



Jan 15, 2020

City of Garden City
Community Development | Planning Division
6015 N Glenwood
Garden City, Idaho 83714
208.472.2900

RE: 3840 Chinden | Design Review Application

To whom this may concern:

ALC Architecture is pleased to represent RFR Properties in the requested Design Review Application for a remodel of an existing building located at 3840 Chinden, Garden City, Idaho, Parcels #R2734502515 and zoned C-1.

The intent of this Design Review Application is to add (4) overhead doors to the rear of the building along the alley.

The contractors will be allowed to work Monday through Saturday from 8:00 a.m. to 6:00 p.m. and will maintain noise control as regulated by the City Ordinances. The site will be well maintained, and great care will be given to alleviate any impact on the surrounding neighbors. This project will meet and/or exceed all current codes and regulations.

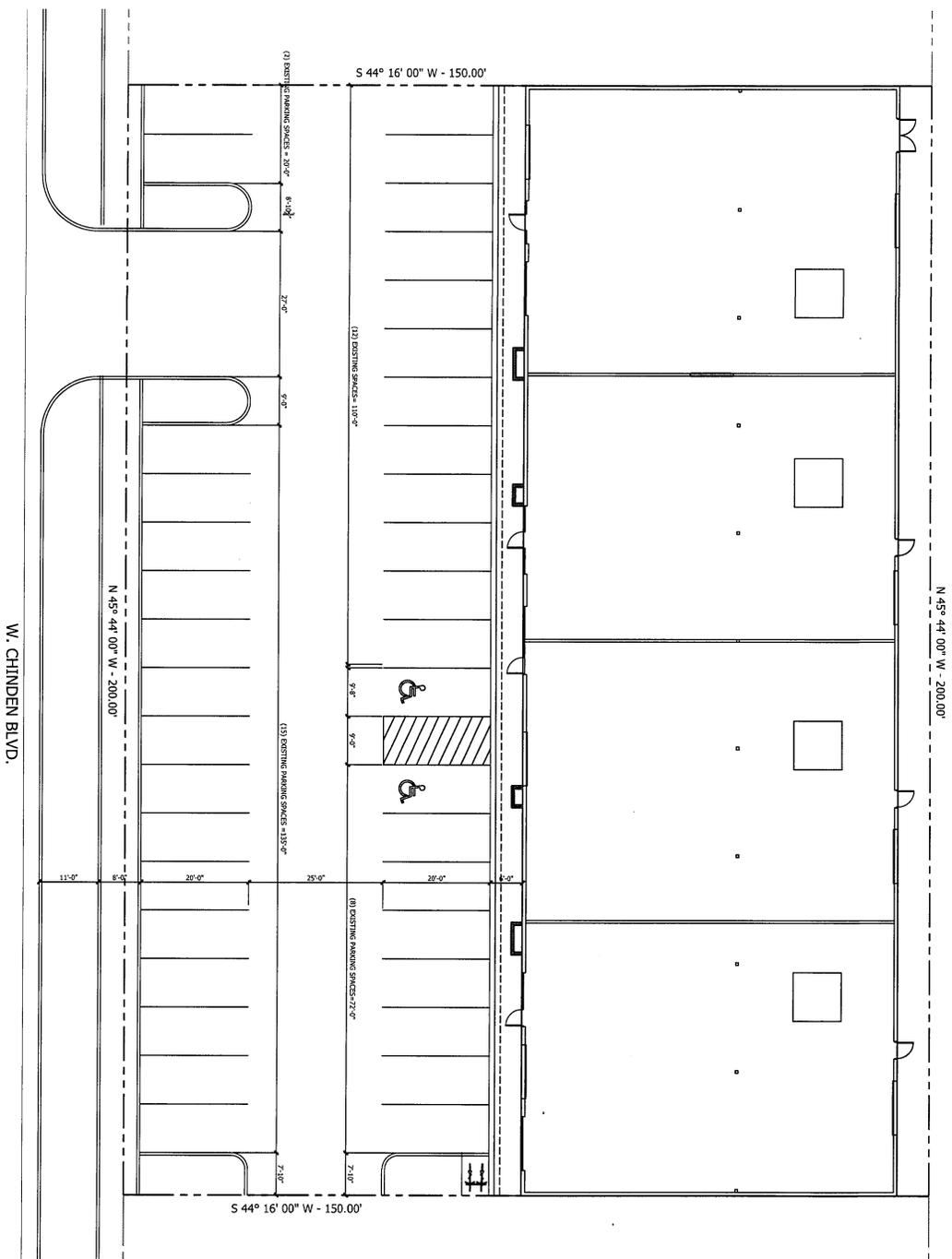
We kindly request your consideration for approval of this project as submitted. If you have any questions or require additional information, please do not hesitate to contact our office at 208.514.2713.

