



**TO: ADA COUNTY PLANNING & ZONING COMMISSION**

**HEARING DATE:** March 13, 2014  
**STAFF MEMBERS:** Megan Basham, AICP, Associate Planner  
**PROJECT NO.:** 201302018 CU-MSP, Greg Grigsby  
**APPLICANT:** Greg Grigsby  
**OWNER:** Jessica Condominiums, Inc.

### **INTRODUCTION**

A request for a conditional use and master site plan to allow for the construction of a church. The church will occupy 2600 square feet of the existing structure with a 5600 sq. ft. addition. The total square footage of the church will be 8,200 sq. ft. The maximum number of patrons is expected to be 76. The property contains 1.58 acres and is located at 4495 South Meridian Road, Meridian, ID; Section 25, T. 3N, R. 1W.

### **EXECUTIVE SUMMARY**

The applicant is proposing to convert 2,600 square feet of existing office space into a church. The property is located on South Meridian Road, approximately 900 feet north of West Amity Road. The property is zoned Limited Office (LO) and is within the Meridian Impact Area. The applicant is also proposing to build a 5,600 square foot addition to accommodate the church in the future. The applicant has not included a time frame as to when the addition would be constructed; however, the Ada County Code requires a building permit to be issued within two (2) years of the written decision. The applicant has been conditioned to obtain the building permit for the addition within two (2) years. If the addition is not built within that time frame, the applicant could apply for a time extension based per Ada County Code.

The property received master site plan approval in 2011 for Research and Development Facility and Office uses. There are currently 14 paved parking spaces on the property. The addition of a church use in the building will require a total of 20 parking spaces for a congregation of 76 people. The master site plan demonstrates where the additional parking spaces will be located. The applicant is requesting approval of a joint parking agreement between the church and Udder Health, the research office located in the other portion of the building. The two uses operate on a different schedule as Udder Health operates Monday through Friday during normal business hours and the church will be operating on Wednesday nights and Sundays. Staff is supportive of the joint parking request.

The building will be connected to an individual septic and well. Central District Health has issued an accessory use authorization for the church within the existing building. In conjunction, the City of Meridian has issued a waiver letter stating that the property will not be served by city sewer in the near future. The original application in 2011 was approved for the existing structure with the septic system and well. Central District Health has indicated that their approval is only applicable to the existing structure. When the additional 5,600 square feet is built, a new septic permit will be required.

A landscaping plan was approved in February 2012 for the property. A new landscaping plan is not required with this application. The applicant has bonded for the landscaping improvements.

All written comments received to date are included as exhibits. The comments received have been from the affected agencies. No written comments from the surrounding neighbors have been received, thus far.

### **RECOMMENDATION**

Based upon Staff's review of the application, staff concludes that this application complies with the Ada County Code and recommends approval to the Commission as set out in the proposed Findings of Fact and Conclusions of Law attached hereto.

The Commission should consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application. Should the Commission make positive Findings of Fact and vote to approve Project #201302018 CU-MSP, staff recommends that the approval of Project #2013002018 CU-MSP be subject to the Conditions of Approval listed in Exhibit A attached to the proposed Findings of Fact and Conclusions of Law and Order.

## **EXHIBIT LIST – PROJECT NO.: 2013002018 CU-MSP**

1. Pre-Application Notes dated November 7, 2013 – 3 pages
2. Master Application and Checklist submitted December 24, 2013 – 6 pages
3. Detailed Letter dated November 25, 2013 – 1 pages
4. Vicinity Map – 1 page
5. Aerial Map – 1 page
6. Master Site Plan submitted December 24, 2013 – 1 page
7. Architectural Rendering submitted on December 24, 2013 – 1 page
8. Floor Plan for Existing Structure submitted on December 24, 2013 – 1 page
9. Previously approved Natural Features Analysis – 1 page
10. Previously approved Landscaping Plan – 1 page
11. Condominium Declaration regarding Parking – 7 pages
12. Lighting Cut Sheets submitted December 24, 2013 – 4 pages
13. Letter of Intent to connect to sewer when available dated November 15, 2013 – 1 page
14. Neighborhood Meeting Certification submitted December 24, 2013 – 2 pages
15. Submission and Hearing Date letter dated January 2, 2014 – 1 page
16. Ada County P&Z Transmittal dated January 2, 2013 – 2 pages
17. Email from Idaho Transportation Department dated January 3, 2014 – 1 page
18. Email from Meridian Fire District dated January 3, 2014 – 1 page
19. Memo from Ada County Building Department dated January 6, 2014 – 1 page
20. Letter from City of Meridian to Central District Health dated January 3, 2014 – 1 page
21. Accessory Use Authorization from Central District Health for existing structure dated October 16, 2013 – 1 page
22. Memo from Central District Health Department dated January 7, 2014 – 1 page
23. Email from Central District Health Department dated January 7, 2014 – 1 page
24. ACHD staff report dated January 10, 2014 – 4 pages
25. Email from City of Meridian dated January 10, 2014 – 1 page
26. Letter from Boise Project Board of Control dated January 31, 2014 – 1 page
27. Memo from Ada County Engineer dated February 11, 2014 – 1 page
28. Radius Notice mailed February 12, 2014 – 3 pages
29. Legal Notice published February 25, 2014 – 1 page



ADA COUNTY
DEVELOPMENT SERVICES

200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201300112 - PREAP - A

Status: Active

Date Received: 10/9/2013

Date Closed:

Meeting Date: 11/7/2013 Date Assigned: 10/9/2013

Project Description:

Applicant's Name:
GRIBSBY GREG

Would like to use one of the suites for a church.

No. of Lots/Units: 0 Total Acres: .000

Development Services Staff Assigned To Meeting:

Staff Name: Diana Sanders, Megan Basham
Attended Meeting? [checkbox]

Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:

Parcel Info:

Parcel Num: R4622730010
Street Address: S MERIDIAN RD
City/State/Zip: Meridian, ID 83642-0000

Zone Info:

Zone Type: Existing Zone
Zone: LO

Twn / Rng / Sec Info:

Twn: 3N Rng: 1W Sec: 25 Qtr:

Overlay Areas Info:

Overlay Area: Impact Area
Overlay Value: Meridian
Code Ref:
Comments:

Comp Plan:

Agencies To Contact:

Agency Name: ADA COUNTY HIGHWAY DISTRICT/ PLANNING DEPT - (208)-387-6170
Comments: CENTRAL DISTRICT HEALTH DEPARTMENT - (208)-327-8517
IDAHO POWER COMPANY - (208)-388-2699
Contact Person: LITTLE CHRISTY, RENO MIKE, PHILLIPS RACHAEL

Proposed Allowed Uses:

Church

Required Applications:

App Type: CU, MSP
Descriptive Name: CONDITIONAL USE, MASTER SITE PLAN

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## PREAPPLICATION CONFERENCE NOTES

### Notes:

The property was rezoned in 2011 to LO for a research development and office space. The property is within the Meridian Impact Area.

A conditional use and master site plan approved those use. The applicant would like to operate a church in the space that was supposed to be used as office and build additional space. A church is a conditional use in the LO District. A new conditional use and master site plan will be required for the change in uses.

Commercial developments are typically required to connect to municipal sewer and water. In the original approval, the applicant was required to connect to sewer and water or provide a waiver letter from the City of Meridian and approval of the septic system from Central District Health. The new applicant will need to provide the same documentation if connection to sewer and water is not proposed. This would be included as a condition of approval if not provided with the application materials at the time of submittal.

The property does have approved access from ITD but the applicant may want to talk to Dave Szplett at ITD to ensure the existing access is adequate. Dave can be reached at 334-8377.

### Specific Use Standards for Church:

#### 8-5-3-26: CHURCH:

Schools, child daycare services, meeting facilities for clubs and organizations, and other similar uses not operated primarily for the purpose of religious instruction, worship, government of the church, or the fellowship of its congregation may be permitted to the extent the activity is otherwise permitted in the district.

### Application Process:

A conditional use requires a public hearing before the Planning & Zoning Commission.

A neighborhood meeting is required with property owners within 300' of the property boundary. You can request a neighborhood mailing list from our office for a fee of \$26.50. The meeting should be held on a weekday between 6:00 - 8:00 pm or on the weekend between 10:00 am - 7:00 pm. Meetings should not be held on a holiday or holiday weekend. The meeting can be held on-site but please account for weather, accessibility and light conditions if held outside.

The Master Site Plan is the site specific information and should identify the new building location and address the parking requirements. A church requires 2 parking spaces per 8 seats in the sanctuary. The existing master site plan shows 14 parking spaces. Joint parking is allowed for uses. Explain in the detailed letter how the joint parking plan would work-- ie uses occur at different times, etc and how the existing parking can accommodate the new use. If additional parking is required, the applicant will be require to pave the additional spaces.

There is an approved landscape plan with the previous approval, so a landscaping plan will not be required.

If any new outdoor lighting is proposed, a new lighting plan will be required and if there is a sign greater than 64 square feet, a sign plan will be required. The lighting and sign plan can be submitted as a condition of approval.

The natural features analysis is not required as it was included in the previous approval.

The public hearing process will take approximately 45-60 days from the time of submittal. The application will be transmitted to outside agencies including City of Meridian, Central District Health and ITD among others. You may be required to attend a public meeting at the City of Meridian. You will want to contact Meridian Planning staff about that process as well as Public Works staff to obtain the waiver letter.



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## PREAPPLICATION CONFERENCE NOTES

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Applicants are required to post the property with the public hearing information. The sign should be in place a minimum of 10 days before the public hearing and the signed certification form with pictures should be submitted a minimum of 7 days before the public hearing.

### Applicable Code Section:

- 8-2C: Commercial Base Districts
- 8-4E: Master Site Plan
- 8-4G: Off-Site Parking
- 8-4H: Lighting
- 8-4I: Signage
- 8-5B: Conditional Use Standards
- 8-5-3-26: Church Specific Use Standards
- 8-7A-3: Neighborhood Meetings
- 8-7A-5F: Signposting Requirements

### Fees:

- Conditional Use: \$800 + \$.12/sq. ft
- Master Site Plan: \$350 + \$.12/sq. ft
- Lighting Plan: \$100
- Sign Plan: \$150

### Meeting Notes:

The church will require a Conditional Use and Master Site Plan application.

Parking is 2 spaces per 8 seats. You can use joint parking with the adjacent uses.

You will need to provide a floor plan of the sanctuary depicting where the seating will be located and the number of seats.

You will to provide a waiver letter from the City of Meridian.

