



**Boise County  
Planning & Zoning Department  
P.O Box 1300 Idaho City, Idaho 83631  
Phone (208) 392-2293 Fax (208) 392-2259**

**Land Development Application  
Subdivision Ordinance #2006-2**

**Proposed Subdivision Name:** \_\_\_\_\_  
**Tax/Parcel Number of Property (RP #)** \_\_\_\_\_

**Applicant(s) Name:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**Phone Number:** \_\_\_\_\_  
**E-mail Address:** \_\_\_\_\_

**Property Owner(s):** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**Phone Number:** \_\_\_\_\_  
**E-mail Address:** \_\_\_\_\_

**Engineer/Surveyor/Planner:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**Phone Number:** \_\_\_\_\_  
**E-mail Address:** \_\_\_\_\_

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

***APPLICATION MUST BE SIGNED BY THE PROPERTY OWNER OR A SIGNED LETTER SUBMITTED AUTHORIZING THE APPLICANT TO OPERATE ON BEHALF OF THE PROPERTY OWNER. BY SIGNING THIS DOCUMENT I AUTHORIZE THE PLANNING AND ZONING STAFF TO ENTER ONTO THE SUBJECT PROPERTY FOR POSTING OF NOTICES PURSUANT TO IDAHO CODE §67-6512 AND PHOTOGRAPHY OF THE SUBJECT PROPERTY.***

**1. TYPE OF APPLICATION:**

1.1.  Minor Sub  Preliminary Full Sub  Final Full Sub

**2. TYPE OF DEVELOPMENT:**

- 2.1.  Single Family Residential
- 2.2.  Commercial, describe \_\_\_\_\_
- 2.3.  Industrial, describe \_\_\_\_\_
- 2.4.  Other, describe \_\_\_\_\_

Please check the appropriate classification(s) below if the proposed development falls within the definitions and criteria of Special Development Subdivision (Ordinance 2006-02, Chapter 5, Sec IX)

- 2.5.  Large Scale Development
- 2.6.  Mobile Home Subdivision
- 2.7.  Planned Unit and/or Condominium Development (see Ordinance #2001-07)
- 2.8.  Hillside Lot or Subdivision (Average slope or lot or subdivision 15% or more)
- 2.9.  Cemetery Subdivision.

**3. GENERAL INFORMATION:**

- 3.1. Attach copies of applicable deed(s). Recordation Number(s): \_\_\_\_\_
- 3.2. Boise County Assessor Parcel Number(s): \_\_\_\_\_
- 3.3. Describe and attach copies of liens and/or encumbrances filed against this property:  
\_\_\_\_\_  
\_\_\_\_\_

**4. LAND CHARACTERISTICS:**

- 4.1. Ground Cover:  Timber,  Trees,  Brush,  Grass,  Bare,  Agriculture, \_\_\_\_\_ Other.
- 4.2. Type of Soil(s):  Rocky,  Sandy,  Silty,  Clay.
- 4.3. Central District Health Department (CDHD) Classification: \_\_\_\_\_
- 4.4. Present ground slope (% of each category): \_\_\_\_\_ 0-10%, \_\_\_\_\_ 10-20%, \_\_\_\_\_ Over 20%
- 4.5. Describe any streams, ditches, drainages, or water bodies that are on this property or adjacent properties: **Attach a topographic vicinity map (scale 1" = 1/4 mile):**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 4.6. Is any part of the proposed subdivision located in a floodplain?  Yes,  No. **If yes include a copy of the NFIP panel with the parcel location outlined.**
- 4.7. Have you submitted a FEMA/NFIP request for a LOMA and/or LOMR? \_\_\_\_\_.

4.8. Describe how the land as been used up to this time:

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4.9. Describe surrounding land uses:

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4.10. Describe, **and include copies** of any easements attached to this parcel(s).

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4.11. Describe, and attach copies of any deed restriction attached to this parcel(s):

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**5. LAND DEVELOPMENT DESIGN.**

5.1. Total Acreage in Subdivision: \_\_\_\_\_

5.2. Number of Proposed Lots: \_\_\_\_\_

5.3. Minimum lot area: \_\_\_\_\_, Maximum lot area: \_\_\_\_\_, Average lot area \_\_\_\_\_.

5.4. Will this development be complete at one time or in phases: \_\_\_\_\_?

5.5. If Phased, give phase dates and describe completion or work for each phase:

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5.6. Is proposed access from a Public Right-of-Way? \_\_\_ Yes: \_\_\_ No. If **yes**, name public right-of way: \_\_\_\_\_. If **No**, describe easement to cross private land and **attach copies recorded easements** granting access:

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**6. PROPOSED STREET/UTILITY/SITE IMPROVEMENTS.**

6.1. What streets with the subdivision are currently public right-of-ways?

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6.2. What streets within the subdivision are currently private common use (PCU) roads?

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6.3. Refer to Boise County Road Standard Ordinance #2005-04: If this is a minor subdivision application and your plat includes a private common use road you intend to construct, please attach the drawing and specifications for the road. If the road is existing; please attach drawings, photos and/or specifications showing the existing condition, width, easements, and road construction material.

6.4. Refer to Boise County Road Standard Ordinance #2005-04: If this is a preliminary full subdivision, please attach two copies of the preliminary plan/profile drawings and outline of construction specifications for all private common use (PCU) roads.

6.5. What material will be used to construct the road?

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6.6. What is the maximum street gradient? \_\_\_\_\_ %.

6.7. What is the platted width of the streets? \_\_\_\_\_.

6.8. State the Public Utilities (power, telephone, natural gas, cable TV, etc) will serve the area and how will they be provide to each lot?

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6.9. Will utilities be underground? \_\_\_ Yes, \_\_\_ No.

6.10. Domestic water will be: \_\_\_ Individual Well; \_\_\_ Central Well.

6.11. Describe proposed and/or existing domestic water system:

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6.12. Has a test well been dug? \_\_\_ Yes, \_\_\_No: **If yes attach a well log report from the Idaho Department of Water Resources and show depth of well, flow, and purity of water verified.**

6.13. Sanitary waste shall be by: \_\_\_ Individual Septic; \_\_\_ Central collection/treatment. Attach a copy of the Central District Health Department application with this application.

6.14. Storm Water Management. Which of the following elements will be included in the surface water drainage system for storm water disposal and erosion control? (Additional requirements may be required by IDEQ/County Engineer): \_\_\_ Borrow pits along road; \_\_\_ Sloped and planted drainage ways; \_\_\_ Rock armored drainway chutes; \_\_\_ Sediment control basins; \_\_\_ Check dams; \_\_\_ Rock armored road crossings; \_\_\_ Culverts; or Other:

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**6.15.** Fire Plan. What fire protection district is this project located in? \_\_\_\_\_.

Describe the fire protection measures will be implemented with this project:

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**6.16.** Describe any other on-site improvements (i.e. trails, common areas, etc.) will be proposed:

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**6.17.** Will subdivision improvements (roads, central systems, street addressing, engineering requirements, etc) be constructed prior to recording the final plat or a bond/surety be secured?

\_\_\_\_\_ Constructed; \_\_\_\_\_ Bonded.

**7. PROTECTIVE COVENANTS AND/OR HOMEOWNERS ASSOCIATION**

**7.1.** Will restrictive covenants be recorded for this project? \_\_\_ Yes; \_\_\_No.

**7.2.** Will a Homeowners Association be created? \_\_\_ Yes; \_\_\_ No.

**7.3.** Please attach a copy of CCR/HOA recorded documents which describe issues of setbacks, road maintenance, maintenance of common areas, fire mitigation responsibilities of each property owner, construction schedules, etc.