



Mayor Tammy de Weerd

City Council Members:

Luke Cavener
Ty Palmer
Treg Bernt

Joe Borton
Genesis Milam
Anne Little Roberts

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

To ensure that your comments and recommendation will be considered by the Meridian Planning and Zoning Commission/City Council, Please submit your comments and recommendations to cityclerk@meridiancity.org, attention C.Jay Coles, City Clerk by **10-26-2018**

Transmittal Date: 9-21-2018

Hearing Date: November 1, 2018

Project Name & File Number: Buyrite LLC Apartments H-2018-0103

Applicant: neUdesign Architecture, LLC

Property Location: NW Corner of W. Ustick Rd and N. Linder Rd

Application Request:

1. Request: Rezone property from C-C (5.90 acres) to R-40; and
2. Request: Conditional Use Permit for a multi-family development consisting of 96 multi-family residential units within 4 multi-family structures on 4.772 acres of land in a proposed R-40 zoning district; and
3. Request: Modification of an Existing Development Agreement to allow for R-40 zoning and to change certain other provisions of the agreement

City Council / Planning and Zoning Commission	Valley Transit
Mayor	Idaho DEQ
Sanitary Services	West Ada School District
Building Department & Community Development	Meridian Post Office
Fire Department	Ada County Highway District
Police Department	Ada County Development Services
City Attorney	Central District Health
City Public Works	Compass
City Planner	Nampa Meridian Irrigation District
Parks Departments	Settlers Irrigation District
Economic Development	Idaho Power, Intermountain Gas, Century Link
Historic Preservation Commission	Idaho Transportation Department
New York Irrigation District	South or RR/SW Meridian
Boise Project Board of Control	NW Pipeline
Boise-Kuna Irrigation District	Ada County Associate Land Records
Downtown Projects	Meridian Development Corporation

Hearing Date: November 1, 2018

File No.: H-2018-0096

Project Name: Buyrite LLC Apartments-RZ, CUP, MDA

Request: Request for rezone property from C-C (5.90 acres) to R-40.

Request: Request for a conditional use permit for a multi-family development consisting of ninety-six (96) multi-family residential units within four (4) multi-family structures on 4.772 acres of land in a proposed R-40 zoning district.

Request: Request to modify an existing development agreement to allow for R-40 zoning and to change certain other provisions of the agreement, by neUdesign Architecture, LLC.

Location: The site is located on the northwest corner of W. Ustick Road and N. Linder Road in the SE ¼ of Section 35, Township 4N., Range 1W.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:

Project name:
File number(s): H-2018-0096
Assigned Planner:
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: Pamela Gaines - neUdesign Architecture, LLC. Phone: 208.884.2824
Applicant address: 725 E. 2nd St. Email: pgaines@neudesignarch.com *
City: Meridian State: ID Zip: 83642

Applicant's interest in property: Own Rent Optioned Other Design Team
Owner name: Buyrite, LLC. - Russ Hunemiller Phone: 208.890.8944
Owner address: 3307 W. Davis Ln. Email: rdh104@aol.com *
City: Meridian State: ID Zip: 83642

Agent/Contact name (e.g., architect, engineer, developer, representative): Richard Evans
Firm name: Pride, LLC. Phone: 208.890.8944
Agent address: 16130 N. Elder St. Email: richardevans@q.com
City: Nampa State: ID Zip: 83687

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: Northwest corner of Linder & Ustick Township, range, section: 4N 1W 35
Assessor's parcel number(s): S0435449705 & S0435449025 Total acreage: 4.772 acre Zoning district: C-C

Project/subdivision name: Buyrite LLC. Apartments

General description of proposed project/request: Requesting a rezone of site from C-C to R-40, to develop a community of (4) 24-plex apartment buildings.

Proposed zoning district(s): R-40

Acres of each zone proposed: 4.772 acres

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? Owner

Which irrigation district does this property lie within? Nampa Meridian

Primary irrigation source: Nampa Meridian Secondary: Suez

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: 96 Number of building lots: 1

Number of common lots: 1 Number of other lots: 1

Proposed number of dwelling units (for multi-family developments only):

1 bedroom: 6 x 4 (per building) 2-3 bedrooms: 18 4 or more bedrooms: _____

Minimum square footage of structure (excl. garage): approx. 25,000 sf Maximum building height: 40 ft. +/-

Minimum property size (s.f.): _____ Average property size (s.f.): _____

Gross density (Per UDC 11-1A-1): ~~20-1~~ Net density (Per UDC 11-1A-1): 20-1

Acreage of qualified open space: 1.75 ACRES Percentage of qualified open space: 36%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): grass area
40 x 165 = 6,600; 16 x 150 = 2,400; 30 x 60 / 2 = 900; 17,500 / 2 = 8,750

Amenities provided with this development (if applicable): 50'x100' grass area, tot lot, dog park, bbq areas

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: _____ Common lots: _____ Other lots: _____

Gross floor area proposed: _____ Existing (if applicable): _____

Hours of operation (days and hours): _____ Building height: _____

Total number of parking spaces provided: _____ Number of compact spaces provided: _____

Authorization

Print applicant name: Pamela Gaines

Applicant signature: Pamela Gaines, Project Manager Date: 08.01.18



August 21, 2018

Attn: City of Meridian Community Development Department
33 E. Broadway Ave., Ste. 102
Meridian, ID 83642

Re: Buyrite, LLC. Apartments at Ustick & Linder Roads

Rezoning/CUP/Development Agreement

Please find attached the applications for Rezoning, CUP, and a revised Development Agreement for the project located at the northwest corner of the junction of Ustick and Linder Roads.

Rezoning

The project is located currently on a property that is zoned Commercial for Community Business. On the corner to the east and to the south, the properties are zoned similarly. However the east side of Linder remains a family farm as of yet and the south side of Ustick is a paramedic dispatch location, therefore will most likely not be the potential hub of commercial business initially intended. Surrounding those zones to the north, east, south, and even to the west are rural residential properties – zoned RUT in Ada County. Outside of that, the properties are medium density and medium to low density residential zones. It would be congruent with the neighborhood to rezone this property to residential and additive to rezone to high density to allow for varying living options in the area. Rezoning this site from C-C to R-40 would provide a similar use – residential – while still acting as a buffer of the single family homes to the commercial district and busy intersection.

We are proposing to construct four new multifamily buildings – consisting of 24 units each – with a mix of 1-bedroom, 2-bedroom, and 3-bedroom dwellings in approximately 25,000 sf. Each building will have (1) Type 'A' ADA compliant unit, with all other ground floor units meeting Type 'B' requirements. The buildings will contain the "living" spaces – including private outdoor patios/balconies – constructed of light-framed wood, Type VB construction and 13-R sprinkled. Additionally, (2) buildings will be constructed to provide additional "storage" for each of the units – constructed of light-framed wood construction on the exterior and steel stud construction between storage units on the interior.

The owner of this site is intending on enhancing the neighboring community with his project infill on a vacant lot that has remained undeveloped for many years. If the site were to remain Community Business, it would have limited success as access to the site is restricted due to the proximity to the corner and ACHD's requirements. The few properties zoned similarly would not draw many people to the vicinity as one location is not a destination but a dispatch and the other corner is undeveloped and fronts along Ustick instead of Linder. The proposed project provides diversity in type, density, and location of housing in a neighborhood that's transitioning from single family residential to a higher density residential. It will offer amenities to the occupants that are site specific, such as an office, grassy playing field, tot lot, dog park, picnic areas, a connection to the greenbelt path, and a proximity to the City Center.

Conditional Use Permit

The development property is 4.772 acres of vacant land, edged by single family home lots, farmland, and busy streets on two sides. We are requesting that the proposed multifamily development be allowed in this neighborhood, simultaneously undergoing the rezone to R-40. The project would create diverse housing options while still complementing the nature of the surrounding community. The buildings themselves will add to the visual interest and connectivity, both from vehicular and pedestrian viewpoints – eliminating a weed-infested vacant lot that detracts from the potential vibrancy of the corner. Three of the buildings – as well as the office – will be situated to form a central green space for common use. The other building will be placed near the single family home lots to the west to provide an alternative to living right amongst the collective. Parking will be around the perimeter to provide a spatial separation and safety net from the busy roadways (Ustick and Linder). The storage garages along the street scene will be minimized by landscaping, allowing the eye to travel upward to the “dwelling” units. The undulating facades with varying materials such as stucco, cultured stone, recesses and projections combine to bring the 3-story structure of the 24-plexes back to the human scale.

It is the design’s intent to interact with the surrounding community. A road connects the neighborhood to the west through the project site and stubs up to the property north of our site. The function of the space located in the “island” is communal in nature – allowing people to bring their dogs and interact. Additionally, the buildings at the north end of our site address both the single family homes as well as Linder Road. The pedestrian movement that currently exists through the site will be maintained – slightly revised – and connected into the site. All setbacks of the new R-40 zoning are upheld as well as the irrigation ditch easement and box locations. All structures will be a minimum of 20’-0” away from each other to meet fire code requirements which allows more visual corridors to glimpse into and through the development. The design is to “complete” the neighborhood feel by “infilling” on a barren lot, creating the potential for a continuation of residences and fulfilling the need for multifamily dwellings. On behalf of our client we are requesting an agreement be made to allow this usage at this location.

Development Agreement Modification

For the purposes of allowing a high-density residential development to occur at this location, we are requesting that the Development Agreement entered into with the City of Meridian by JJA, LLC. Recorded on 04/07/2010 and tied to this property be modified. The recorded document number is 110031366 and specifies the property is annexed and rezoned from RUT to C-C. The Meridian City Council approved Case No AZ-09-005 on December 22, 2009 following a hearing on December 8th. The reason for the request for modification is due to the property being under new ownership – currently Buyrite, LLC. – and their desire to provide the community with an alternative living style which requires a rezone and new CUP. It is assumed that our project and applications are in compliance with all City Codes and future plans.

In summary, we believe this project is synonymous with the atmosphere of the surrounding neighborhoods while still achieving the City’s goals of providing diverse housing, minimizing sprawl, and creating links in street connectivity. Our goal is to provide the community with an optional place to live that enriches their lives (through provided amenities) while promoting interaction. The owner is excited to add to the existing infrastructure of Meridian and provide a much needed use. He is attempting to work with the site’s constraints and provide a high quality

product(s) that is beneficial to the overall community plan. I believe this project is compliant with the City's comprehensive plan and beneficial to our growing population.

We hope this project will be acceptable to the Planning Department and Zoning Commission. We feel that it truly will have a positive impact in the area while fulfilling everyone's needs.

Please call if you have any questions or concerns. Thank you for your time and consideration.

Sincerely,

Pamela Gaines, Project Manager
725 E. 2nd St. in downtown Meridian, ID - 83642
o | [208.884.2824](tel:208.884.2824) f | [208.287.8166](tel:208.287.8166)
www.neUdesignArch.com

Legal Description
Buyrite LLC Property Rezone

A parcel located in the SE ¼ of the SE ¼ of Section 35, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

BEGINNING at a Brass Cap monument marking the southeast corner of said SE ¼ of the SE ¼, from which a 5/8 inch rebar marking the southwest corner of the SE ¼ of said Section 35 bears N 89°14'45" W a distance of 2643.35 feet;

Thence N 89°14'45" W along the southerly boundary of said SE ¼ of the SE ¼ a distance of 390.00 feet to a point;

Thence leaving said southerly boundary N 0°15'19" E along the easterly boundary and the extension thereof of Windsong Subdivision No. 2 as shown in Book 100 of Plats on Pages 13022 thru 13024, records of Ada County, Idaho, a distance of 657.59 feet to a 5/8 inch rebar marking the northeast corner of said Windsong Subdivision No. 2;

Thence leaving said easterly boundary S 89°31'02" E a distance of 389.94 feet to a point on the easterly boundary of said SE ¼ of the SE ¼;

Thence S 0°15'04" W along said easterly boundary a distance of 659.44 feet to the **POINT OF BEGINNING**.

This parcel contains 5.90 acres and is subject to any easements existing or in use.

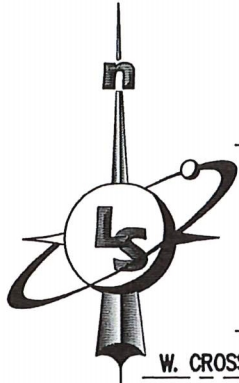
Clinton W. Hansen, PLS
Land Solutions, PC
August 23, 2018



BUYRITE LLC PROPERTY

REZONE EXHIBIT

UNPLATTED



W. CROSSWIND ST.

WINDSONG SUB NO.2

WINDSONG SUB NO.2

389.94'
S89°31'02"E

657.59'

N01°15'19"E

TOTAL AREA = 5.90 ACRES

1/4
35 36

1978.23'

2637.67'

659.44'

S01°15'04"W

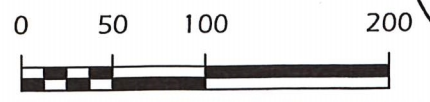
N. LINDER RD.

1/4
35 2
2253.35'

W USTICK RD

N89°14'45"W 2643.35'
BASIS OF BEARING

390.00'
35 36
POINT OF BEGINNING



LandSolutions

Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 18-24



2 INTERNAL PERSPECTIVE 2
1/2" = 1'-0"

Parking Schedule		
Days	Time	Capacity
MONDAY - FRIDAY	8:00 AM - 5:00 PM	40
SATURDAY	8:00 AM - 5:00 PM	20
SUNDAY	8:00 AM - 5:00 PM	20
TOTAL		80



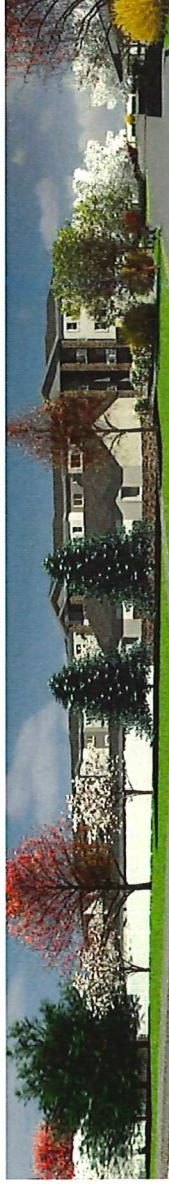
3 PERSPECTIVE @ LINDER AND USTICK 1
1/2" = 1'-0"



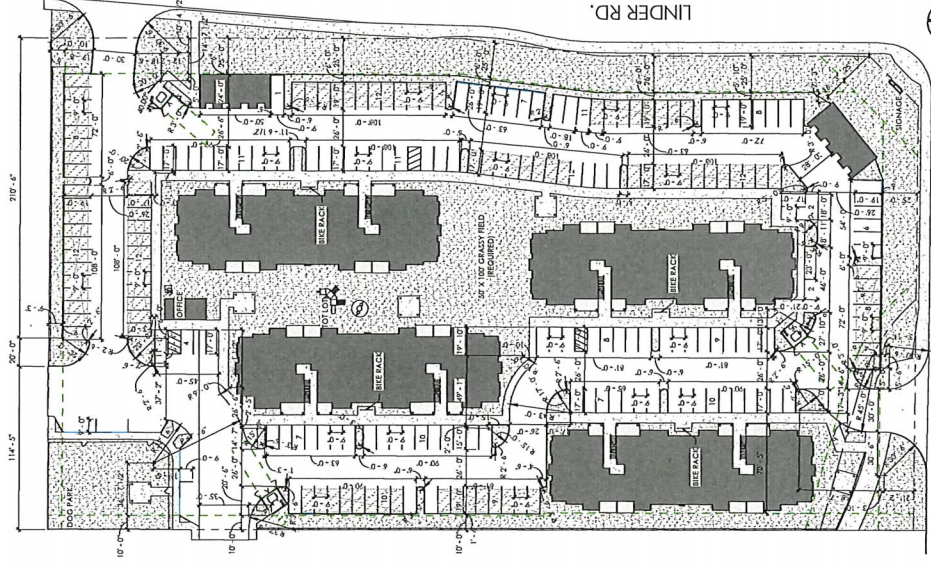
4 PERSPECTIVE @ USTICK RD. 1
1/2" = 1'-0"



5 INTERNAL PERSPECTIVE 1
1/2" = 1'-0"



6 LINDER RD. 1
1/2" = 1'-0"



1 SITE - NEW
1" = 80'-0"



Potential Bike Rack Design

SITE PLAN

A-101

DATE: 08/14/18
DRAWN BY: J. BROWN/CJP
CHECKED BY: J. BROWN/CJP
SCALE: AS SHOWN

CLIENT: BUWRITE APARTMENTS
ARCHITECT: Buwrite, LLC
PROFESSIONAL SEAL: [Seal]



Data and Deed Call Listing of File: Buyrite Rezone Legal Description.des

Tract 1: 5.895 Acres: 256795 Sq Feet: Closure = n07.4927e 0.00 Feet: Precision =1/827083: Perimeter = 2097 Feet

001=n89.1445w 390.00

002=n0.1519e 657.59

003=s89.3102e 389.94

004=s0.1504w 659.44

Exhibit A

Parcel I:

A portion of the Southeast quarter of the Southeast quarter of Section 35, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the found brass cap monument (destroyed by construction, replaced with a 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612") marking the Southeast corner of Section 35, Township 4 North, Range 1 West, Boise Meridian, the True Point of Beginning, from which a found brass cap monument marking the South quarter corner thereof bears North 89°42'39" West, a distance of 2643.30 feet, as shown on Record of Survey No. 6306; thence along the Easterly boundary of Section 35 North 00°12'38" West, a distance of 657.90 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" marking the Northeasterly corner of property described in Warranty Deed Instrument No. 611124, from which a found 5/8 inch rebar with no cap bears North 89°45'27" West, a distance of 25.36 feet; thence along the Northerly boundary of said property North 89°45'27" West, a distance of 390.01 feet more or less to a point on the common boundary of properties described in Warranty Deed Instrument No. 611124 and Quitclaim Deed Instrument No. 94072003; thence along said boundary South 00°12'38" East, a distance of 546.72 feet more or less to a point on the centerline of the Creason Lateral; thence along said centerline South 74°32'13" East, a distance of 104.08 feet more or less to the beginning of a curve to the right, from which a found 5/8 inch rebar with plastic cap stamped "PLS 5082" bears South 15°27'47" West, a distance of 20.00 feet; thence along said centerline and said curve to the right having a length of 77.83 feet, a radius of 125.00 feet, a central angle of 35°40'36", tangents of 40.23 feet, and a long chord which bears South 56°41'55" East, a distance of 76.58 feet, from which a found 5/8 inch rebar with plastic cap stamped "PLS 5082" bears South 51°08'23" West, a distance of 20.00 feet; thence continuing along said centerline South 38°51'37" East, a distance of 54.02 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" on the Southerly boundary of Section 35; thence along said boundary South 89°42'39" East, a distance of 192.20 feet to the True Point of Beginning.