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**Additional Preap Conference:** Not Recommended

**Neighborhood Meeting Required?** Yes

**Cross References:** 201100549 ZC-CU-MSP-DA

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# MASTER APPLICATION/PETITION REQUEST

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### TYPE OF ADMINISTRATIVE APPLICATION:

- ACCESSORY USE\*
- FARM DEVELOPMENT RIGHT
- FLOODPLAIN PERMIT
- HILLSIDE DEVELOPMENT\*
- HIDDEN SPRINGS ADMINISTRATIVE
- HIDDEN SPRINGS SPECIAL EVENT
- LIGHTING PLAN
- LANDSCAPE PLAN
- DRAINAGE PLAN
- MASTER SITE PLAN\*
- EXPANSION NONCONFORMING USE
- ONE TIME DIVISION
- PRIVATE ROAD
- PROPERTY BOUNDARY ADJUSTMENT
- PLANNED UNIT DEVELOPMENT (PUD)
- SIGN PLAN
- TEMPORARY USE\*

### TYPE OF HEARING LEVEL APPLICATION:

- CONDITIONAL USE
- DEVELOPMENT AGREEMENT
- SUBDIVISION, PRELIMINARY\*
- PLANNED COMMUNITIES\*
- SUBDIVISION, SKETCH PLAT\*
- VACATION
- VARIANCE
- ZONING MAP AMENDMENT
- ZONING TEXT AMENDMENT

### TYPE OF HEARING LEVEL PETITION:

- COMPREHENSIVE PLAN MAP OR TEXT AMENDMENT PETITION CHECKLIST

### TYPE OF ADDENDA:

- APPEAL
- ADMINISTRATIVE MODIFICATION
- DEVELOPMENT AGREEMENT MODIFICATION
- FINAL PLAT
- TIME EXTENSION

### REQUIRED SUBMITTALS:

- CHECKLIST for applicable application(s). If multiple applications, do not duplicate submittals.
- \*SUPPLEMENTAL WORKSHEET REQUIRED

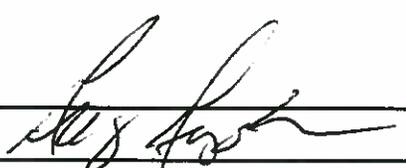
### SITE INFORMATION:

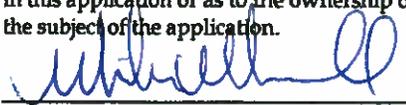
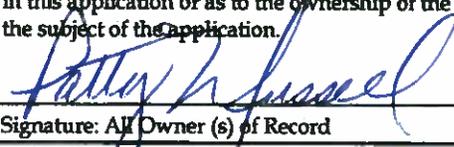
Section: 25 Township: 3N Range: 1W Total Acres: 0  
 Subdivision Name: Jessica Condos Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
 Site Address: 4457 S. Meridian Rd. City: Meridian  
 Tax Parcel Number(s): R4622730010  
 Existing Zoning: L0 Proposed Zoning: \_\_\_\_\_ Area of City Impact: \_\_\_\_\_ Overlay  
 District(s): \_\_\_\_\_

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### OFFICE USE ONLY

Project #: <u>201302018-MSP-CU</u>	Planning Fees/GIS:	Engineering Fees:
Received By: <u>BSP</u> Date: <u>12-24-13</u> Stamped <input checked="" type="checkbox"/>	<u>\$1884<sup>00</sup></u>	

<b>APPLICANT/AGENT: (Please print)</b>	<b>ADDITIONAL CONTACT if applicable: (Please Print)</b>
Name: <u>Greg Grigsby</u>	Name: <u>Mike Mussell</u>
Address: <u>1339 E. Mastiff St.</u>	Address: <u>P.O. Box 3304</u>
City: <u>Meridian</u> State: <u>ID</u> Zip: <u>83642</u>	City: <u>Nampa</u> State: <u>ID</u> Zip: <u>83653</u>
Telephone: <u>551-4689</u> Fax: _____	Telephone: <u>850-7777</u> Fax: <u>466-5717</u>
Email: _____	Email: <u>mike@mussellconstruction.com</u>
I certify this information is correct to the best of my knowledge.	<b>ENGINEER/SURVEYOR if applicable: (Please Print)</b>
	Name: _____
<u>12-20-2013</u>	Address: _____
Signature: (Applicant)	City: _____ State: _____ Zip: _____
Date	Telephone: _____ Fax: _____
	Email: _____

<b>OWNER (S) OF RECORD: (Please Print)</b>	<b>OWNER (S) OF RECORD: (Please Print)</b>
Name: <u>JUM, Inc. Mike Mussell</u>	Name: <u>JUM, Inc. Patty Mussell</u>
Address: <u>P.O. Box 3304</u> <u>83653</u>	Address: <u>P.O. Box 3304</u>
City: <u>Nampa</u> State: <u>ID</u> Zip: <u>83653</u>	City: <u>Nampa</u> State: <u>ID</u> Zip: <u>83653</u>
Telephone: <u>850-7777</u>	Telephone: <u>Same</u>
Fax: <u>466-5717</u>	Fax: _____
Email: <u>mike@mussellconstruction.com</u>	Email: _____
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.	I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.
	
Signature: All Owner (s) of Record	Signature: All Owner (s) of Record
Date	Date

ALL OWNER(S) OF RECORD (ON THE CURRENT DEED) MUST SIGN (Additional Sheets are Available Online)

If the property owner(s) are a business entity, please include business entity documents, including those that indicate the person(s) who are eligible to sign documents.

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## CONDITIONAL USE CHECKLIST

A Conditional Use request requires a public hearing.

### GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
	One paper copy and one electronic copy of all required submittals.	
	Completed and signed Master Application	✓
	<b>DETAILED LETTER</b> by the applicant fully describing the request or project and addressing the following:	✓
	Explain the proposed use, and all uses associated with the request.	
	Any other supporting information.	
	Address the standards in ACC 8-5-3 for proposed use(s):	
	Days of use:	
	Hours of use:	
	Duration of use(s):	
	<b>MASTER SITE PLAN (If required)</b>	✓
	<b>NEIGHBORHOOD MEETING CERTIFICATION</b>	✓
	<b>PRE-APPLICATION CONFERENCE NOTES</b>	✓
	<b>SITE PLAN is not required</b> if associated with a MSP.	
	Show existing and proposed structures.	
	Submit one electronic copy, one full sized plan and one 8 1/2"X 11" plan.	
	<b>DEED</b> (or evidence of proprietary interest)	✓
	<b>OVERLAY DISTRICT:</b> May require a separate checklist or additional information for the following:	
	<b>HILLSIDE</b> (ACC 8-3H)	
	<b>FLOOD HAZARD</b> (ACC 8-3F)	
	<b>WILDLAND-URBAN FIRE INTERFACE</b> (ACC 8-3B)	
	<b>SOUTHWEST PLANNING AREA</b> (ACC 8-3C)	
	<b>PLANNED UNIT DEVELOPMENT</b> (ACC 8-3D)	
	<b>BOISE RIVER GREENWAY</b> (ACC 8-3G)	
	<b>BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS</b> (ACC 8-3A)	
	<b>MUST COMPLY WITH SIGN POSTING REGULATIONS</b> (ACC 8-7A-5)	
	<b>APPLICATION FEE:</b> Call County or go to www.adaweb.net for fees	

Supplementary information at the discretion of the Director or County Engineer may be required to sufficiently detail the proposed development within any special development area, including but not limited to hillside, planned unit development, floodplain, southwest, WUFI, Boise River Greenway, airport influence, and/or hazardous or unique areas of development.

Application will not be accepted unless all applicable items on the form are submitted. This application shall not be considered complete until staff has received all required information.

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## MASTER SITE PLAN CHECKLIST (ACC 8-4D)

A Master Site Plan request does not require a public hearing. It is a staff level application, as long as it is not associated with a conditional use.

### GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
	One paper copy and one electronic copy of all required submittals.	
	Completed and signed Master Application.	✓
	Completed Supplemental Information.	✓
	DETAILED LETTER by the applicant fully describing the request or project and address the information on supplemental sheet;	✓
	DEED or evidence of proprietary interest.	
N/A	IDAHO DEPARTMENT OF FISH AND GAME LETTER.	
	FULL SIZE SCALED PLOT PLAN, showing all existing and proposed easements, property lines, and structures drawn to scale, including one electronic copy and one copy reduced to 8 1/2 X 11. (Address required information on supplemental sheet)	✓
N/A	FULL SIZE NATURAL FEATURES ANALYSIS ACC 8-4E-4D, including one electronic copy and one copy reduced to 8 1/2 X 11. (Address required information on supplemental sheet)	
N/A	LANDSCAPING (ACC 8-4F) (Address required information on supplemental sheet) One electronic copy, one full size, and one 8 1/2 X 11 copy.	
	Drawn by a landscape professional. (within an area of impact)	
	OFF STREET PARKING & LOADING FACILITIES (ACC 8-4G) (Address required information on supplemental sheet)	✓
	LIGHTING (ACC 8-4H) (Address required information on supplemental sheet)	✓
	SIGN PLAN (ACC 8-4I)	
	Indicate all proposed and existing signs.	
N/A	NATURAL FEATURES ANALYSIS (ACC 8-4E-4D) see supplemental info.	
N/A	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	
	HILLSIDE DEVELOPMENT (ACC 8-3H)	
	FLOOD HAZARD (ACC 8-3F)	
	WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)	
	SOUTHWEST PLANNING AREA (ACC 8-3C)	
	PLANNED UNIT DEVELOPMENT (ACC 8-3D)	
	BOISE RIVER GREENWAY (ACC 8-3G)	
	BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)	
APPLICATION FEE: Call County or go to www.adaweb.net for fees		

Supplementary information at the discretion of the Director or County Engineer may be required to sufficiently detail the proposed development within any special development area, including but not limited to hillside, planned unit development, floodplain, southwest, WUFI, Boise River Greenway, airport influence, and/or hazardous or unique areas of development.

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED

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EXHIBIT #2  
STAFF REPORT  
201302018 CU-MSP, Greg Grigsby  
Jessica Condominiums, Inc

MSP SUPPLEMENTAL INFORMATION (to be completed by the applicant)	
<b>DETAILED LETTER MUST ADDRESS THE FOLLOWING (If applicable)</b>	
✓	Proposed use (s): <i>Church</i>
✓	Is the project associated with a Conditional Use YES (✓) NO ( )
✓	Conditional Use # <i>2011</i>
✓	Area of city impact: <i>Meridian</i>
	Is this application a modification of an approved master site plan? Original MSP #
	Is this application a change or expansion of an approved master site plan? Original MSP #
	Total square feet of all proposed structures: <i>14,000</i>
	Hours of operation: ✓
	Days of operation: ✓
	Required parking: <i>2 spaces per 8 seats</i>
	Required bicycle parking: ✓
	Required ADA parking: ✓
	Number of employees during the largest shift:
	Maximum number of patrons expected:
	Outdoor speaker system YES ( ) NO (✓)
	Proposed Sewer:
	Proposed Water:
	Pressurized Irrigation YES (✓) NO ( )
	Multifamily structures shall have varied setbacks within the same structure and staggered and/or reversed unit plans. Structures within a multi-family development shall be rotated, staggered, and/or reversed.
	Explain if the utilities are underground or if screening is provided.
<b>SITE PLAN</b>	
<i>N/A</i>	Structure location.
<i>N/A</i>	Pedestrian access and circulation.
<i>N/A</i>	Building elevations.
<i>N/A</i>	Well locations.
<i>N/A</i>	Drain fields.
<i>N/A</i>	Hydrant location, fire department access, fire flow resources, etc.
<i>N/A</i>	Pressurized Irrigation if required.
<i>N/A</i>	Parking plan. (required) ACC 8-4G
<i>N/A</i>	ADA parking identified.
<i>N/A</i>	Automobile access and circulation.
<i>N/A</i>	Lighting plan. (condition of approval) ACC 8-4H
<i>N/A</i>	Sign Plan. (If proposed, condition of approval) ACC 8-4I
<b>LANDSCAPING (If applicable)</b>	
	Location, size, type, 75% maturity
	Vegetation to be saved YES ( ) NO ( )
	Phased project YES ( ) NO ( )
	Verification that standards are met.
	Fences over 100' YES ( ) NO ( )
	Size at planting:
	Flood Hazard Overlay YES ( ) NO ( )
	Sound walls YES ( ) NO ( )

*Encl?*

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	Outdoor speakers	YES ( ) NO ( <input checked="" type="checkbox"/> )
	Perimeter Landscaping & Screening	
	Required landscape points:	
	Minimum landscape width:	
	Parking Area Landscaping & Screening	
	% of Shading required:	
	Screening	YES ( ) NO ( )
	Pedestrian access required	YES ( ) NO ( )
<b>PARKING</b>		
	Identify all off street parking and loading.	
	Phased project	YES ( ) NO ( )
	Restrictions on use	YES ( ) NO ( )
	Within 300' of the entrance:	YES ( ) NO ( )
	Joint Parking Agreement (Submitt copy)	YES ( ) NO ( )
	Identify width, angle, and depth of parking spaces.	
	Address Bicycle Parking.	
	List the number of required spaces for cars, bikes:	
	List the number of off street loading spaces:	
	List dimensionsof off street loading spaces:	
	Detailed description of proposed paving materials.	
<b>LIGHTING (If applicable)</b>		
	Setbacks of the proposed lights:	
	Maximum Height:	
	Floodlights	YES ( ) NO ( )
	Shielding	YES ( ) NO ( )
<b>NATURAL FEATURES ANALYSIS</b>		
	<del>HYDROLOGY. ACC 8-4E-4D1</del>	
	<del>SOILS ACC 8-4E-4D2</del>	
	<del>TOPOGRAPHY ACC 8-4E-4D3</del>	
	<del>VEGETATION ACC 8-4E-4D4</del>	
	<del>SENSITIVE PLANT AND WILDLIFE SPECIES ACC 8-4E-4D5</del>	
	<del>HISTORIC RESOURCES ACC 9-4E-4D6</del>	
	<del>HAZARDOUS AREAS ACC 8-4E-4D7</del>	
	<del>IMPACT ON NATURAL FEATURES ACC 8-4E-4D8</del>	

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TVM, Inc.

