



**DESIGN REVIEW
PRE-APPLICATION MEETING REQUEST**

Permit info: DSRF42020-09
 Application Date: 3/12/2020 ES.
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ 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: Kevin Reed Phone: 208 994 8911
 Email: builder0855@gmail.com Firm: Reed General Const
 Proposed Site Address: 4057 Adams
 Date of Requested Meeting: Apr 6 2020

DESIGN INFORMATION

Proposed Use: build 2 duplex units
 Surrounding Uses: mixed residential
 Zoning: C2 Comprehensive Plan Designation

Is the property located in the 100 year flood plain?

YES NO minimum hazard

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

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

List any easements and locations of water, sewer and irrigation: irrigation on south west property line

APPLICATION INFORMATION REQUIRED

NOTE:

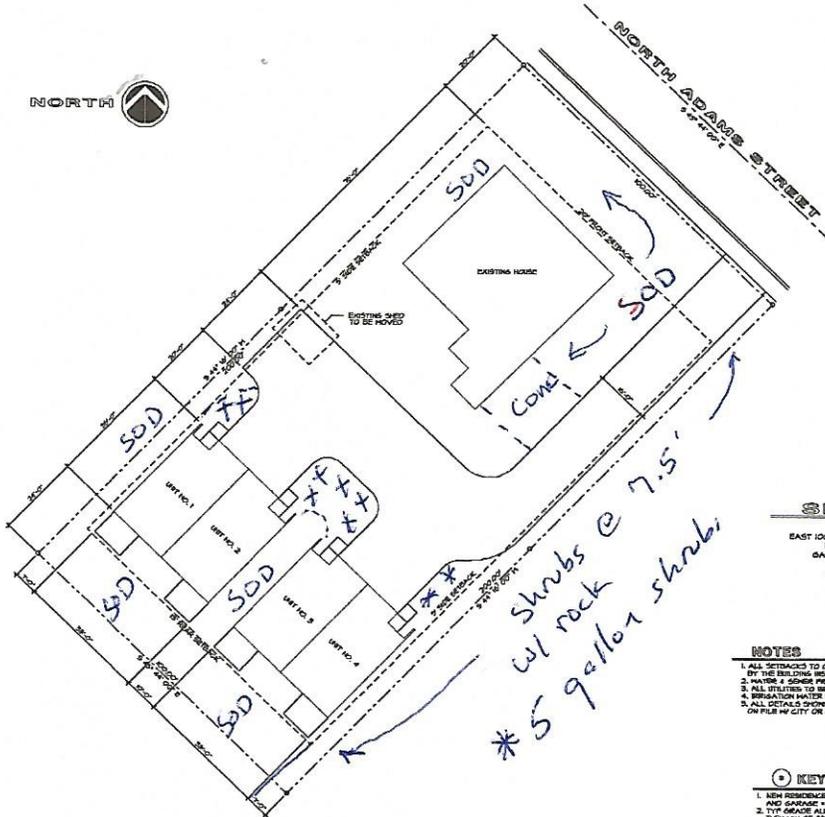
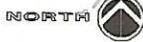
AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED

- | | |
|---|--|
| <input type="checkbox"/> Site Plan Including Surrounding Development Elevations | <input type="checkbox"/> Landscaping Plan Vicinity Map |
|---|--|

Landscape Plan



SITE PLAN

EAST 100 FEET OF LOTS 18 AND 14, BLOCK 6
 FAIRVIEW ACRES SUB. NO. 1
 GARDEN CITY, ADA COUNTY, IOWA
 4021 NORTH ADAMS STREET
 PARCEL NO. R275043071

NOTES

1. ALL SETBACKS TO COMPLY WITH ALL CODES & ZONING RULES & BE VERIFIED BY THE BUILDING INSPECTOR PRIOR TO CONSTRUCTION.
2. PARKING & STORAGE PROVIDED BY CITY OR LOCAL WATER COMPANY.
3. ALL UTILITIES TO BE SHOWN UNDERGROUND.
4. IRRIGATION WATER MAY NOT BE PROVIDED PER IOWA CODE SECT. 31-300.3
5. ALL DETAILS OTHER NOTED SHALL BE VERIFIED BY CURRENT PLAT MAP OR FILED BY CITY OR COUNTY AS REQUIRED.

