

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



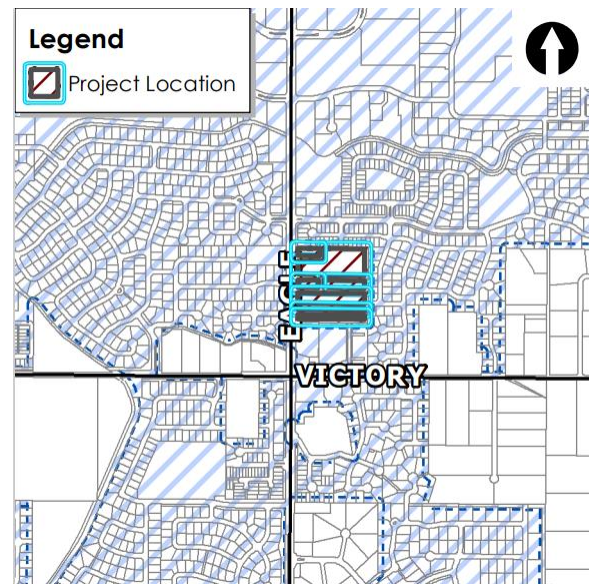
HEARING DATE: February 13, 2024

TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533

SUBJECT: Artisan Victory Market
FP-2023-0026

LOCATION: 2820, 2910, 2960, 2990 and 3020 S.
Eagle Rd., in the SW 1/4 of Section 21,
T.3N., R.1E. (Parcel #S1121336051;
S1121336101; S1121336176;
S1121336200; S1121336230;
S1121336251; and S1121336276)



I. PROJECT DESCRIPTION

Final plat consisting of 4 building lots (4 multi-family and 2 common lots) on approximately 13.6 acres in the R-15 zoning district for Artisan Victory Market.

II. APPLICANT INFORMATION

A. Applicant:

Judy Schmidt, Bailey Engineering – 1119 E. State Street, Suite 210, Eagle, ID 83616

B. Owner

Shannon Ely, BPS Eagle Road LLC, 1401 17th Street, Suite 700, Denver, CO 80202

C. Applicant Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat ([H-2021-0096](#)) as required by UDC 11-6B-3C.2. The submitted final plat is for the same number of building lots and common area as approved with the preliminary plat; therefore, the proposed plat is in substantial compliance with the approved preliminary plat as required.

Staff reviewed the application for private streets within the development as shown on the final plat. The streets are proposed to be located in common lot in the subdivision and will connect to a local street; the point of connection of the private street to the public street is subject to approval by ACHD. The Fire Dept. has approved the request contingent upon both sides of the street being signed “No Parking Fire Lane.” No gates or other obstacles are proposed or approved at the entries of the private streets. The Director has tentatively approved the request subject to completion of the tasks listed in UDC [11-3F-3B](#) within one (1) year in accord with the Findings listed in Section VII below.

A. Staff:

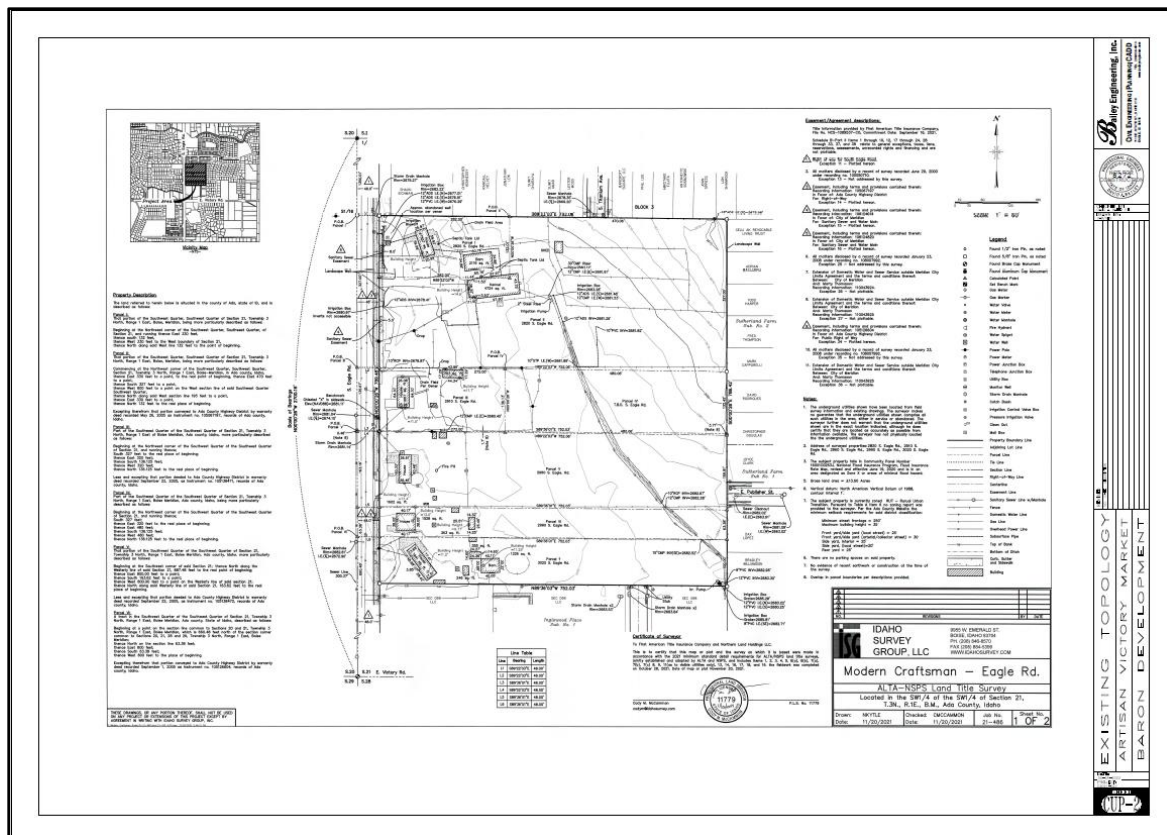
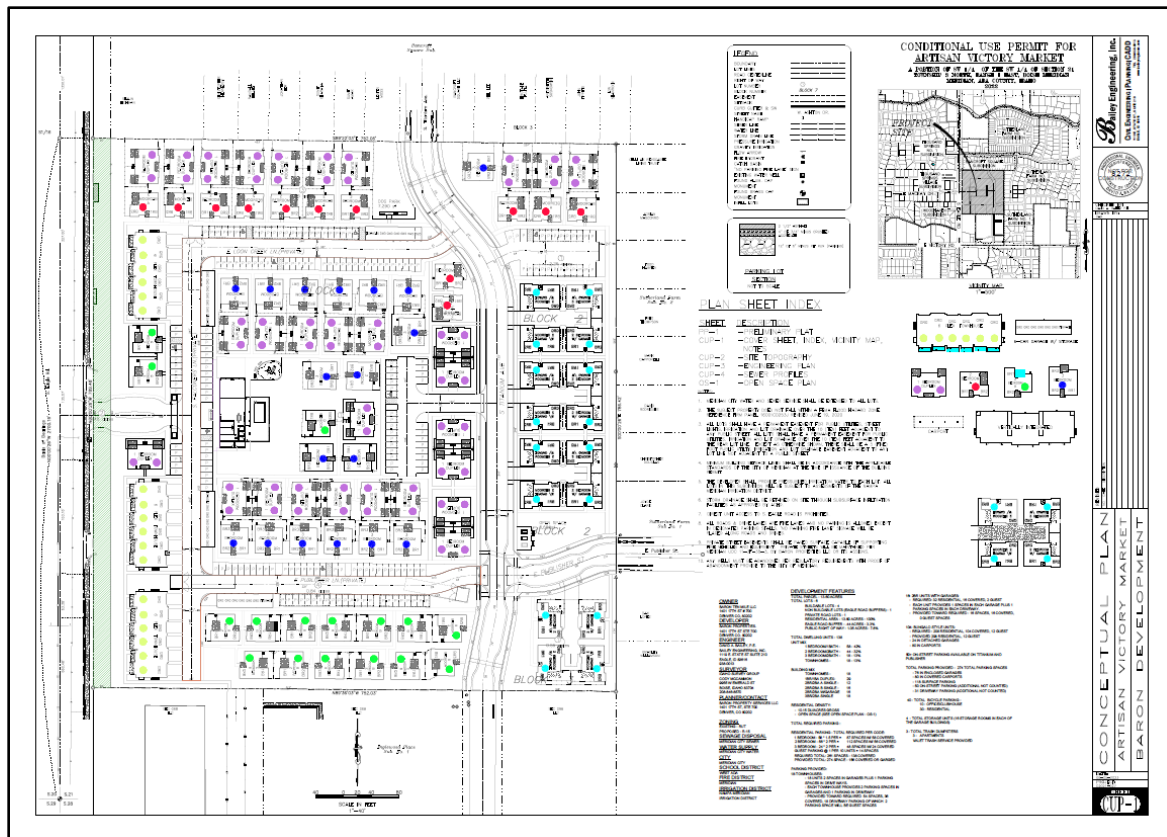
V. EXHIBITS