PO Box 3304  
Nampa, ID 83653  
Phone: (208) 466-3331  
Fax: (208) 466-5717

November 25, 2013

To whom it May Concern:

This letter is for the purpose of describing the intended future use of the property located at 4487 S. Meridian Road, Meridian, Idaho, Parcel #R4622730010. This project is associated with Conditional Use Permit #201100549 ZC-CU-MSP-DA. The area of City of Impact is Meridian.

The Applicant, Greg Grigsby, is requesting to use one of the suites as a church. No specific use standards are applicable under ACC 8-5-3.

Parking: The maximum number of patrons in the building is expected to be 76. Two parking spaces per 8 occupants are required. The total number of parking spaces currently on the property is 12 and 6 will be added to meet these requirements. There is already a bicycle rack near the building. There are currently 2 ADA spaces.

Use of the Facility: The facility will be used to conduct church worship services. Hours of church services will be Sundays from 9:00am till 12:00pm and Wednesday evenings from 6:30 till 8:00pm. The number of employees during the largest shift is expected to be no more than five.

Description of Improvements: There will be a 112' x 50' wood frame addition to the existing structure, matching the height, 30 year architectural shingle, exterior stucco, etc. of current structure. There is an approved landscape plan from 2011 and we are not proposing any new landscaping or additional outdoor lighting. All lighting for new addition will be wall mount fixtures and recessed can lighting.

Water and Sewer Source: Please see attached Accessory Use Authorization letter from Central District Health Department dated October 16, 2013.

Water to facility is provided from a private existing well, however TVM, Inc. has agreed to connect to City of Meridian services when they are available to the property for connection upon annexation into the City. Please see attached letter of agreement. The existing swale is constructed oversized and the drain is adequate for the creation of the additional four parking spaces. The two other new spaces will be located and marked in on the existing pavement.

Signage: The plan for signage would be to match the size of the sign of the existing business (Udder Health). Sign would be located over office door and attached to the building.

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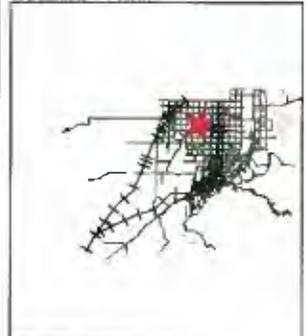
# Vicinity Map



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Notes: 201302018 CU-MSP

Map center: 43° 33' 47.5" N, 116° 23' 40.2" W



### Legend

- xx Railroads
- Major Streets
- Minor Arterial
- Collector
- SECTION
- PRINCIPAL Arterial
- INTERSTATE
- Other
- Minor Streets
- LOCAL
- PARKS
- PRIVATE
- RESIDENTIAL
- Other
- Street Names (minor)
- Parcels
- Water
- Parks
- City Limits
- Kuna
- Boise
- Garden City
- Eagle
- Sher
- Meridian



Scale: 1:8,187

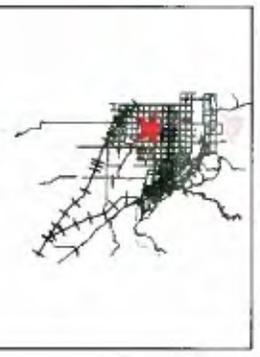
# Aerial



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Notes: 201302018 CU-MSP

Map center: 43° 33' 47.9" N, 116° 23' 39.9" W

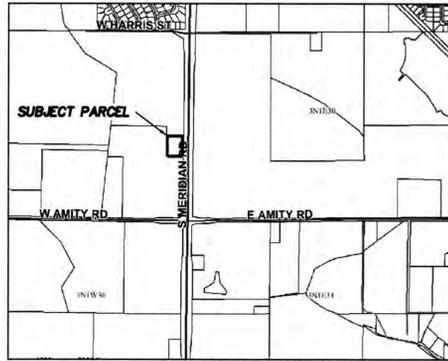


## Legend

- ✖ Railroads
- Major Streets
- Minor Arterial
- Collector
- SECTION
- PRINCIPAL Arterial
- INTERSTATE
- Other
- Minor Streets
- LOCAL
- PARKS
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- Kuna
- Boise
- Garden City
- Eagle
- Sher
- Meridian
- Addr-002013

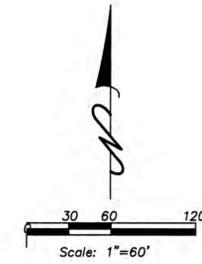


Scale: 1:1,669



VICINITY MAP  
N.T.S.

**MASTER SITE PLAN**  
**4495 S. MERIDIAN RD.**  
 A PART OF THE SE 1/4 SE 1/4, SECTION 25, T. 3 N., R. 1 W., B.M.,  
 ADA COUNTY, IDAHO  
 2011

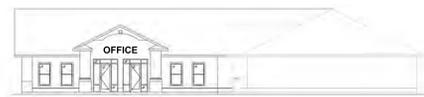
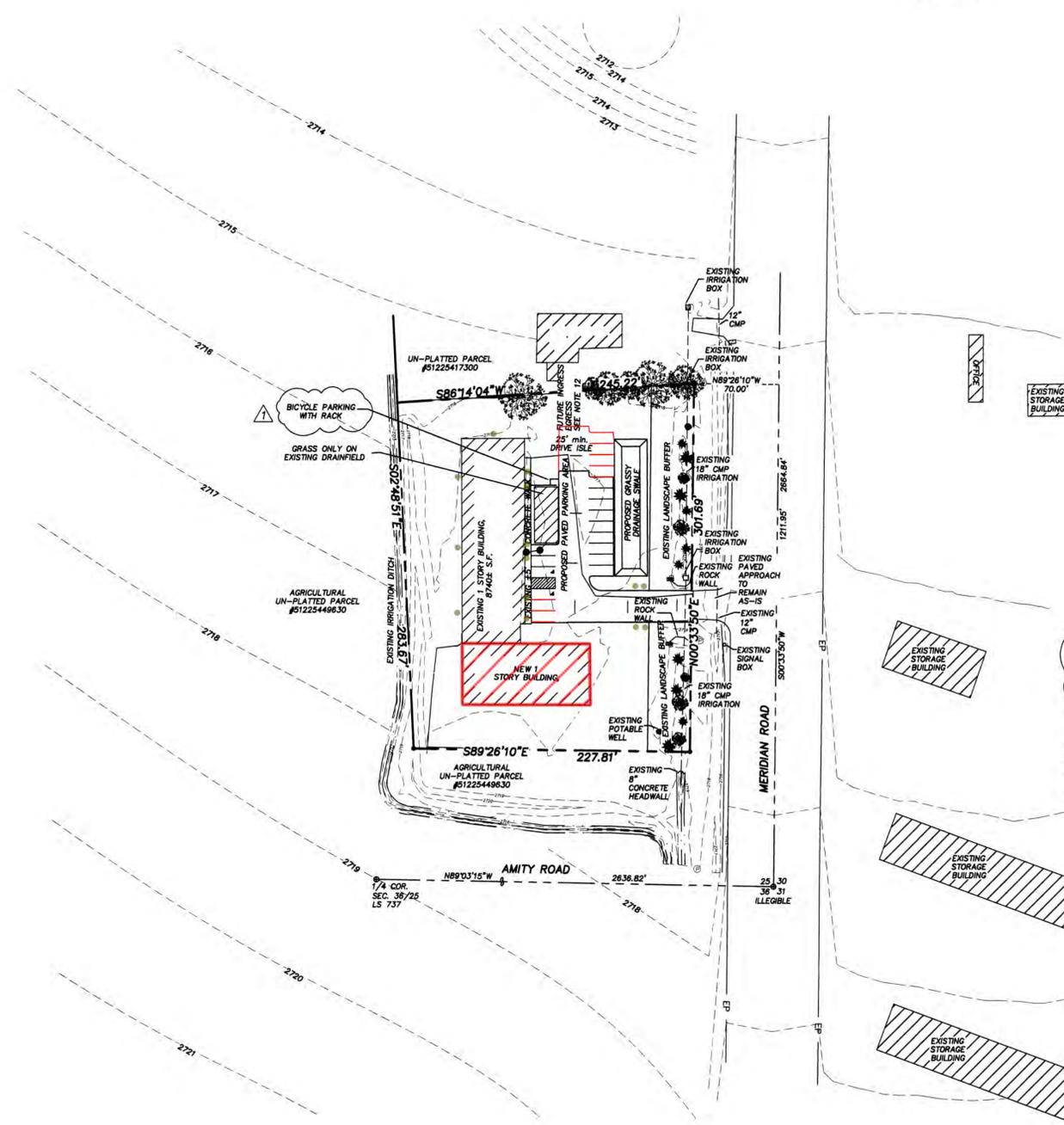


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**LEGEND, EXISTING FEATURES**

⊕	Found aluminum cap monument
○	Found 1/2" iron pin
⊙	Found 5/8" iron pin
⊠	Electrical box
⊡	Well case
⊢	Faucet
⊣	Mailbox
⊤	Conifer tree
⊥	Deciduous tree
⊦	Power pole
⊧	Telephone riser
⊨	Irr. control valve
⊩	Sewer cleanout
⊪	Septic tank lid
---	Property boundary line
---	Section line
-x-	Existing Fence line
-EP-	Edge of pavement
-EG-	Existing Edge of gravel
-P-	Pipe
-OHP-	Overhead power line
-T-	Top of slope
-S-	Toe of slope
-GI-	Existing gravity irrigation
▨	Approximate existing drain field area

- NOTES**
- TOTAL PARCEL AREA: ±1.59 ACRES
  - CURRENT ZONE: RUT
  - PROPOSED REZONE: LO
  - IMPACT AREA: CITY OF MERIDIAN
  - EXISTING BUILDING SHALL REMAIN, ±8740 SF
  - EXISTING LANDSCAPE BUFFER ALONG MERIDIAN ROAD TO REMAIN
  - SITE LIGHTING: 6 EXISTING FRONT-EVE MOUNTED, DOWNWARD FACING CANNED FLOOD LIGHTS ON MOTION SENSORS WILL REMAIN. SAID LIGHTING COMPLIES WITH ACC 8-4H-6D & LIGHT DOES NOT TRESPASS ONTO ADJACENT PARCELS.
  - SIGN PLAN: BUSINESS SIGN NOT REQUESTED AT THIS TIME. AT A LATER DATE, SAID SIGN SHALL BE INCLUDED WITH THE APPROPRIATE BUILDING PERMIT.
  - OVERLAY DISTRICT: NONE
  - PARKING REQUIRED: 14 STALLS
  - PARKING PROVIDED: 14 STALLS (INCLUDING 2 HANDICAPPED STALLS), 9'W x 20'L
  - SITE ACCESS: EXISTING MERIDIAN ROAD APPROACH TO BE UTILIZED UNTIL ADJACENT LAND DEVELOPS AND PROVIDES FOR NEW APPROACH PER ITD & CITY REQUIREMENTS.
  - OWNER AGREES TO ANNEX INTO CITY OF MERIDIAN WHEN THE SUBJECT PARCEL IS ELIGIBLE FOR ANNEXATION.
  - SEWER: EXISTING SEPTIC TO BE UTILIZED UNTIL CITY SEWER IS ADJACENT TO THE PARCEL. OWNER SHALL FILE AN ACCESSORY USE APPLICATION TO THE CENTRAL DISTRICT HEALTH DEPARTMENT.
  - POTABLE WATER: EXISTING DOMESTIC WELL TO BE UTILIZED UNTIL CITY WATER IS ADJACENT TO THE PARCEL.
  - PAVING MATERIALS SHALL CONSIST OF 4" MIN. OF 3/4" CRUSHED AGGREGATE WITH 2-1/2" MIN. OF RECYCLED ASPHALT SURFACE.
  - THE EXISTING LANDSCAPING IS SERVED WITH A PRESSURIZED SYSTEM VIA THE EXISTING WELL.
  - A MINIMUM OF ONE BICYCLE PARKING PLACE WITH WHEEL RACK SHALL BE PROVIDED.
  - A LOADING ZONE SHALL BE PROVIDED AS SHOWN.
  - Red lined parking placed depicted for additional parking.
  - Flood lights indicated on side and rear of building.
  - Can lights indicated by front doors.
  - Post lights indicated at entrance of property.
  - New parking stalls to match existing 9'W x 20'L.



