



DESIGN REVIEW
Permit info: <u>DSRFY2025-0002</u> Application Date: <u>11/20/24</u> Rec'd by: <u>CW</u> FOR OFFICE USE ONLY

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

APPLICANT	PROPERTY OWNER
<b>Name:</b> Nathan Talbott	<b>Name:</b> Nathan Talbott
<b>Company:</b> Vida Properties	<b>Company:</b> Vida Properties
<b>Address:</b> 521 E 41st St Suite 130	<b>Address:</b> PO Box 1743
<b>City:</b> Garden City	<b>City:</b> Boise
<b>State:</b> ID <b>Zip:</b> 83714	<b>State:</b> ID <b>Zip:</b> 83701
<b>Tel.:</b> 208-278-6736	<b>Tel.:</b> 208-278-6736
<b>E-mail:</b> nathan@vidaprop.com	<b>E-mail:</b> nathan@vidaprop.com

**PROPERTY AND DESIGN INFORMATION**

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

<b>Site Address:</b> 521 E 41st Street		
<b>Subdivision Name:</b> The Boardwalk Apartments	<b>Lot:</b> 27,28,29,30	<b>Block:</b> 15
<b>Tax Parcel Number:</b> R2734520790	<b>Zoning:</b> C-2	<b>Total Acres:</b> 4.02
<b>Proposed Use:</b>	<b>Floodplain:</b> Yes <span style="border: 2px solid red; border-radius: 50%; padding: 2px;">No</span>	

**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.


11/19/24

11/19/24  
 -----  
 Signature of the Applicant (date) Signature of the Owner (date)

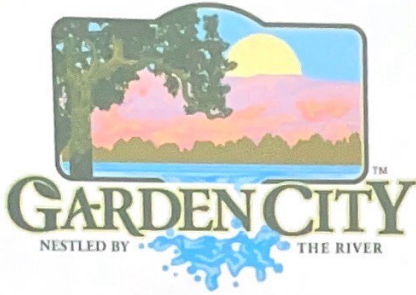
**APPLICATION INFORMATION REQUIRED**

**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                                 |   |



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

### Property Owner Permission (Affidavit of Legal Interest)

State of Idaho )  
)SS  
County of Ada )

I, Nathan Talbott, 521 E 41<sup>st</sup> St  
Name Address of Owner  
(must be primary owner as noted in Ada County Assessor's records.  
If the primary owner is a business write the business name)  
Garden City ID 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 Retail A (Suite 135), Retail B (Suite 145), Retail C (Suite 155),  
Name of Applicant Retail D (Suite 165), Retail E (Suite 175), Retail F (Suite 185)  
to submit the accompanying application pertaining to 521 E 41st St,  
Address of Property Subject to this Affidavit  
Garden City Idaho, 83714 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.
- 4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this 7<sup>th</sup> day of October, 2024  
Nathan Talbott Nathan Talbott  
Signature Printed Name  
(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

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



Synthia Walden  
Notary Public for Idaho  
Residing at: Boise, Idaho  
My Commission expires 08/16/2030



The Boardwalk Apartments  
Master Sign Plan  
521 E. 41<sup>st</sup> Street  
Garden City, ID 83714

11-19-24

## The Boardwalk Apartments Master Sign Plan Criteria

### A. GENERAL PURPOSE

The Boardwalk Apartments "plaza-retail" is a new multi-use development with a single parcel owner and multiple leasing tenants. This Master Sign Plan applies to the parcel referenced above. The retail spaces within this parcel may consist of multiple tenants, therefore, multiple wall signs.

### B. GENERAL REQUIREMENTS

1. No exterior sign shall be permitted without the prior written consent of the Landlord.
2. Tenant shall submit to the Landlord for approval, before fabrication, a color print of detailed drawings indicating the location, size, layout, design and color of the Tenant's proposed sign(s), including all lettering and/or graphics with complete specifications drawn to scale. Signs may not be placed in final position without written approval of the Landlord. This includes all exterior signs, including tenant panels on freestanding center identification signs.

