


JENNIFER LOCKE 20 P 3007195000
KOOTENAI COUNTY RECORDER
MRR Date 06/26/2025 3:02 PM
REQ OF POSTFALLS URBAN RENEWAL AGENCY
RECORDING FEE: \$0.00 AG


RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Post Falls Urban Renewal Agency
210 E 4th Avenue
Post Falls, Idaho 83854

(Space Above For Recorder's Use)

MINOR PROJECT REIMBURSEMENT AGREEMENT

THIS AGREEMENT is made and entered into this 19 day of June, 2025, by and between the POST FALLS URBAN RENEWAL AGENCY, an Idaho urban renewal agency, 201 E. 4th Avenue, Post Falls, Idaho, 83854, hereinafter referred to as the Agency, and the Post Falls Aerie No. 3682, Fraternal Order of Eagles, Inc., an Idaho non-profit corporation, 209 E. Railroad Avenue, Post Falls, Idaho 83854, hereinafter referred to as the Participant.

WITNESSETH:

WHEREAS the Agency is an independent public body, corporate and politic, and is an Idaho urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, and the Local Economic Development Act of 1988, being Idaho Code, Title 50, Chapter 29, as amended and supplemented, hereinafter collectively referred to as the Act;

WHEREAS the Post Falls City Council did on June 1, 2021 pass Ordinance No. 1415, duly adopting the Downtown District Urban Renewal Plan (the "Plan") and creating the Downtown Urban Renewal District (the "District");

WHEREAS in 2024 the Agency implemented its Minor Projects Program to provide for priority reimbursement of public improvements associated with certain minor projects that promote the objectives set forth in the Plan and are authorized by such Plan.

WHEREAS the Participant is an existing business or non-profit that has a physical facility located within the District which it wishes to expand or improve, as more specifically described in **Exhibit A** attached hereto and incorporated by reference herein, and hereinafter referred to as the Site;

WHEREAS the Participant intends to construct public improvements on or by the Site, as more specifically described in **Exhibit B**, attached hereto and incorporated by reference herein, and hereinafter referred to as the Project. A detailed list of the proposed improvements associated with the Project is also included in **Exhibit B**. Contracts for construction of the

Project, verification of City approval of the Project, construction plans and related documents, including the specific contract price for the Project, are attached hereto as **Exhibit C**;

WHEREAS the Agency has reviewed the elements of the Project and concludes that the Project consists of City required physical improvements or façade or related improvements which will promote Plan objectives and are authorized by such Plan;

WHEREAS the Agency has assessed the Project's impact as it relates to increased employment, enhanced appearance, contribution to the objectives of the Plan and related factors.

WHEREAS the Agency and the Participant seek to cooperate in the construction of public infrastructure improvements;

WHEREAS the Participant is willing to construct and pay for the Project with the expectation of being reimbursed from future tax increment revenues received by the Agency from the District as those revenues are received, subject to repayment of existing Agency obligations within the District as hereinafter provided for in Section 6 of this Agreement; and

WHEREAS the Parties seek to memorialize understandings relating to the conditions associated with Agency funded reimbursement.

NOW THEREFORE, in consideration of the mutual benefits to be derived hereby, the Parties agree as follows:

1. **EFFECTIVE DATE:** The effective date of this Agreement shall be the date first above-written, and shall continue until all obligations of each Party are completed or until termination of the Plan, whichever shall first occur.
2. **PUBLIC INFRASTRUCTURE AND OTHER PUBLIC FACILITIES:** The Parties agree that the public improvements and their estimated costs that are the subject of this Agreement are those listed on **Exhibit B**, attached hereto and incorporated by reference herein, and hereinafter referred to as the Agency Funded Public Improvements which shall qualify for reimbursement subject to the conditions set forth herein when they have been completed, accepted by the City, documented with respect to the actual costs of the Improvements, which shall be reviewed by the Agency's engineering consultants, and formally approved by the Agency by adoption of an Order of Approval in accordance with Commission policy. Any other public improvements that are constructed by the Participant and are not identified in **Exhibit B** as part of the Project are not eligible for reimbursement pursuant to this Agreement.
3. **CONSTRUCTION OF AGENCY FUNDED PUBLIC IMPROVEMENTS:** The Participant agrees to construct the Agency Funded Public Improvements consistent with the following:
 - 3.1. The Improvements to be constructed shall be in accordance with the overall City infrastructure plans, polices, and design standards.

