



PROJECT SITE



50TH STREET LOOKING EAST



50TH STREET LOOKING SOUTH



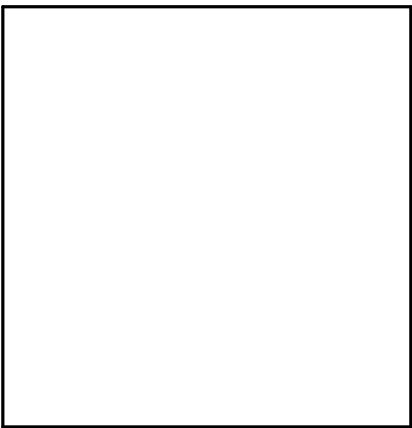
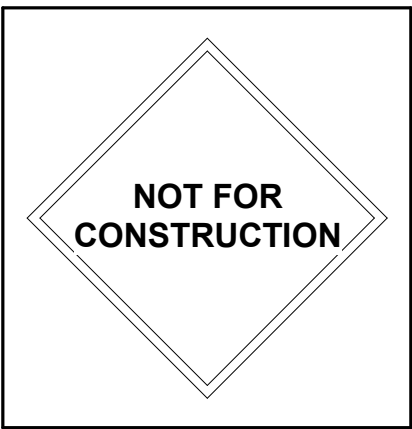
50TH STREET LOOKING NORTH



NEIGHBOR TO THE NORTH



NEIGHBOR TO THE SOUTH



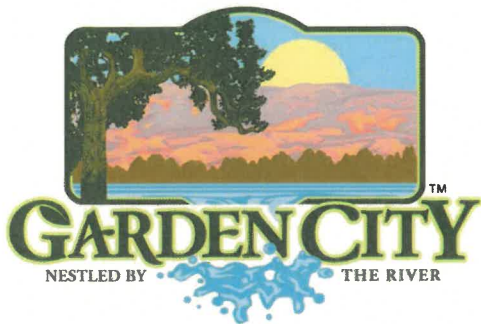
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mariposa labs expansion
270 e 50th st garden city, id 83714

revision:		
no.	desc.	date

project: 241004
date: 1/29/2025
drawn: -
checked: -

CUP



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

Affidavit of Neighborhood Meeting

State of Idaho)
)SS
County of Ada)

I, Jennifer Mohr, erstad Architects, 310 N 5th Street
Name (be full legal name) Address
Boise, Idaho 83702
City State and Zip

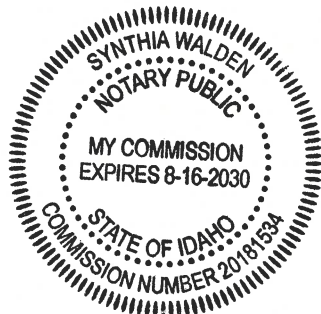
Being first duly sworn upon oath, depose and say:

1. That I provided the attached notice to all individuals owning property within 300' of 270 E 50th Street (project address) Garden City, Idaho.
2. The list of individuals that I sent the notice to include all entities that were on the 300' radius list provided by the city of Garden City.
3. I posted the site in accordance with the requirements found in Garden City Code 8-6A-7. B.1, affidavit thereof attached.
4. The location of the meeting was onsite (conference room, signage directing), 270 E 50th Street.
5. The date of the meeting was: 01/09/2025, a Monday, Tuesday, Wednesday, Thursday or Friday (please circle the day of the week). (must be a weekday not less than 10 days ahead of this submittal and not more than three months ahead of this submittal).
6. The time of the meeting was: 5:30 pm. (must be between 5:30pm - 8:00pm)
7. I remained on site from 5:30 pm to 6:00 pm (must be on site a minimum of 30 minutes even if no one is in attendance).
8. The attached sign-in sheet includes all attendees.

Dated this 29th day of January, 2025.

