

**SUBDIVISION 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: Kirk Rector / Affinity Real Estate Management, Inc  
Address: 3516 S. 47th St, #101  
Phone: (H) \_\_\_\_\_ (W) 253.472.5400  
E-mail: krector@affinityrem.com

Holder of Legal Title: Same  
Address: \_\_\_\_\_  
Phone: (H) \_\_\_\_\_ (W) \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Representative Information:**

Business Name: Aaron Qualls, AICP / SCJ Alliance Consulting Services  
Surveyor: Russell Badgley / James A. Sewell & Associates, LLC / (208) 263-4160  
Address: 419 North Second Avenue, Sandpoint, ID, 83864, Suite 206  
Phone: (H) \_\_\_\_\_ (W) 509.835.3770, ext. 325  
E-mail: aaron.qualls@scjalliance.com

**Project Information:**

Proposed Development Name: Ridley Village Court  
Legal Description of Site: Lot(s) \_\_\_\_\_ Block # \_\_\_\_\_ Addition \_\_\_\_\_  
(or) 28-57N-2W TAX 22 LESS TAX 37 1966 FLEETWOOD 10 X 56 MH  
Section 28 Township 57 North Range 2 West, Boise Meridian  
Total Size of Parcel: 5.08 Acres  
Number of Lots/Units: Existing: 1 Proposed: \_\_\_\_\_  
Smallest Lot Size: .025 acre Largest Lot Size: .068 acre

**Current Zoning:**

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

**Current Comprehensive Plan Designation:**

Future Land Use Categories

- Low Density Clustered Residential
- High Density Residential
- Downtown
- Parks and Open Space
- Low Density Residential
- Neighborhood Mixed Use
- Public/Quasi Public
- Medium Density Residential
- Mixed Use Corridor
- Light Industrial/Commercial

Airport Safety Zones

- Inner Critical Zone
- Runway Protection Zone
- Lateral Safety Zone
- N/A

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

North: Forrest Byrd Charter School, general commercial

South: Single Family Homes

East: Single Family Homes Planned Unit Development

West: Multi-family development

**What Zones border the project site?**

North: CC South: RM East: RM West: CC/RM

**Utility Information:**

Power will be provided by:

- Avista Utilities
- Northern Lights Inc

Water will be supplied by:

- Existing public or community system
- Individual well
- Proposed public or community system

Sewage disposal will be provided by:

- Existing community system
- Individual system
- Proposed community system

**Site Information - provide detailed descriptions on the following:**

1. Topography (lay of land), including estimated maximum slope, rock outcroppings, benches, etc.: The land is predominantly flat with a maximum slope of approximately 6%. There are no benches or any known rock outcroppings.

2. Water courses (springs, streams, rivers, etc.): N/A

3. Existing structures (size & use): Existing structures on the northern half of the parcel include two unoccupied single family homes, a barn, and small outbuildings which will be demolished.

4. Land cover (timber, pasture, etc.): Land cover is grass with existing trees in the northern portion of the property.  

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5. Other pertinent information: This subdivision is paired with the Ridley Village Court Planned Unit Development which is being submitted for final approval. Landscape plans, improvement plans, and the construction schedule are also included.  

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**Note:** The Planning and Zoning Director may request additional information in specific circumstances in order to assist the Planning and Zoning Commission in reviewing this request.

The date of the Planning and Zoning Commission hearing will be established by the Planning and Zoning Department upon the acceptance of a **complete** application. An application will be considered complete when all of the requested information has been submitted.

I am the owner or owner's representative of the property described in this application. I further attest that all information submitted with this application is true and accurate to the best of my knowledge.

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Signature of Applicant

6-18-2025  
Date