- 3.2. Prior to commencing construction, all necessary permits shall be obtained by the Participant and/or the Participant's agents.
 - 3.3. Construction and quality control inspections shall be provided by the engineer of record and the City.
4. **CONDITIONS:** In consideration for the commitments presented by the Participant, the Agency agrees to reimburse the Participant the costs Participant incurs to construct the Agency Funded Public Improvements, subject to the following conditions:
 - 4.1. The Participant shall comply with City design review approvals and all applicable local, state and federal laws.
 - 4.2. The Participant shall submit a Project schedule to the Agency upon completion of City approvals, which shall contain specific timelines for completing the Agency Funded Public Improvements.
 - 4.3. The Participant shall complete the Agency Funded Public Improvements described in **Exhibit B** and any attachments to **Exhibit B**.
 - 4.4. The Participant shall allow the Agency or its agent to review the final design and construction of the Project.
 - 4.5. The Participant agrees to invoice the Agency for the cost of the items to be reimbursed for review by the Agency, with reimbursement to be based upon completion and final inspection by the Agency or its agent, approval by the City, and the availability of tax increment revenues for the District.
 - 4.6. The Participant shall complete the Improvements on or before the 31st day of December, 2025.
5. **INITIAL CONSTRUCTION FUNDING:** The Participant shall pay for all of the costs of installation of the Agency Funded Public Improvements set forth in **Exhibit B** and previously approved by the Agency, hereinafter referred to as Minor Project Participant Advances.
6. **REIMBURSEMENT OF MINOR PROJECT PARTICIPANT ADVANCES:** The Participant shall be entitled to reimbursement of Minor Project Participant Advances subject to the following conditions and understandings:
 - 6.1. It is the understanding of the Parties that the Participant shall only be paid the reimbursement of Minor Project Participant Advances from tax increment revenues of the District. If for any reason tax increment revenues anticipated to be received by the Agency are insufficient or curtailed, the Agency shall not be obligated to use other sources of revenue to make reimbursements to the Participant.

- 6.2. It is the understanding of the Parties that tax increment revenues received by the Agency for the District will first be used in the following manner and order:
 - 6.2.1. Repayment of any debt of the District disclosed to the Participant upon the execution of this Agreement.
 - 6.2.2. Payment of the Participant's annual contribution to the administrative costs of the Agency as established in the Agency's annual budget, and applicable equally to each participant.
 - 6.2.3. Payment of extraordinary administrative and/or legal costs associated with the District according to Agency Policy No. 16.
 - 6.2.4. Payments deemed necessary by the Agency to establish a "Debt Service Reserve Account" for any debt disclosed in Section 6.2.1 above.
 - 6.2.5. Payment of other Participant Advances that are not associated with Minor Projects derived from an Owner Participation and Reimbursement Agreement executed prior to August 1, 2024, unless the subject participant has consented in writing to subordinate their reimbursement priority to Minor Project reimbursement.
 - 6.2.6. Payment of other Minor Project Participant Advances by other participants in the District that have orders of approval that predate the order of approval authorizing the Participant's reimbursement, or in the case of City funded improvements that the Agency has received invoices for before issuance of the Participant's order of approval.
 - 6.2.7. Payment of the Participant's Minor Project Participant Advances in accordance with Agency Policies.
- 6.3. The Participant acknowledges that the Agency has provided the Participant with copies of the Agency's Policies concerning the use of tax increment revenue and cost reimbursement, which the Participant agrees to be bound by, including but not limited to Policy No. 7 and the First, Second, Third and Fourth Addendums to Policy No. 7, Policy No. 18 governing reimbursement for "soft costs" and Policy No. 28 regarding reimbursement of borrowing costs. Reimbursement of Minor Project Participant Advances for Agency Funded Public Improvements shall be made in full compliance with all of the Agency's Policies. Pursuant to Policy No. 7 and its Fourth Addendum, the Participant acknowledges that the Agency's ability to reimburse for Minor Projects is limited to fifteen percent (15%) of the tax increment funds that have been received annually from the District, which may not exceed a maximum reserved balance of \$250,000. An approved Minor Project is eligible for maximum total increment tax reimbursement of \$250,000.
7. ANNUAL REVIEW: The Participant is aware that the Agency intends to conduct an annual review of the performance of both the Plan and the District, and reserves the right

