



# CONDITIONAL USE PERMIT

Permit info: CUPFY2020-16  
 Application Date: 08/06/2020 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: Regina Phipps + Will Calhoun	Name: George + Nadine Nesbit
Company:	Company:
Address: 6929 WITVING LN	Address: 401 E 52nd
City: BOISE	City: Garden City
State: ID Zip: 83704	State: ID Zip: 83714
Tel: 208-459-4969	Tel: 208-376-6243
E-mail: Reggie77777@gmail.com	E-mail: Nesbit714@hotmail.com

**PROPERTY AND DESIGN INFORMATION**

Site Address: 401 E 52nd St

Subdivision Name: RANDALL ACRES #5	Lot: POR 1+2	Block: 5
Tax Parcel Number: R7334160670	Zoning: R3	Total Acres: .68
Proposed Use: Detached Single Family	Floodplain: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Describe the proposed use: A 2nd detached single family home on property with existing single family Home.		
Check any that are applicable to this application:  *If any boxes are checked, attach the Design Review Application*	<input checked="" type="checkbox"/> I will build a new structure	
	<input type="checkbox"/> I will add 25% or more to the floor area of an existing building	
	<input 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? The addition of a detached single family home on the same property is in compliance with the allowed uses of R-3 Zoning codes 8-2B-2 table 8-2B-1, 8-3A-3 Table 8-3A-1 and a conditional use permit. Home will be an enhancement to the neighborhood + blend in nicely with the area.

Is the use supported by adequate public facilities or services such as water/sewer, schools, roads, parks, transit, fire protection and police protection? *yes all utilities are on the property*

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

*The addition of the detached single family home will have a very positive impact + affect on the safety, health + welfare of the community. It will also allow me to live next to my elderly parents + take care of them as they get older + live in their home as long as they are able*

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

*the addition of the home will greatly improve the appearance + viability of the neighborhood + fits well with the already existing single family homes + blend well with the goals of the Comprehensive Plan of*

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

*a Bicycle Path and sidewalks are located in front of the proposed home on Alworth. The Greenbelt can be reached at the end of 52nd St + Remington by the River. image improvement etc*

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.

*Regina Dhipps 8-20*      *George A. Perich*  
Signature of the Applicant (date)      Signature of the Owner (date)