[Signature]
Signature

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



[Signature]
Notary Public for Idaho
Residing at: 310 N 5th St. Boise ID 83702
My Commission expires 08/16/2030

REQUIRED ATTACHEMENTS

1. Neighborhood meeting notice
2. Affidavit of posting
3. Sign in sheet

R7334160121
OMEE LLC
11950 W CHINDEN RIDGE DR
BOISE, ID 83714-0000

R7334160201
V5 INVESTMENTS LLC
13888 HWY 55
MCALL, ID 83638-0000

R6532210010
OMEGA PLAZA / MIDTOWN 50 B O A
155 E 50TH ST
BOISE, ID 83714-0000

R7851270030
CROWNHOLDERS LLC
1652 SENDERO LN
BOISE, ID 83712-0000

R6532210040
JANSEN VAN BEEK JOHN
17125 SOLOMON DR
NAMPA, ID 83687-0000

R6532210070
COLWELL DOUGLAS T
175 E 50TH ST
GARDEN CITY, ID 83714-0000

R6532210080
MYERS ANGUS M
181 E 50TH ST
GARDEN CITY, ID 83714-0000

R1055420240
JST PROPERTIES LLC
195 E RUSH DR
EAGLE, ID 83616-0000

R7353420010
LCON LLC
200 E 50TH ST
GARDEN CITY, ID 83714-0000

R7334160211
PASCOE FAMILY'S TRUST
250 S 5TH ST FL 2ND
BOISE, ID 83702-0000

R7851270020
KLAMERUS GERALD & LAURIE FAMILY
TRUST 4/6/23
2554 W SUGAR CREST DR
EAGLE, ID 83616-6758

R1055420160
HTM LLC
270 E 50TH ST
GARDEN CITY, ID 83714-0000

R2039130022
IDAHO DOG PARK LLC
2730 W VAL VISTA CT
MERIDIAN, ID 83642-0000

R1055420150
GUYSER INVESTMENTS LLC
306 E 48TH ST
BOISE, ID 83714-0000

R6532210060
KELLY GENE & PAULA J TRUST
351 2ND ST
NAPA, CA 84559-0000

R7334160161
AMIDON LAUANA
5003 N ALWORTH ST
GARDEN CITY, ID 83714-0000

R2039130012
BROURMAN PROPERTIES LLC
5024 W CHINDEN BLVD
GARDEN CITY, ID 83714-0000

R7353420030
JACKSON MICHAEL L
5040 N SAWYER AVE
BOISE, ID 83714-1400

R7334160191
M & T SCHWANZ LLC
5069 N ALWORTH ST STE 4
GARDEN CITY, ID 83714-2225

R7353420020
IRON MOUNTAIN HOLDINGS LLC
5265 N SAWYER AVE
GARDEN CITY, ID 83714-0000

R6532210050
SPEK 155 LLC
7211 W SAN FERNANDO DR
BOISE, ID 83704-0000

R7334160141
MCGUIRE FAMILY TRUST
888 W BROAD ST
BOISE, ID 83702-0000

R1055420140
5100 LLC
PO BOX 100382
DENVER, CO 80250-0382



December 30, 2024

Mariposa Labs
270 E 50th Street
Garden City, ID 83714

**RE: Neighborhood Meeting Notice for Project in your Neighborhood
CUP for Minor Expansion to a Legal Non-Conforming Use
Design Review Application, Administrative with Notice**

To whom it may concern,

You are invited to a neighborhood meeting to discuss a project we are proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

Meeting Date: Thursday, January 9, 2025

Meeting Time: 5:30 pm

Meeting Location: on site, 270 E 50th Street, Garden City, ID 83714

Project Summary: The application is for: X (see below) remodel of existing site/structure,
 X (see below) new construction, subdivision), sign.

Project scope: conditional use permit application for a minor expansion to a legal non-conforming use and associated design review. The addition, which is proposed to be less than 3,000 square feet oriented to the rear of the property, will expand the existing warehouse space and include a new trash enclosure and other screened outdoor storage. No change in use is proposed or included and the addition is intended to be complimentary to the existing building.