within the sole discretion of the Agency to make adjustments to the Plan that are authorized by the Plan and the Act.

8. MISCELLANEOUS:

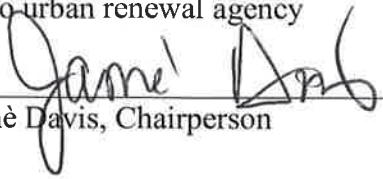
- 8.1. The Participant shall provide the Agency with proof that the Participant and its agents have adequate liability and workers compensation insurance.
- 8.2. The Participant agrees to indemnify and hold harmless the Agency from any and all liability and/or obligations not specifically provided for in this Agreement to be performed by the Agency with reference to the Project, except for damages arising out of bodily injury to persons or damage to property caused by or resulting from the sole negligence of the Agency, its agents, employees or indemnitees.
- 8.3. The Participant does hereby grant to the Agency and its agents a right of access to the Site for the purpose of inspections.
- 8.4. The Parties agree that this Agreement does not establish a partnership or joint venture relationship between the Parties.
- 8.5. The rights and obligations provided for in this Agreement may not be assigned without the mutual agreement of the Parties, which consent shall not unreasonably be withheld. It being understood that the rights and obligations of the Participant shall survive any assignment, sale and/or lease of portions of the Site to third parties. The Participant shall coordinate with the Agency on behalf of such third parties so that the Agency's direct involvement with such third parties will be limited as much as possible.
- 8.6. This Agreement shall be construed and enforced under the laws of the State of Idaho, with any enforcement action to be brought in the First Judicial District of the State of Idaho, in and for the County of Kootenai. The prevailing party in any action shall be entitled to reasonable attorney's fees and costs.
- 8.7. The Parties agree that in the event that there is a disagreement or dispute over the terms and provisions of this Agreement, including reimbursement submittals, that the Parties shall mutually submit the disagreement or dispute to non-binding mediation utilizing a mediator mutually agreeable to the Parties, with the Parties jointly sharing the costs of mediation. In the event that the Parties cannot agree on a mediator or if the mediation is unsuccessful, the Parties shall engage in a binding arbitration pursuant to the Commercial Rules of the American Arbitration Association. Costs and fees, including but not limited to reasonable attorney's fees, incurred in such arbitration shall be awarded to the prevailing party as that term is defined by Idaho Law.
- 8.8. The Parties agree that this Agreement is the entire agreement between the Parties, and is binding upon their successors and assigns. It may only be amended in writing signed by both Parties.

8.9. All of the provisions of this Agreement are distinct and severable, and if any provision shall be deemed illegal, void or unenforceable, it shall not affect the legality, validity or enforceability of any other provision or portion of this Agreement.

IN WITNESS WHEREOF, the Parties have set their hands effective the date first above-written.

POST FALLS URBAN RENEWAL AGENCY
an Idaho urban renewal agency

By: _____


Jame Davis, Chairperson

POST FALLS AERIE NO. 3682, FRATERNAL ORDER OF EAGLES, INC.
an Idaho non-profit corporation

By: _____


Dianne O'Neill, President

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 19 day of June, 2025, before me the undersigned, a Notary Public in and for the State of Idaho, personally appeared Jamè Davis, proved to me on the basis of satisfactory evidence to be the Chairperson of the Post Falls Urban Renewal Agency that executed the instrument or the person who executed the instrument on behalf of the Agency and acknowledged to me that such Agency executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written in this certificate.



