

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: Lake City Engineering, Inc.
Address: 126 East Poplar Avenue, Coeur d'Alene, Idaho 83814
Phone: (H) _____ (W) 208-676-0230
E-mail: admin@lakecityengineering.com

Holder of Legal Title: Big Creek Land Company, LLC
Address: 1950 West Bellerive Lane, #107, Coeur d'Alene, Idaho 83814
Phone: (H) _____ (W) 208-777-3000
E-mail: cliff@buildmort.com

Representative Information:

Business Name: Lake City Engineering, Inc.
Surveyor: h2 Surveying, LLC
Address: 126 East Poplar Avenue, Coeur d'Alene, Idaho 83814
Phone: (H) _____ (W) 208-676-0230
E-mail: dittman@lakecityengineering.com

Project Information:

Proposed Development Name: Great Northern Commerce Park First Addition
Legal Description of Site: Lot(s) 1 Block # 1 Addition Great Northern Commerce Park
(or) _____
Section 10 Township 57N Range 2W
Total Size of Parcel: 15.58 acres
Number of Lots/Units: Existing: 1 Proposed: 21
Smallest Lot Size: 25,678 SF Largest Lot Size: 34,523 SF

Current Zoning:

<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>
<input type="checkbox"/> Rural Residential RR2	<input type="checkbox"/> Mixed-use Residential (MUR)	<input checked="" 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 type="checkbox"/> Residential Multi-Family (RM)	<input type="checkbox"/> Commercial C (CC)	<input type="checkbox"/> Industrial Technology Park (ITP)

Current Comprehensive Plan Designation:

- | | | |
|---|--|--|
| <input type="checkbox"/> Very Rural | <input type="checkbox"/> Context Area 2 | <input type="checkbox"/> Context Area 4 |
| <input type="checkbox"/> Context Area 1 | <input type="checkbox"/> Context Area 3 | <input type="checkbox"/> Context Area 5 |
| <input type="checkbox"/> Context Area 1.5 | <input type="checkbox"/> Context Area 3B | <input checked="" type="checkbox"/> Industrial |

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

North: Woodland Drive (public right-of-way) with Mixed Use Residential to the North of Woodland Drive.

South: Industrial uses. Lot sizes of approximately 2.5-2.8 acres each. 1 structure per lot.

East: Industrial lots 0.38 - 2.0 acres each. Some developed with hangar structures and paved access to taxiways.

West: Undeveloped Industrial zoned land (IG)

What Zones border the project site?

North: Mixed Use Residential South: Industrial General East: Industrial General West: Industrial General

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.: Old agricultural field which is fairly flat and gently sloping to the South at less than 1%

2. Water courses (springs, streams, rivers, etc.): None exist.

3. Existing structures (size & use): None exist.

4. Land cover (timber, pasture, etc.): Old pasture or agricultural field. No wetlands exist per replat by Dubendorfer dated May 7, 2021.

5. Other pertinent information: N/A


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.



Signature of Applicant



Date