

REQUEST FOR CONDITIONAL USE PERMIT FROM GARDEN CITY BUILDING DEPARTMENT BY MAPLE WOODLAWN LLC (OWNER) HAVEN GLEN MOBILE HOME PARK 113 E. 45TH ST.

The single family home at the front of the property was demolished because of unsafe structural conditions.

We are asking for a CUP to put in three manufactured home lots on the former house lot and bring the park up to code. This will be done in a phased plan, using the increased cash flow to bring the rest of the park up to code.

Phase One to be completed within twelve months after approval:

- upgrading the sewer lines throughout the park
- installing sewer and water lines for three lots
- install electrical pedestals for three lots
- install main irrigation lines along 45th St. - water from Fairview Acres Lateral Water Users Association
- install three home foundations
- install two sections of 5'x90' of sidewalk along 45th street for this R2734500652 and adjacent parcel R2734500642. This will be compliant with emergency vehicle access requirements, per fire department requirements.
- install approximately 11,000 sf of 4" of compacted roadmix topped with 2" of asphalt on driveway and two parking spaces for each lot
- landscape - plant 12 trees between 45th St. and new sidewalk
- install irrigation for 12 trees and common area/greenspace
- install 3 1/2' three rail vinyl fencing in greenspace adjacent to sidewalk
- install 3'x 6' identification park sign

Phase Two to be completed within twenty four months after approval:

- trim trees in park to bring to code
- repair current fencing and install new perimeter fencing as needed

