

Crossroads Townhouses Narrative and Proposal

Narrative: Troy Summers and Dave Elledge, business partners and owners of Summers Edge LLC, have been looking to buy or build high quality multifamily housing in Adams and Valley County. After an extensive search, we believe New Meadows offers a unique opportunity to provide housing for new and existing members of the community. The intention is to build 3 multi-family buildings in a four plex design on lots 5 and 6. Lot 4 is better suited for a small retail or commercial building. If approved, the plan is to start construction on the first fourplex on lot 6 as early as this Fall. It's clear when talking to employees of Brundage, Growlers, Shore Lodge, and others that there is a need for quality long term rental units in the area. The location of the property is walking distance to restaurants and provides an easy commute to local employers.

Each four plex will consist of four two story townhouses designed with two master suites, one on each level, two baths and a one car garage. The upstairs living area will also have a small balcony to capture the views. Each unit is 19 feet wide and 35 feet deep with a total square footage of just over 1,000 square feet. Our architect is finalizing the exterior design and we will show more detail at the city council meeting.

The request is to change the zoning on lot 5 and 6 from commercial to R-3 multifamily. We also are requesting that we abandon the lot line between lot 5 and 6 to make one larger lot. We also are requesting that we move the lot line between lot 4 and 5 to the West by 32 feet to allow plenty of open space.

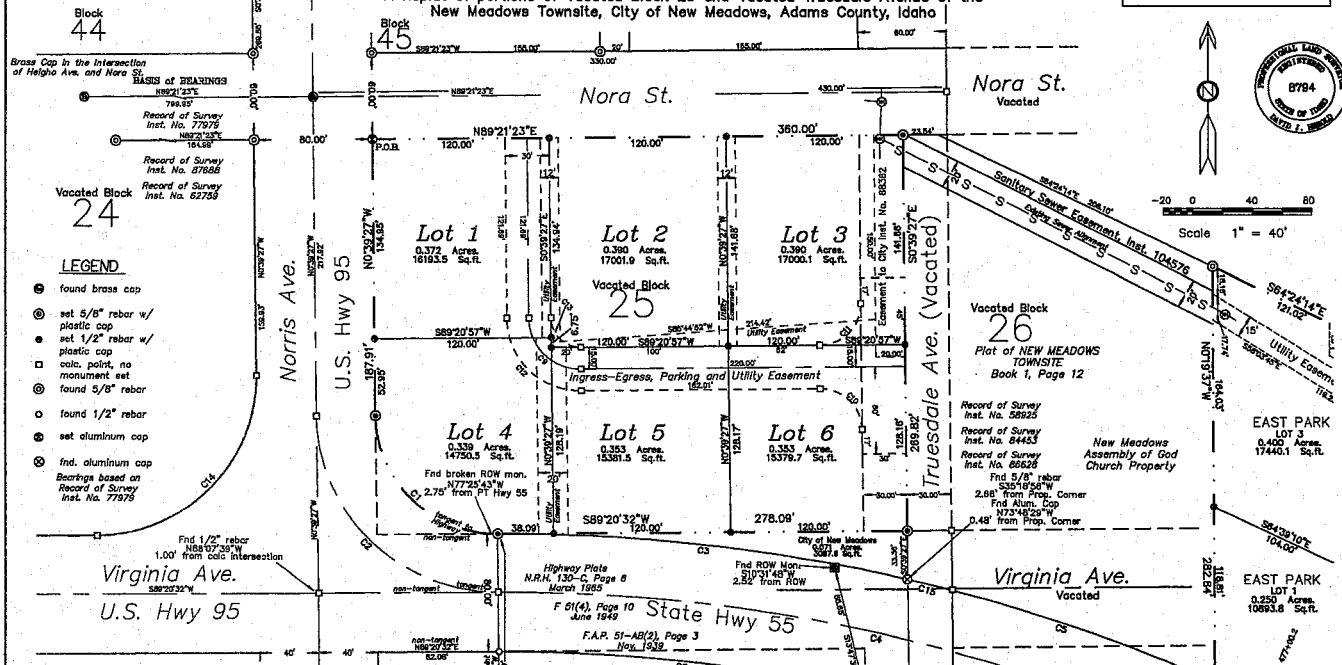
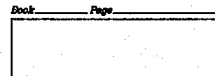
Thank you for your consideration and we look forward to talking to you more about any concerns or questions you may have regarding this proposal. We have some flexibility and desire to have a project that is looked upon as highly favorable in the community.