NOTARY PUBLIC

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 25 day of June, 2025, before me the undersigned, a Notary Public in and for the State of Idaho, personally appeared Dianne O'Neill, proved to me on the basis of satisfactory evidence to be the President of Post Falls Eagles Auxiliary No. 3682, Inc. that executed the instrument or the person who executed the instrument on behalf of the corporation and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written in this certificate.



NOTARY PUBLIC

EXHIBIT A

LEGAL DESCRIPTION

LOT 16, BLOCK 20, TOWN OF POST FALLS, ACCORDING TO THE PLAT RECORDED IN BOOK "C" OF DEEDS AT PAGE 208, RECORDS OF KOOTENAI COUNTY, STATE OF IDAHO

TOGETHER WITH

A PARCEL OF LAND BEING THE NORTH 40 FEET OF LOTS 11, 12, 13 AND ALL OF LOTS 14 AND 15, BLOCK 20, TOWN OF POST FALLS, ACCORDING TO THE PLAT RECORDED IN BOOK "C" OF DEEDS AT PAGE 208, RECORDS OF KOOTENAI COUNTY, STATE OF IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11;

THENCE, NORTH 90°00'00" EAST, 150.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 15;

THENCE, SOUTH 00°00'00" WEST, 140.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15;

THENCE, NORTH 90°00'00" WEST 60.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14;

THENCE, NORTH 00°00'00" WEST, 100.0 FEET TO THE SOUTHEAST CORNER OF THE NORTH 40.0 FEET OF SAID LOT 13;

THENCE, NORTH 90°00'00" WEST, 90.0 FEET TO THE SOUTHWEST CORNER OF THE NORTH 40.0 FEET OF SAID LOT 11;

THENCE, NORTH 00°00'00" WEST, 40.0 FEET RETURNING TO THE POINT-OF-BEGINNING OF THIS DESCRIBED PARCEL OF LAND,

EXHIBIT B

INVOICE

A&J Excavation LLC
5131 E Burma Rd
Harrison, ID 83833

ajglynn0101@gmail.com
+1 (208) 659-9092



Bill to
Leif
Post Falls Eagles
E. Railroad Ave
Post falls, Idaho 83854

Ship to
Leif
Post Falls Eagles
E. Railroad Ave
Post falls, Idaho 83854

Invoice details
Invoice no.: 1123
Terms: Net 30
Invoice date: 12/13/2024
Due date: 01/12/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	11/01/2024	Construction entrance	Build, maintain, and remove construction entrance per plans	1	\$1,000.00	\$1,000.00
2.	11/01/2024	Subgrade	Excavate, and haul off all excess material in swales, parking areas, road surfaces, including subgrade under all new concrete	1	\$22,650.00	\$22,650.00
3.	11/01/2024	Swale prep	Shape and subgrade all new swale areas. Includes construction of wall along the east swale to shore neighboring property	1	\$3,985.27	\$3,985.27
4.	11/01/2024	Drywell	Purchase and install drywell per plans	1	\$6,500.00	\$6,500.00
5.	11/01/2024	Storm Drains	Purchase and install downspouts on east side of building and connect to new drywell	1	\$7,655.00	\$7,655.00
6.	11/01/2024	Asphalt Paving	Fine grade and pave up to 3' into Railroad Avenue, pave 20' wide public alley easement up to property line. Also includes 2" paving or chipseal in new parking area.	1	\$26,605.00	\$26,605.00
7.	11/01/2024	Inclusions	Price includes all labor and materials to complete above work per plans	1	\$0.00	\$0.00
8.						

EXHIBIT B

11/01/2024 **Exclusions**

Does not include any fine grade for concrete areas, concrete, electrical work, landscaping, topsoil, surveying, snow removal, compaction testing or any unforeseen sight conditions

1

\$0.00

\$0.00

9. 11/07/2024 **Payment agreement**

Payments for project will be 1/3 down, 1/3 upon completion of subgrade, drywell, swales, rain leaders, and down spouts, final payment upon completion of all asphalt paving.

1

\$0.00

\$0.00

Ways to pay

VISA    

Total

\$68,395.27

Payment

-\$68,395.27

Balance due

\$0.00

Paid in Full

Main Parking Lot - gravel, 2" asphalt, grading (not urban renewal) (\$15,999.69)

\$52,395.58

2

EXHIBIT B

ESTIMATE

A&J Excavation LLC
5131 E Burma Rd
Harrison, ID 83833

ajlynn0101@gmail.com
+1 (208) 967-4919



Bill to
Leif
Post Falls Eagles
E. Railroad Ave
Post falls, Idaho 83854

Ship to
Leif
Post Falls Eagles
E. Railroad Ave
Post falls, Idaho 83854

Estimate details

Estimate no.: 1047
Estimate date: 11/18/2024
Expiration date: 12/02/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	11/18/2024	Rain leaders	Purchase, install, and tie into storm sewer additional rain leaders not in original bid	1	\$1,781.86	\$1,781.86
2.	11/18/2024	Water service	Tap existing waterline, tie in new irrigation waterline and set new 1" water meter and meter boxes with stub up to accommodate new Irrigation and landscaping	1	\$4,912.64	\$4,912.64

Total **\$6,694.50**

Expiry date 12/02/2024

Accepted date

Accepted by

16 487"



Summit Concrete Inc

P.O. Box 1143
Rathdrum, ID 83858
2086404497
summitconcreteinc@yahoo.com

EMPIRE FLATS

EST343

DATE

03/31/2025

TOTAL

USD \$17,000.00

TO

Post falls eagles

DESCRIPTION	RATE	QTY	AMOUNT
City curb and sidewalk	\$17,000.00	1	\$17,000.00
	TOTAL		USD \$17,000.00

EXHIBIT B



Leif Yde Jr.
 (208) 818-3412
 aaafixit05@gmail.com
 Rathdrum, Idaho

Today's Date: 3-7-2025

Construction Proposal

Proposal Submitted to:
 Eagles club
 209 Railroad ave
 Post Falls ID

Contact Name: Eagles president Dan

Phone #:

Phone # 2:

Email:

Total Price

Landscaping Quote

Top soil for swell and other areas (about 4" deep), 35 cubic yards

Provide two leaf trees(post falls specs) and plant

Hidro seed 1200 sq. ft.

2 days labor

\$2,950.00

AAAFixit Material Handling fee (20%)

10% for over \$1,000

military discount 5%

Subtotal	\$2,950.00
Discount	\$147.00
Tax	

Total: \$2,803.00

Contract Signature: _____

Date: _____

Payment as Follows:

All work to be completed in substantial workman like manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written change orders, and will become an extra charge over and above the estimate. All agreement is contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent judgement.

Accepted Proposal: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Customer Signature: _____

Date: _____

EXHIBIT B
Invoice



**ADVANCED
TECHNOLOGY
SURVEYING
& ENGINEERING**

PO Box 3457 Hayden, Idaho 83835
PH (208) 772-2745 FAX (208) 762-7731

Date	Invoice #
11/27/2024	24-538

Bill To

Post Falls Eagles #3682
209 East Railroad Avenue
Post Falls, ID 83854

Project				Due Date	
22-130*C PF Eagles Club Staking				12/27/2024	
Item	Quantity	Description	Rate	Serviced	Amount
Contract Billin...		Contract Billing on Construction Staking	3,000.00		3,000.00
Contract Billin...		Contract Billing on Construction Staking (Change Order)	2,750.00		2,750.00

Please Note: No final drawings will be released without payment in full. All accounts 30 days past due will be subject to 1.5% monthly interest and a \$25.00 monthly administrative fee. Accounts past 45 days will be subject to lien, unless payment arrangements have been made. We accept credit card payments for a processing fee of \$6.00.

