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To: **Garden City Planning**

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Date: 28 February 2026

Subject: **Riverside Hotel – River’s Edge Terrace
Revised Tax Parcel: R273454200
DSRFY2026-0007**

Pages: 2

Media: Transmitted via E-mail

Status: **Comments Pending**

On behalf of Garden City, as the city engineer, we have completed a review of the application for the subject project. This project is covering some of the courtyard area previously constructed under permit number BDLFY2023-0043 and recently reviewed under permit number BLDFY2026-0051. The area of the project appears to be 2,323 square feet.

Since we have recently completed a review under permit number BLDFY2026-0051, we will present that review information for this application.

Any approval of the project should be conditioned upon successfully addressing items presented in this review.

There is information missing from the BLD permit submittal that could impact comments on the project. Therefore, this is a pre-review and new comments could occur after all information needed is provided.

The information that our office received applicable to our review is the following:

1. Design Review application dated 20 January 2026
2. Property Owner Permission form dated 23 December 2025
3. Letter of Explanation from Cushing Terrell dated 16 January 2026
4. Non-Residential Building Permit Application dated 13 January 2026
5. Construction plan sheets G001, AS001 and A201 stamped by Bryan Hallowell, AR and dated 23 December 2025

Comments within this review are specific to infrastructure or engineering content and should not be considered all encompassing. Other reviews within the city and by other review agencies will occur.

Professional of Record

Any suggestions for design modifications are not made to replace the position of the professional of record. We are simply making an observation that may impact the project or its review by city staff. The design professional may not necessarily be obligated to use the suggestion unless conformance to city requirements is an issue.

Our comments are as follows:

General Comments

1. Provide an approval from the North Ada County Fire Rescue District (NACFRD).
2. As the proposed changed area is over 1,000 square feet, please provide an analysis of the drainage impacts. We understand the structure will be placed over an existing hard surface, but it appears the route of the watershed may be altered some. We note that all roof water will be collected in a gutter and downspout, but how is that water directed to the existing storm water collection system that was developed in the area under BLDFY2023-0043? The analysis does not need to be comprehensive in nature. We are only looking for information that the new project conforms to the grading/drainage patterns created under the prior building permit and does not alter the prior drainage conditions.
3. The change in drainage may impact the existing storm water operation and maintenance manual and storm water maintenance agreement that was created under BLFFY2023-0043. Please review the project in relation to the prior project and provide an opinion on any impacts.

There is information that is needed to fully assess the project that is missing from the submittal that could impact comments on the project. Therefore, this is a pre-review and new comments may occur after all information needed is provided. Please provide a written response to comments within this review and additional/revised information to city hall.