Zone Change Checklist

1. Name, address, and phone number of applicant:
David Elledge, Member of Summers Edge LLC
1270 S. Heron Pointe Ln, Eagle, ID 83616
208-890-8156
2. Owner or Stake Holder: Summers Edge LLC: 1270 S. Heron Pointe Lane, Eagle ID 83616
 - a. David Elledge, Member
 - b. Troy Summers, Member
3. Legal Description of property: Lots 4,5 and 6 Block 1 of Crossroads New Meadows
Parcel numbers: RPM01300010040, RPM01300010050, RPM01300010060
4. Existing Use: Lots are vacant and zoned commercial.
5. Proposed Use: Multifamily housing for long term rental on lots 5 and 6.
6. Site Plan: see attached.
7. Narrative: see attached
8. Certificate of Ownership: see attached.
9. A list of property owners: City of New Meadows has the list
10. Elevations of each building site: Final architectural construction documents are in progress. Two story four plex design
11. Flood plain - Property is not in the 100-year flood plain
12. Water course alterations are not necessary as property has already been surveyed.
13. Certification that property comply with Section 5 of ordinance #288-04. See survey.
14. Property has access to all utilities.
15. The surrounding properties have similar uses. The Brundage dorm house and the newly constructed fourplexes to the East are perfect examples.
16. Affidavit of legal interest
17. Application fees

Crossroads New Meadows

situate in the SW 1/4 of the NE 1/4 of Section 24, T. 19 N., R. 1 E., B.M.,
A Replat of portions of Vacated Block 25 and Vacated Truesdale Avenue of the
New Meadows Townsite, City of New Meadows, Adams County, Idaho



LEGEND

- found brass cap
 - ⊙ set 5/8" rebar w/ plastic cap
 - ⊙ set 1/2" rebar w/ plastic cap
 - ⊙ calc. point, no monument set
 - ⊙ found 5/8" rebar
 - ⊙ found 1/2" rebar
 - ⊙ set aluminum cap
 - ⊙ fnd. aluminum cap
- Backings based on Record of Survey Inst. No. 77978

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°58'24"	128.72	92.00	N45°37'39" W	115.80
C2	89°58'24"	191.51	122.00	S45°37'39" E	172.44
C3	132°33'44"	280.74	1188.00	N83°48'58" W	280.08
C4	23°54'57"	318.33	1148.00	N77°38'25" W	513.82
C5	9°04'37"	187.89	1188.00	N71°50'02" W	187.89
C6	1°48'44"	38.83	1188.00	N85°34'21" W	38.83
C7	12°57'33"	250.15	1106.00	N71°09'49" W	249.82
C8	12°57'19"	250.08	1106.00	N84°07'11" W	249.82
C9	89°59'36"	54.97	35.00	S45°39'15" E	46.40
C10	89°59'36"	43.68	28.00	N45°39'15" W	39.60
C11	90°00'24"	43.68	28.00	S44°50'45" W	39.60
C12	89°59'36"	78.53	56.00	S45°39'15" E	70.71
C13	89°59'36"	31.41	20.00	N45°39'15" W	28.29
C14	89°58'28"	172.09	110.80	S44°14'22" W	165.29
C15	129.45	35.97	1186.00	S71°17'13" E	30.97

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 24, Chapter 28 have been satisfied based on the State of Idaho Department of Environmental Quality (DEQ) approval of the design plans and construction and the sanitation system on the developer's collection submission of the sanitary restrictions. These are contained in the list of the plans of this project, as detailed notes or correspondence. Facilities were constructed. Building construction was in accordance with applicable building permits. If existing water or sewer facilities have been constructed or if the developer is otherwise demonstrating these facilities to the developer, such as a sanitary facility or meet the other sanitation of 28B, then sanitary restrictions may be relaxed, in accordance with Section 28-28B, Idaho Code, by the issuance of a certificate of approval, and an exemption of any building or other existing building water or sewerage facilities shall be allowed.