## Compliance Statement and Statement of Intent

Parcel # R7334160670

Zone R-3

Lot Size - .68 acres

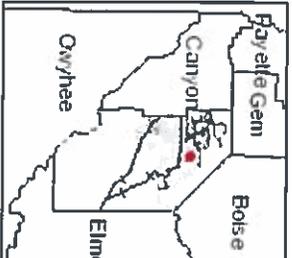
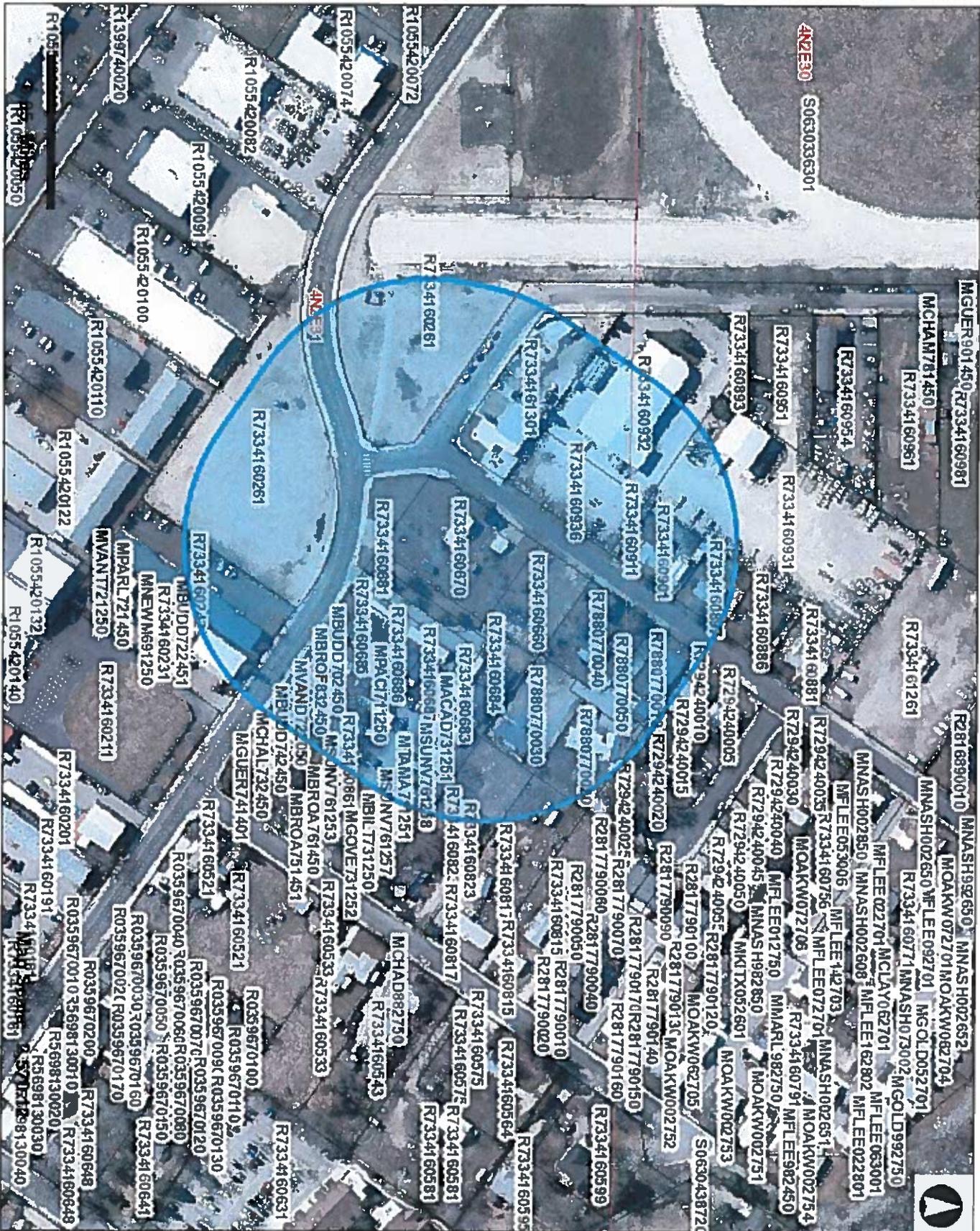
The intent of this project is to add an additional single family detached home to the property at 401 E 52<sup>nd</sup> St. This request is in compliance with R-3 zoning and Allowed Uses under Codes 8-2b-2 Table 8-2b-1 and 8-3a-3 Table 8-3a-1 and obtaining a conditional use permit.

The vast majority of housing in the area is single family homes, with some multifamily homes and industrial/commercial uses across the streets of 52<sup>nd</sup> and Alworth. It will blend in nicely with the surrounding neighborhood and enhance its viability.

By living next door to my elderly parents we can more easily take care of them as they grow older, allowing them to live in their home as long as they are able to do so.

# 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
- Water
- Address
- Sections
- Parcel Numbers
- condos
- Parcels
- County Boundary
- Driveway



In process 7/27/2020 ES

**ABILITY TO SERVE REQUEST**

Permit info: \_\_\_\_\_  
 Application Date: \_\_\_\_\_ Rec'd by: \_\_\_\_\_  
 FOR OFFICE USE ONLY

6015 Glenwood Street • Garden City, Idaho 83714 • Phone 208/472-2921 • Fax 208/472-2996

**CONTACT INFORMATION:**

Company: \_\_\_\_\_ Name: Regina Phipps E-mail: Reggie 777777@gmail.com  
 Address: 629 W Irving Ln City: Boise State: ID Zip: 83704  
 Office Phone: \_\_\_\_\_ Cell: 208-459-4969 Fax: \_\_\_\_\_

**SITE INFORMATION**

Project Description: Adding Additional Single Family Home  
 Project Street #: 401 Street Name: E 52nd St  
 Subdivision: Randall Acres #5 Lot: POB 1/2 Block: 5 Parcel #: B7334160670

Number of Units: 1  
 Water Service Connection: 5/8"  1"  1.5"  2"  3"  4"  6"  N/A   
 Sewer Connection: Y  N   
 Fire Suppression Service Connection to City Main: 4" Sprinkler 6" Sprinkler 8" Sprinkler  
 Hydrant