The proposal is intended to be: residential, mixed-use, multi-family, X commercial use, X (industrial) other.

The project includes 0 residential units and/ or <3,000 new (appx. 32,640 total new and existing) square feet of commercial.

If you would like to contact us ahead of the meeting, please feel free to reach us at 208-246-8986 or jmohr@erstadarchitects.com. We look forward to hearing from you.

If you provide written comments to the city seven days or more prior to the applicant's consultation with the design consultants, your comments will be reviewed as part of the application. This application's review with the City may take place as soon as 15 days after the neighborhood meeting.

Please note, that if you wish to be an interested party or have the ability to appeal you must notify the city in writing. The city will inform interested parties of any revised materials that are submitted. You cannot appeal the application unless you have standing as prescribed in Idaho Code and provide written comment to the city seven days prior to the application's formal review with the City.

Thank you,

A handwritten signature in black ink, appearing to read "Jennifer Mohr". The signature is fluid and cursive, with the first name "Jennifer" written in a larger, more prominent script than the last name "Mohr".

Jennifer Mohr, AIA, LEED AP BD+C
Architect Project Manager, erstad Architects

Those who have standing may appeal the decision, **provided that written comment is received by the city at least seven days prior to the consultation.** Those who have not provided written comments seven days or more in advance of the consultation will not be permitted to appeal.

If you wish to be an interested party or may wish to appeal the city's decision please provide the city with the following information to the city via email planning@gardencityidaho.org or mail to Attn: Design Review 6015 Glenwood, Garden City, Idaho, 83714.

File:

I wish to be an interested party ____Yes ____No

I wish to have the ability to appeal ____Yes ____No

Name:

Email :

Physical Address:

Which design elements are of concern:

_____ Massing

_____ Architectural elements

_____ Connectivity

_____ Landscaping

_____ Water features

_____ Site layout

_____ Other

Please elaborate:

Signature

Date

erstad Note: meeting held on site, ended at 6:00pm, no attendees from public.

Neighborhood Meeting Sign-in Sheet Template

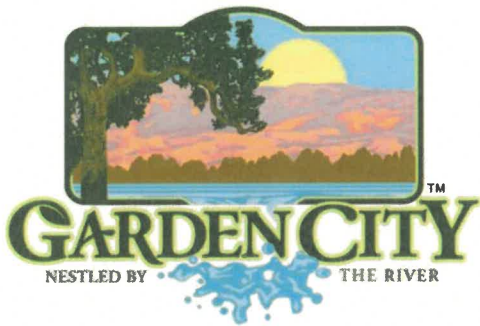
Day: Thursday

Date: January 9, 2025

Time: 5:30pm

Project Synopsis: conditional use permit application for a minor expansion to a legal non-conforming use and associated design review. The addition, which is proposed to be less than 3,000 square feet oriented to the rear of the property, will expand the existing warehouse space and include a new trash enclosure and other screened outdoor storage. No change in use is proposed or included and the addition is intended to be complimentary to the existing building.

[illegible]



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

Affidavit of Property Posting

I, (name) Jennifer Mohr, erstad Architects do hereby attest that the property located at (site address) 270 E 50th Street, Garden City, Idaho, was posted on (date) 01/23/2025. This posting was for (application number) CUPFY2025-0005. The date of posting was no less than ten (10) days prior to the public hearing for which the application is to be heard in conformance with Section 8-6A-7 of the Garden City Code. The property was posted in compliance with Garden City standards of form, size, lettering, content, and placement for posting property for public notice.

must submit clear and legible photos of the property posting with affidavit

BY: Jennifer Mohr

TITLE Architect Project Manager

State of Idaho)

)SS

County of Ada)

On this 29th day of January (month), 2025 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared Jennifer Mohr (person responsible for posting) known or identified to me to be the person whose name is subscribed to be the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Synthia Walden
Notary Public for Idaho

Residing at 310 N 5th St. Boise ID 83702

Commission Expires: 08/16/2030

