



CONDITIONAL USE PERMIT

Permit info: CUPFY2025-0005

Application Date: 01/14/2025

Rec'd by: MA

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921

▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Jennifer Mohr	Name: HTM LLC
Company: erstad Architects	Company: HTM LLC
Address: 310 N 5th Street	Address: 270 E 50th Street
City: Boise	City: Garden City
State: ID Zip: 83702	State: ID Zip: 83714
Tel.: 208-246-8986	Tel.: 208-246-8986
E-mail: jmohr@erstadarchitects.com	E-mail: jmohr@erstadarchitects.com

PROPERTY AND DESIGN INFORMATION: [VISIT ADA COUNTY ASSESSOR'S SITE](#)

Site Address: 270 E 50th Street, Garden City, ID 83714

Subdivision Name: Bradley Park Sub No 01	Lot: 10	Block: 02
Tax Parcel Number: R1055420160	Zoning: C-2	Total Acres: 1.810 Acres
Proposed Use: Warehouse/Storage	Floodplain: YES NO	

Describe the proposed use:

No change in use included, proposed is an expansion to the existing warehouse/ storage space with associated site improvements including new trash enclosure and barrel storage enclosure

Except as required for the new addition, no changes are proposed to the existing building.

Will you be making changes to the structure(s)?	YES NO
If no, will you be changing the occupancies as defined by the IBC?	YES NO
Check any that are applicable to this application: <i>*If any of the first three boxes are checked, a Design Review Application is required*</i>	<input checked="" type="checkbox"/> I will build a new structure <i>Addition to existing structure, ~10% increase</i>
	<input type="checkbox"/> I will add 25% or more to the floor area of an existing building
	<input type="checkbox"/> I will alter, replace rehabilitate or restore 25% or more of a store façade.

How is the use appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district?

See attached narrative

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

See attached narrative

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

See attached narrative

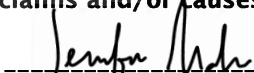
How does the use support the goals of the Comprehensive Plan?

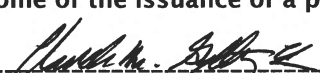
See attached narrative

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

See attached narrative

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.

 1/10/2025
Signature of the Applicant (date)

 1/9/25
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:

- ☐ Compliance Statement and Statement of Intent
 - ☐ Neighborhood Map
 - ☐ Fire Flow / Ability to Serve
 - ☐ 11"x17" Site Plan
 - ☐ Irrigation/Ditch Company Authorization Letter
 - ☐ Landscape Plan
 - ☐ Photos of Site
 - ☐ Neighborhood Meeting Verification
 - ☐ Affidavit of Legal Interest
 - ☐ Waiver Request of Application Materials
 - ☐ Structural Documentation
- (if previous Certificate of Occupancy has been issued and no change to IBC occupancy is anticipated)
- *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:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- ☒ 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
- ☒ 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
- ☒ 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.

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:

- ✓ Statement must include a list of the application materials to be waived and an explanation for the request

STRUCTURAL DOCUMENTATION (IF NO CHANGE TO STRUCTURE OR IBC OCCUPANCY):

- ☐ **Industrial treatment compliance: a statement answering the following questions:**

Existing to remain, — Do you or will you discharge wastewater other than domestic water from bathrooms to
detail to be provided the City Sewer System? If yes, please describe.
in building permit, — Are floor drains present in your facility? If yes, are any chemicals stored on site in
expanded use is for containers exceeding 1 gallon?
warehouse/storage — Do you or will you use fats, oils or greases in your business? If yes, do you have a
grease trap/interceptor present

☐ **One set of detailed current floor plans legibly drawn on minimum 8 1/2 X 11 plan sheet drawn to 1/4" = 1' scale (with scale noted on plans) identifying:**

- Use and square footage per room (i.e. office, storage, restroom, etc.)
- Primary Occupancy Classification (2018 IBC sec 303-312)
- Occupancy Load (2018 IBC Sec 1004, table 1004.5)
- Interior and exterior wall and opening dimensions, windows, doors, roll-up doors
- Electrical panels interior and exterior
- Gas meter location
- Fire extinguisher locations and size
- Emergency lighting locations
- Illuminated exit sign locations
- Fire sprinkler riser location
- Fire alarm panel location
- Commercial cooking operation location, including size and type of hoods and grease traps
- Spray finishing operation location
- Flammable or combustible product locations
- Welding operation locations
- Rack storage locations

room names and
new opening
dimensions at
expansion area to
be provided, but
remaining detail to
be required as part
of future building
permit

Disclaimer Clause: X Denotes application information that may be waived depending on the nature of the request" found under table 8-6a-2 "required application information."



