



DESIGN REVIEW
Permit info: DSRFY2019-9 Application Date: <u>4/11/2019</u> Rec'd by: <u>MK</u> 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
<b>Name:</b> Josh Beach	<b>Name:</b>
<b>Company:</b> C4 Lease, LLC	<b>Company:</b> C4 Investments, LLC
<b>Address:</b> 4824 W. Fairview	<b>Address:</b> 4824 W. Fairview
<b>City:</b> Boise	<b>City:</b> Boise
<b>State:</b> ID <b>Zip:</b> 83706	<b>State:</b> ID <b>Zip:</b> 83706
<b>Tel.:</b> 208-336-5355	<b>Tel.:</b> 208-336-5355
<b>E-mail:</b> josh@congergroup.com	<b>E-mail:</b> jconger@congergroup.com

**PROPERTY AND DESIGN INFORMATION**

This application is a request to:       **Construct New**     **Addition**     **Subdivision**

<b>Site Address:</b> 209 W. 36th Street Garden City, ID 83714		
<b>Subdivision Name:</b> Fairview Acres No. 4	<b>Lot:</b> PART OF LOTS 30-34 INCL	<b>Block:</b> X
<b>Tax Parcel Number:</b> R2734531468	<b>Zoning:</b> C-2	<b>Total Acres:</b> 0.29
<b>Proposed Use:</b> Flex building	<b>Floodplain:</b> <b>Yes</b> <b>No</b>	

**OBJECTIVES 8-4C**

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

**Bike and Pedestrian:** How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

**Parking and parking lot standards:** Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

**Community Interaction:** How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?

**Landscaping:** Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

**Building Design:** How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

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 of the Applicant      (date)      Signature of the Owner      (date)

**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:**

- |  |   |
|--|---|
| <input type="checkbox"/> Compliance Statement and Statement of Intent                            | <input type="checkbox"/> Affidavit of Legal Interest                    |
| <input type="checkbox"/> Neighborhood Map  | <input type="checkbox"/> Sustainability Checklist <i>*if applicable</i> |
| <input type="checkbox"/> Site Plan   |   |
| <input type="checkbox"/> Landscape Plan  |   |
| <input type="checkbox"/> Schematic Drawing   |   |
| <input type="checkbox"/> Lighting Plan   |   |
| <input type="checkbox"/> Topographic Survey  |   |
| <input type="checkbox"/> Grading Plan  |   |
| <input type="checkbox"/> Will Serve Letter <b>**If required, must submit a Fire Flow Request</b> |   |
| <input type="checkbox"/> Ada County Approved Addresses   |   |
| <input type="checkbox"/> Waiver Request of Application Materials                                 |   |



## **PLEASE CHECK THE FOLLOWING:**

### **INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:**

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application
- 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 ½" 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.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art, exterior site furniture, exterior lighting, signage

**INFORMATION REQUIRED ON LANDSCAPE PLAN:**

- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Locations and dimensions of open space and proposed storm water systems

**INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):**

- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color
- Sample materials (as determined by the staff)

**INFORMATION REQUIRED ON LIGHTING PLAN:**

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- Location of municipal street lights

**INFORMATION FOR TOPOGRAPHIC SURVEY:**

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

**INFORMATION REQUIRED ON GRADING PLAN:**

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surface
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

**INFORMATION REQUIRED MASTER SIGN PLAN:**

***\*Required for developments of two or more buildings:***

- Location, elevations, and materials of proposed signage

**INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:**

***\*Required if irrigation canal/irrigation ditch runs through property or along property lines:***

- Letter from company indicating approval

**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.



# CONDITIONAL USE PERMIT

Permit info: CUPFY2019-9  
 Application Date: 4/11/2019 Rec'd by: MK  
 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
<b>Name:</b> Josh Beach	<b>Name:</b>
<b>Company:</b> C4 Lease, LLC	<b>Company:</b> C4 Investments, LLC
<b>Address:</b> 4824 W. Fairview	<b>Address:</b> 4824 W. Fairview
<b>City:</b> Boise	<b>City:</b> Boise
<b>State:</b> ID <b>Zip:</b> 83706	<b>State:</b> ID <b>Zip:</b> 83706
<b>Tel.:</b> 208-336-5355	<b>Tel.:</b> 208-336-5355
<b>E-mail:</b> josh@congergroup.com	<b>E-mail:</b> jconger@congergroup.com

**PROPERTY AND DESIGN INFORMATION**

**Site Address:** 209 W. 36th Street Garden City, ID 83714

<b>Subdivision Name:</b> Fairview Acres No. 4	<b>Lot:</b> PAR #1468 OF LOTS 30-34	<b>Block:</b> INCL      X
<b>Tax Parcel Number:</b> R2734531468	<b>Zoning:</b> C-2	<b>Total Acres:</b> 0.29
<b>Proposed Use:</b> Flex Building	<b>Floodplain:</b> YES            NO	

**Describe the proposed use:**

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

**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 use is appropriate for the location, lot and neighborhood because the majority of the uses in this area are similar. There are several auto repair business in the immediate area, there are several contractor type business in the immediate area as well. The proposed uses are flex space, meaning that there will be an office component as well.

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

The use has access to all of the required City services.

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

This use will not adversely affect the health, safety of welfare of the community.

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

The proposed use will support goal 2 in that this building and site improvements are a high quality design, and it will improve the appearance of the Orchard street corridor, .

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

The use is located adjacent to Orchard Street which serves as a pedestrian/bicycle pathway.

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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.

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Signature of the Applicant (date)

-----  
Signature of the Owner (date)

APPLICATION INFORMATION REQUIRED

**NOTE:**

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**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:**

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- 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 ½" x 11" size minimum
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- 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:**

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VARIANCE	
Permit info: VARFY2019-1	
Application Date: 4/11/2019	Rec'd by: MK
FOR OFFICE USE ONLY	

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 ▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
<b>Name:</b> Josh Beach	<b>Name:</b>
<b>Company:</b> C4 Lease, LLC	<b>Company:</b> C4 Investments, LLC
<b>Address:</b> 4824 W. Fairview	<b>Address:</b> 4824 W. Fairview
<b>City:</b> Boise	<b>City:</b> Boise
<b>State:</b> ID <b>Zip:</b> 83706	<b>State:</b> ID <b>Zip:</b> 83706
<b>Tel.:</b> 208-336-5355	<b>Tel.:</b> 208-336-5355
<b>E-mail:</b> josh@congergroup.com	<b>E-mail:</b> jconger@congergroup.com

**PROPERTY AND VARIANCE REQUEST INFORMATION**

**Site address:** 209 W. 36th Street Garden City, ID83714

<b>Subdivision Name:</b> Fairview Acres No. 4	<b>Lot:</b> PAR #1468 OF LOTS 30-34 INCL	<b>Block:</b> X
<b>Tax Parcel Number:</b> R2734531468	<b>Zoning:</b> C-2	<b>Total Acres:</b> 0.29
<b>Existing Use:</b> Vacant	<b>Floodplain:</b> <b>yes</b> <b>no</b>	
<b>Proposed Use:</b> Flex Building	<b>Surrounding Uses:</b> Industrial and Residential	

**Description of the requested variance:**

We are requesting a variance from 8-4I-6 regarding the perimeter landscaping adjacent to a residential use. We are requesting to eliminate the landscape buffer adjacent to the residence and to build the structure at the 5 foot setback line and to construct a vinyl privacy fence in place of he landscaping.

**How is the property deprived, by a provision of this Title, of rights and privileges enjoyed legally by other properties in the vicinity and under the applicable zoning district because of the unique size, shape, topography or location of the subject property (a finding of undue hardship)?**

The unusual shape of the property and it's width make it very difficult to use the property at all if e are required to lose the additional five feet for a landscape buffer. Additionally, the landscaping would be behind a large building and between the building and a six foot vinyl fence and would be very difficult to maintain.

**How does the need for a variance not result from the actions of the applicant or property owner?**

The unusual size of the lot and the narrow width makes it difficult to fit any building on the lot. The shape and width of the lot are not as a result of the applicant or property owner.

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**How will granting a variance not unreasonably diminish either the health, safety or welfare of the community or neighborhood?**

The granting of the variance will maintain the privacy and screening to the residences due to the placement of the building as well as the solid vinyl fencing that is to be built.

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**Why is a variance the only reasonable alternative to overcome the undue hardship?**

The variance is the only reasonable alternative because the proposal is the most feasible option for using the property in any real way. There isn't another spot on the parcel that would accommodate the building and parking in a useable way.

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**Why is a variance the minimum relief necessary to allow reasonable use of the subject property?**

The elimination of the five feet of landscaping in place of the 6 foot vinyl fence is the minimum relief needed because it will eliminate the shape and width of the property as problems and provide the ability to construct a useable building on the property.

---

**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 of the Applicant (date)

\_\_\_\_\_  
Signature of the Owner (date)

**APPLICATION INFORMATION REQUIRED**

**NOTE:**

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

- Compliance Statement and Statement of Intent
- Neighborhood Map
- Site Plan
- Approved Addresses
- Waiver Request of Application Materials



## **PLEASE CHECK THE FOLLOWING:**

### **INFORMATION FOR COMPLIANCE STATEMENT AND STATEMENT OF INTENT:**

- 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
- 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

### **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 envelope

### **INFORMATION REQUIRED ON SITE PLAN:**

- 24" x 36" size minimum
- 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
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### **INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:**

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# PLANNING SUBMITTAL FORM

Permit info: DSRFY2019-9, CUPFY2019-9, VARFY2019-1  
 Application Date: 4/11/2019 Rec'd by: MK  
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)  
 208.472.2926 (FAX) ▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
<b>Name:</b> Josh Beach	<b>Name:</b> Jim Conger
<b>Company:</b> C4 Lease, LLC	<b>Company:</b> C4 Investments, LLC
<b>Address:</b> 4824 W. Fairview Ave	<b>Address:</b> 4824 W. Fairview Ave
<b>City:</b> Boise	<b>City:</b> Boise
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<b>Tel.:</b> 208-336-5355	<b>Tel.:</b> 208-336-5355
<b>FAX:</b>	<b>FAX:</b>
<b>E-mail:</b> josh@congergroup.com	<b>E-mail:</b> jconger@congergroup.com

**ACTION REQUESTED (check all that apply)**

**ALL BLUEPRINTS MUST BE FOLDED INTO 8 1/2" X 11" SIZE WITH THE TITLE BLOCK/PANEL FACE UP SO AS TO FIT WITHIN A LEGAL SIZE FILE FOLDER**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Appeal<br><input type="checkbox"/> Lot Line Adjustment<br><input type="checkbox"/> City Code Text Amendment<br><input type="checkbox"/> Sign Permit<br><input type="checkbox"/> Specific Area Plan<br><input checked="" type="checkbox"/> Conditional (special) Use Permit<br><input type="checkbox"/> Temporary Use Permit<br><input type="checkbox"/> Easement/Vacation of Easement | <input checked="" type="checkbox"/> Design Review<br><input type="checkbox"/> Final Plat<br><input type="checkbox"/> Flood Plain Dev<br><input checked="" type="checkbox"/> Variance<br><input type="checkbox"/> MFH Installation<br><input type="checkbox"/> Minor PUD<br><input type="checkbox"/> Minor Land Division<br><input type="checkbox"/> Ability to Serve-CUP, DSR or SUB if applicable | <input type="checkbox"/> Preliminary Plat<br><input type="checkbox"/> Preliminary PUD<br><input type="checkbox"/> Re-zone<br><input type="checkbox"/> Zoning Certificate<br><input type="checkbox"/> MFH Removal |
|--|--|--|

