



DESIGN REVIEW	
Permit info:	DSRFY2017-2
Application Date:	10.20.11
Rec'd by:	Vg.
FOR OFFICE USE ONLY	

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.) ▪ 208.472.2926 (fax)  
[www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

**APPLICANT**

**Name:** Daniel Conlin / IE Sign  
**Email:** dan@cableone.net  
**Address:** 6528 Supply Way Boisee, ID 83716

**PROPERTY OWNER**

**Name:** Ron Bien  
**Email:** ronbien@gmail.com  
**Address:** 22287 Mullholland Dr. Calabasas, CA 91302

**PROPERTY AND DESIGN INFORMATION**

**This application is a request to:**     Construct new     Addition     Subdivision

**Site address:** 4983 N Glenwood St. Garden City, ID 83714

**Use:** Commercial

**Zoning Designation:** C-2

**OBJECTIVES 8-4C**

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

**Bike and Pedestrian:** How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

**Parking and parking lot standards:** Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

**Community Interaction:** How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4C sustainability, how many points will the project have, as totaled from the sustainability checklist?

**Landscaping:** Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

**Building Design:** How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES. REQUIRED PLANS CAN BE COMBINED, SO LONG AS THEY MEET THE REQUIREMENTS LISTED BELOW AND ARE LEGIBLE.**

**APPLICATION INFORMATION REQUIRED FOR FORMAL APPLICATION (PLEASE CHECK)**

**A COPY OF ALL MATERIALS MUST BE SUBMITTED ELECTRONICALLY**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Statement of Intent  | <input type="checkbox"/> Compliance Statement                          |
| <input checked="" type="checkbox"/> Affidavit of Legal Interest  | <input type="checkbox"/> One (1) Schematic Drawing 11" X 17" or larger |
| <input checked="" type="checkbox"/> One (1) Site Plan 11" x 17" or larger  | <input type="checkbox"/> One (1) Landscape Plan 11" x 17" or larger    |
| <input checked="" type="checkbox"/> One (1) Neighborhood Map   |  |
| <input type="checkbox"/> One (1) Lighting Plan 11" x 17" or larger   |  |
| <input type="checkbox"/> Legal Description   |  |
| <input type="checkbox"/> Sustainability Checklist (If proposed project not to be green building certified)                                 |  |
| <input type="checkbox"/> Irrigation/Ditch Company letter (if applicable)   |  |
| <input type="checkbox"/> Master Sign Plan (if applicable)  |  |
| <input type="checkbox"/> Proof that project can be certified by a nationally or regionally credited green building program (if applicable) |  |

**ALL BLUEPRINTS MUST BE FOLDED INTO 8<sup>1/2</sup>" X 11" SIZE WITH THE TITLE BLOCK/PANEL FACE UP SO AS TO FIT WITHIN A LEGAL SIZE FILE FOLDER.**

**INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):**

- 8 1/2" 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 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 REQUIRED ON SITE PLAN (PLEASE CHECK):**

- 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, exterior site furniture, exterior lighting, signage

**INFORMATION REQUIRED ON LANDSCAPE PLAN (PLEASE CHECK):**

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

**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):**

- 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 SCHEMATIC DRAWINGS (ELEVATIONS) (PLEASE CHECK):**

- 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 FOR IRRIGATION/DITCH INFORMATION FORM Required if irrigation canal/irrigation ditch runs through property or along property lines (PLEASE CHECK):**

- Letter from company indicating approval

**INFORMATION REQUIRED MASTER SIGN PLAN Required for developments of two or more buildings (PLEASE CHECK):**

- Location, elevations, and materials of proposed signage



6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2921 • Fax 208/472-2996 •  
www.gardencityidaho.govoffice

### Affidavit of Legal Interest

State of Idaho)  
                  )SS  
County of Ada)

I, Ron Bien on behalf of RBI - Boise II, LLC, 22287 Mulholland Hwy. #319  
Name Address  
Calabasas CA 91302  
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission  
to IE SIGNS, 6528 SUPPLY WAY, BOISE ID 83716  
Name Address  
to submit the accompanying application pertaining to that property.
2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 20th day of September, 2016