Submitted Health Department, 2006 Date _____
Sanitary Restrictions Letter, 2006 Date _____

RESTRICTIVE COVENANTS

INSTRUMENT NO. _____
Let development and building occupancy shall be subject to the conditions established by the restrictive covenants as recorded in the Office of the Recorder of Adams County, Idaho.
This plat is subject to compliance with I.C. Section 20-1284.
Let this plat be subject to a community water system.
No lot shall be further subdivided.
This subdivision is subject to the provisions of Idaho Code Section 21-2005 regarding the delivery of irrigation water.
Let this subdivision conform to the appropriate outline of the City zoning Ordinance.

KERR SURVEYING, McCall, Idaho, 2006

SHEET 1 OF 2
1001E241

BENNETT ARCHITECT INC.
LeGrand Bennett
P.O. Box 1777 McCall, ID 83638 (208) 315-3913
bennettarchitect.com

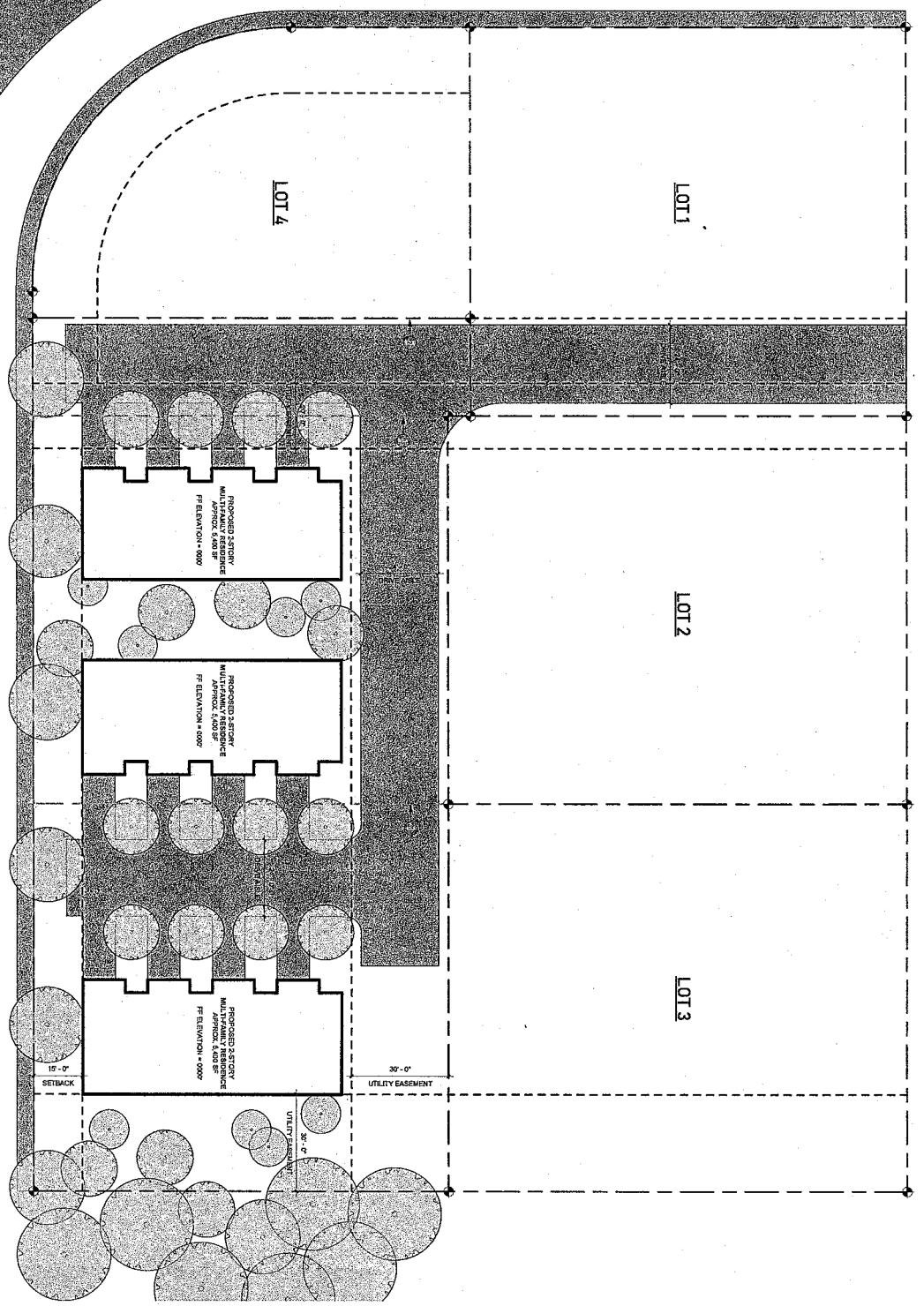
TROY SUMMERS
MULTI-FAMILY HOUSING
CROSSROADS NEW MEADOWS
NEW MEADOWS, IDAHO

SP2
RECORDED PLAT
ARCHITECTURAL
ORIGINAL SHEET SIZE:
24" x 18"

NORA STREET

US HIGHWAY 95

US HIGHWAY 55



GENERAL NOTES