**PROPERTY INFORMATION**

**Site address:** 209 W. 36th Street Garden City, ID 83714

<b>Subdivision Name:</b> Fairview Acres No 4	<b>Lot:</b> PAR #1468 OF LOTS 30-34 INCL	<b>Block:</b> X
<b>Tax Parcel Number:</b> R2734531468	<b>Zoning:</b> C-2	<b>Total Acres:</b> 0.29
<b>Proposed Use:</b> Industrial, Flex building	<b>Floodplain:</b> <b>yes</b> <b>no</b>	

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 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 of the applicant      (date)      signature of the owner      (date)



Garden City Development Services  
Attn: Chris Samples  
Associate Planner  
6015 Glenwood Street  
Garden City, ID 83714

Chris,

In conjunction with our Design Review application we respectfully request the following items be waived because they are either not relevant to the proposed use, or needed. They are as follows:'

1. A schematic drawing
  - a. We have nothing on our proposed site or structure that would require a schematic drawing to be provided.
2. A lighting plan
  - a. We will have exterior lighting on the building, but it does not warrant a lighting plan due to the small size of the property.
3. Approved addresses from Ada County
  - a. The site has an assigned address currently, 209 W. 36<sup>th</sup> Street Garden City, ID 83714.
4. Sustainability Checklist.
  - a. According to the sustainability checklist, we are exempt if we are within ¼ mile of at least two of the items listed. We are within ¼ mile of Big K BBQ as well as Tacos Mobile Primo. We are within ¼ mile of Boise Crossfit, which is considered a health club.

Thank you for your consideration of our Design Review application and if you have any questions feel free to contact me at 208-631-5613 or at [josh@congergroup.com](mailto:josh@congergroup.com).

Best,

Josh Beach



# C4 LEASE

## Narrative

Attached for your review and favorable consideration are the applications for an Industry, Flex building located at 209 W. 36th Street. We respectfully request approval of our Design Review, Conditional Use Permit and Variance applications.

For design and planning purposes, our design team used the Garden City Comprehensive Plan and Zoning Code as the policy basis for the design of the site and building.

### SUMMARY OF APPLICATIONS

- Conditional Use Permit
- Design Review
- Variance

The property is located at 209 W. 36<sup>th</sup> Street in Garden City. C4 Lease LLC is requesting approvals for this 4,020 square foot building that will consist of office and flex space. There will be 1-3 leasable units accessed through a man door.

### SUMMARY OF APPLICATIONS

The planning and design involved several planning meetings with Garden City (September 19, 2018 and March 6, 2019) and a complete understanding of the zoning codes as well as design standards; we are requesting approvals on the following applications:

- Design Review
  - Requesting approval of a 4,020 square foot commercial building and associated site improvements.
- Conditional Use Permit
  - Requesting a Conditional Use Permit to allow for “Industry, Flex” as a permitted use for the property.
- Variance
  - Requesting a setback variance for a portion of the building against existing residential use adjacent to the property as well as a variance for an attached sidewalk along the frontage instead of an otherwise required detached sidewalk. In all instances the landscape buffer (instead of setbacks) will meet or exceed the required setback distances.

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## EXHIBIT A

### DESIGN REVIEW

The site is planned and designed with guidance of the Garden City Planning Team as well as the Garden City Design Standards and is located in a C-2 zone. Chateau Designs is the project architect and has taken extra design effort to provide relief along Brown & Orchard Streets with detailed attention to adding visual interest to the side and front elevations.

To add visual interest on the front elevation as well as the Orchard Street side elevation our design team has incorporated more than 2 types of material along with store front windows and architectural metal. The material types consist of sandstone, smooth metal architectural panels and architectural ribbed metal panels. The landscaping of the buffers will be of tree and plant materials that meet the requirements of city code and will provide visual relief of the building structure and the parking area.

The proposed materials for the building are:

Office Building:

Body Smooth Panel: Cool zinc Gray SRI:39

Body Architectural Ribbed Panel: Cool Zinc Gray SRI:39

Windows: Bronze Aluminum

Glass: Dark Bronze

Metal Awning: Black

The design of the site provides a pedestrian access across the frontage of the property. The parking on the site minimizes the amount of impermeable surface on the site and also discourages vehicular circulation on the site. The size of the site makes it unsuitable for vehicle circulation. The proposed structure matches the design of structures in the area and exceeds the design review requirements of Garden City.

The site is designed with six off-street parking spaces for the site. Six spaces is more than adequate to provide for any potential users for the proposed use.

We do not propose a sidewalk from W. 36<sup>th</sup> Street to the entrance of the building. Pedestrian and vehicular traffic for this use is limited and as such, we do not believe that safety will be an issue for pedestrians. The nature of the area does not warrant much pedestrian traffic as the majority of the businesses are not pedestrian oriented. The nearest transit stop is located at the corner of N. Orchard and W. Fairview approximately 0.3 miles from the site.

We propose a number of street trees along W. 36<sup>th</sup> Street in accordance with City code. We propose to install a bicycle rack on the property to accommodate two bicycles. No parking stall is located more than 100' from any shade tree.

The proposed structure will fit nicely into the existing neighborhood in terms of the overall look of the building as well as the types of proposed uses. There are existing manufacturing, auto repair and service industry businesses immediately adjacent to the subject property.

The property has frontage onto 36<sup>th</sup> Street, but is also immediately adjacent to Orchard Street. The property is lower in elevation than the ROW for Orchard Street, so the property isn't very visible from Orchard Street. Additionally, the proposed structure would be on the east side of the property and in close proximity to the existing machine shop/auto repair business to the east.

With a favorable recommendation from Staff and an approval from the Planning and Zoning Commission, we are preparing both a Conditional Use Permit Application to allow for Industry Flex uses on the property and a variance application to allow us some flexibility in terms of setbacks and landscape buffers.

## **EXHIBIT B**

### **Conditional Use Permit**

Our intention is to construct a quality structure that will provide a space for a variety of users to include research and development, retail production as well as limited industry as defined in the Garden City zoning code as Industry, flex. We feel that the Conditional Use Permit will give us the greatest flexibility in allowing a greater variety of uses to potentially occupy the proposed building. The greater flexibility that we have in terms of tenants for the building will greatly impact the continued success of the property and will help ensure the site continues to avoid becoming a blight for the city in the future.

In addition to the Design Review application, we are also requesting approval of a Conditional Use permit to allow for **Industry, Flex** uses within the proposed building. The types of uses we are looking to fill the building will be in line with the zoning code, the comprehensive plan and the established uses in the area.

## **EXHIBIT C**

### **Variance**

The unusual shape of the lot and the width make it very difficult to use the property at all if we are required to lose the additional five feet for a landscape buffer. Additionally, the landscaping would be behind a large building and between the building and a six foot vinyl fence. The landscaping would provide no benefit and would be very difficult to maintain.

Due to the size and shape of the lot, we are requesting a variance from 8-41-6 regarding perimeter landscaping adjacent to a residential use. We request to eliminate the landscape buffer adjacent to the residence and to build the structure at the 5 foot setback line and to construct a vinyl privacy fence in place of the landscaping.

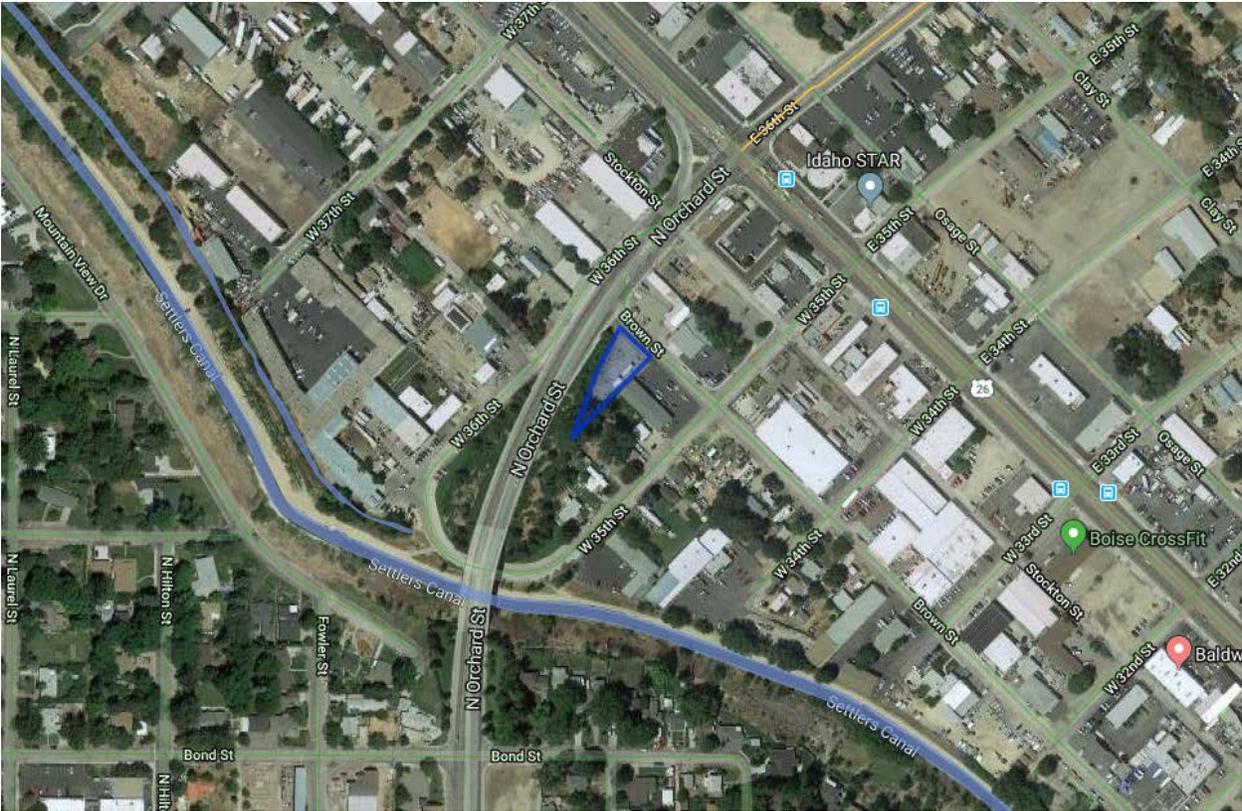
The project is located at 209 W. 36<sup>th</sup> in Garden City. This neighborhood currently consists of a mix of industrial uses and residential users. The project will add to the existing mix of uses in the area and will remove an undeveloped property from the area by adding a beautiful building and appropriate site improvements.

