



## SPECIFIC AREA PLAN APPLICATION

Permit info: \_\_\_\_\_  
 Application Date: \_\_\_\_\_ Rec'd by: \_\_\_\_\_  
 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)

APPLICANT	PROPERTY OWNER
Name:	Name:
Company:	Company:
Address:	Address:
City:	City:
State:                      Zip:	State:                      Zip:
Tel.:	Tel.:
E-mail:	E-mail:

**PROPERTY INFORMATION**

Development Name:

Site address or addresses:

Subdivision Name:	Lot:	Block:
Tax Parcel Number:	Zoning:	Total Acres:

Existing Use:

Proposed Use:

Surrounding Uses:

Zoning (List all applicable):

Is the property or properties within the 100 Year Flood Plain or Floodway (Circle One - if yes, include Floodplain/Floodway Development Application)?

YES

NO

Date of Staff Pre-App Conference:

Date of Commission Pre-App Meeting:

Describe the existing uses currently on the property or properties:

---

**What uses are proposed for the property or properties?**

---

**What housing types are proposed for the property or properties?**

---

**How have pedestrian, bicycle, and public transportation options been integrated into the plan?**

---

**How does this plan minimize impacts on adjacent properties?**

---

**Are the proposed storm drain and surface water facilities adequate for the site (Circle One)?**

**YES**

**NO**

---

**How will the plan 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 (Circle One)?**

**Irrigation - Non-Potable**

**Irrigation - Potable**

**City Water System**

---

**What sustainable or "green" criteria have been utilized in the plan?**

---

**Where is the nearest pedestrian/bike pathway from the property or properties of the plan?**

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.

-----  
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:**

- Master Plan Materials
- Approved Addresses
- Statement of Intent
- Neighborhood Map
- Neighborhood Meeting Verification Materials
- Irrigation/Ditch Information
- Master Sign Plan
- Waiver Request



### PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON MASTER PLAN:

- The master plan is a plan that includes narrative information and illustrations about the proposal
- The required narrative information shall be as follows:
  - a. Description of the vision for the Master Plan area, including design guidelines, land uses and phasing of development
  - b. A range of square footage, density, site coverage, and locational distribution of land uses;
  - c. Description of a circulation plan for autos, bicycles, transit, and pedestrians within the site and to other off site systems including the Boise River Greenbelt and other waterways
  - d. Description of the amenities within the site including both natural and manmade
  - e. Description of the general mass, scale, and character of the buildings

- f. Summary of general public facility requirements to serve the development; and
- g. Proposal for incorporation of existing structures in future development plans
- The required illustrative plans shall be as follows:
  - a. A map showing property dimensions and legal description
  - b. A map showing existing and proposed building footprints
  - c. A map showing the circulation system including streets, alleys, parking, pedestrian walkways and linkages both within and outside the district.
  - d. A diagram showing development parcels, maximum unit densities, site ingress and egress, and relationship of development to public amenities, public facilities, and/or open site areas
  - e. A section showing the relationship of the buildings, public spaces and the street edge to adjacent properties

**INFORMATION FOR STATEMENT OF INTENT:**

- 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 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 FOR NEIGHBORHOOD MEETING VERIFICATION:**

- 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 REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:**

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

**INFORMATION REQUIRED MASTER SIGN PLAN:**

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

**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