



City of Bellevue

115 E Pine Street
P. O. Box 825 Bellevue, ID 83313
208-788-2128 Fax 208-788-2092

Design Review Checklist- Business/Commercial

Applicant Information	
Project Name:	
Legal Description Property:	
Street Address:	
Project Description:	
Zoning District:	<input type="checkbox"/> Business <input type="checkbox"/> Limited Business/Res <input type="checkbox"/> Light Industrial <input type="checkbox"/> Transitional
Lot Sq. Ft.:	Total Sq. Ft.:
Required Documentation	
*Applicant must furnish the following before this application can be processed:	
<u>SITE PLAN:</u>	
<input type="checkbox"/> Property Lines- Exterior boundary lines	
<input type="checkbox"/> Contour lines- existing and proposed	
<input type="checkbox"/> Building footprint- perimeter of the building plan	
<input type="checkbox"/> Location of proposed and existing structures	
<input type="checkbox"/> Site Orientation	
<input type="checkbox"/> Vicinity map- depicting adjacent streets, flood plains, zoning and land use designations.	
<input type="checkbox"/> Location parking lots/spaces- one ADA space is required	
<input type="checkbox"/> Location and dimensions of snow storage area	
<input type="checkbox"/> Location of dumpster enclosure	
<input type="checkbox"/> Zoning District	
<input type="checkbox"/> Floodplain/Riparian Zone- FPDP required if in Floodplain	
<input type="checkbox"/> Public right of ways	
<input type="checkbox"/> Location Vehicular and pedestrian circulation patterns, property easements	
<input type="checkbox"/> Location of Utilities (Must be underground)	
<input type="checkbox"/> Location of mechanical or solar panels- must be screened on all sides & hidden	
<input type="checkbox"/> Exterior lighting- Downcast, shielded- Need spec sheets	
<input type="checkbox"/> ADU- additional trash storage and parking	
<input type="checkbox"/> Adequate unobstructed access for Emergency Services	
<u>ARCHITECTURE PLANS/DESIGN:</u>	
<input type="checkbox"/> All buildings and shopfront designs shall reflect historical styles	
<input type="checkbox"/> Metal siding shall not be permitted on properties abutting Main Street/ HWY 75	
<input type="checkbox"/> Building over 8,500 Sq. Ft. shall incorporate change in façade design, materials and color	
<input type="checkbox"/> Verify setback of 3'	
<input type="checkbox"/> All elevations with address #'s	
<input type="checkbox"/> Building height Dimension	
<input type="checkbox"/> Floor plans all levels including basement	

- Cross sections
- Roof design- all roofs must be engineered with snow load of 100 p. per Sq. Ft.
- All public rights-of-ways adjacent to subject property, including alleys shall be improved to asphalt, concrete, compacted gravel, applicable curbing,
- ADU sizes shall comply with 10-2-1 ADU unit size table

LANDSCAPING/PARKING PLAN:

- Plan to include proposed locations of trees, plants,
- Drip or low consumption irrigation system for landscaping
- Drought tolerant grass, plant, brush & tree species
- Landscaping shall provide natural buffer between incompatible land uses
- Design of fences, walls and retaining walls shall produce pleasing visual combination
- Fence Height- 4' Front- 6' Back
- All public rights-of-ways adjacent to subject property, including alleys shall be improved to asphalt, concrete, compacted gravel, applicable curbing, gutter, drainage, ADA standards, sidewalks and striping.
- Curbs, gutters, sidewalks, and street trees are required and shall be installed along the street frontage
- Adequate Drainage plan
- Drywell location- MUST be registered before CO