

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: SEPTEMBER 9, 2025
ORDER APPROVAL DATE: SEPTEMBER 23, 2025

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 48 BUILDING)
LOTS AND 8 COMMON LOTS ON)
8.52 ACRES OF LAND IN THE R-8)
ZONING DISTRICT FOR)
SKYBREAK NO. 4 SUBDIVISION.)
)
BY: LAREN BAILEY, CONGER)
GROUP)
APPLICANT)
_____)
)

CASE NO. FP-2025-0020

ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on September 9, 2025 for final plat approval pursuant to Unified Development Code (UDC) 11-6B-3 and the Council finding that the Administrative Review is complete by the Planning and Development Services Divisions of the Community Development Department, to the Mayor and Council, and the Council having considered the requirements of the preliminary plat, the Council takes the following action:

IT IS HEREBY ORDERED THAT:

1. The Final Plat of “PLAT SHOWING SKYBREAK NO. 4 SUBDIVISION,
LOCATED IN THE SE ¼ of the NW 1/4 OF SECTION 4, TOWNSHIP 2N,
RANGE 1E, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2025,
HANDWRITTEN DATE: 3/25/2025, BY JEFF BEAGLEY, PLS, SHEET 1 OF

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR (SKYBREAK NO.4 SUBDIVISION FP-2025-0020)

4,” is conditionally approved subject to those conditions of Staff as set forth in the staff report to the Mayor and City Council from the Planning and Development Services divisions of the Community Development Department dated September 9, 2025, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein.

2. The final plat upon which there is contained the certification and signature of the City Clerk and the City Engineer verifying that the plat meets the City’s requirements shall be signed only at such time as:

- 2.1 The plat dimensions are approved by the City Engineer; and

- 2.2 The City Engineer has verified that all off-site improvements are completed and/or the appropriate letter of credit or cash surety has been issued guaranteeing the completion of off-site and required on-site improvements.

NOTICE OF FINAL ACTION

AND RIGHT TO REGULATORY TAKINGS ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an

interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code§ 67-52.

By action of the City Council at its regular meeting held on the _____ day of _____, 2025.

By:

Robert E. Simison
Mayor, City of Meridian

Attest:

Chris Johnson
City Clerk

Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By:_____ Dated:_____

EXHIBIT A

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 9/9/2025

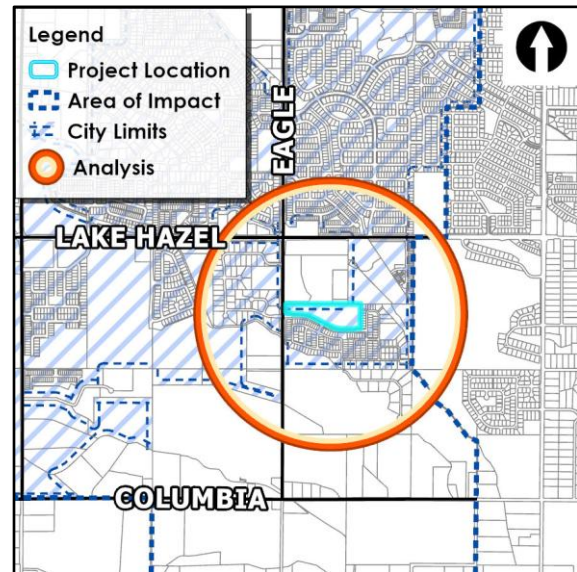
TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org

APPLICANT: Laren Bailey, Conger Group

SUBJECT: FP-2025-0020
Skybreak No. 4 - FP

LOCATION: Located in the SE ¼ of the NW ¼ of
Section 4, Township 2N, Range 1E,
Parcel No. S1404233670



I. PROJECT OVERVIEW

A. Summary

Final Plat consisting of 48 single-family residential building lots and 8 common lots on 8.52 acres in the R-8 zoning district for Skybreak No. 4 Subdivision.

B. Issues/Waivers

None

C. Recommendation

Staff recommend approval of the proposed final plat with the conditions of approval in Section IV of this staff report.

D. Decision

Approval

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Residential	-
Existing Zoning	R-8	VI.A.2
Adopted FLUM Designation	Medium Density Residential	VI.A.3

Note: City/Agency Comments and Conditions Section and public record for all department/agency comments received. Skybreak No. 4 Subdivision FP-2025-0020 (copy this link into a separate browser).

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2020-0127) as required by UDC 11-6B-3C.2. The submitted final plat is for the fourth phase of construction for the approved preliminary plat; therefore, the proposed plat is in substantial compliance with the approved preliminary plat as required.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development: H-2020-0127 (AZ, PP), DA Instrument No. 2021-119175, FP-2021-0058, FP-2022-0022, FP-2023-0017.
2. No building permits shall be submitted until the final plat for the associated phase is recorded.
3. The final plat shown in Section VI.G, prepared by Sawtooth Land Surveying, LLC, stamped on 5/12/2025 by James R. Washburn, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Note #14: Include the instrument number for the ACHD sidewalk easement.
 - b. Note #15: Include the instrument number for the City of Meridian sewer and water easement.
 - c. Note #18: Include the instrument number for the ACHD temporary storm drainage easement.
3. The Landscape Plan prepared by The Land Group, dated March 3, 2025, and signed by Jeff Beagley shall be revised as follows:
 - a. Provide documentation from ACHD allowing the fence to go across the drainage area in Lot 1, Block 8. If permission has not been granted revise the plan to show the fence outside of the drainage area.
4. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-6 for the R-8 zoning district.
5. The rear and/or sides of any 2-story structures facing S. Eagle Rd shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines. Single-story structures are exempt from this requirement. Planning approval will be required at time of building permit.
6. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit.
7. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Sue Prescott, at 887-1620 for more information.
8. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
9. Administrative design review will be required for all new attached residential structures containing two (2) or more dwelling units.

