



PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission Meeting of 12 JANUARY 2016

PUBLIC HEARING ITEM NO. 4 STAFF REPORT

Applicant(s)/Engineer(s): Karcher Clinic, LLC/Quadrant Consulting and Retail West Properties, Jonathan Seel as representatives

Analyst: Robert Hobbs

File(s): SUBS. 663-15 & 664-15

REQUESTED ACTION APPROVAL(S), LOCATION & HISTORY

1. Short (Combined Preliminary and Final) Plat Approval for (4 commercial building lots to be known as the):

Karcher Middleton Commercial Subdivision

(hereinafter the "Project"; alternatively, the "Plat, "Karcher Middleton Commercial Subdivision", the "Subdivision", or the "Development")

Appertaining to:

Some 2.56 acres of land located at the southwest corner of the intersection of N. Middleton Road and W. Karcher Road within a portion of the NE ¼ of the NE ¼ of Section 18, T3N, R2W, Boise Meridian, Canyon County on land zoned BC (Community Business) in Nampa (hereinafter the "Property")...

History:

Land divisions involving a parcel or lot into more than two (2) resultant properties executed post June of 2002 in Nampa require filing for subdivision plat approval (vs. use of simple record of survey split process). The master parcel from which the four lots involved in this matter are being derived was annexed into the City and zoned BC (Community Business) in 2007. Recent design review and building permit approvals were granted to SAMC (St. Alphonsus) to build a medical clinic on the original parcel – said clinic now is being proposed to be relegated to the easterly most lot of the proposed Plat. A recent rule change (re-introduction) in Nampa allows the processing of subdivisions of seven (7) or fewer lots to be processed as "short plats"

whereby a preliminary and final plat are combined to expedite application handling time and fee consolidation.

2016 SUBDIVISION STATISTICS

Overall Site Area- 2.56 acres

Total, BC Lot Count- 4

Total Common Lot Count- 0

Total Building Lot Count- 4

Regarding "BC Building Lots":

Min. Allowed BC Bldg. Lot Size-

N/A

Min. Proposed BC Bldg. Lot Size-

18,329 sq. ft.

Min. Allowed Avg. BC Bldg. Lot Size-

N/A

Periphery Compatibility Applicability

N/A

Min. Req. St. Frontage BC Zone-

N/A

Min. Allowed BC Bldg. Lot Widths-

N/A

Min. Allowed BC Bldg. Mean Lot Depths-

N/A

Plat Development Data/Notes: See plat sheets

FINDINGS OF FACT & NOTES REGARDING PLAT

This matter before the Commission is to determine whether or not the preliminary plat, as proposed, is acceptable.

Platting of this Project will serve to divide the land. It must be done in accordance with state law, Nampa City Code § 10-27, Nampa City Code § 10-16, and, in cooperation with the City's currently adopted Engineering Design and Specification manuals.

Accordingly, Plat review was done to analyze the Project's compliance to code in the context of this project having already been annexed and zoned.

Regarding the Plat, Zoning Staff finds:

1. Minimum Lot Areas:

N/A; Because the proposed Plat is slated for development in conjunction with BC zoning, this requirement is non-applicable...therefore, the Plat is deemed compliant in this regard; and,

2. **Average Lot Size:**
N/A; Because the proposed Plat is slated for development in conjunction with BC zoning, this requirement is non-applicable...therefore, the Plat is deemed compliant in this regard; and,
3. **Lot Compatibility:**
N/A; Because the proposed Plat is slated for development in conjunction with BC zoning, this requirement is non-applicable...therefore, the Plat is deemed compliant in this regard; and,
4. **Lot Width:**
N/A; Because the proposed Plat is slated for development in conjunction with BC zoning, this requirement is non-applicable...therefore, the Plat is deemed compliant in this regard; and,
5. **Lot Depth:**
N/A; Because the proposed Plat is slated for development in conjunction with BC zoning, this requirement is non-applicable...therefore, the Plat is deemed compliant in this regard; and,
6. **Right-Of-Way Dedication(s)/Improvements:**
N/A; Property access is via service drive connection to both Karcher and Middleton, no new street frontage dedication/provision is associated with this matter; and,
7. **Landscaping:**
Existing; otherwise to be developed in at time of building construction, with requisite parking lot landscaping to be made a part of [any] building Certificate of Occupancy sign-off; and,
9. **Path/Trailway(s):**
No waterways affect the Project (in terms of invoking a requirement to provide a path or trailway alongside the same); and,
10. **Misc./Correspondence:**
Any correspondence from agencies or the citizenry regarding this part of the application is hereafter attached to this report. (Agency comments, when provided, are usually geared towards recommending conditions for the Project should it be approved.)

