



# CITY OF EAGLE

660 E. Civic Lane, Eagle, ID 83616  
Phone #: (208) 939-0227 Fax #: (208) 938-3854

## Final Development Plan Application for Planned Unit Development

**\*Please call prior to submittal meeting to determine applicable fees\***

FILE NO.:

FEE:

CROSS REF. FILES:

APPLICANT:

PHONE:

Owner  Purchaser

APPLICANT ADDRESS:

APPLICANT EMAIL:

OWNER:

PHONE:

OWNER ADDRESS:

OWNER EMAIL:

ENGINEER:

PHONE:

ENGINEER ADDRESS:

REPRESENTED BY:

PHONE:

*(If different from above)*

REPRESENTATIVE  
ADDRESS:

REPRESENTATIVE  
EMAIL:  
ADDRESS & LOCATION  
OF SITE:

# Application Submittal Requirements

- |     | Applicant<br>Use         |   | Staff<br>Use             |
|-----|--------------------------|---|--------------------------|
| 1.  | <input type="checkbox"/> | Date of pre-application meeting:_____.  | <input type="checkbox"/> |
| 2.  | <input type="checkbox"/> | A complete Final Development Plan Application form (it is the applicant's responsibility to use a current application).   | <input type="checkbox"/> |
| 3.  | <input type="checkbox"/> | A short description/ narrative addressing how <u>each</u> site specific and standard condition of approval has been complied with. Documentation showing compliance with any conditions of approval that can be complied with prior to submittal of the final plat application so shall be provided with this application or the application shall be deemed incomplete and will not be processed.  | <input type="checkbox"/> |
| 4.  | <input type="checkbox"/> | Copy of Deed. If the signator on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required.   | <input type="checkbox"/> |
| 5.  | <input type="checkbox"/> | One (1) 8½ x 11 vicinity map.   | <input type="checkbox"/> |
| 6.  | <input type="checkbox"/> | One (1) 8 ½" x 11" aerial photo depicting proposed site and surrounding area within five-hundred feet (500').   | <input type="checkbox"/> |
| 7.  | <input type="checkbox"/> | One (1) copy of the approved preliminary plan (one full-scale copy (folded) and one (1) 8 ½" x 11" reduction).  | <input type="checkbox"/> |
| 8.  | <input type="checkbox"/> | Fourteen (14) 24" x 36" copies and one (1) 8 ½" x 11" copy of the final development plan at a scale at a no less than (1" equals 100') showing at least the following: <ul style="list-style-type: none"> <li>a. Dimensions and bearings of the property lines.</li> <li>b. Area in acres.</li> <li>c. Topography and existing features of the development site, including major wooded areas, structures, streets, easements, utility lines and land uses.</li> <li>d. All other information included on the preliminary development plan including the location and size of lots, location and proposed density of dwelling units, nonresidential building intensity and land use considered suitable for adjacent properties.</li> </ul> | <input type="checkbox"/> |
| 9.  | <input type="checkbox"/> | A schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes.   | <input type="checkbox"/> |
| 10. | <input type="checkbox"/> | Tabulation of the number of acres on the proposed project for various uses.   | <input type="checkbox"/> |
| 11. | <input type="checkbox"/> | The number of housing units proposed by type.   | <input type="checkbox"/> |
| 12. | <input type="checkbox"/> | Estimated residential population by type of housing.  | <input type="checkbox"/> |
| 13. | <input type="checkbox"/> | Estimated nonresidential population.  | <input type="checkbox"/> |
| 14. | <input type="checkbox"/> | Anticipated timing for construction and standards for height, open space, building density, parking areas, population density and public improvements proposed for each unit of the development whenever the applicant proposed an exception from the standard zoning districts or other ordinances governing development.  | <input type="checkbox"/> |
| 15. | <input type="checkbox"/> | Engineering feasibility studies and plans showing, as necessary, water, sewer, drainage, electricity, telephone and natural gas installations, waste disposal facilities, street improvements and nature and extent of earth work required for site preparation and development.  | <input type="checkbox"/> |
| 16. | <input type="checkbox"/> | A site plan showing buildings, various functional use areas, circulation and their relationship.  | <input type="checkbox"/> |

Applicant  
Use

Staff  
Use

- 17.  Preliminary building plans, including proposed floor plans and exterior elevations.
- 18.  Landscaping plans.
- 19.  Deed restrictions, protective covenants and other legal statements or devices to be used to control the use, development and maintenance of the land, and the improvements thereon, including those areas which are to be commonly owned and maintained.

**NOTE:**

IF THE CITY COUNCIL OR THE ZONING ADMINISTRATOR DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND /OR IF OTHER UNFORSEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RESCHEDULED BY THE CITY.

APPLICANT/REPRESENTATIVE MUST ATTEND THE CITY COUNCIL MEETING.

Eagle City Code Section 1-7-4 (A) states, "Fee Schedule Established: The city clerk or their designee, at the time of the filing of a land use application, petition, or receipt of an area of impact referral, shall collect the fee and/or deposit established by resolution of the city council together with a deposit for any direct costs incurred by the city to review such requests by architects, engineers, attorneys, or other professionals necessary to enable the city to process said application, petition, or referral in an informed manner." Direct costs, as underlined in 1-7-4 (A) above, shall be required to be paid by the applicant in a time frame to be determined by the City Policy for Collection and Enforcement of Deposits and Fees for Land Use Action as approved and adopted by the Eagle City Council.

**NOTE: The processing of an application shall be delayed or stopped if deposit balances and direct costs are not reimbursed as required in accordance with the adopted policy.**

**The City does not guarantee acquisition of public services provided by any agency. The developer, property owner and/or applicant of this Final Development Plan Application for Planned Unit Developments does hereby release and indemnify and hold harmless the City of Eagle from any and all claims, cost, damages, etc., from any individual or organization regarding the acquisition of services which are not affiliated with the City, including but not limited to, central water service, sanitary sewer service, access to public roads and fire protection. "Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis."**

Signature of Applicant/Representative: \_\_\_\_\_ Date \_\_\_\_\_

Printed name of Applicant/Representative: \_\_\_\_\_ Date \_\_\_\_\_

City staff comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature of receipt by City staff: \_\_\_\_\_ Date \_\_\_\_\_