January 14, 2025

Planning Division
Garden City
6015 Glenwood Street
Garden City, ID 83714

RE: Compliance Statement and Statement of Intent
CUP for Minor Expansion to a Legal Non-Conforming Use
Mariposa Labs, 270 E 50th Street, Garden City, ID 83714

To whom it may concern,

The below compliance statement and statement of intent is submitted to accompany a Conditional Use Application for Minor Expansion to a Legal Non-Conforming Use.

Statement of Intent

Purpose, scope, and intent of the project

The attached project is an application for minor expansion to an existing warehouse and manufacturing facility located at 270 E 50th Street. The expansion, which will be located at the rear of the property and provide additional warehouse/storage and receiving for the current tenant, is proposed to be less than 3,000 square feet and less than 10% of the existing floor area for a total of approximately 33,126 square feet. Associated site improvements including a new trash enclosure and empty barrel enclosure are also proposed, however no updates to the existing landscaping and site/building improvements are required as the additional area is less than 25% of the existing building floor area.

Expansion of the use is permitted by the existing approval (CUP #96-08-03, Condition 4) through a separate application. While the project will increase the warehouse and storage area, the overall property is anticipated to operate in much the same way as it has for many years. No variances to setbacks, height, or parking are proposed and the building design, which will be reviewed as part of a design review application, is intended to be complimentary to the existing building in materials and scale.

In compliance with the existing conditions of approval, the following parking is proposed:

- Total parking: 25 spaces required, 33 spaces provided.
 - Accessible parking: of the total spaces, where parking provided is between 26-50, 2 accessible spaces are required (2018 IBC T1106.1): 2 accessible spaces required, 2 accessible spaces provided.
 - Office Space (1 space/300 sf): 13 spaces required, 13 spaces provided
 - Logic: no change in the amount of office space is proposed. Currently, the second level is utilized for storage, but architect proposes to calculate parking for this area based on the more restrictive office use to allow more flexibility in the future.
 - Warehouse/Manufacturing (1 space/2 employees on the largest shift + 1 space for every vehicle used in the business): 12 spaces required, 18 spaces provided.

- Logic: including the expansion area, the tenant anticipates a maximum of 24 employees on the largest shift and no company vehicles.
- Loading spaces: 4 spaces permitted, existing to remain/no change proposed.

Compliance Statement

Statement explaining how the proposed use is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with

The proposed use is compliant with the standards of review in the following ways per 8-6B-2D:

1. *The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district;*

The existing use was approved in 1996 as part of a Conditional Use Permit (Permit #96-08-03). Based on Staff Findings and conditions of approval, the project was determined to be appropriate to the location and adjacent existing uses at that time. The adjacent properties appear to be industrial uses to the north, south, and west, with the Garden City Police Department across 50th Street to the east. Most neighboring properties include loading and warehousing uses and about half include outdoor storage. Based on historic imagery, the neighboring uses, except for the police station built around 2003, have not materially changed, therefore the use still meets the staff's findings.

The proposed use for the expansion area – warehouse and storage, wholesale – is a conditionally allowed use in the C-2 zone. Because the adjacent properties are primarily industrial in nature, the use would be appropriate on the subject site.

2. *The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts;*

The expansion area is proposed to be <3,000 square feet for warehousing and storage, which is not anticipated to significantly increase plumbing fixtures and other utilities. No variances to setbacks, height, or parking requirements are proposed.

3. *The use will not unreasonably diminish either the health, safety or welfare of the community; and*

The proposed expansion is not intended to alter the current use, but expand the warehousing and storage area, update the trash enclosure, and construct an empty barrel enclosure. The empty barrel enclosure is intended to give the appearance of a trash enclosure from the public right of way and will store empty plastic barrels from the manufacturing process that are regularly collected by a third-party.