### C. DESIGN REQUIREMENTS

1. Tenant's storefront/identification sign designs shall be subject to Landlord's approval.
2. The design of all signs, including style, placement and height of lettering, bulk, color and materials of lettering, and method and amount of illumination shall be subject to Landlord's approval and require Landlord's prior written consent.

### D. INCIDENTAL TENANT SIGNAGE

Tenant will be permitted to place upon each entrance of its Lease Area indicating hours of business, emergency telephone numbers, etc. in the location approved by the Landlord with prior written consent.

hung by 2" black chain from soffit

6 in

24 in

7 ft

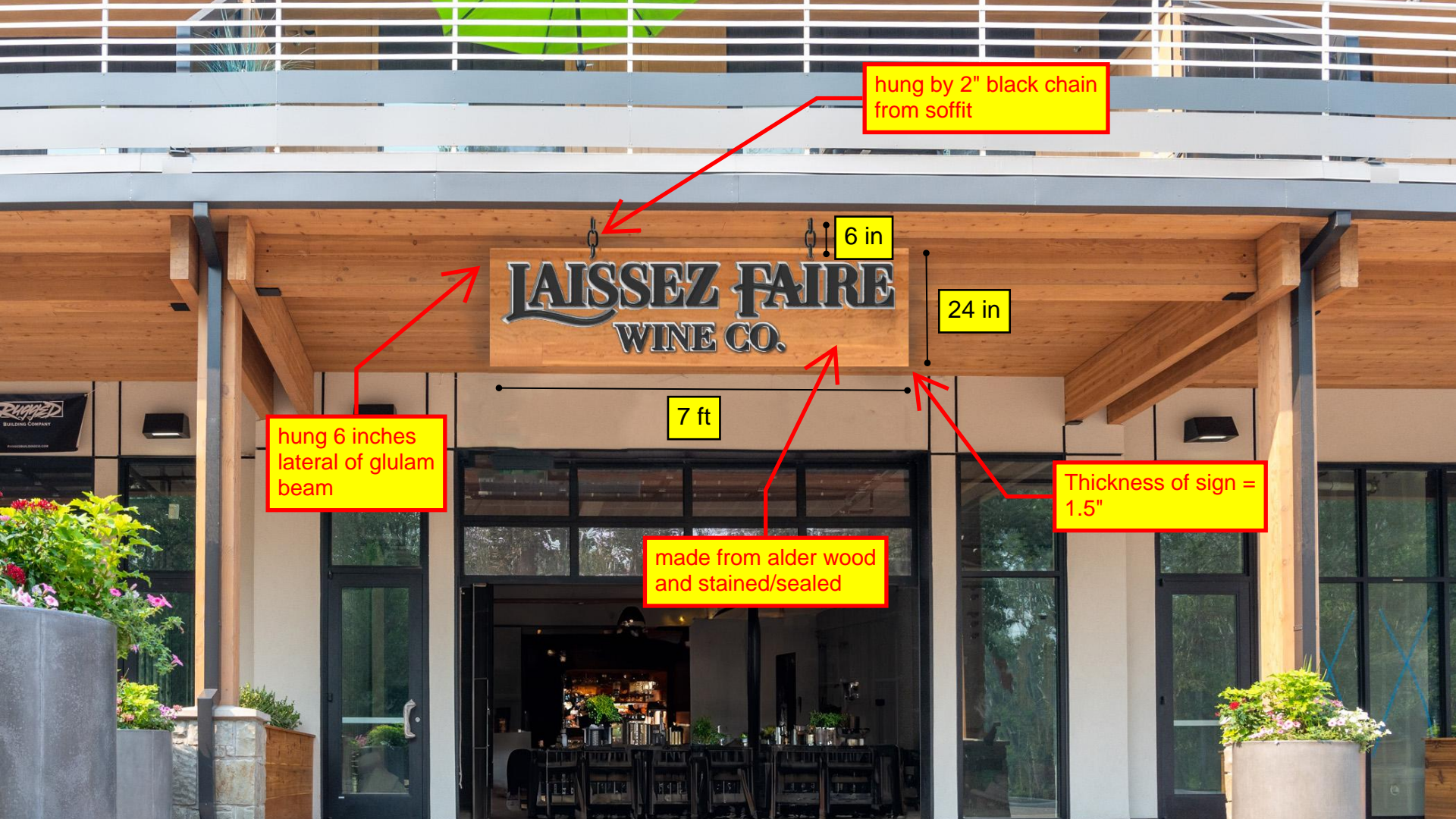
hung 6 inches lateral of glulam beam

Thickness of sign = 1.5"

made from alder wood and stained/sealed