SIDE



FRONT

ELEVATIONS OF EXISTING STRUCTURE  
N.T.S.

NO.	BY:	DATE	DESCRIPTION
1	RSS	9/26/11	conditions per county BOC
Professional Engineers, Land Surveyors & Planners <b>Mason &amp; Stanfield, Inc.</b> 888 3rd St. South Nampa ID 83851 (208) 454-0256 Fax (208) 454-0879			
DESIGNED BY:	DRAWN BY:	CHECKED BY:	APP'VD BY:
FE0411	FE0411msp	na	na
DWG NO.	SCALE:	Vert:	FIELD BOOK NO.
		1"=30'	
CLIENT: <b>Mussell Construction</b> P.O. Box 3304 Nampa, ID 83653 (208) 466-3331			
DRAWING TITLE: <b>MASTER SITE PLAN</b> <b>4495 S. MERIDIAN RD</b> <b>MERIDIAN, IDAHO</b>			
SHEET NO. 1 OF 1 SHEETS			



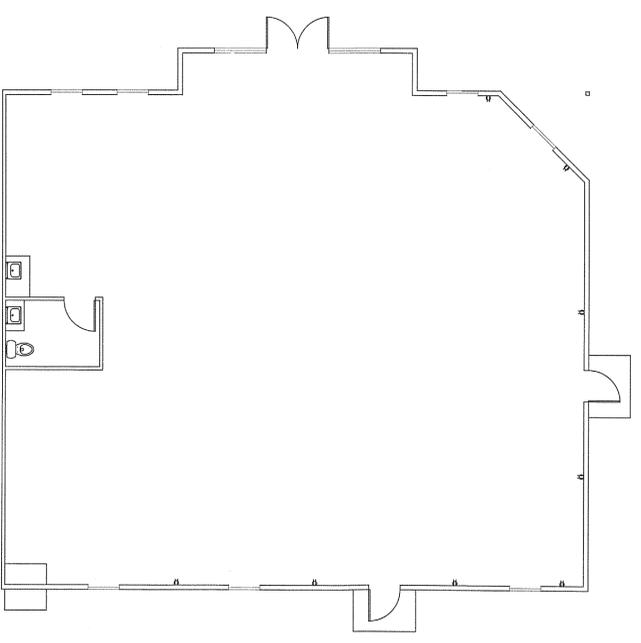


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EXISTING PLAN  
1/8" = 1'



MODIFIED PLAN  
1/4" = 1'



Prelim

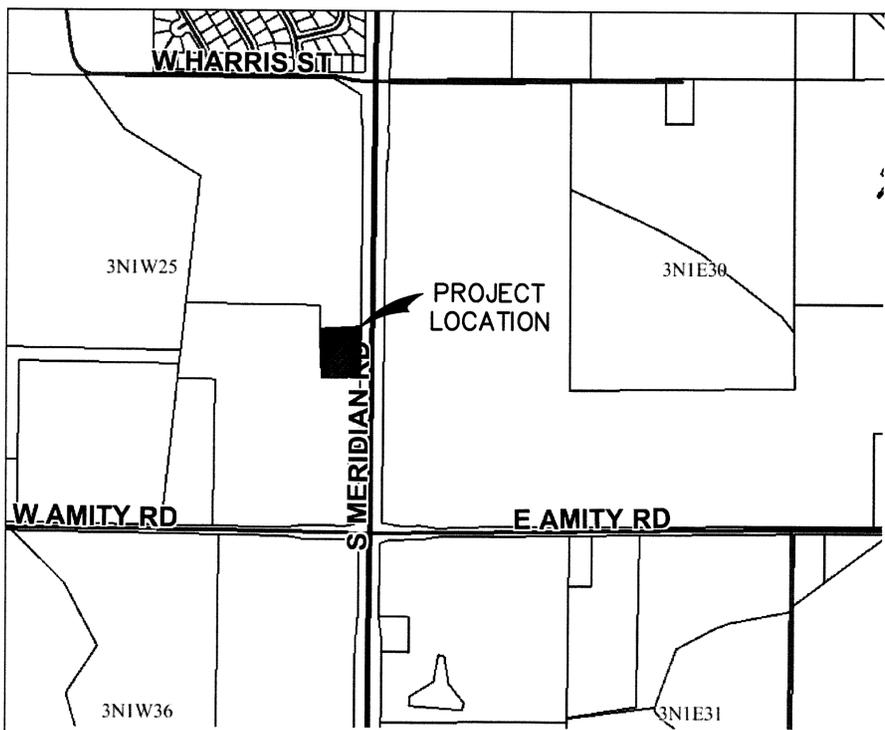
STAMP RECEIVED  
DEC 4 2013  
ADA COUNTY  
DEVELOPMENT SERVICES

DATE	REVISION
	PRELIM

ADVENTURE CHURCH



**MUSSELL**  
CONSTRUCTION INC.  
170 McClure Ave Nampa, Idaho 83651  
Phone: (208) 466-3331



VICINITY MAP  
N.T.S.

- PARCEL DATA S1225449030
- TOTAL AREA OF PROPOSED DEVELOPMENT IS ±1.59 ACRES
  - CURRENT ZONE: RUT
  - PROPOSED REZONE: LO
  - EXISTING BUILDING SHALL REMAIN, ±8740 SF
  - EXISTING LANDSCAPE BUFFER TO REMAIN.
  - EXISTING SEPTIC TO BE UTILIZED UNTIL CITY SEWER IS ADJACENT TO THE PARCEL. OWNER SHALL FILE AN ACCESSORY USE APPLICATION TO THE CENTRAL DISTRICT HEALTH DEPARTMENT
  - EXISTING DOMESTIC WELL TO BE UTILIZED UNTIL CITY WATER IS ADJACENT TO THE PARCEL.
  - THE EXISTING LANDSCAPING IS SERVED WITH A PRESSURIZED SYSTEM VIA THE EXISTING WELL.

- HYDROLOGY**
- STORM WATER IS GENERALLY RETAINED ON-SITE IN MANMADE DEPRESSION
  - THE SITE LACKS NATURAL STREAMS, DRAINAGE SWALES PONDS, LAKES, & WETLANDS,
  - GROUNDWATER IS ANTICIPATED LOWER THAN 80" BELOW THE SURFACE.
  - THIS SITE IS NOT WITHIN THE FLOODPLAIN NOR IS IT PRONE TO FLOODING.

**SOILS**

THIS ANALYSIS IS BASED UPON THE ADA COUNTY SOILS SURVEY. THE PARCEL IS ENTIRELY WITHIN SOIL GROUP 43, COLTHORP SOILS.

43-COLTHORP SOIL CHARACTERISTICS

COBBLY LOAM, 2 TO 4 PERCENT SLOPES  
ELEVATION: 2,800 TO 4,500 FEET  
MEAN ANNUAL PRECIPITATION: 9 TO 12 INCHES  
MEAN ANNUAL AIR TEMPERATURE: 48 TO 54 DEGREES F  
FROST-FREE PERIOD: 110 TO 160 DAYS

DESCRIPTION OF COLTHORP SOIL:

LANDFORM: LAVA PLAINS  
DOWN-SLOPE SHAPE: LINEAR  
ACROSS-SLOPE SHAPE: LINEAR  
PARENT MATERIAL: MIXED ALLUVIUM AND/OR LOESS OVER BEDROCK DERIVED FROM BASALT

PROPERTIES AND QUALITIES:

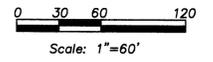
SLOPE: 2 TO 4 PERCENT  
DEPTH TO RESTRICTIVE FEATURE: 11 TO 20 INCHES TO DURIPAN; 20 TO 30 INCHES TO LITHIC BEDROCK  
DRAINAGE CLASS: WELL DRAINED  
CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER: MODERATELY HIGH (0.20 TO 0.60 IN/HR)  
DEPTH TO WATER TABLE: MORE THAN 80 INCHES  
FREQUENCY OF FLOODING: NONE  
FREQUENCY OF PONDING: NONE  
CALCIUM CARBONATE, MAXIMUM CONTENT: 25 PERCENT  
MAXIMUM SALINITY: NONSALINE (0.0 TO 2.0 MMHOS/CM)  
SODIUM ADSORPTION RATIO, MAXIMUM: 5.0  
AVAILABLE WATER CAPACITY: LOW (ABOUT 3.1 INCHES)

TYPICAL PROFILE:

0 TO 4 INCHES: COBBLY LOAM  
4 TO 8 INCHES: SILTY CLAY LOAM  
8 TO 19 INCHES: SILT LOAM  
19 TO 28 INCHES: CEMENTED MATERIAL  
28 TO 38 INCHES: UNWEATHERED BEDROCK

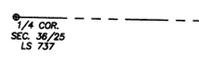
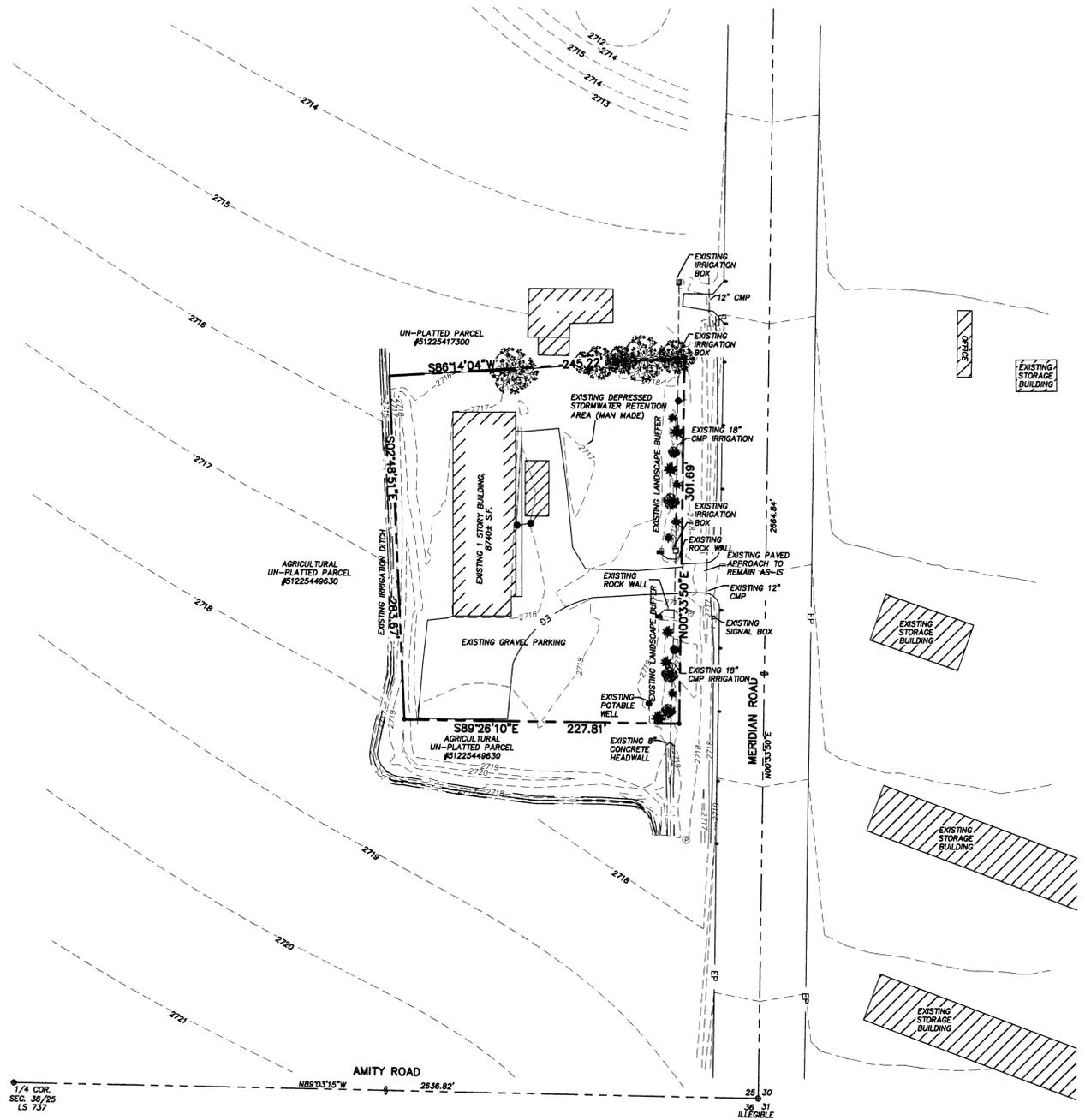
**NATURAL FEATURES MAP**  
**4495 S. MERIDIAN RD.**  
A PART OF THE SE 1/4 SE 1/4, SECTION 25, T. 3 N., R. 1 W., B.M.,  
ADA COUNTY, IDAHO  
2011