## **VARIANCE REQUEST**

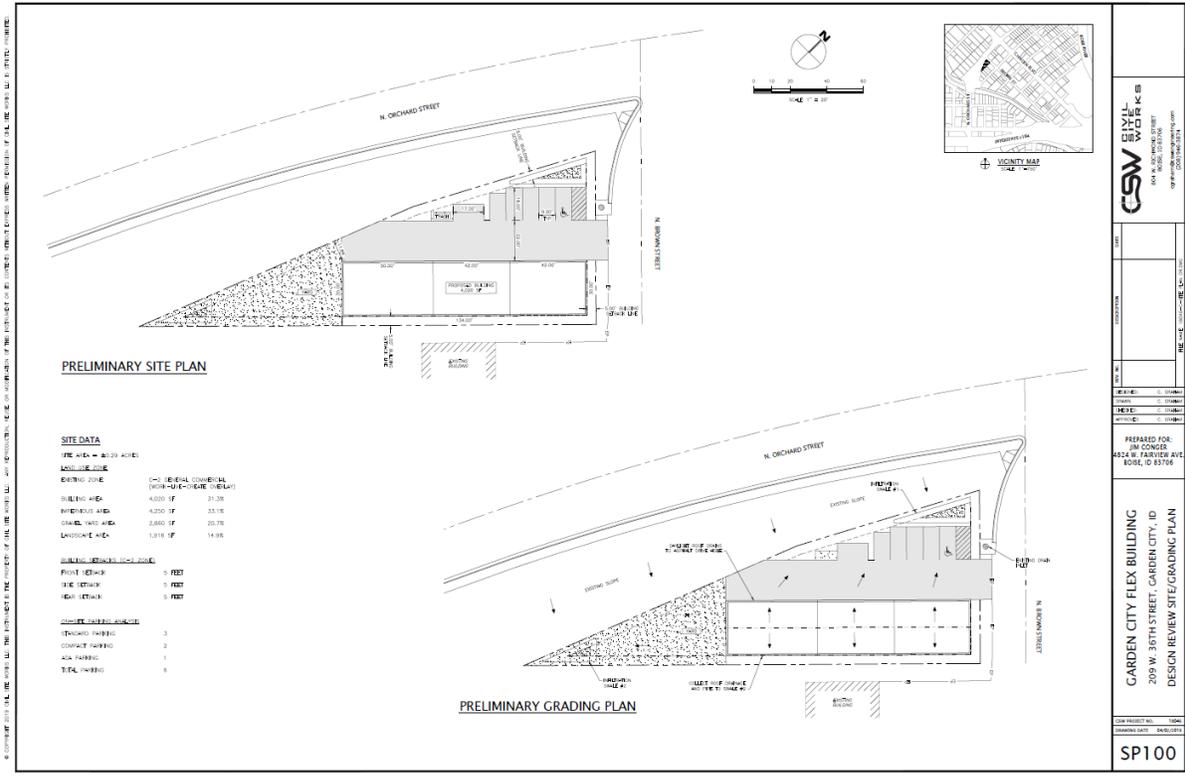
Landscape buffer adjacent to residential

- Adjacent to 204 and 206 W. 36<sup>th</sup> Street
  - o Required: (10') setback for landscaping purposes
  - o Proposed: (0') requesting to construct a 6' vinyl fence in place of the landscape buffer. There will be a solid wall on the other side of the fence, so there will be no visual impact on the neighbors from any activity on the property.

**Exhibit D – Location Map**



**Exhibit E – Site/Grading Plan**



**PRELIMINARY SITE PLAN**

**SITE DATA**

NET AREA	40,229 SQ. FT.
LOT AREA	40,229 SQ. FT.
EXISTING ZONE	CG - GENERAL COMMERCIAL (MINIMUM 10,000 SQ. FT. BLDG.)
BUILDING AREA	4,200 SF 31.3%
PERMITTED AREA	4,200 SF 35.1%
CONCRETE PAVED AREA	2,800 SF 20.7%
LANDSCAPE AREA	1,318 SF 14.9%

**FINISH GRADES (AS SHOWN)**

FINISH GRADE	5 FEET
5% SLOPE	5 FEET
10% SLOPE	5 FEET

**PARKING REQUIREMENTS**

REQUIRED PARKING	3
COMPLIANT PARKING	2
AIR PARKING	1
TOTAL PARKING	6

**PRELIMINARY GRADING PLAN**

**CSW CIVIL WORKS**  
 209 W. 36TH STREET  
 GARDEN CITY, MO 64503  
 660-333-3333

PREPARED FOR:  
 JIM CONNER  
 4824 W. FAIRVIEW AVE  
 BOBE, ID 83706

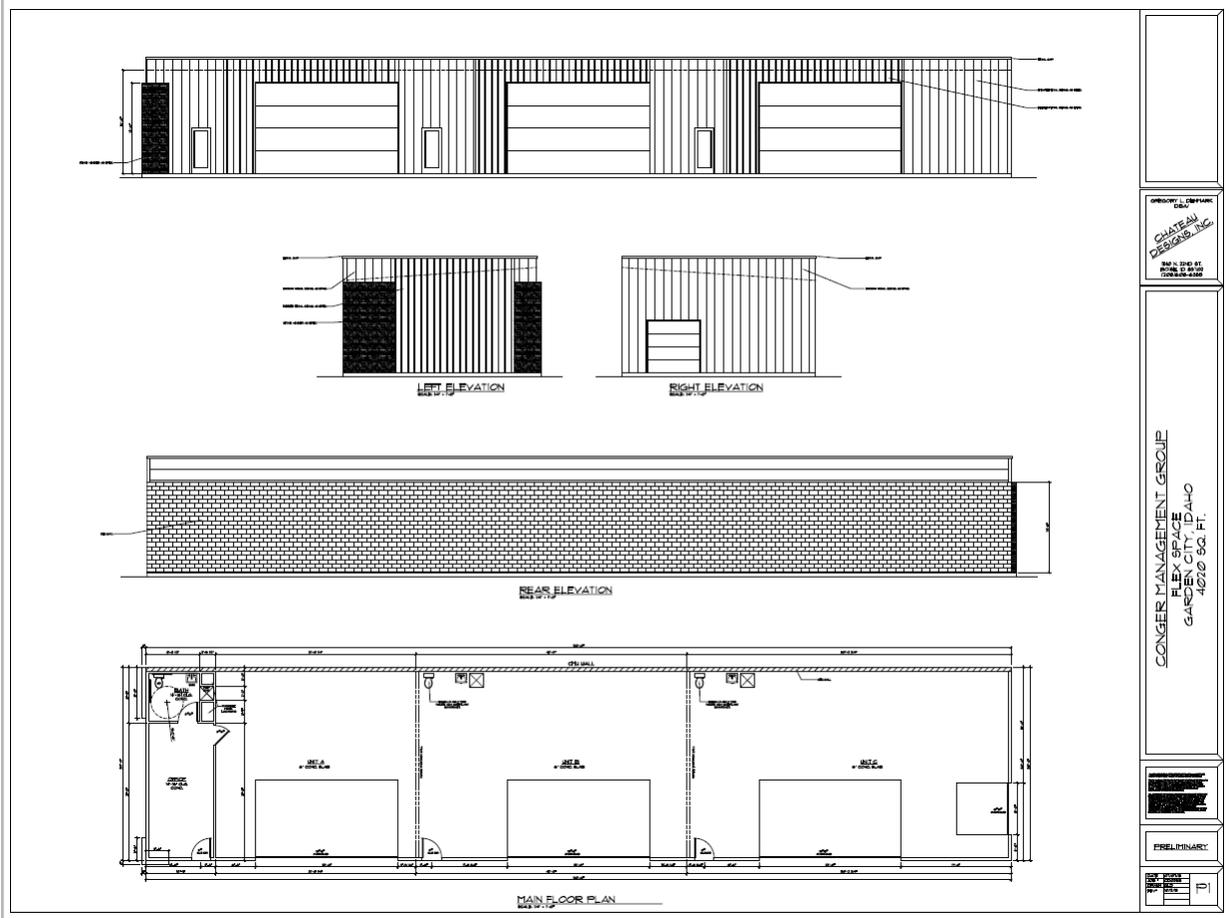
**GARDEN CITY FLEX BUILDING**  
 209 W. 36TH STREET, GARDEN CITY, ID  
 DESIGN REVIEW SITE/GRADING PLAN

DATE PREPARED: 01/20/24  
 DRAWING NO.: SP100

**SP100**



# Exhibit G – Architectural Elevations



**Exhibit G – Site/Area Photos**  
Site



Adjacent Auto and Mechanic Shop



Limited View of site from Orchard



Building to the north



Intersection to the east of the site



### **SUMMARY OF APPLICATIONS**

209 W. 36<sup>th</sup> is a Design Review, Conditional Use Permit and Variance application for a new industrial flex building with roll-up doors.

#### *Property Information*

<b>Parcel</b>	<b>Address</b>	<b>Current Zone</b>
R2734531468	209 W. 36 <sup>th</sup> Street	C-2