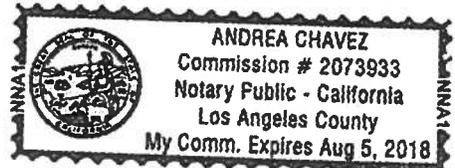
[Signature]  
Signature

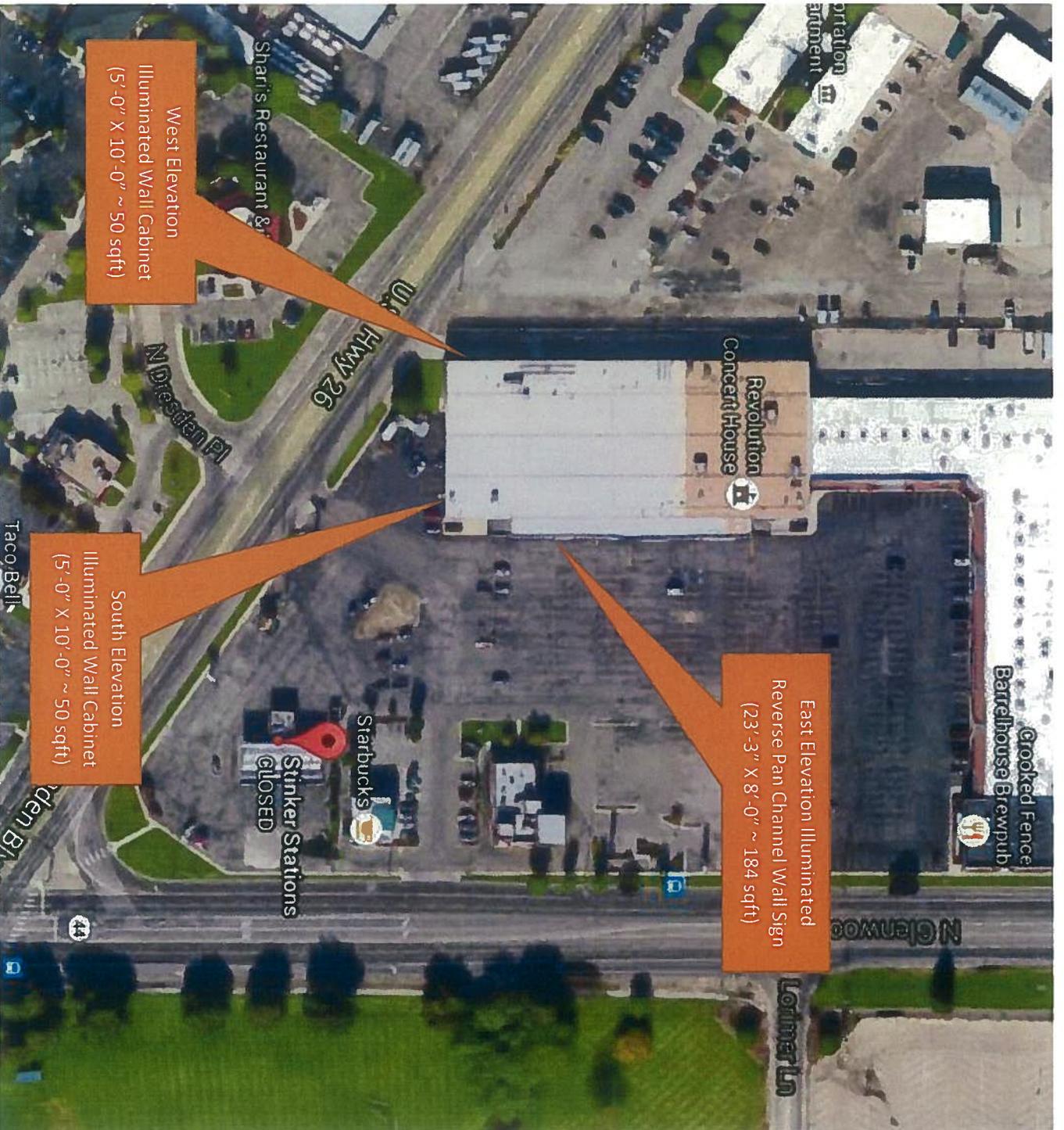
Subscribed and sworn to before me the day and year first above written

[Signature]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness accuracy, or validity of that document.

Notary Public for the State of CALIFORNIA  
Residing at: 2104 VENTURA BLVD., WOODLAND HILLS, CA 91364  
My Commission expires AUG. 5, 2018





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DEVELOPMENT SERVICES



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208-338-9401

6528 SUPPLY WAY / BOISE, ID 83716

Boise's Only Full Service Sign Company



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THE COLORS DEPICTED IN THIS DRAWING ARE TO ASSIST YOU IN VISUALIZING OUR PROPOSAL AND MAY NOT MATCH ACTUAL COLORS USED ON THE FINISHED DISPLAY.

REVISIONS

Table with 2 columns: Description, Date. It is currently empty.