Recommendation:

Both Staff and the Engineering Division recommend approval of this Short Plat with few Conditions of Approval recommended for Commission imposition against the requested entitlement.

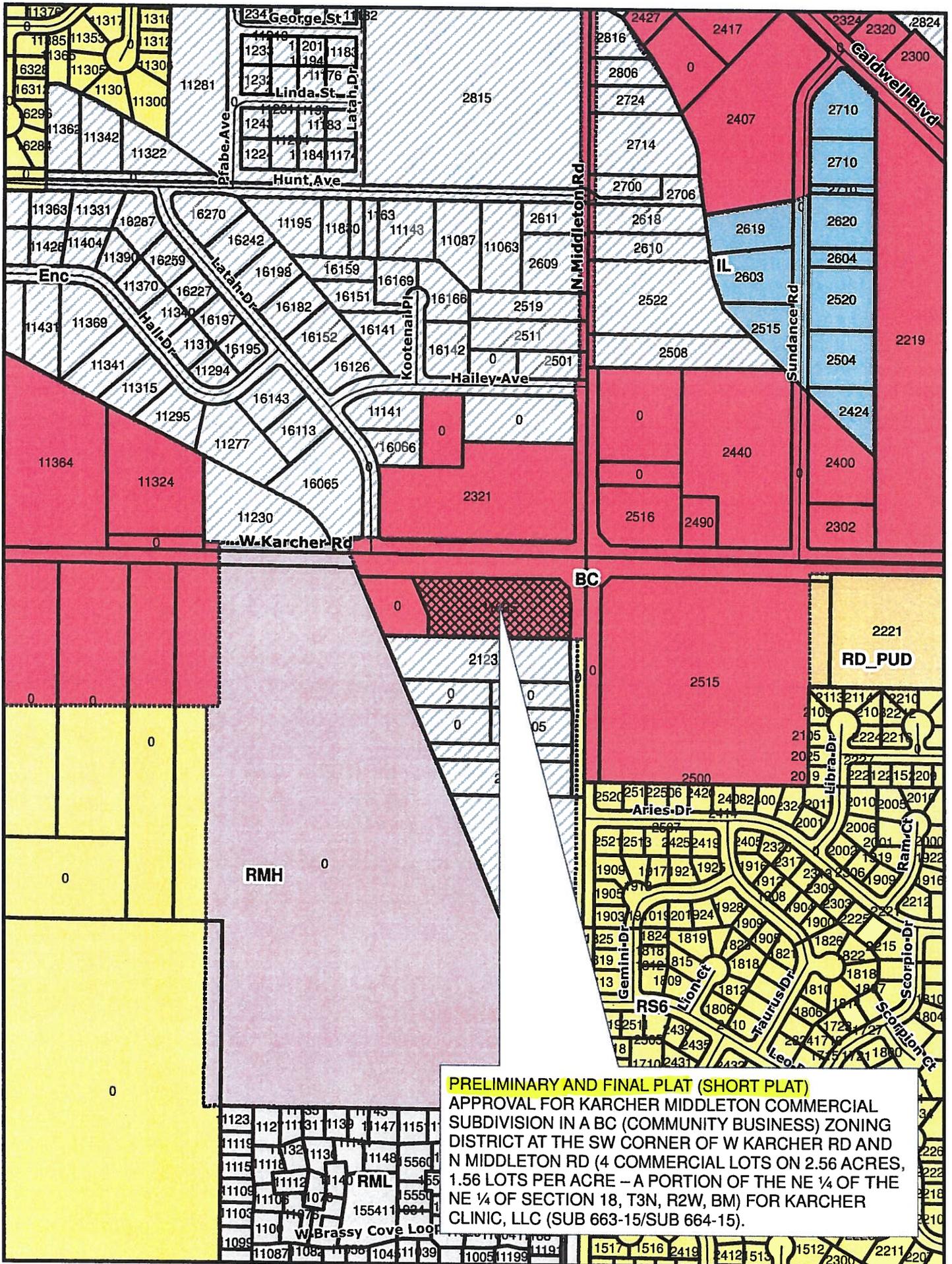
RECOMMENDED CONDITION(S) OF APPROVAL

In the event that the Commission wishes to vote to approve the Short Plat as presented, then Staff would recommend that the Commission consider, correspondingly, imposition of the following Conditions of Approval on the Development/Developer:

1. The water system for the development shall be completely installed and able to deliver water prior to any Building Permits being issued within the development. The water shall be sufficient in volume and pressure to provide sufficient adequate fire suppression for the development in accordance with Fire Department policy or International Fire Code requirements as applicable; and,
2. Developer's engineer shall correct any spelling, grammar, punctuation and/or and numbering errors that may be evident on the plat face and/or in the proposed plat development notes and include said corrections in a revised preliminary plat; and,
3. Any exceptions to City adopted subdivision design standards shall/will require separate design [exception] approval from the City Council...

ATTACHMENTS

- Copy of Vicinity Map/aerial photos
(pages/Exhibits 5-7)
- Copy of Project representative's narrative
(pages/Exhibits 8-9)
- Copy of proposed, preliminary plats drawings/sheets
(pages/Exhibits 10-12)
- Copy of distribution checklist/agency/any citizen correspondence/etc.
(pages/Exhibits 13+)



PRELIMINARY AND FINAL PLAT (SHORT PLAT)
 APPROVAL FOR KARCHER MIDDLETON COMMERCIAL
 SUBDIVISION IN A BC (COMMUNITY BUSINESS) ZONING
 DISTRICT AT THE SW CORNER OF W KARCHER RD AND
 N MIDDLETON RD (4 COMMERCIAL LOTS ON 2.56 ACRES,
 1.56 LOTS PER ACRE – A PORTION OF THE NE ¼ OF THE
 NE ¼ OF SECTION 18, T3N, R2W, BM) FOR KARCHER
 CLINIC, LLC (SUB 663-15/SUB 664-15).

6

Map



Address Candidates



County Parcels



Address Points



Map

7



