



# CONDITIONAL USE PERMIT

Permit info: 09-FY2020-09  
 Application Date: 2/11/2020 Rec'd by: ES  
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921  
 ▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
Name: <u>Heather Dennis, Organization Director</u>	Name: <u>Anser of Idaho</u>
Company: <u>Anser of Idaho</u>	Company: <u>dba Anser Charter School</u>
Address: <u>202 E. 42nd St</u>	Address: <u>202 E. 42nd St</u>
City: <u>Garden City</u>	City: <u>Garden City</u>
State: <u>ID</u> Zip: <u>83714</u>	State: <u>ID</u> Zip: <u>83714</u>
Tel.: <u>208-426-9840 / 208-602-0503</u>	Tel.: <u>208-426-9840</u>
E-mail: <u>hdennis@ansercharter school.org</u>	E-mail: <u>hdennis@ansercharter school.org</u>

**PROPERTY AND DESIGN INFORMATION**

Site Address: <u>202 E. 42nd St</u>		
Subdivision Name: <u>Fairview Acres #1</u>	Lot: <u>9,10,11+12</u>	Block: <u>4</u>
Tax Parcel Number: <u>R273450132 / R2734501308 / R2734501304</u>	Zoning: <u>C-2/R-3</u>	Total Acres: <u>3.521</u>
Proposed Use: <u>Continuance - Public Charter School</u>	Floodplain: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	

Describe the proposed use:  
Public Charter School -

Check any that are applicable to this application:  <i>*If any boxes are checked, attach the Design Review Application*</i>	<input type="checkbox"/> I will build a new structure
	<input checked="" type="checkbox"/> I will add 25% or more to the floor area of an existing building
	<input checked="" type="checkbox"/> I will alter, replace rehabilitate or restore 25% or more of a store façade.

How is the use appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district?  
See attached

RECEIVED  
FEB 11 2020

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FEB 11 2020

GARDEN CITY  
DEVELOPMENT SERVICES

GARDEN CITY  
DEVELOPMENT SERVICES

Is the use supported by adequate public facilities or services such as water/sewer, schools, roads, parks, transit, fire protection and police protection?

See attached

How does the use affect the health, safety or welfare of the community?

See attached

How does the use support the goals of the Comprehensive Plan?

See attached

How far is the proposed use from a pedestrian/bicycle pathway?

See attached

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

[Signature] 2/11/20 [Signature] 2/11/20  
Signature of the Applicant (date) Signature of the Owner (date)

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RECEIVED

APPLICATION INFORMATION REQUIRED

**NOTE:**

**AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

**ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:**

- Compliance Statement and Statement of Intent
- Neighborhood Map
- Will Serve Letter
- 11"x17" Site Plan
- Irrigation/Ditch Company Authorization Letter
- Photos of Site
- Neighborhood Meeting Verification
- Affidavit of Legal Interest
- Waiver Request of Application Materials

*\*Additional information may be required by staff such as a traffic/parking analysis, a use analysis or documents related specifically to a business.*



**PLEASE CHECK THE FOLLOWING:**

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- Statement explaining how the proposed use(s) is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with
- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 1/2" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN:

- Scale not less than 1" = 20'), legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations

- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.

**INFORMATION REQUIRED FOR IRRIGATION/DITCH AUTHORIZATION LETTER:**

- Required if irrigation canal/irrigation ditch runs through property or along property lines

**INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:**

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

**INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:**

- Statement must include a list of the application materials to be waived and an explanation for the request



## Anser Charter School

AN EXPEDITIONARY LEARNING SCHOOL

### Compliance Statement

**Purpose:** In the 2018-2019 school year, Anser Charter School celebrated its 20<sup>th</sup> Anniversary as Idaho's oldest charter school. This milestone led the Board of Directors, staff and Anser families to set their sights on a vision for what the next twenty years of serving students and families could look like. Out of these discussions came a plan to expand the school to serve a larger student body in order to reach more underserved families.

Anser has been at its current location for 10 years. When Anser originally located in Garden City, less than 1% of its students lived in Garden City. Now 20% of Anser's students live in Garden City. Currently Anser receives 350-450 lottery applications each year, but is only able to enroll 35-40 students annually. Due to the small number of openings and large demand from across the Treasure Valley, progress to enroll students from our surrounding areas has been challenging. Through expansion and a variety of other avenues, Anser plans to create more opportunity for underserved families to enroll. By increasing enrollment at our K-3 grades, adding transportation services, offering free full day kindergarten and continuing the work of our newly hired Community Engagement Coordinator, Anser's goal is to grow a school community that is more representative of its surrounding area.

Anser's educational model expands horizons and provides opportunities for engagement in the arts, adventure, environmental stewardship, and service to others that are unique in the valley. We believe offering these opportunities to go camping for the first time, to complete a self-directed project in service to your community, or to work directly with local artists, historians and non-profits has life changing impacts that more children should be able to access.

Anser began its expansion planning by looking for additional property in Boise for a second campus. After countless visits to possible sites, the leadership of the school came back again and again, to what we love about our Garden City home: our proximity to the river, where students learn to measure water quality, and to fly fish; access to the greenbelt, where our 1<sup>st</sup> graders learn to ride bikes, our 2<sup>nd</sup>-3<sup>rd</sup> graders explore the habitats of pollinators and our junior high students document the conservation efforts of those who developed it; the partnerships we have created with groups like Giraffe Laugh, Lolly Wyatt Head Start, Genesis World Health and the Boys and Girls Club; and the strong ties we have with the Mayor and his office and the Garden City Police. It is true there is no place like home, and so plans shifted to expansion on our current site.

Anser's plan is to grow enrollment over 5 years from 375 K-8 students to a planned full enrollment of 675 K-8 students. The application for the CUP assumes a maximum enrollment of 740. This number would include an additional thirty (30) 9<sup>th</sup> grade students and increased class sizes K-8 in the event of an economic downturn. The school does not intend to enroll 740 students, but it is the number used to plan for open space requirements. At maximum enrollment, the school would employ 54 employees.

Scope and Intent: Anser purchased an additional piece of property in 2018 to support a larger student community and has sought and received grant funding to support this expansion through the J.A. and Kathryn Albertson Family Foundation. The following is Anser's expansion scope and timeline:

### **Major Project Elements**

#### **Removal of Existing Facilities:**

- Demolition of existing 1-story portion of the building that fronts 42nd Street.
- Demolition of existing structures at 203 and 205 E. 43rd Street.
- Demolition of existing site appurtenances and features necessary to accommodate new facilities.
- Removal of two classrooms off the playground at the end of construction.

#### **New Facilities:**

- A new 2-story addition.
- Dedicated new Kindergarten and 1st Grade play space in addition to main playground.
- Development of additional parking and more efficient Student Drop off and Pick up Zone on 43<sup>rd</sup> St.
- Development of Bus Drop off and pick up zone in place of current Student Drop off and Pick up Zone on 42<sup>nd</sup> St

#### **Remodel of Existing Facilities:**

- Relocation of the current kitchen.
- Relocation of the current server room.
- Minor remodeling of existing spaces

#### **Construction of Temporary Facilities for use during construction and then subsequently removed:**

- Relocation of one existing classroom portable off the playground to the front parking lot.
- Placement of 2 additional temporary classroom portables (size 28'x64') on the front parking lot

Note: The new parking and Student Drop off and Pick up Zone on 43<sup>rd</sup> St. will be complete prior to the start of the 20-21 school year to reduce the impact of construction on parking and neighboring businesses.

### **Project Schedule**

The general project schedule is as follows:

#### **June–August 2020**

- Relocation of the Server room.
- Relocation of the Kitchen and Laundry.
- Renovation of spaces for Kindergarten.

- Demolition and removal of the following existing facilities:  
Existing 1-story portion of the building, existing structures at 203 and 205 E. 43rd Street.
- Construction of new parking lot with drop off area on 43<sup>rd</sup> St.
- Placement and connection of temporary classroom facilities.
- Relocate and upsize primary power to accommodate the new addition.

**June 2020-July 2021**

- Construction of 2-story addition.
- Construction of all remaining supporting site, parking, and utility improvements.