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- LEGEND, EXISTING FEATURES**
- Found aluminum cap monument
  - Found 1/2" iron pin
  - Found 3/8" iron pin
  - Electrical box
  - Well cap
  - Fuset
  - Mailbox
  - Conifer tree
  - Deciduous tree
  - Power pole
  - Telephone riser
  - Irrig. control valve
  - Sewer cleanout
  - Septic tank lid
  - Property boundary line
  - Section line
  - Existing Fence line
  - Edge of pavement
  - Existing Edge of gravel
  - Pipe
  - Overhead power line
  - Top of slope
  - Toe of slope
  - Existing gravity irrigation
  - ▨ Approximate existing drain field area

- TOPOGRAPHY**
- THE SITE IS GENERALLY FLAT WITH 0%-2% GRADES.
  - A BUILDING WITH GRAVEL PARKING AND LANDSCAPE BUFFER EXISTS ON THE SITE.
  - NO EVIDENCE OF UNSTABLE ROCK FORMATIONS, SOILS SUSCEPTIBLE TO EROSION, OR LANDSLIDES WERE PRESENT ON-SITE
- VEGETATION**
- SITE HAS BEEN IMPROVED WITH A LANDSCAPE BUFFER ALONG MERIDIAN ROAD
- SENSITIVE PLANTS AND WILDLIFE**
- SITE IS DEVELOPED AND NO EVIDENCE OF RARE OR SENSITIVE FISH, WILDLIFE, OR PLANT SPECIES INHABITING THE SITE EXIST.
- HISTORICAL RESOURCES**
- THE CURRENT ADA COUNTY HISTORIC SITE INVENTORY MAP SHOWS NO HISTORIC RESOURCES IDENTIFIED ON THIS SITE.
- HAZARDOUS AREAS**
- NO KNOWN HAZARDOUS AREAS EXIST ON-SITE.
- IMPACT ON NATURAL FEATURES**
- THE SITE IS DEVELOPED. PROPOSED IMPROVEMENTS ARE LIMITED TO PAVING PORTIONS OF THE MAN-MADE, GRAVELLED EXISTING PARKING AREA. AS SUCH, NO ADVERSE IMPACTS TO THE SITE'S NATURAL FEATURES ARE ANTICIPATED



DRAWING TITLE: <b>NATURAL FEATURES MAP</b> <b>4495 S. MERIDIAN RD</b> <b>MERIDIAN, IDAHO</b>	JOB NO. FE0411	FE0411	Rev. 0
	DWG NO. FE0411msp	FE0411msp	
	SCALE: Vert: 1"=30'	Horz: 1"=30'	FIELD BOOK NO.
CLIENT: <b>Mussell Construction</b> P.O. Box 3304 Nampa, ID 83653 (208) 466-3331	DESIGNED BY: Professional Engineers, Land Surveyors & Planners Mason & Stanfield, Inc. 208 3rd St. South Nampa ID 83651 (208) 454-0266 Fax (208) 664-0878	NO. BY DATE	DESCRIPTION
	DRAWN BY:	NO. BY DATE	DESCRIPTION
	CHECKED BY:	NO. BY DATE	DESCRIPTION
	APPROVED BY:	NO. BY DATE	DESCRIPTION



**LAND OWNER**  
Mussell Construction  
P.O. Box 3304  
Nampa, ID 83653

**CONTACT / ENGINEER / PLANNER**  
MASON, AND STANFIELD, INC.  
826 3RD STREET SOUTH  
NAMPA, ID 83651  
454-0266



**CONDOMINIUM DECLARATION  
FOR THE  
JESSICA CONDOMINIUMS**

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ADA COUNTY  
DEVELOPMENT SERVICES

**DECLARATION -1**

**October 7, 2011**

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DECLARATION -2

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October 7, 2011

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reference to the Plat and this Declaration, as each appears on the records of Ada County, Idaho in the following manner:

“Condominium Unit \_\_\_\_\_ as shown on the ‘Jessica Condominiums’ final plat recorded in the records of Ada County, Idaho, as Instrument No. \_\_\_\_\_, as the same may be amended or supplemented from time to time.”

Such description shall be construed to describe the Condominium interest in a Unit, together with the appurtenant undivided interest in the Common Area, and to incorporate all rights incident to ownership of a Condominium interest in a Unit and all the limitations on such Ownership as described in the Condominium Documents and any amendments or supplements thereto, whether or not so specified in the instrument.

## **Section 7. USE OF PROJECT AND CONDOMINIUMS**

**7.1 Parking Areas.** The parking areas developed as a part of the Project shall not be reserved or assigned to or in favor of any Unit, Owner of the Unit or their tenants or invitees, but instead shall be available for use on a first come, first served basis for all Owners of Units and their tenants, invitees and guests. All other aspects, use, maintenance, insurance and repair of the parking areas shall be governed by the Association.

**7.2 Obstruction of Common Area.** There shall be no obstruction of the Common Area, nor shall anything be stored on any part of the Common Area without the prior written consent of the Association. Nothing shall be altered on, planted in, constructed on, or removed from the Common Area except upon the prior written consent of the Board.

**7.3 Prohibition of Damage and Certain Activities.** Nothing shall be done or kept in any Unit or in the Common Area or any part thereof which would result in the cancellation of or increase in the rate of the insurance on the Project or any part thereof over what the Association, but for such activity, would pay, without the prior written consent of the Association or which would be in violation of any statute, rule, ordinance, regulation, permit or other validly imposed requirement of any governmental body. Any Owner taking any such action, which has been approved by the Board and results in an increased rate of insurance on the Project or any part thereof, shall be solely responsible for the payment of such increased premium. No damage to, or waste of, the Common Area or any part thereof shall be committed by any Owner, licensee, guest, or other occupant, or any invitee of any Owner, and each Owner shall indemnify and hold the Association and the other Owners harmless against all loss resulting from any such damage or waste caused by Owner, Owner’s invitees, licensees, or guests, provided, however, that any invitee, licensee or guest of an Owner shall not under any circumstances be deemed to be an invitee of any other Owner. No noxious, destructive or offensive activity shall be carried on in any Unit or in the Common Area or any part thereof and nothing shall be done therein which may be or may become an annoyance or nuisance, in the reasonable discretion of the Board, to any other Owner or to any person at any time lawfully residing or working in a Unit. Without limiting the generality of any of the foregoing, no whistles, bells or other sound devices (other than security devices which have been approved by the Board), flashing lights or search lights, shall be located, used or placed on the Common Area or in a Unit. No unsightly articles, in the

**FREE SHIP TO STORE\* OR HOME\* ON OVER 400,000 ITEMS\*. NEED IT NOW? BUY ONLINE AND PICK UP IN STORE\*.**



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More doing.

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PRO Site | Tool & Truck Rental | Installation Services and Repair | Gift Cards | Help



## Progress Lighting Mansard Outdoor Textured Black Post Lantern

Model # P5414-31 Internet # 100467322 Store SO SKU # 716716

★★★★★ (8) | Write a Review | Ask & Answer (2)

**\$37.80** / each

Item cannot be shipped to the following state(s): AK, GU, HI, PR, VI

Ships **FREE** with \$45.00 Order

Buy Online, Ship to Store

### PRODUCT OVERVIEW

This lantern features traditional styling with a non-metallic housing. Polypropylene construction provides exceptional weather resistance. Impact resistant, acrylic windows feature a beveled profile to complement the coach styling. Roof features integral hinge to provide easy access to the light bulb for maintenance.

California residents: see Proposition 65 information.

- Textured black finish
- Clear beveled acrylic
- 8 in. Diameter x 12 in. H
- Uses (1) 60 watt medium base bulb (not included)
- Fits 3 in. post (sold separately)

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### SPECIFICATIONS

Assembled Depth (in.)	8 in	Assembled Height (in.)	12 in
Assembled Width (in.)	8 in	Bulb Type	Incandescent
Certifications and Listings	1-UL Listed	Color/Finish	Textured Black
Dusk to Dawn	No	ENERGY STAR Certified	No
Exterior Lighting Product Type	Post Light	Fixture Material	polymer
Glass/Lens Type	Clear	Light Bulb Base Type	Medium
Light Source	Incandescent	Manufacturer Warranty	1-year limited warranty
Motion Sensor	No	Number of Bulbs Required	1
Outdoor Lighting Features	Weather Resistant	Product Height (in.)	12 in
Product Length (in.)	8 in	Product Weight (lb.)	1.5 lb
Product Width (in.)	8 in	Returnable	90-Day
Size	Medium	Solar Powered	No
Style	Classic	Wattage (watts)	60 W
Weather Resistant	Yes		

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## Design House Black Lamp Post with Cross Arm

Model # 501817 Internet # 202636904

★★★★★ (4) | [Write a Review](#)

**\$46.97** / each

Item cannot be shipped to the following state(s): GU,PR,VI

**Free Shipping**

Buy Online, Ship to Store

### PRODUCT OVERVIEW

This 3 in. steel lamp post features a black finish and cross arm. A great way to warm porch or patio areas. 3 in. post mount style light fixtures will work with this lamp post. Please note, the light fixture is not included with this lamp post.

- Constructed of durable steel to ensure many years of quality performance
- Standard 3 in. diameter x 8 ft. high post adapts to many post lamp light fixtures
- Post dimensions: 3 in. diameter x 80 in. height
- UL listed for damp location use
- Attractive black finish lamp post that can be utilized with a light fixture to illuminate a pathway or driveway

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### SPECIFICATIONS

Assembled Depth (in.)	3 in	Assembled Height (in.)	80 in
Assembled Width (in.)	3 in	Exterior Lighting Product Type	Post Lighting Part/Accessory
Manufacturer Warranty	Limited Lifetime	Material	Steel
Outdoor Lighting Features	Weather Resistant	Product Height (in.)	80 in
Product Length (in.)	3 in	Product Type	Post
Product Weight (lb.)	7.37 lb	Product Width (in.)	3 in
Returnable	90-Day	Weather Resistant	Yes

### SHIPPING OPTIONS

Most orders process within 3 business days.

Please allow 3 to 5 business days for **Standard Shipping** in addition to order processing time, which varies by product. Items deliver by small parcel service. Orders for this item may be expedited for an additional fee.

Other Delivery Options:

**Expedited Shipping:** Delivery the second business day in addition to order processing time, which varies by product. Items deliver by small parcel service.

**Express Shipping:** Delivery the next business day in addition to order processing time, which varies by product. Items deliver by small parcel service.

This item is also available for pick up in your local store (FREE) within 4-7 business days, plus order processing time.

