



**SITE PLAN REVIEW APPLICATION**

File #: \_\_\_\_\_

Please read and complete the application carefully. Failure to provide all required information could result in a delay in processing your application.

**Applicant Information:**

Applicant's Name: Ethan Hazan  
Address: 1316 Church St  
Phone: (H) (208) 770-0671 (W) (208) 500-1578  
E-mail: Ethan.hazan@yahoo.com

Holder of Legal Title: Hazan Development LLC  
Address: 1316 Church St.  
Phone: (H) (208) 770-0671 (W) (208) 500-1578  
E-mail: Ethan.hazan@yahoo.com

**Representative Information:**

Business Name: MBC INC.  
Surveyor: Glabe  
Address: 1316 Church St. elle Hazan  
Phone: (H) (208) 770-0671 (W) (208) 500-1578  
E-mail: Ethan.hazan@yahoo.com

**Project Information:**

Legal Description of Site: Lot(s) 12-17 Block # 48 Addition WEST END  
(or) \_\_\_\_\_  
Section 22 Township 57N Range 02W  
Total Size of Parcel: 22,390 sqft 0.51 acres

**Current Zoning:**

- | <u>Residential</u>  | <u>Commercial</u>                              | <u>Industrial</u>  |
|---|--|--|
| <input type="checkbox"/> Rural Residential RR2                    | <input type="checkbox"/> Commercial A          | <input type="checkbox"/> Industrial General (IG)                 |
| <input type="checkbox"/> Rural Residential RR1                    | <input type="checkbox"/> Commercial B          | <input type="checkbox"/> Industrial Business Park (IBP)          |
| <input type="checkbox"/> Residential Single-Family (RS)           | <input type="checkbox"/> Commercial C          | <input type="checkbox"/> Industrial General w / IBP uses allowed |
| <input checked="" type="checkbox"/> Residential Multi-Family (RM) | <input type="checkbox"/> Mixed-use Residential | <input type="checkbox"/> Industrial Technology Park (ITP)        |

**Current Comprehensive Plan Designation:**

Future Land Use Categories

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Low Density Clustered Residential | <input type="checkbox"/> Low Density Residential | <input checked="" type="checkbox"/> Medium Density Residential |
| <input type="checkbox"/> High Density Residential          | <input type="checkbox"/> Neighborhood Mixed Use  | <input type="checkbox"/> Mixed Use Corridor                    |
| <input type="checkbox"/> Downtown                          | <input type="checkbox"/> Public/Quasi Public     | <input type="checkbox"/> Light Industrial/Commercial           |
| <input type="checkbox"/> Parks and Open Space              |  |  |

Airport Safety Zones

- |   |  |
|---|--|
| <input type="checkbox"/> Inner Critical Zone    | <input type="checkbox"/> Lateral Safety Zone |
| <input type="checkbox"/> Runway Protection Zone | <input checked="" type="checkbox"/> N/A      |

**What land uses border the site? Describe lot sizes, structures and uses:**

North: Single family homes standard lot size  
 South: ALLEY, Single & multi RES / Duplex, standard lot size  
 East: single family residence, standard lot size  
 West: DIVISION STREET, commercial, funeral home, Church

**What Zones border the project site?**

North RM      South RM      East RM      West MUR

Existing Structure(s) (Number of Buildings/Units, Size, & Use): No existing structures. 6 trailers were removed that were used as SF residences.

**Proposed Structure(s) (Number of Buildings/Units, Size, Use, and Architectural Style):**

Six (6) SF homes with detached garage ADU residence 1824' SF & ADU 499' SF. used as single family homes, BARBAN FARMHOUSE, town home style.

**Utility Information:**

Power will be provided by:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Avista Utilities | <input type="checkbox"/> Northern Lights Inc |
|--|--|

Water will be supplied by:

- |   |
|---|
| <input checked="" type="checkbox"/> Existing public or community system |
| <input type="checkbox"/> Individual well                                |
| <input type="checkbox"/> Proposed public or community system            |

Sewage disposal will be provided by:

- |   |
|---|
| <input checked="" type="checkbox"/> Existing community system |
| <input type="checkbox"/> Individual system                    |
| <input type="checkbox"/> Proposed community system            |

**Parking Information:**

Number of parking stalls proposed:

Number of parking stalls required by City Code:

Number of parking stalls proposed for parking in lieu (if applicable)

N/A - GARAGE  
N/A  
N/A

**Site Information:**

Provide detailed descriptions on the following:

1. Topography (lay of land), including estimated maximum slope, rock outcroppings, benches, etc.: LEVEL-sub standard / sub prime city  
lots on corner of Church & Division  
Alley ACCESS to garage
2. Water courses (springs, streams, rivers, etc.): NONE.
3. Land cover (timber, pasture, etc.): NONE
4. Other pertinent information: Existing power / water / sewer

The Planning Director may request additional information in specific circumstances in order to assist in the review of this application, including the relationship of the proposed use to the Comprehensive Plan. A copy of the Sandpoint Comprehensive Plan may be obtained from the Planning and Zoning Department.

The Planning Director reserves the right to **not** officially accept this application until all of the above required information is submitted.

The Planning Director reserves the right to refer this application to the Planning Commission.

Appeals to the requirements placed on proposals during the site plan review process may be referred to the Planning Commission.

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I hereby certify that all information and attachments submitted herewith are true and correct to the best of my knowledge.

  
Signature of Applicant

9/8/2025  
Date