

LAND DIVISION
Permit info: SUBFY2017-4
Application Date: 08/05/2020 Rec'd by: ES
FOR OFFICE USE ONLY

6015 Glenwood Street ■ Garden City, ID 83714 ■ 208.472.2921 (tel.)
208.472.2926 (FAX) ■ www.gardencityidaho.org ■ planning@gardencityidaho.org

CONTACT INFORMATION

APPLICANT Briant Burke
Name: Garden Phoenix, LLC Address: 967 E. Parkcenter, Ste 205
Email: bburke@heelaid.com Boise, ID 83706
Phone: 208-353-0158

OWNER
Name: Garden Phoenix, LLC Address: same
Email: same
Phone: same

PROPERTY INFORMATION

Subdivision/Project Name: Garden Phoenix
Site address: Vacant lot adjacent to 4375 N. Adams (corner 44th)
Description of Existing Use(s): vacant land
Description of Surrounding Uses: residential

APPLICATION INFORMATION

- Minor Land Division Preliminary Plat Planned Unit Development
- Combined Preliminary/Final Plat Final Plat Condominium

If final plat have there been any changes since the preliminary plat? Y/N (N)

Number of residential lots _____ Number of commercial lots _____ Number of mixed use lots _____
Number of common lots _____ Square feet of common open space _____
Are any improvements planned within the common open space area? If so, specify.

What public services and facilities are required for this development? _____ Fire Protection _____ Police Protection _____ Water _____ Sewer _____ Drainage _____ Streets _____ Schools

What housing types are proposed? MARK ALL THAT APPLY
Single Family _____ Condos _____ Townhomes _____ Live/Work _____
Manufactured/ Mobile Homes _____ N/A _____

Is this plat a portion of a larger land holding intended for subsequent development? If yes, please explain.

Is the project within the Floodplain?

Are there any proposed uses not allowed in the zoning district where the project is located? If so, specify. If so, what is the gross land area devoted to such uses?

No change

What is the effect of this site development on roadways and traffic conditions?

Are there new roads proposed/required?

Are there new ingress/egress being proposed?

How has off-street parking and loading been arranged and sized to prevent traffic congestion?

How has vehicular and pedestrian circulation been arranged with respect to adjacent facilities and internal circulation?

Has there been connection to or access provided for future connections to bicycle and pedestrian pathways or regional transit?

What neighborhood characteristics exist or are planned which make this development compatible with the neighborhood and adjoining properties?

What is the effect of this site development on the adequacy of storm and surface water facilities?

How will the design create a sense of place (usable open space, public art, visual focus points)?

How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust?

What type of water will be used for landscaping? _____Irrigation - Non-Potable
_____Irrigation - Potable _____City Water System

Have native or drought resistant plants been utilized in the landscaping plan? If so what types and what percentage of the overall landscape is dedicated to these plants?

What sustainable concepts have been incorporated into the design?

No Change

APPLICATION INFORMATION REQUIRED

NOTE:

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

TWO (2) HARD COPIES OF EACH CHECKLIST ITEM REQUIRED

- | | |
|---|---|
| <input type="checkbox"/> Planning Submittal Form | <input type="checkbox"/> Compliance Statement |
| <input type="checkbox"/> Preliminary Title Report | <input type="checkbox"/> Statement of Intent |
| <input type="checkbox"/> Legal Description | <input type="checkbox"/> Approved Sketch Plat |
| <input type="checkbox"/> Neighborhood Map | |
| <input type="checkbox"/> Sketch Map (Required for subs with 4 or more proposed lots) | |
| <input type="checkbox"/> Subdivision Map | |
| <input type="checkbox"/> Site Plan | |
| <input type="checkbox"/> Landscape Plan | |
| <input type="checkbox"/> Schematic Drawings | |
| <input type="checkbox"/> Lighting Plan | |
| <input type="checkbox"/> Topographic Survey | |
| <input type="checkbox"/> Grading Plan | |
| <input type="checkbox"/> Soils Report | |
| <input type="checkbox"/> Hydrology Report | |
| <input type="checkbox"/> Engineering Drawings and Specifications | |
| <input type="checkbox"/> Natural Hazard and Resources Analysis | |
| <input type="checkbox"/> Dedications and Easements | |
| <input type="checkbox"/> Covenants and Deed Restrictions | |
| <input type="checkbox"/> Ability to Serve Letter | |
| <input type="checkbox"/> Neighborhood Meeting Verification | |
| <input type="checkbox"/> Affidavit of Legal Interest | |
| <input type="checkbox"/> Affidavit of Posting and Photos (Due 7 days before the hearing) | |
| <input type="checkbox"/> Irrigation/Ditch Company Information Form | |
| <input type="checkbox"/> Locations, elevations, and materials of proposed signage or Master Sign Plan | |
| <input type="checkbox"/> Waiver Request of Application Materials | |

No change

FOR CONDOMINIUM SUBDIVISIONS:

**IN ADDITION TO THE ABOVE REQUIRED DOCUMENTS AND INFORMATION, THE FOLLOWING
MUST BE SUBMITTED:**

- Diagrammatic floor plans of the building or buildings built or to be built in sufficient detail to identify each unit, its relative location and approximate dimensions, showing elevations where multi-level or multi-story structures are diagrammed
- A declaration and by-laws consistent with the provisions contained in Idaho Code 15-1505

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS (PLEASE CHECK):

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

INFORMATION REQUIRED ON COMPLIANCE STATEMENT (PLEASE CHECK):

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application

INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):

- Should include 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 FOR PRELIMINARY TITLE REPORT (PLEASE CHECK):

- Document confirming property has been purchased contingent to approvals by city and other agencies
- Document should confirm if there are liens on property and if there are other issues with title
- Document typically generated by lender or title company

INFORMATION FOR LEGAL DESCRIPTION (PLEASE CHECK):

- A document legally describing the property.
- Must have Ada County instrument number or county seal inscribed.

INFORMATION FOR SKETCH PLAT (PLEASE CHECK):

- A plat preliminary to the preparation of a preliminary plat that show the basic outline of the plat, including lots, roads, and dedicated sites.
- Required for subs with 4 or more proposed lots

INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):

- 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 PRELIMINARY SUBDIVISION MAP (PLEASE CHECK):

- 30" x 42" minimum size
- Scale no less than one inch (1") to one hundred feet (100')
- The names, addresses, and telephone numbers of the planners, engineers, surveyors or other persons who designed the subdivision and prepared the plat
- The legal description of the proposed subdivision, and a topographical map showing the proposed subdivision at a scale of not less than one inch (1") to one hundred feet (100')
- The intended use of the lot such as: residential single-family, duplex, townhouse and multiple housing, commercial, industrial or recreational;
- A proposed building envelope shall be designated and dimensioned on each lot to demonstrate that a building can comply with the required setbacks. This building footprint is not binding on future building on the lot.
- Streets and public rights of way, including proposed street names and dimensions
- Blocks, if any, building envelopes and lot lines as required by subsection 10-4-4F of this Title, showing the dimensions and numbers of each. In addition to providing this information on the plat or supporting addenda, the applicant shall stake the perimeters of each lot and the center of its building envelope sufficiently to permit the Commission to locate the same when inspecting the site of the proposed subdivision
- Contour lines, shown at two foot (2') intervals, reference to an established bench mark, including location and elevation

No change

- Location of any proposed or existing utilities, including, but not limited to, domestic water supply, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culvers, water mains, fire hydrants, and their respective profiles
- Location of bicycle parking
- Location of existing and proposed street lights
- Location of existing and proposed pedestrian and bicycle pathways

INFORMATION REQUIRED ON SITE PLAN(PLEASE CHECK):

- 24" x 36" size minimum
- 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
- Location of any proposed exterior site furniture
- Location of any exterior lighting
- Location of any existing or proposed signage

No change

INFORMATION REQUIRED ON LANDSCAPE PLAN (PLEASE CHECK):

- 24" x 36" size minimum
- 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

- Proposed storm water systems
- Locations and dimensions of open space

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (PLEASE CHECK):

- 11" x 17" size minimum
- 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 (PLEASE CHECK):

- 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 (PLEASE CHECK):

- 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 (PLEASE CHECK):

- 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 surfaces
- 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 FOR SOILS REPORT (PLEASE CHECK):

- Prepared by a licensed engineer
- Report showing the nature, distribution, and strength of existing soil;
- Conclusions and recommendations for grading procedures

No change

- Opinions and recommendations regarding the adequacy of the soil for the proposed development
- The design criteria for any corrective measures which are recommended

INFORMATION FOR HYDROLOGY REPORT(PLEASE CHECK):

- Prepared by a licensed engineer
- Description of the hydrological conditions existing within the proposed site, the adequacy of the existing conditions for the proposed project and the design criteria for any recommended corrective measures
- Map or drawing showing existing surface drainage patterns in the proposed site and identifying any anticipated changes in those patterns due to the project development
- For preliminary plat: Preliminary plans and approximate locations of all surface and subsurface drainage devices or other devices to be employed in controlling drainage water within the project site, including proposed, existing, and natural drainage swales, culverts, catch basins, and subsurface drain piping
- For final plat: A storm drainage plan shall be submitted showing compliance with the standards of section 8-4B-1. The storm drainage plan shall include:
 - a. A map indicating the on-site and off-site drainage applicable to the site
 - b. Detailed engineering plans of all subsurface drainage improvements to be constructed as a part of the proposed development
 - c. Location of all drainage easements, or drainage rights of way
- For a subdivision within a floodplain, documentation shall be provided that will show and explain at the following to demonstrate conformance with Chapter 3, Article B. Flood Hazard. Location of all planned improvements:
 - a. The location of the floodway and the floodway fringe per engineering practices as specified by the Army Corp of Engineers
 - b. The location of the present water channel
 - c. Any planned re-routing of waterways
 - d. All major drainage ways
 - e. Areas of frequent flooding
 - f. Means of flood proofing buildings, and means of insuring loans for improvements within the floodplain

No change

INFORMATION FOR ENGINEERING DRAWINGS AND SPECIFICATIONS (PLEASE CHECK):

- Prepared by a licensed engineer
- The engineering drawings and specifications are for streets, water systems, sewers, and other required public improvements to support the proposal
- The plans shall contain sufficient information and detail to enable the Planning Official to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances, and standards
- For a sexually oriented business: The applicant shall provide evidence certified by a professional land surveyor licensed in the State of Idaho that the proposed adult entertainment establishment conforms to the separation requirements as set forth in Section 8-2C-33 of this Title

INFORMATION FOR NATURAL HAZARD AND RESOURCES ANALYSIS (PLEASE CHECK):

- Prepared by a licensed engineer
- The natural hazards and resources analysis shall provide an inventory and recommendation regarding natural conditions existing on the site.
- The analysis shall include: significant natural resources existing on the site shall be indentified including vegetation; fish and wildlife habitat; and water, including streams and riparian zones. A plan for preservation and/or

mitigation of significant resources should be prepared by a qualified professional.

- For subdivisions within a floodplain: Detained information on the nature, source, and extent of the hazard and the proposed actions to minimize or eliminate danger to public health, safety or property. The analysis shall include the following information:
 - a. The location of existing water channels and drainage ways, floodway, flood plain and base flood elevation
 - b. The location of all planned improvements including dams, dikes, and similar structures
 - c. All planned diversions, alterations or rerouting of channels and drainage ways.

INFORMATION FOR DEDICATIONS AND EASEMENTS (PLEASE CHECK):

- The statement of intent for dedications and/or easements shall include the location, size, dimensions, and purpose.

INFORMATION FOR COVENANTS AND DEED RESTRICTIONS (PLEASE CHECK):

- The draft of any proposed covenants and deed restrictions to be recorded with the plat or plat amendment.

INFORMATION FOR WILL SERVE LETTER(PLEASE CHECK):

- A document from the City Engineer certifying that a property has adequate access to city services.

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

INFORMATION FOR AFFIDAVIT OF LEGAL INTEREST (PLEASE CHECK):

- A signed affidavit indicating legal interest in a property and application

INFORMATION FOR AFFIDAVIT OF PROPERTY POSTING AND PHOTOS(PLEASE CHECK):

- A signed affidavit affirming that the required sign has been posting on the property ten days before the hearing
- Photos (digital or print) of posted sign

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM (PLEASE CHECK):

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

INFORMATION REQUIRED FOR MASTER SIGN PLAN (PLEASE CHECK):

- Required for commercial or mixed-use developments of two or more buildings
- Location, elevations, and materials of proposed signage

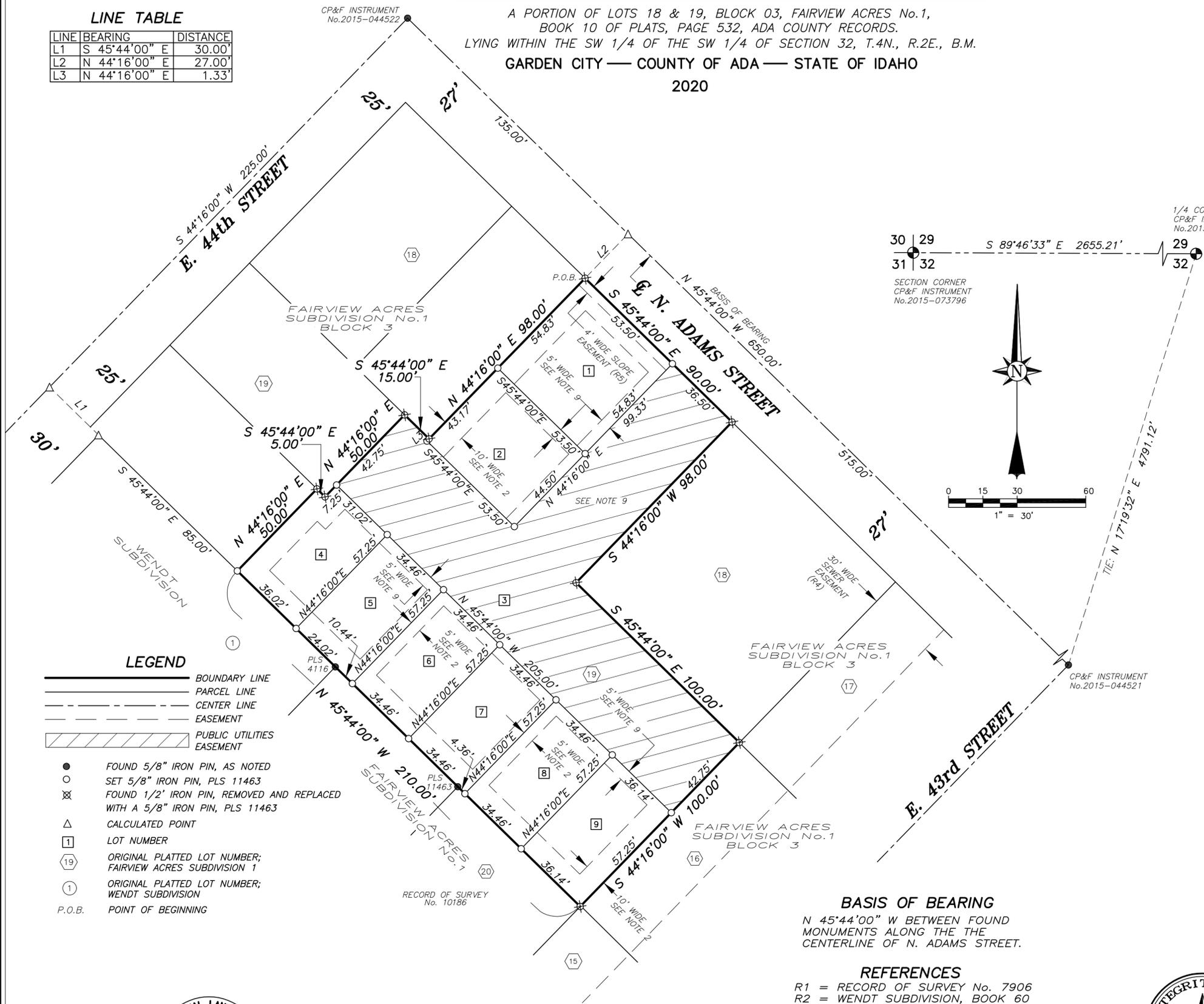
No change

GARDEN PHOENIX SUBDIVISION

A PORTION OF LOTS 18 & 19, BLOCK 03, FAIRVIEW ACRES No.1,
BOOK 10 OF PLATS, PAGE 532, ADA COUNTY RECORDS.
LYING WITHIN THE SW 1/4 OF THE SW 1/4 OF SECTION 32, T.4N., R.2E., B.M.
GARDEN CITY — COUNTY OF ADA — STATE OF IDAHO
2020

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°44'00" E	30.00'
L2	N 44°16'00" E	27.00'
L3	N 44°16'00" E	1.33'



LEGEND

- BOUNDARY LINE
- - - PARCEL LINE
- - - CENTER LINE
- - - EASEMENT
- ▨ PUBLIC UTILITIES EASEMENT
- FOUND 5/8" IRON PIN, AS NOTED
- SET 5/8" IRON PIN, PLS 11463
- ⊗ FOUND 1/2" IRON PIN, REMOVED AND REPLACED WITH A 5/8" IRON PIN, PLS 11463
- △ CALCULATED POINT
- 1 LOT NUMBER
- 19 ORIGINAL PLATTED LOT NUMBER; FAIRVIEW ACRES SUBDIVISION 1
- 1 ORIGINAL PLATTED LOT NUMBER; WENDT SUBDIVISION
- P.O.B. POINT OF BEGINNING