**June 2021-July 2021**

- Renovation of remaining spaces in the existing building and K-1 play space.
- Removal of temporary portable classrooms

**August 1, 2021** – Project Completion and Owner Occupancy of the Facility.

Possible impacts on adjacent properties: Reduction of car traffic and conflict with neighboring UPS, Grasmick and A-1 Perfect Heating and Air traffic. Reduced traffic back up on 42<sup>nd</sup> street and Adams. Traffic spread out over two streets instead of one. Increased traffic on 43<sup>rd</sup> street due to Student Drop off and Pick up Zone, but less on street impact due to the addition of bus transportation and the three times longer on property pickup/drop-off line.

**Garden City Comprehensive Plan:**

School Facilities and Transportation

Action Steps 7.1.3, 8.1.2, 11.1.1; Land Use Designations; 2019 Background Update, Schools

11.1.1 Support the two Charter Schools and new educational institutions in recognition of the important contribution that schools make to attracting family and education resources to the community.

11.1.2 Explore opportunities to work with Boise and West Ada School Districts to support public schools that serve Garden City children.

2019 Background information:

“Expansion of the Boys and Girls Club, and the addition of two charter schools, filling an education void and providing needed amenities to support and attract families to the community.”

Schools

Garden City is now the location for two charter schools, a significant change since 2006. Anser Public Charter School relocated to 42nd street in 2009. With 375 students, the school offers education in grades kindergarten through eighth grades...The service area for both schools extend beyond the corporate boundaries of Garden City. Transportation to the Anser Charter School is by carpooling and free bus transportation is provided Future Public School.

**Response:** Anser Charter School's Organization Director, Heather Dennis, was engaged in the City's comprehensive plan process. Anser Charter complies with all the policies of the plan and intends, through this expansion to begin providing transportation (bussing Services) in the 2020 school year. Busing services will decrease the impact to the roadway system during and after construction.

The construction and remodel of the existing school facility allows Anser to increase enrollment from 375 students to over 700 (phased increase). This expansion coupled with the school's efforts to recruit students from the Garden City area increase the potential number of residents able to live and be educated within their community.

**Idaho Code 67-65: Local Land Use Planning Act:**

**Idaho Code 67-6502. PURPOSE.** The purpose of this act shall be to promote the health, safety and general welfare of the people of the state of Idaho as follows:

(l) To allow local school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.

**67-6508. PLANNING DUTIES.** It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, or desirable future situations for each planning component.

The plan with maps, charts, and reports shall be based on the following components as they may apply to land use regulations and actions unless the plan specifies reasons why a particular component is unneeded.

(c) School Facilities and Transportation -- An analysis of public school capacity and transportation considerations associated with future development.

(h) Public Services, Facilities, and Utilities -- An analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and firefighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities and related services. The plan may also show locations of civic centers and public buildings.

**67-6519. APPLICATION GRANTING PROCESS.** (1) As part of ordinances required or authorized under this chapter, a procedure shall be established for processing in a timely manner applications for zoning changes, subdivisions, variances, special use permits and such other applications required or authorized pursuant to this chapter for which a reasonable fee may be charged.

(2) Where the commission hears an application, the commission shall have a reasonable time fixed by the governing board to examine the application before the commission makes its decision on the application or makes its recommendation to the governing board. Each commission or governing board shall establish by rule a time period within which a recommendation or decision must be made. Provided however, any application which relates to a public school facility shall receive priority consideration and shall be reviewed for approval, denial or recommendation by the commission or the governing board at the earliest reasonable time, regardless of the timing of its submission relative to other applications which are not related to public school facilities. (Emphasis added)

**Response:** Anser Charter School complies with the requirements of Idaho Code 67-65 and requests priority consideration of this application in order to expedite the timeline for expansion.

The School is requesting a CUP for the expansion of the proposed new construction but also for the location of temporary portable buildings on the site through the construction process. The timeline for construction is 18-month, beginning in May of 2020 with demolition of the existing wing and ending at the beginning of the 2021-2022 school year with students being occupying the new facility. Prior to student occupancy, the remaining three temporary and the one permanent portables will be removed from the site.

**Garden City Code 8-2C-34:**

**A. Setbacks:**

1. In the residential zoning districts, the interior side setback shall be a minimum of fifteen feet (15') and the rear setback shall be a minimum of twenty five feet (25'). The front setback shall be the same as that required for an allowed use.

**B. Site Layout:**

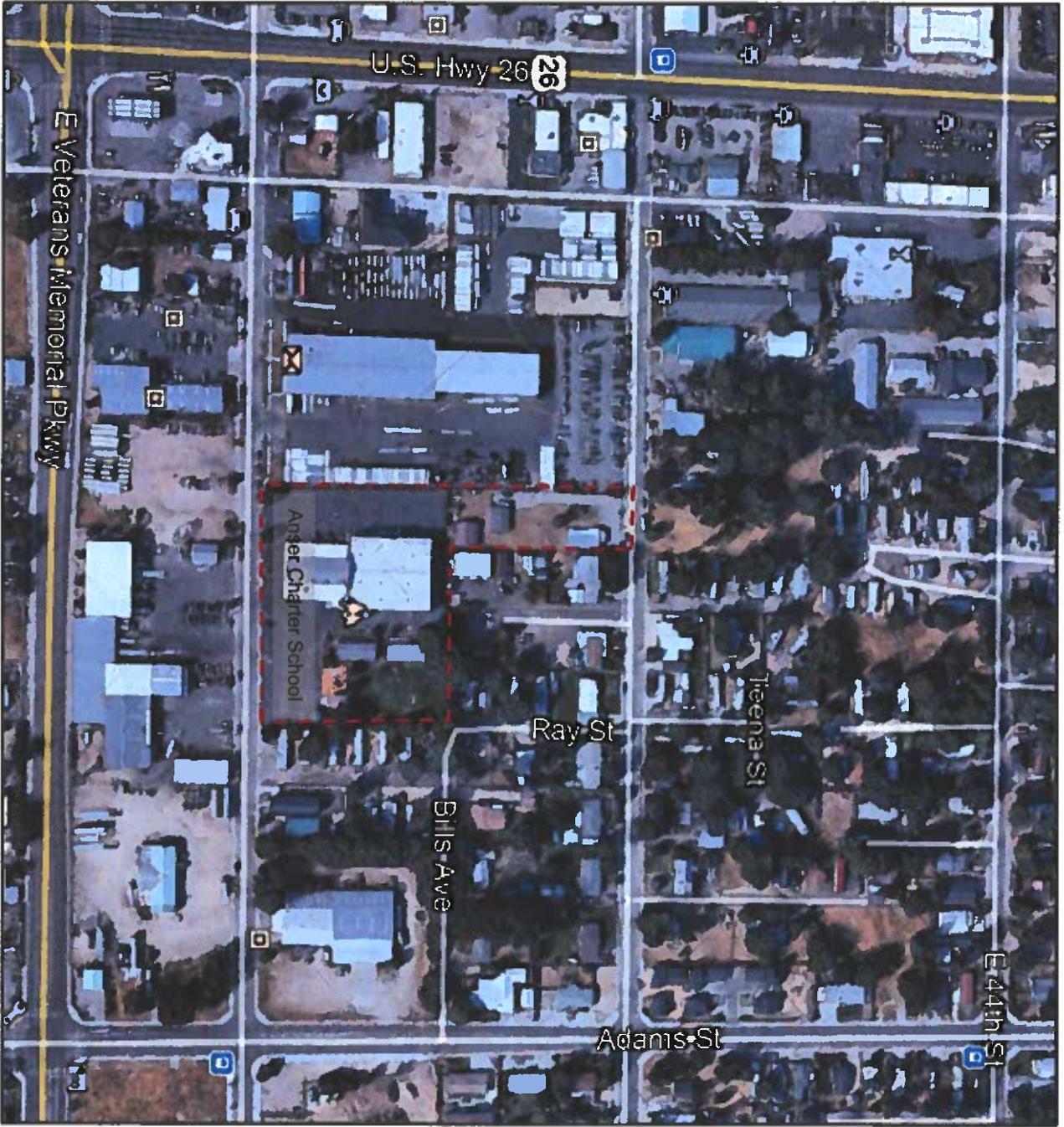
1. In residential zoning districts, a minimum of one hundred twenty five (125) square feet of outdoor play area shall be provided for each child enrolled.
2. In nonresidential zoning districts, a minimum of seventy five (75) square feet of outdoor play area shall be provided for each child enrolled.
3. No outdoor play area shall be located within a required front or corner side setback or within twenty five feet (25') of a residential use.
4. Portable classrooms shall not be located in the front yard of the principal school structure or located in any required setback.

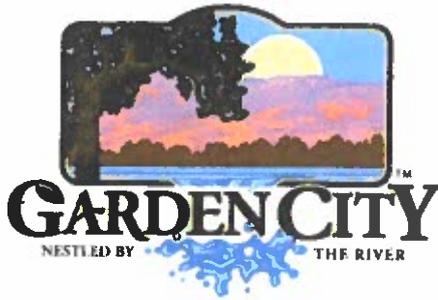
**C. Access and Parking:** On site vehicle pick up, parking and turnaround areas shall be provided to ensure safe discharge and pick up of students.

**D. Accessory Uses:** Accessory uses including, but not limited to, daycare facilities, special events, community services, social services, meeting facilities for clubs and organizations, and school administration may be allowed.

**Response:** The school is undertaking and design/build process that will bring forward a building that meets all of the requirements of Garden City Code. Specifically, the new build expansion site design will provide:

- 75 feet of open space per student;
- 96 parking spaces;
- Redesigned and greatly expanded on-site pick up and drop off from 43<sup>rd</sup> Street;
- New bus only pick-up and drop-off from 42<sup>nd</sup> street;
- Enhanced pedestrian scale (building frontage being brought forward) on 42<sup>nd</sup> Street;
- Removal of all portable classrooms upon completion
- Available gathering space for events that benefit the community





## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

7 February 2020

Building Department  
City of Garden City  
6015 North Glenwood Street  
Garden City, Idaho 83714

Subject: **202 East 42<sup>nd</sup> Street**  
**Tax Parcel R2734501132**  
**Water and Sanitary Sewer Ability to Serve**  
**ATSFY2020-12 / FF2020-15**

I am a consultant (employed by B & A Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced project is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

The city water system in the area provided a minimum fire flow of 2,000 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 6 February 2020 (fire hydrant 3004) from the Garden City Public Works Water Division. Said system is capable of providing adequate fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current system is capable of providing, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District may also require additional fire hydrants.

Any new water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation is the responsibility of the applicant.

The existing city sanitary sewer system is capable of serving the property if flows are reasonable in volume. Any new sewer mainline extensions, service connections or change of connection to the sewer system must verify location and available grade to the city sewer system. The applicant is responsible for such verification. New sewer connections, changes to connections and discharges to Garden City sewer lines to serve the facility must be coordinated with Garden City Public Works. Design and installation is the responsibility of the applicant.

Special uses on the site may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Sincerely,

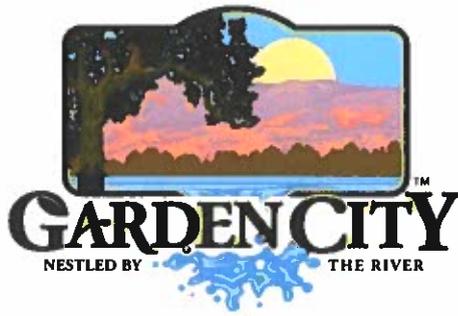


J. D. Canning, PE/PLS  
B & A Engineers, Inc.  
Garden City Engineer

ec. Mr. Colin Schmidt  
Public Works Director  
City of Garden City

Mr. Chad Vaughn  
Garden City Water Manager  
City of Garden City

Mr. Troy Vaughn  
Garden City Collections/Construction Manager  
City of Garden City



## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Chief Romeo Gervais  
Boise Fire Department  
333 Mark Stall Place  
Boise, Idaho 83704-0644

February 6, 2020

Subject: Ability to Provide Fire Flows

### **Fire Flow Information:**

Address fire flow requested for: 202 E 42<sup>nd</sup> St.

Fire hydrant serving this address: #3004

Fire flow Garden City is able to provide is 2000 gpm at 20 psi residual for 2 hours.

### **Sprinkler System Design Information:**

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 2000 gpm

For questions please contact the Garden City permitting desk at 472-2921.

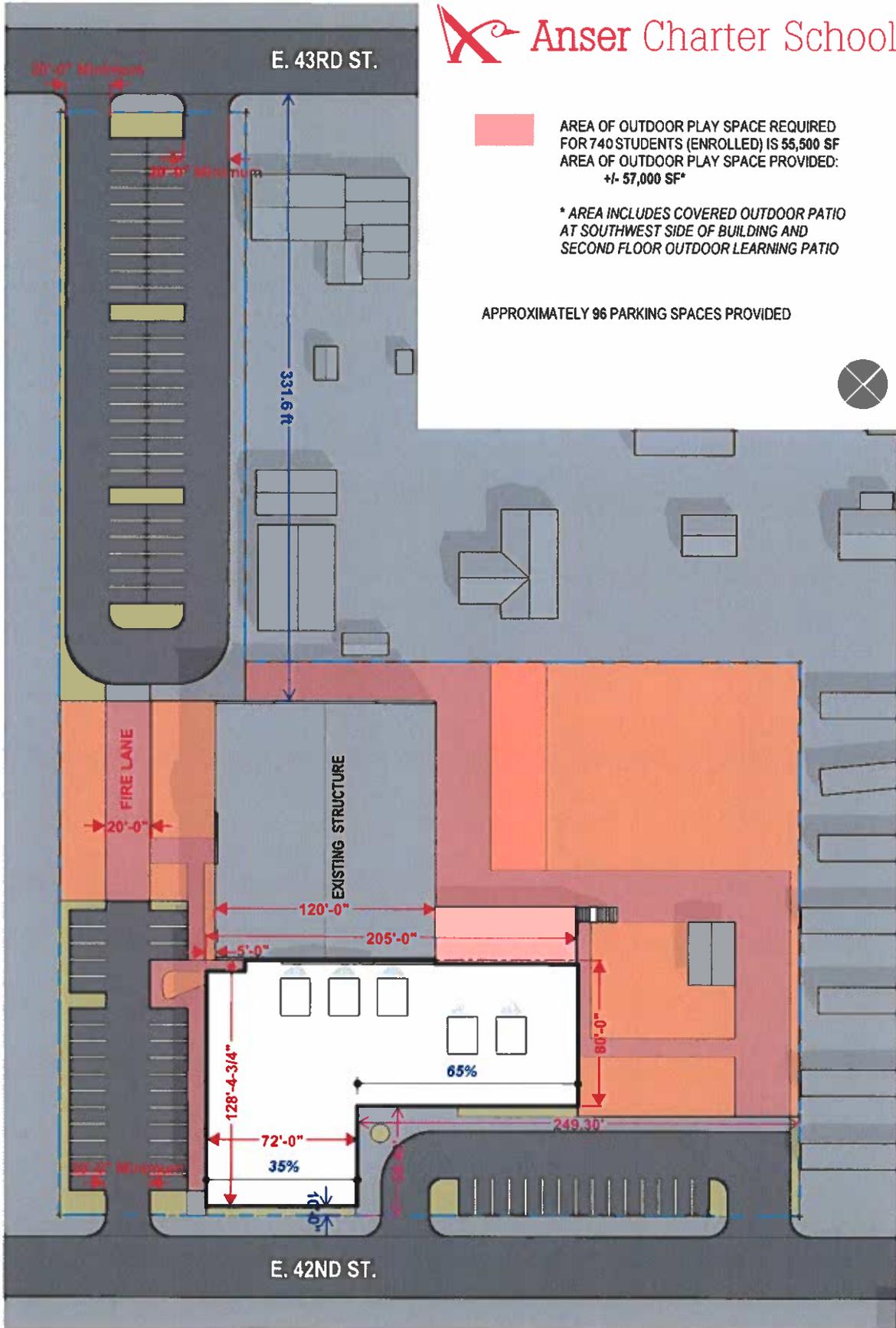
Sincerely, **Chad  
Vaughn**

Digitally signed by Chad Vaughn  
DN: cn=Chad Vaughn, o=Garden  
City Public Works, ou=Water  
Department,  
email=cvaughn@gardencityidah  
o.org, c=US  
Date: 2020.02.06 15:07:22 -07'00'

Garden City Public Works Water Division

cc:  
Applicant  
File

# Anser Charter School



TWO STORY ALTERNATE CONCEPT SCALE: 1" = 50'-0"

12.11.2019

## ANSER CHARTER SCHOOL

**PIVOT NORTH**  
architecture

Construction Site Plan



## Construction Staging

### Summer 2020:

Current pick-up/drop off become construction staging area.

Three portable classrooms structures to be placed on the current main parking lot during construction. August 2020- August 2021.

### Summer 2021:

Portables removed after school year is complete.

K/1<sup>st</sup> play space constructed.

All parking upgrades to the current front parking lot are completed.

## Parking during Construction

All parking moved to the lot on 43<sup>rd</sup> prior to the beginning of the 2020-2021 school year. Net loss of approximately 20 parking spaces during construction. Possibility to open up current parking lot for parking during special events.

## Bus Pickup/Drop off

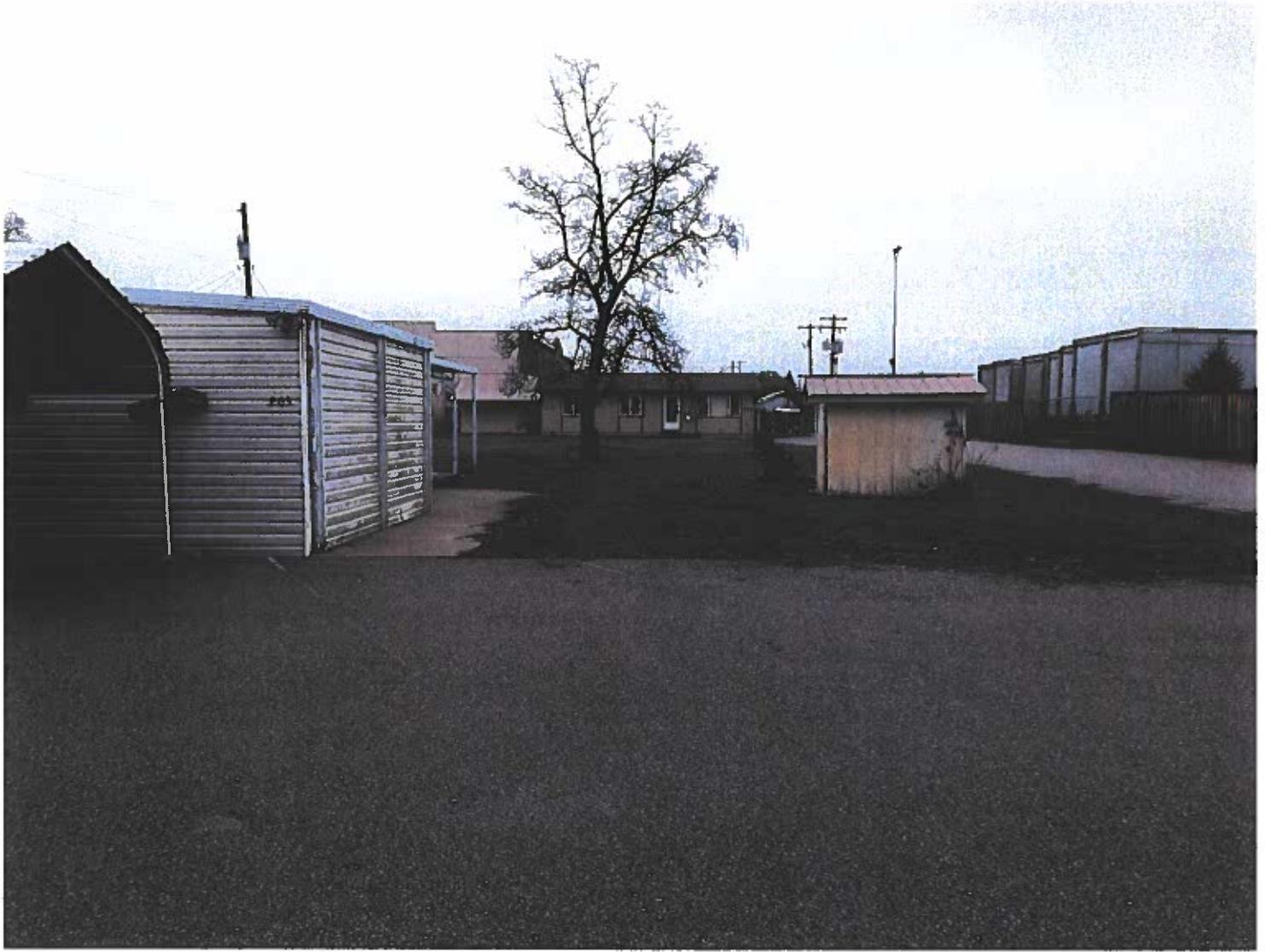
Existing Parking lot becomes bus staging/pick-up/drop-off during Construction

2021-2022 school year the current pick-up/drop-off lane on 42<sup>nd</sup> street to become the new Bus Pick-up/drop-off.









From 43<sup>rd</sup> Street



From the back of the property  
looking toward 43<sup>rd</sup> st



From 43rd st looking  
@ U.P.S. Site



View from back  
of School building



Anser Charter School

January 27<sup>th</sup>, 2020

Dear Neighbor,

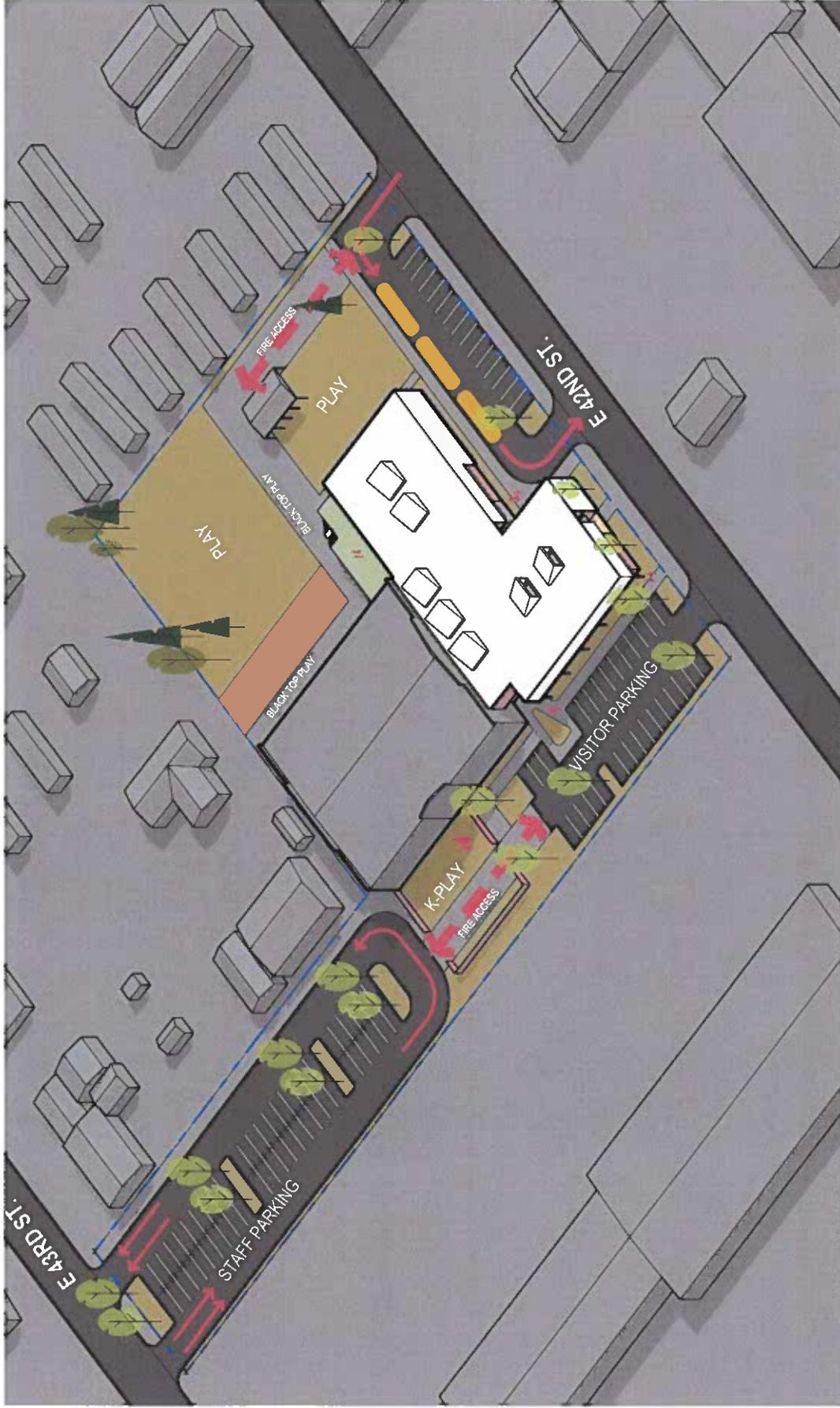
Anser Charter School, located at 202 E. 42<sup>nd</sup> St. will be hosting a required neighborhood meeting at the school, 202 E. 42<sup>nd</sup> St on Monday February 10<sup>th</sup> from 5:30pm-6:30pm to share with you our plans for the expansion of the current school and the construction of a new school wing. This neighborhood meeting is required by the City of Garden City prior to the submittal of a conditional use and design review application.

We hope you are able to join us. If you are unable to attend questions can be directed to Heather Dennis, the Anser Organization Director at 208-426-9840 or at [hdennis@ansercharterschool.org](mailto:hdennis@ansercharterschool.org).

Thank you,

Anser Charter School

-



**TWO STORY CONCEPT**

# ANSER CHARTER SCHOOL

*included with neighborhood mtg. notice*

**SITE LAYOUT CONCEPT**

01.13.2020

**PIVOT NORTH**  
architecture





**ADA COUNTY ASSESSOR**  
 190 E. Front Street, Suite 107, Boise, ID 83702  
 (208) 287-7262 [www.adacounty.id.gov/assessor](http://www.adacounty.id.gov/assessor)

**RADIUS NOTICE REQUEST FOR ADDRESSES**

Idaho Code 9-348(1)(b) prohibits the distribution or sale of mailing lists in order to protect the privacy of taxpayers. However, this list can be provided if you are requesting a list of property addresses to fulfill a requirement required by any statute, ordinance, rule, law or by any governing agency (Idaho Code 9-348(8)).

Please check the purpose below:

- Subdivision
- Conditional Use Permit
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment
- Property Line Adjustment or Lot Split
- Annexation
- Comprehensive Plan Amendments
- Other: \_\_\_\_\_

RECEIVED  
 JAN 22 2020  
 ADA COUNTY ASSESSOR

Agency: Garden City

Parcel Number or Address of Subject Property:  
R2734501132 / 202 E. 42nd St Garden City ID 83714

Brief Description:  
Anser Charter School is planning an expansion which will require an updated C.U.P.

Applicant:

Name: Heather Dennis on behalf of Anser Charter School

Address: 202 E. 42nd St

City: Garden City State: ID Zip: 83714

Telephone: 208-426-9840

Would you like to have the list emailed to you?  YES  NO

Email address: hdennis@ansercharter

Under penalty of perjury, I hereby certify that I will not be using, nor will I allow to be used in any form or manner, the records, documents, or lists obtained from the Ada County Assessor's Office as a mailing or telephone number list for purposes other than listed above.

By: Heather Dennis Date: 1/22/20

# Property Master

January 16, 2020



**2020 - R2734501132**

## Property Information

Status: **Active** Code Area: **06**  
Property Type: **Real**

## Owner Information

Name: **ANSER OF IDAHO INC**  
Mailing Address: **202 E 42ND ST**  
**GARDEN CITY ID 83714-6315**

## Property Location

Address: **202 E 42ND ST**  
**GARDEN CITY ID 83714-0000**  
Group Type: **SUB**  
Group #: **273450**  
Group Description: **FAIRVIEW ACRES SUB NO 01**  
Zoning: **C-2**  
Township/Range/Section: **4N 2E 31**  
Property Description: **LOT 09 TO 12 INC BLK 04**  
**FAIRVIEW ACRES SUB NO 01**  
**#1083-S**  
**#8533171**

## Appraiser Information

Name: **Dan D. Thompson** Phone: **(208) 287-7224**  
Email: **asthomda@adacounty.id.gov**

## Property Values

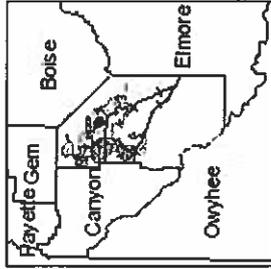
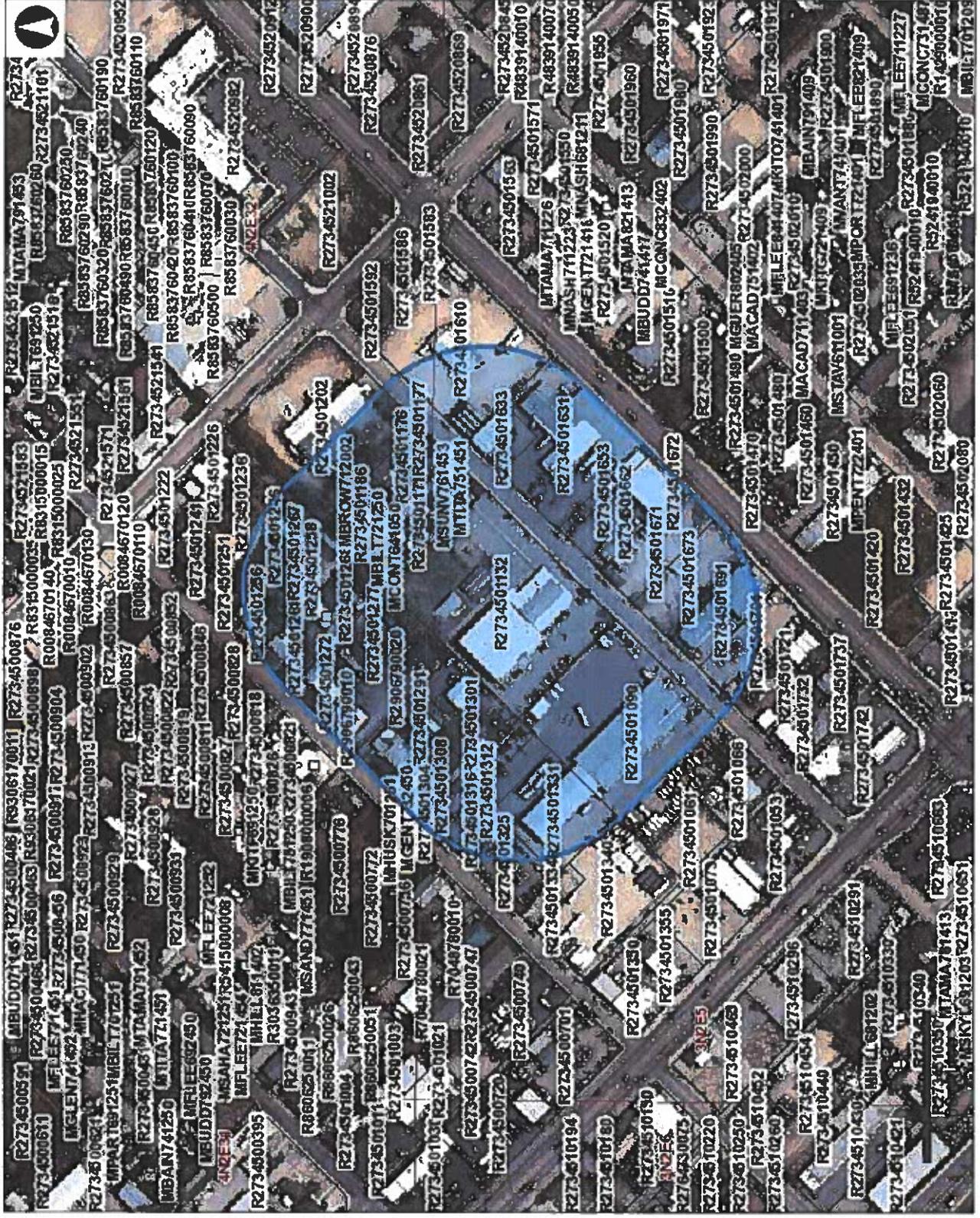
Status	State Category Code	Acres	Assessed Value	Assessment Roll	Property Occupancy	Valuation Method
Active	210	2.755		Property Roll	Non-Occupancy	MARKET
Active	420			Property Roll	Non-Occupancy	COST

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
MCONC731454	KENDALL YVONNE	300 E 42ND ST SPC 4	GARDEN CITY, ID 83714-0000
MGENT732450	STEPHENS DONALD EUGENE	203 E 43RD ST	GARDEN CITY, ID 83714-0000
MPRED731250	JOHNSTONE DIANA LYNN	300 E 42ND ST SPC 3	GARDEN CITY, ID 83714-0000
R2734501268	WARREN PAGE	831 VENADO HILLS	SAN ANTONIO, TX 78260-0000
R2734501267	JLC INVESTMENTS INC	PO BOX 44354	BOISE, ID 83711-0000
R2734501261	SHEPARD STARR E	303 E 43RD ST	GARDEN CITY, ID 83714-0000
R2734501258	TIMMONS SANDY LIVING TRUST	306 E BILLS AVE	GARDEN CITY, ID 83714-6326
R2734501090	BT-OH LLC	55 GLENLAKE PKWY NE	ATLANTA, GA 30328-0000
MGOVE801410	FANCY INVESTMENTS LLC	1036 S TEN MILE RD	KUNA, ID 83634-0000
MSUNV761453	GUINN DANIELLE MCKENZIE	300 E 42ND ST SPC 2	GARDEN CITY, ID 83714-0000
MTITA751451	TRIPLE B PROPERTIES LTD	3972 ADAMS ST	BOISE, ID 83714-0000
MNASH751250	BALLANCE JOHN B	PO BOX 363	EMMETT, ID 83617-0000
R2906790010	RODRIGUEZ RICARDO	213 E 43RD ST	GARDEN CITY, ID 83714-0000
R2734501202	JERROD LLC	3619 N TAMARACK DR	BOISE, ID 83703-0000
R2734501186	FANCY INVESTMENTS LLC	1036 S TEN MILE RD	KUNA, ID 83634-0000
R2734501691	119 42ND STREET LLC	119 E 42ND ST	GARDEN CITY, ID 83714-0000
R2734501673	GRASMICK PRODUCE CO INC	PO BOX 45120	BOISE, ID 83711-0000
R2734501672	GRASMICK PRODUCE CO INC	PO BOX 45120	BOISE, ID 83711-0000
R2734501671	GRASMICK PRODUCE CO INC	PO BOX 45120	BOISE, ID 83711-0000
R2734501662	GRASMICK PRODUCE CO INC	PO BOX 45120	BOISE, ID 83711-0000
R2734501316	BT-OH LLC	55 GLENLAKE PKWY NE	ATLANTA, GA 30328-0000
R2734501312	BT-OH LLC	55 GLENLAKE PKWY NE	ATLANTA, GA 30328-0000
R2734501308	ANSER OF IDAHO INC	202 E 42ND ST	GARDEN CITY, ID 83714-6315
R2734501304	ANSER OF IDAHO INC	202 E 42ND ST	GARDEN CITY, ID 83714-6315
MGREAA711250	WOOD BRENDA LYNN	300 E 42ND ST SPC 5	GARDEN CITY, ID 83714-0000
R2734501272	JOHNSON LEEL J	215 E 43RD	GARDEN CITY, ID 83714-0000
R2734501177	COGSWELL MARY	2316 W LEMP ST	BOISE, ID 83702-0000
R2906790020	MCGARVIN ROBERT H	4144 W HOUSELAND CT	EAGLE, ID 83616-0000
R2734501721	CV MANAGEMENT LLC	PO BOX 10035	BOISE, ID 83707-0000
R2734501653	GRASMICK PRODUCE CO INC	PO BOX 45120	BOISE, ID 83711-0000
R2734501631	GRASMICK PRODUCE CO INC	PO BOX 45120	BOISE, ID 83711-0000
R2734501340	BT OH LLC	55 GLENLAKE PKWY NE	ATLANTA, GA 30328-0000
R2734501331	BT-OH LLC	55 GLENLAKE PKWY NE	ATLANTA, GA 30328-0000

R2734501291	EIGUREN JOHN B REVOC LIVING TRUST 7/13/17	207 E 43RD ST	GARDEN CITY, ID 83714-0000
R2734501272	JOHNSON LEEL J	215 E 43RD	GARDEN CITY, ID 83714-0000
R2734501256	TIMMONS JULIE A	307 E 43RD ST	GARDEN CITY, ID 83714-0000
R2734501246	BRAND CAROL & EDMUND LIVING TRUST	15507 BATES CREEK RD	OREANA, ID 83650-0000
R2734501236	KALAC WENDY	314 E BILLS AVE	GARDEN CITY, ID 83714-0000
R2734501171	TG PROPERTY INVESTMENTS LLC	PO BOX 221	EAGLE, ID 83616-0000
R2734501176	DEAN MAX ARNOLD	PO BOX 962	BOISE, ID 83701-0962
MBIL1721250	GALLOWAY JOHN GLEN	300 E 42ND ST SPC 7	GARDEN CITY, ID 83714-0000
MCONT641050	GOMEZ JORGE A	300 E 42ND ST SPC 6	GARDEN CITY, ID 83714-0000
MBUDD771451	ROGERS HARRIET J	1985 GENEVA WAY	EMMETT, ID 83617-0000
MSAND781450	BALLANCE JOHN	PO BOX 363	EMMETT, ID 83617-0000
MBROW712002	FANCY INVESTMENTS LLC	1036 S TEN MILE RD	KUNA, ID 83634-0000
R2734501267	JLC INVESTMENTS INC	PO BOX 44354	BOISE, ID 83711-0000
MKITF781450	CHORN YVONNE LUREE	305 E BILLS AVE SPC 3	GARDEN CITY, ID 83714-0000
R2734501325	BT-OH LLC	55 GLENLAKE PKWY NE	ATLANTA, GA 30328-0000
R2734501301	ANSER OF IDAHO INC	202 E 42ND ST	GARDEN CITY, ID 83714-6315
R2734501277	BALLANCE JOHN B	PO BOX 363	EMMETT, ID 83617-0000
R2906790010	RODRIGUEZ RICARDO	213 E 43RD ST	GARDEN CITY, ID 83714-0000
R2734501701	119 42ND STREET LLC	119 E 42ND ST	GARDEN CITY, ID 83714-0000
R2734501633	GRASMICK PRODUCE CO INC	PO BOX 45120	BOISE, ID 83711-0000
R2734501610	4173 ADAMS LLC	215 E 42ND ST	GARDEN CITY, ID 83714-0000
R2734501251	CLEMENTS PEGGY V	311 E 43RD ST	GARDEN CITY, ID 83714-0000
R2734501132	ANSER OF IDAHO INC	202 E 42ND ST	GARDEN CITY, ID 83714-6315

# Ada County Assessor

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



## Legend

- + Railroad
- Roads (<2,000 scale)
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Water
- Address
- Sections
- Parcel Numbers
- condos
- Parcels
- County Boundary
- AdaOrthos2016
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3



# ADA COUNTY ASSESSOR

190 E. Front Street, Suite 107, Boise, ID 83702  
(208) 287-7262 [www.adacounty.id.gov/assessor](http://www.adacounty.id.gov/assessor)

## RADIUS NOTICE REQUEST FOR ADDRESSES

Idaho Code 9-348(1)(b) prohibits the distribution or sale of mailing lists in order to protect the privacy of taxpayers. However, this list can be provided if you are requesting a list of property addresses to fulfill a requirement required by any statute, ordinance, rule, law or by any governing agency (Idaho Code 9-348(8)).

