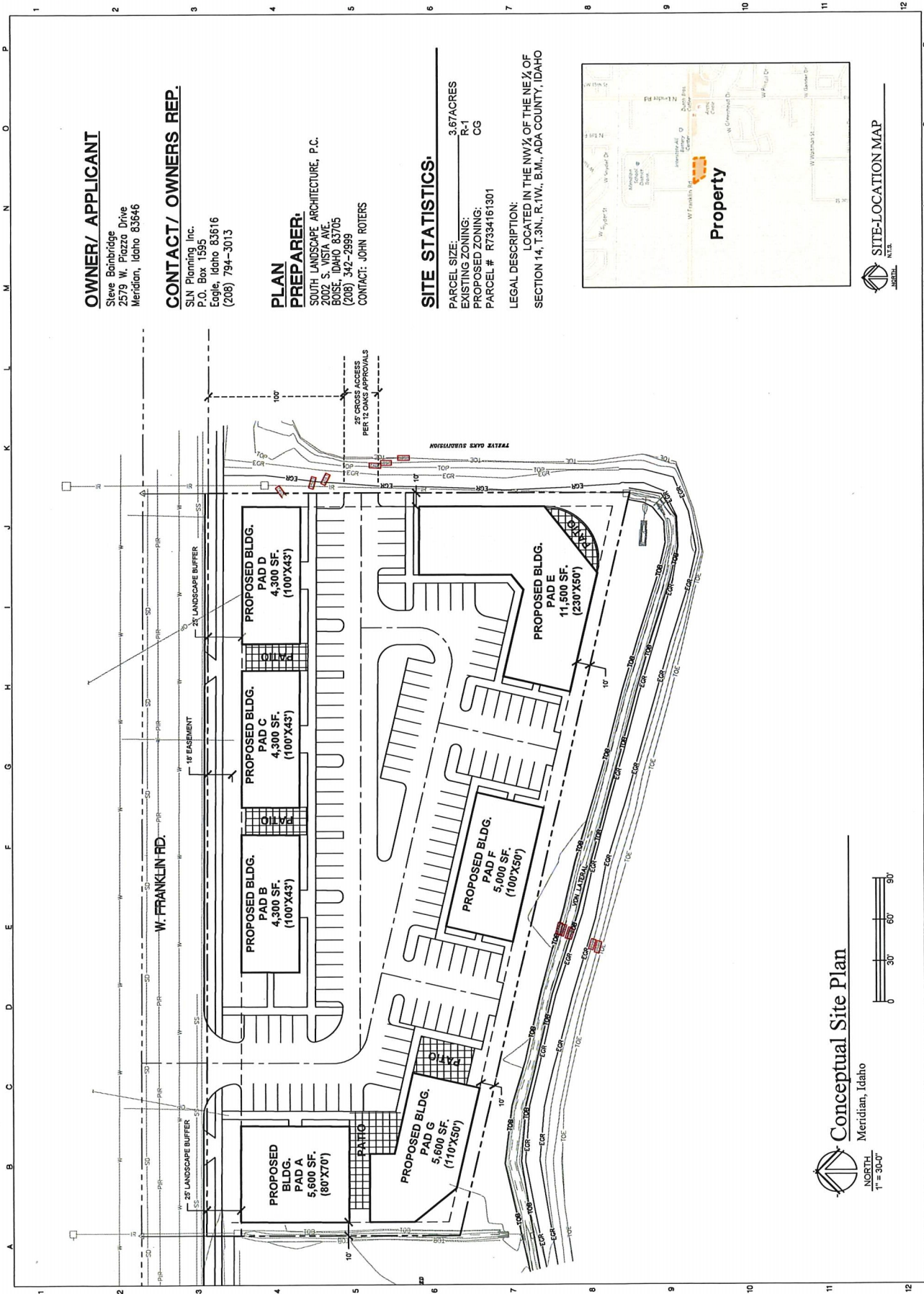
REVISIONS

DAHO

2025 W. Franklin Road
Conceptual Site Plan
MERIDIAN

DRAWN BY: J.D.P.
CHECKED BY: J.A.G.
PROJECT NUMBER:
SHEET:

S2.0

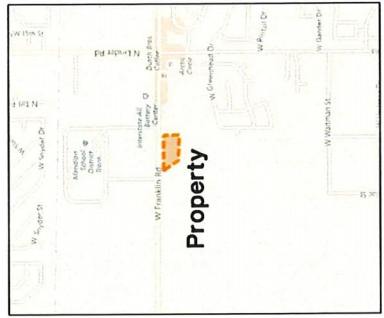


OWNER/ APPLICANT
Steve Bainbridge
2579 W. Piazza Drive
Meridian, Idaho 83646

CONTACT/ OWNERS REP.
SLN Planning Inc.
P.O. Box 1595
Eagle, Idaho 83616
(208) 794-3013

PLAN PREPARER:
SOUTH LANDSCAPE ARCHITECTURE, P.C.
2002 S. VISTA AVE.
BOISE, IDAHO 83705
(208) 342-2999
CONTACT: JOHN ROTERS

SITE STATISTICS:
PARCEL SIZE: 3.87 ACRES
EXISTING ZONING: R-1
PROPOSED ZONING: CG
PARCEL # R7334161301
LEGAL DESCRIPTION: LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 14, T.3N., R.1W., B.M., ADA COUNTY, IDAHO



SITE-LOCATION MAP
JUN 2018

Conceptual Site Plan
NORTH
Meridian, Idaho
1" = 30'-0"
0 30 60 90



Sample Elevations for
Annexation/Rezone of
2075 & 2155 W. Franklin Rd





Community Development
Department

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

Parcel Verification

Date: **5/18/18**

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

Project Name: **Steve Bainbridge - Annexation/Rezone**

Parcel Numbers: **S1214120661 (2.104 Acres)**
S1214120631 (.972 Acres)

T/R/S: **3N 1W 14**

Property Owner: **Steven J. Bainbridge**
2579 W. Piazza Dr.
Meridian, ID 83642



Sample Elevations for
Annexation/Rezone of
2075 & 2155 W. Franklin Rd