4. *The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.*

The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city. Notably, this property lies within the 50th and Bradley Streets area that is encouraged by Objective 12.2, which suggests the creation of the "Bradley Technology District" to exclude non-commercial uses and support the area as a center for industry and technology. By utilizing primarily existing paved space, the project will not significantly reduce landscape, which supports the City's goals for sustainability and emphasizing the "Garden" in Garden City. The expansion supports a growing business as encouraged by Comprehensive Plan Goal 12.3. Finally, utilizing materials complementary to the existing building in the expansion will create a harmonious site that is consistent with the surrounding neighborhood.

Questions from CUP Application

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?

See item #1 above.

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

See item #2 above.

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

See item #3 above.

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

See item #4 above.

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

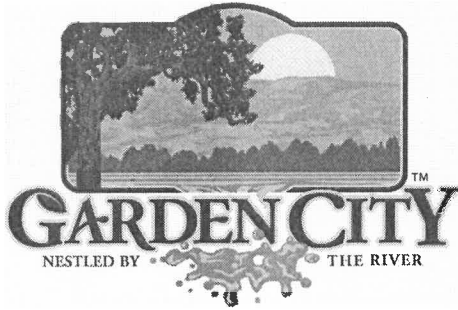
Please see the image below for measurement from the Ada County Assessor Map.



Please reach out to the design team with any questions or concerns.

Thank you,

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



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

Affidavit of Legal Interest

State of Idaho)
)SS
County of Ada)

I, HTM LLC, 270 E 50th Street
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 erstad Architects,
Name of Applicant
to submit the accompanying application pertaining to 270 E 50th Street,
Garden City Idaho, 83714 property. Address of Property Subject to this Affidavit
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 8 day of January, 2025
[Signature] Hollis J. Brookover
Signature Printed Name
(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

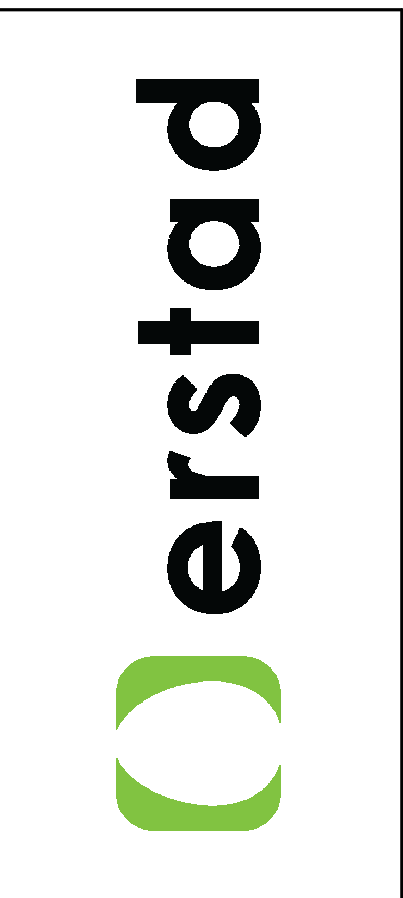
Subscribed and sworn to before me the day and year first above written.

[Signature]
Notary Public for Idaho
Residing at: Boise Idaho
My Commission expires 02/20/2030

WILL HUNTER
Notary Public - State of Idaho
Commission Number 20180065
My Commission Expires Feb 20, 2030

mariposa labs expansion

270 e 50th st garden city, id 83714



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

revision:		
no.	desc.	date

project:	241004
date:	1/14/2025
drawn:	—
checked:	—
CUP	

cover sheet
a0.01

symbols

	Room name	ROOM NAME & NUMBER
	Door number	DOOR NUMBER
	Window number	WINDOW NUMBER
	Column grid	COLUMN GRID
	Revision	REVISION
	Wall type	WALL TYPE
	Material designation	MATERIAL DESIGNATION
	Building elevation	BUILDING ELEVATION
	Interior elevation	INTERIOR ELEVATION
	Detail	DETAIL
	Section	SECTION
	Level	LEVEL