10. The applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B, as applicable.
11. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
12. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the date of approval of the preliminary plat (**August 9, 2026**), in accord with UDC 11-6B-7, in order for the final plat to remain valid; or a time extension may be requested.
13. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

SITE SPECIFIC CONDITIONS:

1. Secondary connection required with Phase 5. After this phase (Phase 4) no other phases will be allowed without a secondary connection.

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can

- be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
 9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
 10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
 11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
 12. Developer shall coordinate mailbox locations with the Meridian Post Office.
 13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
 14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
 15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
 16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
 17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
 18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
 19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.

20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6.). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.

C. Irrigation Districts

1. Boise Project Board of Control

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=411326&dbid=0&repo=MeridianCity>

D. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=411326&dbid=0&repo=MeridianCity>

E. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=411326&dbid=0&repo=MeridianCity>

V. ACTION

A. Staff:

Staff recommend approval of the proposed final plat with the conditions of approval in Section IV of this staff report.

B. City Council:

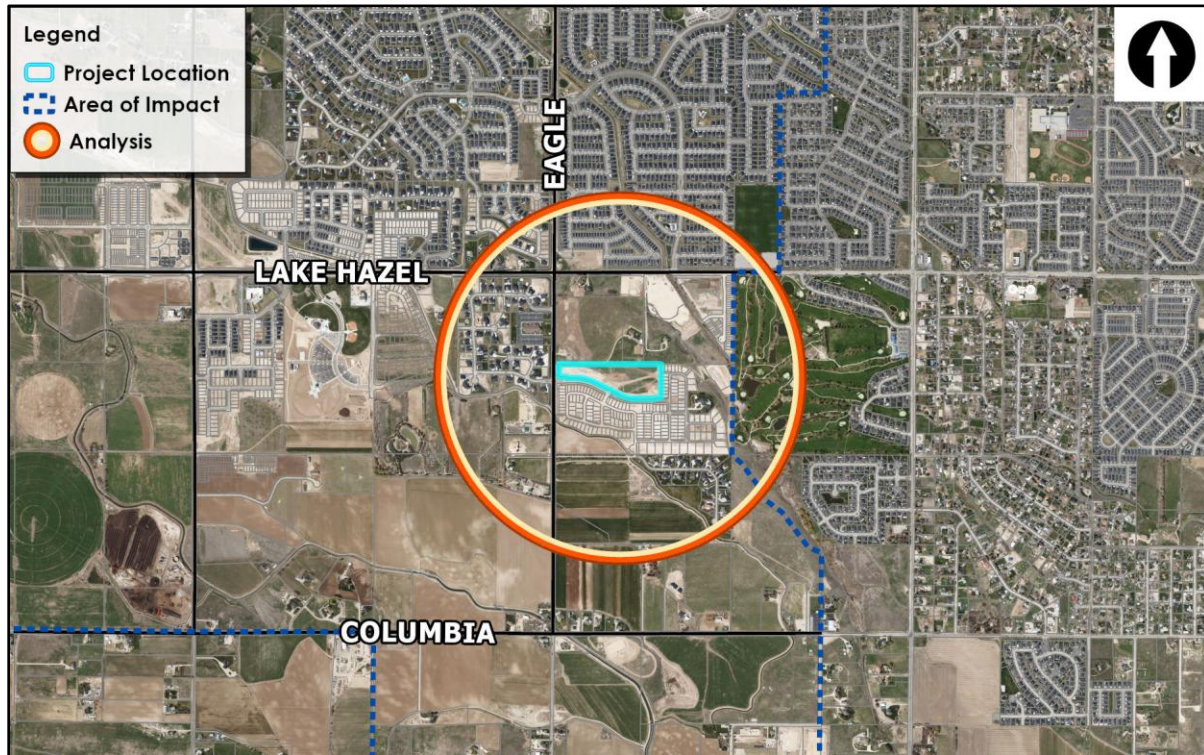
Approval with conditions

VI. EXHIBITS

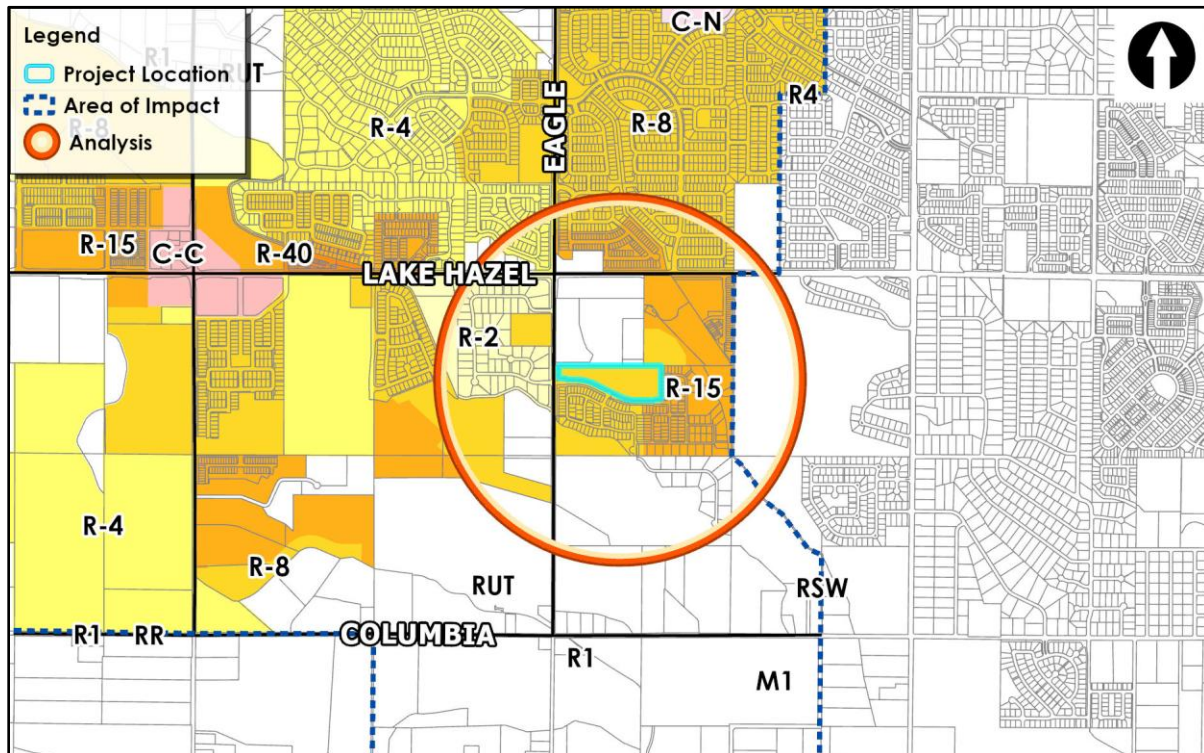
A. Project Area Maps

(link to [Project Overview](#))