KEY NOTES

1. NEW RESIDENCE - FIN GRADE AT ALL CORNERS OF HOME AND GARAGE - AND TOP OF FOUNDATION -
2. TOP GRADE ALL SIDES - SLOPE MIN 2% WITHIN 10' OF HOUSE TO MIN 1% UP TO FRONT AND REAR PROPERTY LINES AS REQUIRED.
3. CONC DOWNDRY - SLOPE TO STREET MIN 2% - MAX 1/4" PROVIDE ELEV. AS REQUIRED.
4. CONC PATIO - SEE FND PLANS - SLOPE AWAY FROM HOUSE MIN 2% MAX 1/4" FOR FTI.
5. CONC STEEP W/O FOR AC PAV - SEE FND PLANS - SLOPE AWAY FROM HOUSE MIN 2% MAX 1/4" FOR FTI.
6. 4" CONC EVERY WALK - SEE FND PLANS.
7. CONC CURB AND/OR HALF AS PROVIDED BY SUB DEVELOPER - VERIFY AS REQUIRED PRIOR TO COME.

SHEET 2

100 YEARS OF GREAT IOWA
 LANDSCAPE ARCHITECTURE
 100 YEARS OF GREAT IOWA
 LANDSCAPE ARCHITECTURE
 100 YEARS OF GREAT IOWA
 LANDSCAPE ARCHITECTURE

PROJECT: RESIDENCE - 4021 EAST ADAMS STREET
 JOB NO. 14-0001-01-001
 DATE: MARCH 01, 2020
 FOR: WILLIAMS AND ASSOCIATES - LOREN WILLIAMS
 100 EAST STATE STREET
 GARDEN CITY, IOWA 52526
 PHONE: 562-333-9844 / FAX: 562-333-9845
 WWW.WILLIAMSANDASSOCIATES.COM

JOB NO. 14-0001-01-001
 DATE: MARCH 01, 2020
 DESIGNER: LOREN D. WILLIAMS
 APPR. BY: LOREN D. WILLIAMS

WILLIAMS AND ASSOCIATES
 100 EAST STATE STREET
 GARDEN CITY, IOWA 52526
 PHONE: 562-333-9844
 WWW.WILLIAMSANDASSOCIATES.COM



Vicinity Map



ADAMS STREET

4057

E 410th

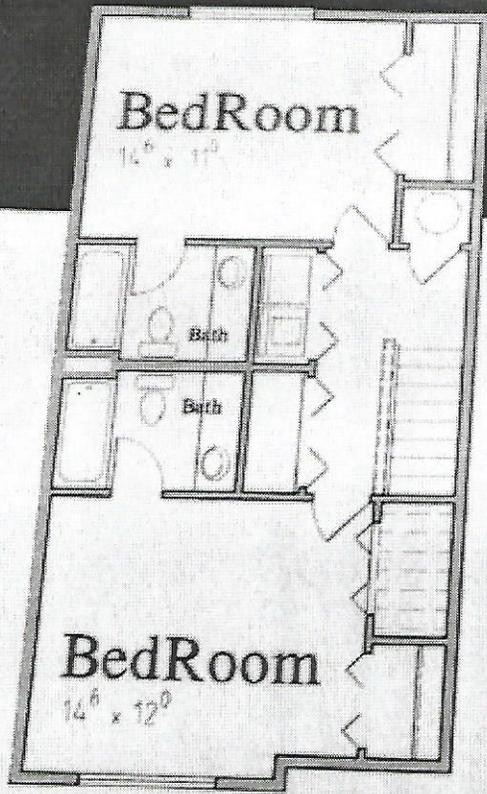
E 411th

MAIN FLR. 449 SQ. FT.
UPPER FLR. 630 SQ. FT.
TOTAL 1079 SQ. FT.
GARAGE 214 SQ. FT.

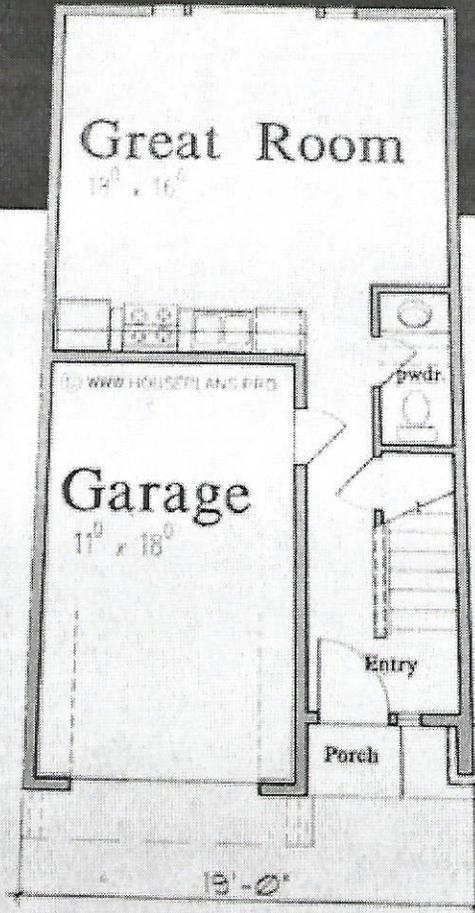


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Patio



UPPER FLOOR



MAIN FLOOR

W- 76
D 36'
Ridge 28