Total \$5,750.00

Balance Due \$5,750.00

EXHIBIT C



Construction Bid Agreement

This construction agreement was entered into on September 10th 2024 by Eagles Club with an address of 209 Railroad Avenue, Post Falls ID 83854 and AAA Fixit with an address of 3127 Hwy 53 Rathdrum, ID 83858. Contract location where the work is to be done is the Eagles Club, Post Falls Idaho, 209 Redwood Ave

This contract is to complete the outside portion of the Eagles project. Contract covers; Hiring all contractors to do grading, all paving, drainage swells, drainage pipe for building run off, sidewalks and all curbing, All underground work (sprinklers, all piping for fire protection) trees, grass and a enclosure for the garbage can

AAA Fixit is responsible for the organization of all subcontractors and construction services as per this agreement, managing timely work completion, ordering all materials that are needed for the construction process, site cleanliness, to take all necessary precautions for all safety in general, to maintain the property, keep it clean, and safely dispose of any materials and hazardous waste.

Eagles Club has agreed to be responsible for paying all of the subcontractors, supply houses, and any materials that have not been put into the subcontractors' bid, port-a-john services. All invoices for the Eagles Club will be signed by the contractor before they are paid.

Any rentals or materials that have to be covered by AAA fixit for any reason will be subject to a 20% charge and billed through a separate billing at the end of each month

Time and Material

All outside work is based on time and material. Most materials are included in subcontractors' bids, all other material will be provided by aaafixit and paid for by the Eagles club.

Work Description

Front entrance is to be removed, the main swell to be on the southside of the parking lot with a small swell on the east side. Sidewalks run across the front of the property and the length of the building with curbing where needed. Underground drainage, full irrigation and all piping for the fire protection system. Concrete pad and a enclosure for the garbage can area, grass and trees.

EXHIBIT C



The electrician will be responsible for wiring both new additions with; lights, switches and plugs. The electricians will also upgrade any wiring in the main building for the portion of the interior remodel that is needed and connecting to the existing electrical panel. Electricians are responsible for pulling their own permits

Plumbers will be responsible for all plumbing in the ground before the concrete, new plumbing for bathrooms, new plumbing for kitchen and repairing existing plumbing in the floor.

HVAC will extend new heating and air conditioning ducts into additions from existing heating and air condition systems.

AAA Fixit is not responsible for removing or moving back in any furniture dart boards pictures on walls, pool tables Etc.

AAA Fixit is not responsible for any price hikes or price fluctuations due to our economy.

Permit and Licenses

The Eagles agree to compensate the contractor an amount of \$65 an hour and the contractor further agrees to invoice the client for the total amount of hours and a description of the work at the end of each month.

The parties agree that in the event that the invoices are not paid within 30 days of receipt, the contractor will be entitled to charge a late fee of \$50.00.

Disagreements shall be governed by and construed in accordance with the laws of Idaho. Any disputes or differences whatsoever arising out of or in connection with this agreement shall be submitted to arbitration in accordance with the subject of laws of Idaho.

The parties agree that any amendments made to this agreement must be in writing, where they must be signed by both parties to this agreement. Accordingly, any amendments made by the parties will be applied to this agreement

Both the parties hereby agree not to assign any of the responsibilities and disagreements to a third party unless considered by both parties in writing.

The contractor warrants to complete the services listed in this agreement as for the print requirement specifications, however the contractor does not represent or warrant that

EXHIBIT C



such services provided in this agreement will create additional sales, exposure, brand recognition, profits or other similar benefit

The parties agree that it is the contractor's responsibility to purchase an insurance policy for the construction

The parties further agree that it is the client's responsibility to maintain and insurance that covers replacement costs in the event of fire, theft, act of nature and/or casualties

AAA Fixit contractor fees will be waived for the outside portion of the contract.

All subcontractor quotes will be held by the contractor to be viewed by the client at any time.

The parties hereby agree to the terms and conditions set forth and its agreement and it's this such is demonstrated by their signatures below.