Address Candidates



County Parcels



Address Points





RETAIL
WEST
PROPERTIES

RETAIL REAL ESTATE DEVELOPMENT • PROJECT SERVICES

November 12, 2015

Nampa Planning and Community Development Department
411 3rd St. South
Nampa, Idaho 83651

Re: Preliminary and Final Plat Applications
Karcher Middleton Commercial Subdivision

Please accept preliminary and final plat applications from Karcher Clinic LLC, owners of a 2.56 acre parcel of land on the SW corner of Karcher and Middleton Roads.

As back ground information, the subdivision will encompass four buildable lots with frontage along Karcher and Middleton Roads. A St. Al's Clinic was recently completed on one of the proposed lots with the remaining three slated for further commercial development. The development of the clinic included Nampa approval and completion of:

- Access points off of Karcher and Middleton Roads,
- Sewer service from Karcher that provides connection to all lots,
- Fire hydrants that will service all lots,
- Water service off of both Karcher and Middleton Roads,
- Pressurized irrigation line with connection at Middleton Rd and extended to the west property line.
- Site drainage, and
- Landscaping along street frontage.

Included in the application package are:

- Check for ~~\$481.92~~^{\$431.92} for application fees. See attached e-mail from Christopher Daly on approval of amount,
- 20 copies of the preliminary and final plat,
- Reduced copies of the preliminary and final plat,
- Auto cad disk of preliminary and final plat,

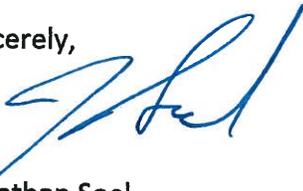
- Three copies of the geotechnical engineering report prepared by Material Testing and Inspection,
- Warranty deed with legal description,
- Current title report prepared by Pioneer Title,
- Right of Way Contract with the City of Nampa,
- Declaration of Reciprocal Access Easement and Restrictions Agreement,
- Traffic Study prepared by Six Mile Engineering, and
- Preliminary Plat check list with notations for what Quadrant Consulting (QCI engineer) included on the plat and what was NA.