#### *Adjacent Property Information*

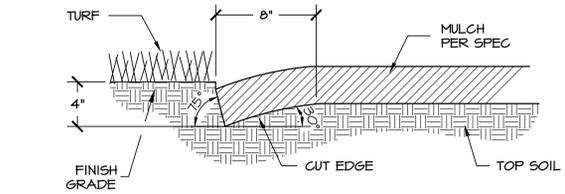
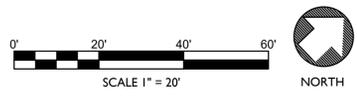
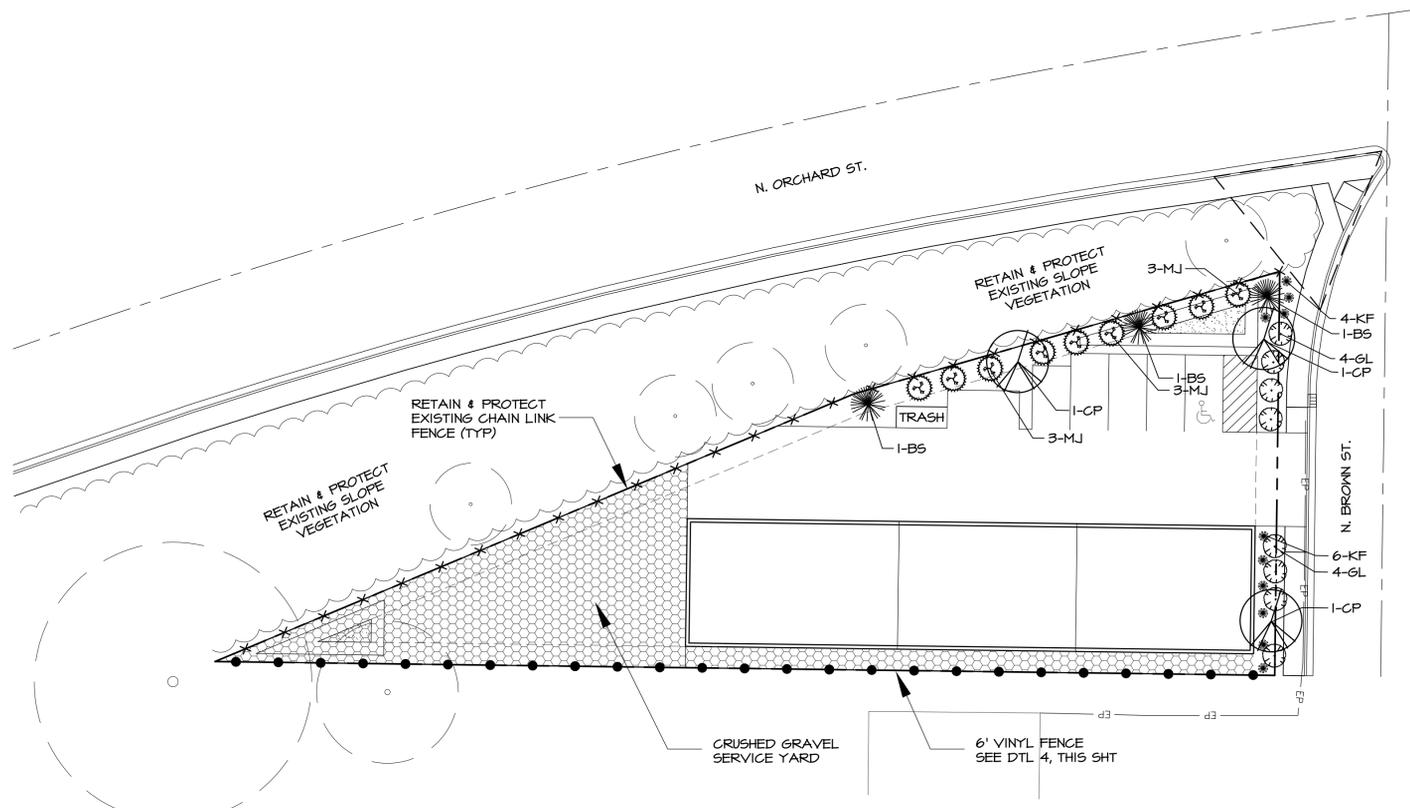
<b>Area</b>	<b>Building Types and / or Uses:</b>	<b>Zone</b>
North	-Industrial	C-2
South	-Residential	C-2
East	-Residential	C-2
West	-Orchard Street and Industrial	C-2

### **PRE-APPLICATION MEETING**

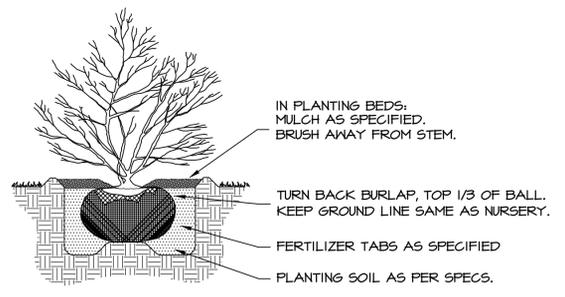
Pre-application meetings were held with the Garden City planning and development staff on September 19, 2018 and March 6, 2019.

### **CONCLUSION**

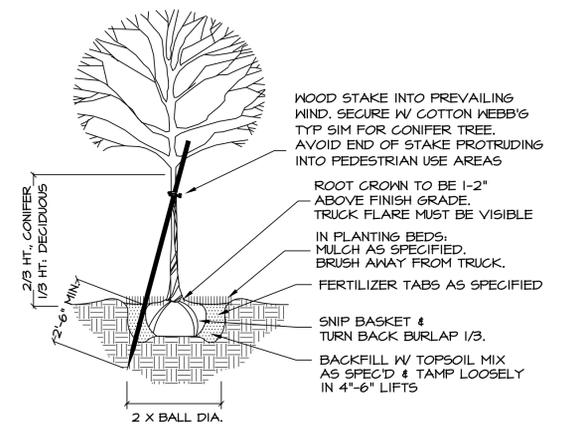
C4 Lease respectfully requests approval of the Design Review, Conditional Use and Variance applications. This project will provide a quality structure and site improvements to the property while maintaining compatibility with the surrounding properties and meeting the goals of the Garden City Comprehensive Plan.



1 PLANTER CUT BED EDGE NOT TO SCALE



2 SHRUB PLANTING NOT TO SCALE



NOTES:  
 1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.  
 2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING.  
 3. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.

3 TREE PLANTING/STAKING NOT TO SCALE

### PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
<b>EVERGREEN TREES</b>			
BS	COLUMNAR BLUE SPRUCE	PICEA GLAUGA 'PENDULA'	6-8' HT B4B
<b>SHADE/STREET TREES (CLASS II)</b>			
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2' CAL B4B
<b>SHRUBS/ORNAMENTAL GRASSES</b>			
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
MJ	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MONLOP'	5 GAL

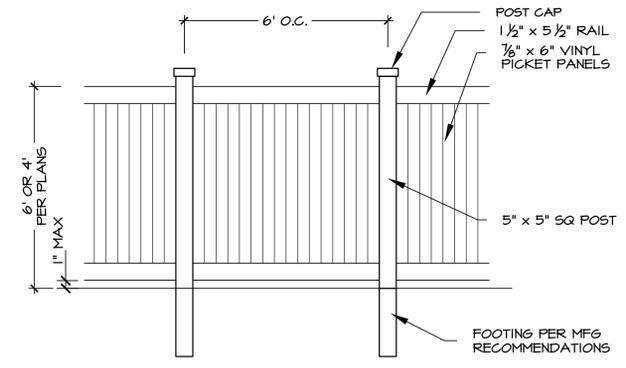


### NOTES

- ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH GARDEN CITY CODE. REFER TO SHEET L2 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L2 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
- LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
- TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- TREE LOCATIONS MAY BE ALTERED TO UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
- PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

### LANDSCAPE CALCULATIONS

LOCATION	LENGTH	REQUIRED	PROVIDED
BROWN ROAD	95' / 50' =	2	2



NOTES:  
 1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.  
 2. COLOR TO BE TAN.

4 VINYL PRIVACY FENCE NOT TO SCALE

Issue Description	Date
ISSUE	4-11-19



Site Planning  
 Landscape Architecture  
 1509 S. Tyrell Ln, Ste. 130  
 Boise, Idaho 83702  
 Ph. (208) 343-7175  
 e-mail jba@jensenbelts.com

209 W. 36th Street  
 GARDEN CITY, IDAHO

Job Number 1926

Drawn JUN Checked KCS  
 Scale AS SHOWN

Sheet Title  
**LANDSCAPE PLAN**

Sheet Number  
**L1**  
 Of 2 Sheets

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY

A. This Section includes provisions for the following items:

- 1. Trees.
2. Shrubs; Ground cover.
3. Topsoil and Soil Amendments.
4. Miscellaneous Landscape Elements.
5. Initial maintenance of landscape materials.

B. Related Sections: The following sections contain requirements.

- 1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation

1.3 QUALITY ASSURANCE

A. Subcontract landscape work to a single firm specializing in landscape work.
B. Source Quality Control:

- 1. General: Ship landscape materials with certificates of inspection required by governing authorities.
2. Do not make substitutions.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis.
4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1.
5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect.
B. Deliver trees and shrubs after preparations for planting have been completed and plant immediately.
C. Do not remove container-grown stock from containers until planting time.
D. Do not drop or dump materials from vehicles during delivery or handling.

1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage.
B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
C. Adjacent Landscape: Protect planted areas adjacent to construction area.
D. Tree Protection:
1. Existing trees to remain should be protected before any site/demolition Tree protection area is defined as the area within the drip line diameter.
2. Place protective fencing around a tree protection zone.
3. Do not strip topsoil or grub under story within protection area.
4. Prohibit earth stockpiling, materials, storage, vehicle parking and traffic within tree protection area.
5. Prohibit dumping of refuse, chemicals, other materials and puddling or running water that may injure tree growth.
6. Prohibit cutting, breaking and skinning of branches and roots.
7. Prohibit skimming and bruising of bark.
8. No changes in grade should be made within the dripline of existing trees.
9. Temporary irrigation is highly recommended for all remaining trees during construction.
10. Before the contractor leaves the site, all existing trees which have been damaged due to construction should be repaired/replaced at the expense of the contractor.

E. Excavation Around Trees:

- 1. Where trenching is required in the vicinity of the tree, proceed as follows:
a. As the trench approaches the drip line of the tree, dig by hand until the roots encountered are two inches or larger in diameter.
b. A similar trench is to be dug on the opposite of the tree and a tunnel augured under the tree between the two trenches at a depth of 4 feet.
c. If auguring is impractical, continue digging by hand.
2. Where excavating for new construction is required in soil containing the roots of the tree, hand excavate to minimize damage to root system.
3. If root relocation is not practical, cut roots approximately 3 inches back from new construction.
4. Any digging or cutting that tears roots or disturbs soil beyond the grading limit is unacceptable.
5. Do not allow exposed roots to dry before permanent backfill is placed; provide temporary support and protect roots against damage until permanently relocated and covered with backfill.

F. Construction Pruning:

- 1. Hire an Arborist certified by the International Society of Arboriculture. Where roots have been cut, Arborist shall prune the tree to compensate for root loss and prune any low limbs which may interfere with construction activities.
2. Root pruned and construction pruned tree shall be fertilized by the landscape contractor by broadcasting sulfur coated area 38-0-0 at the rate of 5 1/4 lbs. Per 1,000 square feet (2 lbs. N.) Over the root zones of the trees.

1.7 SEQUENCING AND SCHEDULING

- A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.

1.8 SPECIAL PROJECT WARRANTY

- A. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
B. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL

- A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below.
B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site.
2. Compost: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1.
3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval.
C. Soil Testing
1. Soil tests are required for this project (see above for requirements).
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary.
3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS

- A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS

- A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-6912 or approved equal in equal amounts by volume.
B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content.
C. Herbicide: Pre-emergent for topical application in planting beds.
D. PLANT MATERIALS
A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required.
C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
D. Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar.

2.5 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants.
B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects.
D. Sprinkler Heads: Provide sprinkler heads with full head of water prior to installation of flush valves at end of drip circuit runs.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL

- A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work.

3.2 PREPARATION OF PLANTING SOIL

- A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
B. Mix specified compost and fertilizers with topsoil at rates specified.
C. For shrub area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment.
B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement.
C. Apply Pre-Emergent per manufacturer's recommendation.

