



Development Agreement Application

200 S. Whitley Drive/P.O. Box 324 Fruitland, Idaho 83619 Phone: 208-452-4946

Danny Little, Zoning Administrator
dlittle@fruitland.org

www.fruitland.org

Beth Earles, Secretary
bearles@fruitland.org

APPLICANT: _____

Address: _____

Mailing Address: _____

Telephone: _____ Cell: _____ Fax: _____

E-mail: _____

FILING CAPACITY:

- Recorded property owner as of _____ (Date)
- Purchasing as of _____ (Date)
- Leasing property as of _____ (Date)
- Authorized agent of any of the foregoing, duly authorized in writing.
(Written authorization must be attached.)

LEGAL DESCRIPTION OF PROPERTY: *(Attach if necessary)*

STATEMENT: Specify the present and future proposed use or uses of the property upon which the development agreement is sought.

DEVELOPMENT: Explain the time period for which the agreement is requested to be valid, including the time period with which the development or use must commence and the time period within which the development and the terms of the agreement are to be completed. Include the phasing plan and proposed phasing schedule.

CONCEPT PLAN: Submit three sets of site plan drawn to scale. Submit one 11" x 17" copy. Include the following:

- Existing structures which will remain, labeled as to existing and proposed uses.
- Building footprint, height, number of stories, proposed uses (*office, retail, restaurant, etc.*) and square footage of proposed structures. If residential, overall density and number of dwelling units per building. (*If single family residential, information of proposed structures is not necessary.*)
- North arrow.
- The scale of the drawing.
- Property boundary.
- Names of applicant, owner(s) (*if different than applicant*), plan preparer, project.
- Size of project.
- Existing vegetation, labeled as to remain or be removed.
- Existing and generalized proposed grades for hillside developments.
- Parking areas with total number of parking spaces shown.
- Locations and widths of rights of way, easements, canals, ditches and property lines.
- Drainage features.
- Conceptual landscape plan.

AMENDMENTS:

Instrument Number: _____ Record Date: _____

1st Amendment 2nd Amendment 3rd Amendment _____ Amendment

Submit a detailed statement addressing the reason for the request and proposed amendments.

FILING FEE: \$500.00

AFFIDAVIT OF OWNER:

I understand that failure to comply with all commitments in the approved development agreement shall be deemed consent to rezone the property to the pre-existing zone, or in the case of an initial zone at annexation, a zone deemed appropriate by the Council or de-annexation. I further understand that with the submission of this application, all time limits pertaining to or required by city code are waived. As property owner, I agree to submission of the use and property for a development agreement.

Property Owner's Signature _____
(if different than applicant)

Applicant's Signature _____

STATE OF _____)

) S.S.

COUNTY OF _____)

On this _____ day of _____, in the year of _____, before me

_____, Notary Public, personally appeared

_____, known or identified by me to be the

person (s) whose name (s) is/are subscribed to the within instrument, and acknowledged to me that he/they executed the same.

Notary Public

My Commission Expires: _____

Planning and Zoning Applications

The following processes require a public hearing before the Planning and Zoning Commission before a decision can be made. Some require an additional public hearing before the City Council.

	Planning & Zoning	City Council
Annexation	x	x
Zone Change	x	x
Comprehensive Plan Change	x	x
Conditional Use Permit	x	
Development Agreement	x	x
Variance	x	x
Temporary Use Permit	x	

Each public hearing requires a legal notice to be published in the official legal newspaper for the City of Fruitland and notice sent to all property owners within 300' of the property requesting action.

The Planning and Zoning Commission meets the second Tuesday of each month at 7:00 p.m. at city hall. The City Council meets the second and fourth Monday of each month at 7:00 p.m. at city hall.

The entire process can require thirty to sixty days or more depending on the action required and whether complications may arise.