Thank you so much for your time,
Have a great day!

A handwritten signature in black ink, appearing to read 'Jeff Likes'.

Jeff Likes
ALC Architecture
208.514.2713
jeff@alcarchitecture.com

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPERTY AND PROPERTY OF ALC ARCHITECTURE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF ALC ARCHITECTURE. ALC ARCHITECTURE IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS WHICH MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT. © ALC ARCHITECTURE



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

SITE DATA

ADDRESS : 3840 W. CHINDEN BLVD.
GARDEN CITY, ID 83714
ASSESSORS PARCEL NUMBER : 0279402515
BUILDING USE PROPOSED: RESTAURANT/RETAIL
CONSTRUCTION TYPE: V/B
ZONING: C-1
LOT SIZE : 0.713 ACRES (31,098 +/- SF)
PARKING PROVIDED: 36 SPACES
STANDARD PARKING: 02 SPACES
HANDICAP PARKING: 02 SPACES
TOTAL PARKING: 38 SPACES

AS1.1

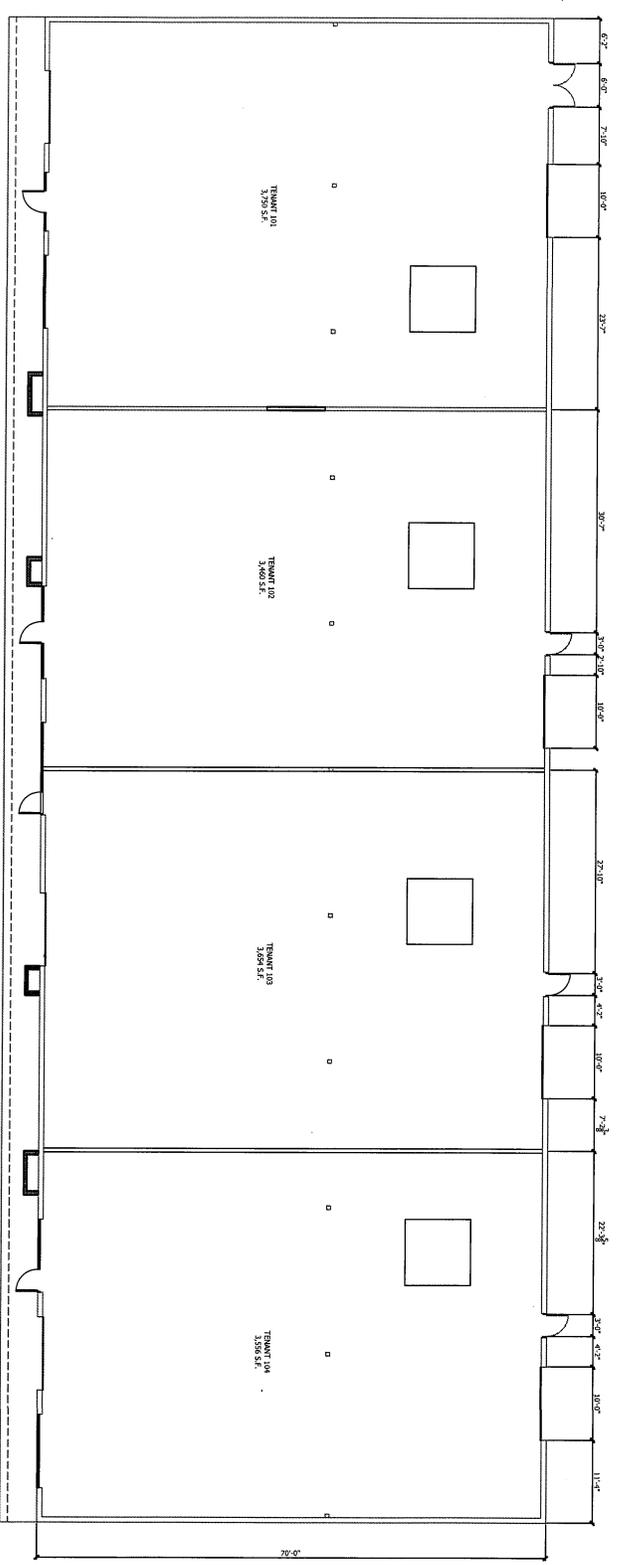
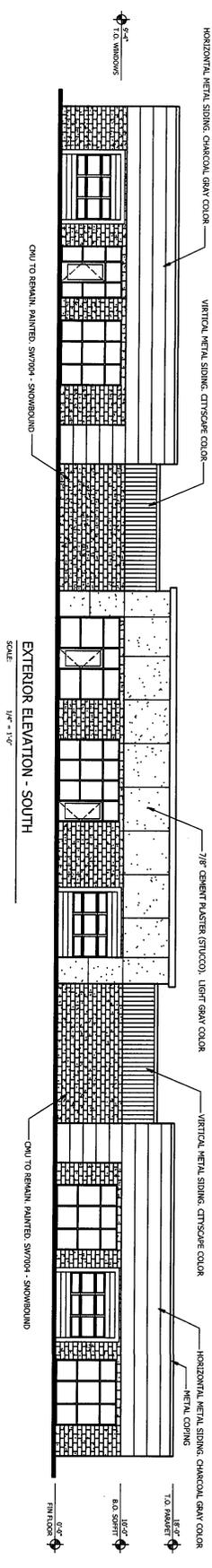
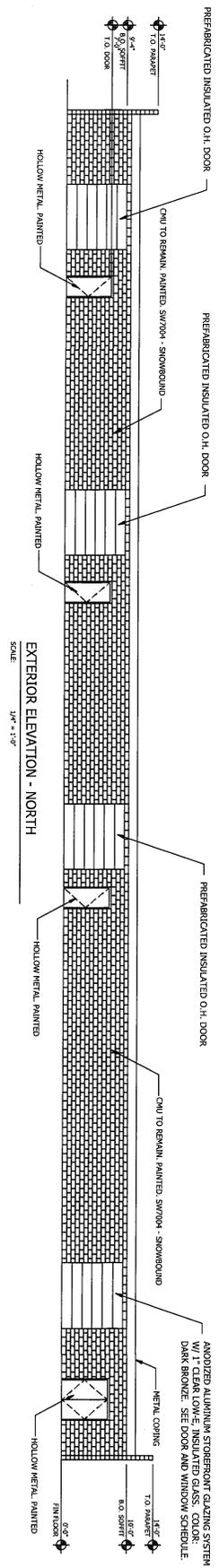
DRAWN BY: JB
CHECKED BY: JRL
JOB # 19106
DATE: 11.15.2019
CONSTRUCTION DOCUMENTS

PROJECT FOR:
**GARDEN POINTE
FACE-LIFT**
3840 W. CHINDEN BLVD. GARDEN CITY, IDAHO 83714



NO.	REVISIONS	DATE





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NO.	REVISIONS	DATE

ALC collaborative

1119 E. State Street, Suite 120 • Eagle, ID 83616
208-214-7113

PROJECT FOR:

**GARDEN POINTE
FACE-LIFT**

3840 W. CHINDEN BLVD. GARDEN CITY, IDAHO 83714

CONSTRUCTION DOCUMENTS

DRAWN BY: AB
CHECKED BY: JRL
JOB # 19106
DATE: 11.15.2019

A1.1



DESIGN REVIEW

Permit info: _____
 Application Date: _____ Rec'd by: _____
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: JEFF LIKES	Name:
Company: ALC ARCHITECTURE	Company: RFR PROPERTIES
Address: 1119 E STATE #120	Address: PO Box 2579
City: EAGLE	City: EAGLE
State: IDAHO Zip: 83616	State: IDAHO Zip: 83616
Tel.: 208.514.2713	Tel.: 208.863.8209
E-mail: JEFF@ALCARCHITECTURE.COM	E-mail: BR@RFRPROPERTIES.COM

PROPERTY AND DESIGN INFORMATION

This application is a request to: Construct New Addition Subdivision
FACADE REMODEL

Site Address: 3840 CHINDEN

Subdivision Name:	Lot:	Block:
Tax Parcel Number: R2734502515	Zoning: C-1	Total Acres: C-1
Proposed Use: RETAIL, RESTAURANT	Floodplain: Yes No	

OBJECTIVES 8-4C

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

Bike and Pedestrian: How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

Parking and parking lot standards: Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

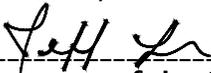
Community Interaction: How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

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Building Design: How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.


1.15.2020

Signature of the Applicant (date) Signature of the Owner (date)

APPLICATION INFORMATION REQUIRED

Note:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Compliance Statement and Statement of Intent | <input checked="" type="checkbox"/> Affidavit of Legal Interest |
| <input checked="" type="checkbox"/> Neighborhood Map | <input type="checkbox"/> Sustainability Checklist <i>*if applicable</i> |
| <input checked="" type="checkbox"/> Site Plan | |
| <input type="checkbox"/> Landscape Plan | |
| <input checked="" type="checkbox"/> Schematic Drawing | |
| <input type="checkbox"/> Lighting Plan | |
| <input type="checkbox"/> Topographic Survey | |
| <input type="checkbox"/> Grading Plan | |
| <input type="checkbox"/> Will Serve Letter **If required, must submit a Fire Flow Request | |
| <input type="checkbox"/> Ada County Approved Addresses | |
| <input type="checkbox"/> Waiver Request of Application Materials | |



PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application
- Purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN:

- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art, exterior site furniture, exterior lighting, signage

INFORMATION REQUIRED ON LANDSCAPE PLAN:

- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Locations and dimensions of open space and proposed storm water systems

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):

- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color
- Sample materials (as determined by the staff)

INFORMATION REQUIRED ON LIGHTING PLAN:

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- Location of municipal street lights

INFORMATION FOR TOPOGRAPHIC SURVEY:

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

INFORMATION REQUIRED ON GRADING PLAN:

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surface
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

INFORMATION REQUIRED MASTER SIGN PLAN:

****Required for developments of two or more buildings:***

- Location, elevations, and materials of proposed signage

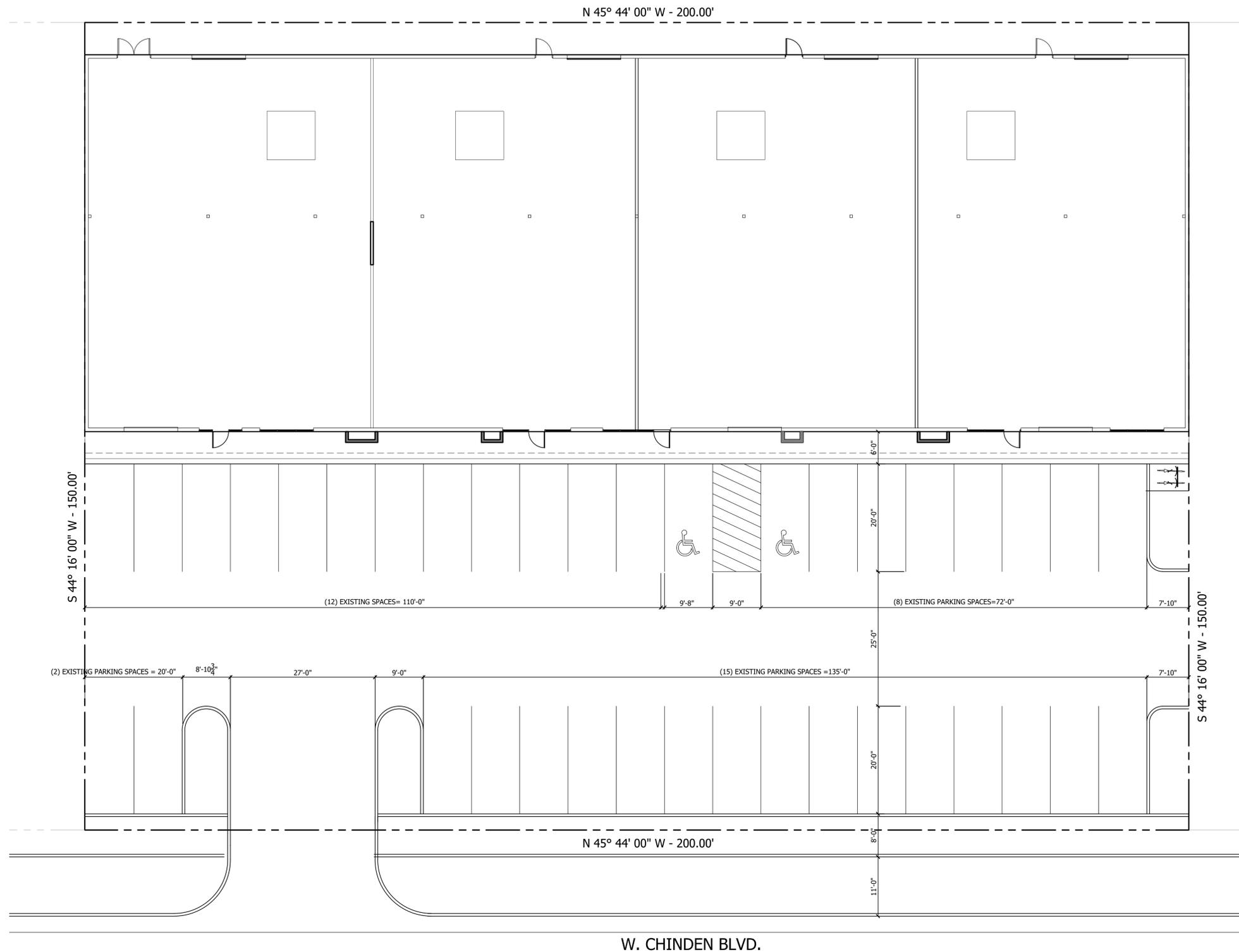
INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:

****Required if irrigation canal/irrigation ditch runs through property or along property lines:***

- Letter from company indicating approval

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- Statement must include a list of the application materials to be waived and an explanation for the request.



SITE DATA

ADDRESS : 3840 W. CHINDEN BLVD.
GARDEN CITY, ID 83714

ASSESSORS PARCEL NUMBER : R2734502515

BUILDING USE PROPOSED: RESTAURANT, RETAIL

CONSTRUCTION TYPE: V-B

ZONING : C-1

LOT SIZE : 0.713 ACRES (31,058 +- S.F.)

PARKING PROVIDED:
STANDARD PARKING: 36 SPACES
HANDICAP PARKING: 02 SPACES
TOTAL PARKING: 38 SPACES

NO.	REVISIONS	DATE



PROJECT FOR:
**GARDEN POINTE
FACE-LIFT**
GARDEN CITY, IDAHO 83714
3840 W. CHINDEN BLVD.

DRAWN BY: AB
CHECKED BY: JRL
JOB # 19106
DATE: 11.15.2019

CONSTRUCTION DOCUMENTS

AS1.1

OVERALL SITE PLAN
SCALE: 1/4" = 1'-0"

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Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.