**FOR NEW COMMERCIAL / TI COMMERCIAL PROJECTS ONLY**

Fixtures:	Number of Existing	Number of New	Fixtures:	Number of Existing	Number of New	Restaurants
Bathtub or Combination Bath/Shower	NA		Sinks/Bar	NA		Please provide square footage area for all seating: Indoor Outdoor Bar Banquet Other
3/4" Bathtub Fill Valve			Sinks/Clinic Faucet			
Bidet			Sinks/Clinic Flushometer Valve with or without faucet			
Clothes washer			Sinks/Special Purpose 1-1/2"			
Dental Unit, cuspidor			Sinks/Special Purpose 2"			
Dishwasher, domestic			Sinks/Special Purpose 3"			
Drinking Fountain or Watercooler			Sinks/Kitchen, domestic			
Food-Waste-Grinder, commercial			Sinks/Laundry			
Floor Drain			Sinks/Service or Mop Basin			
Hose Bibb			Sinks/Washup, each set of faucets			
Hose Bibb, each additional			Sinks/Service, flushing rim 3"			
Shower, single-head trap			Washfountain			
Multi-head, each additional			Urinal, 1.0 GPF or greater than 1.0 GPF			
Lavatory			Washfountain, circular spray			
Lavatory, in sets of two or three			Water Closet, 1.6 GPF Gravity Tank/Flushometer Tank/Flushometer Valve			
Lawn Sprinkler, each head		Water Closet, greater than 1.6 GPF Gravity Tank/Flushometer Valve				

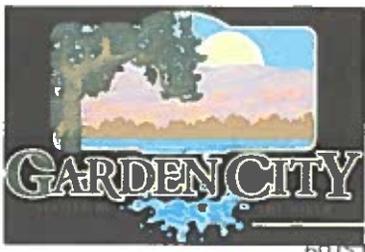
The applicant is responsible to **submit 2 copies and a digital copy** of the following information for Ability To Serve Letter:

1. Fire system description & copy of approval from fire department.
2. Site plan
3. Sewer line connection or addition description-detail.
4. Fire Flow Letter

The submittal of the above information does not guarantee that an "Ability to Serve" letter will be issued. Public Works shall conduct a review of the submitted information. There may be a request for additional information as necessary. Please contact Garden City Public Works with further questions.

Applicants Signature: [Signature] DATE: 7.27.2020

In process 7/27/2020 TS



### Form Request to Obtain Fire Flow Test

Permit info: \_\_\_\_\_  
 Application Date: \_\_\_\_\_ Rec'd by: \_\_\_\_\_  
 FOR OFFICE USE ONLY

6015 Glenwood Street Garden City, Idaho 83714 Phone 208/472-2900 Fax 208/472-2996  
 Inspection Hotline Phone 208/472-2920 WWW.Gardencityidaho.org

**Property Information:**  
 (Circle One): RESIDENTIAL // COMMERCIAL  
 Project Name \_\_\_\_\_ Project Address: 401 E 52<sup>nd</sup> St  
 Parcel # R7334160670 Lot: <sup>FOR</sup> 1+2 Block: 5 Subdivision: Randall Acres #5

#### APPLICANT:

Name: Regina Phipps / Will Calhoun  
 E-mail: reggie777777@gmail.com  
 Phone: 208-459-4969 / 208-645-8331  
 Contact Cell: same  
 Fax: \_\_\_\_\_  
 Address: 6929 W Irving Ln  
 City, State, Zip: Boise ID 83704

#### Additional Information (CUP, DSR, SUB Tracking numbers, names etc.)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

#### Fees to Obtain Fire Flow:

Note: per Public Works Water Division Policy and Procedure Fire Flow 12.15 - all fire flow request will be processed within 14 business day

Water Observation

(See Fee Schedule)

APPLICANT'S SIGNATURE: Will Calhoun DATE: 7-27-2020

No

irrigation

ditch

on

property



0 30 60ft

N Alworth St

E Remonding St

E 32nd St

401

3142

3143

3144

3145

3146

Tools





7/17/2020

Dear Property Owner's:

My parents George and Nadine Nesbit that live at 401 east 52<sup>nd</sup> ST are now in their 80's and are allowing us to build a home on their property.

Living on the property with them will make it much easier to assist them with taking care of the property and addressing any other needs they may have, while continuing to live in their home as long as they are able.

