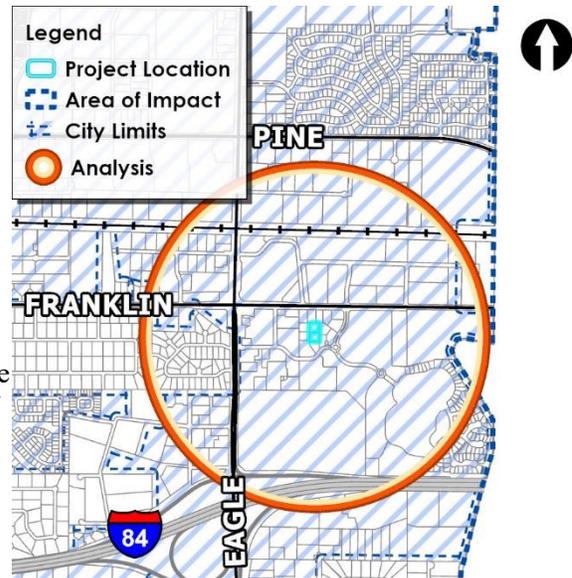


**DEPARTMENT REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: 2/24/2026  
TO: Mayor & City Council  
FROM: Nick Napoli, Associate Planner  
208-884-5533  
SUBJECT: SHP-2026-0001  
Cielo Azul Condominiums  
LOCATION: Project is located at 3512 E. Louise Drive and 3526 E. Louise Drive in the SE ¼ of the SE ¼ of Section 4, T.3N., R.2E.



**I. PROJECT DESCRIPTION**

Short Plat request to condominiumize two (2) office buildings into eight (8) separate office units for individual ownership within the L-O zoning district.

**II. APPLICANT INFORMATION**

- A. Applicant:  
Marcel Lopez, Conger Management Group – 4824 W. Fairview Avenue, Boise ID, 83706
- B. Owner:  
Same as Applicant
- C. Representative:  
Same as Applicant

**III. STAFF ANALYSIS**

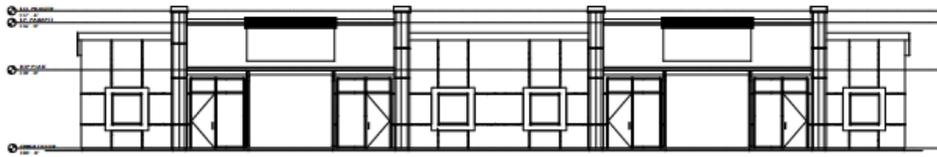
The proposed short plat depicts subdivision of air space within two (2) separate office buildings that are currently under construction and located on separate properties near the southeast corner of Eagle Road and Franklin Road. The proposed short plat aims to create eight (8) separate office condominium units for future ownership purposes.

According to the Applicant, all of the previously approved project elements are remaining with no anticipated changes; none are proposed with this application. The subject sites obtained CUP approval for each property (H-2024-0045 and H-2024-0046) and CZC and DES approval for each

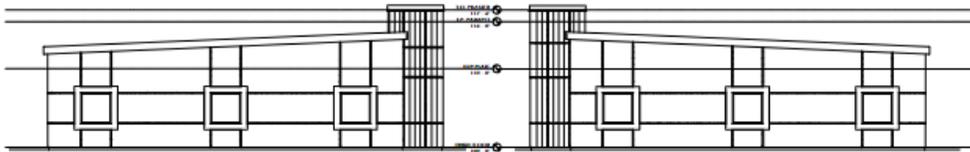


PLAT SHOWING  
CIRLO AZUL CONDOMINIUM

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

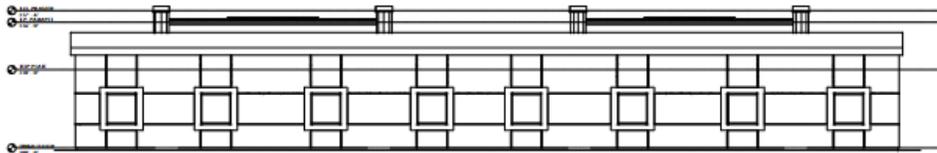


WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

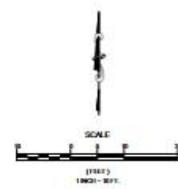
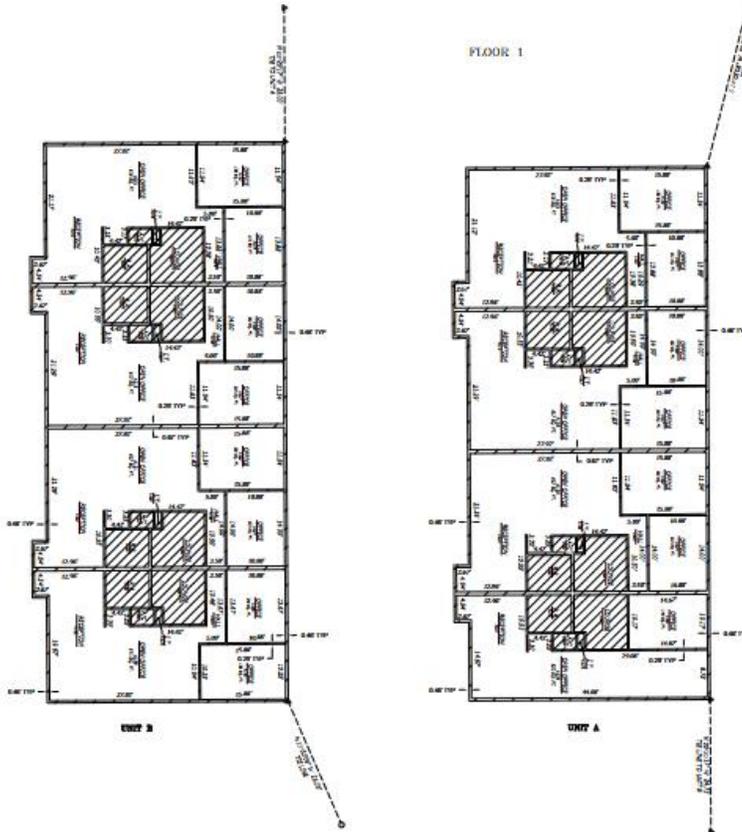


EAST ELEVATION

PLAT SHOWING  
CIRLO AZUL CONDOMINIUM

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

FLOOR 1



- LEGEND**
- TO CORNER
  - - - UNIT WALL
  - FOUND LOT BENCHMARK PER SURVEY OR ACQUIRED
  - FOUND LOT BENCHMARK PER SURVEY SET BY BENCHMARK PER 11/10/04
  - ▲ CALCULATED POINT
  - ▨ LIMITED COMMON AREA
  - ▩ COMMON AREA

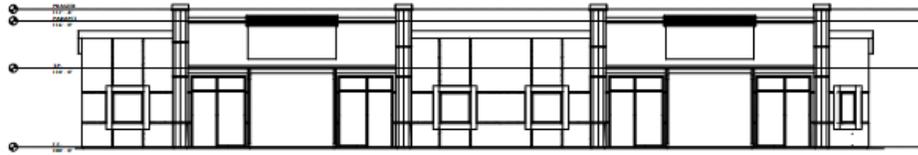


2030 S. WASHINGTON AVE.  
EMMETT, ID 83617  
(208) 398-8104  
FAX (208) 398-8105  
WWW.SAWTOOTHLS.COM

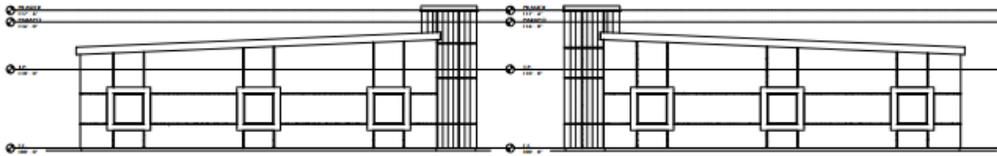
DATE:	12/08/05	DRAWN BY:	AR	CHECKED BY:	AR	DATE:	12/14/05	SCALE:	1/8"=1'-0"
SHEET:	2 OF 6								

PLAT SHOWING  
CIELO AZUL CONDOMINIUM

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

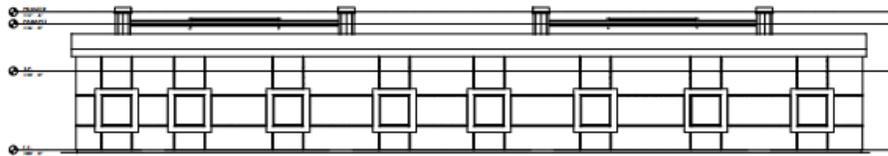


WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION

UNIT B



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

**SAWTOOTH**  
Land Surveying, LLC

DATE:	DRAWN BY:	CHECKED BY:	SCALE:
12/2005	AK	JL	1/4"=1'-0"



**PLAT SHOWING  
CIELO AZUL CONDOMINIUM**

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

**APPROVAL OF CENTRAL DISTRICT HEALTH**  
 SANITARY RESTRICTIONS AS REQUIRED BY IOWA CODE, TITLE 66, CHAPTER 23 HAVE BEEN SATISFIED.  
 ACCORDING TO THE LETTER TO BE RECORDED WITH THE COUNTY RECORDER ON HIS/HER/IT CONCERNING THE  
 CONDITIONS OF APPROVAL, SANITARY RESTRICTIONS MAY BE IMPROVED, IN ACCORDANCE WITH SECTION  
 20-12.03, IOWA CODE, BY THE ISSUANCE OF A CERTIFICATE OF IMPROVEMENT.

CENTRAL DISTRICT HEALTH, INC. \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF CITY ENGINEER**  
 I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERRIAM, ADA COUNTY, IOWA, DO HEREBY CERTIFY THAT I HAVE  
 CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IOWA CODE RELATING TO CONDOMINIUMS, PLATS  
 AND SURVEYS.

