

# DESIGN REVIEW PRE-APPLICATION MEETING REQUEST

Permit info: DSRFY 2020-08  
Application Date: 3/2/2020 ES.  
FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921  
▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

The objectives of the design review process is to involve the City in the earliest possible time in the development and design of a project and to work with the applicant in an iterative process of review and design. The review process is intended to be flexible and tailored to the needs of the project and the applicant.

The checklist and required materials are due fifteen (15) business days prior to the Design Committee meeting. Late submissions will not be accepted under any circumstances.

### APPLICANT INFORMATION

Name: GREG LLEWELLYN Phone: 208.345.4343

Email: GLEWELLYN@GOLDENWESTSIGNS.COM Firm: GOLDEN WEST ADVERTISING

Proposed Site Address:  
3840 W. CHINDEN

Date of Requested Meeting:  
MARCH 16, 2020

### DESIGN INFORMATION

Proposed Use: COMMERCIAL

Surrounding Uses: COMMERCIAL

Zoning: SD-6 Comprehensive Plan Designation  
MASTER SIGN PLAN

Is the property located in the 100 year flood plain?

YES NO

List the locations of any potential wildlife habitat areas on the property:

NA

List the locations of bus stops and pedestrian pathways within 1/4 mile of the property:

NA. 1000' west @ 39TH

List any easements and locations of water, sewer and irrigation:

NA

RECEIVED

MAR 02 2020

GARDEN CITY  
DEVELOPMENT SERVICES

### 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**

Site Plan Including Surrounding Development Elevations

Landscaping Plan Vicinity Map

010115-0319

0315 11 11AM

0315 11 11AM



golden west

AN ELECTRIC SIGN COMPANY

*"Industry leader since 1946"*

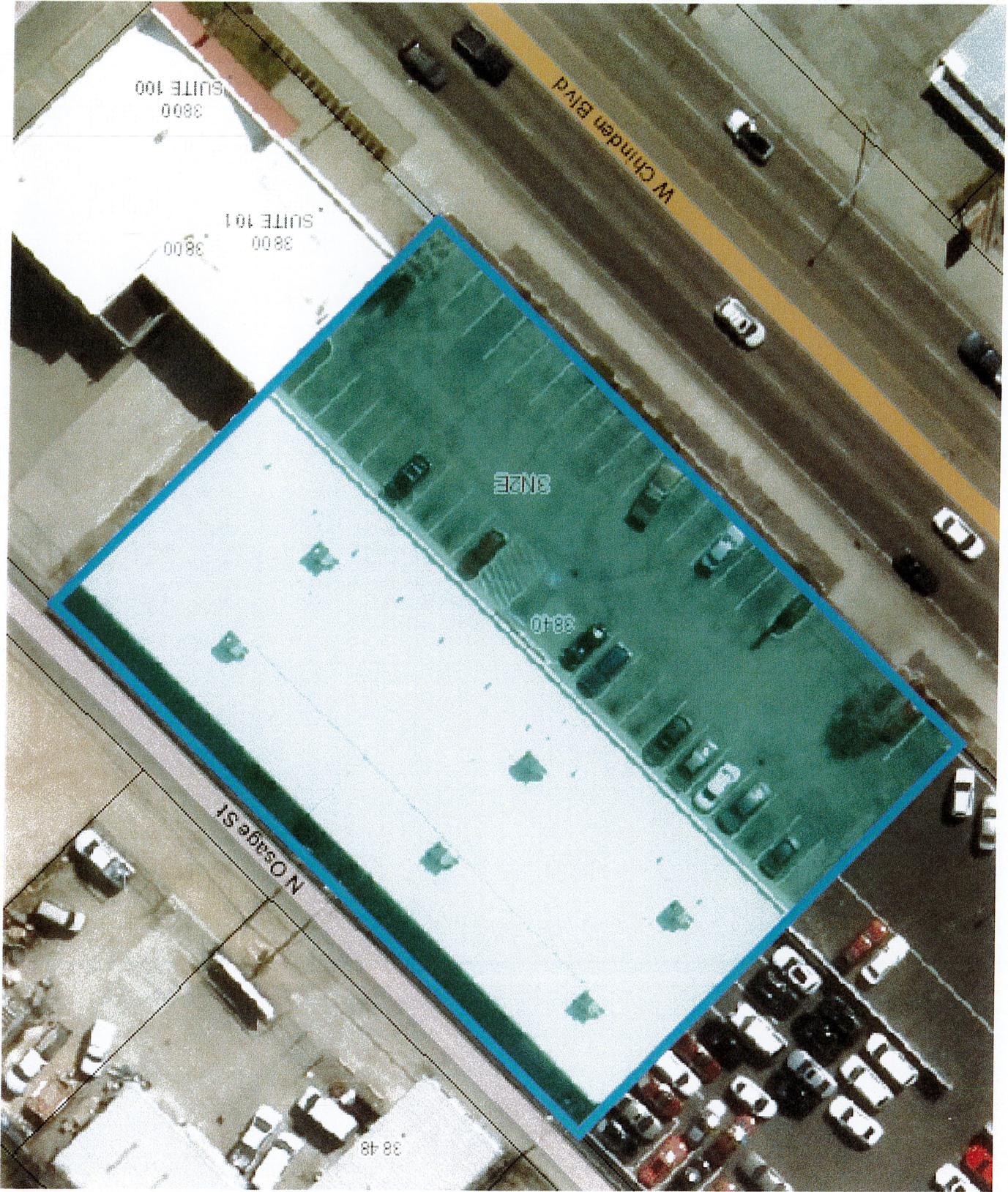
114 east 37th street, ph. (208) 345-4343  
boise, idaho 83714 fax. (208) 336-5768