Not included in the application:

- Construction drawings. See attached e-mail from Daniel Badger.
- Landscape plans. Landscaping along the frontage roads has been completed.

Please contact me if you I can be of further assistance.

Sincerely,

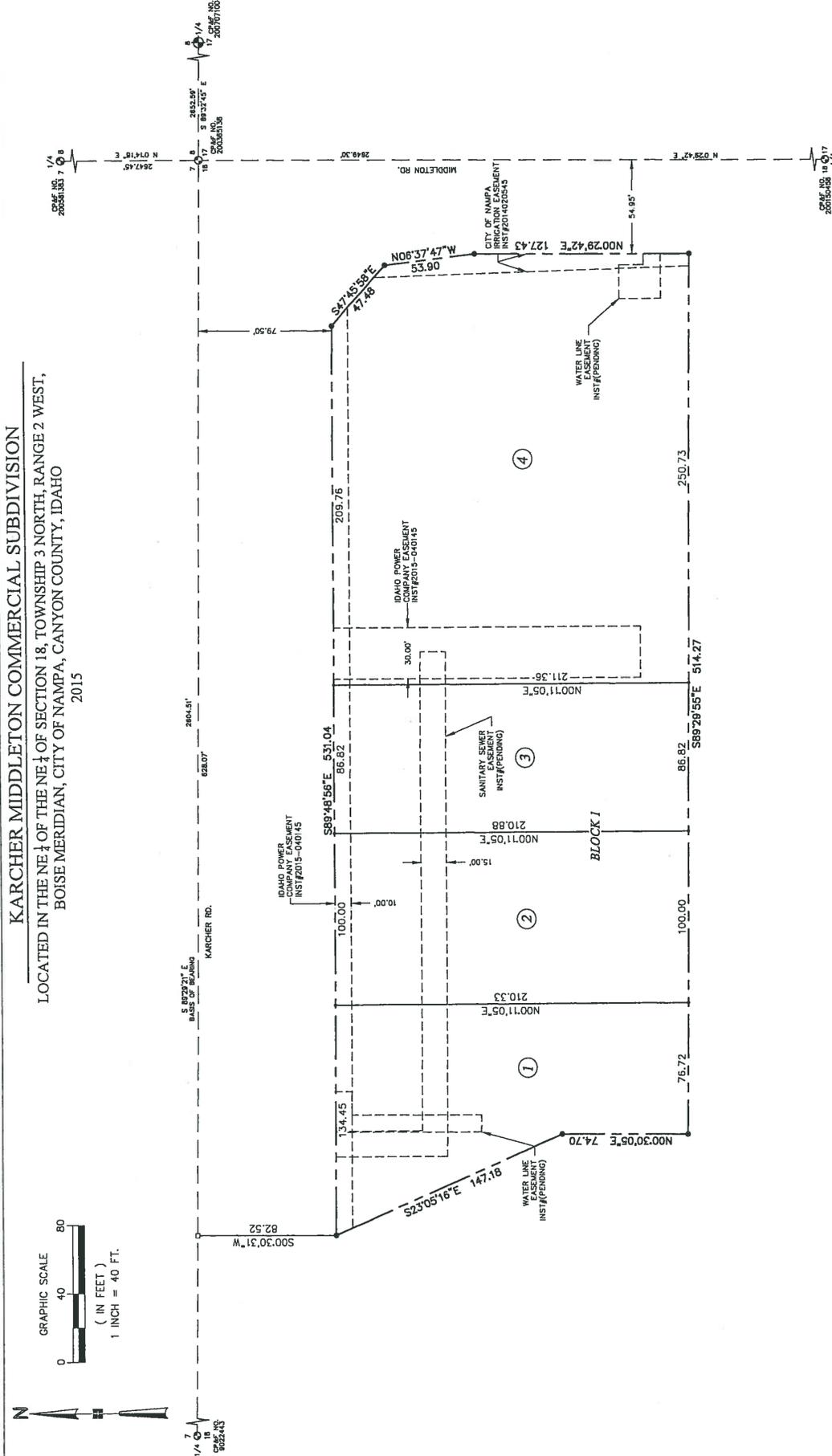


Jonathan Seel
For Karcher Clinic LLC
208-861-2642

KARCHER MIDDLETON COMMERCIAL SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CITY OF NAMPA, CANYON COUNTY, IDAHO

2015



RECEIVED

11/13/15



Quadrant
Consulting, Inc.