**PRELIMINARY PLAT FOR
ARTISAN VICTORY MARKET SUBDIVISION**

PLAN SHEET INDEX

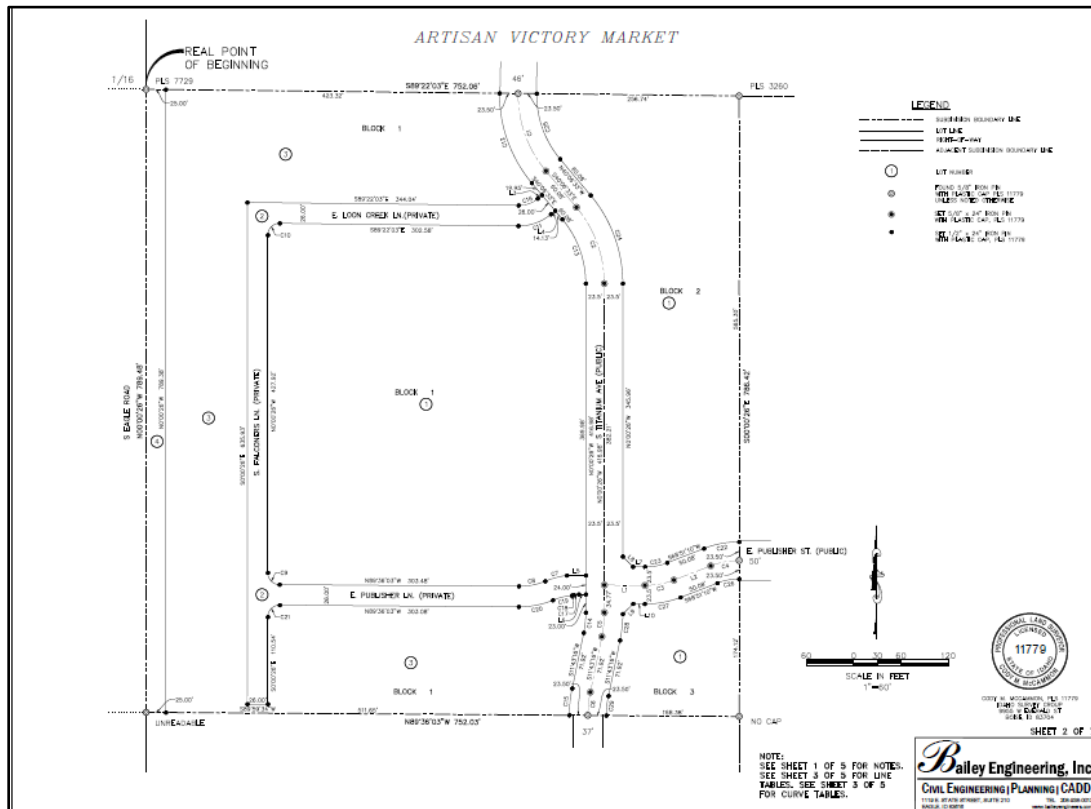
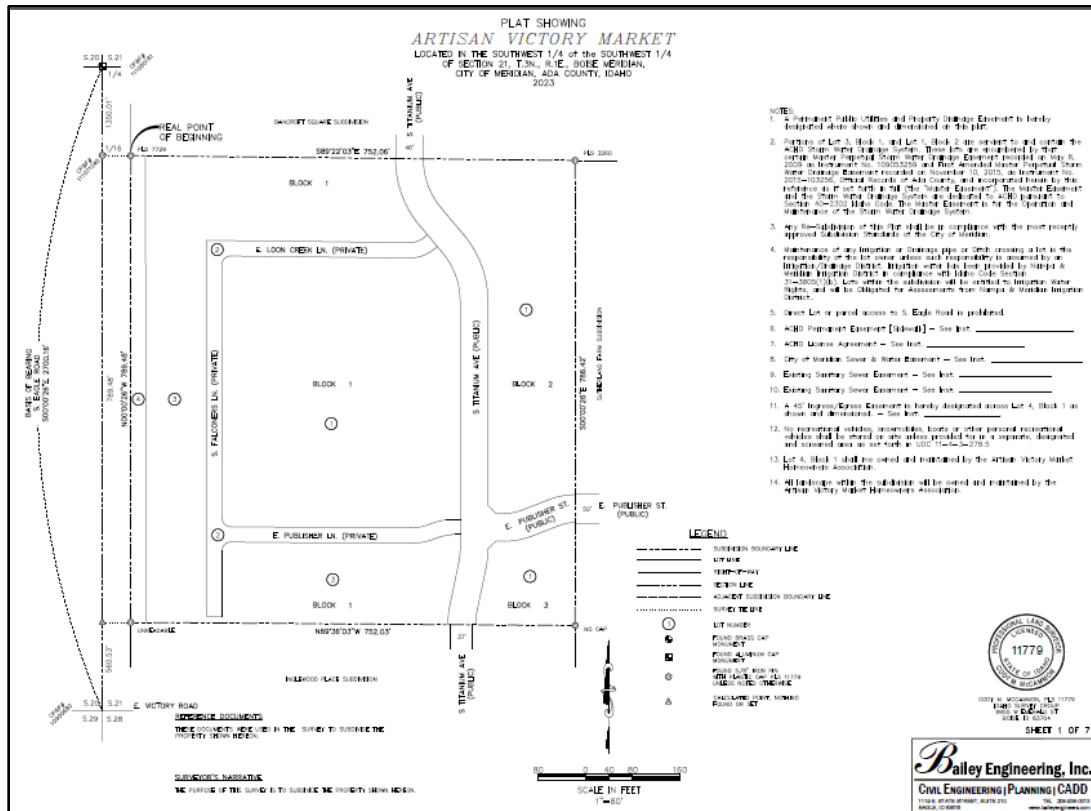
SHEET	DESCRIPTION
1	ENTIRE LOT
2	ENTIRE LOT
3	ENTIRE LOT
4	ENTIRE LOT
5	ENTIRE LOT
6	ENTIRE LOT
7	ENTIRE LOT
8	ENTIRE LOT
9	ENTIRE LOT
10	ENTIRE LOT
11	ENTIRE LOT
12	ENTIRE LOT
13	ENTIRE LOT
14	ENTIRE LOT
15	ENTIRE LOT
16	ENTIRE LOT
17	ENTIRE LOT
18	ENTIRE LOT
19	ENTIRE LOT
20	ENTIRE LOT
21	ENTIRE LOT
22	ENTIRE LOT
23	ENTIRE LOT
24	ENTIRE LOT
25	ENTIRE LOT
26	ENTIRE LOT
27	ENTIRE LOT
28	ENTIRE LOT
29	ENTIRE LOT
30	ENTIRE LOT
31	ENTIRE LOT
32	ENTIRE LOT
33	ENTIRE LOT
34	ENTIRE LOT
35	ENTIRE LOT
36	ENTIRE LOT
37	ENTIRE LOT
38	ENTIRE LOT
39	ENTIRE LOT
40	ENTIRE LOT
41	ENTIRE LOT
42	ENTIRE LOT
43	ENTIRE LOT
44	ENTIRE LOT
45	ENTIRE LOT
46	ENTIRE LOT
47	ENTIRE LOT
48	ENTIRE LOT
49	ENTIRE LOT
50	ENTIRE LOT
51	ENTIRE LOT
52	ENTIRE LOT
53	ENTIRE LOT
54	ENTIRE LOT
55	ENTIRE LOT
56	ENTIRE LOT
57	ENTIRE LOT
58	ENTIRE LOT
59	ENTIRE LOT
60	ENTIRE LOT
61	ENTIRE LOT
62	ENTIRE LOT
63	ENTIRE LOT
64	ENTIRE LOT
65	ENTIRE LOT
66	ENTIRE LOT
67	ENTIRE LOT
68	ENTIRE LOT
69	ENTIRE LOT
70	ENTIRE LOT
71	ENTIRE LOT
72	ENTIRE LOT
73	ENTIRE LOT
74	ENTIRE LOT
75	ENTIRE LOT
76	ENTIRE LOT
77	ENTIRE LOT
78	ENTIRE LOT
79	ENTIRE LOT
80	ENTIRE LOT
81	ENTIRE LOT
82	ENTIRE LOT
83	ENTIRE LOT
84	ENTIRE LOT
85	ENTIRE LOT
86	ENTIRE LOT
87	ENTIRE LOT
88	ENTIRE LOT
89	ENTIRE LOT
90	ENTIRE LOT
91	ENTIRE LOT
92	ENTIRE LOT
93	ENTIRE LOT
94	ENTIRE LOT
95	ENTIRE LOT
96	ENTIRE LOT
97	ENTIRE LOT
98	ENTIRE LOT
99	ENTIRE LOT
100	ENTIRE LOT