Client's Signature Sue E. Pederson, Sec

Date 9/10/24

Print Name Sue E. Pederson

Contractors Signature [Signature]

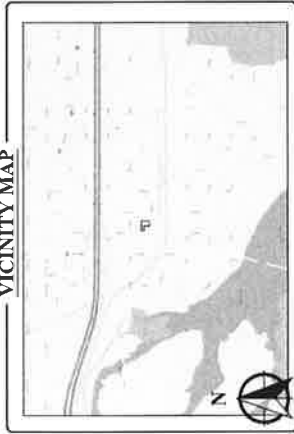
Date 9/10/24

Print Name Leif Ide Jr.

SITE PLAN EAGLE'S CLUB

209 E RAILROAD AVE
POST FALLS, ID 83854

VICINITY MAP



1"=1000'

**Site plan expiration is one year from approval date per PHMC 18.20.130
Modifications to this plan will need to be amended and approved

AERIAL MAP



1"=100'

SEC 03, TOWNSHIP 50N, RANGE 05W
KOOTENAI COUNTY, ID

Sheet List Table

Sheet Number	Sheet Title
C01	TITLE SHEET
C02	STANDARD NOTES
C03	EXISTING SITE PLAN
C04	SITE PLAN
C05	PAVING, GRADING, & DRAINAGE PLAN
C06	DETAILS
C07	EROSION CONTROL PLAN
L01	LANDSCAPE PLAN
L02	IRRIGATION PLAN

PROJECT CONTACTS

ENGINEER:
BRODY CONE, INC. P.L.L.C.
300 E. 60th ST. SUITE 100
SHOENICHOE-ENGINEERING.COM
MATT WATKINS, P.E.
300 E. 60th ST. SUITE 100
208-772-2782
OWNER:
BRODY CONE, INC. P.L.L.C.
300 E. 60th ST. SUITE 100
208-772-2782
GENERAL CONTRACTOR:
520 N. SPURWAY ST. POST FALLS, ID
208-775-3511
CITY OF POST FALLS WATER DIVISION
300 W. 5th ST. SUITE 200
208-775-2000
FURNISHING ORDER OF EAGLES
POST FALLS, ID 83854
208-775-9211

DEPARTMENT REVIEW PLANNING

Approved
Ethan Porter
05/02/2024 8:27:45 AM

Approved
Chris Schneider
05/02/2024 8:28:16 AM

Approved
Justin Miller
05/02/2024 8:28:29 AM

Approved
Per Jeryl Archer
05/02/2024 8:28:06 AM

EXHIBIT C

04/16/2024

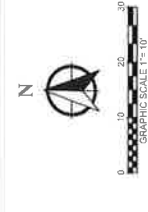


Brody@Cone-Engineering.com

THESE APPROVED PLANS MUST BE ON-SITE FOR INSPECTION



NO.	REVISION
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS
5	ISSUED FOR PERMITS
6	ISSUED FOR PERMITS
7	ISSUED FOR PERMITS
8	ISSUED FOR PERMITS
9	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS



SITE NOTES

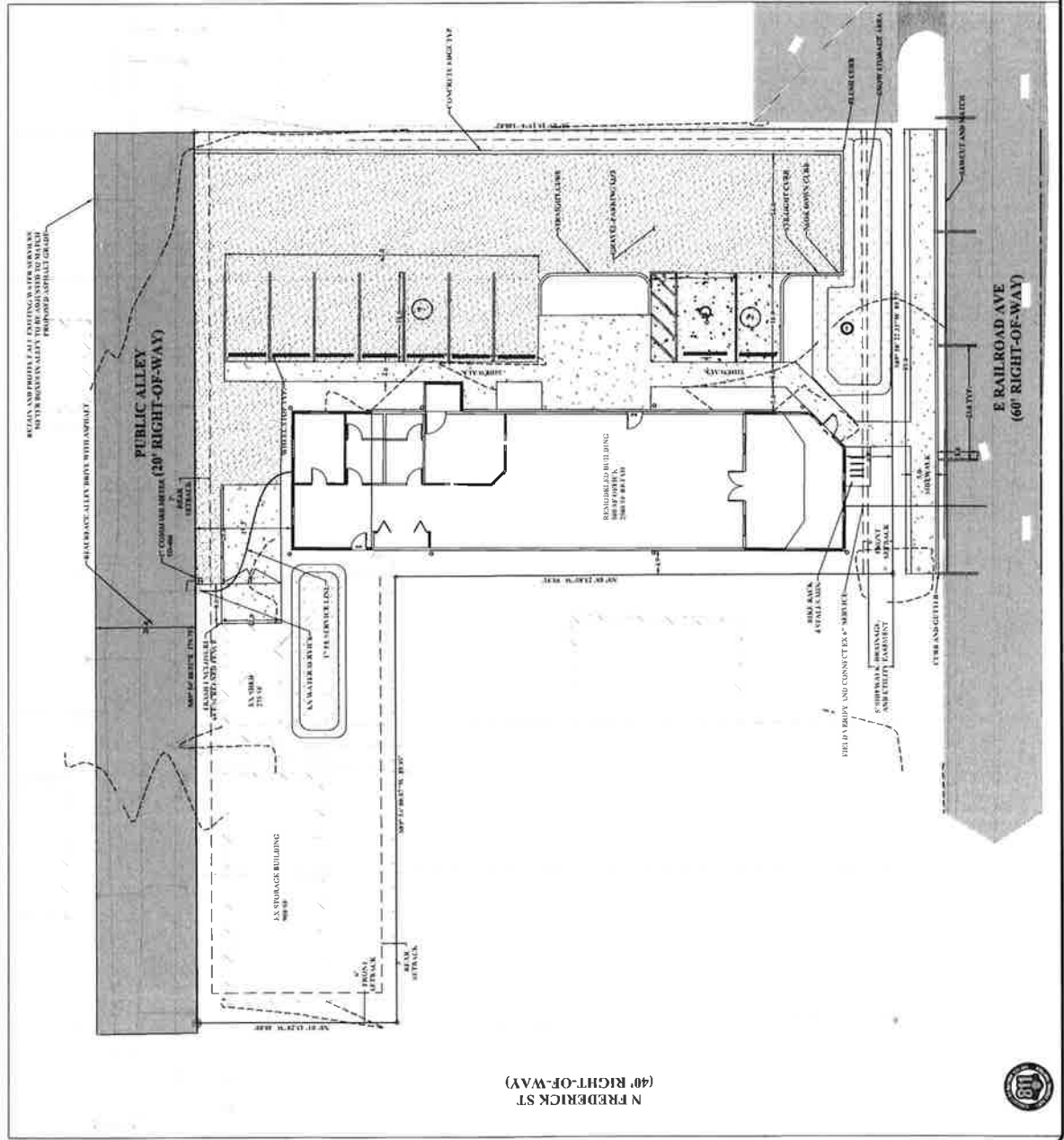
ADDRESS: 207 FALLENOW AVE
 POST FALLS, ID 83450
 PROJECT: 2024-01-4
 DRAWING: 2024-01-4
 SETBACKS: 5' MIN. - 30' MAX.
 SIDE OF MAIN - 24' MAX.
 SITE COVERAGE: 10%
 TOTAL INTERIORS: 11800 SF (7445)
 CONCRETE: 1200 SF
 FINISHES: 1200 SF
 TOTAL INTERIORS: 11800 SF (8480)
 BASECASE
 REQUIRED 500 SF OFFICE X 2/1000 SF = 1
 TOTAL REQUIRED: 8 STALLS
 PROVIDED BY: STREET & B STANDARD + 1 ADA

ALL ROOF WALL OR CEILING
 ADVANCED MECHANICAL EQUIPMENT
 SHALL BE INSTALLED IN VIEW OF THE PUBLIC RIGHT OF WAY.
 DOWNWARD SHIELDED LIGHTS TO BE
 INSTALLED OVER EXTERIOR
 CONCANTS

PROJECT BENCH MARK

- 1231' ± @ NORTHWEST CORNER OF PROJECT
 MARK @ ELEVATION = 2187.5'

LEGEND



N FREDRICK ST
 (40' RIGHT-OF-WAY)