CIVIL ENGINEERING-SURVEYING
1904 West Overland Road Boise, Idaho 83705
(208) 342-0091 PHONE (208) 342-0092 FAX
EMAIL: andrew@quadrant1cc

- NOTES**
1. EXISTING ZONING CLASSIFICATION OF THE PROPOSED SUBDIVISION IS BC - COMMUNITY BUSINESS.
 2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
 3. BASIS OF BEARINGS IS FROM RECORD OF SURVEY 2014-019147.
 4. ALL LOTS SHALL BE PROVIDED ACCESS AS DOCUMENTED IN A DECLARATION OF RECIPROCAL ACCESS EASEMENT AND RESTRICTION AGREEMENT RECORDED AS INSTRUMENT NUMBER 2015-003860, RECORDS OF CANYON COUNTY.
 5. THIS SUBDIVISION RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT.
 6. THIS SUBDIVISION RECOGNIZES SECTION 31-3805 OF IDAHO CODE, CONCERNING DELIVERY OF IRRIGATION WATER.

KARCHER MIDDLETON COMMERCIAL SUBDIVISION

CERTIFICATE OF COUNTY TREASURER

I, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, IN ACCORDANCE WITH THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL CURRENT AND/OR DELINQUENT COUNTY 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 COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF NAMPA, CANYON COUNTY, IDAHO DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ____ DAY OF _____, 2015 THIS PLAT WAS ACCEPTED AND APPROVED.

NAMPA CITY CLERK _____ DATE _____

APPROVAL OF SOUTHWEST DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED FOR LOTS 1,2,3,4 BLOCK 1. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT REFS _____ DATE _____

APPROVAL OF COUNTY SURVEYOR

I, _____ COUNTY SURVEYOR FOR CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT FOR COMPLIANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS

CANYON COUNTY SURVEYOR _____ DATE _____

APPROVAL OF CITY ENGINEER

I, THE CITY OF NAMPA ENGINEER, DO HEREBY APPROVE THIS PLAT.

NAMPA CITY ENGINEER _____ DATE _____

APPROVAL OF NAMPA PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE CITY OF NAMPA PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
CANYON COUNTY }

I HEREBY CERTIFY THAT THIS RECORD OF SURVEY WAS FILED FOR RECORD AT THE REQUEST OF QUADRANT CONSULTING, INC.

AT _____ MINUTES PAST _____ O'CLOCK _____ M., ON THIS _____ DAY OF _____ IN 2015.

AS INSTRUMENT NO. _____

CANYON COUNTY RECORDER _____

BY DEPUTY _____

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS THAT KARCHER CLINIC, LLC IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING LOCATED WITHIN A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, FROM WHICH THE NORTH 1/2 CORNER OF SAID SECTION 18 BEARS NORTH 89°29'21" WEST 2604.51 FEET, THENCE NORTH 89°29'21" WEST 628.07 FEET ALONG THE NORTH LINE OF SAID SECTION 18 TO A POINT, THENCE LEAVING SAID NORTH LINE SOUTH 0°30'39" WEST 82.52 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF KARCHER ROAD, SAID POINT BEING THE POINT OF BEGINNING, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE

SOUTH 89°48'56" EAST 531.04 FEET, THENCE SOUTH 47°45'58" EAST 47.48 FEET TO THE WEST RIGHT-OF-WAY LINE OF MIDDLETON ROAD, THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 63°7'47" EAST 53.90 FEET, THENCE SOUTH 63°7'47" EAST 127.43 FEET, THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE NORTH 89°29'55" WEST 514.27 FEET, THENCE NORTH 03°05'05" EAST 74.70 FEET, THENCE NORTH 42°05'16" WEST 147.18 FEET TO SAID SOUTH RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.56 ACRES, MORE OR LESS, AND IS SUBJECT TO EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR IMPLIED.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. PUBLIC UTILITY EASEMENTS ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND USE OF PUBLIC UTILITY EASEMENTS REQUIRED TO SERVICE ALL LOTS WITHIN THIS PLAT ARE PERPETUALLY RESERVED. ALL LOTS IN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE CITY OF NAMPA, WHO HAVE AGREED IN WRITING TO SERVE ALL LOTS IN THIS SUBDIVISION.