**FREE SHIP TO STORE<sup>†</sup> OR HOME<sup>†</sup> ON OVER 400,000 ITEMS\*. NEED IT NOW? BUY ONLINE AND PICK UP IN STORE<sup>†</sup>.**



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## Commercial Electric 6 in. Recessed Lighting Housings and Trims (6-Pack)

Model # CER105 Internet # 202025123 Store SKU # 384839

★★★★☆ (31) Write a Review

**\$64.86** / each



Item cannot be shipped to the following state(s): AK, GU, HI, PR, VI

Free Shipping

Buy Online, Pick Up In Store Today

Check Store Inventory

### PRODUCT OVERVIEW

The Commercial Electric 6 in. White Recessed Lighting Housings and Trims (6-Pack) feature an IC-rated design that allows for direct insulation contact and an airtight construction to reduce energy loss. A thermal guard provides additional safety for these kits while the pre-wired provisions allow for quick installation. Included are six 6 in. new construction housings and six 6 in. white baffle trims.

- Airtight construction helps reduce heat and cooling loss
- 6 in. housing provides illumination for your general lighting needs
- Use for new construction installations
- Thermal guard for additional safety
- White finish with white baffle trim helps reduce glare and complements a variety of interior looks
- UL listed for damp locations
- IC-rated for direct insulation contact
- Pre-wired provisions allow for easy installation
- Includes 6 in. housings and 6 in. trims

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### SPECIFICATIONS

Adjustable Lamp Head	No	Airtight	Yes
Aperture width (in.)	5.69	Assembled Depth (in.)	10.25 in
Assembled Height (in.)	7.5 in	Assembled Width (in.)	7 in
Certifications and Listings	1-UL Listed, IC Rated	ENERGY STAR Certified	No
Fixture Finish	White	Fixture finish family	White
Fixture track material	Aluminum, Plastic	Housing depth (in.)	7.5
Insulation contact	Insulation contact	Light Bulb Base Type	Medium
Light Source	Incandescent	Manufacturer Warranty	N/A
Maximum Bulb Wattage	75.0 W	New Construction or Remodel	New Construction
Number of Housings Included	6.0	Product Weight (lb.)	3.15 lb
Product Width (in.)	7	Recommended bulb type	PAR 30
Reflector finish family	White	Returnable	90-Day

Size 6 in.

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## Lithonia Lighting 2-Light Wall-Mount Outdoor White Flood Light

Model # OFTR 200Q 120 LP WH M12 Internet # 100652910  
Store SKU # 596670

★★★★★ (24) [Write a Review](#) [Ask & Answer \(2\)](#)

**\$24.97** / each



Item cannot be shipped to the following state(s): AK, GU, HI, PR, VI

**Ships FREE** with \$45.00 Order

[Buy Online, Pick Up In Store Today](#)  
[Check Store Inventory](#)

### PRODUCT OVERVIEW

The Lithonia Lighting Wall-Mount 2-Light Outdoor Flood Light comes with two 100-watt quartz halogen bulbs and has adjustable swivel heads that can be focused in a wide range of directions. It is weather and rust resistant with aluminum housing and clear glass lenses for strength and durability.

- Durable aluminum housing
- Clear glass
- Tool-free adjustable twin heads for up/down and side-to-side aiming
- 1/2 in. knockout allows for easy installation of photocell and motion sensor (not included)
- Wall-mount installation
- Weather and rust resistant
- Two 100 watt quartz halogen bulbs included

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### SPECIFICATIONS

Adjustable Detection Sensitivity	No	Adjustable Lamp Head	Yes
Assembled Depth (in.)	7 in	Assembled Height (in.)	7 in
Assembled Width (in.)	5 in	Bulb Type	Halogen
Certifications and Listings	1-UL Listed	Color/Finish	White
Detection Range (ft.)	0	Dusk to Dawn	No
ENERGY STAR Certified	No	Exterior Lighting Product Type	Flood Lights
Fixture Material	aluminum	Glass/Lens Type	Clear
Light Bulb Base Type	Other	Light Source	Halogen
Manufacturer Warranty	1 year	Motion Sensing	No
Number of Bulbs Required	2	Outdoor Lighting Features	Adjustable Lamp Head, Weather Resistant
Product Height (in.)	4 in	Product Length (in.)	5 in
Product Weight (lb.)	3 lb	Product Width (in.)	8 in
Range of Motion	0	Returnable	90-Day

Solar Powered No Timer Included No

TVM, Inc.

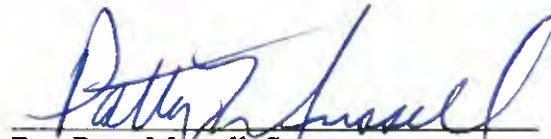
PO Box 3304  
Nampa, ID 83653  
Phone: (208) 466-3331  
Fax: (208) 466-5717

November 15, 2013

To Whom it May Concern:

This letter is for the purpose of stating that TVM, Inc. agrees to hook up to City of Meridian water and sewer services at the time that it's property located at 4487 Meridian Road is annexed into the City of Meridian.

Signed:

  
By: Mike Mussell, President  
By: Patty Mussell, Secretary

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DEC 24 2013  
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DEVELOPMENT SERVICES

# Neighborhood Meeting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W. Front Street, Boise, Idaho 83702

www.adaweb.net (208) 287-7900

## GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Ada County Code or ask one of our planners for more information on neighborhood meetings.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes all involved Neighborhood Associations and property owners within 300, 1,000, or 2,640 feet of the subject property boundary need to be invited to your meeting. See ACC 8-7A-5C (1) & (2) for uses and districts requiring the 1000' or 2,640' notification.

Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

**Please Note:** The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Description of proposed project: TO USE AS A CHURCH - CONGREGATION OF 30-60 PEOPLE

Date and time of neighborhood meeting: 12-17-2013, 6:00-6:20

Location of neighborhood meeting: 4495 S. MERIDIAN RD.

## SITE INFORMATION:

Location: Quarter: SE 1/4 Section: 25 Township: 3N Range: 1W Total Acres: \_\_\_\_\_

Subdivision Name: Jessica Condos Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Site Address: 4495 S. MERIDIAN RD

Tax Parcel Number(s): R4622730070

## APPLICANT:

Name: GREG GRIGSBY

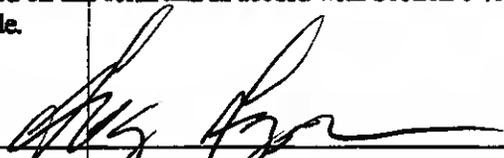
Address: 1339 E. MASTIFF ST.

City: MERIDIAN State: SD Zip: 57642

Telephone: 208 559 4067 Fax: \_\_\_\_\_

Email: greg@divercityboise.com

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Ada County Code.

  
Signature: (Applicant)

Date 12 17 2013

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ADA COUNTY  
DEVELOPMENT SERVICES

OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

8/4/11

## **4495 S. Meridian Road Neighborhood Meeting**

Date: December 17, 2013

Attendees:

Greg Grigsby  
Cindy Grigsby  
Ashley Grigsby  
Chris Trivollis  
Mike Mussell

Meeting was held at 6:00 pm and lasted 20 minutes.

Items Discussed:

1. Sign
2. Tenant Improvements
3. Parking
4. Days/Hours of operation

All attendees voted in favor. Meeting was closed at 6:20 pm.

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# ADA COUNTY DEVELOPMENT SERVICES

PHONE (208) 287-7900  
FAX (208) 287-7909

200 W. FRONT STREET, BOISE, IDAHO 83702-7300



BUILDING \* ENGINEERING \* PLANNING \* ZONING

January 2, 2014

Greg Grigsby  
1339 East Mastiff Street  
Meridian, ID 83642

**RE: PROJECT #201302018 CU-MSP, Greg Grigsby**

Dear Mr. Grigsby;

This is to notify you that your application has been scheduled to be heard by the Ada County Planning and Zoning Commission on **March 13, 2014**. This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

A copy of the staff report will be sent to you (and available online) prior to the meeting. Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the staff report. I can be reached at (208) 297- 7944 or via email at [mbasham@adaweb.net](mailto:mbasham@adaweb.net).

In accordance with State law, "**Notice of Public Hearing**" must be posted on the site. Ada County recently amended the code to require the applicant to post the sign.

The sign is required to be posted ten (10) days in advance of the hearing. If the property is not posted correctly or the certification form is not submitted to Development Services at least seven (7) days prior to the public hearing, the application will be tabled until the next available hearing date. The certification form is available to download on our website at [www.adaweb.net/DevelopmentServices](http://www.adaweb.net/DevelopmentServices). The sign is required to be taken down no later than three (3) days after the final decision. If there are multiple hearings on the application, the sign does not need to be taken down between hearings. However, the sign will need to be updated with the new hearing dates as the application goes through the hearing process.

Sincerely,

A handwritten signature in cursive script that reads "Megan Basham".

Megan Basham, AICP  
Associate Planner  
Ada County Development Services, Planning & Zoning Division

cc: Mike Mussell, P.O. Box 3304, Nampa, ID 83653

## Megan Basham

**From:** Megan Basham  
**Sent:** Thursday, January 02, 2014 3:50 PM  
**To:** laurenboehlke@yahoo.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; dave.szplett@itd.idaho.gov; mark.wasdahl@itd.idaho.gov; mhill@meridiancity.org; cboucher@meridiancity.org; velta@nyid.org; clittle@achdidaho.org; syarrington@achdidaho.org; Mark Fern; Angela Gilman; Kelly Woodworth; Jean Schaffer; Megan Basham  
**Cc:** Megan Basham  
**Subject:** Ada County Application Transmittal Notice.



### Ada County Development Services Planning & Zoning Division Transmittal

<b>File Number:</b> 201302018-CU / MSP	<b>X-Reference:</b> NONE
<b>Description:</b> A request for a conditional use and master site plan to allow for the construction of a church. The church will occupy 2600 square feet of the existing structure with a 5600 sq. ft. addition. The total square footage of the church will be 8,200 sq. ft. The maximum number of patrons is expected to be 76.	
<b>Reviewing Body:</b> P AND Z	<b>Hearing Date:</b> 3/13/2014
<b>Applicant:</b> GRIGSBY GREG	<b>P&amp;Z Recommendation:</b>
<b>Property:</b> The property contains .000 acres and is located at S MERIDIAN RD MERIDIAN 83642, Section 25 3N 1W.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at [gisx.adaweb.net/acdsv2/](http://gisx.adaweb.net/acdsv2/) and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 1/17/2014. When responding, please reference the file number identified above. If responding by email, please send comments to [mbasham@adaweb.net](mailto:mbasham@adaweb.net).

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,  
MEGAN BASHAM, ASSOCIATE PLANNER  
200 W Front Street  
Boise ID 83702  
[mbasham@adaweb.net](mailto:mbasham@adaweb.net)

**ADA COUNTY DEVELOPMENT SERVICES**  
**Planning & Zoning Division Transmittal**

To: BOISE PROJECT BOARD OF CONTROL

Date: 1/22/2014

File Number: 201302018-CU/MSP

X-Reference: NONE

Description: A request for a conditional use and master site plan to allow for the construction of a church. The church will occupy 2600 square feet of the existing structure with a 5600 sq. ft. addition. The total square footage of the church will be 8,200 sq. ft. The maximum number of patrons is expected to be 76.

Reviewing Body: P AND Z

Hearing Date: 3/13/2014

Applicant: GRIGSBY GREG

P & Z Recommendation:

Property: The property contains .000 acres and is located at S MERIDIAN RD MERIDIAN 83642, Section 25 3N 1W.

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Services Application Tracking System (ATS) web site at [gis.adaweb.net/ada/z/](http://gis.adaweb.net/ada/z/) and search for the file number. Hover over the publish that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.

We request that you submit your comments or recommendations by 1/17/2014. When responding, please reference the file number identified above.

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,  
 MEGHAN BASHYAM, ASSOCIATE PLANNER (208) 287-7944 [mbasham@adaweb.net](mailto:mbasham@adaweb.net)  
 200 W Front Street, Boise ID 83702

14 ADA COUNTY DEVELOPMENT SERVICES

200 W FRONT ST RM 2125

BOISE, ID 83702

BOISE PROJECT BOARD OF CONTROL  
 ATT: BOB CARTER  
 2465 OVERLAND RD  
 BOISE ID 83705

**ADA COUNTY DEVELOPMENT SERVICES**  
**Planning & Zoning Division Transmittal**

To: IDAHO TRANS DEPT/DISTRICT 3 ROW

Date: 1/22/2014

File Number: 201302018-CU/MSP

X-Reference: NONE

Description: A request for a conditional use and master site plan to allow for the construction of a church. The church will occupy 2600 square feet of the existing structure with a 5600 sq. ft. addition. The total square footage of the church will be 8,200 sq. ft. The maximum number of patrons is expected to be 76.