Excepting Therefrom that portion of the above described property deeded to Ada County Highway District as disclosed in Warranty Deed recorded March 24, 2008 as Instrument No. 108033285.

Parcel II:

A portion of the Southeast quarter of the Southeast quarter of Section 35, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at a found brass cap monument (destroyed by construction, replaced with a 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612") marking the Southeast corner of Section 35, Township 4 North, Range 1 West, Boise Meridian, from which a found brass cap monument marking the South quarter corner thereof bears North 89°42'39" West, a distance of 2643.30 feet, as shown on Record of Survey No. 6306; thence along the Southerly boundary of said Section North 89°42'39" West, a distance of 192.20 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" at its intersection with the centerline of the Creason Lateral, the True Point of Beginning; thence continuing along said boundary North 89°42'39" West, a distance of 197.81 feet to a found 5/8 inch rebar with plastic cap stamped "PLS 5082" marking the Southeasterly corner of property described in Grant Deed Instrument No. 103201122; thence along the Easterly boundary of said property North 00°12'38" West, a distance of 110.86 feet to its intersection with the centerline of the Creason Lateral, from which a found 5/8 inch rebar with plastic cap stamped "PLS 5082" bears South 00°12'38" East, a distance of 20.77 feet; thence along said centerline South 74°32'13" East, a distance of 104.08 feet to the beginning of a curve to the right, from which a found 5/8 inch rebar with plastic cap stamped "PLS 5082" bears South 15°27'47" West, a distance of 20.00 feet; thence along said curve to the right having a length of 77.83 feet, a radius of 125.00 feet, a central angle of 35°40'36", tangents of 40.23 feet, and a long chord which bears South 56°41'55" East, a distance of 76.58 feet, from which a found 5/8 inch rebar with plastic cap stamped "PLS 5082" bears South 51°08'23" West, a distance of 20.00 feet; thence South 38°51'37" East, a distance of 54.02 feet to the True Point of Beginning.

Excepting Therefrom that portion of the above described property deeded to Ada County Highway District as disclosed in Warranty Deed recorded March 24, 2008 as Instrument No. 108033285.

UNPLATED

344.93'
S89°31'02"E

45.00'

N89°31'02"W

1978.31'

WINDSONG
SUB NO.2

100.00'

W. CROSSWIND ST

PARCEL NO. S0435449705
OWNER - BUYRITE LLC

N0°15'19"E

WINDSONG SUB NO.2

396.72'

53.72'

N LINDER RD.

659.36'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	73.79'	125.00'	33°49'17"	N57°09'35"W	72.72'

PARCEL NO. S0435449025
OWNER - BUYRITE LLC

CREASON
LATERAL
EASEMENT

PERMANENT SLOPE EASEMENT

65.88'
N0°15'19"E

104.08'
S74°04'16"E

INGRESS
EGRESS
EASEMENT

161.43'

297.99'

N89°14'45"W

49.28'

S45°30'09"W

191.66'

S0°15'04"W

96.75'

S72°23'34"W

291.46'

S0°15'04"W

291.46'

S0°15'04"W

96.75'

S72°23'34"W

191.66'

S0°15'04"W

45.00'

N89°31'02"W

1978.31'

659.36'

N LINDER RD.

1978.31'

N LINDER RD.

659.36'

N LINDER RD.

1978.31'



TitleOne
 a title & escrow co.
 Order Number: 18306067 tc

Warranty Deed

For value received,

Steiner Development, L.L.C., an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Buyrite, L.L.C., an Idaho limited liability company

whose current address is Russ Hunemiller 16130 N. Elder St. Nampa, ID 83687

the grantee, the following described premises, in Ada County, Idaho, to wit:

See Exhibit "A" attached hereto and made a part hereof

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: February 14, 2018

Steiner Development, L.L.C., an Idaho limited liability company

By: *Louis J. Steiner*
 Louis J. Steiner, Managing Member

State of CALIFORNIA
 County of SAN JUAN, ss.
OBWAD

On this 16th day of February 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Louis J. Steiner, known or identified to me to be the Managing Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Joseph Kathleen Albrighi
 Notary Public
 Residing In: San Diego, CA
 My Commission Expires: 9/7/2021

*See attached
 California Acknowledgement
 next for notary
 stamp*

ELECTRONICALLY RECORDED
TAMPER EVIDENT FIRST PAGE NOW
ACCREDITED AS PART OF
THE ORIGINAL DOCUMENT.

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 LISA BATT
TITLEONE BOISE
2018-015446
02/20/2018 03:40 PM
\$15.00

TitleOne
a title & escrow co.
Order Number: 18306067 to

Warranty Deed

For value received,

Steiner Development, L.L.C., an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Buyrite, L.L.C., an Idaho limited liability company

whose current address is Russ Hunemiller 16130 N. Elder St. Nampa, ID 83687

the grantee, the following described premises, in Ada County, Idaho, to wit:

See Exhibit "A" attached hereto and made a part hereof

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: February 14, 2018

Steiner Development, L.L.C., an Idaho limited liability company

By: *[Signature]*
Louis J. Steiner, Managing Member

State of CALIFORNIA
County of SAN JUAN, ss.
OBISPO

On this 16th day of February 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Louis J. Steiner, known or identified to me to be the Managing Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public
Residing In: San Diego, CA
My Commission Expires: 7/7/2021

*See attached
California Acknowledge-
ment for notary
stamp*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

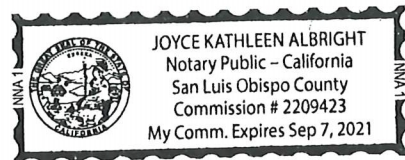
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN Luis Obispo)
On FEBRUARY 16, 2018 before me, Joyce Kathleen ALBRIGHT
Date Here Insert Name and Title of the Officer
personally appeared Louis J. Steiner
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Joyce Kathleen Albright
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

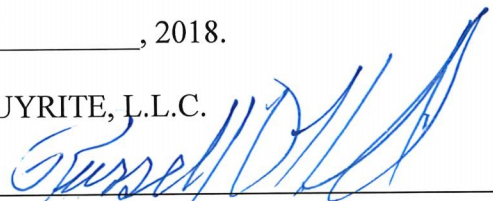
I, Russ Hunemiller, Member of Buyrite, L.L.C., being first duly sworn upon oath, depose and say:

1. That I am the record owners of the property described on the attached, and permission is granted to:

Neu Design
725 E. Second Street
Meridian, ID 83642

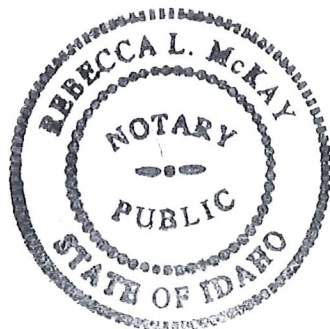
to submit the accompanying applications pertaining to the property.
2. I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the 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).

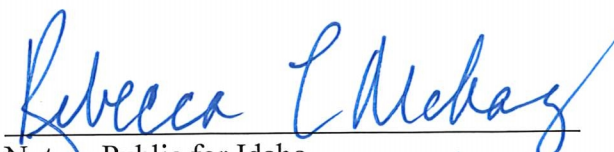
Dated this 19TH day of June, 2018.

BUYRITE, L.L.C.


Russell D. Hunemiller
3307 W. Davis Lane
Meridian, ID 83642

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





Notary Public for Idaho
Residing Eagle, Idaho
My Commission Expires: 8/14/18

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

Project/Subdivision Name: Buyrite LLC Apartments _____ Date: 5/22/2018
 Applicant(s)/Contact(s): Richard Evans _____
 City Staff: Josh, Caleb, Tom, Sam, Denny, Stephanie _____
 Location: 1680 W. Ustick _____ Size of Property: 4.618
 Comprehensive Plan FLUM Designation: MU-C _____
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: Vacant _____ Existing Zoning: C-C _____
 Proposed Use: multi-family _____ Proposed Zoning: R-40 _____
 Surrounding Uses: _____
 Street Buffer(s) and/or Land Use Buffer(s): 25 foot buffer along linder and ustick and a 10 foot landscape buffer against the single-family residential lots _____
 Open Space/Amenities/Pathways: See UDC 11-4-3-27 for amenity and open space requirements _____
 Access/Stub Streets/Street System: overland, ustick and existing stub street to the east _____
 Sewer & Water Service: _____
 Waterways/ Floodplain/Topography/Hazards: _____
 History: _____
 Additional Meeting Notes: _____
 Rezone the property to R-40. This will allow for a twen foot setback on the north and the west _____
 A CUP is required for the multi-family use _____

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 checked="" 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.



June 21, 2018

Re: Buyrite LLC. Apartments

Dear Resident,

The City of Meridian requires an opportunity for a meeting between the applicant(s) of a development and the surrounding residents/property owners of the site affected by the development. This letter is to notify you of such a meeting.

Our project is at the northwest corner of Ustick and Linder Roads and is currently a 4.8 acre field of pasture and weeds. It is zoned to be commercial but in order to tie into the surrounding community, we are proposing to change the zoning to residential. While it would buffer the single family homes from the busy intersection, it would also provide a link to and between the other residential areas, and provide a necessary diversity in living styles. There will be (4) multifamily buildings spread throughout the 4 acres with amenities such as the continuation of the greenbelt, a dog park, a grassy playing field, tot lot, picnic areas, and lush landscaping.

This is not a public hearing – public officials will not be present. If you have questions regarding the meeting requirements, please contact the Meridian City Planning Department at 208.884.5533. If you have questions regarding the development project, please feel free to contact me as the applicant on behalf of the project owner.

Purpose: To review and provide comments regarding the rezone and development of a 4.8 acre parcel for multifamily use

When: July 5th, 2018 5:15 pm

Where: At the proposed site 1680 W. Ustick Rd. – see map:



Thank you.

Pamela Gaines
neUdesign Architecture, LLC.
pgaines@neudesignarch.com
208.884.2824



Thursday, July 5, 2018

Re: Rezone & CUP – Buyrite, LLC. Apartments

Sign-in Sheet

Name:

Address:

1. Martin Gule 3485N Linder Rd Meridian
2. Richard Evans 9560 W. Pebble Brook Ln
3. Jess & Betty Vogel 3610 N Linder Rd
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____



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

Parcel Verification

Date: **7-6-18**

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

Project Name: **Buyrite Apartments**

T/R/S: **4N 1W 35**

Parcel Numbers: **S0435449705 (4.618 Acres)**
S0435449025 (0.154 Acres)

Property Owner: **Buyrite LLC**
16130 N Elder St
Nampa, ID 83687

RE: 18060 Buyrite Apartments

Christy Little <Clittle@achdidaho.org>
To: Pam Gaines <pgaines@neudesignarch.com>

Fri, Jul 6, 2018 at 1:20 PM

Pam,

ACHD will prepare a report after the City transmits the applications.

Meridian won't accept the application without written info from ACHD regarding traffic impact studies. If I recall from the pre-app discussion I had on this with Richard Evans, there are 96 units proposed, and ACHD is not requiring a TIS.

Christy

From: Pam Gaines [mailto:pgaines@neudesignarch.com]
Sent: Friday, July 06, 2018 9:32 AM
To: Christy Little
Subject: 18060 Buyrite Apartments

Hi Christy,

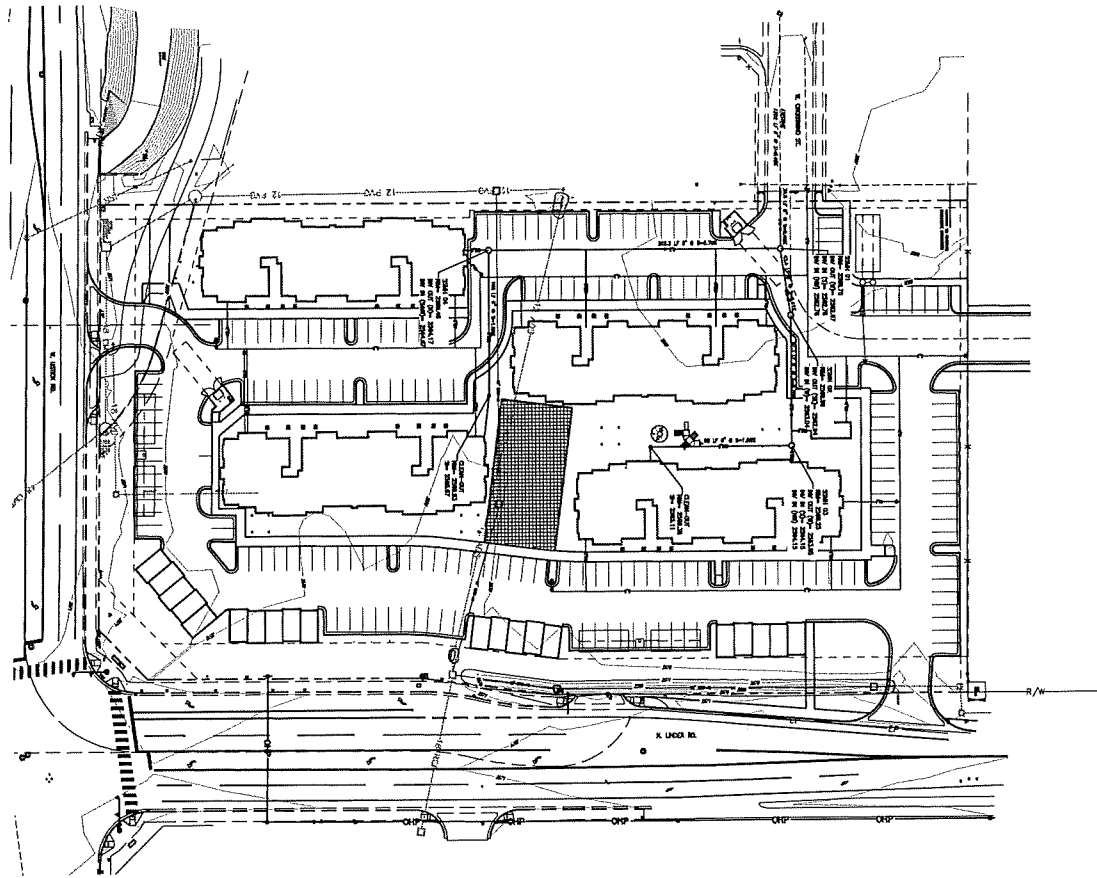
We have a project on the northwest corner of Ustick Rd. and Linder Rd. in Meridian. I'm not sure which form to fill out - we're at the beginning stages of this trying to get it rezoned and accepted by the City of Meridian with a CUP. We don't have the engineered drawings yet so I'm sure this form isn't right but the CUP form requires contact, plus I want to verify our setbacks/easements are correct for your future plans for those roads. Please let me know what you need from me in order to get you the proper documents/documentation.

Thanks so much!!! Hope you had a nice 4th!!!