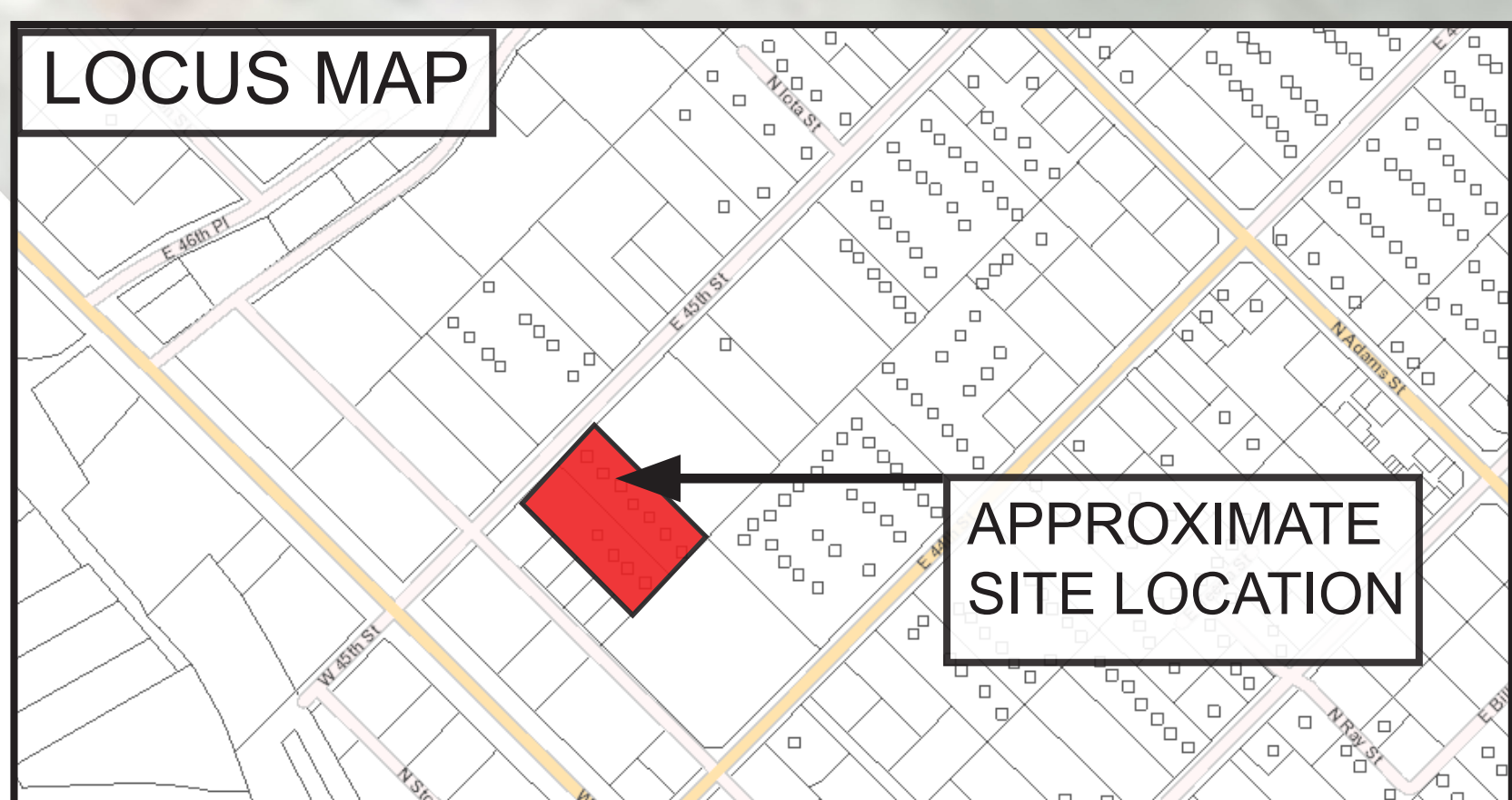
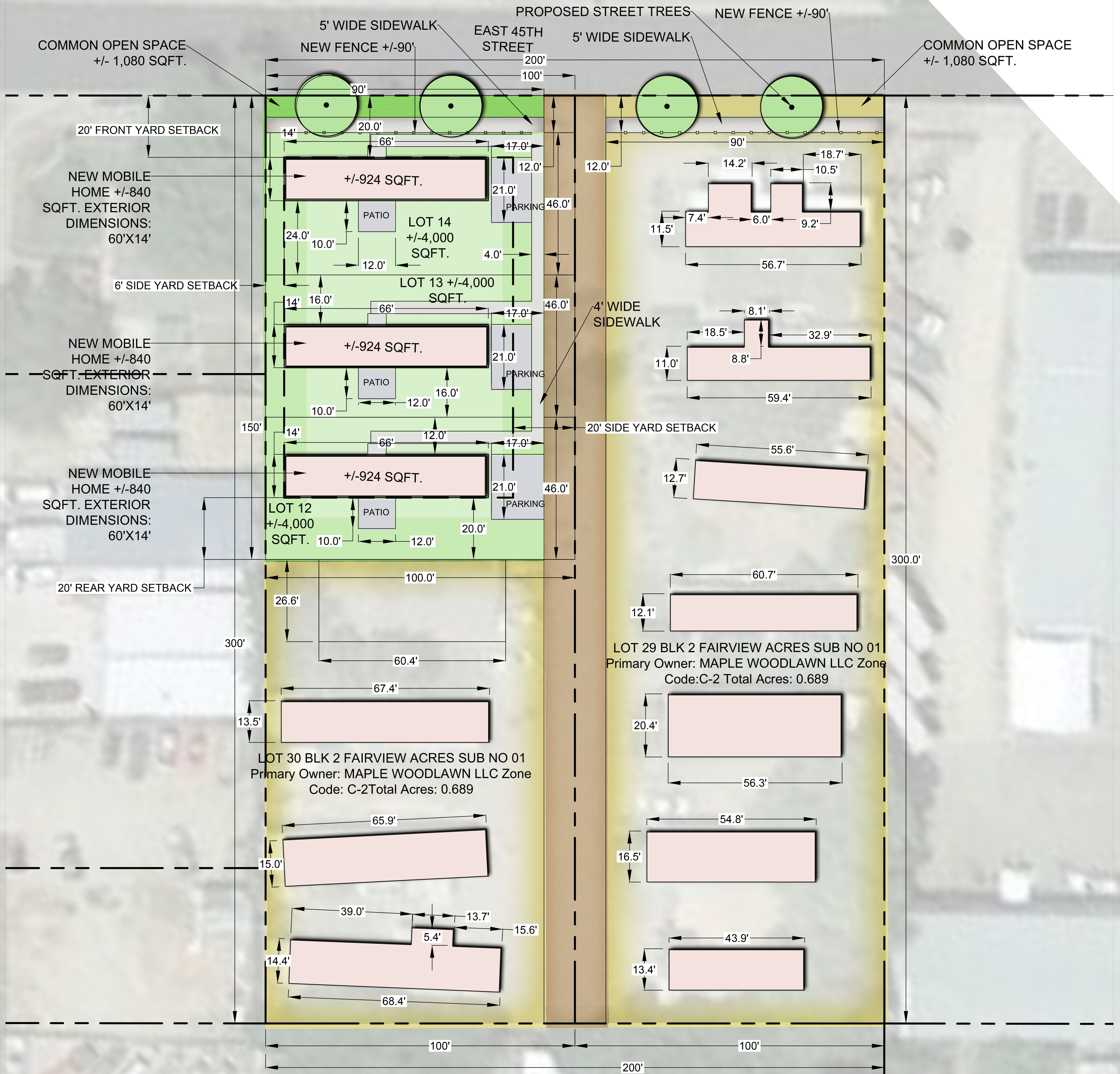
Phase Three completed within three years of approval and as old homes move out:

- install perimeter landscaping along three sides with irrigation
- square up new homes allowing 4,000 sf lots

Other than usual and customary equipment used during a brief construction period, noise or noxious uses will not be an issue.

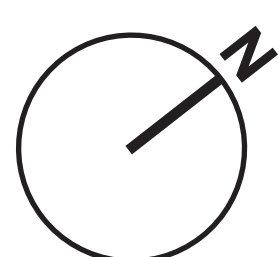
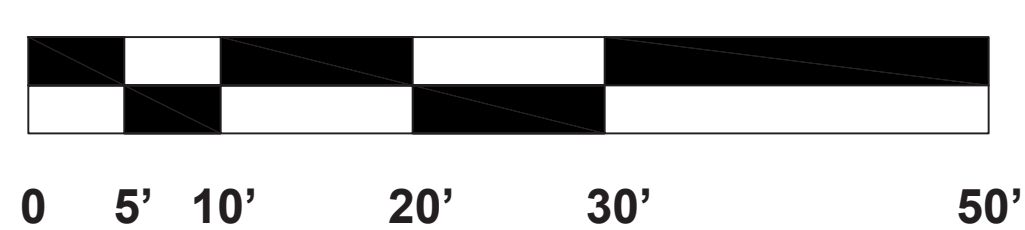
The overall intent of this CUP Request is to upgrade the safety, function and appeal of the existing property while increasing the affordable housing spaces available in Garden City. New manufactured homes are expected to be moved into the three lots.