OWNER: KARCHER CLINIC, LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY: P. ERIC DAVIS, MANAGER
RETAIL WEST PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF CANYON }

ON THIS _____ DAY OF _____, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED P. ERIC DAVIS, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF RETAIL WEST PROPERTIES, LLC BY AND FOR KARCHER CLINIC, LLC, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID RETAIL WEST PROPERTIES, LLC, EXECUTED THE SAME IN SUCH CAPACITY.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING AT _____, IDAHO
MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, ANDREW FARIAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND IS IN CONFORMITY WITH STATE OF IDAHO CODE PERTAINING TO PLATS AND SURVEYS.



11 NOV 15
IDAHO NO. 14878

ANDREW FARIAS



Consulting, Inc.

CIVIL ENGINEERING-SURVEYING
1904 West Overland Road Boise, Idaho 83705
(208) 342-0091 PHONE (208) 342-0092 FAX
EMAIL: andrew@quadrant.cc

Karcher Middleton Commercial Subdivision

Preliminary Plat and Final Plat – Memo Distribution Check List

- Engineering Department Review – Daniel Badger – Staff Engineer** - **Memo, 2 Plats, Soils, Storm Water, 2 Traffic Studies (if available).
To Cliff to log in**
- Patrick Sullivan - Building Dept Review** - **Memo, 1 Plat, Geo Soils Report**
- Neil Jones – Building Department Review** - **Memo, 1 Plat, Soils Report**
- Craig Tarter – GIS Department** - **Memo, 1 Plat, CD**
- Nate Runyan – Public Works** - **Memo, 1 Plat**
- Karla Nelson – Long Range Planner** - **Memo, 1 Plat**
- Martin Bautista – Code Enforcement Sup** - **Memo, 1 Plat**
- Eric Skoglund - Nampa Police Dept** - **Memo, 1 Plat**
- Brent Hoskins – Nampa Fire Dept** - **Memo, 1 Plat**
- Cheryl Jenkins – Storm Water Program Mgr** - **Memo, 1 Plat**
- Darrin Johnson – Nampa Parks Dept** - **Memo, 1 Plat (Rec Center mailbox)**
- Cody Swander/Earl Moran – Parks Dept** - **Memo, 1 Plat and Landscape Plan (Parks Dept Mailbox)**
- Don Barr - Supt – Streets/Traffic Div** - **Memo, 1 Plat, 1 Traffic Study**
- Chris Hopper – Canyon Highway District Director – Nampa Highway District** - **Memo, 1 Plat**
- Tim Wright – SWDH** - **Memo, 1 Plat, 1 Traffic Study**
- Tina Fuller – COMPASS** - **Memo, 1 Plat**
- Randy Dewey – NSD #131** - **Memo, 1 Plat**
- Allison Westfall – NSD #131** - **Memo, 1 Plat**
- Brent Carpenter – Brown Bus Co** - **Memo, 1 Plat**
- Vallivue School District #139** - **Memo, 1 Plat**
- Boise Kuna Irrigation District** - **Memo, 1 Plat**
- Nampa Meridian Irrigation District** - **Memo, 1 Plat**
- Pioneer Irrigation District** - **Memo, 1 Plat**
- cc: Robert Hobbs – Assist Planning Dir** - **Memo**

SUB 663-15 PP
SUB 664-15 FP

VALLIVUE SCHOOL DIST,
PIONEER IRRIG.
NAMPA HWY DIST



City of Nampa

14

ENGINEERING DIVISION

OFFICE (208) 468-5444

CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651 FAX (208) 465-2261

DATE: December 29, 2014
TO: Planning and Zoning Commission
FROM: Daniel Badger, P.E. 
SUBJECT: Karcher Middleton Commercial Subdivision, Short Plat

The Engineering Division has reviewed the plat for the Karcher Middleton Commercial Subdivision and recommends approval.