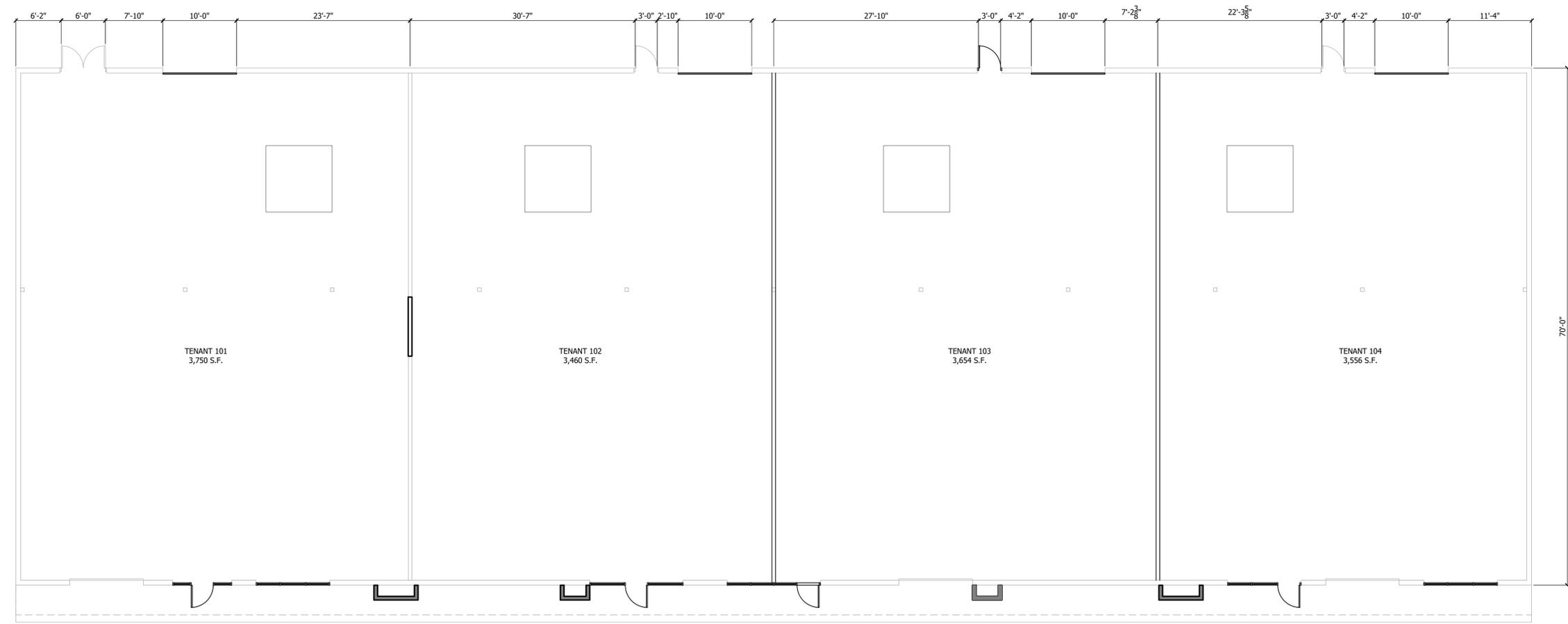
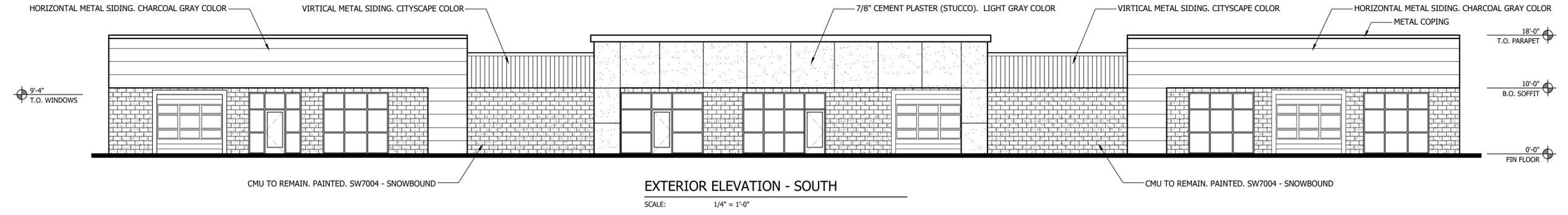
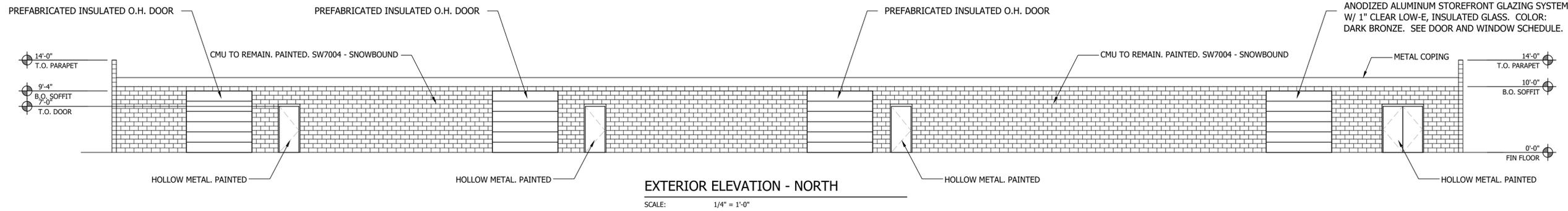


