



Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

May 20, 2026

To: Julie Miller – Studio H Architects
1335 N Main Street
Meridian, ID 83642

Subject: GCPP26-0002 / SUBFY2026-0002
216 E 43rd Street
43rd Street Townhomes

The Ada County Highway District has reviewed the submitted application for the preliminary plat referenced above and has determined that there are no improvements required to the adjacent streets, 43rd Street and Ray Street. The proposed preliminary plat is approved without conditions as the site is estimated to generate less than 10 new vehicle trips per day.

The applicant will be required to pay all platting and review fees prior to final plat approval.

If you have any questions, please contact me at (208) 387-6391.

Sincerely,

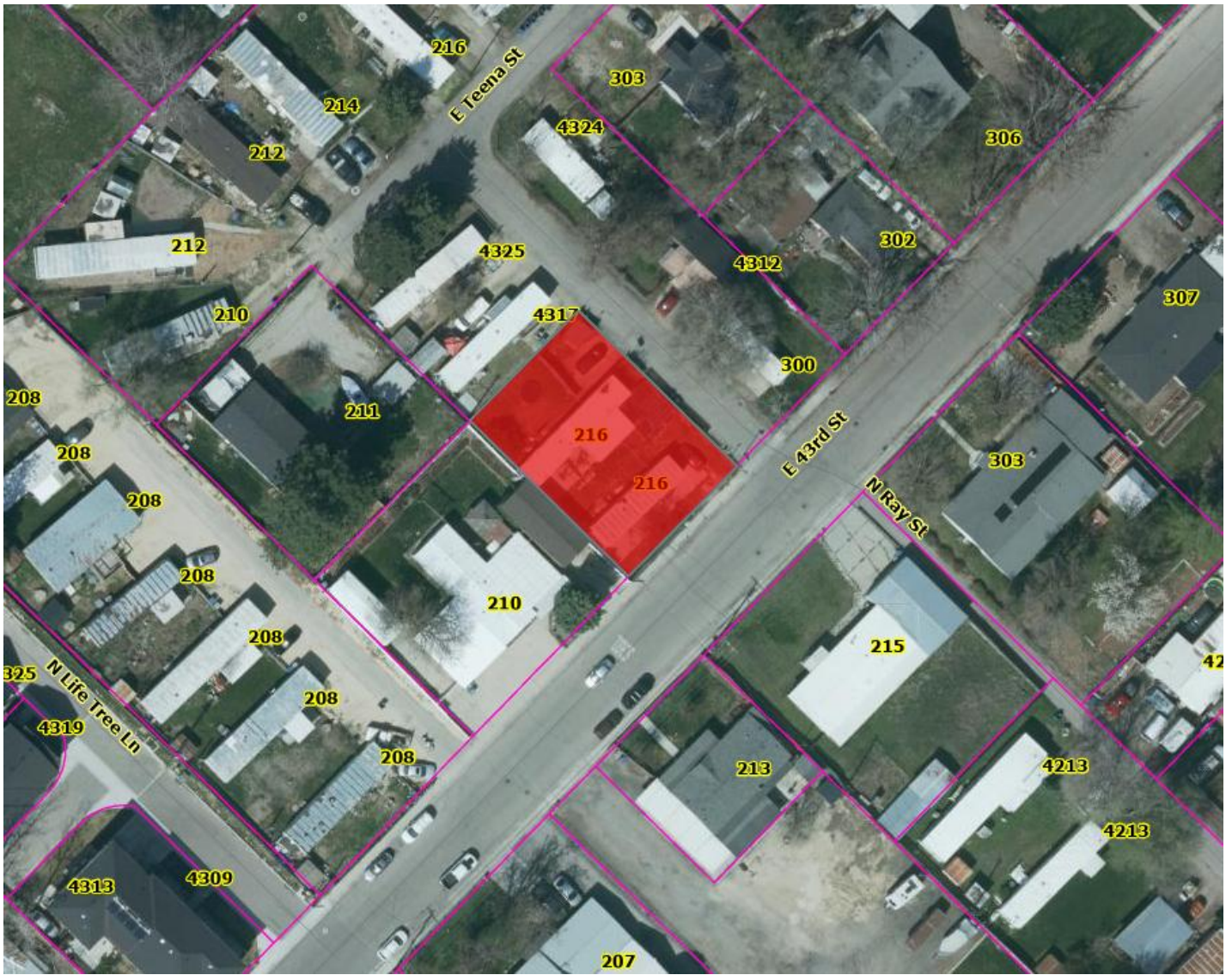
A handwritten signature in black ink that reads 'Kara Leigh Troyer'.