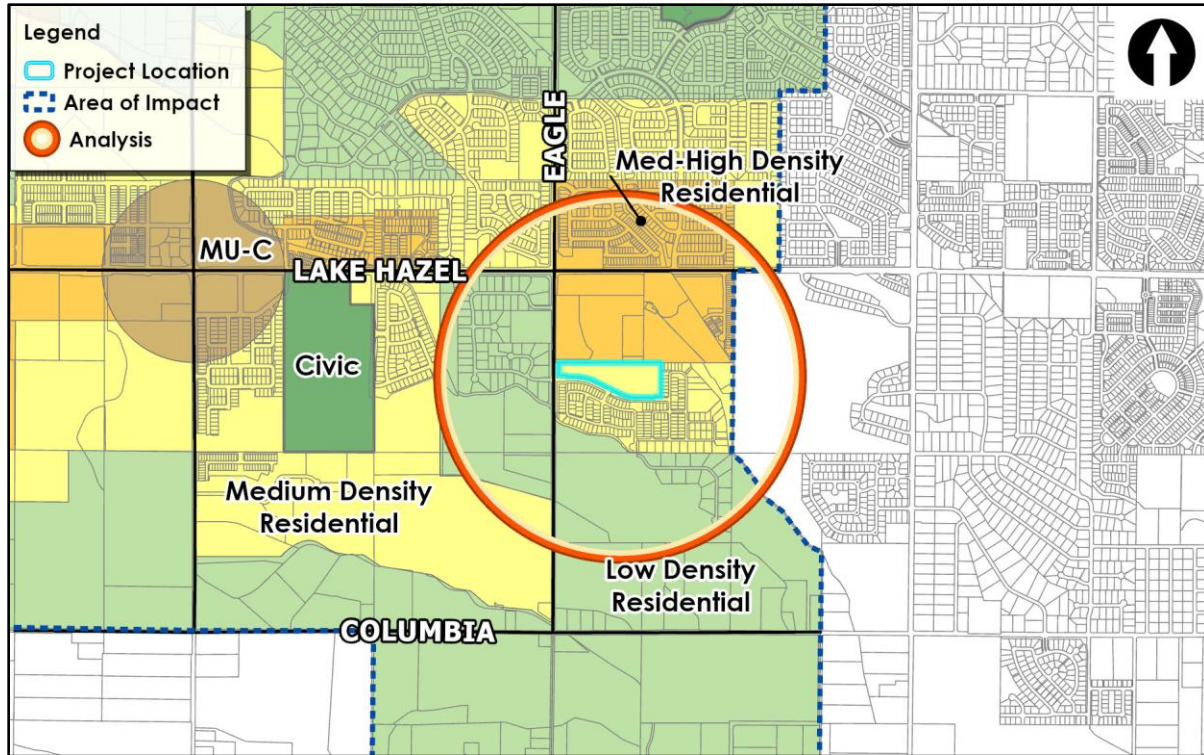
1. Aerial



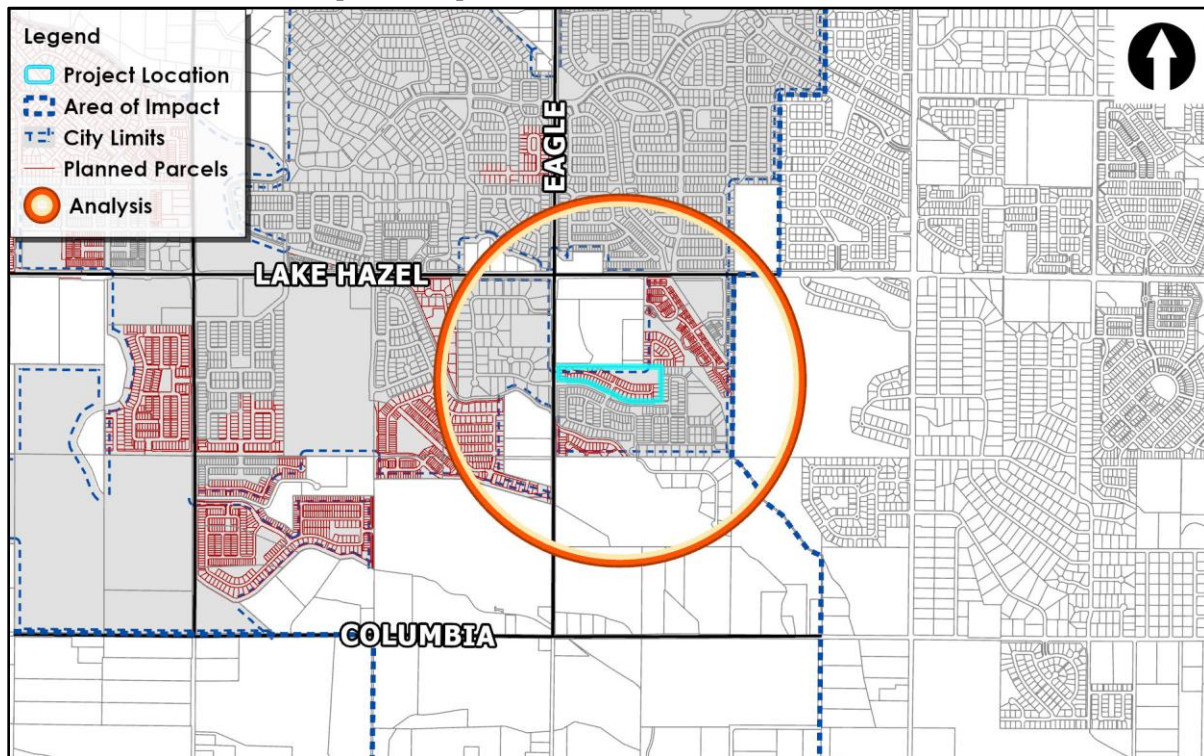
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Subject Site Photos



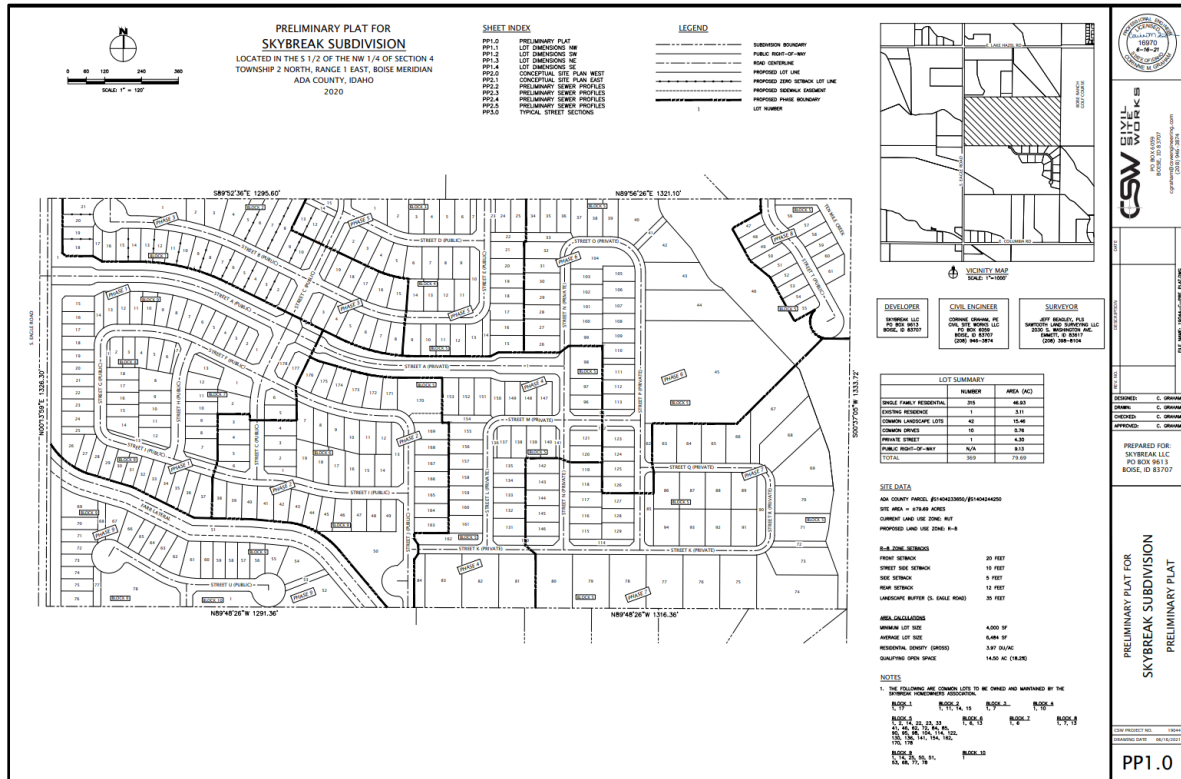
C. Service Accessibility Report

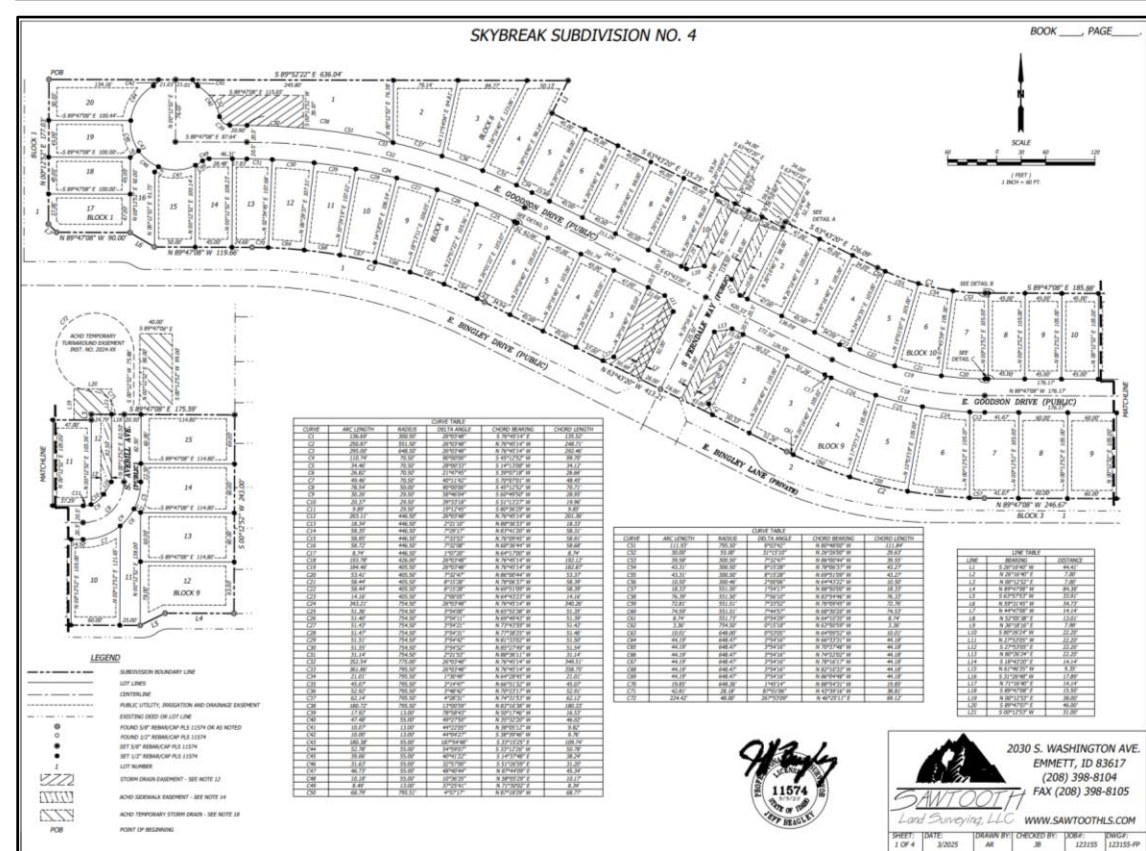
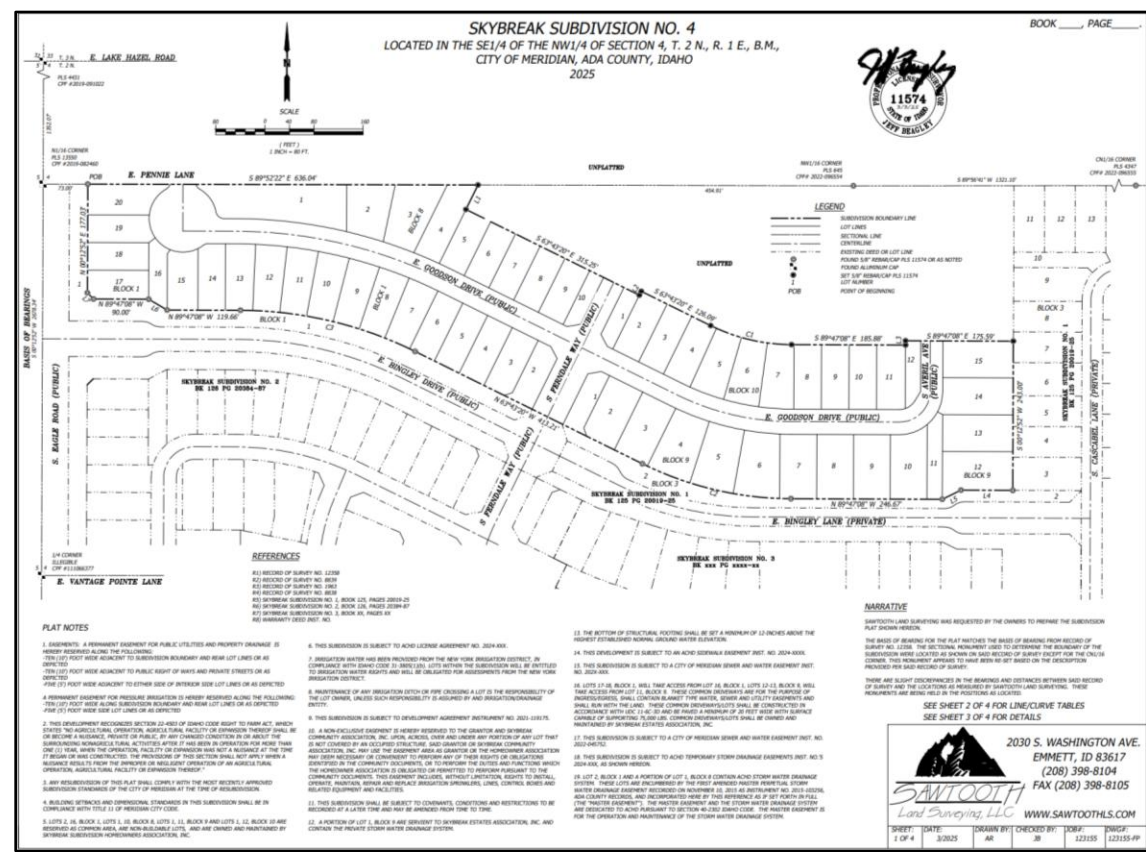
PARCEL S1404233670 SERVICE ACCESSIBILITY

Overall Score: 28 **28th Percentile**

Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time < 5 min.	GREEN
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of future pathways	YELLOW
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) > existing (# of lanes) & road IS in 5 yr work plan	YELLOW
School Walking Proximity	From 1/2 to 1 mile walking	YELLOW
School Drivability	Not within 2 miles driving of existing or future school	RED
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN

A. Preliminary Plat (date: 6/21/2021)





SKYBREAK SUBDIVISION NO. 4

BOOK _____, PAGE _____.

CERTIFICATE OF OWNER:

KNOW ALL MEN BY THESE PRESENTS:

THAT WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE CONVEYER FURTHER CERTIFY, THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM THE CITY OF MERIDIAN, IDAHO. HANDBOOK WATER SYSTEM, INCORPORATED AND THAT THE CITY OF MERIDIAN, IDAHO, HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 30-1234)

THE EASEMENTS AND PRIVATE ROADS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS ASSOCIATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

THE PUBLIC STREETS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE PUBLIC.

RAISE OF BEARING: IS S. 0°12'52" W. BETWEEN A ROUND ALUMINUM CAP MARKING THE NORTHWEST CORNER AND A ROUND ALUMINUM CAP MARKING THE N/4 CORNER OF SECTION 4, T. 2 N., R. 1 E., S. 40, CITY OF MERIDIAN, ADA COUNTY, IDAHO. A PARCEL OF LAND LOCATED IN THE S/2 OF THE N/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 1 EAST, MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE NW CORNER OF SAID SECTION 4;

THENCE S. 0°12'52" W., CONCURRENT WITH THE WEST LINE OF SAID N/4, A DISTANCE OF 1352.07 FEET TO AN ALUMINUM CAP MARKING THE N/4 CORNER OF SAID SECTION 4;

THENCE S. 89°52'22" E., CONCURRENT WITH THE NORTH LINE OF SAID S/2 OF THE N/4, A DISTANCE OF 73.00 FEET TO THE BOUNDARY OF SKYBREAK SUBDIVISION NO. 1, AS SHOWN IN BOOK 123 OF PLATS, AT PAGES 38019-26, ADA COUNTY RECORDS, MARKED BY A 5/8" REBAR CAP PLS 11574 AND THE **POINT OF BEGINNING**;

THENCE CONTINUING, S. 89°52'22" E., CONCURRENT WITH SAID NORTH LINE, 438.04 FEET;

THENCE S. 26°14'40" W., 44.41 FEET;

THENCE S. 67°42'20" E., 313.23 FEET;

THENCE N. 26°14'40" W., 7.00 FEET;

THENCE S. 67°42'20" E., 126.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 300.00 FEET;

THENCE 126.09 FEET ALONG THE ARC OF SAID CURVE, WITH A CENTRAL ANGLE OF 26°10'40", SUBTENDED BY A CHORD BEARING S. 70°40'14" W., 135.52 FEET;

THENCE S. 89°47'08" W., 185.00 FEET;

THENCE S. 0°12'52" W., PARALLEL WITH SAID WEST LINE, 7.00 FEET;

THENCE S. 89°47'08" W., 175.39 FEET TO THE BOUNDARY OF SAID SKYBREAK SUBDIVISION NO. 1, MARKED BY A 5/8" REBAR CAP PLS 11574;

THENCE CONCURRENT WITH SAID BOUNDARY THE FOLLOWING COURSES AND DISTANCES:

THENCE S. 0°12'52" W., PARALLEL WITH SAID WEST LINE, 245.00 FEET;

THENCE N. 89°47'08" W., 84.38 FEET;

THENCE S. 67°57'53" W., 33.91 FEET;

THENCE N. 89°47'08" W., 246.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 331.30 FEET;

THENCE 230.67 FEET ALONG THE ARC OF SAID CURVE, WITH A CENTRAL ANGLE OF 26°10'40", SUBTENDED BY A CHORD BEARING N. 70°40'14" W., 262.4 FEET;

THENCE N. 67°42'20" E., 43.21 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 484.50 FEET;

THENCE 205.00 FEET ALONG THE ARC OF SAID CURVE, WITH A CENTRAL ANGLE OF 26°10'40", SUBTENDED BY A CHORD BEARING N. 70°40'14" W., 262.48 FEET;

THENCE N. 89°47'08" W., 119.66 FEET;

THENCE N. 39°31'40" W., 34.73 FEET;

THENCE N. 89°47'08" W., 90.00 FEET;

THENCE N. 89°47'08" W., 14.14 FEET;

THENCE N. 0°12'52" W., PARALLEL WITH SAID WEST LINE, 177.00 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIBED PARCEL, CONTAINS 6.57 ACRES MORE OR LESS.

G20, LLC
JOH CONGER, AUTHORIZED AGENT

ACKNOWLEDGMENT

STATE OF IDAHO } SS
COUNTY OF ADA }

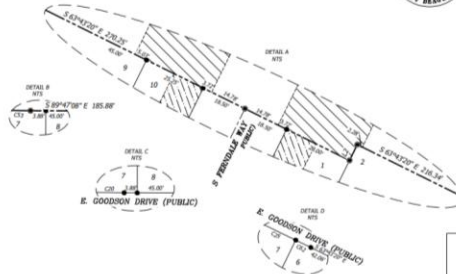
ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOH CONGER, KNOWN TO ME TO BE AN AUTHORIZED AGENT OF G20, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXISTED THE SAME. IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO
RESIDING AT _____
MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR:

I, JOFF BEAGLEY, PLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNER" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND CORNER PRESERVATION AND FILING ACT, IDAHO CODE 50-1001 THROUGH 50-1012.

JOFF BEAGLEY
11574
JOFF BEAGLEY
PLS 11574



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SAINTTOOTH
Land Surveying, LLC
WWW.SAINTTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	DATE:	SCALE:
3 OF 4	10/2024	AR	JB	12/1/25	12/1/25-PP

SKYBREAK SUBDIVISION NO. 4

BOOK _____, PAGE _____.

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-120, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH, EHS _____ DATE _____

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 2025 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK _____ DATE _____

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR _____ DATE _____

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 2025.

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT _____ DATE _____

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1206, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT ANCHOR DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN "PAID IN FULL." THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER _____ DATE _____

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT.

CITY ENGINEER _____ DATE _____

COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO } SS
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAINTTOOTH LAND SURVEYING, LLC, AT _____ MINUTES PAST _____ O'CLOCK, _____ DAY OF _____, 2025, AND WAS DULY RECORDED IN BOOK _____ OF PLATS AT PAGES _____ THROUGH _____, INSTRUMENT NUMBER _____