Sylvia Mackrill

15

From: Amanda Morse
Sent: Friday, December 18, 2015 3:24 PM
To: Sylvia Mackrill
Subject: Karcher Middleton Commercial Subdivision Final review

Greeting Sylvia,

There are no comments on the final plat review.

Thanks,

Amanda Morse

GIS Technician
City of Nampa
(208) 468-5475
morsea@cityofnampa.us

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

16

Sylvia Mackrill

From: Mark Zirschky <mark@pioneerirrigation.com>
Sent: Tuesday, December 15, 2015 10:02 AM
To: Sylvia Mackrill
Cc: Carl Hayes; Amber Jaquier
Subject: SUB 663-15 and SUB664-15 (Karcher Middleton Commercial Subdivision) Short Plat
Attachments: Karcher Middleton Commercial Sub Notice SUB663-15 SUB664-15.pdf

Sylvia,

Please be advised that this proposed development does not impact any Pioneer Irrigation District owned or operated facilities.

All irrigation facilities within the proposed development area are private. Please preserve and protect all private irrigation facilities, as they currently serve the subject property and downstream properties.

If you should have any questions or concerns, please let me know.

Mark Zirschky – Superintendent
PIONEER IRRIGATION DISTRICT
Office – 208-459-3617
Mobile – 208-250-8481

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

Memo

To: Planning and Zoning Commission

From: Karla Nelson, Community Planner

Date: November 25, 2015

Re: Karcher Middleton Commercial Subdivision Short Plat

Nampa Safe Routes to School does not oppose the Karcher Middleton Commercial Subdivision Short Plat. This Community Business (BC) subdivision is not expected to impact students who walk or bike to school.

Sylvia Mackrill

From: Tanya Gaona
Sent: Wednesday, December 02, 2015 10:37 AM
To: Sylvia Mackrill
Subject: Project SUB 663-15 and SUB 664-15; Karcher Middleton Commercial Subdivision

18

Sylvia,

In regards to the short plat (preliminary and final plat) for Karcher Middleton Commercial Subdivision, it is approved as presented.

Tanya Gaona
Administrative Assistant II
City of Nampa, Forestry Department
468-5748

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

Sylvia Mackrill

19

From: Cody Swander
Sent: Tuesday, December 01, 2015 2:26 PM
To: Sylvia Mackrill
Cc: Darrin Johnson
Subject: Karcher Middleton Commercial Subdivision Project: SUB 663-15 and SUB 664-15

Hi Sylvia,

Nampa Parks has reviewed the preliminary and final plats for Karcher Middleton Commercial Subdivision Project: SUB 663-15 and SUB 664-15 and have no requests.

Thank you,

Cody Swander
Nampa Parks Superintendent



Nampa Parks Department
312 1st Street South
Nampa, ID 83651
208.468.5890

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

20

Sylvia Mackrill

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, December 01, 2015 1:46 PM
To: Sylvia Mackrill
Subject: Karcher Middleton Commercial Sub. Short Plat SUB 663-15 and SUB 664-15

Good Afternoon Sylvia,

The Nampa Highway District #1 has no objection to the Short Plat of Karcher Middleton Commercial Sub., SUB 663-15 and SUB 664-15, as it is not within our Jurisdiction.

If you have any questions or comments feel free to contact us.

Thank you,

Eddy

Eddy Thiel

ROW

eddy@nampahighway1.com

4507 HIGHWAY 45. • NAMPA, ID 83686

TEL 208.467.6576 • FAX 208.467.9916

This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation

21

Norm Holm

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, January 04, 2016 1:29 PM
To: Norm Holm
Subject: SUB 663-15/SUB 664-15

Good Afternoon Norman,

The Nampa Highway District #1 has no objection to the Preliminary Plat Approval for Karcher Middleton Commercial Sub in a BC zoning district at the SW corner of W Karcher Rd and N Middleton Rd for Karcher Clinic, LLC as it is not within the Highway District's Jurisdiction.

If you have any questions or comments feel free to contact us.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 Highway 45. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation