



PRELIMINARY SITE ANALYSIS & PRE-APPLICATION MEETING / DISCUSSION

Development Services- Planning 6015 Glenwood Street Garden City, Idaho 83714
Phone (208) 472-2921 • building@gardencityidaho.org www.gardencityidaho.org

THIS FORM MUST BE SUBMITTED WITH BUILDING PERMIT APPLICATIONS.

This form contains information specifically related to discussions of the zoning of the property. There may be other applicable codes that must be met. **Pre-App meetings must be held within three (3) months of application to be valid. Please contact Development Services with any questions at (208) 472-2921.**

These meetings are held remotely.

PROJECT INFORMATION

To be filled out by applicant:

Name _____ Email _____ Phone _____

Project Address _____ Parcel _____

Project Description _____

Existing Conditions _____

Date and time of meeting: *Provide all emails of the Attendees in order to receive Calendar Invite*
Meeting Attendees:

1.	5.
2.	6.
3.	7.
4.	8.

Comp. Plan: <input type="checkbox"/> MU Res <input type="checkbox"/> MU Com <input type="checkbox"/> Light Industrial <input type="checkbox"/> SAP <input type="checkbox"/> Res Low <input type="checkbox"/> Res Med <input type="checkbox"/> TOD <input type="checkbox"/> LWC <input type="checkbox"/> GBC	Zoning District: <input type="checkbox"/> LI <input type="checkbox"/> C1 <input type="checkbox"/> C2 <input type="checkbox"/> MU <input type="checkbox"/> R20 <input type="checkbox"/> R3 <input type="checkbox"/> R2 <input type="checkbox"/> R1/A	Build: <input type="checkbox"/> New <input type="checkbox"/> TI/Interior remodel <input type="checkbox"/> Exterior addition	Building Occupancy(s): _____ _____ _____	Setbacks: Front: _____ Rear: _____ Side: _____ Street: _____	Fire Sprinklers: <input type="checkbox"/> Yes <input type="checkbox"/> No	Foundation: <input type="checkbox"/> Slab <input type="checkbox"/> Crawl
Construction Type: _____				Square Footage: _____		

CONNECTIONS TO CITY Sewer Connection to City Main: Y/N Fire Connection to City Main: Y/N
 Water Service Connection to City Main: Y/ N ¾" OR
 1" 1.5" 2"

Application type (Check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Design Review
<input type="checkbox"/> Subdivision
<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Minor PUD
<input type="checkbox"/> Variance | <input type="checkbox"/> Annexation or Rezone
<input type="checkbox"/> Appeal
<input type="checkbox"/> Building Permit
<input type="checkbox"/> Business Compliance
<input type="checkbox"/> Lot line adjustment/
reduction
<input type="checkbox"/> Other
(Specify) _____ |
|---|---|

Applicable Title 8 Code Section

- ☐ 8-1B Non Conforming Property, Structures and Uses
- ☐ 8-2A, 8-2B Zoning Provisions
- ☐ 8-2C Land Use Provisions
- ☐ 8-3A Overlay District
- ☐ 8-4B Design Provisions for Residential Structures
- ☐ 8-4C Design Review Provisions for Non Residential Structures/Sites
- ☐ 8-4D Parking and Off Street Loading
- ☐ 8-4E Transportation and Connectivity
- ☐ 8-4I Landscaping and Tree Provisions
- ☐ 8-4J Manufactured Home Provisions
- ☐ 8-4L Open Space Provisions
- ☐ 8-5A, 5B, 5C Subdivision Regulations
- ☐ Other _____
- ☐ Other _____

Lot

- ☐ Verified as legal lot of record
- ☐ Verified no non-conforming uses or structures on site
- ☐ Desired use prohibited

Flood Plain

Regulatory

- ☐ Floodway (Flood zone A)
- ☐ 100 Year Floodplain (Flood zone AE)
- ☐ Outside Floodplain
- ☐ Within 70' of River or Riparian

Anticipated RES1083-20

- ☐ Floodway (Flood zone A)
- ☐ 100 Year Floodplain (Flood zone AE)
- ☐ Outside Floodplain

List any unique constraints or conditions on the property, including any easements, utility issues, fire safety concerns:

Notes:

Copy given to applicant? ☐ Yes ☐ No

If Conditional Use _____ (initials): A Conditional Use in a zoning designation **does not mean that the use is a permitted use** nor does it mean that it is a prohibited use. If criteria are set forth specific to a use that requires a conditional use, this will be the minimum criteria if approved; additional criteria may be required; or even if the minimum criteria can be met it does not mean that the use will be permitted. A conditional use may be found to be appropriate or inappropriate by a quasi judicial body based on a site specific analysis. For approval adequate evidence shall be provided to demonstrate that the use is appropriate to the specific location, including but not limited to zoning, comprehensive plan designation, and neighborhood where proposed.

Applicant signature: _____ **Date:** _____

By signing this I acknowledge that pre- application meetings/ discussions without a formal permit are an informal discussion of the project. The staff may not have all information to give a complete and accurate review. A review and analysis of a project is not formally done until after an application has been submitted to the City. Applications must be in compliance with all applicable code for approval. It is my responsibility to review applicable codes, and to verify there have been no changes in code prior to submittal for formal review. I further understand that it is unlawful to occupy a property without a certificate of occupancy or upon false information.

Staff Signature: _____

Print Name: _____ **Date:** _____