Reviewing Body: P AND Z

Hearing Date: 3/13/2014

Applicant: GRIGSBY GREG

P & Z Recommendation:

Property: The property contains .000 acres and is located at S MERIDIAN RD MERIDIAN 83642, Section 25 3N 1W.

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please visit the Ada County Development Services Application Tracking System (ATS) web site at [gis.adaweb.net/ada/z/](http://gis.adaweb.net/ada/z/) and search for the file number. Hover over the publish that appears on the map with your mouse and select 'Additional Info' from the pop-up box. You will then be able to review individual documents, maps and other information detailing the request.

We request that you submit your comments or recommendations by 1/17/2014. When responding, please reference the file number identified above.

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,  
 MEGHAN BASHYAM, ASSOCIATE PLANNER (208) 287-7944 [mbasham@adaweb.net](mailto:mbasham@adaweb.net)  
 200 W Front Street, Boise ID 83702

14 ADA COUNTY DEVELOPMENT SERVICES

200 W FRONT ST RM 2125

BOISE, ID 83702

IDAHO TRANS DEPT/DISTRICT 3 ROW  
 ATT: LANA SERVATIUS  
 PO BOX 8028  
 BOISE ID 83707

## Megan Basham

---

**From:** Dave Szplett <Dave.Szplett@itd.idaho.gov>  
**Sent:** Friday, January 03, 2014 6:47 AM  
**To:** Megan Basham  
**Subject:** ITD Review Comments - 201302018-CU / MSP  
**Attachments:** Ada County -MSP for a Church North of Amity Road.pdf

MS Megan:

ITD has no real issues with this project as long as they don't request another approach.

1. The project site has an existing approach to SH-69 constructed under ITD Permit 3-12-056. The terms of the permit allow for any "commercial" use. A church is a permitted use under ITD's approach permit policies.
2. No new approaches to SH-69 are reviewed or approved with this application..
3. ITD has no objections to this project and requires no mitigation. The peak hour trip generation is very low and SH-69 has sufficient capacity to accommodate the site-generated traffic volumes.
4. ITD regulations do not allow for commercial signs within the public right-of-way.

Thanks for keeping us in the loop.

Dave  
*Dave Szplett*  
Development Services Manager – ITD District III  
Email: [dave.szplett@itd.idaho.gov](mailto:dave.szplett@itd.idaho.gov)  
208.334.8377 office or 208.949.5683 cell



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---

**From:** Megan Basham [<mailto:mbasham@adaweb.net>]  
**Sent:** Thursday, January 02, 2014 3:50 PM  
**To:** [laurenboehke@yahoo.com](mailto:laurenboehke@yahoo.com); [mreno@cdhd.idaho.gov](mailto:mreno@cdhd.idaho.gov); [lbadigia@cdhd.idaho.gov](mailto:lbadigia@cdhd.idaho.gov); Dave Szplett; Mark Wasdahl; [mhill@meridiacity.org](mailto:mhill@meridiacity.org); [cboucher@meridiacity.org](mailto:cboucher@meridiacity.org); [velta@nyid.org](mailto:velta@nyid.org); [clittle@achdidaho.org](mailto:clittle@achdidaho.org); [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org); Mark Ferm; Angela Gilman; Kelly Woodworth; Jean Schaffer; Megan Basham  
**Cc:** Megan Basham  
**Subject:** Ada County Application Transmittal Notice.

## Megan Basham

---

**From:** Perry Palmer <ppalmer@meridiacity.org>  
**Sent:** Friday, January 03, 2014 9:34 AM  
**To:** Megan Basham  
**Subject:** 201302018-CU/MSP

Happy New Year Megan,

In my review of this proposal, there a few things that stand out to me. The first being water supply. If this building is to be constructed as a typical Type V-B, the needed fire flow would be 2500 gallons per minute for 2 hours. If however, the construction material was Type IV or V-A, there would be no additional requirements. Under the V-B, with a sprinkler system (provided they can support the system that would be required) would reduce the needed fire flow to where no additional water supply would be required.

The other item is with that occupant load, exiting, signage, lighting and potentially alarm systems all come into play. This project is such that they will need to submit plans to the Meridian Fire District for review. The applicant can contact our office at 888-1234 to arrange for us to send them our requirements and fee schedule.

Thanks,  
Perry

**Perry Palmer, Deputy Chief of Fire Prevention  
Meridian Fire Department  
208-888-1234**



***Dedication, Loyalty, Tradition***

### **CONFIDENTIALITY NOTICE:**

**This email and any files transmitted with it are confidential and privileged and intended for receipt and use solely by the individual or entity named in this email transmission. If you are not the intended recipient, be advised that you have received this email in error, and that any use, dissemination, forwarding, printing, disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. Please notify the sender immediately that you have received this message in error and destroy this message.**

# MEMORANDUM

---



DATE: 1/6/2014

RE: 201302018-CU/MSP Grigsby

TO: Megan Basham, Associate Planner

FROM: Mark Ferm, Ada County Building Official

**RECEIVED**

By Ada County Development Services at 10:58 am, Jan 06, 2014

---

## Summary of Project:

A request for a conditional use and master site plan to allow for the construction of a church. The church will occupy 2600 square feet of the existing structure with a 5600 sq. ft. addition. The total square footage of the church will be 8,200 sq. ft. The maximum number of patrons is expected to be 76 located at 4495 S Meridian Rd.

## Findings and Conditions:

The Building Division has no objection to the proposed addition however the applicant should be aware that a complete set of plans including a complete code analysis done by an Architect licensed in the State of Idaho will be required. The occupant load would be based on Table 1004.1.1 in the International Building Code. (This appears to be well in excess of 300 occupants)

## Conclusion:

Approved with conditions listed above

Mark Ferm

Ada County Building Official

200 W Front Suite 2125

Boise Idaho 83702

Phone 287-7910

[markf@adaweb.net](mailto:markf@adaweb.net)



Mayor Tammy de Weerd  
City Council Members:

Keith Bird  
Brad Hoaglund  
Charles Rountree  
David Zarembo

January 3, 2014

**RECEIVED**

By Ada County Development Services at 10:57 am, Jan 06, 2014

Ms. Lori Badigian, R.E.H.S.  
Central District Health Department  
707 N. Armstrong Place  
Boise, Idaho 83704-0825

Re: Serviceability of 4495 S. Meridian Road  
Meridian, Idaho 83642

The above referenced address is not currently serviceable by the City of Meridian's municipal sewage collection system.

Main lines are currently master planned to serve this area, unfortunately existing utilities are not within reasonable distance for connection at this time. We are also in receipt of your Accessory Use Authorization Form and a Commitment from the property owner stating that they agree to connect to City of Meridian utilities when they become available (copies attached).

Our recommendation at this time would be to proceed with a septic system without the installation of dry lines for future connection.

Please don't hesitate to call should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce Freckleton".

Bruce Freckleton  
Development Services Manager

cc File



**CENTRAL  
DISTRICT  
HEALTH  
DEPARTMENT**

MAIN OFFICE • 707 N. ARMSTRONG PL. • BOISE, ID 83704-0825 • (208) 375-5211 • FAX 327-8500

*"To improve the health of our communities by identifying and assuring sustainable solutions to community health issues."*  
Document Referral Number: 16967

## ACCESSORY USE AUTHORIZATION

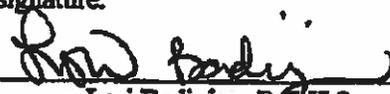
Ada County Development Services  
200 West Front Street  
Boise, ID 83702

Applicant / Owner.....Greg Grigsby  
Property Address..... 4495 S Meridian Road, Meridian  
Legal Description.....SE1/4 SE1/4 Section 25 Township 3N Range 1W

This office can approve the addition of a church meeting in the existing building to use the existing septic system sized for 250 gallons per day inspected and approved October 3, 2011. The meeting will consist of 30-50 people and one full-time staff on Wednesday evenings and on Sundays. Based upon the plans submitted by the applicant, it appears the proposed addition will neither impact the drainfield nor septic tank locations. Health Department approval subject to the owner's acknowledgment of the following statements:

1. Any construction, alteration, or extension of the existing sewage disposal system or of a new system shall not be started until a valid permit for such activity has been obtained from Central District Health Department (as required by the *Rules For Individual/Subsurface Sewage Disposal Systems, May 1993*).
2. In the event that the sewage disposal system fails, the owner will pursue immediate action to expediently and properly correct any malfunction so as to prevent the development of the health hazards in accordance with applicable codes, regulations, and ordinances.
3. Refer to application for applicant signature.

Health Department Approval By: \_\_\_\_\_

  
Lori Badigian, R.E.H.S.  
Senior Environmental Health Specialist

Date: October 16, 2013

*Serving Valley, Elmore, Boise, and Ada Counties*

Ada / Boise County Office  
707 N. Armstrong Pl.  
Boise, ID 83704  
Enviro. Health: 327-7499  
Reproductive Health: 327-7400  
Immunizations: 327-7450  
VIC: 327-7488  
FAX: 327-8500

Elmore County Office  
520 E. 8th St. North  
Mountain Home, ID 83647  
Enviro. Health: 587-9225  
Family Health: 587-4407  
VIC: 587-4409  
FAX: 587-3521

Valley County Office  
703 N. 1st St.  
McCall, ID 83638  
Ph: 634-7194  
FAX: 634-2174



CENTRAL DISTRICT HEALTH DEPARTMENT  
Environmental Health Division

Megan B

Return to:

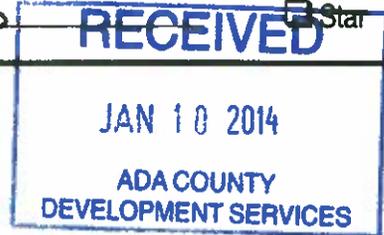
- CACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # \_\_\_\_\_

Conditional Use # 201302018 - CU/MSP

Preliminary / Final / Short Plat \_\_\_\_\_

Sect 25



- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - bedrock from original grade
  - waste flow characteristics
  - other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
  - food establishment
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. An addition to the structure has not been approved by CDHD. If an addition will be constructed the septic system will required to be increased & permit required. Facility has been approved for the church service on Sunday mom. & Wed Reviewed By: [Signature] Date: 1/7/14

## Megan Basham

---

**From:** Lori Badigian <LBadigia@cdhd.idaho.gov>  
**Sent:** Tuesday, January 07, 2014 1:53 PM  
**To:** Megan Basham  
**Subject:** 201302018-cu

**Importance:** High

Megan,

This is in response to the transmittal that I received for the proposed church at 4495 S Meridian Road. They did submit an accessory use application and the church service for Sunday and Wednesday was approved. However, we did not approve the addition of a structure to be constructed. The accessory use application they submitted to us never mentioned an addition. If they are going to build an addition, either attached or detached, they will be required to increase the size of the septic system. I will also put this comment on the transmittal to be sent out.

Thank you and please contact me if you have additional comments or any questions.

Regards,

Lori Badigian, REHS | Sr. Environmental Health Specialist  
Central District Health  
707 N. Armstrong Place | Boise, ID 83704  
P: (208) 327-8517 | F: (208) 327-8553 | C: (208) 869-9118

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**CDHD: Healthy People in Healthy Communities**

**IMPORTANT:** The information contained in this email may be privileged, confidential or otherwise protected from disclosure. All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals. If you received this email in error, please reply to the sender that you have received this information in error. Also, please delete this email after replying to the sender.

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John S. Franden, President  
Mitchell A. Jaurena, Vice President  
Rebecca W. Arnold, Commissioner  
Sara M. Baker, Commissioner  
Jim D. Hansen, Commissioner

Date: January 10, 2014

To: Greg Grigsby  
1339 E. Mastiff St.  
Meridian, ID 83642

Subject: 201302018-MSP/CU  
4487 S. Meridian Rd.  
Request to operate a church at Jessica Condos.