LAISSEZ FAIRE  
WINE CO.

RUGHED  
BUILDING COMPANY



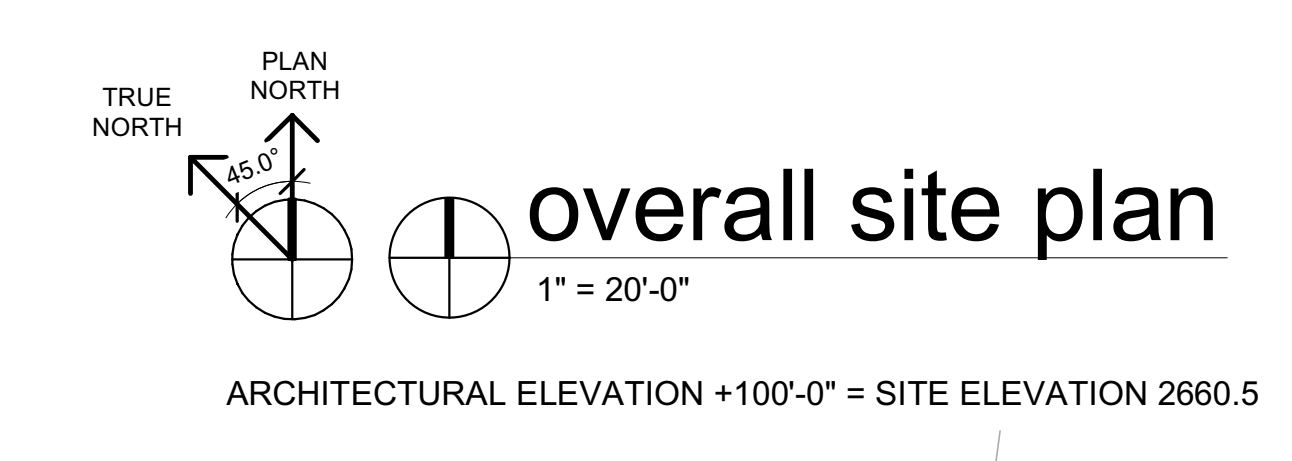
**GREENBELT**

Approved  
 These plans have been reviewed and approved for compliance with applicable codes adopted by Garden City. These plans do not constitute a permit. A permit is issued by Garden City Development Services once all fees have been paid. Code deficiencies found at inspections will need to be corrected regardless of the information on the approved plans. A set of these stamped and approved plans and the associated permit must be on site prior to starting construction and must be kept on site for the duration of the permit. No occupancy shall be permitted until all required inspections have been conducted and approved and any additional accrued fees have been paid.