3.4 PLANTING TREES AND SHRUBS

- A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades.
B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
C. Dish top of backfill to allow for mulching.
D. Mulch pits, and planted areas.
E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice.
G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
H. Guy and stake trees immediately after planting, as indicated.
I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.5 MAINTENANCE

- A. Begin landscape maintenance immediately after planting.
B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth.
C. Contractor shall coordinate, obtain and pay for all soil tests.

3.6 CLEANUP AND PROTECTION

- A. During landscape work, keep pavements clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers.

3.7 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until inspected by Architect and found to be acceptable.

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:

A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY

- A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all planting areas.
2. Connect to main water supply at existing site stubout as provided.
3. Sleeving under paved areas (by others)
4. Obtain and pay for all permits and fees for the work of this section.
5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
6. Winterization of system.

1.3 SUBMITTALS

- A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
B. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
C. Record Drawings: At completion of this work, submit to the Contractor:
1. Record Drawings; reproducible and five prints.
2. Operations and Maintenance information (2 copies), including:
a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
b. Operation, adjustment of system and components instructions.
c. Winterization procedures.
d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
e. Warranties and guarantees.
f. Submit five copies.

1.4 GUARANTEE

- A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials.
B. Contractor shall have at least two years prior experience in projects of equal or larger scope.
C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.5 QUALITY ASSURANCE

- A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications.
B. Contractor shall have at least two years prior experience in projects of equal or larger scope.
C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION

- A. Design requirements:
1. Minimum water coverage: Planting areas - 85%
2. Layout system to obtain optimum coverage using manufacturer's standard heads.
3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
4. Service pressures: Install pressure regulating equipment as necessary.
5. Provide/install approved fixed tee or coupling device for air blow winterization.
6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location.
B. EXTRA EQUIPMENT
1. Valve operating key and marker key.
2. Wrench for each sprinkler head cover type.
3. Two (2) sprinkler head bodies of each size and type.
4. Two (2) nozzles for each size and type used.
5. Store above items safely until Substantial Completion.
6. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS

- A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type.
1. Pipe:
a. Pressure lines: Schedule 40 solvent weld.
b. Lateral lines: Class 200 pvc.
c. Sleeving: Class 200 pvc.
2. Fittings: Schedule 40 PVC, solvent-weld type.
3. Risers: Shrub heads - flexible and damage-resistant plastic "polypipe" riser.
4. Solenoid: NSF approved solvent for Type I & II PVC.
B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
2. Fittings: Schedule 80 PVC.
3. Clamps: Stainless Steel.
C. Drip Line: Netafim Tecline Dripperline, with .6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS

- A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
B. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM

- A. General: Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems.
B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
C. Circuit Control: each circuit variable from approximately 5 to 60 minutes.
D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING

- A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts.
C. Standalone sprinkler valve shall be Rainbird PEB-PRS-B. Use scrubber valve if not connected to potable water.
D. Drip Control Zone Kit: Hunter PCZ-101.
E. Quick coupler valve: brass or bronze construction with hinged top.
F. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key.
2. Size: 3/4 inch.

- E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zone.
F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end).
G. Filter: Netafim Model DF075-120, 3/4" filter; one per drip zone.
H. Air Relief Valve: Netafim Model TLAVRV.

2.5 MISCELLANEOUS

- A. Chemicals: primer and solvent glue as required by pipe manufacturer.
B. Valve box - high impact plastic, green in color.
C. Valve cover and frame - compatible with valve box with provision for locking.
D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install system to provide for adequate protection against freeze damage.
B. Install system in accordance with approved Contractor design drawings.
C. Install system and components in strict accordance with manufacturer's recommendations.
D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater.
E. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work will be performed.
B. Locate all underground utilities and structures and notify Architect of any conflict with Section work.
C. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.

3.3 SLEEVING

- A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCHING AND BACKFILLING

- A. Trenching and backfilling shall be per applicable ISPPWC Section.
B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
2. PVC Laterals: 12 inches.
C. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES

- A. Install manual drain valves up stream.
B. Contractor shall have at least two years prior experience in projects of equal or larger scope.

3.6 CIRCUIT VALVES

- A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION

- A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications.
B. PVC pipe joints, solvent welded except as indicated.
C. Contractor shall size pipe according to schedule provided.
D. Tecline Drip Line: Place in shallow furrow at 1"-2" below finish topsoil grade, below layer of specified mulch.
E. Flush Valves: Install flush valve at end of each drip circuit run.

3.8 SPRINKLER HEADS

- A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch.
2. Locate part-circle shrubbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated.
B. Flush Valves: Install flush valve at end of each drip circuit run.

3.9 CONTROL WIRE INSTALLATION

- A. Bury wires beside or below main line pipe in same trench.
B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof. Scotch-Lock connectors, or approved.

3.10 AUTOMATIC CONTROLLER

- A. Install on site as approved. Verify location with Owner Representative.
B. Install typewritten legend inside controller door.

3.11 TESTING

- A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
B. Pressure testing:
1. Make necessary provision for thoroughly bleeding the line of air and debris.
2. Before testing, cap all risers, and install all valves.
3. Fill all main supply lines with water. Pressurize to 100 psi.
4. Fill all zone lines with water to static pressure. Hold for 15 minutes.
5. Contractor shall provide all required testing equipment and personnel.
6. Provide required testing equipment and personnel.
7. Repair leaks, and retest until acceptance by the Architect.

- C. Coverage inspection: upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform.
D. Final inspection:
1. Clean, adjust, and balance all systems. Verify that:
a. Remote control valves are properly balanced.
b. Heads are properly adjusted for radius and arc of coverage.
c. The installed system is workable, clean and efficient.

- E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION

Table with 2 columns: Issue, Date. Row 1: ISSUE, 4-11-19



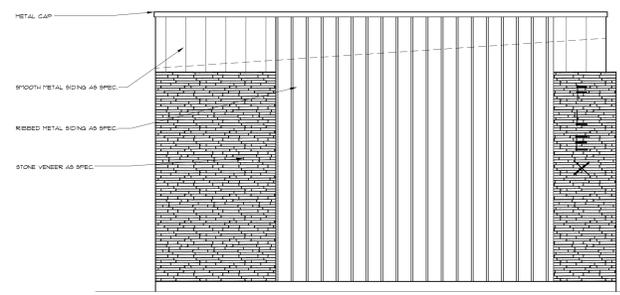
JENSEN BELTS ASSOCIATES
Site Planning
Landscape Architecture
1509 S. Tyrell Ln, Ste. 130
Boise, Idaho 83702
Ph. (208) 343-7175
e-mail jba@jensenbelts.com

209 W. 36th Street
GARDEN CITY, IDAHO

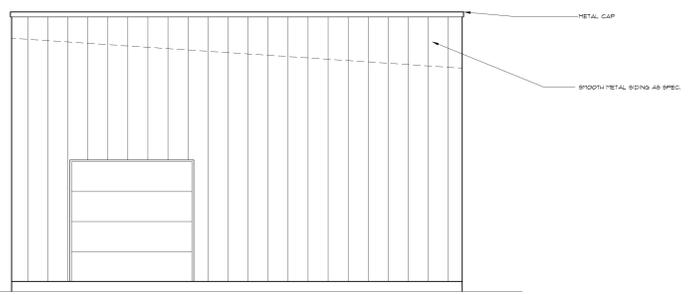
Job Number 1926

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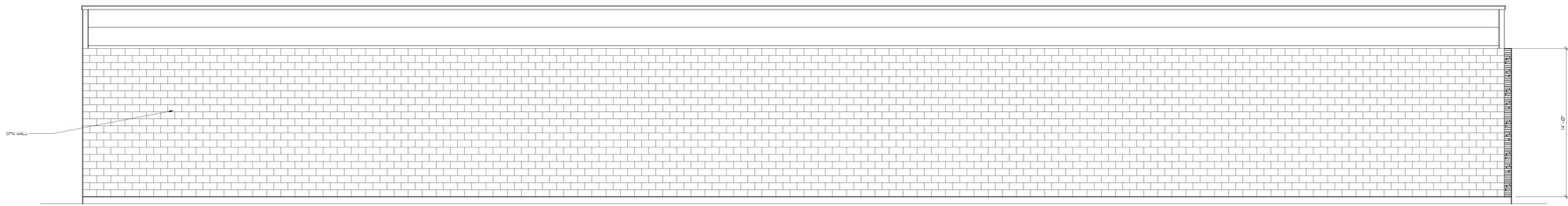
Sheet Number
L2
Of 2 Sheets



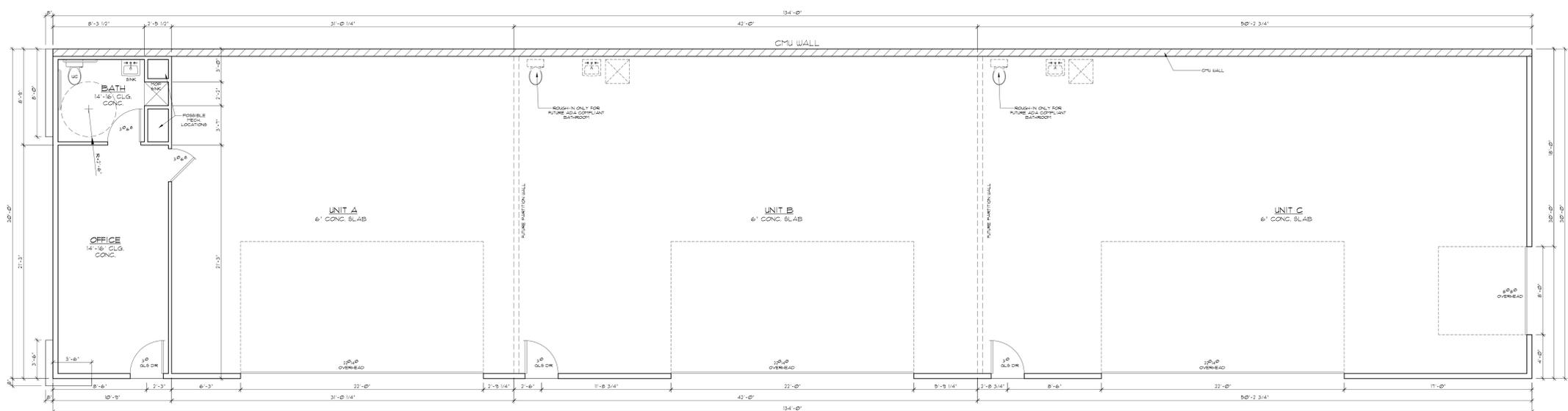
**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

GREGORY L. DENMARK  
DBA/  
**CHATEAU  
DESIGNS, INC.**  
1510 N. 22ND ST.  
BOISE, ID 83702  
(208) 608-6355

**CONGER MANAGEMENT GROUP**  
FLEX SPACE  
GARDEN CITY, IDAHO  
4020 SQ. FT.

ALL RIGHTS RESERVED AND NOT TO BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF CHATEAU DESIGNS, INC. THIS DRAWING IS THE PROPERTY OF CHATEAU DESIGNS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF CHATEAU DESIGNS, INC. IS STRICTLY PROHIBITED. CHATEAU DESIGNS, INC. SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. CHATEAU DESIGNS, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. CHATEAU DESIGNS, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.