We are representing Bob Runyon of RFR Properties/3840 WCB, LLC., for his property at 3840 W. Chinden Blvd., Garden City. He would like to have the attached Master Sign Plan submitted to the City of Garden City for the newly, remodeled multi-tenant building at same location. There are no tenant signs to add to the submission at this time. The Sign criteria in the application explains the type of signs to be allowed.

With any questions you can contact either Greg Llewellyn or Virginia Cunningham @ 208-345-4343.

Thanks, Greg Llewellyn / Golden West Advertising  
114 East 37<sup>th</sup> Street  
Boise, Id. 83714





RFR Properties at 3840 W. Chinden





City of  
**GARDEN CITY Garden City** Nestled by the River

6015 Glenwood Street, Garden City, ID 83714 Phone: 208-472-2929 / Fax: 208-472-2926  
 Web: gardencityidaho.org Email: csamples@gardencityidaho.org

**Affidavit of Legal Interest**

State of Idaho) )SS

County of Ada) 3840 WCB, LLC

I, BOB RUNYMAN / MGR. PO BOX 2579  
Name Address

EGGLE IDAHO 83616  
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to Golden West Advertising, 114 E. 37th St., Garden City ID 83714 to submit the accompanying application pertaining to that property.  
Name Address
2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 19<sup>TH</sup> day of FEBRUARY, 2020

[Signature]  
Signature

Subscribed and sworn to before me the day and year first above written



[Signature]  
Notary Public for Idaho  
 Residing at: EGGLE ID  
 My Commission expires March 6, 2023



# **Landlord's Standard Sign Criteria**

## **3840 W. Chinden Blvd., Garden City, ID**

This criteria has been established for the purpose of maintaining a high standard for a professional building. Conformance to the sign criteria will be strictly enforced. Any nonconforming or unapproved signs installed must be brought into conformance at the expense of the tenant pursuant to tenant's lease. All signage shall adhere to the specifications, locations, and details provided in this Sign Criteria and in compliance with all governmental requirements.

### **A. GENERAL REQUIREMENTS**

1. All signs will be designed and constructed in compliance with all local Sign and Building Codes and Ordinances at time of permit application, and in accordance with this Sign Criteria. Should Landlord's criteria be more restrictive than applicable Codes and Ordinances, Landlord's criteria shall prevail. Nothing in this criterion shall imply a waiver of requirements by the local authorities.
2. Each Tenant shall submit or cause to be submitted to the Landlord for approval before fabrication color copies of scale drawings indicating the placement, size, layout, design and color of any proposed signs including all storefront lettering and/or graphics.
3. The Landlord shall approve or disapprove, in writing, all sign submittals prior to installation. Said approval will not be unreasonably withheld. Landlord will endeavor to communicate an approval, or disapproval, as the case may be, within ten (10) working days of receipt of submittals.
4. Tenant shall be responsible for obtaining sign permits and for all expenses associated with construction, installation and maintenance of tenant's building signage, tenant's pylon/monument signage, and/or tenant sign copy on any pylon/monument signs, if any.
5. Tenant shall be responsible for all maintenance, repair, replacement, and monthly operating costs of any common sign structure of which the tenant's sign copy is affixed, pursuant to tenant's lease.
6. All signs shall be constructed and installed, including electrical hook-up, at the Tenant's expense.
7. At the end of Tenant's lease term or at the time Tenant vacates the leased premises, whichever first occurs, Tenant will remove its sign copy from any pylon/monument signs, if applicable, and fascia sign, or any part thereof, and will patch and repair any damage to the building or pylon/monument sign structure to landlord's satisfaction.