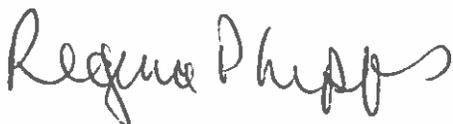
To build another house on the property we are required to apply for a conditional use permit from Garden City due to zoning requirements.

However, before we can file our application for the conditional use permit we are required to notify and invite all property owners within a 300 ft radius of the property to a neighborhood meeting.

The neighborhood meeting will be held outside on Wednesday August 5<sup>th</sup> between 5:30 & 6:00 pm at 401 E 52<sup>nd</sup> St. A public meeting will be held at a later date if our application is approved.

Due to Covid 19 you can also email me at reggie777777@gmail.com, in favor of or against this proposal. Masks will be required to attend the meeting due to the Ada County Requirement and my parent's age.

Sincerely,



Regina Phipps for George and Nadine Nesbit

208-459-4969

*mailed July 18<sup>th</sup>*

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R7294240010	FOSTER DARRYL L	501 E 52ND ST	GARDEN CITY, ID 83714-0000
R7294240015	PEACHEY GALEN L	1176 E PRAIRIEFIRE ST	MERIDIAN, ID 83646-0000
R7294240020	SOMERTON CARL H	5165 N QUINELLA ST	GARDEN CITY, ID 83714-1415
R7334160231	STIXX LLC	2067 S FOX GLEN WAY	EAGLE, ID 83616-0000
R7334160242	5111 ALWORTH LLC	PO BOX 149	HUSTON, ID 83630-0149
R7334160261	ADA COUNTY - TREASURERS OFFICE	200 W FRONT ST	BOISE, ID 83702-0000
R7334160261	ADA COUNTY - TREASURERS OFFICE	200 W FRONT ST	BOISE, ID 83702-0000
R7334160660	BEVINS DYAN	606 E 52ND ST	GARDEN CITY, ID 83714-0000
R7334160670	NESBIT GEORGE ALBERT III	401 E 52ND ST	GARDEN CITY, ID 83714-1446
R7334160681	INTERMOUNTAIN GAS CO	PO BOX 5650	BISMARCK, ND 58506-5650
R7334160683	COHEN JOSEPH	182 EUSTON RD S	GARDEN CITY, NY 11530-0000
R7334160684	LARSON BRAD L	1875 W JANET CT	EAGLE, ID 83616-0000
R7334160685	MEDINA JESUS I	5114 N ALWORTH ST	GARDEN CITY, ID 83714-0000
R7334160686	HALL JOHN B IV	11131 W HICKORY DALE DR	BOISE, ID 83712-0000
R7334160687	PHILLIPS REESE T II	P.O. BOX 9751	BOISE, ID 83707-0000
R7334160817	GRIGGS DELAND K	416 E 51ST ST	GARDEN CITY, ID 83714-0000
R7334160823	KEENEY ELISABETH	1654 HOWRY ST	BOISE, ID 83706-0000
R7334160861	GARDEN CITY MOBILE ESTATES INC	3784 N LANCER WAY	BOISE, ID 83713-0000
R7334160897	SANTERO ANDREA	4001 S YORKTOWN WAY	BOISE, ID 83706-0000
R7334160901	MELTON DENISE KAY	410 E 52ND ST	GARDEN CITY, ID 83714-1445
R7334160911	CDLR LLC	411 E REMINGTON ST	GARDEN CITY, ID 83714-0000
R7334160931	CDLR LLC	411 E REMINGTON ST	GARDEN CITY, ID 83714-0000
R7334160932	CDLR LLC	411 E REMINGTON ST	GARDEN CITY, ID 83714-0000
R7334160936	CDLR LLC	411 E REMINGTON ST	GARDEN CITY, ID 83714-0000
R7334161301	MR MUDD LLC	400 E 52ND ST	GARDEN CITY, ID 83714-0000
R7880770010	COLLIER RITA E	415 E 52ND ST	GARDEN CITY, ID 83714-0000
R7880770020	HUCKSTEP TYLER J	5151 N GIGGLE LN	GARDEN CITY, ID 83714-0000
R7880770030	JUEL LINDA M HOLSMAN	PO BOX 44344	BOISE, ID 83711-0344
R7880770040	DAVIS JASON	413 E 52ND ST	GARDEN CITY, ID 83714-0000
R7880770050	HUCKSTEP TYLER J	5151 N GIGGLE LN	GARDEN CITY, ID 83714-0000
MACAD731251	MONTGOMERY DONALD EUGENE	408 E 51ST ST SPC 9	GARDEN CITY, ID 83714-0000
MBROF832450	PRINCE KAY EILEEN	9860 W LUPINE ST	BOISE, ID 83704-6504
MCONC731466	SHAW MERRITT DELOYE	408 E 51ST ST SPC 7	GARDEN CITY, ID 83714-1473