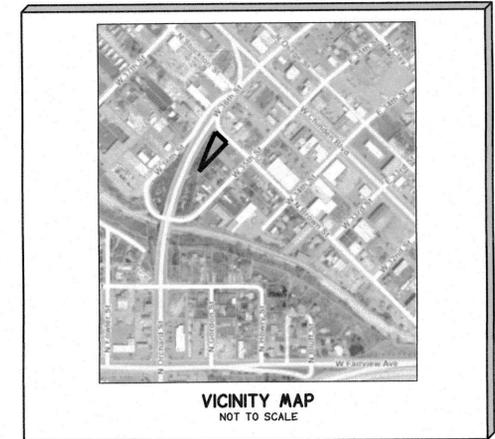
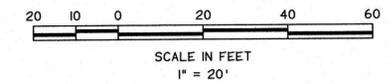
**PRELIMINARY**

DATE	07/07/18
JOB #	180908
DRAWN	GLD
REV#	10/12/18

TOPOGRAPHIC SURVEY

FOR  
MIKE KELLER

PORTIONS OF LOTS 30-34, BLOCK X, FAIRVIEW ACRES SUBDIVISION NO. 4,  
LYING IN THE SE 1/4, SECTION 5, T.3N., R.2E., B.M.,  
GARDEN CITY, ADA COUNTY, IDAHO



**ACREAGE:** 0.295 ACRES

**ZONING:** C-2  
**BUILDING SETBACKS:**  
FRONT = 5'  
REAR = 5'  
SIDE INTERIOR = 5'  
SIDE W/ STREET = 5'  
**MINIMUM LOT SIZE:** N/A

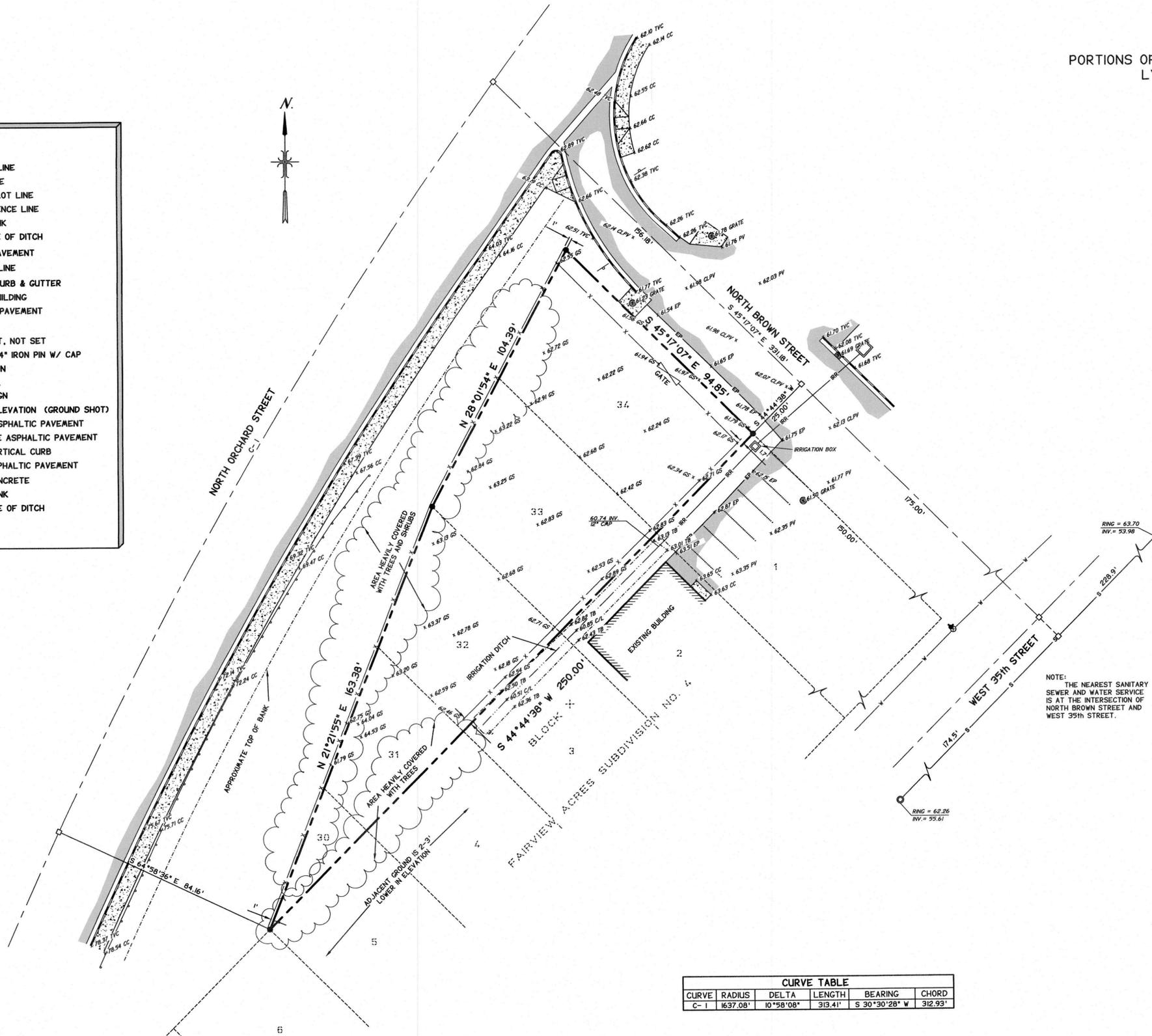
**IRRIGATION DISTRICT:** FAIRVIEW ACRES WATER USERS ASSOC.  
**DRAINAGE DISTRICT:** N/A  
**SEWAGE DISPOSAL:** GARDEN CITY  
**WATER SUPPLY:** GARDEN CITY  
**FLOOD ZONE:** X (FEMA MAP NUMBER 1600IC0276 H FEBRUARY 19, 2003)

**CERTIFICATE OF SURVEYOR**  
I, PATRICK A. TEALEY, PLS NO. 4347, STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED ON THIS PLAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT.



**LEGEND**

- BOUNDARY LINE
- CENTER LINE
- ORIGINAL LOT LINE
- x- EXISTING FENCE LINE
- s- TOP OF BANK
- v- CENTERLINE OF DITCH
- ep- EDGE OF PAVEMENT
- rr- IRRIGATION LINE
- VERTICAL CURB & GUTTER
- EXISTING BUILDING
- ASPHALTIC PAVEMENT
- CONCRETE
- CALC. POINT, NOT SET
- SET 1/2"x24" IRON PIN W/ CAP
- CATCH BASIN
- GUARD RAIL
- TRAFFIC SIGN
- x 64.38 GS EXISTING ELEVATION (GROUND SHOT)
- ep EDGE OF ASPHALTIC PAVEMENT
- clpv CENTERLINE ASPHALTIC PAVEMENT
- tvc TOP OF VERTICAL CURB
- pv TOP OF ASPHALTIC PAVEMENT
- cc TOP OF CONCRETE
- tb TOP OF BANK
- c/l CENTERLINE OF DITCH



**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C-1	1637.08'	10°58'08"	313.41'	S 30°30'28" W	312.93'

**NOTE**  
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTACT DIGLINE AT 1-800-252-1133 FOR EXACT UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.



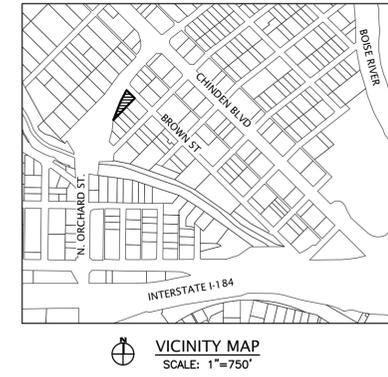
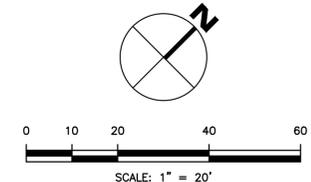
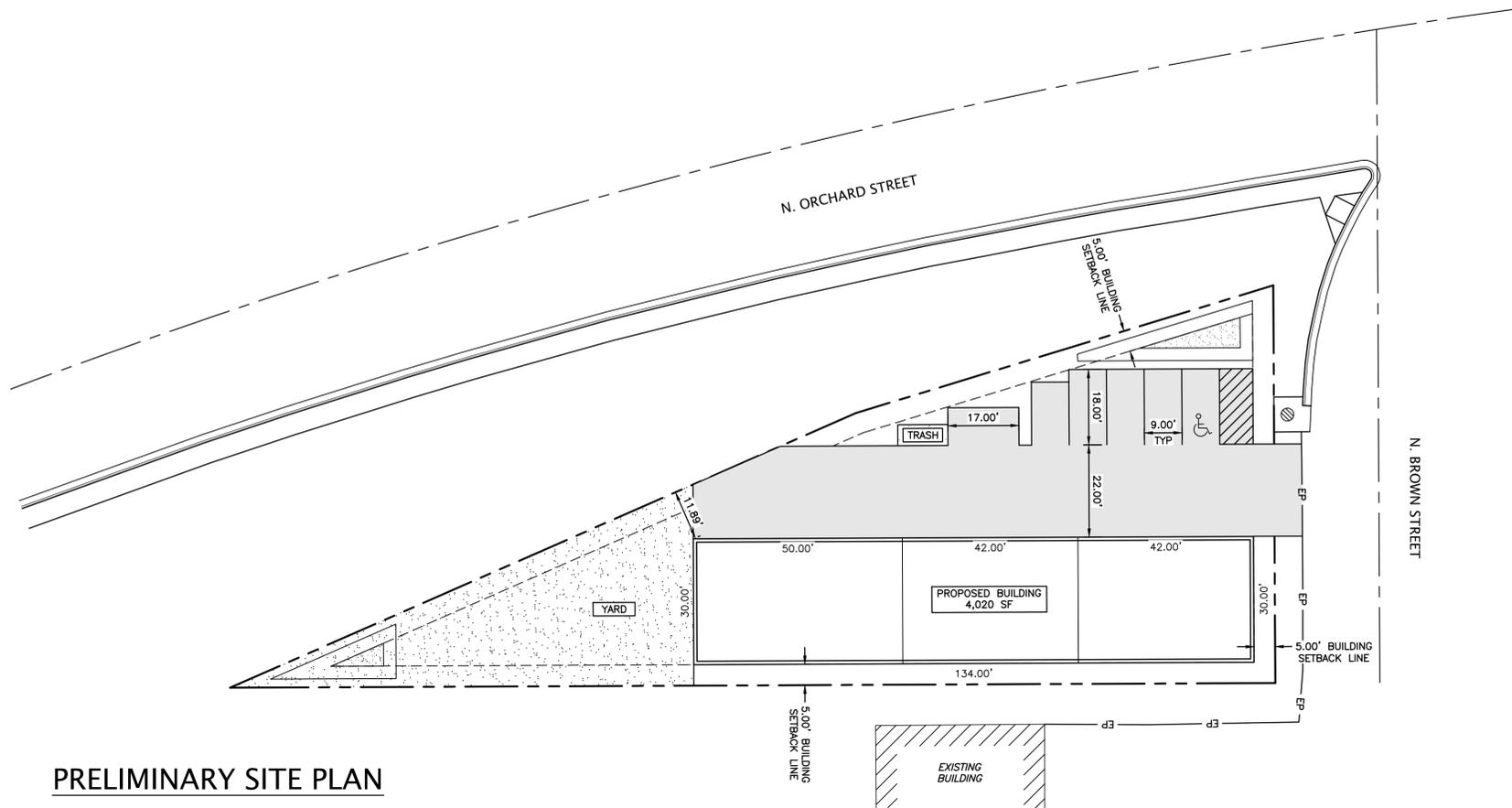
**TEALEY'S LAND SURVEYING**  
12594 W. EXPLORER DRIVE, SUITE 100  
BOISE, ID. 83713  
208-385-0656  
www.tealeys.com