### **B. GENERAL SPECIFICATIONS**

1. All power supplies, transformers, wiring and other equipment shall be concealed behind the exposed fascia.
2. Sign content shall be limited to tenant's trade name or logo identifying the business or service located or provided therein, subject to approval under A.3.
3. Upon approval by Landlord, Tenant will contract with a reputable sign company to install any applicable signs.
4. Tenant shall be responsible for any damage caused by Tenant's sign contractor, or by its agents or employees.



### **C. DESIGN SPECIFICATIONS**

1. Illuminated building signs shall be internally illuminated utilizing either individual pan channel letters with trim cap or reverse pan channel letters with halo illumination, or a combination of internal illumination and halo illumination. Returns shall be sheet metal or sheet aluminum, primed and painted.

Non-illuminated individual letters 5 inches tall or less to have ½” minimum depth: 6 inches or taller letters to have 1” minimum depth. All letters shall be installed on 1” – 2” stand-offs.

Illuminated bullet cabinets may be used at Landlord’s discretion for copy that is not large enough for illuminated individual letters. Internally illuminated bullet cabinets shall be subordinate in size to the overall illuminated individual letter sign design and size. Bullet cabinets may be internally illuminated or have a combination of internal illumination and halo illumination.

2. Sign contractor will stub conduit through fascia for connection to primary feeds provided by builder’s electrician if during construction or other electrician if no other construction is being done at the time the sign is approved by the Landlord. Conduit is to be centrally located behind the overall electric portion of sign design. Sign electrical connections shall be made by all tenants to tenant’s metered service, unless common area time clock system is provided by Landlord.

3. All signs shall bear the U.L. label and be constructed and installed in compliance with all local sign and building Codes and Ordinances.

4. All penetrations of the building structure (to include fascia) required for sign installation shall be sealed in a watertight condition. If at any time during Tenant’s occupancy of the leased premises, water is found leaking into the building via penetrations from Tenant’s sign then Tenant, at Tenant’s sole expense, shall make the necessary repairs in a timely manner to stop water leakage.

5. The allowable sign area is dictated by the Nampa Sign Code and at the discretion of the Landlord.

### **D. MISCELLANEOUS REQUIREMENTS**

1. No installation will be permitted until Tenant has received written approval from Landlord along with a copy of Tenant’s detailed sign drawing with Landlord’s approval affixed hereto.

2. Applicant must secure approval of Landlord prior to submitting a request for a sign permit from the City of Nampa, ID.

### **E. PROHIBITED SIGNAGE**

1. Non-illuminated, flat panel signs.

2. Logos or lettering glued or silicone directly to the building.

3. Projecting signs (signs perpendicular to building fascia).

4. Single face, illuminated cabinets (can signs) as stand-alone sign.

5. Utilization of exposed raceway.

6. Animated, flashing or audible signs

7. Signage extending above building roof line, or signage outside any designated sign band areas.

8. Signage painted on exterior building surfaces or sign boards.

9. Advertising placards, banners, pennants, names insignia, trademarks, or other descriptive material, affixed or maintained upon the glass panes and supports of the show windows and doors, or upon the exterior walls of buildings without first obtaining approval from Landlord.

10. Temporary free-standing signage such as sandwich boards, metal lawn signs and vehicle mounted signage displayed in the parking lot or landscaped common areas without prior approval of Landlord. Temporary professionally-produced grand opening signs or banners shall be permitted to be displayed for periods not to exceed thirty (30) consecutive days, or as provided for under the tenant lease, after first obtaining approval from Landlord.



3840 W. Chinden Blvd., Garden City, ID  
Examples of Allowed Sign Types



Internally illuminated channel letters



Halo illuminated Reverse Pan Channel Letters with halo and face-lit bullet cabinet with push thru letters. - A bullet cabinet will be allowed only as a smaller portion of the overall sign design for copy that is too small to manufacture as illuminated pan channel letters. Bullet cabinets may be face-illuminated, halo illuminated or both.





Face illuminated and halo illuminated channel letters



Non-illuminated dimensional letters on stand-offs





**Non-illuminated dimensional letters on stand-offs**

Golden West Signs in Boise, ID, is an approved sign vendor for the building. Please contact Virginia Cunningham at 208-631-9687 or [Virginia@goldenwestsigns.com](mailto:Virginia@goldenwestsigns.com) for a consultation, non-binding sign quote and sign renderings or with any questions you may have regarding this sign program.