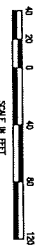
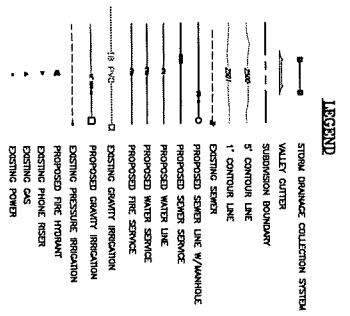
Pam

Pamela Gaines, Project Manager

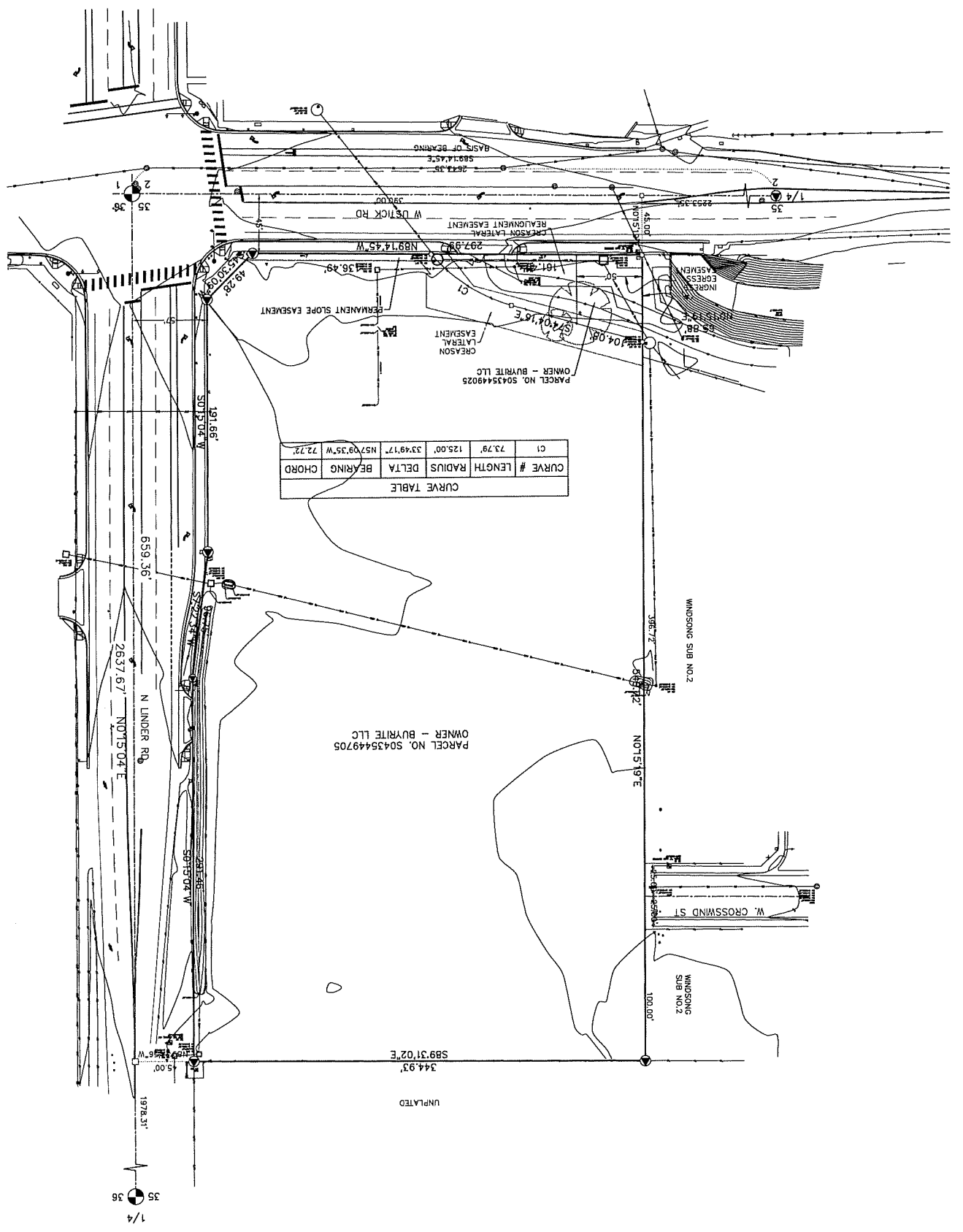
725 E. 2nd St. in downtown Meridian, ID - 83642
o | 208.884.2824 f | 208.287.8166
www.neUdesignArch.com



- UTILITY NOTES**
1. SANITARY SEWER: PROJECT WILL SERVE TO AN EXISTING SEWER MAIN LOCATED TO THE WEST IN A CONCRETE ENCASUREMENT OF THE CITY OF MERIDIAN AND CENTRAL DISTRICT HEALTH DEPARTMENT.
 2. WATER MAIN: THE PROJECT WILL CONNECT TO EXISTING WATER MAIN OPERATED BY THE MERIDIAN WATER UTILITY COMPANY WITH THE RESERVOIR OF THE CITY OF MERIDIAN AND THE DEER.
 3. GAS: EXISTING 8" GAS SERVICE WILL BE EXTENDED ON-SITE AND RELOCATED TO THE EAST SIDE OF THE BUILDING. EXISTING 8" GAS SERVICE WILL BE EXTENDED TO THE EAST SIDE OF THE BUILDING AND CONNECTED TO EXISTING GAS WITH THE CITY OF MERIDIAN AND IGA THROUGH THE SITE WILL BE RELOCATED TO WEST THE BUILDING. EXISTING 8" GAS SERVICE WILL BE EXTENDED TO THE EAST SIDE OF THE BUILDING AND CONNECTED TO EXISTING GAS WITH THE CITY OF MERIDIAN AND IGA THROUGH THE SITE WILL BE RELOCATED TO WEST THE BUILDING.
 4. PROPOSED: THE EXISTING POWER DISTRIBUTION LINE RUNNING THROUGH THE SITE WILL BE RELOCATED TO WEST THE BUILDING. EXISTING 8" GAS SERVICE WILL BE EXTENDED TO THE EAST SIDE OF THE BUILDING AND CONNECTED TO EXISTING GAS WITH THE CITY OF MERIDIAN AND IGA THROUGH THE SITE WILL BE RELOCATED TO WEST THE BUILDING.
 5. UTILITY EXISTENCES: EXISTENCES WILL BE PROVIDED FOR ALL PUBLIC RIGHT-OF-WAY.



BUYRITE APARTMENTS PRELIMINARY UTILITY PLAN SW 1/4 OF THE SW 1/4 SEC.35, T.4N, R.1W., S.M., MERIDIAN, ADA COUNTY, IDAHO	ENGINEERING SOLUTIONS 1029 N. ROSARIO STREET, SUITE 100 MERIDIAN, IDAHO 83642 Phone (208) 938-0980 Fax (208) 938-0941	REVISIONS PLANNER/CONTACT BECKY MURRAY 1019 N. ROSARIO ST., STE 100 MERIDIAN, IDAHO 83642 Phone (208) 938-0980	DEVELOPER/OWNER BUYRITE, LLC 3307 W. DAVIS LANE MERIDIAN, IDAHO 83642 Phone (208) 870-1942
SHEET 1 OF 1 UTIL	SCALE: 1"=40' DATE: 6/25/18 DRAWN BY: JRM CHECKED BY: JRM	THE OWNER OF THE ABOVE DESCRIBED PROJECT HAS BEEN ADVISED BY THE ENGINEER THAT THE PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MERIDIAN AND IGA THROUGH THE SITE WILL BE RELOCATED TO WEST THE BUILDING. EXISTING 8" GAS SERVICE WILL BE EXTENDED TO THE EAST SIDE OF THE BUILDING AND CONNECTED TO EXISTING GAS WITH THE CITY OF MERIDIAN AND IGA THROUGH THE SITE WILL BE RELOCATED TO WEST THE BUILDING.	



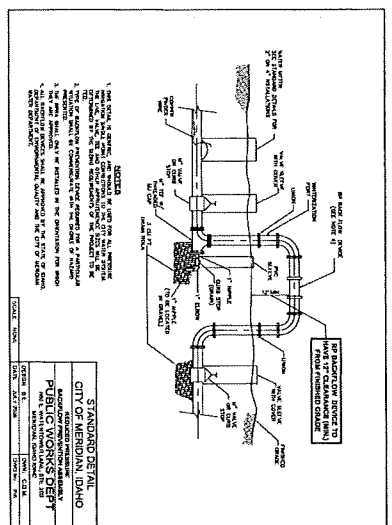
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	73.79'	125.00'	23.4917°	N57°09'35"W	72.72'

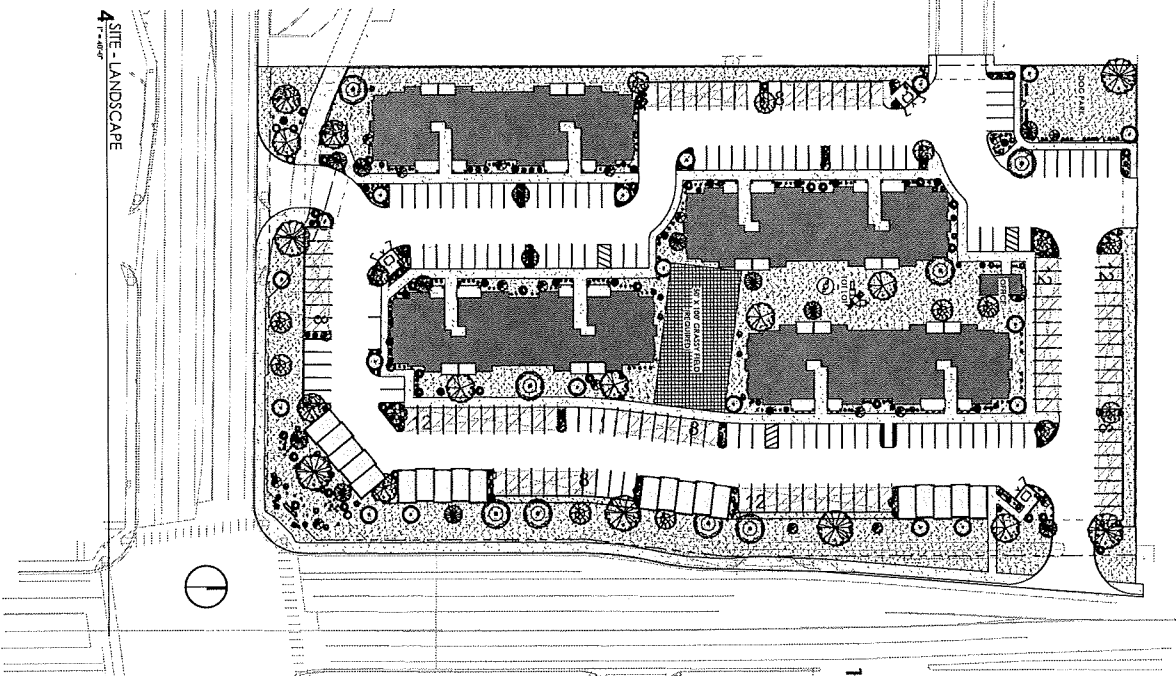
UNPLATED
 344.93'
 S89.31°02'E

1/4
 35
 36

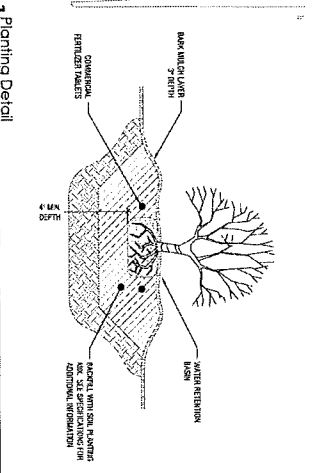
PLANT NUMBER	SYMBOL	SYMBOL NAME	PLANT SPECIES	SIZE	PLANTING	CHARACTERISTICS
1		PAVONIA AMERICANA	WINTER AUNT	7'-2 1/2' CAL.	AS SHOWN ON PLAN	MULTI-BLOOMING, OCCURS IN MAY
2		ACER SACCHARINA	SHADE MAJESTY	7'-2 1/2' CAL.	AS SHOWN ON PLAN	LOW MAINTENANCE, SHADE TOLERANT, BARK RESISTANT TO COON DAMAGE
3		PRUNUS SERRULATA	HERBACEA VIVAX	7'-2 1/2' CAL.	AS SHOWN ON PLAN	REQUITES FULL SUN, BLOOMS IN SPRING
4		PRUNUS CALIFORNICA	CALIFORNIA PRUNUS	7'-2 1/2' CAL.	AS SHOWN ON PLAN	WINTER SPRING BLOOMING, BARK RESISTANT TO COON DAMAGE
5		SYMPLOCARPA BILBAOENSIS	WINTER BILBAOENSIS	7'-2 1/2' CAL.	AS SHOWN ON PLAN	WINTER BILBAOENSIS, BARK RESISTANT TO COON DAMAGE
6		SYMPLOCARPA BILBAOENSIS	WINTER BILBAOENSIS	7'-2 1/2' CAL.	AS SHOWN ON PLAN	WINTER BILBAOENSIS, BARK RESISTANT TO COON DAMAGE
7		SYMPLOCARPA BILBAOENSIS	WINTER BILBAOENSIS	7'-2 1/2' CAL.	AS SHOWN ON PLAN	WINTER BILBAOENSIS, BARK RESISTANT TO COON DAMAGE
8		SYMPLOCARPA BILBAOENSIS	WINTER BILBAOENSIS	7'-2 1/2' CAL.	AS SHOWN ON PLAN	WINTER BILBAOENSIS, BARK RESISTANT TO COON DAMAGE
9		SYMPLOCARPA BILBAOENSIS	WINTER BILBAOENSIS	7'-2 1/2' CAL.	AS SHOWN ON PLAN	WINTER BILBAOENSIS, BARK RESISTANT TO COON DAMAGE
10		SYMPLOCARPA BILBAOENSIS	WINTER BILBAOENSIS	7'-2 1/2' CAL.	AS SHOWN ON PLAN	WINTER BILBAOENSIS, BARK RESISTANT TO COON DAMAGE
11		SYMPLOCARPA BILBAOENSIS	WINTER BILBAOENSIS	7'-2 1/2' CAL.	AS SHOWN ON PLAN	WINTER BILBAOENSIS, BARK RESISTANT TO COON DAMAGE
12		SYMPLOCARPA BILBAOENSIS	WINTER BILBAOENSIS	7'-2 1/2' CAL.	AS SHOWN ON PLAN	WINTER BILBAOENSIS, BARK RESISTANT TO COON DAMAGE
13		SYMPLOCARPA BILBAOENSIS	WINTER BILBAOENSIS	7'-2 1/2' CAL.	AS SHOWN ON PLAN	WINTER BILBAOENSIS, BARK RESISTANT TO COON DAMAGE
14		SYMPLOCARPA BILBAOENSIS	WINTER BILBAOENSIS	7'-2 1/2' CAL.	AS SHOWN ON PLAN	WINTER BILBAOENSIS, BARK RESISTANT TO COON DAMAGE
15		SYMPLOCARPA BILBAOENSIS	WINTER BILBAOENSIS	7'-2 1/2' CAL.	AS SHOWN ON PLAN	WINTER BILBAOENSIS, BARK RESISTANT TO COON DAMAGE
16		SYMPLOCARPA BILBAOENSIS	WINTER BILBAOENSIS	7'-2 1/2' CAL.	AS SHOWN ON PLAN	WINTER BILBAOENSIS, BARK RESISTANT TO COON DAMAGE
17		SYMPLOCARPA BILBAOENSIS	WINTER BILBAOENSIS	7'-2 1/2' CAL.	AS SHOWN ON PLAN	WINTER BILBAOENSIS, BARK RESISTANT TO COON DAMAGE
18		SYMPLOCARPA BILBAOENSIS	WINTER BILBAOENSIS	7'-2 1/2' CAL.	AS SHOWN ON PLAN	WINTER BILBAOENSIS, BARK RESISTANT TO COON DAMAGE
19		SYMPLOCARPA BILBAOENSIS	WINTER BILBAOENSIS	7'-2 1/2' CAL.	AS SHOWN ON PLAN	WINTER BILBAOENSIS, BARK RESISTANT TO COON DAMAGE
20		SYMPLOCARPA BILBAOENSIS	WINTER BILBAOENSIS	7'-2 1/2' CAL.	AS SHOWN ON PLAN	WINTER BILBAOENSIS, BARK RESISTANT TO COON DAMAGE



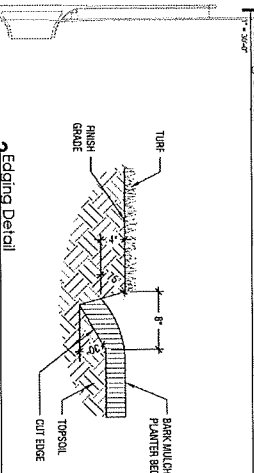
5 Backflow Preventer
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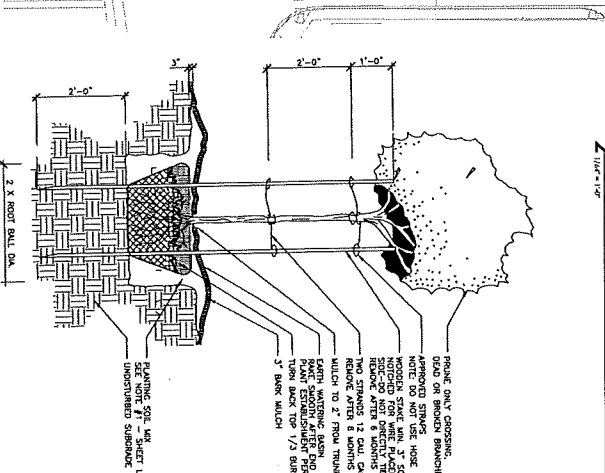
4 SITE - LANDSCAPE
1/4\"/>



1 Planting Detail
1/2\"/>



2 Edging Detail
1/2\"/>



3 Tree Planting Detail
1/2\"/>



ne.design
ARCHITECTURE
400 S. 2ND ST. SUITE 200
ANN ARBOR, MI 48106
313.964.2824
CONSULTANT

PROFESSIONAL SEAL
I am a duly licensed and registered professional under the laws of the State of Michigan.
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
MICHIGAN LICENSE NO. 10000
DATE OF EXPIRATION: 06/30/2018

CLIENT:
Buyrite, LLC.
BUYRITE APARTMENTS
Unlick Rd. & Linder Rd. Meridian, ID

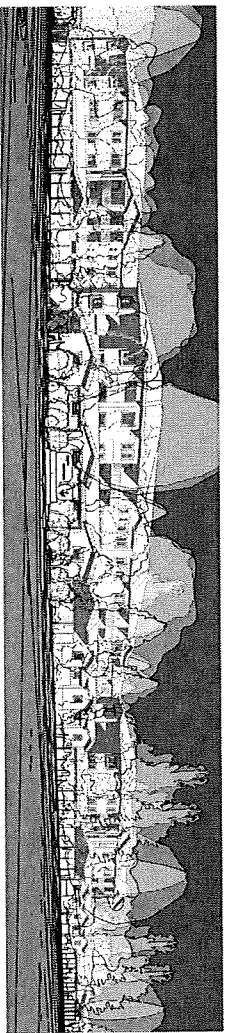
PROFESSIONAL SEAL
I am a duly licensed and registered professional under the laws of the State of Michigan.
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
MICHIGAN LICENSE NO. 10000
DATE OF EXPIRATION: 06/30/2018