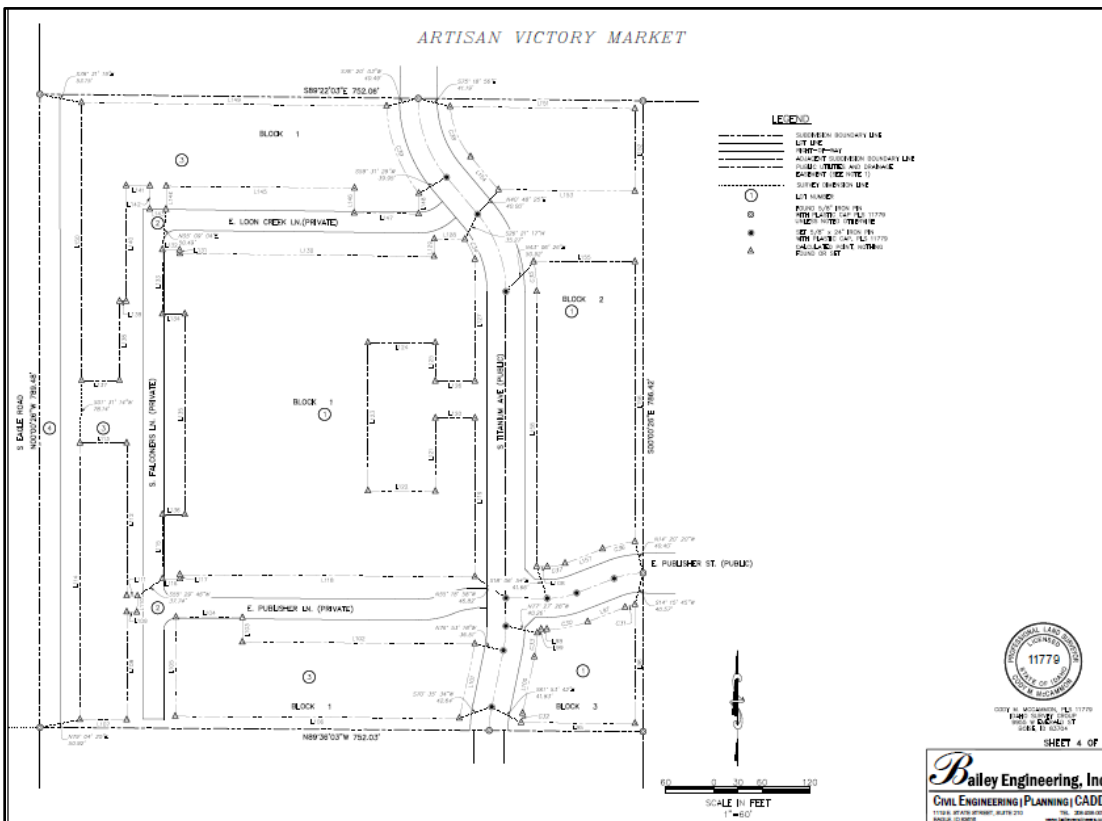
**PRELIMINARY PLAT
ARTISAN VICTORY MARKET SUBDIVISION
BARON PROPERTIES LLC**





B. Final Plat (dated: 12/18/2023)





ARTISAN VICTORY MARKET

Core Table						User Table						Item Table					
Item ID	Value	Label	Unit	Category	Status	User ID	Username	Role	Group	Department	Location	Item ID	Description	Quantity	Unit	Category	Status
01	100.00	ITEM 001	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	001	ITEM 001	100.00	kg	00000000	00000000
02	100.00	ITEM 002	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	002	ITEM 002	100.00	kg	00000000	00000000
03	100.00	ITEM 003	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	003	ITEM 003	100.00	kg	00000000	00000000
04	100.00	ITEM 004	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	004	ITEM 004	100.00	kg	00000000	00000000
05	100.00	ITEM 005	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	005	ITEM 005	100.00	kg	00000000	00000000
06	100.00	ITEM 006	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	006	ITEM 006	100.00	kg	00000000	00000000
07	100.00	ITEM 007	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	007	ITEM 007	100.00	kg	00000000	00000000
08	100.00	ITEM 008	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	008	ITEM 008	100.00	kg	00000000	00000000
09	100.00	ITEM 009	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	009	ITEM 009	100.00	kg	00000000	00000000
10	100.00	ITEM 010	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	010	ITEM 010	100.00	kg	00000000	00000000
11	100.00	ITEM 011	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	011	ITEM 011	100.00	kg	00000000	00000000
12	100.00	ITEM 012	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	012	ITEM 012	100.00	kg	00000000	00000000
13	100.00	ITEM 013	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	013	ITEM 013	100.00	kg	00000000	00000000
14	100.00	ITEM 014	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	014	ITEM 014	100.00	kg	00000000	00000000
15	100.00	ITEM 015	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	015	ITEM 015	100.00	kg	00000000	00000000
16	100.00	ITEM 016	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	016	ITEM 016	100.00	kg	00000000	00000000
17	100.00	ITEM 017	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	017	ITEM 017	100.00	kg	00000000	00000000
18	100.00	ITEM 018	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	018	ITEM 018	100.00	kg	00000000	00000000
19	100.00	ITEM 019	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	019	ITEM 019	100.00	kg	00000000	00000000
20	100.00	ITEM 020	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	020	ITEM 020	100.00	kg	00000000	00000000
21	100.00	ITEM 021	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	021	ITEM 021	100.00	kg	00000000	00000000
22	100.00	ITEM 022	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	022	ITEM 022	100.00	kg	00000000	00000000
23	100.00	ITEM 023	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	023	ITEM 023	100.00	kg	00000000	00000000
24	100.00	ITEM 024	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	024	ITEM 024	100.00	kg	00000000	00000000
25	100.00	ITEM 025	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	025	ITEM 025	100.00	kg	00000000	00000000
26	100.00	ITEM 026	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	026	ITEM 026	100.00	kg	00000000	00000000
27	100.00	ITEM 027	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	027	ITEM 027	100.00	kg	00000000	00000000
28	100.00	ITEM 028	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	028	ITEM 028	100.00	kg	00000000	00000000
29	100.00	ITEM 029	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	029	ITEM 029	100.00	kg	00000000	00000000
30	100.00	ITEM 030	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	030	ITEM 030	100.00	kg	00000000	00000000
31	100.00	ITEM 031	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	031	ITEM 031	100.00	kg	00000000	00000000
32	100.00	ITEM 032	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	032	ITEM 032	100.00	kg	00000000	00000000
33	100.00	ITEM 033	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	033	ITEM 033	100.00	kg	00000000	00000000
34	100.00	ITEM 034	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	034	ITEM 034	100.00	kg	00000000	00000000
35	100.00	ITEM 035	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	035	ITEM 035	100.00	kg	00000000	00000000
36	100.00	ITEM 036	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	036	ITEM 036	100.00	kg	00000000	00000000
37	100.00	ITEM 037	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	037	ITEM 037	100.00	kg	00000000	00000000
38	100.00	ITEM 038	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	038	ITEM 038	100.00	kg	00000000	00000000
39	100.00	ITEM 039	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	039	ITEM 039	100.00	kg	00000000	00000000
40	100.00	ITEM 040	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	040	ITEM 040	100.00	kg	00000000	00000000
41	100.00	ITEM 041	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	041	ITEM 041	100.00	kg	00000000	00000000
42	100.00	ITEM 042	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	042	ITEM 042	100.00	kg	00000000	00000000
43	100.00	ITEM 043	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	043	ITEM 043	100.00	kg	00000000	00000000
44	100.00	ITEM 044	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	044	ITEM 044	100.00	kg	00000000	00000000
45	100.00	ITEM 045	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	045	ITEM 045	100.00	kg	00000000	00000000
46	100.00	ITEM 046	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	046	ITEM 046	100.00	kg	00000000	00000000
47	100.00	ITEM 047	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	047	ITEM 047	100.00	kg	00000000	00000000
48	100.00	ITEM 048	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	048	ITEM 048	100.00	kg	00000000	00000000
49	100.00	ITEM 049	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	049	ITEM 049	100.00	kg	00000000	00000000
50	100.00	ITEM 050	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	050	ITEM 050	100.00	kg	00000000	00000000
51	100.00	ITEM 051	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	051	ITEM 051	100.00	kg	00000000	00000000
52	100.00	ITEM 052	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	052	ITEM 052	100.00	kg	00000000	00000000
53	100.00	ITEM 053	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	053	ITEM 053	100.00	kg	00000000	00000000
54	100.00	ITEM 054	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	054	ITEM 054	100.00	kg	00000000	00000000
55	100.00	ITEM 055	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	055	ITEM 055	100.00	kg	00000000	00000000
56	100.00	ITEM 056	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	056	ITEM 056	100.00	kg	00000000	00000000
57	100.00	ITEM 057	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	057	ITEM 057	100.00	kg	00000000	00000000
58	100.00	ITEM 058	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	058	ITEM 058	100.00	kg	00000000	00000000
59	100.00	ITEM 059	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	059	ITEM 059	100.00	kg	00000000	00000000
60	100.00	ITEM 060	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	060	ITEM 060	100.00	kg	00000000	00000000
61	100.00	ITEM 061	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	061	ITEM 061	100.00	kg	00000000	00000000
62	100.00	ITEM 062	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	062	ITEM 062	100.00	kg	00000000	00000000
63	100.00	ITEM 063	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	063	ITEM 063	100.00	kg	00000000	00000000
64	100.00	ITEM 064	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	064	ITEM 064	100.00	kg	00000000	00000000
65	100.00	ITEM 065	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	065	ITEM 065	100.00	kg	00000000	00000000
66	100.00	ITEM 066	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	066	ITEM 066	100.00	kg	00000000	00000000
67	100.00	ITEM 067	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	067	ITEM 067	100.00	kg	00000000	00000000
68	100.00	ITEM 068	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	068	ITEM 068	100.00	kg	00000000	00000000
69	100.00	ITEM 069	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	069	ITEM 069	100.00	kg	00000000	00000000
70	100.00	ITEM 070	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	070	ITEM 070	100.00	kg	00000000	00000000
71	100.00	ITEM 071	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	071	ITEM 071	100.00	kg	00000000	00000000
72	100.00	ITEM 072	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	072	ITEM 072	100.00	kg	00000000	00000000
73	100.00	ITEM 073	kg	00000000	00000000	00000000	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	073	ITEM 073	100.00	kg		



CITY OF MOBILE, AL 36688
 PUBLIC SERVICE GROUP
 9905 W. DOWALD ST
 MOBILE, AL 36688

Bailley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
11100 N. 37TH AVENUE, SUITE 210 TEL. 360-438-0373

ARTISAN VICTORY MARKET

Certificate Of Owners

Know all men by these presents, that EPS Franklin Road LLC, an Foreign Limited Liability Company is the Owner of the Property described as follows:

A portion of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho more particularly described as follows:

Corresponding at the 1/4 corner common to said Sections 20 and 21, T.3N., R.1E., S.W., from which the Section corner common to Sections 20, 21, 28 and 29 T.3N., R.1E., S.W., bears S.89°00'26" E., 2,700.16 feet, thence on the west boundary line of said Section 21, S.89°00'26" E., 1,350.08 feet to the South 1/4 corner common to said Sections 20 and 21, thence on the north boundary line of the Southwest 1/4 of the Southwest 1/4 of said Section 21, S.89°22'03" E., 48.00 feet to the Southwest corner of Bureau Super Subdivision as filed in Book 111 of Plans or Pages 16142 through 16144, records of Ada County, Idaho, and the REAL POINT OF BEGINNING.

thence on the south boundary of said Bancroft Square Subdivision, South 89°22'03" East, 752.06 feet to the west boundary line of Sutherland Farm Subdivision No. 2 as tied in Book 89 of Plats at Pages 10242 through 10244,

*Reference on said west boundary line and the west boundary line of Sutherland Farm Subdivision No. 1 is as filed in Book 86 of Plats or Pages 9806 through 9808, records of Ada County, Idaho, South 00°00'26" East, 786.42 feet to the Northeast corner of Inwood Place Subdivision No. 1 is as filed in Book 120 of Plats or Pages 18835 through 18837, records of Ada County, Idaho.

thence on the north boundary line of said Ingleside Place Subdivision No. 1 and the westerly extension thereof, North 89°36'03" West, 752.03 feet to the east right-of-way line of S. Eagle Road;

thence on said east right-of-way line, North 00°00'26" West, 789.48 feet to the REAL POINT OF BEGINNING.

Containing 13,605 acres, more or less.

It is the intention of said undersigned to hereby include the above described property in this plan and to dedicate to the public the public streets as shown on this plan. The easements indicated on said plan are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated herein, no permanent structure other than for such utility purposes or such other uses are to be erected within the limits of said easements. All lots in this plan are to be capable to receive water service from an existing City of Mendocino main line located adjacent to the subject Subdivision, and the City of Mendocino has agreed to serve all of the lots in this Subdivision.

SPS Franklin Road LLC, an Foreign United Utility Company

Jennifer Butler
JRMR Group Manager LLC, Controller

Certificate of Surveyor

I, Cathy M. McCammon, 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 Owners" is drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Cathy M. McCormack

P.L.S. No. 11772

Acknowledgment

State of _____ } s.s.
County of _____ }

On this _____ day of _____, 2023, before me, the undersigned, a notary public in and for said state, personally appeared Jennifer Butler, known or identified to me to be the controller of JMRM Barren Manager LLC, the limited liability company and that said limited liability company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires

Notary Public, State of _____
Residing in _____



CODY W. MCCAMMON, PLS 117
FLOYD SLATTERY GROUP
9805 W. McDOWD ST
DALLAS, TX 75244

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
11700 N. STATE STREET, SUITE 210 TEL. 208.686.0000

ARTISAN VICTORY MARKET

Health Certificate

Sanitary conditions as required by Idaho Code Title 55, Chapter 13 have been inspected based on a review by a Certified Licensed Professional Engineer (CLPE) representing City of Vancouver Public Works, and the CLPE approval of the design plans and specifications and the conditions imposed on the developer for continued adherence to the sanitary provisions. It is certified that at the time of this approval, no building water connections or sewer connections were constructed. Building connections can be allowed with appropriate building permits including water connections or sewer connections have also been constructed or if the developer is substantially constructing these facilities. In the developer's compliance studies, that sanitary connections may be proposed, in accordance with Section 55-100, Idaho Code, by the issuance of a Certificate of Approval, and the construction of any building or structure requiring building water or sewer/septic facilities shall be allowed.

Director of Public Department, PWD Date

Approval of Ada County Highway District

The foregoing plan was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____, 20____.

President ADH

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Vancouver, Ada County, Idaho, hereby approve this plan.

City Engineer Date

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plan and that it complies with the State of Idaho Code relating to plans and surveys.

County Surveyor

Approval of City Council

I, the undersigned, City Clerk in and for the City of Vancouver, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 20____, this plan was duly accepted and approved.

City Clerk, Vancouver, Idaho

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, for the requirements of I.C.S. 1-108 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

County Treasurer Date

County Recorder's Certificate

State of Idaho }
County of Ada } ss. Instrument No. _____

I hereby certify that this instrument was filed on the request of Mobile Survey Group, LLC.

at _____ minutes past _____ o'clock _____ M.,

the _____ day of _____, 20____, in Book _____ of Plans of

Pages _____ through _____

For \$ _____

Deputy

County Recorder

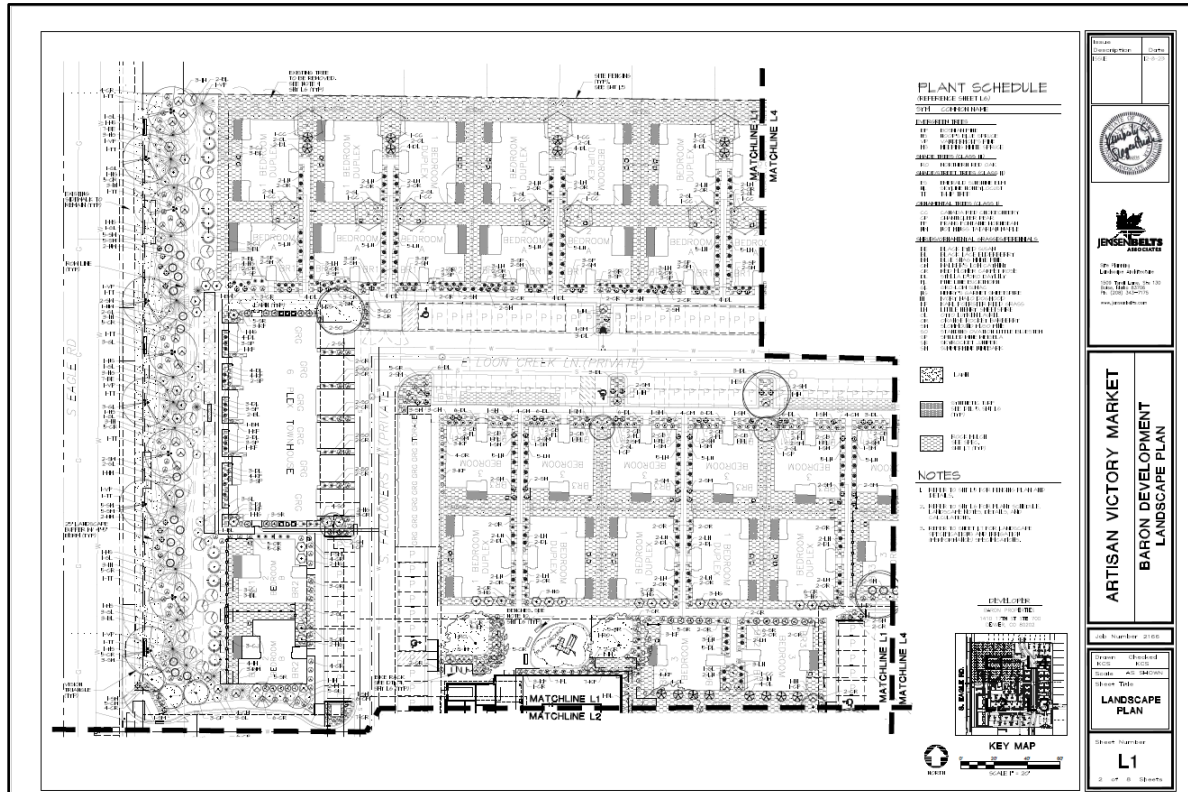
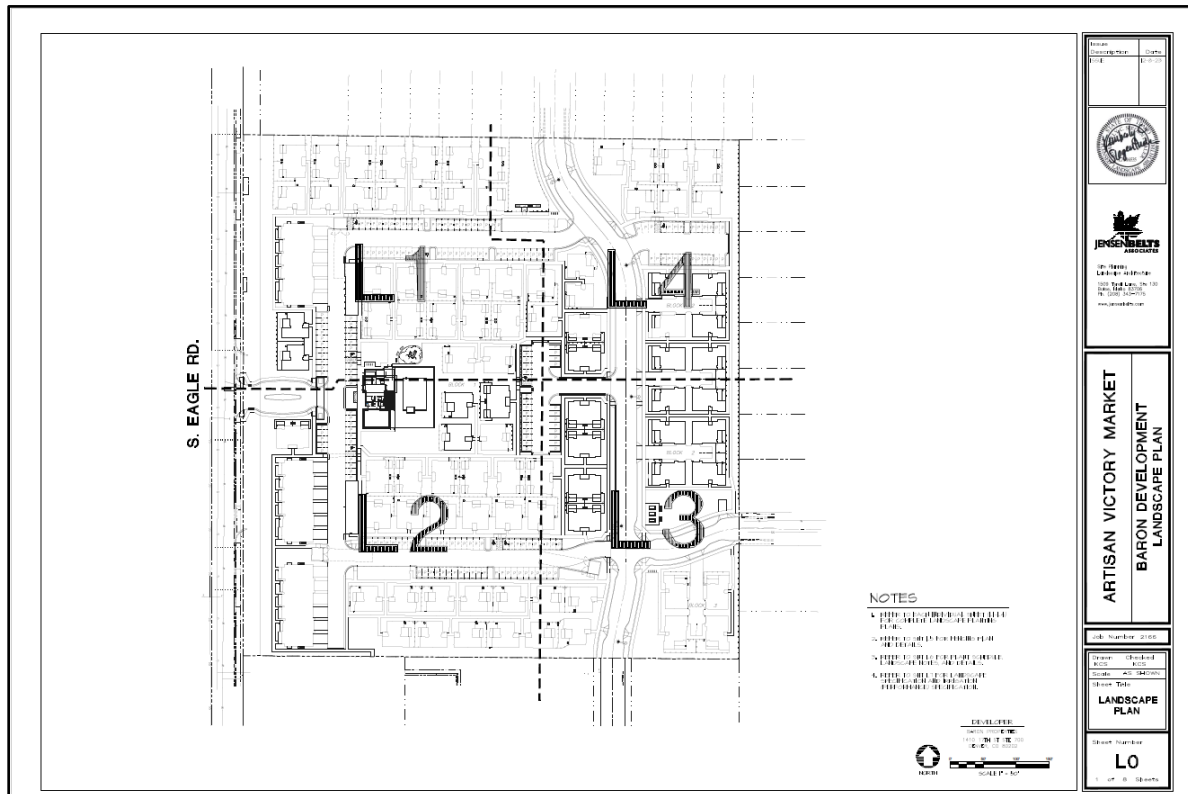


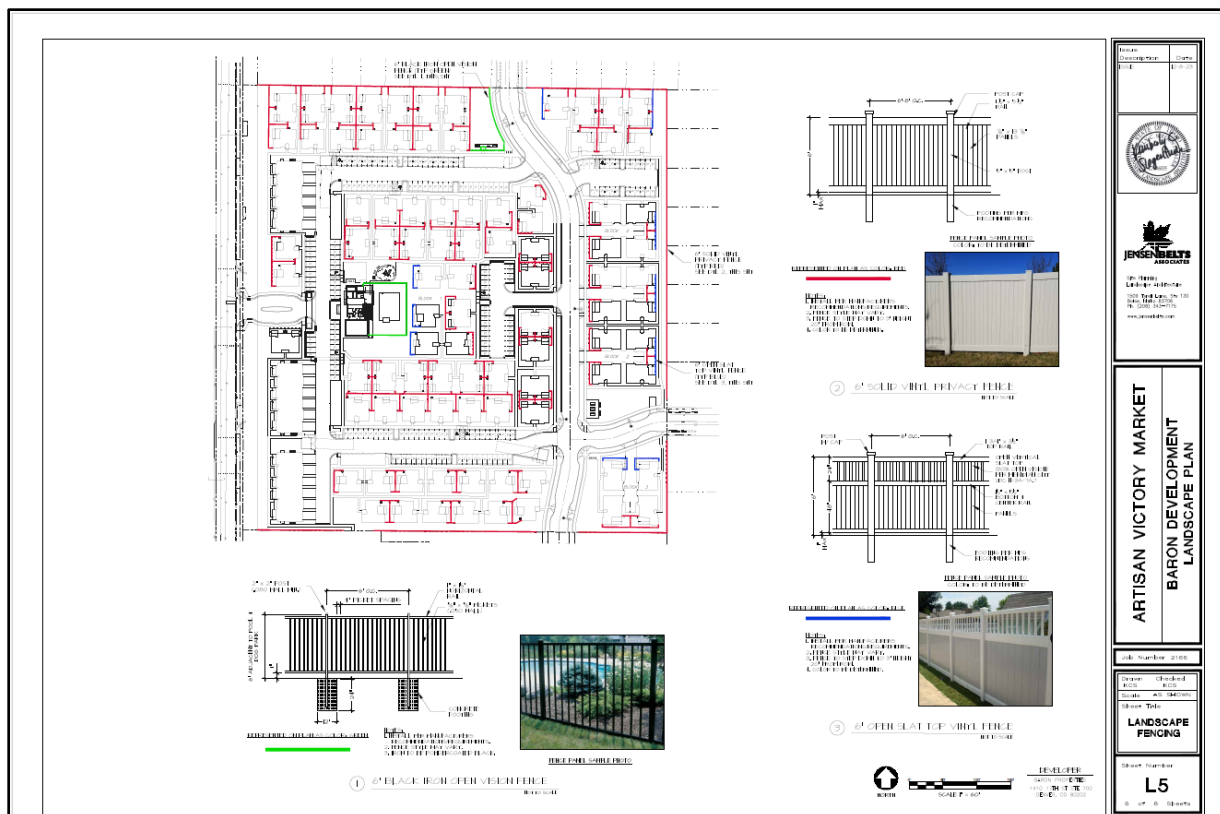
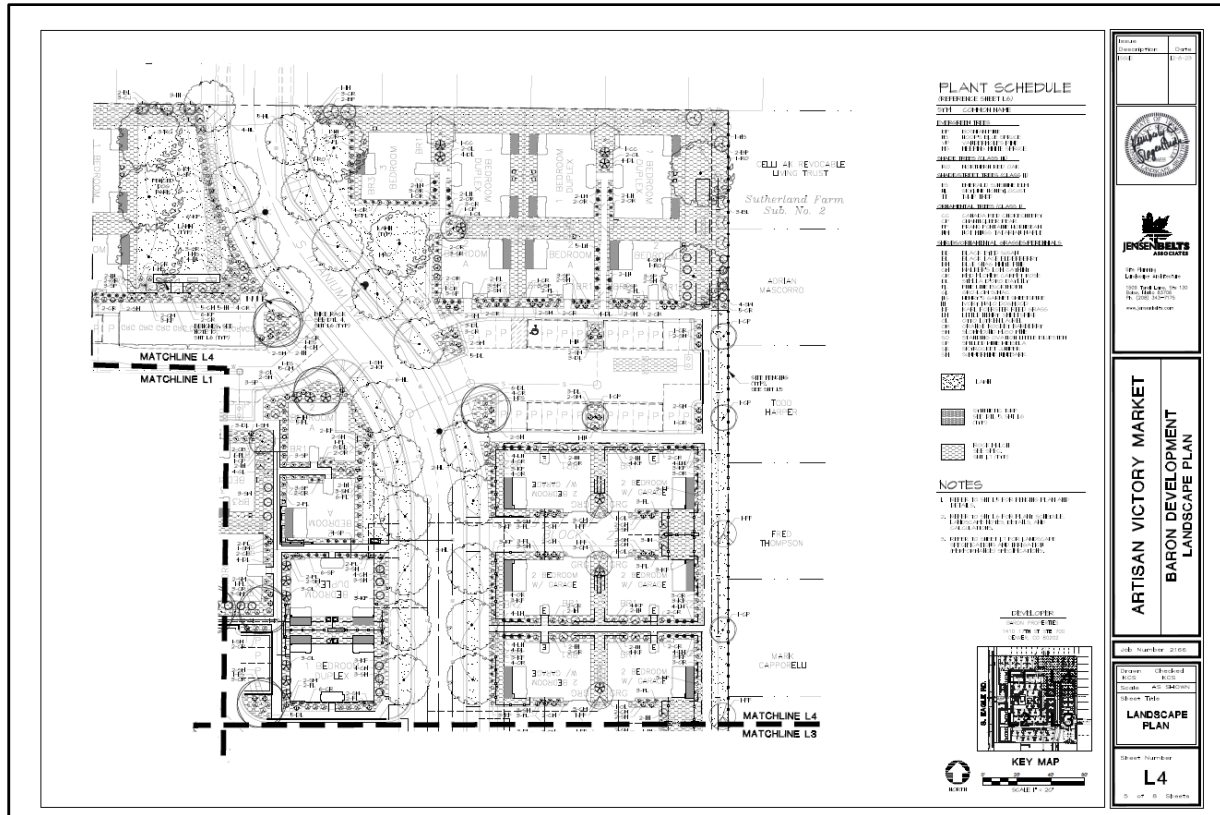
CITY OF VANCOUR, ID 11779
DAVID BAILEY, PLS
EXPIRES 12/31/2024

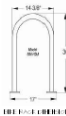
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
10000 SOUTH 40TH AVENUE, SUITE 200
MIDLAND, ID 83648
PH: 208-835-0000
WWW.BAILEYENGINEERING.COM

SHEET 7 OF 7

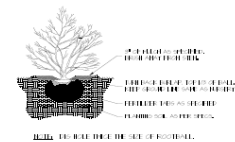
C. Landscape Plan (12/8/2023)



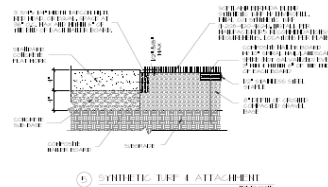




④ BIKE RACK



② SHIRB PLANNING



5 SYNTHETIC TURF 4 ATTACHMENT

[illegible]

1. 在下列各题中，若 α 为锐角，且 $\sin \alpha = \frac{1}{2}$ ，则 $\alpha =$ 30°；若 $\cos \alpha = \frac{\sqrt{3}}{2}$ ，则 $\alpha =$ 30°；若 $\tan \alpha = \frac{1}{\sqrt{3}}$ ，则 $\alpha =$ 30°；若 $\cot \alpha = \sqrt{3}$ ，则 $\alpha =$ 30°。

[illegible][illegible]

JENSEN BELTS ASSOCIATES
5th Floor
Landscape Architecture
1908 West Loop, Ste. 130
Dallas, Texas 75206
Ph. (202) 342-7175
www.jensenbelts.com

ARTISAN VICTORY MARKET

Job Number 2166	
Drawn KCS	Checked KCS
Scale AS SHOWN	
Sheet Title	
LANDSCAPE DETAILS	
Sheet Number	
L6	
7 of 8 Sheets	

[illegible]

E. Site Amenity Exhibit (dated: 6/7/2023)



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: H-2022-0066 and DA Inst. #2023-046920.
2. 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 (i.e. by July 11, 2025), in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat shown in Section V.B, prepared by Bailey Engineering, Inc., stamped on 09/18/23 by Cody M. McCammon, shall be revised prior to signature on the final plat by the City Engineer, as follows:

Plat Notes:

- a. Note #5: Revise this note as access to the site was approved from Eagle Road.
- b. Note #6: Include the recorded instrument number of the ACHD permanent easement.
- c. Note #7: Include the recorded instrument number of the ACHD License Agreement.

- d. Note #8: Include the recorded instrument number for the City of Meridian Sewer and Water easement.
 - e. Note #9: Include the recorded instrument number of the existing sanitary sewer easement.
 - f. Add note for the 45' ingress/egress easement.
 - g. The plat shall include the land surveyor signed seal.
- 5. The Applicant shall obtain Certificate of Zoning Compliance and Administrative Design Review approval for the multi-family development prior to building permit submittal.
 - 6. The private streets are approved subject to completion of the tasks listed in UDC [11-3F-3](#) within one year. Documentation of such shall be submitted to the Planning Division in order to receive final approval.
 - 7. The private streets within the development shall be 26-feet wide and constructed in accord with the standards listed in UDC [11-3F-4B.2](#). Gates or other obstacles restricting access are not approved.
 - 8. "No Parking Fire Lane" signs shall be erected on both sides of the private streets within the development per requirement of the Fire Dept. and UDC [11-3F-4B.2d](#).
 - 9. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. PUBLIC WORKS

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=330553&dbid=0&repo=MeridianCity>

C. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=331449&dbid=0&repo=MeridianCity>

D. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=331855&dbid=0&repo=MeridianCity>