KaraLeigh Troyer
Planner
Development Services

cc: Garden City
8715 Lake View LLC – Eric Sonner

connecting you to more

Vicinity Map

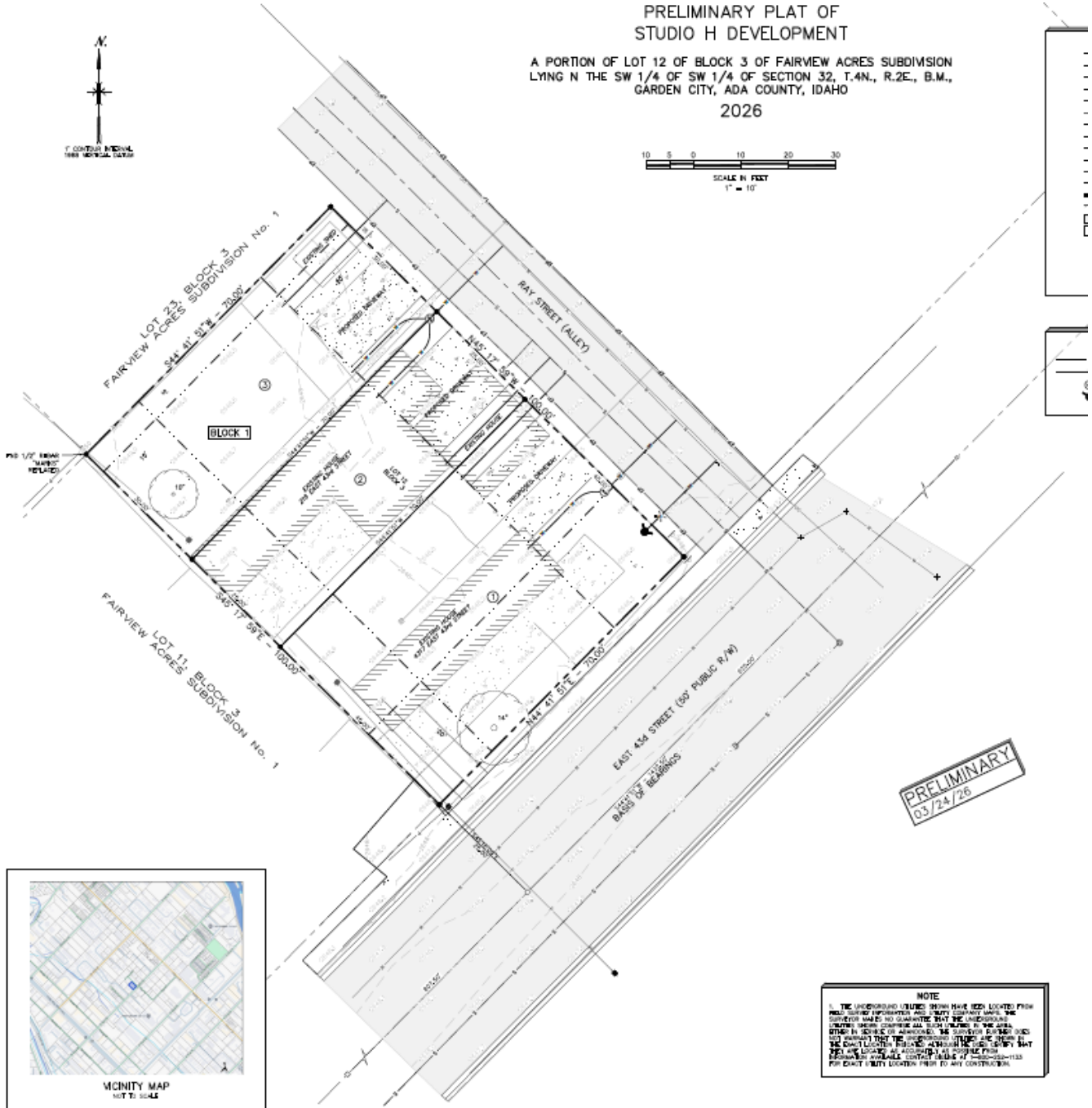


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Site Plan

PRELIMINARY PLAT OF STUDIO H DEVELOPMENT

A PORTION OF LOT 12 OF BLOCK 3 OF FAIRVIEW ACRES SUBDIVISION
LYING IN THE SW 1/4 OF SW 1/4 OF SECTION 32, T.4N., R.2E., B.M.,
GARDEN CITY, ADA COUNTY, IDAHO
2026



PRELIMINARY
03/24/26



NOTE
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM PUBLIC RECORDS, FIELD SURVEY, AND VISUAL INSPECTION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL UTILITIES IN THE AREA. OTHER UTILITIES MAY BE PRESENT. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE EXACTLY AS SHOWN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA PROVIDED AND AVAILABLE. CONTACT THE SURVEYOR FOR EXACT UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION.

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Public Right-of-Way Accessibility Guidelines (PROWAG) requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter, and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 208-387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 208-387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.