LANDSCAPE PLAN
L1

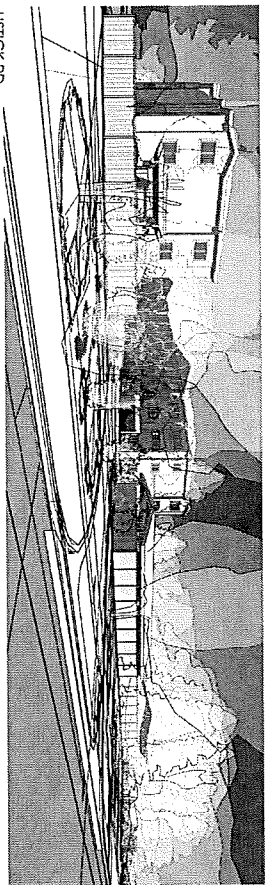
208 NUMBER
LANSING MI 48201
1848
1/2\"/>

Planning Schedule	
DATE	DESCRIPTION
12/15/10	CONCEPT PLAN
1/10/11	PRELIMINARY PLAN
2/10/11	FINAL PLAN
3/10/11	CONSTRUCTION
4/10/11	COMPLETION

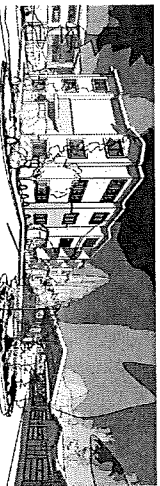
DATE: 12/15/10
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 SCALE: AS SHOWN
 SHEET NO.: 202



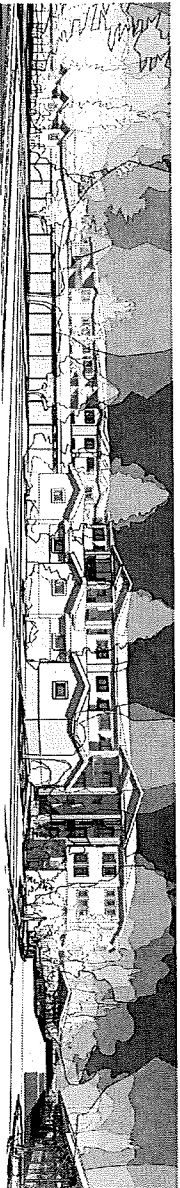
2 PERSPECTIVE @ LINDER AND USTICK



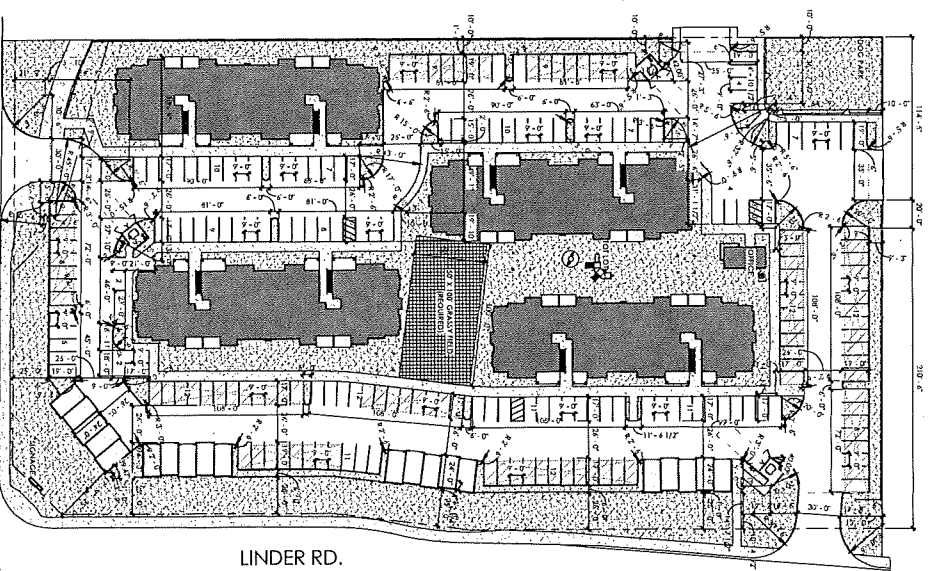
3 USTICK RD.



4 INTERNAL PERSPECTIVE



5 LINDER RD.



1 SITE - NEW

USTICK RD.

LINDER RD.



ne design
 ARCHITECTURE
 208 S. 84th St.
 Meridian, ID 83442
 208.884.2874
 CONSULTANT

REGISTERED ARCHITECT
 J. W. WILSON
 ARCHITECT
 208.884.2874
 MERIDIAN, ID 83442
 REGISTERED ARCHITECTURE FIRM
 REGISTERED ARCHITECTURE FIRM

CLIENT:
Buyrite, LLC.
BUYRITE APARTMENTS
 Ustick Rd. & Linder Rd., Meridian, ID

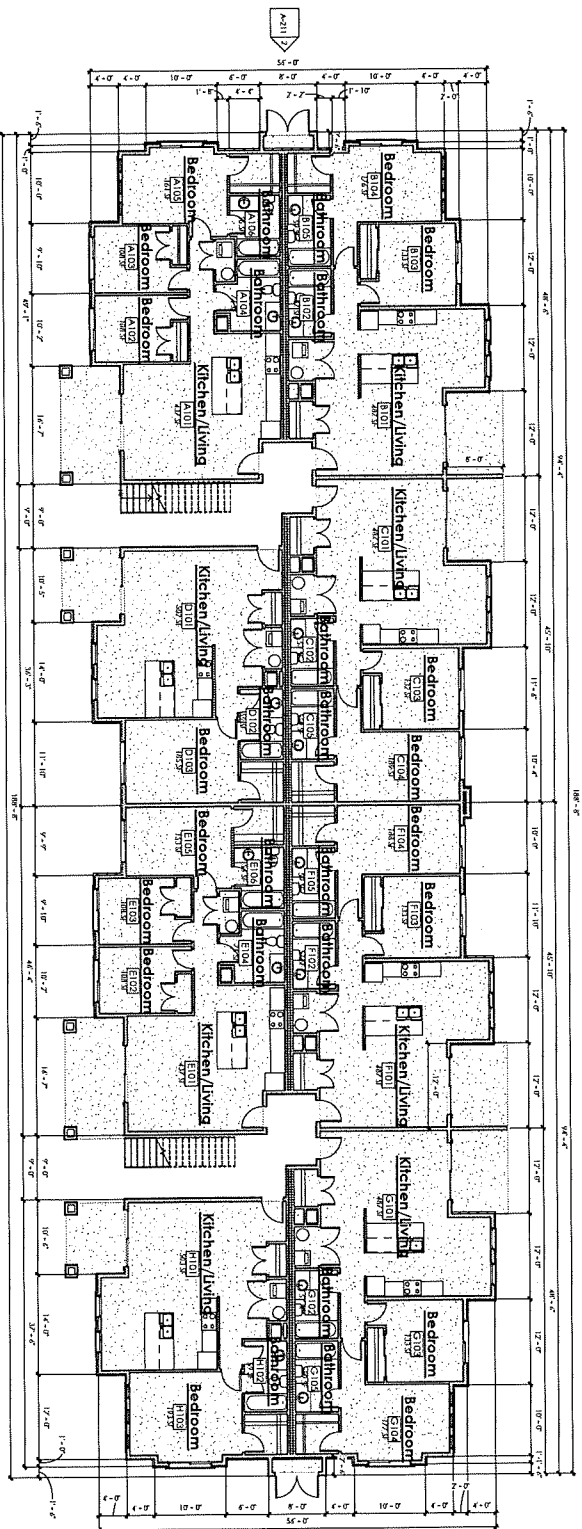
PROFESSIONAL SEAL
 J. W. WILSON
 ARCHITECT
 208.884.2874
 MERIDIAN, ID 83442
 REGISTERED ARCHITECTURE FIRM
 REGISTERED ARCHITECTURE FIRM

DATE: 12/15/10
 SCALE: AS SHOWN

SITE PLAN

A-101

10/10/10
 208.884.2874



FIRST FLOOR PLAN



ne:design
ARCHITECTURE
Meridian, ID 83642
208.884.2924
CONSULTANT

PROFESSIONAL SEAL
REGISTERED ARCHITECT
BILLY R. WICKERT, LIC.

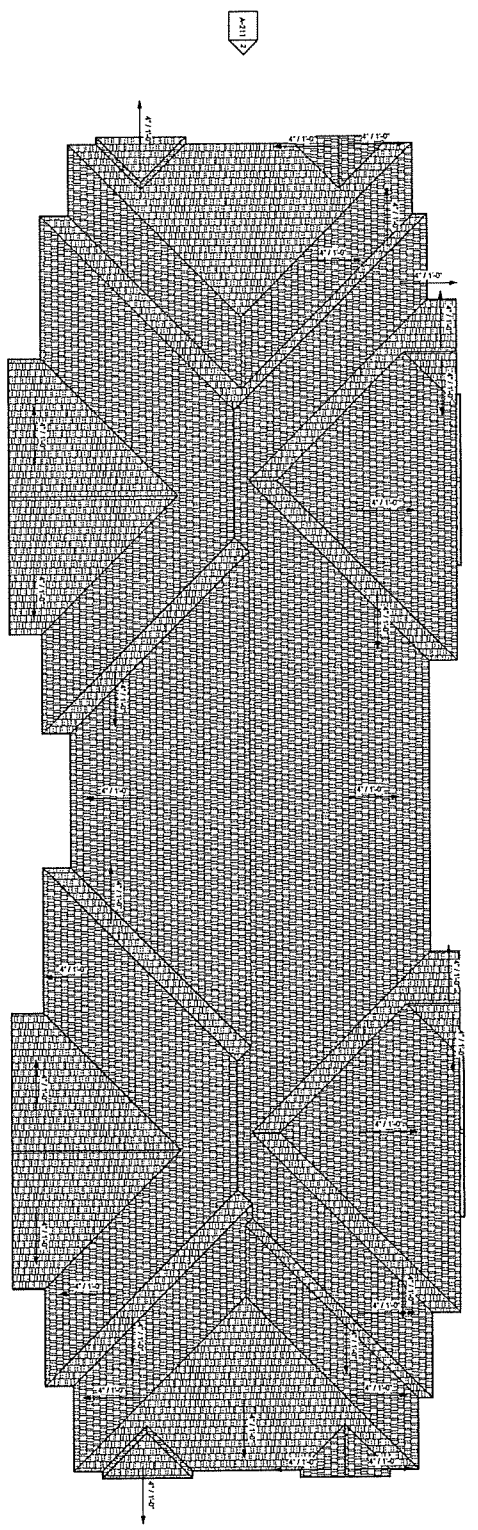
CUEN:
Buyrite, LLC.
BUYRITE APARTMENTS
Ustick Rd. & Linder Rd. Meridian, ID

NO. SUBMITTAL DATE

FIRST FLOOR PLAN

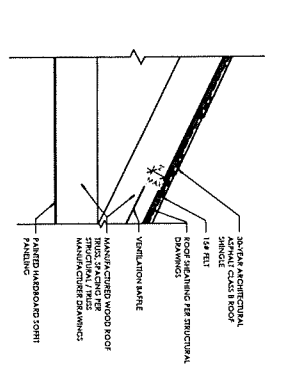
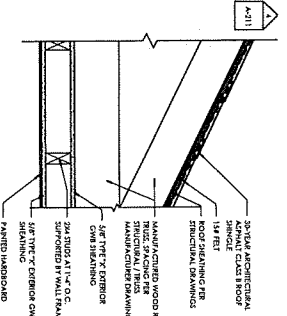
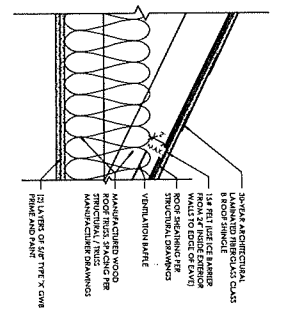
A-111

DATE DRAWN BY



ROOF
1/2" = 1'-0"

- GENERAL NOTES:**
1. TO BE ECONOMIC OF CONSTRUCTION, VERIFY FINISHING CONDITIONS AND APPROV AIR DISCHARGE WITH THE ARCHITECT PRIOR TO THE ECONOMIC OF CONSTRUCTION.
 2. ALL ROOF FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
 3. PROVIDE AND WATER-SHED AT ALL ROOF VALLEY LOCATIONS (GUTTERS) AND AT ALL LEAKY SPINDS 2'-0" OF FACT FINISH WALL BELOW.
 4. PROVIDE AND WATER-SHED AT ALL ROOF VALLEY LOCATIONS (GUTTERS) AND AT ALL LEAKY SPINDS 2'-0" OF FACT FINISH WALL BELOW.
 5. PROVIDE AND WATER-SHED AT ALL ROOF VALLEY LOCATIONS (GUTTERS) AND AT ALL LEAKY SPINDS 2'-0" OF FACT FINISH WALL BELOW.
 6. PROVIDE AND WATER-SHED AT ALL ROOF VALLEY LOCATIONS (GUTTERS) AND AT ALL LEAKY SPINDS 2'-0" OF FACT FINISH WALL BELOW.
 7. PROVIDE AND WATER-SHED AT ALL ROOF VALLEY LOCATIONS (GUTTERS) AND AT ALL LEAKY SPINDS 2'-0" OF FACT FINISH WALL BELOW.
 8. PROVIDE AND WATER-SHED AT ALL ROOF VALLEY LOCATIONS (GUTTERS) AND AT ALL LEAKY SPINDS 2'-0" OF FACT FINISH WALL BELOW.
 9. PROVIDE AND WATER-SHED AT ALL ROOF VALLEY LOCATIONS (GUTTERS) AND AT ALL LEAKY SPINDS 2'-0" OF FACT FINISH WALL BELOW.
 10. PROVIDE AND WATER-SHED AT ALL ROOF VALLEY LOCATIONS (GUTTERS) AND AT ALL LEAKY SPINDS 2'-0" OF FACT FINISH WALL BELOW.
 11. PROVIDE AND WATER-SHED AT ALL ROOF VALLEY LOCATIONS (GUTTERS) AND AT ALL LEAKY SPINDS 2'-0" OF FACT FINISH WALL BELOW.
 12. PROVIDE AND WATER-SHED AT ALL ROOF VALLEY LOCATIONS (GUTTERS) AND AT ALL LEAKY SPINDS 2'-0" OF FACT FINISH WALL BELOW.
 13. PROVIDE AND WATER-SHED AT ALL ROOF VALLEY LOCATIONS (GUTTERS) AND AT ALL LEAKY SPINDS 2'-0" OF FACT FINISH WALL BELOW.



4 Roof Type R3
1/2" = 1'-0"

3 Roof Type R2
1/2" = 1'-0"

2 Roof Type R21
1/2" = 1'-0"



nel|design
ARCHITECTURE
720 E. 2ND ST
MADISON, WI 53702
CONSULTANT

PROFESSIONAL SEAL
DATE: 08/14/14
SCALE: AS SHOWN

CUEN:
Buyrite, LLC.
BUYRITE APARTMENTS
Uttick Rd & Under Rd, Medford, ID

SCALE: AS SHOWN

ROOF PLAN

A-131
JOB NUMBER: 1540
DRAWN BY: AMAR



nel design
 ARCHITECTURAL
 725 E 9th St
 Madison, WI 53702
 608.881.2824

CONSULTANT
 PROJECT NO. 2018.001.001
 DATE: 08/20/18

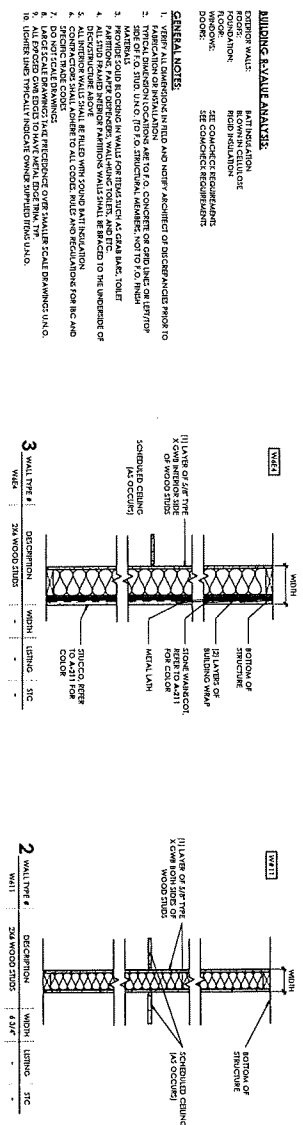
CLIENT:
 Buyrite, LLC.
BUYRITE APARTMENTS
 Utlick Rd. & Under Rd., Meridian, ID 83642

PROFESSIONAL SEAL
 I am a duly licensed and registered professional architect in the State of Idaho.
 I hereby certify that I am the author of the design and content of the drawings herein.
 I am duly licensed and registered as an architect in the State of Idaho.
 My license number is 2018.001.001.
 My commission expires on 08/20/2021.
 My office address is 725 E 9th St, Madison, WI 53702.
 My phone number is 608.881.2824.
 My fax number is 608.881.2824.
 My e-mail address is info@nel-design.com.
 My website is www.nel-design.com.
 My professional seal is located on the back of this drawing.

DATE: 08/20/18
 BY: [Signature]

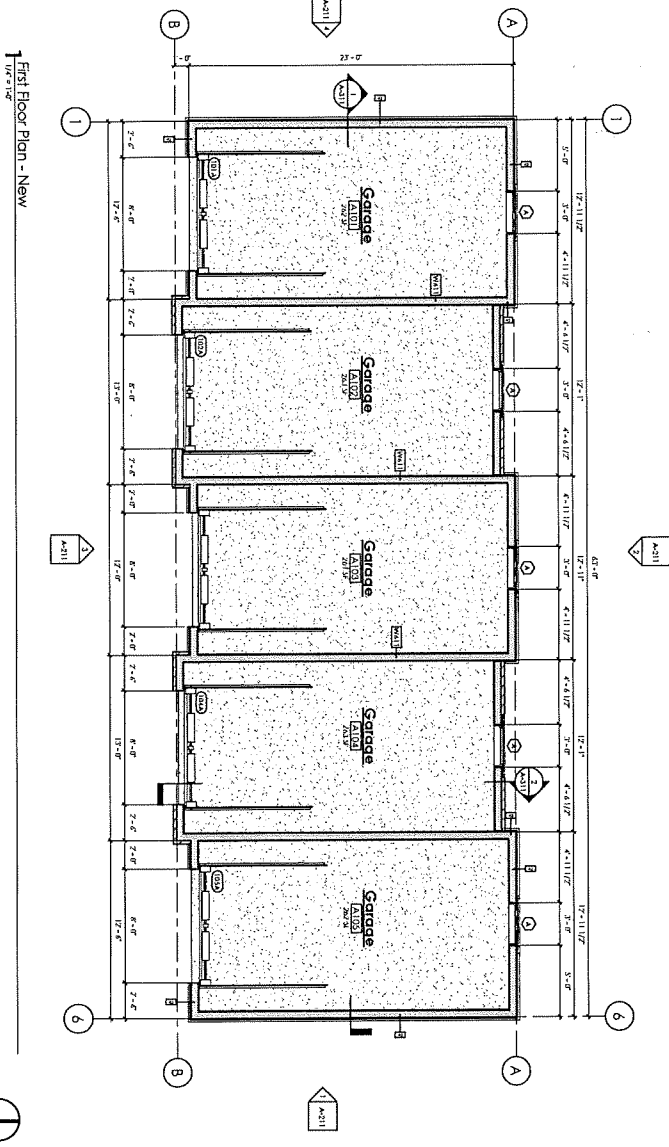
GARAGE FLOOR PLAN

A-111



BUILDING EVALUATION ANALYSIS:
 EXTERIOR WALLS: AIR INSULATION
 FLOORING: POLYURETHANE
 ROOFING: SEE COMMERCIAL REQUIREMENTS
 FLOOR JOIST: SEE COMMERCIAL REQUIREMENTS
 DOORS: SEE COMMERCIAL REQUIREMENTS

GENERAL NOTES:
 1. VERIFY ALL DIMENSIONS IN FIELD AND HEAVY ACROSS OF DIMENSIONS PRIOR TO CONSTRUCTION.
 2. TYPICAL FINISH ON INTERIORS ARE TO O. CONCRETE OR GYP. LIND. OR GYP. BOARD OR 1/2" STG. LIN. O. (P.P. TO STRUCTURAL MEMBER, NOT TO FIN. SURF.)
 3. PERFORM SCAB IN CONCRETE WALLS FOR REINFORCING BARS. TO BE INSTALLED PRIOR TO POURING CONCRETE.
 4. ALL EXTERIOR WALLS SHALL BE FILLED WITH SOUND BATT INSULATION.
 5. ALL INTERIOR WALLS SHALL BE FILLED WITH SOUND BATT INSULATION.
 6. ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND FINISH COAT.
 7. ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND FINISH COAT.
 8. ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND FINISH COAT.
 9. ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND FINISH COAT.
 10. ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND FINISH COAT.





ne:design
ARCHITECTURE
723 E 2ND ST
MARIETTA, GA 30067
770.428.1284

PROFESSIONAL SEAL
REGISTERED ARCHITECT
STATE OF GEORGIA
NO. 10000
DATE: 01/13/14

CLIENT:
Buyrite, LLC.
BUYRITE APARTMENTS
Utilick Rd. & Linder Rd. Meridian, ID 83442

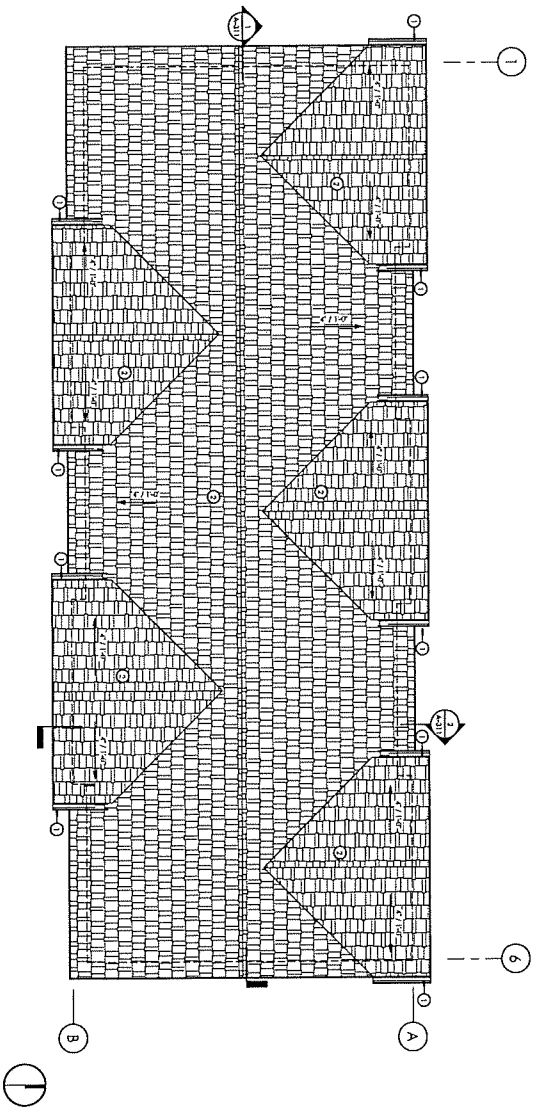
NO. 10000
DATE: 01/13/14
STATE OF GEORGIA
REGISTERED ARCHITECT
PROFESSIONAL SEAL

ROOF PLAN

A-131

JOS MUMFORD
DRAWN BY
1/13/14
CSW

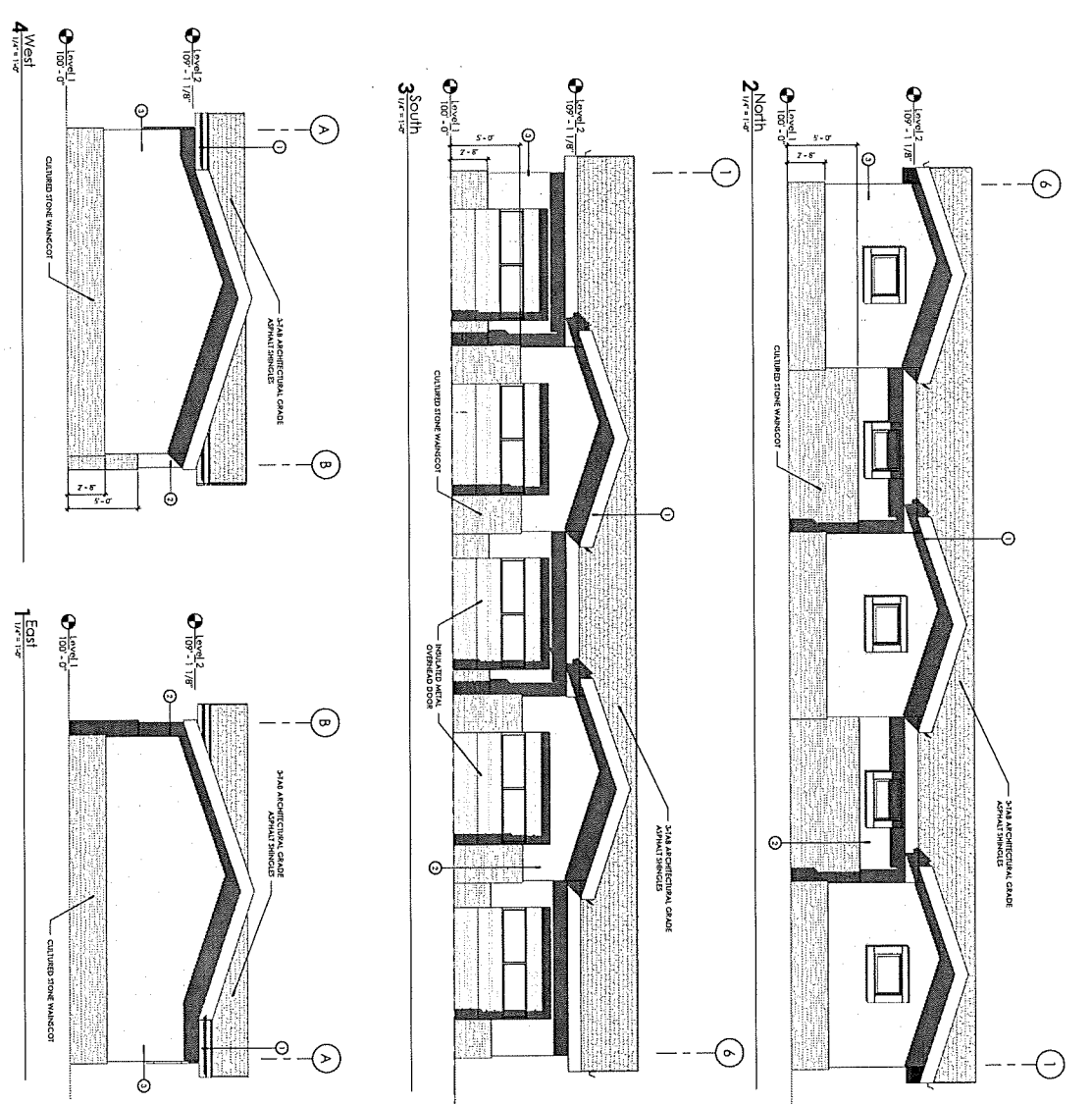
- ROOF PLAN NOTES**
1. REFERENCED WITH EXISTING AND PROPOSED FLOOR PLAN, SECTION AND EXTERIOR ELEVATION DRAWINGS.
 2. PROVIDE CURBS AS SHOWN, COORDINATE TO DOWNPOUTS WITH THE GRADE OF FLAK.
 3. PROVIDE DRAINAGE SLOPES - SLOPES TO 2" FROM BUILDING PERIMETER & ALL SLOPES TO 1/4" OR 2/8" SEE REFLECTED CEILING PLAN FOR MORE DETAILS.
 4. PROVIDE 1/4" OR 2/8" REFLECTED CEILING PLAN FOR MORE DETAILS.
 5. ALL FINISH FLOORS TO BE CONSTRUCTION OF THE SAME TYPE AS SHOWN ON EXISTING FLOOR PLAN.
 6. PROVIDE 1/4" OR 2/8" REFLECTED CEILING PLAN FOR MORE DETAILS.
 7. PROVIDE 1/4" OR 2/8" REFLECTED CEILING PLAN FOR MORE DETAILS.



ROOF PLAN

MATERIAL LEGEND

GENERAL	① MFR. SHIPWYN MILLIUM COLOR NAME: SAKOZEP COLOR NO. SW 703
	② MFR. SHIPWYN MILLIUM COLOR NAME: SAKOZEP COLOR NO. SW 703
	③ MFR. SHIPWYN MILLIUM COLOR NAME: SAKOZEP COLOR NO. SW 703
	④ MFR. SHIPWYN MILLIUM COLOR NAME: SAKOZEP COLOR NO. SW 703
	⑤ MFR. SHIPWYN MILLIUM COLOR NAME: SAKOZEP COLOR NO. SW 703
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	㊿ MFR. SHIPWYN MILLIUM COLOR NAME: SAKOZEP COLOR NO. SW 703



nel design
ARCHITECTURE CONSULTANTS
725 FIVE ST
MARTINSDALE, MD 21102
301.884.2834
CONSULTANT

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CLIENT:
Buyrite, LLC.
BUYRITE APARTMENTS
Utlick Rd. & Under Rd., Meridian, ID 83642

PROFESSIONAL SEAL
NICHOLE M. BROWN
ARCHITECT
NO. 18184
STATE OF IDAHO
DATE OF EXPIRATION: 03/31/2024

DATE: 03/11/24
SCALE: AS SHOWN

**EXTERIOR
ELEVATIONS**

A-211

CSG 3/11/24
CSG 3/11/24

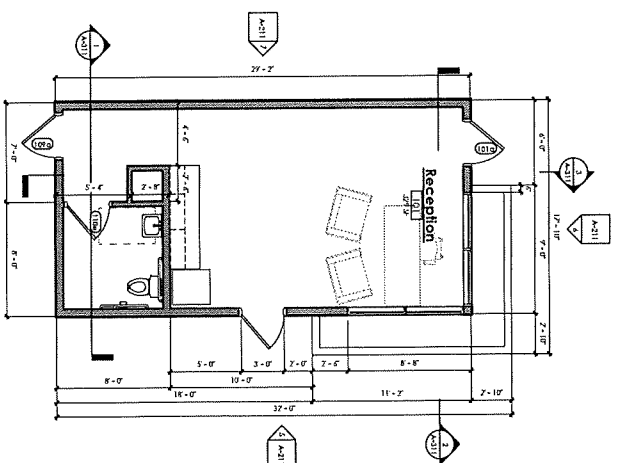


nelidesign
ARCHITECTURE
MERIDIAN, MS
205.884.7324
CONSULTANT

PROFESSIONAL SEAL
REGISTERED ARCHITECT
AMANDA L. TORRES
STATE OF MISSISSIPPI

CLIENT:
BUYRITE, LLC.
BUYRITE APARTMENTS OFFICE
USTICK RD. & LINDER RD., MERIDIAN, ID 83642

PROFESSIONAL SEAL
REGISTERED ARCHITECT
AMANDA L. TORRES
STATE OF MISSISSIPPI
NO. LICENSING NO. DATE
A 182800010 2/15/18



1 Dimension Plan
1/4" = 1'-0"



FIRST FLOOR

A-111

DATE: 02/14/18
JOB NUMBER: 18011
DRAWN BY: AMANDA TORRES



nel design
ARCHITECTURE
725 E 2ND ST
MADISON, WI 53702
761.281.2564

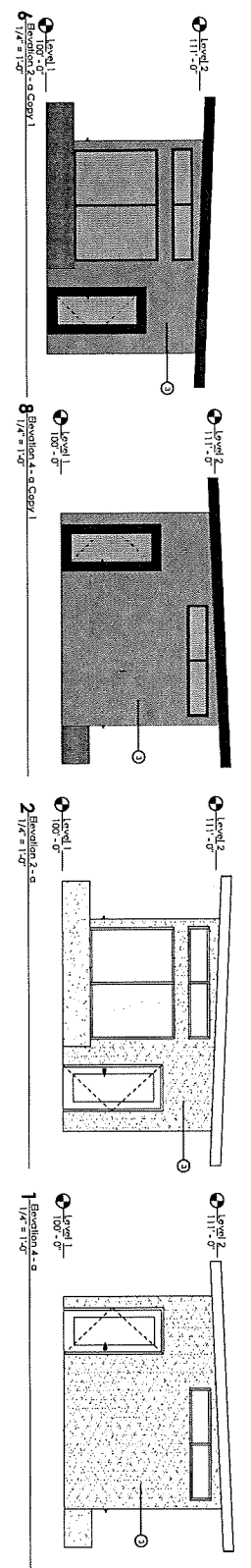
CONSULTANT
PROFESSIONAL SEAL
DATE: 02/14/14
DRAWN BY: DMT

CLIENT:
BUYRITE, LLC.
BUYRITE APARTMENTS OFFICE
USTICK RD. & LINDER RD., MERIDIAN, ID 83642

PROFESSIONAL SEAL
LICENSED ARCHITECT
M. B. SHAW
NO. 12345
STATE OF IDAHO
DATE: 02/14/14
DRAWN BY: DMT

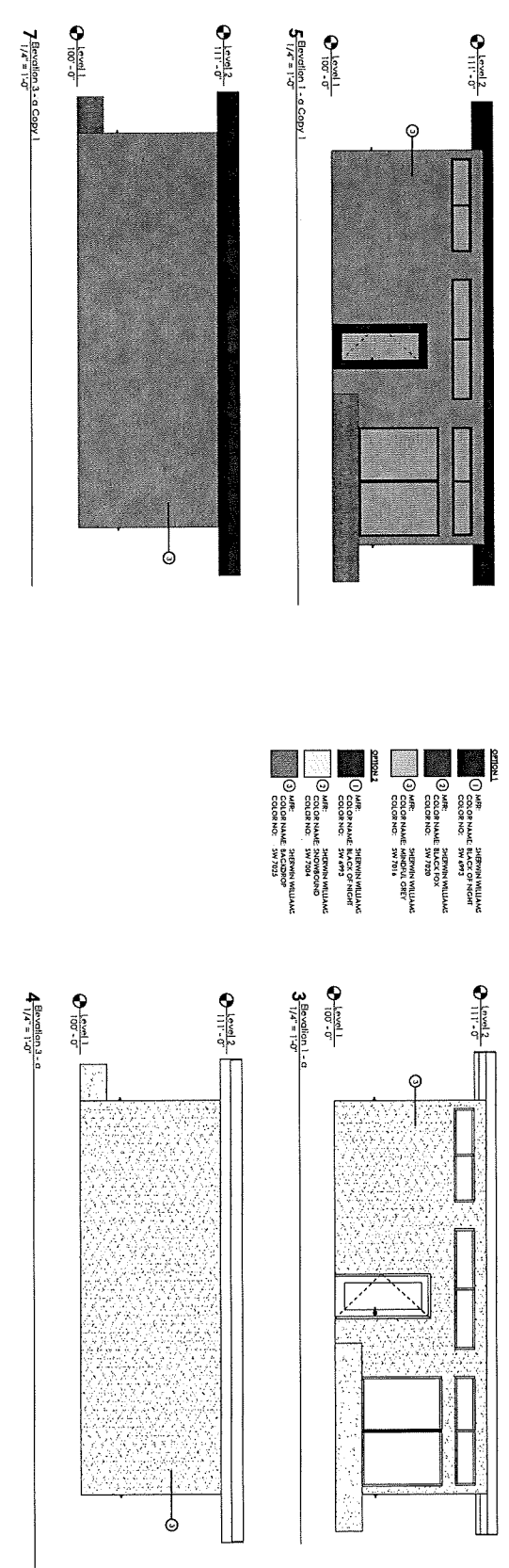
Exterior Elevations

A-211



MATERIALS

1	SHIPPEN/WILLIAMS
2	SHIPPEN/WILLIAMS
3	SHIPPEN/WILLIAMS
4	SHIPPEN/WILLIAMS
5	SHIPPEN/WILLIAMS
6	SHIPPEN/WILLIAMS
7	SHIPPEN/WILLIAMS
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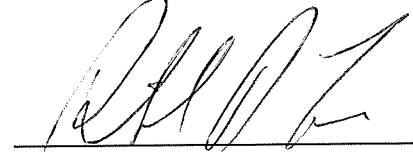
COMMITMENT OF PROPERTY POSTING

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.

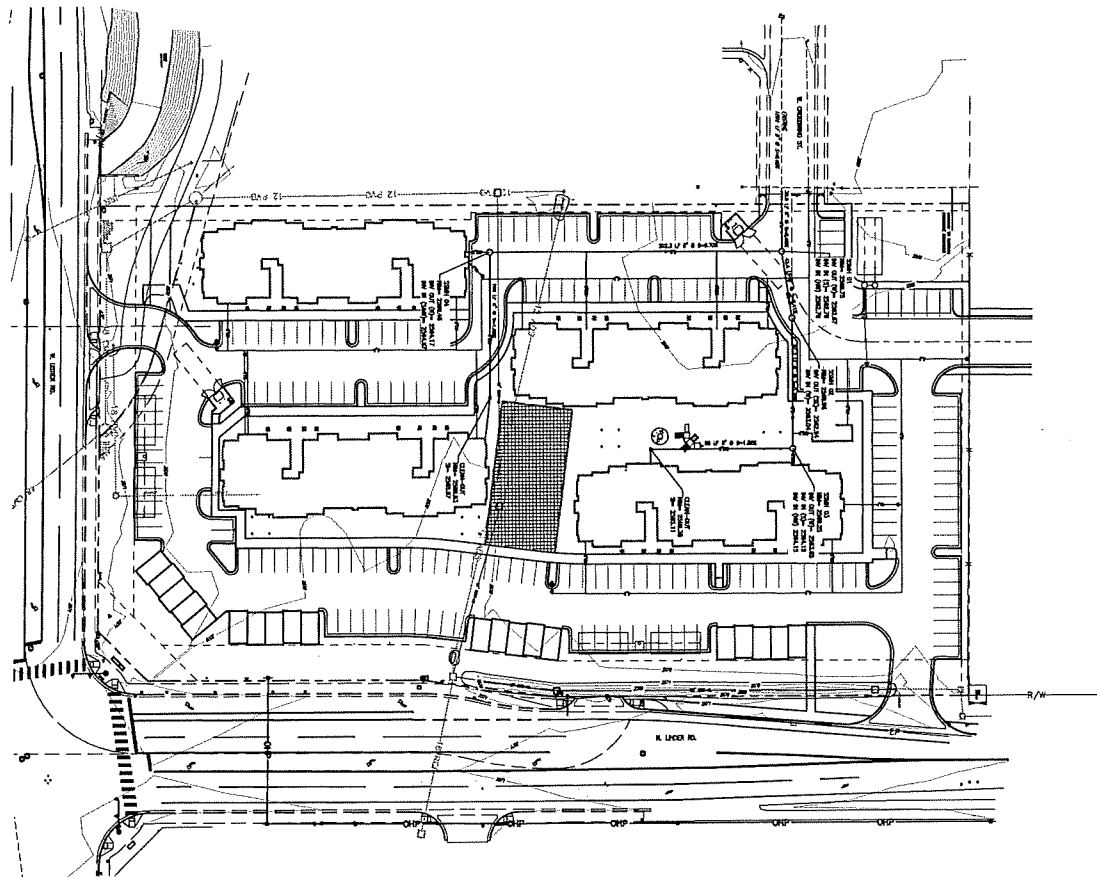
I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.



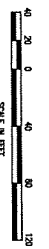
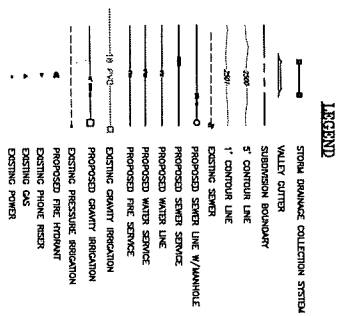
Applicant/agent signature

7-5-18

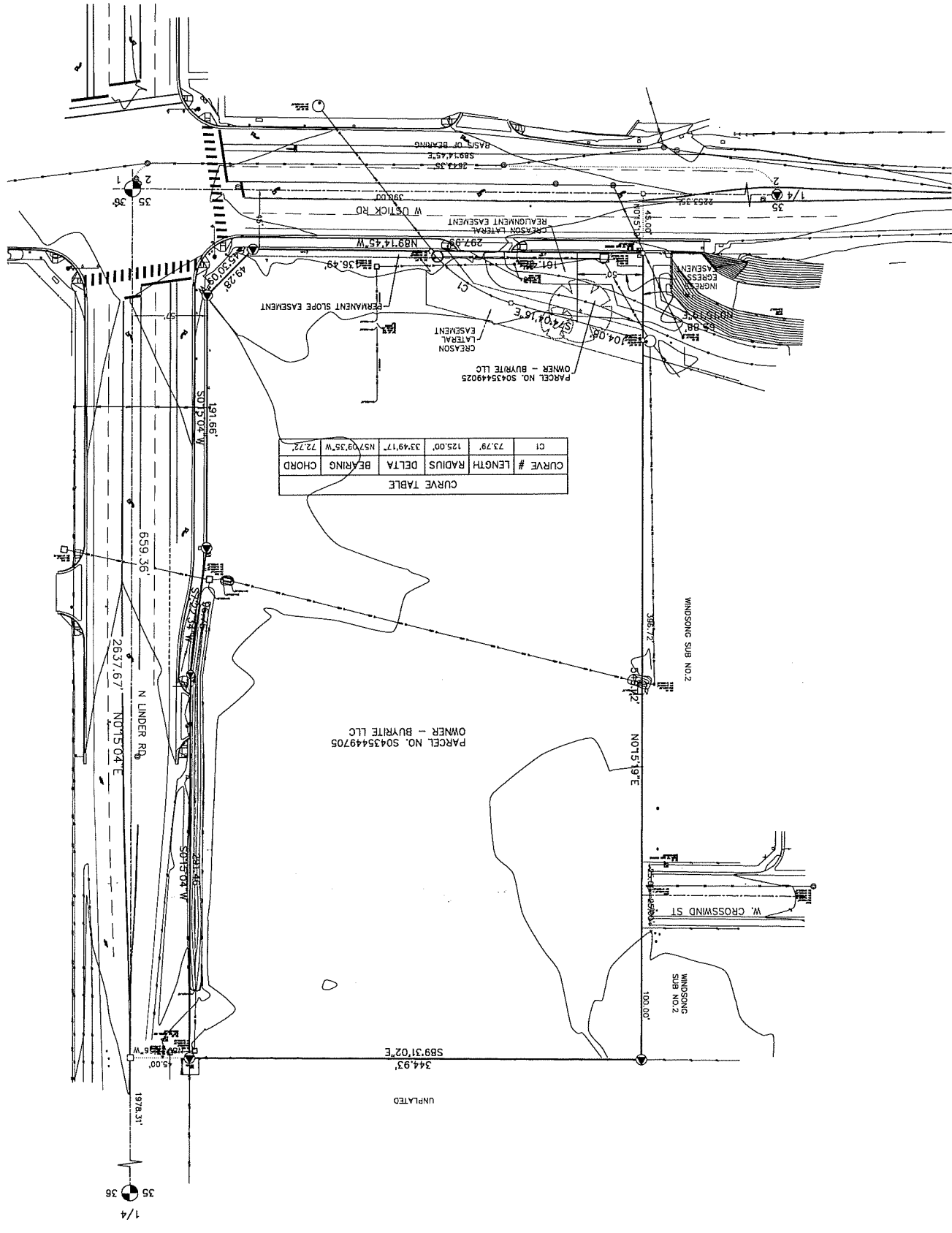
Date



- UTILITY NOTES**
1. SHOWER STOPS, PROVIDED WILL SERVE TO AN EXISTING SEWER MAIN LOCATED TO THE WEST IN A CONCRETE TRENCH UNDER THE CITY OF MERIDIAN AND CENTRAL STREET, MERIDIAN, IDAHO.
 2. WATER MAINS THE PROJECT WILL CONNECT TO EXISTING WATER MAIN LOCATED TO THE WEST IN A CONCRETE TRENCH UNDER THE CITY OF MERIDIAN AND CENTRAL STREET, MERIDIAN, IDAHO.
 3. EXISTING 24" STORM SEWER WILL BE REPEATED ON SITE AND REPEATED WILL NOT EXCEED THE PRE-DEVELOPMENT FLOW RATE. STORM SEWER WILL BE STORM DRAINAGE SYSTEM WITH 18" DIA. CONCRETE MAINS IN CONFORMANCE WITH THE CITY OF MERIDIAN AND ADA COMPLIANCE. EXISTING 18" DIA. CONCRETE MAINS WILL BE REPEATED ON THE SITE.
 4. PROPOSED 18" DIA. CONCRETE MAINS WILL BE REPEATED ON THE SITE. EXISTING 18" DIA. CONCRETE MAINS WILL BE REPEATED ON THE SITE.
 5. UTILITY EXPOSURES, EXPOSURES WILL BE PROVIDED FOR ALL PUBLIC UTILITY EXPOSURES FACILITIES LOCATED OUTSIDE OF THE PROJECT SITE OF LAND.



BUYRITE APARTMENTS PRELIMINARY UTILITY PLAN SW 1/4 OF THE SW 1/4 SEC.35, T.4N., R.1W., B.M., MERIDIAN, ADA COUNTY, IDAHO	ENGINEERING SOLUTIONS 1029 N. ROSARIO STREET, SUITE 100 MERIDIAN, IDAHO 83642 Phone (208) 838-0960 Fax (208) 838-0841	REVISIONS	PLANNER/CONTACT BECKY McRAY 1019 N. ROSARIO STR., STE 100 MERIDIAN, IDAHO 83642 Phone (208) 838-0960	DEVELOPER/OWNER BUYRITE, LLC 3302 W. DAVIS LANE MERIDIAN, IDAHO 83642 Phone (208) 870-1040
	SCALE 1"=40' DRAWN 8/22/18 PLOTTED BY THOMAS JIM SHEET 1 OF 1 UTIL	<small>THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER ACTION. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS INFORMATION.</small>		



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	73.79'	125.00'	33°49'17"	N57°03'35" W	72.72'



neudesign
ARCHITECTURAL
1725 E. MAIN ST.
ANN ARBOR, MI 48106
734.884.2924

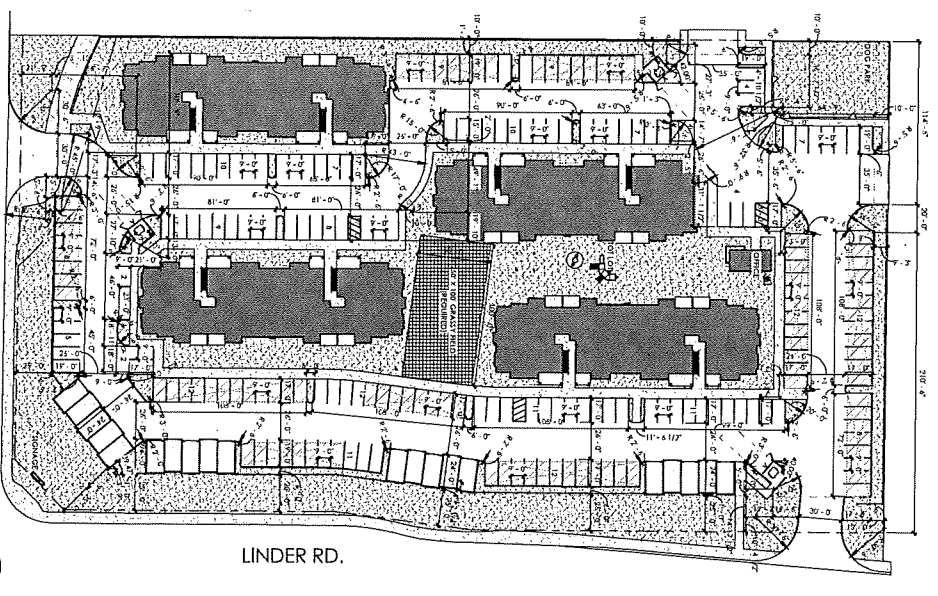
CONSULTANT:
LINDEN
ARCHITECTS
1100 N. ZEEB RD.
ANN ARBOR, MI 48106
734.769.1234

CLIENT:
Buyrite, LLC.
BUYRITE APARTMENTS
Uttick Rd. & Linder Rd., Meridian, ID

PROFESSIONAL SEAL:
LINDEN
ARCHITECTS
1100 N. ZEEB RD.
ANN ARBOR, MI 48106
734.769.1234
LINDEN
ARCHITECTS
1100 N. ZEEB RD.
ANN ARBOR, MI 48106
734.769.1234

DATE: 05/19/2023
SCALE: AS SHOWN
BY: JLN

SITE PLAN
A-101
JOB NUMBER
DRAWING BY
DATE

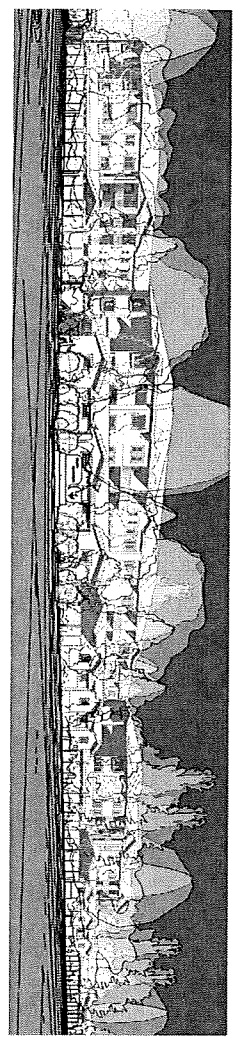


SITE - NEW

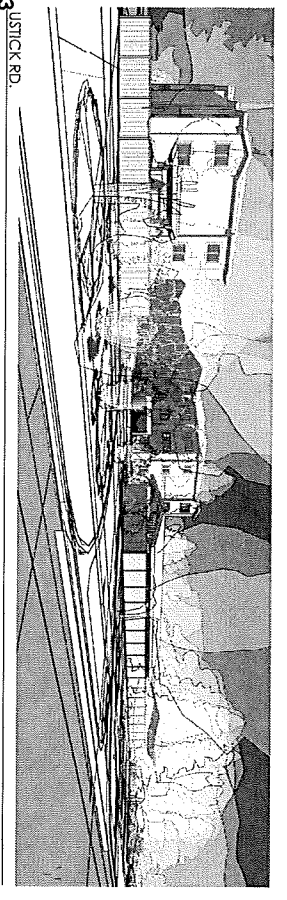
USTICK RD.

LINDER RD.

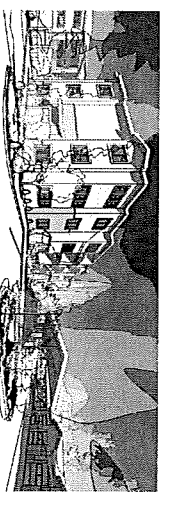
Finishing Schedule		
Item	Duration	Start
Site Preparation	2.0 Weeks	05/15/23
Foundation	2.0 Weeks	05/29/23
Structural Steel	4.0 Weeks	06/12/23
Roofing	2.0 Weeks	06/26/23
Interior Finishes	8.0 Weeks	07/10/23
Exterior Finishes	4.0 Weeks	07/24/23
Final Inspection	1.0 Week	08/07/23



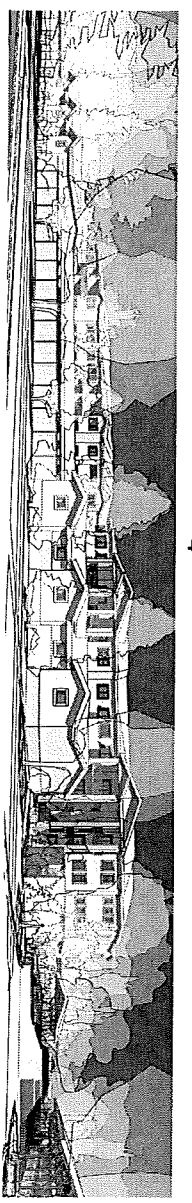
2 PERSPECTIVE @ LINDER AND USTICK



3 USTICK RD.



4 INTERNAL PERSPECTIVE



5 LINDER RD.



neUdesign
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

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LICENSED
ARCHITECT
AR 984486
08.14.18
JAMES L. ESCOBAR
STATE OF IDAHO

NO. DESCRIPTION DATE
A Rezone/CUP 08.14.18

EXTERIOR
ELEVATION

A-211

JOB NUMBER
DRAWN BY

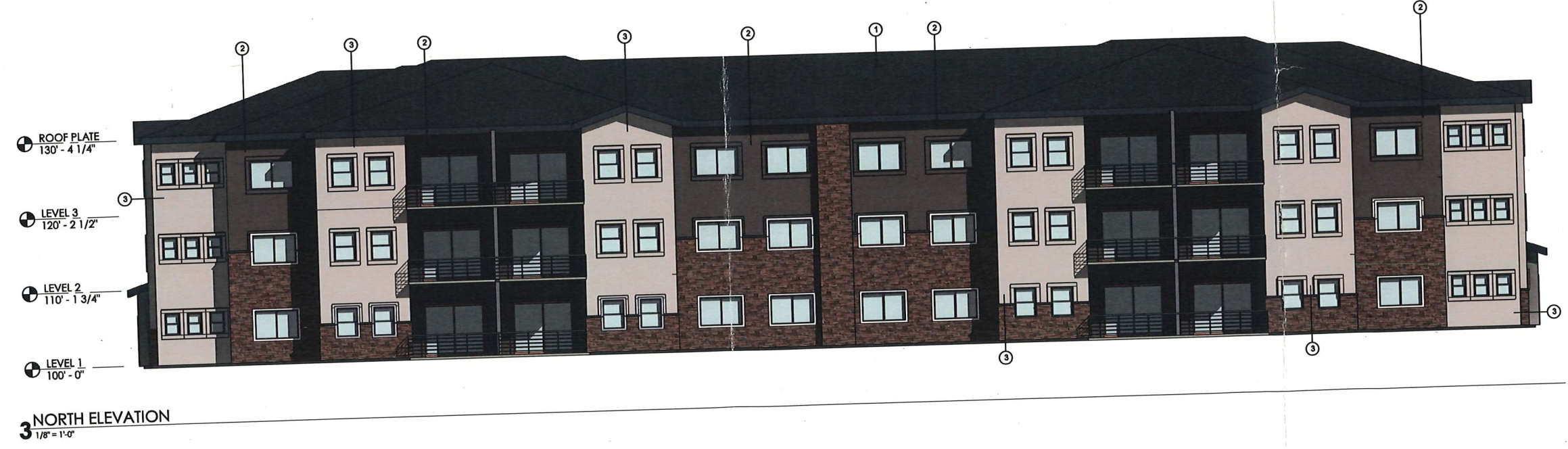
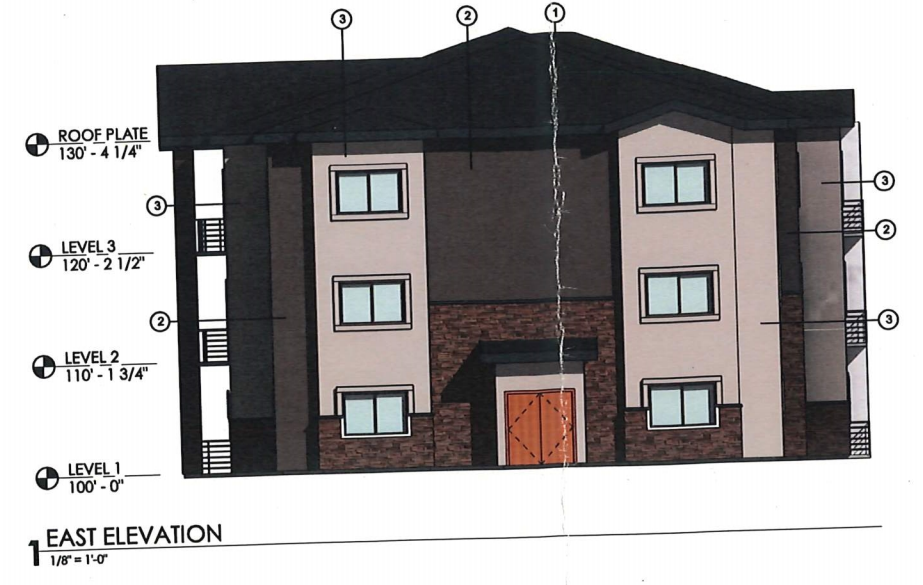
MATERIAL LEGEND

- OPTION 1**
- ① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
 - ② MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK FOX
COLOR NO: SW 7020
 - ③ MFR: SHERWIN WILLIAMS
COLOR NAME: MINDFUL GREY
COLOR NO: SW 7016

- OPTION 2**
- ① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
 - ② MFR: SHERWIN WILLIAMS
COLOR NAME: SNOWBOUND
COLOR NO: SW 7004
 - ③ MFR: SHERWIN WILLIAMS
COLOR NAME: BACKDROP
COLOR NO: SW 7025

- OPTION 3**
- ① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
 - ② MFR: SHERWIN WILLIAMS
COLOR NAME: SNOWBOUND
COLOR NO: SW 7004
 - ③ MFR: SHERWIN WILLIAMS
COLOR NAME: MINDFUL GREY
COLOR NO: SW 7016

- OPTION 4**
- ① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
 - ② MFR: SHERWIN WILLIAMS
COLOR NAME: BACKDROP
COLOR NO: SW 7025
 - ③ MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK FOX
COLOR NO: SW 7020





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ARCHITECTURE
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Meridian, ID 83642
208.884.2824

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LICENSED
ARCHITECT
AR 98486
08.14.18
James L. Escobar
JAMES L. ESCOBAR
STATE OF IDAHO

NO. DESCRIPTION DATE
A Rezone/CUP 08.14.18

EXTERIOR
ELEVATIONS

A-211

JOB NUMBER 18040
DRAWN BY Author

MATERIAL LEGEND

OPTION 1

- ① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
- ② MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK FOX
COLOR NO: SW 7020
- ③ MFR: SHERWIN WILLIAMS
COLOR NAME: MINDFUL GREY
COLOR NO: SW 7016

OPTION 2

- ① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
- ② MFR: SHERWIN WILLIAMS
COLOR NAME: SNOWBOUND
COLOR NO: SW 7004
- ③ MFR: SHERWIN WILLIAMS
COLOR NAME: BACKDROP
COLOR NO: SW 7025

OPTION 3

- ① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
- ② MFR: SHERWIN WILLIAMS
COLOR NAME: SNOWBOUND
COLOR NO: SW 7004
- ③ MFR: SHERWIN WILLIAMS
COLOR NAME: MINDFUL GREY
COLOR NO: SW 7016

OPTION 4

- ① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
- ② MFR: SHERWIN WILLIAMS
COLOR NAME: BACKDROP
COLOR NO: SW 7025
- ③ MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK FOX
COLOR NO: SW 7020



2 WEST ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

OPTION 1

- ① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
- ② MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK FOX
COLOR NO: SW 7020
- ③ MFR: SHERWIN WILLIAMS
COLOR NAME: MINDFUL GREY
COLOR NO: SW 7016

OPTION 2

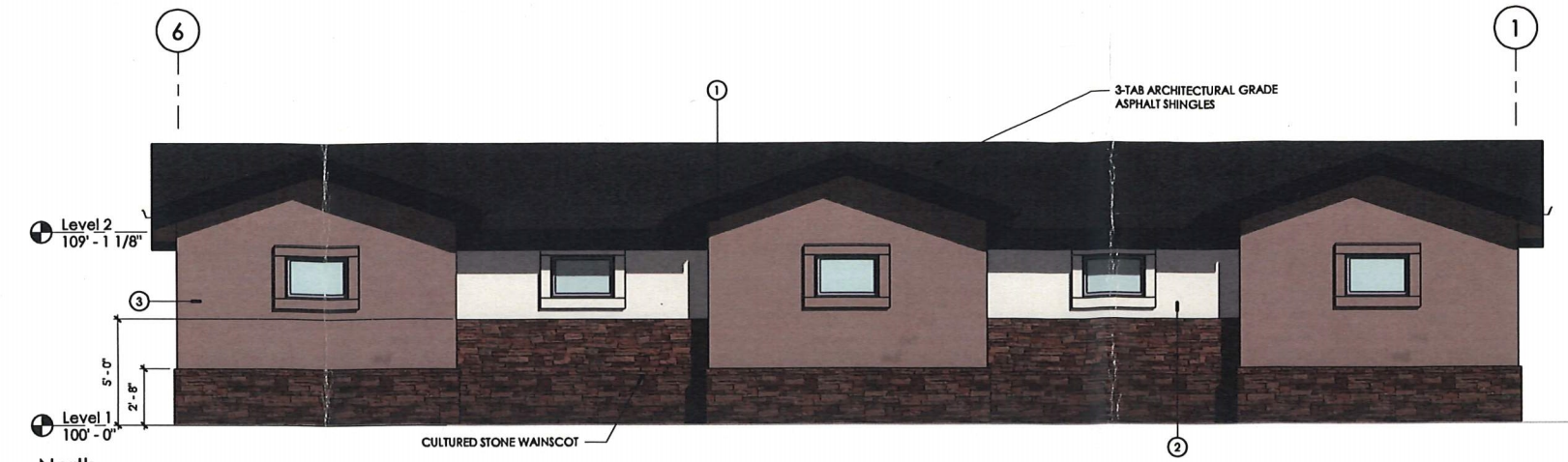
- ① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
- ② MFR: SHERWIN WILLIAMS
COLOR NAME: SNOWBOUND
COLOR NO: SW 7004
- ③ MFR: SHERWIN WILLIAMS
COLOR NAME: BACKDROP
COLOR NO: SW 7025

OPTION 3

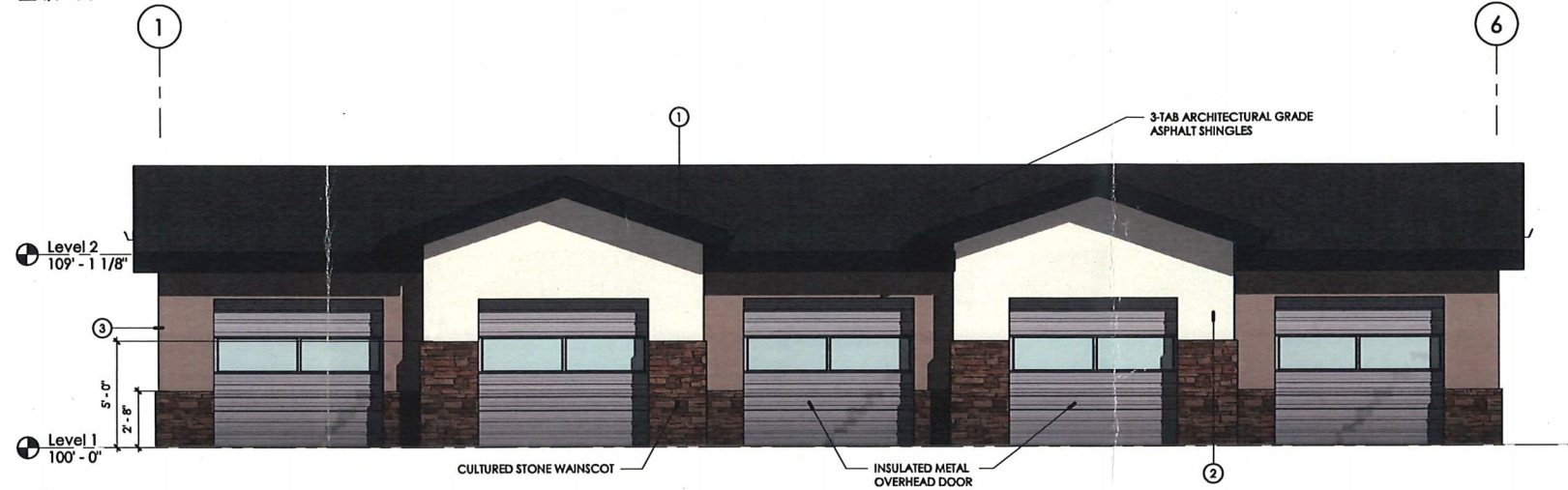
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COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
- ② MFR: SHERWIN WILLIAMS
COLOR NAME: SNOWBOUND
COLOR NO: SW 7004
- ③ MFR: SHERWIN WILLIAMS
COLOR NAME: MINDFUL GREY
COLOR NO: SW 7016

OPTION 4

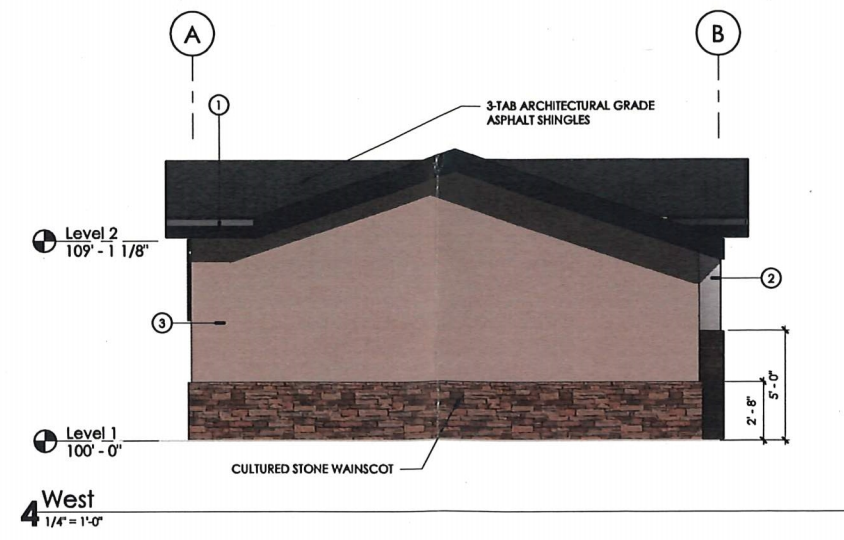
- ① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
- ② MFR: SHERWIN WILLIAMS
COLOR NAME: BACKDROP
COLOR NO: SW 7025
- ③ MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK FOX
COLOR NO: SW 7020



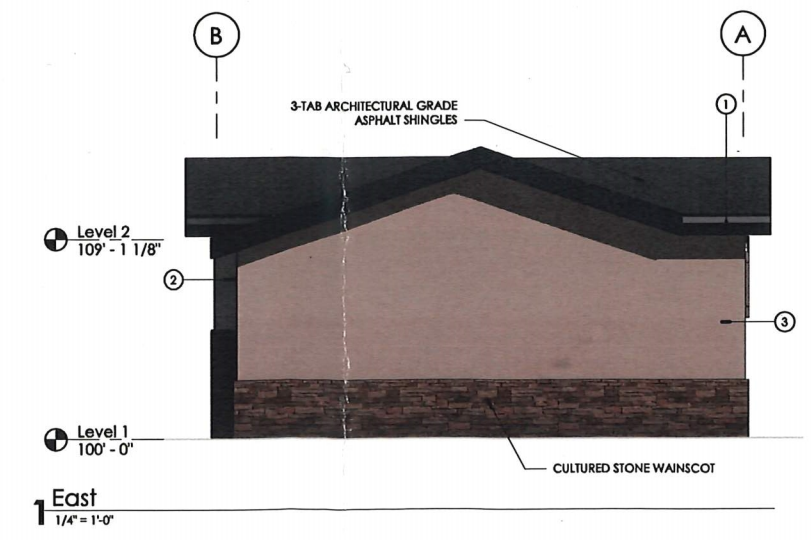
2 North
1/4" = 1'-0"



3 South
1/4" = 1'-0"



4 West
1/4" = 1'-0"



1 East
1/4" = 1'-0"



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NO.	DESCRIPTION	DATE
A	Rezone/CUP	08.14.18

EXTERIOR ELEVATIONS

A-211

JOB NUMBER 18046
DRAWN BY JS

MATERIAL LEGEND

OPTION 1

- ① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
- ② MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK FOX
COLOR NO: SW 7020
- ③ MFR: SHERWIN WILLIAMS
COLOR NAME: MINDFUL GREY
COLOR NO: SW 7016

OPTION 2

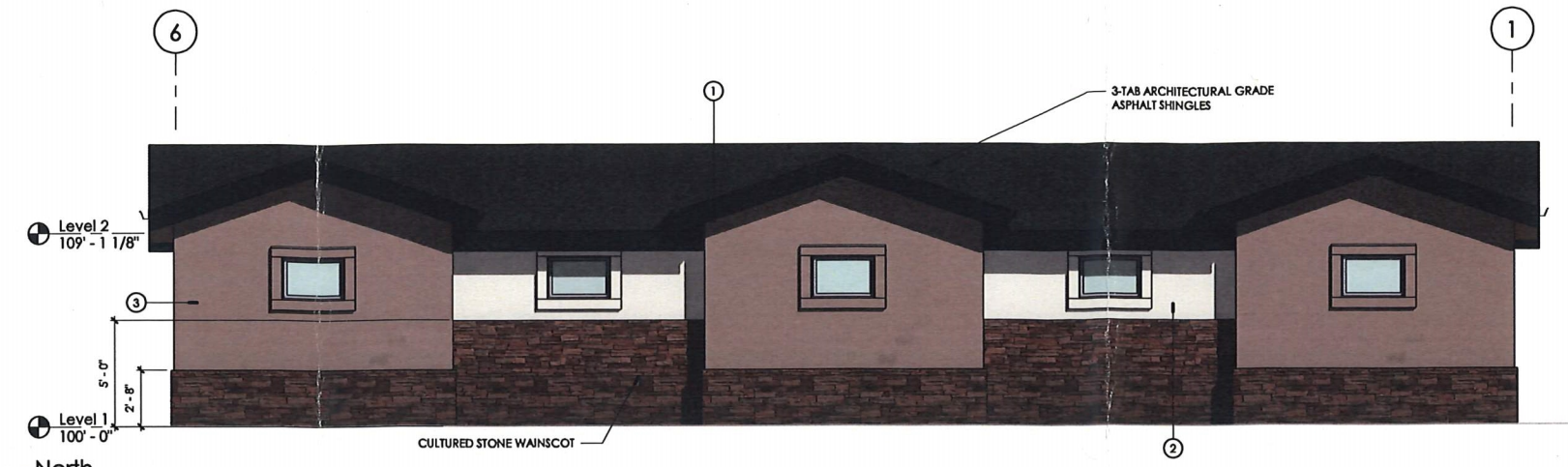
- ① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
- ② MFR: SHERWIN WILLIAMS
COLOR NAME: SNOWBOUND
COLOR NO: SW 7004
- ③ MFR: SHERWIN WILLIAMS
COLOR NAME: BACKDROP
COLOR NO: SW 7025

