

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: SEPTEMBER 14, 2021
ORDER APPROVAL DATE: SEPTEMBER 28, 2021

**IN THE MATTER OF THE
REQUEST FOR FINAL PLAT
CONSISTING OF 18 BUILDING
LOTS AND 2 COMMON LOTS ON
5.25 ACRES OF LAND IN THE R-8
ZONING DISTRICT FOR PREVAIL
SUBDIVISION NO. 3.**

CASE NO. FP-2021-0044

**ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT**

**BY: Triple D Development, Inc.
APPLICANT**

This matter coming before the City Council on September 14, 2021 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 PREVAIL SUBDIVISION NO. 3,
LOCATED IN THE PORTION OF GOVERNMENT LOT 1 OF SECTION 31,
TOWNSHIP 3N, RANGE, 1E, BOISE MERIDIAN, MERIDIAN, ADA
COUNTY, IDAHO, 2021, HANDWRITTEN DATE: AUGUST 4, 2021, by

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR (Prevail Subdivision No. 3 (Prevail North – FILE #FP-2021-0044)

Gregory G. Carter, PLS, SHEET 1 OF 3,” 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 14, 2021, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein, and the response letter from Matt Schultz, Applicant Representative, a true and correct copy of which is attached hereto marked “Exhibit B” 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 _____, 2021.

By:

Robert 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: _____