**TOPOGRAPHIC SURVEY FOR MIKE KELLER**  
PORT. OF LOTS 30-34, BLK. X, FAIRVIEW ACRES SUBD. NO. 4, LYING IN THE SE 1/4, SECTION 5, T.3N., R.2E., B.M., GARDEN CITY, ADA COUNTY, IDAHO

DATE: AUGUST, 2016  
PROJECT NO.: 4088  
SCALE: 1" = 20'  
CHECK: Jdc  
DESIGN: Jdc

DWG\4088-TOP

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**PRELIMINARY SITE PLAN**

**SITE DATA**

SITE AREA = ±0.29 ACRES

**LAND USE ZONE**

EXISTING ZONE: C-2 GENERAL COMMERCIAL (WORK-LIVE-CREATE OVERLAY)

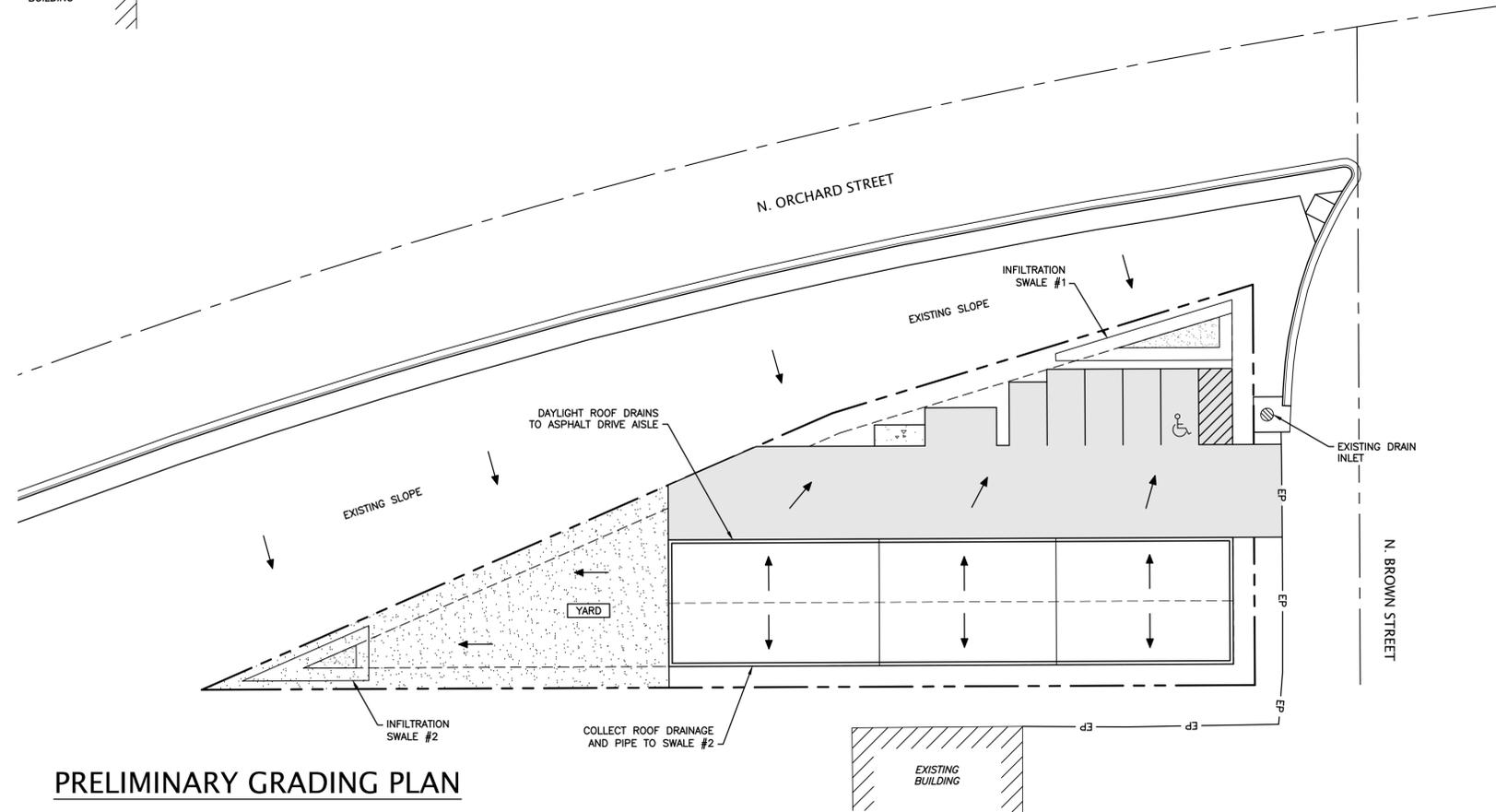
BUILDING AREA	4,020 SF	31.3%
IMPERVIOUS AREA	4,250 SF	33.1%
GRAVEL YARD AREA	2,660 SF	20.7%
LANDSCAPE AREA	1,916 SF	14.9%

**BUILDING SETBACKS (C-2 ZONE)**

FRONT SETBACK	5 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	5 FEET

**ON-SITE PARKING ANALYSIS**

STANDARD PARKING	3
COMPACT PARKING	2
ADA PARKING	1
TOTAL PARKING	6



**PRELIMINARY GRADING PLAN**

**CSW CIVIL SITE WORKS**  
 804 W. RICHMOND STREET  
 BOISE, ID 83706  
 cgraham@cswengineering.com  
 (208) 946-3874

DATE	
DESCRIPTION	
REV. NO.	
DESIGNED:	C. GRAHAM
DRAWN:	C. GRAHAM
CHECKED:	C. GRAHAM
APPROVED:	C. GRAHAM

PREPARED FOR:  
 JIM CONGER  
 4824 W. FAIRVIEW AVE.  
 BOISE, ID 83706

**GARDEN CITY FLEX BUILDING**  
 209 W. 36TH STREET, GARDEN CITY, ID  
 DESIGN REVIEW SITE/GRADING PLAN

CSW PROJECT NO. 18046  
 DRAWING DATE 04/02/2019

**SP100**







35  
BROWN

**BOISE CYLINDER HEAD SERVICE**  
200 N W 35th a complete automotive machine shop

*Bob's*  
AUTO REPAIR INC.

BOISE  
CYLINDER









Bike  
CYLINDER HEAD  
SERVICE, INC.  
COMPLETE  
AUTOMOTIVE  
REPAIR  
BUSH



Bob's  
AUTO REPAIR INC.

Boise  
CYLINDER HEAD  
SERVICE INC.  
COMPLETE  
AUTOMOTIVE  
MACHINE  
SHOP

Boise Cylinder Head Service

Bob's  
REPAIR INC.

Base  
CYLINDER HEAD  
SERVICE INC.  
COMPLETE  
AUTOMOTIVE  
MACHINE  
SHOP















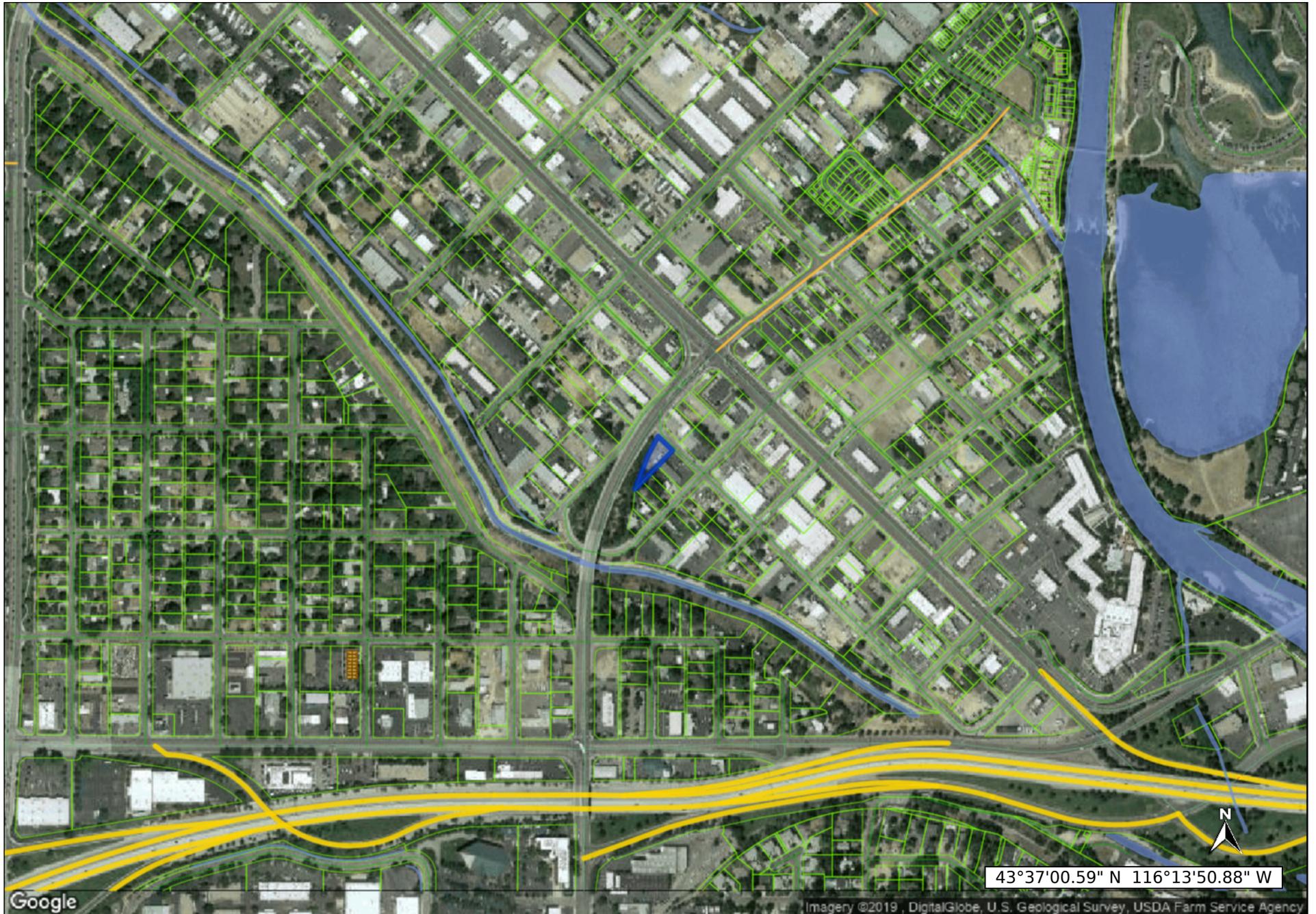




Boise  
CYLINDER HEAD  
SERVICE INC









March 27, 2019

**To: Property Owner and or Resident**

**RE: Garden City Flex – Adjacent Neighbor Meeting Notice**

You are invited to attend a neighbor meeting for a planned flex building at 4824 W. Fairview Ave. Boise, ID 83706.