All signs are listed by Underwriters Laboratories (U.L.) and will be installed in accordance with the installation instructions and Article 600 of the National Electric Code

SALES

DAN

DESIGNER

ERIC

SKETCH #

11573

ERIC'S FILE

ASANA CLIMBING GYM

CUSTOMER

ASANA CLIMBING GYM

LOCATION

GARDEN CITY, ID

DATE

6-23-16

PAGE #

1 OF 3

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PARTIAL FRONT ELEVATION WITH PROPOSED REVERSE PAN CHANNEL LETTER & LOGO WALL DISPLAY NTS



NIGHT VIEW NTS

NOTES-

REVERSE PAN CHANNEL LOGO-

2 1/2" RETURNS ARE FABRICATED FROM .063 ALUMINUM WITH .080 ALUMINUM FACES ALL PAINTED BLACK. BACKS ARE WHITE ACRYLIC.

ILLUMINATION-

WHITE L.E.D.S., U.L. LISTED.

REVERSE PAN CHANNEL COPY-

2 1/2" RETURNS ARE FABRICATED FROM .063 ALUMINUM WITH .080 ALUMINUM FACES ALL PAINTED BURGUNDY MP. BACKS ARE WHITE ACRYLIC.

ILLUMINATION-

RED L.E.D.S., U.L. LISTED.

MOUNTING-

LOGO & COPY ARE PEGGED OFF BUILDING FASCIA FOR HALO ILLUMINATION



SIDE VIEW

SINGLE FACE REVERSE PAN CHANNEL LOGO & LETTER WALL DISPLAY SCALE 3/8" = 1'-0"

OPTION B

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REVISIONS

#3 DATE: 9/28/16 ERIC - CHANGED FROM 5'-0" X 12'-4" NON-ILLUM ALUM B/G, TO 5' X 10' ILLUM CABINET IN IE SIGNS YARD REPAINTED BLACK.

#2 DATE: 8/10/16 ERIC - CHANGED SIZE OF DISPLAY FROM 8'-0" X 8'-0", TO 5'-0" X 12'-4".

#1 DATE: 8/3/16 ERIC - REMOVED REVOLUTION B/G DISPLAY FROM SKETCH REQUEST.

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ASANA CLIMBING GYM

CUSTOMER

ASANA CLIMBING GYM

LOCATION

GARDEN CITY, ID

DATE

6-23-16

PAGE #

2 OF 3

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PARTIAL REAR ELEVATION WITH PROPOSED ILLUMINATED WALL DISPLAY NTS

NOTES-

CABINET- (5'-0" X 10'-0")

EXISTING IN IE SIGNS YARD. REPAINT CABINET & MOLDINGS BLACK.

FACE-

WHITE ACRYLIC

DECORATION-

ASANA- LOGO IS BLACK PREMIUM VINYL. COPY IS BURGUNDY 230-49 TRANS VINYL.

MOUNTING-

CABINET IS MOUNTED FLUSH TO BUILDING COLUMN RIBS (SEE PHOTO)

\*FIELD SURVEY REQUIRED FOR LENGTH OF SPACE BETWEEN COLUMNS & THICKNESS OF COLUMNS BEFORE PRODUCTION.

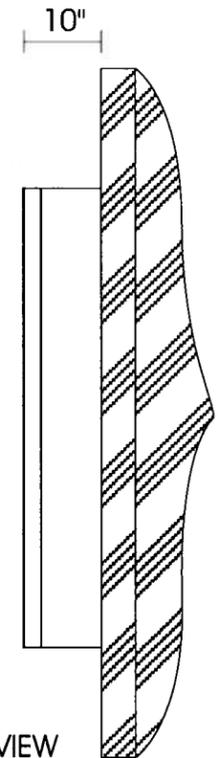
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GARDEN CITY DEVELOPMENT SERVICES



REFACE & REPAINT SINGLE FACE INTERNALLY ILLUMINATED WALL DISPLAY SCALE 1/2" = 1'-0"