**RECEIVED**

By Ada County Development Services at 8:14 am, Jan 13, 2014

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. The applicant shall be required to meet the following conditions of approval:

- Comply with all ACHD Standard Conditions of Approval (attached) as well as all ACHD Policies.
- A traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit. This is a separate review process that requires direct plans submittal to the Development Review staff at the Highway District. For questions regarding the submittal for impact fee assessment please contact the Development Review staff at (208) 387-6170.
- Prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.), a permit must be obtained from ACHD.

If you have any questions, please feel free to contact me at (208) 387-6335.

Sincerely,

Austin Miller  
Planning Review Intern  
Development Services  
CC: Project file,  
Ada County, via e-mail  
Mike Mussell, via e-mail

## Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the ROWDS Manager when it is alleged that the ROWDS Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
  - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
  - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary of Highway Systems, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
  - c. **Time to Reply:** The ROWDS Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
  - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the ROWDS Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
  - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

## Standard Conditions of Approval

1. All irrigation facilities shall be relocated outside of the ACHD right-of-way.
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

## Traffic Information

### Condition of Area Roadways:

*Traffic Count is based on Vehicles per hour (VPH)*

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**State Highway 69 Meridian Rd.	300-feet	Principal Arterial	1,460	N/A

\*\* ACHD does not set level of service thresholds for State Highways.

### Average Daily Traffic Count (VDT):

*Average daily traffic counts are based on ACHD's most current traffic counts*

- The average daily traffic count for State Highway 69 south of Victory Road was 22,172 on October 31, 2012.

## Megan Basham

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**From:** Caleb Hood <chood@meridiancity.org>  
**Sent:** Friday, January 10, 2014 3:09 PM  
**To:** Megan Basham  
**Subject:** FW: Ada County Application Transmittal Notice.

Megan,

Below are some comments on a County application from our Development Services Manager, Bruce Freckleton. Please let him (or me) know if you'd like to discuss further.

Thanks,  
Caleb

C. Caleb Hood, AICP  
Planning Division Manager  
Community Development Department  
City of Meridian  
33 E. Broadway Avenue  
Meridian, ID 83642  
208.884.5533 (phone)  
208.489.0572 (fax)  
[chood@meridiancity.org](mailto:chood@meridiancity.org)

---

**From:** Bruce Freckleton  
**Sent:** Friday, January 03, 2014 8:15 AM  
**To:** Caleb Hood  
**Subject:** FW: Ada County Application Transmittal Notice.

Caleb,

It could be some time before Meridian can provide services to this site, and therefore I don't have any issues with the application.

Thanks

Bruce



**Bruce Freckleton**  
Development Services Manager  
Community Development Department



Please do not print this email unless necessary

---

**From:** Machele Hill  
**Sent:** Friday, January 03, 2014 7:59 AM



# MEMORANDUM

---



**DATE:** February 11, 2014

**RE:** Recommendation Regarding File 201302018 CU MSP - 4495 Meridian Rd, Meridian, ID

**TO:** Megan Basham, Associate Planner

**FROM:** Angela Gilman, Ada County Engineer

**RECEIVED**

*By Ada County Development Services at 11:37 am, Feb 12, 2014*

**CC:**

---

Megan,

Per your request I have reviewed the project referenced above. The documents reviewed include:

- Master Application
- Detailed Letter
- Site Plan

My comments and Conditions of Approval are as follows:

Site Plan – the applicant shall add a note to the plan indicating that all drainage shall be retained on site.

Please have the applicant provide proof of the following:

Local fire district approval of the parking lot expansion.

ADA COUNTY DEVELOPMENT SERVICES  
200 W FRONT ST BOISE ID 83702



February 12, 2014

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Ada County Planning & Zoning Commission will hold a public hearing on **March 13, 2014** at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear the following:

**201302018-CU-MSP**, An application for a conditional use and master site plan to allow for the construction of a church was submitted. The church will occupy 2,600 square feet of the existing structure with a 5,600 square foot addition. The total square footage of the church will be 8,200 square feet. The maximum number of occupants is expected to be 76. The property contains 1.59 acres and is located at 4487 S Meridian Road in Section 25, T. 3N, R. 1W, Meridian, ID.

Contact Megan Basham, AICP, Associate Planner, at 287-7944 or [mbasham@adaweb.net](mailto:mbasham@adaweb.net) for more information.

This is an Official Notice of Public Hearing regarding the use of a property near your own. You have been notified because records indicated that you own property near or within **300'** of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed by completing the following:

- 1 Type [gisx.adaweb.net/acdsv2/](http://gisx.adaweb.net/acdsv2/)
- 2 Enter "**201302018-CU**" in search application by file number.
- 3 Click on 'Additional Information'
- 4 Review documents by clicking on 'Supporting Documents.'

5 days prior to the hearing you can go to [www.adaweb.net](http://www.adaweb.net) to view the agenda or staff report.

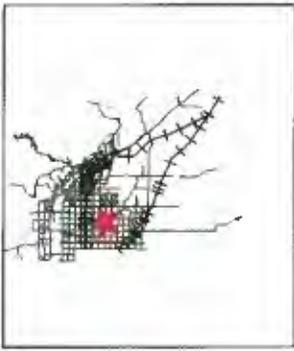


NOTES:

- This item may not be heard at the scheduled time of 6:00 p.m. , as multiple items may be considered during the hearing.
- Video, audio, PowerPoint, or other computer-generated visuals used to present testimony, must be provided to the Planner ½ hour prior to the start of the hearing: file format compatibility cannot be guaranteed.
- Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) three days prior to this public hearing to make arrangements.

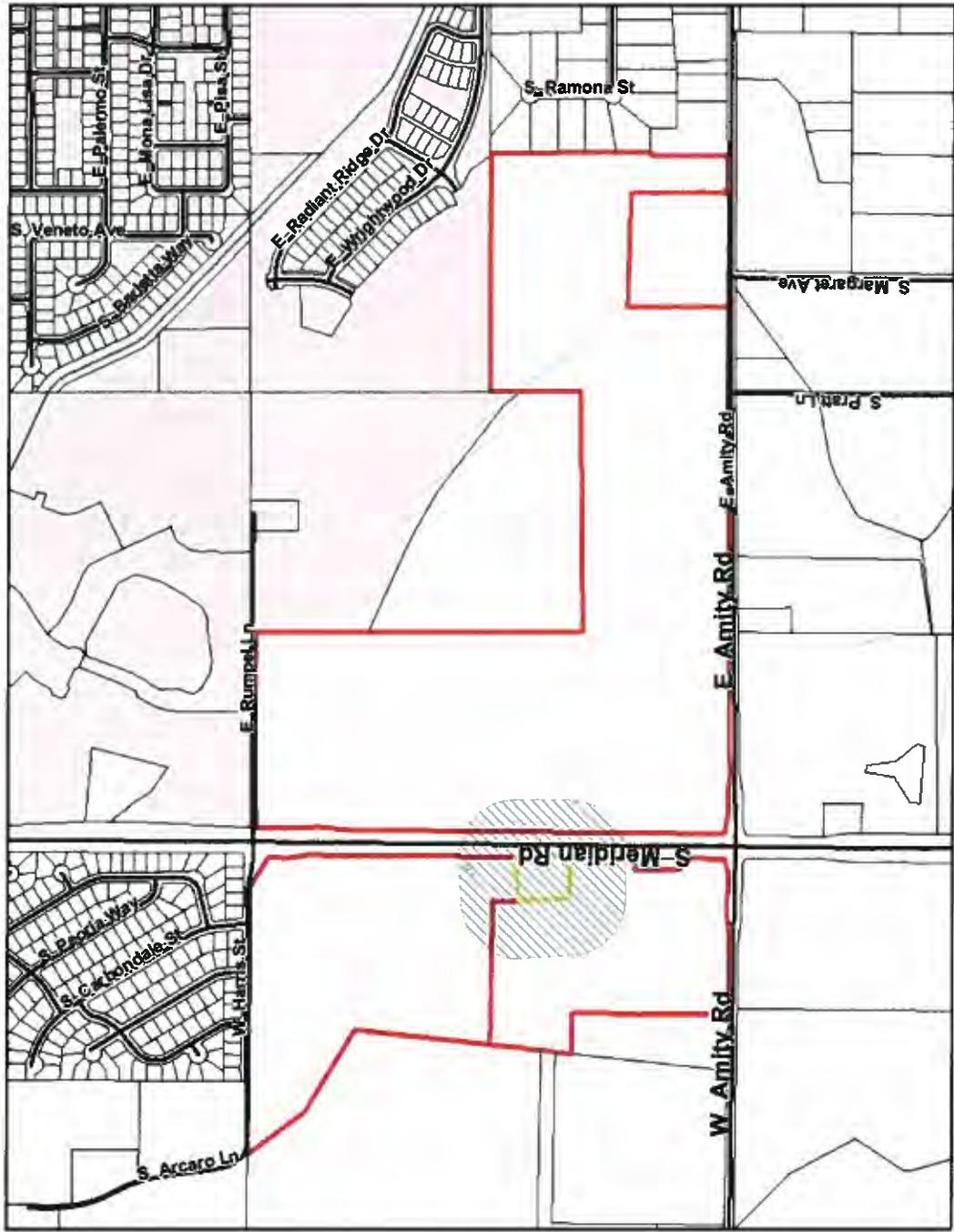


# 201302018 MSP-CU Radius Notice



- Legend**
- Railroads
  - PAZ Applications
  - Neighborhood
  - Major Streets
  - Minor Arterial
  - Collector
  - SECTION
  - PRINCIPAL Arterial
  - INTERSTATE
  - Other
  - Minor Streets
  - LOCAL
  - PARKS
  - PRIVATE
  - RESIDENTIAL
  - Other
  - Street Names (minor)
  - Parcels
  - Water
  - Parks
  - City Limits
  - Kuna
  - Boise
  - Garden City
  - Eagle
  - Star
  - Meridian

Scale: 1:11,076



Map center: 43° 33' 51" N, 116° 23' 21" W

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

**Primary Owner**

JESSICA CONDOMINIUMS INC  
AVI SIMPLOT INC  
FROST DAVID E  
GRH GLENWOOD LLC

**Mailing Address**

PO BOX 3304  
PO BOX 27  
5405 HIGHWAY 30 S  
855 BROAD ST # 300

**Mailing Address City, State Zip**

NAMPA, ID 83653-0000  
BOISE, ID 83707-0027  
NEW PLYMOUTH, ID 93655-0000  
BOISE, ID 83702-7153

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on March 13, 2014 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201302018-CU-MSP, Greg Grigsby.: A request for a conditional use and master site plan to allow for the construction of a church. The church will occupy 2600 square feet of the existing structure with a 5600 sq. ft. addition. The total square footage of the church will be 8,200 sq. ft. The maximum number of patrons is expected to be 76. The property is located 4495 S. Meridian Road; 3N 1W Sec. 25. Megan Basham 287-7944 201302032-S, Ethridge Square Subdivision: A preliminary plat application for a ten (10) lot residential subdivision. The property is located at 9414 W. Amity Road; 3N 1E Sec. 26. Brent Danielson 287-7913 201400069-S, Derry Subdivision: A preliminary plat application for a three (3) lot residential subdivision. The property is located at 7085 S. Eagle Road; 2N 1E Sec. 5. Brent Danielson 287-7913 201400166-S-ZC-DA, Moonridge Subdivision #13: A request for a rezone from C1 to R12, a five (5) lot residential subdivision (3 residential, 2 common lots) and a development agreement for a 0.481-acre property at the southeast corner of West Lake Hazel Road and South Zither Avenue. This is a resubdivision of Lot 14, Block 1 of the Moonridge Subdivision No. 12. The property is located at 8801 W. Lake Hazel Road; 2N 1E Sec. 1. Megan Basham 287-7944 Staff Reports Available On-Line 5 Days before Hearing Date - adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. ADA COUNTY PLANNING AND ZONING COMMISSION Mark Perfect Planning & Zoning Administrator Pub. Feb. 25, 2014 **Publish Dates:** 2/25/2014 -3/11/2014