NOTES:

1. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF GARDEN CITY APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
LOT 1: FRONT SETBACK: 14'
REAR SETBACK: 10'
INTERIOR SIDE SETBACK: 0'
SIDE ADJACENT TO N. ADAMS ST.: 20'
- LOT 2: FRONT SETBACK: 14'
REAR SETBACK: 10'
INTERIOR SIDE SETBACK: 0'/12'(FROM LOT 1)
- LOTS 4,5,6,7,8,9:
FRONT SETBACK: 5'7"(FROM BACK OF SIDEWALK TO GARAGE)
REAR SETBACK: 10'
INTERIOR SIDE SETBACK: 0'/5'
2. A PERMANENT, DRAINAGE, UTILITY AND IRRIGATION EASEMENT IS HEREBY DESIGNATED AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED: 10' WIDE CENTERED THE COMMON LOT LINES BETWEEN LOTS 5 & 6, BLOCK 1 AND BETWEEN LOTS 7 & 8, BLOCK 1; 5' WIDE SOUTHWESTERLY OF THE COMMON LINE BETWEEN LOTS 1 & 2, BLOCK 1; 10' WIDE ALONG ALL EXTERIOR LOT LINES AND ADJACENT TO N. ADAMS STREET.
3. LOT 3, BLOCK 1 IS A SHARED DRIVEWAY WHICH SHALL BE MAINTAINED BY THE GARDEN PHOENIX HOMEOWNERS ASSOCIATION.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
5. DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH GARDEN CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY PUD.
6. PER IDAHO CODE 31-3805, ITS PROVISIONS THAT APPLY TO IRRIGATION WATER CONCERNING IRRIGATION RIGHTS, TRANSFER AND DISCLOSURE; THE PROPERTY LYING WITHIN THE BOUNDARIES OF THIS PLAT IS WITHIN THE FAIRVIEW ACRES WATER USERS ASSOCIATION INC. THE OWNER/DEVELOPER DOES HAVE WATER RIGHTS.
7. DIRECT LOT ACCESS TO N. ADAMS STREET IS PROHIBITED.
8. THE CITY OF GARDEN CITY WILL NOT REPAIR OR REPLACE THE STORM WATER SYSTEM (PAVERS) WHEN MAINTENANCE TO CITY WATER AND SEWER FACILITIES OCCURS. THE RESPONSIBILITY FOR SUCH REPAIR WILL BE THE HOME OWNERS ASSOCIATION.
9. ALL OF LOT 3, BLOCK 1 IS RESERVED FOR A CITY OF GARDEN CITY WATER EASEMENT AND A GARDEN CITY SANITARY SEWER EASEMENT, AND FOR A PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT. LOTS 1-2, AND LOTS 4-9. BLOCK 1 ARE RESERVED FOR A 5' WIDE CITY OF GARDEN CITY WATER EASEMENT AND A GARDEN CITY SANITARY SEWER EASEMENT, AND FOR A PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT LYING ADJACENT TO LOT 3, BLOCK 1, EXCEPT AS SHOWN ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2.
10. OWNERSHIP AND MAINTENANCE OF THE SANITARY SEWER LINES FROM THE CONNECTION TO THE MAINLINE TO THE BUILDING IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

NATHAN J. DANG
PROFESSIONAL LAND SURVEYOR
REGISTERED
STATE OF IDAHO
11463
P.L.S. 11463

BASIS OF BEARING
N 45°44'00" W BETWEEN FOUND MONUMENTS ALONG THE THE CENTERLINE OF N. ADAMS STREET.

- REFERENCES**
- R1 = RECORD OF SURVEY No. 7906
 - R2 = WENDT SUBDIVISION, BOOK 60 OF PLATS, PAGE 6028
 - R3 = FAIRVIEW ACRES SUBDIVISION No.1, BOOK 10 OF PLATS, PAGE 532
 - R4 = SEWER EASEMENT, INSTRUMENT No. 459604.
 - R5 = PERMANENT SLOPE EASEMENT AGREEMENT, INSTRUMENT No. 103038814.



Accurate
Surveying & Mapping

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JOB NO. 17-133
DRAWN BY: PGL2
SHEET: 1 OF 3