Charles Brown
Manager, Maple Woodlawn LLC



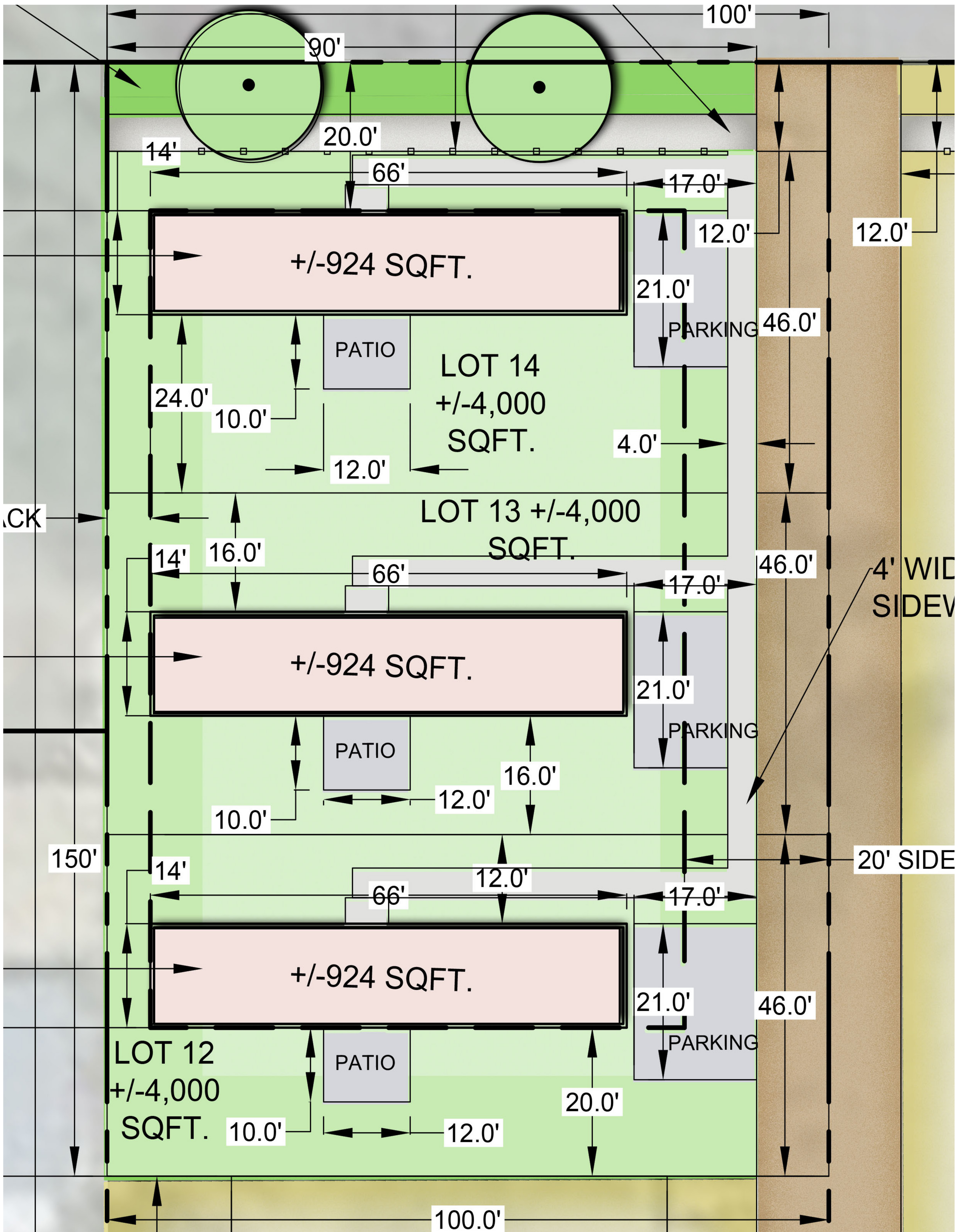
**MAPLE WOODLAWN LLC
HAVEN GLEN MANUFACTURED HOME PARK
113 EAST 45TH STREET
GARDEN CITY, IDAHO
FEBRUARY 1, 2021**

SCALE: 1" = 10'



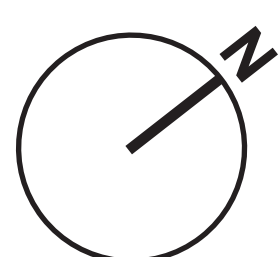
NOTES:

1. This plan has been drafted by John Haryasz on behalf of Maple Woodlawn, LLC.
2. This plan is intended to be used only for presentation and is **not approved for construction**. All dimensions shown are within a reasonable degree of precision but are not to be treated as exact measurements. It is the recommendation of the drafter that the owner of this property consult a licensed professional such as an architect, landscape architect, or engineer prior to proceeding with any alterations to structures on the property or alterations to the property itself.
3. This plan was generated using existing conditions information provided by the Ada County Assessor's Division of Land Records/GIS, Google Maps, and sketches provided by Maple Woodlawn, LLC.



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HAVEN GLEN MANUFACTURED HOME PARK
113 EAST 45TH STREET
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SCALE: NTS



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