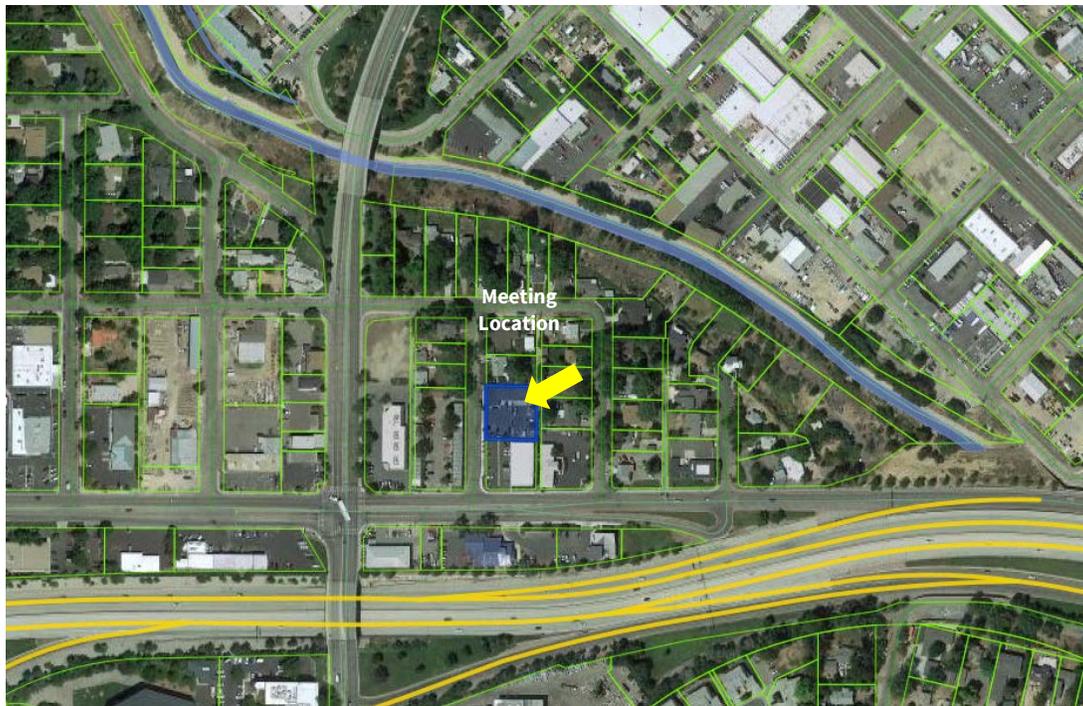
The 0.29-acre property is planned for a 4,000 square foot building. The building will house up to 3 units and each can be used for office and flex space.

Meeting Time and Location:

**April 8th, 2019 – 6:00 pm**

**The meeting will be held at the Conger Group office located at 4824 W. Fairview Ave. Boise, ID 83706**

Property Location Map:



Please note that this is not a public hearing and no city or public officials will be present. If you have any questions about this project, please contact Josh Beach at 208.336.5355 extension 5 and press #.

County	Parcel	Primary Ov	Property A	Subdivision	Property Ci	Owner	Add Owner	City	Total Value
Ada	R27345116	REESE REA	204 W 36T	FAIRVIEW / GARDEN	CI 9310 S 370	SANDY, UT			140300
Ada	R27345116	FULLER WII	218 W 36T	FAIRVIEW / GARDEN	CI 1624 E MEI	BOISE, ID 8			377100
Ada	R27345115	GIRDNER P	106 W 36T	FAIRVIEW / GARDEN	CI PO BOX 19	BOISE, ID 8			312000
Ada	R27345115	GIRDNER P	106 W 36T	FAIRVIEW / GARDEN	CI PO BOX 19	BOISE, ID 8			29600
Ada	R27345115	GIRDNER P	112 W 36T	FAIRVIEW / GARDEN	CI PO BOX 19	BOISE, ID 8			328300
Ada	R27345116	REESE REA	202 W 36T	FAIRVIEW / GARDEN	CI 9310 S 370	SANDY, UT			218500
Ada	R27345116	206 W 36T	206 W 36T	FAIRVIEW / GARDEN	CI 89 W HORI	BOISE, ID 8			229300
Ada	R27345116	MEDEK GE	216 W 36T	FAIRVIEW / GARDEN	CI 214 W 36T	GARDEN CI			191600
Ada	R27345116	MEDEK GE	214 W 36T	FAIRVIEW / GARDEN	CI 214 W 36T	GARDEN CI			144200
Ada	R27345300	MARIN MA	106 W 35T	FAIRVIEW / GARDEN	CI 694 E FORE	MERIDIAN,			52900
Ada	R27345300	WEST RIVE	3525 W CH	FAIRVIEW / GARDEN	CI 3525 W CH	GARDEN CI			712000
Ada	R27345300	DURBIN RC	112 W 35T	FAIRVIEW / GARDEN	CI 4617 N MC	BOISE, ID 8			380300
Ada	R27345301	INNOTOF L	N 36TH ST	FAIRVIEW / GARDEN	CI 3601 CHIN	GARDEN CI			28500
Ada	R27345301	CLIFTON FF	107 W 36T	FAIRVIEW / GARDEN	CI 7144 W PO	BOISE, ID 8			23400
Ada	R27345302	WEDNESD	112 W 34T	FAIRVIEW / GARDEN	CI 4924 WAL	HOLLADAY,			642100
Ada	R27345312	TUCKER BR	200 W 35T	FAIRVIEW / GARDEN	CI 2576 N LIN	BOISE, ID 8			331500
Ada	R27345313	DAY ZANDF	208 W 35T	FAIRVIEW / GARDEN	CI 11444 W U	BOISE, ID 8			90300
Ada	R27345312	CLEMENTS	205 W 35T	FAIRVIEW / GARDEN	CI 311 E 43RC	GARDEN CI			78200
Ada	R27345312	MCDOWEL	3447 N BR	FAIRVIEW / GARDEN	CI 1535 W SIL	BOISE, ID 8			52900
Ada	R27345313	SMITH BET	204 W 35T	FAIRVIEW / GARDEN	CI 311 E 43RC	GARDEN CI			87600
Ada	R27345313	YORK ROBE	206 W 35T	FAIRVIEW / GARDEN	CI 206 W 35T	GARDEN CI			95300
Ada	R27345313	GONZALEZ	210 W 35T	FAIRVIEW / GARDEN	CI 210 W 35T	GARDEN CI			55000
Ada	R27345300	ANDREWS	3501 W CH	FAIRVIEW / GARDEN	CI PO BOX 18	BOISE, ID 8			383400
Ada	R27345300	JONES KEN	113 W 36T	FAIRVIEW / GARDEN	CI 3650 N MA	BOISE, ID 8			281300
Ada	R27345301	CLIFTON FF	W 36TH ST	FAIRVIEW / GARDEN	CI 7144 W PO	BOISE, ID 8			38000
Ada	R27345312	GENESIS W	215 W 35T	FAIRVIEW / GARDEN	CI 215 W 35T	GARDEN CI			0
Ada	R27345312	WHITE GRE	209 W 35T	FAIRVIEW / GARDEN	CI 209 W 35T	BOISE, ID 8			76800
Ada	R27345312	CLEMENTS	207 W 35T	FAIRVIEW / GARDEN	CI 311 E 43RC	GARDEN CI			92900
Ada	R27345313	CLEMENTS	214 W 35T	FAIRVIEW / GARDEN	CI 214 W 35T	GARDEN CI			89200
Ada	R27345314	C4 INVEST	209 W 36T	FAIRVIEW / GARDEN	CI 4824 W FA	BOISE, ID 8			55600

Acres	Legal 1	Legal 2	Zoning
0.442	LOT 7 EXC I	FAIRVIEW	/C-2
0.459	LOT 11 BLK I	FAIRVIEW	/C-2
0.195	NELY 50' E)	LOT 4 BLK I	C-2
0.19	SWERLY 50	LOT 4 BLK I	C-2
0.39	PAR #1587	FAIRVIEW	/C-2
0.41	PAR #1605	FAIRVIEW	/C-2
0.46	LOT 8 BLK I	FAIRVIEW	/C-2
0.46	LOT 10 BLK	FAIRVIEW	/C-2
0.459	LOT 9 BLK I	FAIRVIEW	/C-2
0.34	LOTS 4 & 5	FAIRVIEW	/C-2
0.517	LOTS 3,32 I	FAIRVIEW	/C-1
0.34	LOTS 6 & 7	FAIRVIEW	/C-2
0.099	PAR #0132	FAIRVIEW	/C-1
0.15	LOT 31 EXC	FAIRVIEW	/C-2
0.91	LOTS 28-31	LOTS 4-7	BIC-2
0.34	LOTS 1 & 2	FAIRVIEW	/C-2
0.17	LOT 5 BLK I	FAIRVIEW	/C-2
0.17	LOTS 32 BL	FAIRVIEW	/C-2
0.34	LOTS 33/34	FAIRVIEW	/C-2
0.17	LOT 3 BLK I	FAIRVIEW	/C-2
0.17	LOT 4 BLK I	FAIRVIEW	/C-2
0.2	LOT 6 & E 2	EXC R/W	BIC-2
0.342	LOT 2 & LO	FAIRVIEW	/C-1
0.27	LOTS 28 &	FAIRVIEW	/C-2
0.15	LOT 30 EXC	FAIRVIEW	/C-2
0.521	PAR #1208	TRACT ADJ	C-2
0.34	LOTS 29/30	FAIRVIEW	/C-2
0.17	LOTS 31 BL	FAIRVIEW	/C-2
0.14	PAR #1340	BLK X	C-2
0.29	PAR #1468	BLK X	C-2