- keynotes:**
1. GENERATOR & ENCLOSURE.
  2. TRANSFORMER & ENCLOSURE.
  3. 6'-0" TALL PRIVATE FENCE AT PROPERTY LINES AND AT DIVIDERS BETWEEN DWELLING UNIT YARDS. SEE DETAILS 4.11 & 12 on a1.12
  4. 4'-0" TALL FENCE AND GATE AT UNIT YARD ENDS. SEE 4 / a1.12
  5. LOADING ZONE.
  6. TRASH STAGING / PICKUP.
  7. PROPERTY LINE.
  8. BIKE RACKS.
  9. COVERED PARKING AREA - UNITS ABOVE.
  10. ADA PARKING SPACE SIGN. SEE DETAIL 7 / a1.12.
  11. WHEEL STOP. SEE DETAIL 1 / a1.12
  12. ACCESSIBLE ROUTE.
  13. FUTURE PARKING AREA.
  14. STRIPED PEDESTRIAN CROSSING.
  15. STEEL GUARDRAIL OVER PARTIAL HEIGHT CONCRETE RETAINING WALL, BOTH SIDES.
  16. WHEEL STOP. SEE DETAIL 2 / a1.12
  17. FIRE ACCESS PATH
  18. 13'-6" MINIMUM OVERHEAD CLEARANCE BELOW BRIDGE FOR FIRE ACCESS - SLOPE EXCEEDS 2%
  19. POST MOUNTED SIGNAGE READING "NO FIRE DEPARTMENT ACCESS - SLOPE EXCEEDS 2%"
  20. FDC
  21. 3'-6" TALL GUARDRAIL BEHIND RETAINING WALL. SEE 21 / a1.13

- general notes:**
- A. THIS SITE PLAN IS PROVIDED FOR GENERAL COORDINATION PURPOSES. REFER TO AND COORDINATE WITH RESPECTIVE CIVIL, LANDSCAPE, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SPECIFIC INFORMATION.
  - B. COORDINATE WITH CIVIL DRAWINGS FOR ALL UTILITY LOCATIONS, FINAL GRADING & DRAINAGE.
  - C. CONTRACTOR TO VERIFY ALL LOCATIONS AND DIMENSIONS IN THE FIELD.
  - D. RE: GEOTECH ENGINEERING REPORT FOR SOIL BEARING PRESSURES, EXISTING SOIL CONDITIONS, AND CONSTRUCTION CONSIDERATIONS.
  - E. RE: LANDSCAPE DRAWINGS FOR PLANTINGS.
  - F. RE: ELECTRICAL AND BUILDING ELEVATIONS FOR BUILDING MOUNTED EXTERIOR LIGHTING.



erstad ARCHITECTS, PA  
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**the boardwalk apartments**  
 garden city, ID

revision:

no.	desc.	date
8	CITY COMMENTS	09.18.21
14	RETAINING WALL	07.23.21
21	MSC	12.15.21
22	OWNER CHANGES	09.11.22
44	BEVERAGE KIOSK	07.19.22

project: 200407  
 date: 2021-05-18

**construction set**

architectural site plan

**a1.11**

**Sign locations**



West

West + East Public Space: 20,712 sq ft

ASPHALT

East

Retail A Dedicated Patio: 3,173 sq ft

Retail B Dedicated Patio: 644 sq ft

RETAIL A (RESTAURANT) 151  
3,483 sq ft

RETAIL B 152  
2,614 sq ft

Common Utility Area: 322 sq ft

West Common Area: 453 sq ft

Retail C Dedicated Patio: 544 sq ft

Retail D Dedicated Patio: 468 sq ft

Retail E Dedicated Patio: 549 sq ft

Retail F Dedicated Patio: 617 sq ft

RETAIL C 153  
1,932 sq ft

RETAIL D 143  
1,248 sq ft

RETAIL E 150  
1,644 sq ft

RETAIL F 147  
1,802 sq ft

Common Utility Area: 748 sq ft

East Common Area: 1,783 sq ft

Valet Parking for North Retail only  
6,047 sq ft

Parkings for Retail G only  
769 sq ft

Parkings for Retail H only  
769 sq ft

South

Retail G Dedicated Patio: 644 sq ft

RETAIL G 119  
588 sq ft

ELECTRICAL 119

TRASH 117

Common Area  
Utilities: 344 sq ft

South Common Area: 1,116 sq ft

South Public Space: 652 sq ft

Common Area  
Utilities: 344 sq ft

UNDEVELOPED GROUND

GRATED 16 ST  
FECS 24 AS/DU RE 2007-2007  
LUM 2500  
LUM 2500