OPTION 3

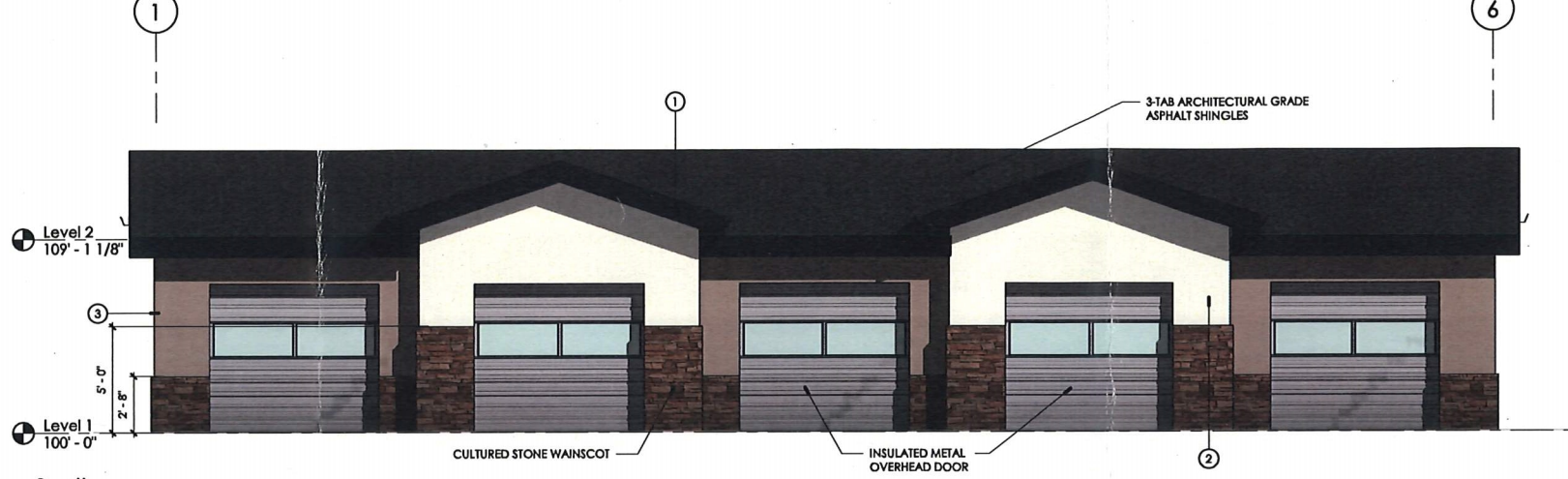
- ① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
- ② MFR: SHERWIN WILLIAMS
COLOR NAME: SNOWBOUND
COLOR NO: SW 7004
- ③ MFR: SHERWIN WILLIAMS
COLOR NAME: MINDFUL GREY
COLOR NO: SW 7016

OPTION 4

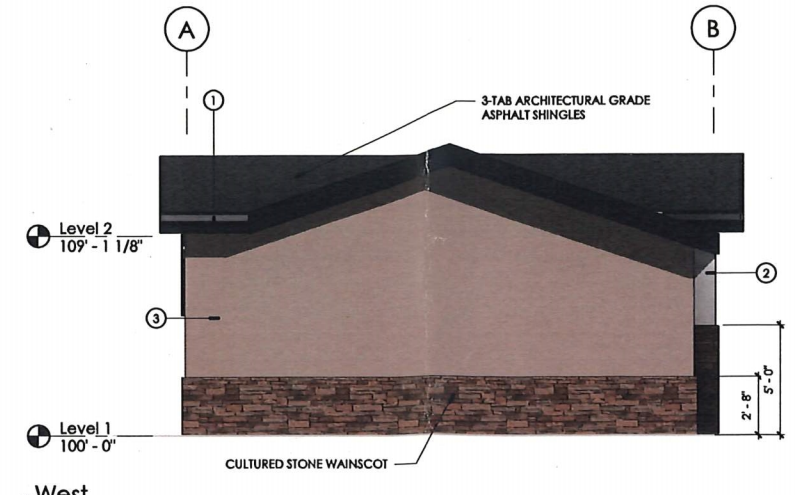
- ① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
- ② MFR: SHERWIN WILLIAMS
COLOR NAME: BACKDROP
COLOR NO: SW 7025
- ③ MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK FOX
COLOR NO: SW 7020



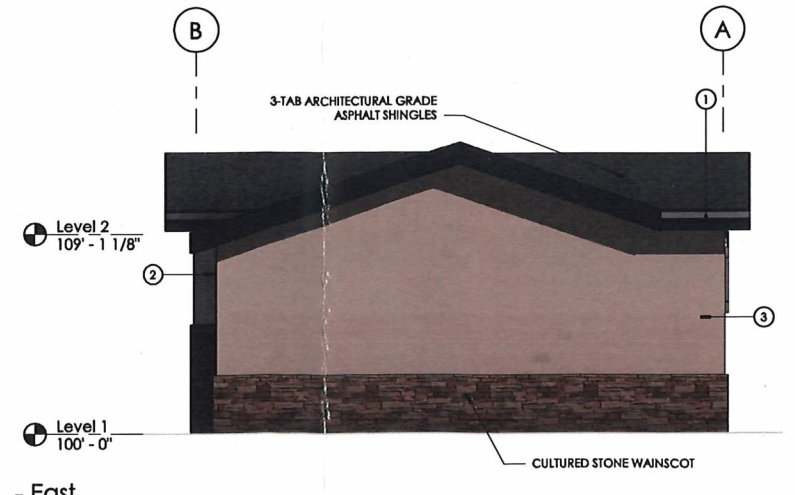
2 North
1/4" = 1'-0"



3 South
1/4" = 1'-0"



4 West
1/4" = 1'-0"



1 East
1/4" = 1'-0"



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Meridian, ID 83642
208.884.2824

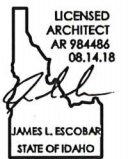
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NO.	DESCRIPTION	DATE
A	Rezone/CUP	08.14.18

EXTERIOR ELEVATIONS

A-211

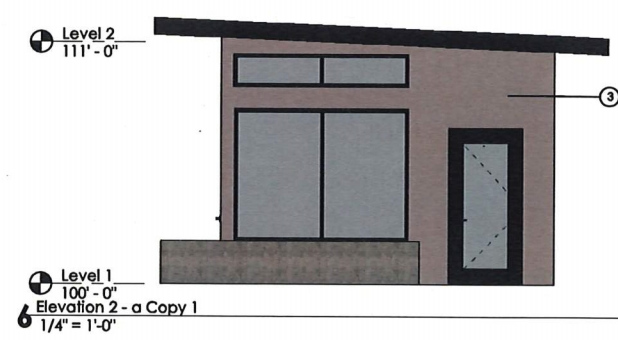


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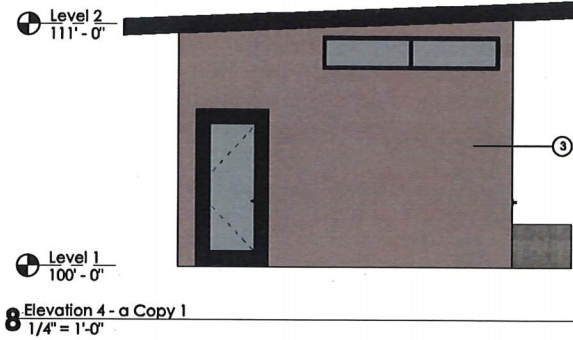
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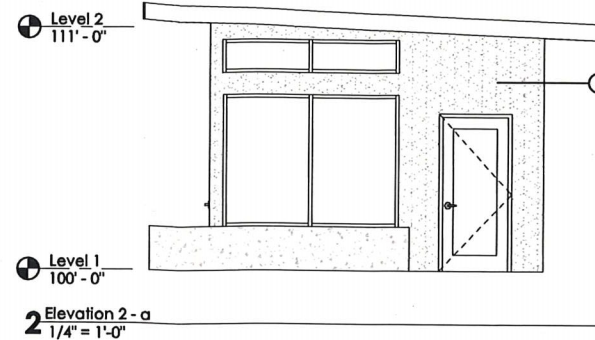
© NEUDESIGN ARCHITECTURE LLC



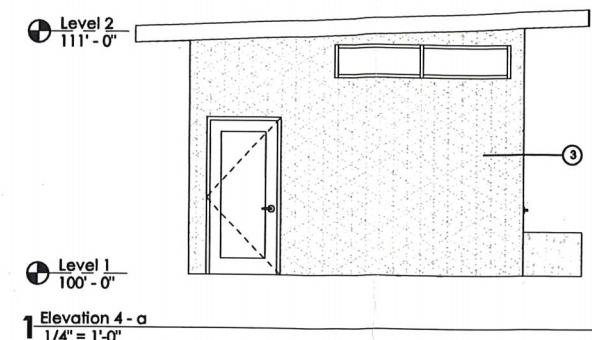
6 Elevation 2 - a Copy 1
1/4" = 1'-0"



8 Elevation 4 - a Copy 1
1/4" = 1'-0"



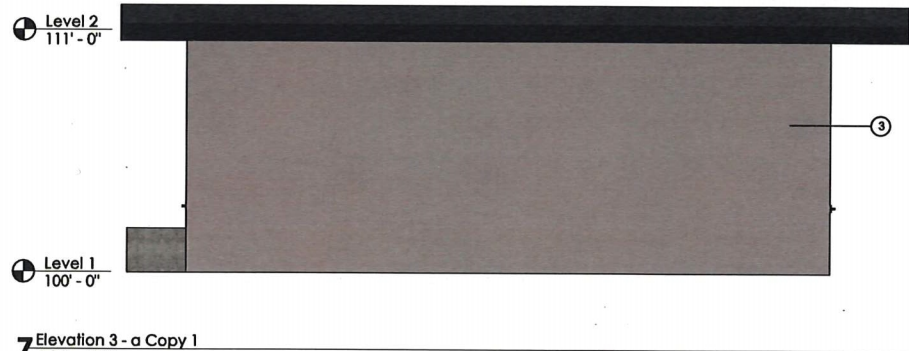
2 Elevation 2 - a
1/4" = 1'-0"



1 Elevation 4 - a
1/4" = 1'-0"



5 Elevation 1 - a Copy 1
1/4" = 1'-0"



7 Elevation 3 - a Copy 1
1/4" = 1'-0"

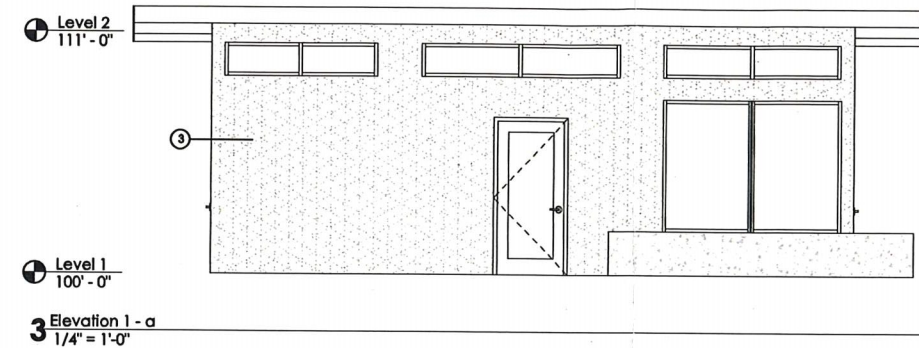
MATERIAL LEGEND

OPTION 1

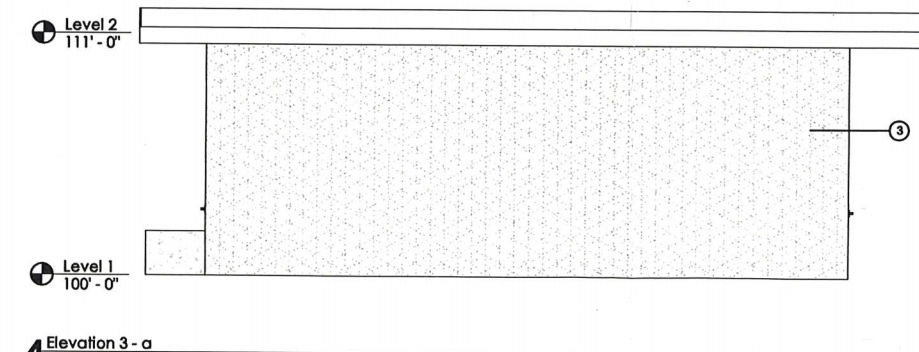
- ① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
- ② MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK FOX
COLOR NO: SW 7020
- ③ MFR: SHERWIN WILLIAMS
COLOR NAME: MINDFUL GREY
COLOR NO: SW 7016

OPTION 2

- ① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993
- ② MFR: SHERWIN WILLIAMS
COLOR NAME: SNOWBOUND
COLOR NO: SW 7004
- ③ MFR: SHERWIN WILLIAMS
COLOR NAME: BACKDROP
COLOR NO: SW 7025



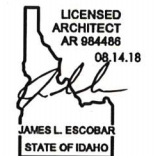
3 Elevation 1 - a
1/4" = 1'-0"



4 Elevation 3 - a
1/4" = 1'-0"

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PROFESSIONAL SEAL



NO.	DESCRIPTION	DATE
A	REZONE/CUP	08.14.18

Exterior
Elevations

SHEET

A-211

DATE 07.28.16
JOB NUMBER 14198
DRAWN BY JSB



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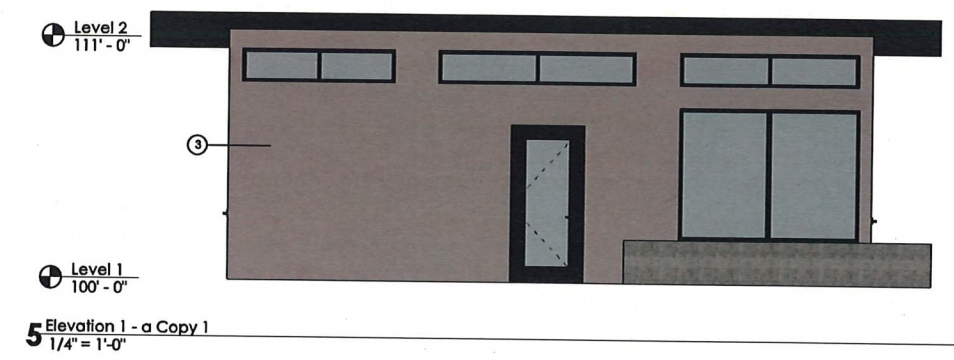
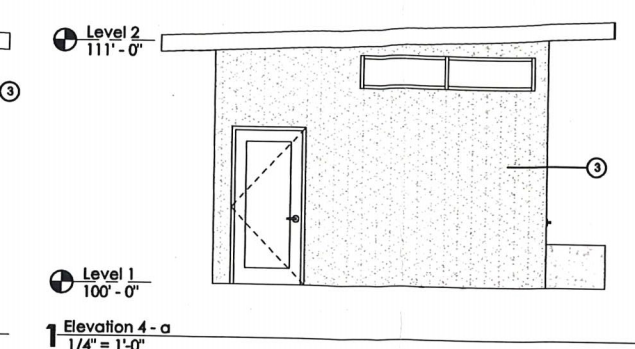
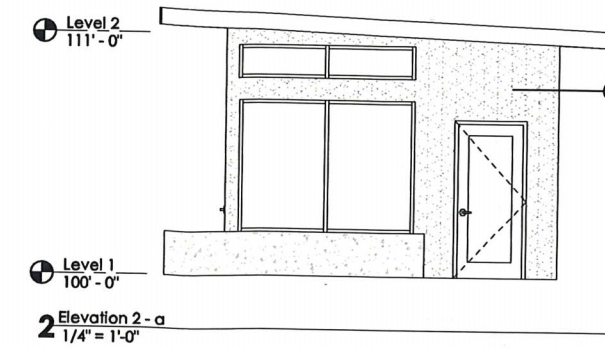
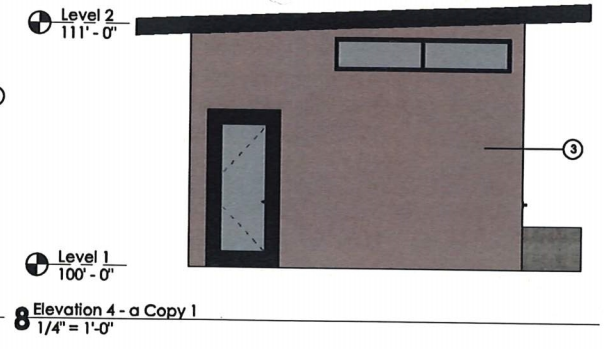
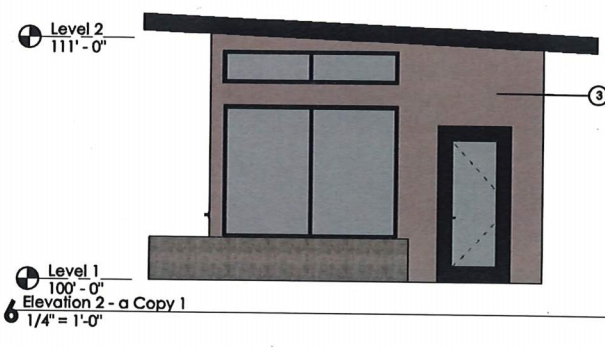
LICENSED
ARCHITECT
AR 884488
08.14.18
[Signature]
JAMES L. ESCOBAR
STATE OF IDAHO

NO.	DESCRIPTION	DATE
A	REZONE/CUP	08.14.18

Exterior
Elevations

SHEET
A-211

DATE 07.28.16
JOB NUMBER 16198
DRAWN BY JSB



MATERIAL LEGEND

OPTION 1

① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993

② MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK FOX
COLOR NO: SW 7020

③ MFR: SHERWIN WILLIAMS
COLOR NAME: MINDFUL GREY
COLOR NO: SW 7016

OPTION 2

① MFR: SHERWIN WILLIAMS
COLOR NAME: BLACK OF NIGHT
COLOR NO: SW 6993

② MFR: SHERWIN WILLIAMS
COLOR NAME: SNOWBOUND
COLOR NO: SW 7004

③ MFR: SHERWIN WILLIAMS
COLOR NAME: BACKDROP
COLOR NO: SW 7025