Legend

- + Railroad
- Roads (2,000 - 4,000 s)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Water
- Condos
- Parcels
- AdaOrthos2016
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

0.05 Miles

Map Scale: 2,761.64



FLOOR PLAN

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

NO.	REVISIONS	DATE

ALC collaborative
architecture

1119 E. State Street, Suite 220 • Eagle, ID 83616
208.514.2713

PROJECT FOR:

**GARDEN POINTE
FACE-LIFT**

GARDEN CITY, IDAHO 83714
3840 W. CHINDEN BLVD.

DRAWN BY: AB
CHECKED BY: JRL
JOB # 19106
DATE: 11.15.2019

CONSTRUCTION DOCUMENTS

A1.1

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Jeff Likes
ALC Architecture
208.514.2713
jeff@alcarchitecture.com



DESIGN REVIEW	
Permit info: <u>DKFY2019 21-2nd review mod.</u>	
Application Date: <u>1/31/2020</u>	Rec'd by: <u>ES</u>
FOR OFFICE USE ONLY	

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: JEFF LIKES	Name:
Company: ALC ARCHITECTURE	Company: RFR PROPERTIES
Address: 1119 E STATE #120	Address: PO Box 2579
City: EAGLE	City: EAGLE
State: IDAHO Zip: 83616	State: IDAHO Zip: 83616
Tel.: 208.514.2713	Tel.: 208.863.8209
E-mail: JEFF@ALCARCHITECTURE.COM	E-mail: BR@RFRPROPERTIES.COM

PROPERTY AND DESIGN INFORMATION

This application is a request to: Construct New Addition Subdivision
FACADE REMODEL

Site Address: 3840 CHINDEN		
Subdivision Name:	Lot:	Block:
Tax Parcel Number: R2734502515	Zoning: C-1	Total Acres: C-1
Proposed Use: RETAIL, RESTAURANT	Floodplain: Yes No	

OBJECTIVES 8-4C

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
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 GARDEN CITY
 DEVELOPMENT SERVICES

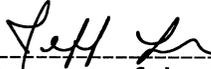
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GARDEN CITY

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- Property boundary, dimensions, setbacks and parcel size.
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- Specifications on exterior surface materials and color
- Sample materials (as determined by the staff)

INFORMATION REQUIRED ON LIGHTING PLAN:

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- Location of municipal street lights

INFORMATION FOR TOPOGRAPHIC SURVEY:

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
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INFORMATION REQUIRED ON GRADING PLAN:

- 11" x 17" size minimum
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- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surface
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

INFORMATION REQUIRED MASTER SIGN PLAN:

***Required for developments of two or more buildings:**

- Location, elevations, and materials of proposed signage

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:

***Required if irrigation canal/irrigation ditch runs through property or along property lines:**

- Letter from company indicating approval

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- Statement must include a list of the application materials to be waived and an explanation for the request.