- ARCHITECTURAL SITE PLANS FOR CONSTRUCTION PURPOSES ONLY. BEFORE PROCEEDING TO LAUNCH CONSTRUCTION, THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ADEQUATE INSURANCE COVERAGE.
- REGULATIONS SHOWN OR DIMENSIONS IN RELATION TO THE PROPERTY BOUNDARIES, EXISTING STRUCTURES, OR SETBACKS SHALL BE OBSERVED.
- EXISTING UTILITIES SHOWN OR PROJECT SITE, IF STAKING AVAILABLE, NOT OBSERVED ON PLANS, THEN CONDUIT LOCATION WITH OWNER.

SITE INFORMATION

STRUCKS LOT AND LAND USE CHANGE REQUIREMENTS ARE AS PER NEW MEXICO MUNICIPAL CODE ARTICLE 10, § 3 WITH DENSITY RESIDENTIAL DISTRICT

LOT AREA REQUIREMENTS (MINIMUM 3,000-4,400 S.F.)

APPROX. 5,400 S.F. AREA

12' MINIMUM SETBACK

30' WIDE SIDEWALK-DRIVEWAY, PARKING AND UTILITY EASEMENT

MAXIMUM LOT COVER AGE (MAXIMUM 10%-14%)

PROPOSED STRUCTURES AREA 1500 S.F.

KEY NOTES

1. Abbreviated property line
2. Non-property line, show line if approved by owner or adjoining property line



CONSULTANT
1000 UNIVERSITY AVENUE, SUITE 1000
DENVER, CO 80202
303.733.8800

DATE: 01/15/2024
PROJECT: CROSSROADS MULTI-FAMILY
ADDRESS: 1000 UNIVERSITY AVENUE, SUITE 1000
PHD: [blank]
DW: [blank]
REVISION: [blank]

ARCHITECTURAL SITE PLAN

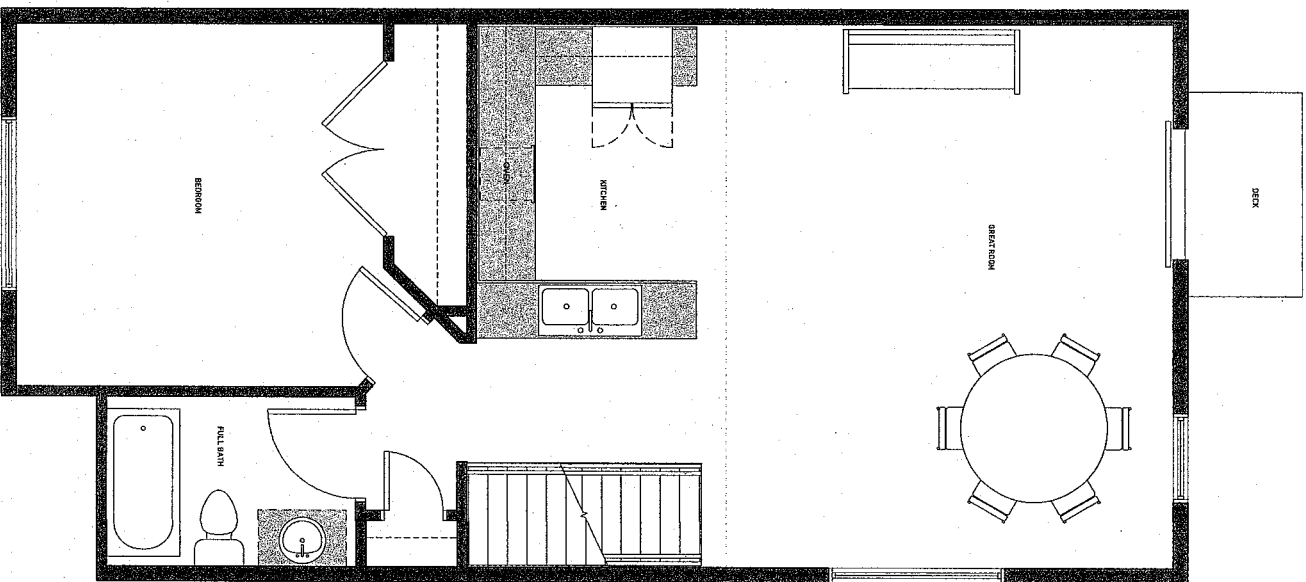
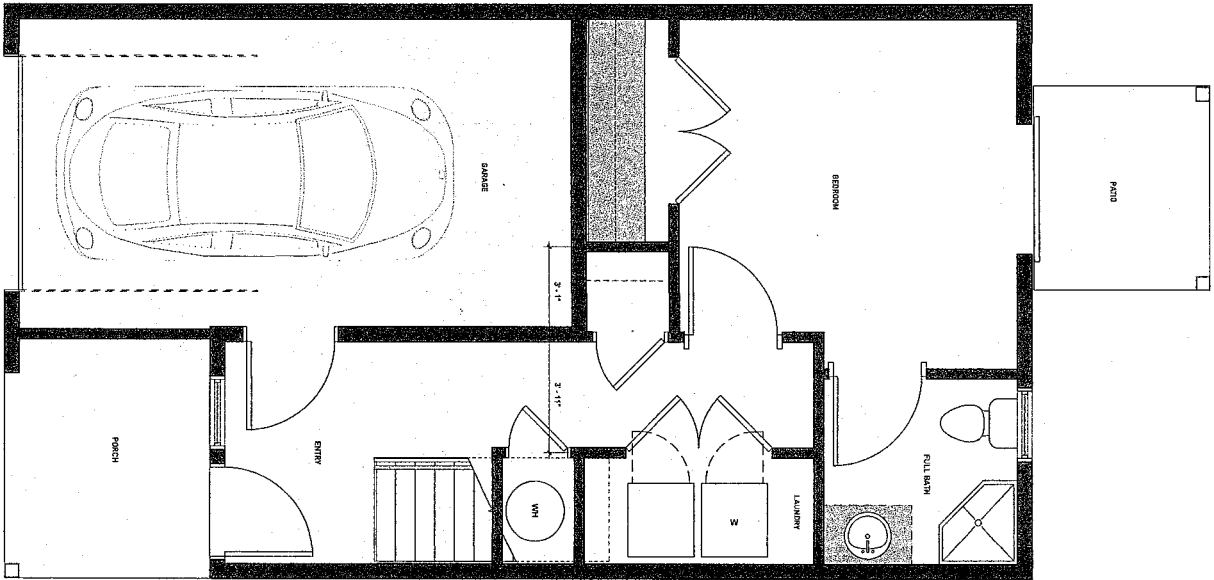
A2.00

1 SITE PLAN
SCALE: 1/8" = 1'-0"



ELEVATION STUDY
CROSSROADS TOWNHOMES // STUDY





GENERAL NOTES

- A. ALL EXTERIOR WALLS TO BE 2X4 WOOD FRAMED WITH 1/2" GYPSUM BOARD AND FINISHED WITH STUCCO. EXTERIOR WALLS TO BE FINISHED WITH STUCCO. EXTERIOR WALLS TO BE FINISHED WITH STUCCO.
- B. MECHANICAL CONTRACTOR SHALL FINISH AND INSTALL WALL SYSTEMS FOR THE ENTIRE PROJECT AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CONTRACTOR'S SPECIFICATIONS AND SHALL BE FINISHED WITH STUCCO.
- C. FINISHING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CONTRACTOR'S SPECIFICATIONS AND SHALL BE FINISHED WITH STUCCO.
- D. FINISHING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CONTRACTOR'S SPECIFICATIONS AND SHALL BE FINISHED WITH STUCCO.
- E. FINISHING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CONTRACTOR'S SPECIFICATIONS AND SHALL BE FINISHED WITH STUCCO.
- F. FINISHING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CONTRACTOR'S SPECIFICATIONS AND SHALL BE FINISHED WITH STUCCO.
- G. FINISHING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CONTRACTOR'S SPECIFICATIONS AND SHALL BE FINISHED WITH STUCCO.
- H. FINISHING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CONTRACTOR'S SPECIFICATIONS AND SHALL BE FINISHED WITH STUCCO.
- I. FINISHING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CONTRACTOR'S SPECIFICATIONS AND SHALL BE FINISHED WITH STUCCO.
- J. FINISHING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CONTRACTOR'S SPECIFICATIONS AND SHALL BE FINISHED WITH STUCCO.
- K. FINISHING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CONTRACTOR'S SPECIFICATIONS AND SHALL BE FINISHED WITH STUCCO.
- L. FINISHING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MECHANICAL SYSTEMS. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CONTRACTOR'S SPECIFICATIONS AND SHALL BE FINISHED WITH STUCCO.

KEY NOTES

- 1. xx



PROJECT NAME
ADDRESS
CITY, ST, ZIP

PROJECT NO.
DATE
REVISION

PROJECT NAME
ADDRESS
CITY, ST, ZIP

PROJECT NO.
DATE
REVISION

PROJECT NAME
ADDRESS
CITY, ST, ZIP

PROJECT NO.
DATE
REVISION

PROJECT NAME
ADDRESS
CITY, ST, ZIP

PROJECT NO.
DATE
REVISION

PROJECT NAME
ADDRESS
CITY, ST, ZIP

PROJECT NO.
DATE
REVISION

PROJECT NAME
ADDRESS
CITY, ST, ZIP

PROJECT NO.
DATE
REVISION

PROJECT NAME
ADDRESS
CITY, ST, ZIP

PROJECT NO.
DATE
REVISION

PROJECT NAME
ADDRESS
CITY, ST, ZIP

PROJECT NO.
DATE
REVISION

PROJECT NAME
ADDRESS
CITY, ST, ZIP

PROJECT NO.
DATE
REVISION

PROJECT NAME
ADDRESS
CITY, ST, ZIP

PROJECT NO.
DATE
REVISION

PROJECT NAME
ADDRESS
CITY, ST, ZIP

PROJECT NO.
DATE
REVISION

PROJECT NAME
ADDRESS
CITY, ST, ZIP

PROJECT NO.
DATE
REVISION

A2.01

FLOOR PLANS

NOT FOR CONSTRUCTION

DATE

REVISION

PROJECT NAME

ADDRESS

CITY, ST, ZIP

PROJECT NO.

DATE

REVISION

PROJECT NAME

ADDRESS

CITY, ST, ZIP

PROJECT NO.

DATE

REVISION