



EXTENSION REQUEST

Request Date: 6/2/2023 Rec'd by: KC
FOR OFFICE USE ONLY

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

APPLICANT	PROPERTY OWNER
Name: <u>Carl Argon</u>	Name: <u>Ashland Creek LLC</u>
Company: <u>DAVE EVANS Construction</u>	Company: <u>DAVE EVANS Construction</u>
Address: <u>7761 W. Riverside Dr. Suite 100</u>	Address: <u>7761 W. Riverside Dr. Suite 100</u>
City: <u>Boise</u> <u>83714</u>	City: <u>Boise</u> <u>83714</u>
State: <u>ID</u> Zip: <u>ID</u>	State: <u>ID</u> Zip: <u>ID</u>
Tel.: <u>208-853-1203</u>	Tel.: <u>208-853-1203</u>
E-mail: <u>CarArgon@ZECINC.COM</u>	E-mail: <u>CarArgon@ZECINC.COM</u>

PROPERTY AND VARIANCE REQUEST INFORMATION

Project Name: Lot 24 Spec
File Number: DSR FY2022-0005
Date of Approval: _____ **Date of Expiration:** 6/6/2023
Site address: 5659 N. Glenwood St.

Please cause and or how circumstances beyond the control of the applicant have prevented the action from being taken:

Previous design/buyer backed out & had to redesign drawings

Has this application or city regulations changed since approval? ___Yes No, if yes please explain:

Has there been any major change in the neighborhood, plans, or policies that would affect the compatibility of the project? ___Yes No, if yes please explain:

Is the subject property compliant, been compliant, or actively pursuing compliance with all city, state and federal codes and laws since the date of application? Yes ___No, if yes please explain:

Applicant can build A beautiful building on otherwise empty/vacant lot
Why is it in the city's best interest to grant this extension? Please explain:

Carl Argon 6/2/2023
Signature of the Applicant **(date)**

BUILDING PERMITS

GCC 7-1-6 PERMIT TIME LIMITATION AND EXPIRATION:

A. Applications for which no permit is issued within one hundred eighty (180) days following the date of receipt of application shall expire by limitation and plans and other data submitted for review may thereafter be returned to the applicant or destroyed. The city council may extend the time for action by the applicant for a period not exceeding one hundred eighty (180) calendar days on request by the applicant showing that circumstances beyond the control of the applicant have prevented the action from being taken.

B. Every permit issued shall expire and become invalid unless the work on the site authorized by such permit is commenced within one hundred eighty (180) days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned if no inspection has been requested for a period of one hundred eighty (180) days after the work is commenced. The city council is authorized to grant, in writing, one (1) or more extensions of time, for periods not more than sixty (60) days each. The extension shall be requested in writing and good cause shall be demonstrated.

PERMITS AND APPROVALS PROCESSED UNDER GCC TITLE 8

GCC 8-5B-6 Term of Permits [Subdivision]

A. Failure To Submit Final Subdivision: Approval of a preliminary subdivision and combined preliminary and final subdivision shall become null and void if a final subdivision has not been signed by the city clerk and engineer within one year of the approval of the preliminary subdivision; or one year of the combined preliminary and final subdivision unless an extension or phasing plan is approved by City Council.

GCC 8-6A-8 Expiration of Approvals

A. All application approvals shall expire three hundred sixty-five (365) days from the date of approval unless:

- 1) the city issues a building permit for the proposed improvement, development, or use prior to the expiration of the three hundred sixty-five (365) day period; or
- 2) by condition of approval or development agreement, a time period for completion of the application has been specified; or
- 3) a certificate of compliance has been issued; or
- 4) The final plat of a subdivision approval is recorded with Ada County; or otherwise defined by section [8-5B-6](#) of this title.

B. City Council may allow for an extension of not more than three hundred sixty-five (365) days provided that they find:

1. Good cause for the request; and
2. The application and/or applicable city regulations have not changed; and
3. There has been no major change in the neighborhood, plans, or policies that would affect the compatibility of the project; and
4. The subject property is compliant and has been compliant, or actively pursuing compliance with all city, state and federal codes and laws since the date of application; and
5. It is determined by the City Council that it is in Garden City's best interest to grant the extension.
6. A request for an extension is no guarantee that the extension will be granted.