DEPUTY _____ EX-OFFICIO RECORDER _____

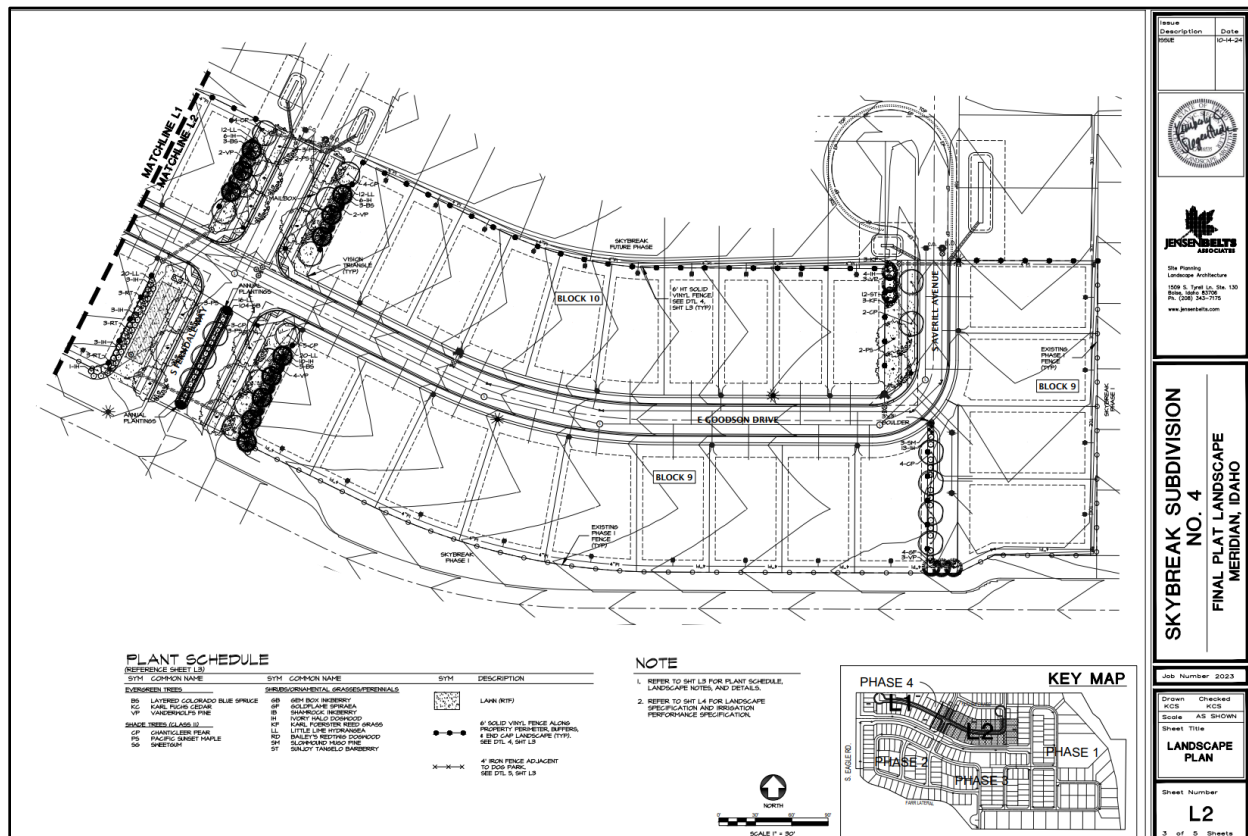
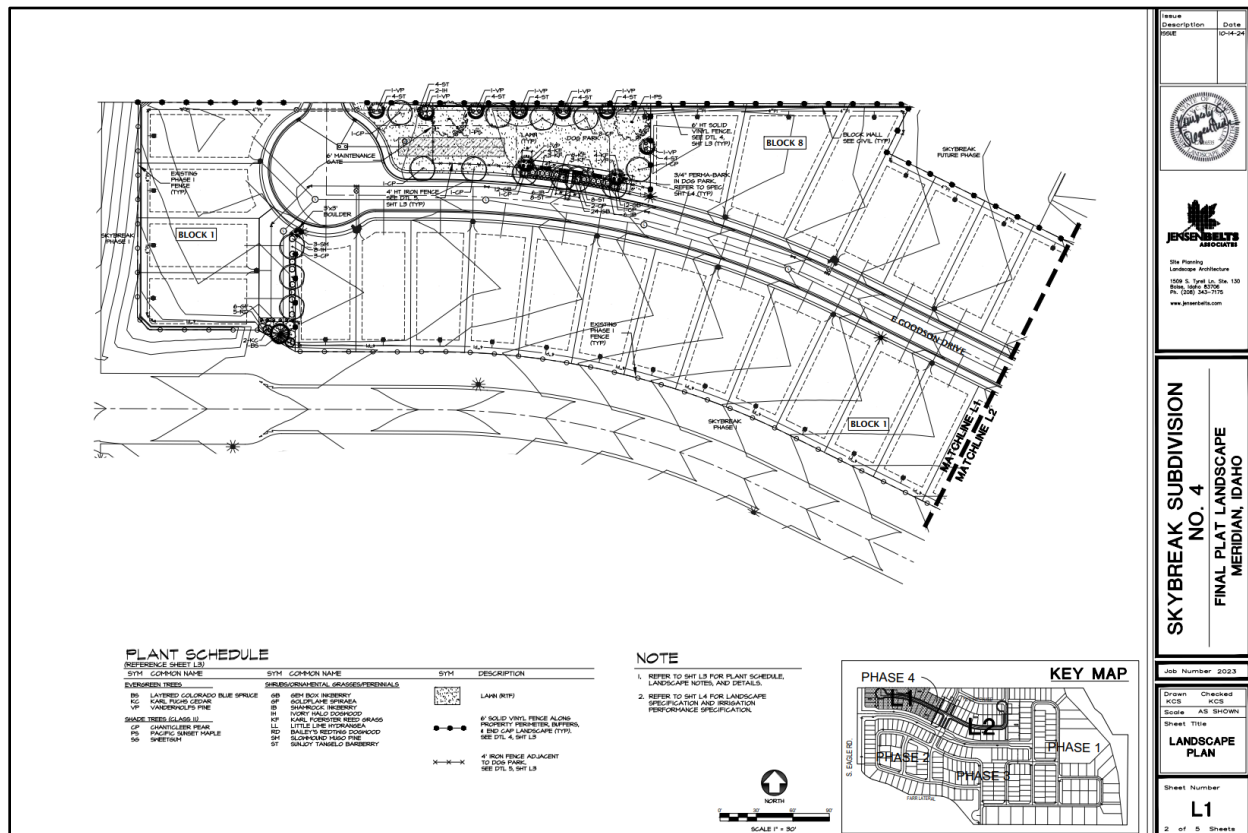


2030 S. WASHINGTON AVE.
EMMETT, ID 83617
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SHEET:	DATE:	DRAWN BY:	CHECKED BY:	DATE:	SCALE:
4 OF 4	10/2024	AR	JB	12/1/25	12/1/25-PP

C. Landscape Plan (date: 10/14/2024)



D. Qualified Open Space Exhibit



E. Building Elevations (date: 12/10/2021)



TEMPE



AVONDACE



KIERLAND 'B'



KIERLAND 'A'



RIDGEVIEW



SCOTT SPAVE



CHANDLER

F. Common Drive Exhibit