SIDE VIEW



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CUSTOMER

ASANA CLIMBING GYM

LOCATION

GARDEN CITY, ID

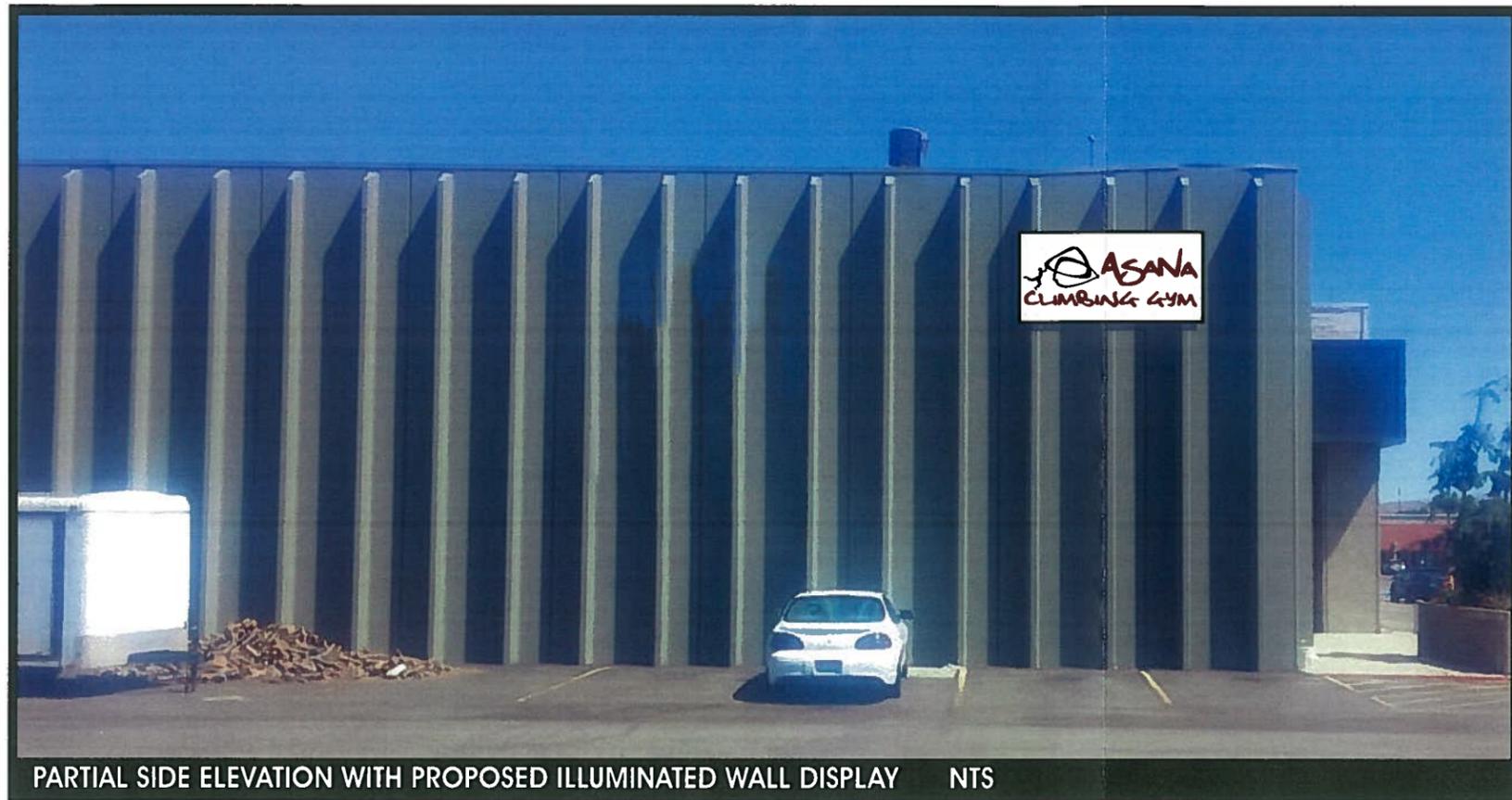
DATE

6-23-16

PAGE #

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PARTIAL SIDE ELEVATION WITH PROPOSED ILLUMINATED WALL DISPLAY NTS

NOTES-

CABINET- (5'-0" X 10'-0")

EXISTING IN IE SIGNS YARD. REPAINT CABINET & MOLDINGS BLACK.

FACE-

WHITE ACRYLIC

DECORATION-

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MOUNTING-

CABINET IS MOUNTED FLUSH TO BUILDING COLUMN RIBS (SEE PHOTO)

\*FIELD SURVEY REQUIRED FOR LENGTH OF SPACE BETWEEN COLUMNS & THICKNESS OF COLUMNS BEFORE PRODUCTION.

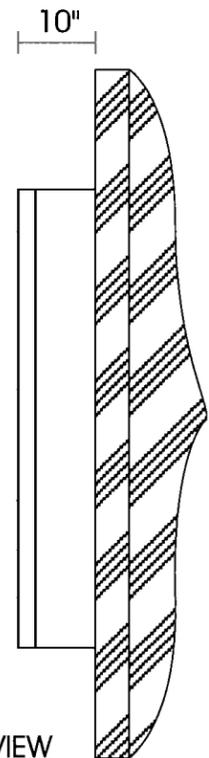
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REFACE & REPAINT SINGLE FACE INTERNALLY ILLUMINATED WALL DISPLAY SCALE 1/2" = 1'-0"



SIDE VIEW