Please check the purpose below:

- Subdivision
- Conditional Use Permit
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment
- Property Line Adjustment or Lot Split
- Annexation
- Comprehensive Plan Amendments
- Other: \_\_\_\_\_

RECEIVED

JAN 22 2020

ADA COUNTY ASSESSOR

Agency: Garden City

Parcel Number or Address of Subject Property:

R 2734501304

Brief Description:

Anser Charter School has purchased this property and plans

Applicant:

Name: Heather Dennis on behalf of Anser Charter School

Address: 203 E. 43rd St

City: Garden City State: ID Zip: 83714

Telephone: 208-426-9840

Would you like to have the list emailed to you?  YES  NO

Email address: hdennis@ansercharterSchool.org

Under penalty of perjury, I hereby certify that I will not be using, nor will I allow to be used in any form or manner, the records, documents, or lists obtained from the Ada County Assessor's Office as a mailing or telephone number list for purposes other than listed above.

By: Heather Dennis

Date: 1/22/20

# Property Master

January 16, 2020



**2020 - R2734501304**

## Property Information

Status: **Active** Code Area: **06**  
Property Type: **Real**

## Owner Information

Name: **ANSER OF IDAHO INC**  
Mailing Address: **202 E 42ND ST**  
**GARDEN CITY ID 83714-6315**

## Property Location

Address: **203 E 43RD ST**  
**GARDEN CITY ID 83714-0000**  
Group Type: **SUB**  
Group #: **273450**  
Group Description: **FAIRVIEW ACRES SUB NO 01**  
Zoning: **R-3**  
Township/Range/Section: **4N 2E 31**  
Property Description: **PAR #1304 @ N'LY SIDE**  
**LOT 26 BLK04**  
**FAIRVIEW ACRES SUB NO 01**  
**#1306-B**

## Appraiser Information

Name: **Kelly G. Cumming** Phone: **(208) 287-7227**  
Email: **kcumming@adacounty.id.gov**

## Property Values

Status	State Category Code	Acres	Assessed Value	Assessment Roll	Property Occupancy	Valuation Method
Active	200	0.254		Property Roll	Non-Occupancy	MARKET

# Property Master

January 16, 2020



**2020 - R2734501308**

## Property Information

Status: Active Code Area: 06  
Property Type: Real

## Owner Information

Name: ANSER OF IDAHO INC  
Mailing Address: 202 E 42ND ST  
GARDEN CITY ID 83714-6315

## Property Location

Address: 203 E 43RD ST  
GARDEN CITY ID 83714-0000  
Group Type: SUB  
Group #: 273450  
Group Description: FAIRVIEW ACRES SUB NO 01  
Zoning: R-3  
Township/Range/Section: 4N 2E 31  
Property Description: PAR #1308 @ W'LY SIDE  
LOT 26 BLK 04  
FAIRVIEW ACRES SUB NO 01  
#1306-S

## Appraiser Information

Name: Kelly G. Cumming Phone: (208) 287-7227  
Email: [kcumming@adacounty.id.gov](mailto:kcumming@adacounty.id.gov)

## Property Values

Status	State Category Code	Acres	Assessed Value	Assessment Roll	Property Occupancy	Valuation Method
Active	200	0.086		Property Roll	Non-Occupancy	MARKET

# Property Master

January 16, 2020



2020 - R2734501301

## Property Information

Status: **Active** Code Area: **06**  
Property Type: **Real**

## Owner Information

Name: **ANSER OF IDAHO INC**  
Mailing Address: **202 E 42ND ST**  
**GARDEN CITY ID 83714-6315**

## Property Location

Address: **205 E 43RD ST**  
**GARDEN CITY ID 83714-0000**

Group Type: **SUB**  
Group #: **273450**  
Group Description: **FAIRVIEW ACRES SUB NO 01**  
Zoning: **R-3**  
Township/Range/Section: **4N 2E 31**  
Property Description: **SELY 1/2 OF LOT 26 BLK 04**  
**FAIRVIEW ACRES SUB NO 01**

## Appraiser Information

Name: **Kelly G. Cumming** Phone: **(208) 287-7227**  
Email: **kcumming@adacounty.id.gov**

## Property Values

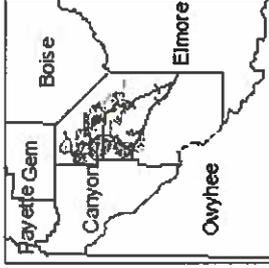
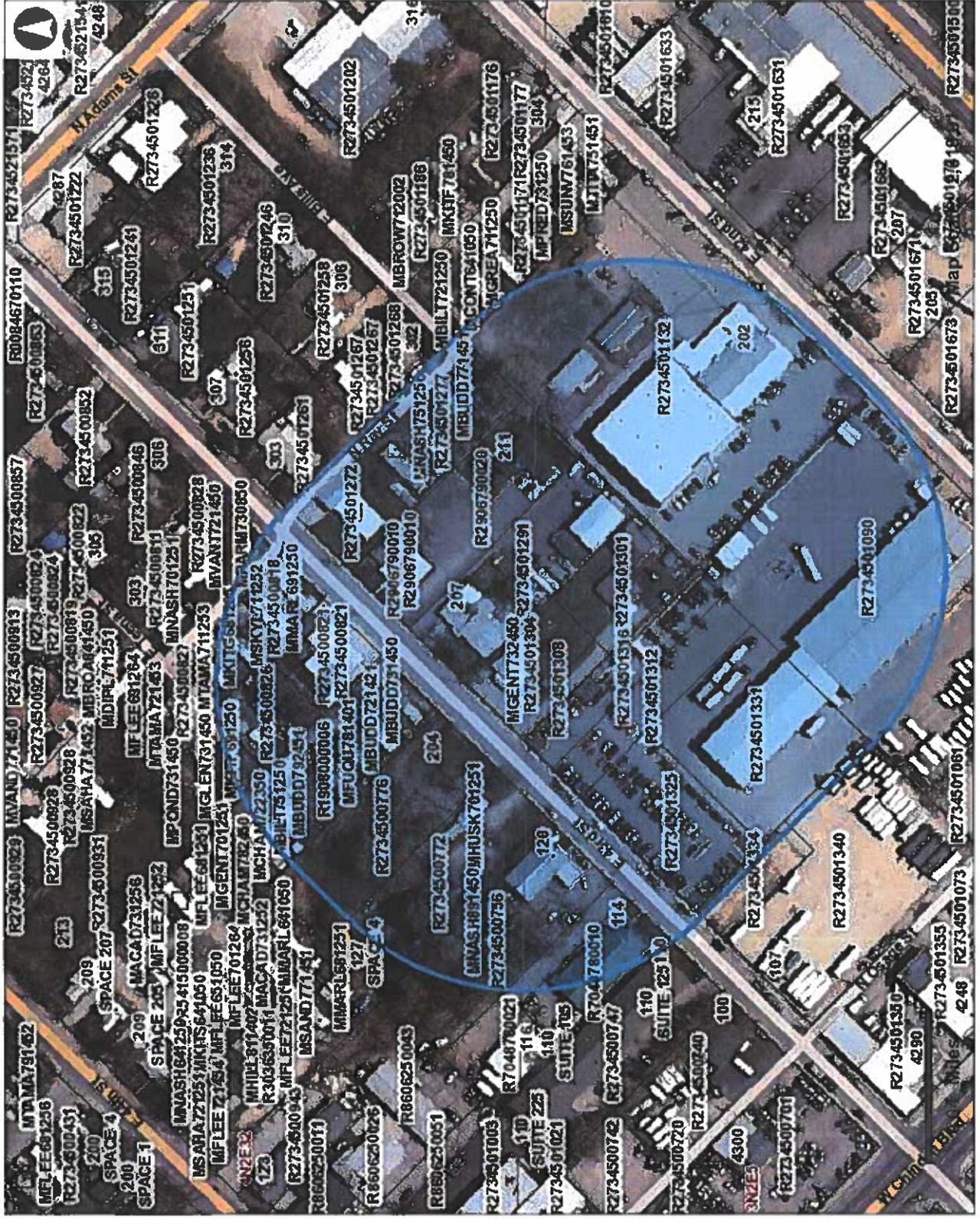
Status	State Category Code	Acres	Assessed Value	Assessment Roll	Property Occupancy	Valuation Method
Active	200	0.340		Property Roll	Non-Occupancy	MARKET
Active	410			Property Roll	Non-Occupancy	COST

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R2734501304	ANSER OF IDAHO INC	202 E 42ND ST	GARDEN CITY, ID 83714-6315
R2734501308	ANSER OF IDAHO INC	202 E 42ND ST	GARDEN CITY, ID 83714-6315
R2734501301	ANSER OF IDAHO INC	202 E 42ND ST	GARDEN CITY, ID 83714-6315
R2734500756	J D CHARLES LLC	616 W FRONT ST	BOISE, ID 83702-0000
R2734500776	RUSSELL DANIEL C	1551 S COTTERELL WAY	BOISE, ID 83709-0000
R2734501171	TG PROPERTY INVESTMENTS LLC	PO BOX 221	EAGLE, ID 83616-0000
R2734501272	JOHNSON LEEL J	215 E 43RD	GARDEN CITY, ID 83714-0000
R2734501291	EIGUREN JOHN B REVOC LIVING TRUST 7/13/17	207 E 43RD ST	GARDEN CITY, ID 83714-0000
R2734501331	BT-OH LLC	55 GLENLAKE PKWY NE	ATLANTA, GA 30328-0000
R2734501340	BT OH LLC	55 GLENLAKE PKWY NE	ATLANTA, GA 30328-0000
R2906790020	MCGARVIN ROBERT H	4144 W HOUSELAND CT	EAGLE, ID 83616-0000
R7048780010	PHELPS FAMILY REVOCABLE TRUST	1989 N COURTNEY PL	BOISE, ID 83704-6950
MHUSK701251	JD CHARLES LLC	616 FRONT ST	BOISE, ID 83702-0000
R2734501272	JOHNSON LEEL J	215 E 43RD	GARDEN CITY, ID 83714-0000
MBILT751250	TRIPLE B PROPERTIES LTD	3972 ADAMS ST	BOISE, ID 83714-0000
MKITG681205	MUCHOW JOSHUA KEITH	4317 W RAY ST	GARDEN CITY, ID 83714-0000
MFUQU781401	BLUE STAR PROPERTIES LLC	3972 ADAMS ST	GARDEN CITY, ID 83714-0000
MNASH741250	SHEPHERD SCOTT T	208 E 43RD ST SPC 4	GARDEN CITY, ID 83714-0000
R2734500826	WHEATON CLIFFORD M	211 E TEENA ST	GARDEN CITY, ID 83714-0000
R1908000006	TRIPLE B PROPERTIES LTD	3972 ADAMS ST	BOISE, ID 83714-0000
R2734500818	TCB PROPERTIES #2 LLC	2645 S INGLENOOK AVE	MERIDIAN, ID 83642-0000
R2734500821	WILLOUGHBY RHONDA A	210 E 43RD ST	GARDEN CITY, ID 83714-0000
R2734501090	BT-OH LLC	55 GLENLAKE PKWY NE	ATLANTA, GA 30328-0000
R2734501261	SHEPARD STARR E	303 E 43RD ST	GARDEN CITY, ID 83714-0000
R2734501267	JLC INVESTMENTS INC	PO BOX 44354	BOISE, ID 83711-0000
R2734501268	WARREN PAGE	831 VENADO HILLS	SAN ANTONIO, TX 78260-0000
MBUDD721421	BIVIN ROBERT C	3972 N ADAMS ST	GARDEN CITY, ID 83714-0000
MBUDD731450	PINTOK JACKIE	208 E 43RD ST SPC 1	GARDEN CITY, ID 83714-0000
MGEN732450	STEPHENS DONALD EUGENE	203 E 43RD ST	GARDEN CITY, ID 83714-0000
MSKYL711252	BAISLEY TERRY AND CAROL LIVING TRUST	2645 S INGLENOOK PL	MERIDIAN, ID 83642-0000
MBUDD792451	BLUE STAR PROPERTIES	3972 ADAMS ST	BOISE, ID 83714-0000
MCHAM722350	TRIPLE B PROPERTIES LTD	3972 ADAMS ST	BOISE, ID 83714-0000
R2734500772	J D CHARLES LLC	616 W FRONT ST	BOISE, ID 83702-0000

R2734501132	ANSER OF IDAHO INC	202 E 42ND ST	GARDEN CITY, ID 83714-6315
R2734501277	BALLANCE JOHN B	PO BOX 363	EMMETT, ID 83617-0000
R2734501325	BT-OH LLC	55 GLENLAKE PKWY NE	ATLANTA, GA 30328-0000
R2734501334	JAYGAR LLC	398 S 9TH ST STE 250	BOISE, ID 83702-0000
R2906790010	RODRIGUEZ RICARDO	213 E 43RD ST	GARDEN CITY, ID 83714-0000
R7048780021	HELPS MATT	1989 N COURTNEY PL	BOISE, ID 83704-0000
MBUDD771451	ROGERS HARRIET J	1985 GENEVA WAY	EMMETT, ID 83617-0000
MNASH891450	JD CHARLES LLC	616 FRONT ST	BOISE, ID 83702-0000
MSAND781450	BALLANCE JOHN	PO BOX 363	EMMETT, ID 83617-0000
R2734500821	WILLOUGHBY RHONDA A	210 E 43RD ST	GARDEN CITY, ID 83714-0000
MMARL691250	BAISLEY TERRY AND CAROL LIVING TRUST	2645 S INGLENOOK PL	MERIDIAN, ID 83642-0000
R2734500827	W GARDEN LLC	17220 S CLOVERDALE RD	KUNA, ID 83634-0000
R2734500747	NOIDYR AUG 2018 LLC	5885 N BOGART LN	GARDEN CITY, ID 83714-0000
R2734501312	BT-OH LLC	55 GLENLAKE PKWY NE	ATLANTA, GA 30328-0000
R2734501316	BT-OH LLC	55 GLENLAKE PKWY NE	ATLANTA, GA 30328-0000
MKITF691250	BROWN TAYLOR LEE	210 E TEENA ST	GARDEN CITY, ID 83714-0000
MNASH751250	BALLANCE JOHN B	PO BOX 363	EMMETT, ID 83617-0000
R2734500826	WHEATON CLIFFORD M	211 E TEENA ST	GARDEN CITY, ID 83714-0000
R2906790010	RODRIGUEZ RICARDO	213 E 43RD ST	GARDEN CITY, ID 83714-0000
MPARM730850	ANDERSON ENTERPRISES PARTNERSHIP	17220 S CLOVERDALE RD	KUNA, ID 83634-0000

# Ada County Assessor

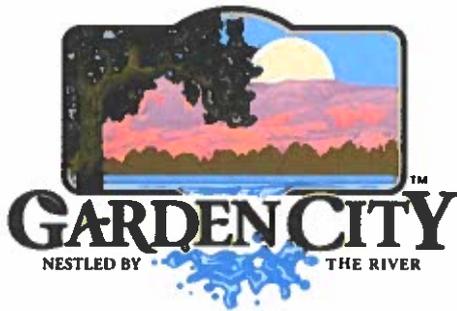
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  - Driveway
- Parks
- Water
- Address
- Sections
- Parcel Numbers
- condos
- Parcels
- CountyBoundary
- AdaOrthos2016
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

1/16/2020



6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208 - 472-2921 • Fax 208 - 472-2926  
www.gardencityidaho.org

### Affidavit of Legal Interest

State of Idaho )  
                          )SS  
County of Ada )

I, Michael R Baird Spencer, 202 E. 42<sup>nd</sup> St  
Name President, Answer of Idaho Address  
Garden City Idaho 83714  
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission  
to Heather Bunnis, 202 E. 42<sup>nd</sup> St, Garden City, Id 83714  
Name Address  
to submit the accompanying application pertaining to that property.
2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

Dated this 4<sup>th</sup> day of February, 2020  
Michael R Baird Spencer  
Signature

Subscribed and sworn to before me the day and year first above written



Sheri Horton  
Notary Public for Idaho  
Residing at: Meridian, ID  
My Commission expires 4-26-2020



## Anser Charter School

AN EXPEDITIONARY LEARNING SCHOOL

February 10th, 2020

Please accept this request for a Waiver to submit the CUP application without the Irrigation District/Ditch Company Authorization Letter. Anser submitted the application to Fairview Acres Irrigation and in conversation with Lisa Anderson, she advised that we did not need the letter at this time because we did not believe our plans would disrupt the irrigation system. We were directed to be in touch if it was determined that our plans would affect their system and we would review plans with them at that time.

Sincerely,

Heather Dennis  
Organization Director, Anser Charter School