MPACI711250	FLESCH JONATHAN C	408 E 51ST ST SPC 8	GARDEN CITY, ID 83714-0000
MSUNV761258	MH RENTALS LLC	1272 N TYRA AVE	BOISE, ID 83713-0000
MSUNV761259	MH RENTALS LLC	1272 N TYRA AVE	BOISE, ID 83713-0000
MSUNV761261	MH RENTALS LLC	1272 N TYRA AVE	BOISE, ID 83713-0000
MSUNV761255	MH RENTALS LLC	1272 N TYRA AVE	BOISE, ID 83713-0000
MSUNV761452	PATLAN GOMEZ JAVIER	408 E 51ST ST SPC 5	BOISE, ID 83714-1473
MTAMA711251	MH RENTALS LLC	1272 N TYRA AVE	BOISE, ID 83713-0000
MBUDD702450	HERNANDEZ HIGINIO	5110 N ALWORTH ST SPC 17	GARDEN CITY, ID 83714-0000
MSUNV761254	MOUNTAIN WEST IRA INC FBO BRUCE DUNKLEY IRA	10096 W FAIRVIEW AVE # 160	BOISE, ID 83704-0000
MVAND722050	HEALY CHRISTINA MARIE	5106 N ALWORTH ST SPC 19	GARDEN CITY, ID 83714-0000

## Reggie Phipps

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**From:** Regina Phipps <reggie777777@gmail.com>  
**Sent:** Tuesday, July 28, 2020 8:53 AM  
**To:** Reggie Phipps  
**Subject:** [EXTERNAL] Fwd: Meeting

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

----- Forwarded message -----

**From:** Denise Melton <dmeltonx4@gmail.com>  
**Date:** Tue, Jul 28, 2020, 7:30 AM  
**Subject:** Meeting  
**To:** <reggie777777@gmail.com>

Hi Regina,

My name is Denise Melton. I live at 410 E 52nd St. I am fine with whatever works best for you and your parents. I have no problem with you building a second home on your parents property. I will not be attending the meeting.

Denise Melton





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, George A Nesbit, 401 E 52nd St  
Name Address

Garden City Idaho 83714  
City State and Zip

Being first duly sworn upon oath, depose and say:

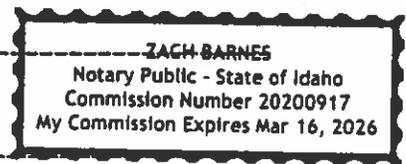
1. That I am the record owner of the property described on the attached, and I grant my permission  
to Regina Marie Phipps/Will Calhoun 6929 W Irving Ln, Boise, ID 83704  
Name Address  
to submit the accompanying application pertaining to that property.
2. I agree to indemnify, defend and hold the 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 28 day of July, 2018

George A. Nesbit III  
Signature

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

Zach Barnes  
Notary Public for Idaho  
Residing at: Meridian, ID



My Commission expires March 16th, 2026

Requesting  
Waiver for  
Will Serve Letter  
since it is in  
process.

264 Per Square

Lot

200 ft  
150 ft

0.682

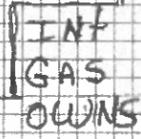
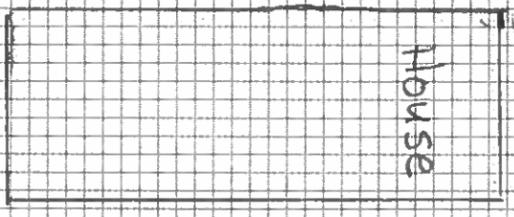
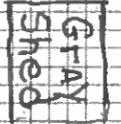
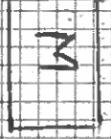
ACRES

T-tree

P-Pump House

G-Green House

Property Line



Property/  
#0  
sidewalk  
owned  
BY  
ADA  
COUNTY

Alworth

52nd St

Property Line

Requesting  
Waiver for  
Will Serve Letter  
since it is in  
process.

*Wendy Cochran*

*8-6-2020*