MERRIAM CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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

COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVAL OF ZONING ADMINISTRATOR**  
 I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERRIAM, ADA COUNTY, IOWA, DO HEREBY CERTIFY THAT  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ZONING ADMINISTRATOR, ON BEHALF OF THE CITY COUNCIL,  
 HAS APPROVED THIS CONDOMINIUM PLAT.

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**  
 I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IOWA, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY  
 INCLUDED IN THIS PROPOSED CONDOMINIUM HAVE BEEN "PAID IN FULL." THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY  
 (30) DAYS ONLY.

COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY RECEIVERS CERTIFICATE**

STATE OF IOWA }  
 COUNTY OF ADA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC,  
 AT \_\_\_\_\_ AMHERST STREET, \_\_\_\_\_ OFFICE, IN THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AND WAS LEGALLY  
 RECORDED IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ THROUGH \_\_\_\_\_, INSTRUMENT  
 NUMBER \_\_\_\_\_.

DEPUTY \_\_\_\_\_ DE OFFICIO RECORDER



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

DATE:	DATE:	DRAWN BY:	CHECKED BY:	DATE:	THICK:
6/2/24	6/20/24	JB	AK	12/1/24	12/1/24-02

B. Previously Approved Plans (A-2024-0090&0091)



## **VI. CITY/AGENCY COMMENTS & CONDITIONS**

### **A. Planning Division**

#### **Site Specific Conditions:**

1. Applicant shall comply with all previous conditions of approval associated with this development: AZ-05-022, CUP-05-050, H-2024-0045, H-2024-0046, A-2024-0090, and A-2024-0091.
2. If the City Engineer's signature is not obtained within two (2) years of the City Council's approval of the short plat, the short plat shall become null and void unless a time extension is obtained, per UDC 11-6B-7.
3. Prior to submittal for the City Engineer's signature, obtain the signatures from the Ada County Highway District and the Central District Health Department.
4. The short plat prepared by Sawtooth Land Surveying, LLC, prepared January 2, 2026, by Jeff Beagley, included in Section VI.A shall be revised as follows:
  - a. Note #6: Include recorded instrument number.
5. Staff's failure to cite specific ordinance provisions or conditions from the previous approvals noted above does not relieve the Applicant of responsibility for compliance.

## B. Public Works

<b>Wastewater</b>	
• Distance to Sewer Services	Sewer Available at Site
• Sewer Shed	
• Estimated Project Sewer ERU's	See application
• WRRF Declining Balance	
• Project Consistent with WW Master Plan/Facility Plan	Yes
• Impacts/concerns	• See Public Works Site Specific Conditions
<b>Water</b>	
• Distance to Water Services	Water Available at Site
• Pressure Zone	
• Estimated Project Water ERU's	See application
• Water Quality	None
• Project Consistent with Water Master Plan	Yes
• Impacts/Concerns	None -

### SITE SPECIFIC CONDITIONS:

1. Each building will be served with a single water meter. Billing of individual units needs to be addressed in the HIOA CC&R.
2. No permanent structure shall be allowed within a City utility easement including trees, deep-rooted shrubs, fences, trash enclosures, carports, sheds, buildings, etc.

### GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. Water service to this site is available via extension of existing mains adjacent to the development.
2. 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.
3. 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.
4. 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.

5. 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.
6. 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.
7. 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.
8. 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.
9. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
10. Developer shall coordinate mailbox locations with the Meridian Post Office.
11. All grading of the site shall be performed in conformance with MCC 11-1-4B.
12. 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.
13. 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.
14. 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.
15. 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](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.
16. 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-foot wide for a single utility, or 30-foot 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.
17. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
18. 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.
19. 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.

## VII. REQUIRED FINDINGS FROM THE UNIFIED DEVELOPMENT CODE

In consideration of a short plat, the decision-making body shall make the following findings:

**A. The plat is in conformance with the Comprehensive Plan and is consistent with the Unified Development Code;**

The Comprehensive Plan designates the future land use of this property as Mixed-Use Community and the current zoning district of the site is L-O. Staff finds the proposed short plat complies with the Comprehensive Plan and is being developed in accord with UDC standards for the existing zoning district.

**B. Public services are available or can be made available and are adequate to accommodate the proposed development;**

Staff finds that public services will be provided to this property and are adequate to serve the building sites currently under construction.

**C. The plat is in conformance with scheduled public improvements in accord with the City's capital improvements program;**

Staff finds that the development will not require the expenditure of capital improvement funds. All required utilities were provided with the development of the property at the developer's expense.

**D. There is public financial capability of supporting services for the proposed development;**

Staff finds that the development will not require major expenditures for providing supporting services as services are already being provided to the immediate area.

**E. The development will not be detrimental to the public health, safety or general welfare; and**

Staff finds the proposed short plat to condominiumize the existing or approved structures will not be detrimental to the public health, safety or general welfare.

**F. The development preserves significant natural, scenic or historic features.**

Staff is not aware of any significant natural, scenic or historic features associated with short platting the structure on this site.