

When Recorded Return to:

Garden City Development Services Department  
6015 Glenwood Street  
Garden City, Idaho 83714

**GARDEN CITY, ADA COUNTY, IDAHO**  
**FLOOD RISK ACKNOWLEDGEMENT**

Permit/File No. DSRFY 2024-002

Property Owner Majdi Omar

Address 205 W 24th St Garden City, Ada County, Idaho

Subdivision, Lot and Block Lot 32 BIK V Fairview ACRES Sub NO 4

Ada County Tax Parcel No. R2734531120

Note, that if this is a subdivision, a legal description of the land for which this applies must be provided.

**Introduction**

The FEMA Flood Insurance Rate Maps (FIRMS) for the Lower Boise River are in that were updated in 2020 show Garden City in 'seclusion'. This means that the secluded area will maintain the 2003 mapped floodplain and floodway until further study. The city does not know of a date that this might happen. Currently the property where the subject building permits is proposed is not in the 100-year floodplain, however, the model shows that they will be in the floodplain once the seclusion is lifted.

All insurable structures within the floodplain are federally required to have flood insurance if there is a federally backed mortgage on the structure. The base flood elevations (BFEs) for the proposed structures are below the base flood elevations identified in the model that is being used for the new maps. Flood insurance for homes below the BFE is significantly higher than homes that are constructed above the BFE. Depending on the first-floor construction in relation to the Base Flood Elevation, the required flood insurance rates could be thousands more per year. Subsequently, building the homes below the BFE could have significant economic impacts on the ability to sell the homes and for future homeowners.

While there is no regulatory necessity to build the proposed structure to the current model BFEs it is strongly recommended.



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### Acknowledgement

Garden City has provided this information prior to construction and these risks and requirements are acknowledged by the undersigned owner of the subject property located at 205 W. 34th St, Garden City, Idaho; lot(s) 32 Blk V block(s) of Fairview Acres Sub No 4 subdivision on the day and year as indicated below:

PROPERTY OWNER:

Majdi Omar

Printed Name

[Signature]

Signature

12/21/23

Date

CAPACITY CLAIMED BY SIGNER

Individual ☐

Corporation Officer ☐

title

Partner(s) ☐

Attorney ☐

Trustee(s) ☐

Guardian/Conservator ☐

Other: ☐

NOTARY PUBLIC:

On this 21 day of December, in the year 2023, before me, personally appeared, Majdi Omar, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to be within the said instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his signature on the instrument that the person or entity upon behalf of which the person acted, executed the instrument.

[Signature]  
Notary Public for Idaho

Residing at Boise Idaho

My Commission expires Nov 1, 2028

MOKOMA MUSA  
Notary Public - State of Idaho  
Commission Number 202252  
My Commission Expires Nov 1, 2028