general notes

- GENERAL CONTRACTOR SHALL CONSULT WITH ARCHITECT TO RESOLVE ANY CHANGES, OMISSIONS, OR PLAN DISCREPANCIES PRIOR TO BIDDING OR CONSTRUCTION.
- GENERAL CONTRACTOR SHALL COORDINATE AND MANAGE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO, ARCHITECTURAL DRAWINGS AND CONSTRUCTION AGREEMENT CONTRACT.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE, AND FEDERAL CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS, OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BE DAMAGED DURING THE COURSE OF THE WORK.
- GENERAL CONTRACTOR SHALL RETAIN ONE SET OF THE PLANS TO NOTE AND DOCUMENT ALL CHANGES DURING CONSTRUCTION. THIS SET SHALL BE A PART OF THE GENERAL CONTRACTORS CLOSE-OUT PACKAGE.
- PREMISES TO BE "BROOM CLEAN" AND EMPTY OF ALL LOOSE ITEMS AND DEBRIS AT ALL TIMES.
- DO NOT SCALE DRAWINGS.

project narrative

AN ADDITION TO AN EXISTING METAL BUILDING, NEW EMPTY BARREL ENCLOSURE, AND TRASH ENCLOSURE. POSSIBLE DEMOLITION OF PARTITIONED ROOM AT MEZZANINE STORAGE AREA. NO CHANGE IN USE IS INCLUDED OR PROPOSED.

zoning data

PROJECT ADDRESS: 270 E 50TH ST GARDEN CITY, ID 83714
OWNER: HTM LLC
PARCEL: R1055420160
SIZE: 1.810 ACRES
ZONE: C-2

SETBACKS (SEE SITE PLAN FOR COMPLIANCE)

FRONT: 5'-0" MIN
SIDE/INTERIOR: 5'-0" MIN
REAR: 5'-0" MIN

PARKING

- REQUIRED (EXISTING CUP)
- OFFICE SPACE: 1 SPACE/300 SF = 13 SPACES
 - WAREHOUSE/MANUFACTURING: 1 SPACE/2 EMPLOYEES ON LARGEST SHIFT + 1 SPACE FOR EVERY VEHICLE USED IN THE BUSINESS = 12 SPACES (24 EMPLOYEES ON LARGEST SHIFT, NO COMPANY VEHICLES)
 - TOTAL = 25 SPACES (1 ACCESSIBLE)**
- PROVIDED
- OFFICE SPACE = 13 SPACES (NO CHANGE)
 - WAREHOUSE/MANUFACTURING = 18 SPACES
 - TOTAL = 33 SPACES (2 ACCESSIBLE)**

drawing schedule

architectural

a0.01	cover sheet
a0.03	site images
a1.11	architectural site plan
a2.11	first floor plan
a2.12	second floor plan
a6.11	enlarged floor plan



site map
1" = 100'-0"

owner

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

architect

erstad architects
andrew erstad
jennifer mohr
310 n 5th street
boise, id. 83702
ph. (208) 331-9031
fax. (208) 331 9035
jmohr@erstadarchitects.com



PROJECT SITE



50TH STREET LOOKING EAST



50TH STREET LOOKING NORTH



50TH STREET LOOKING SOUTH



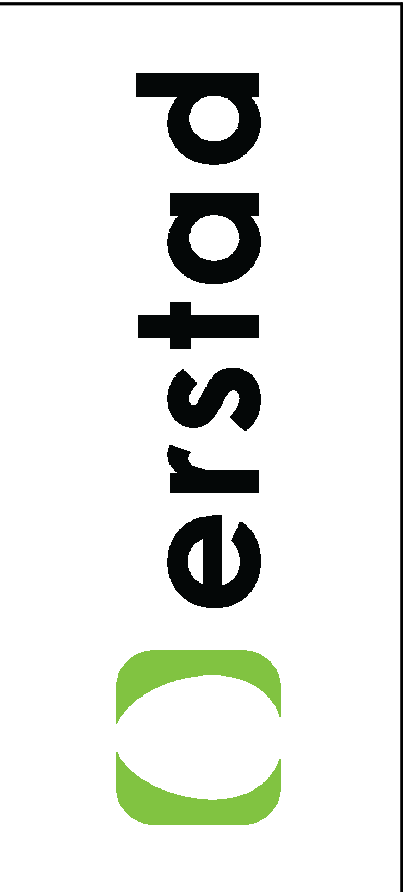
NEIGHBOR TO THE NORTH



NEIGHBOR TO THE SOUTH



REAR NEIGHBOR



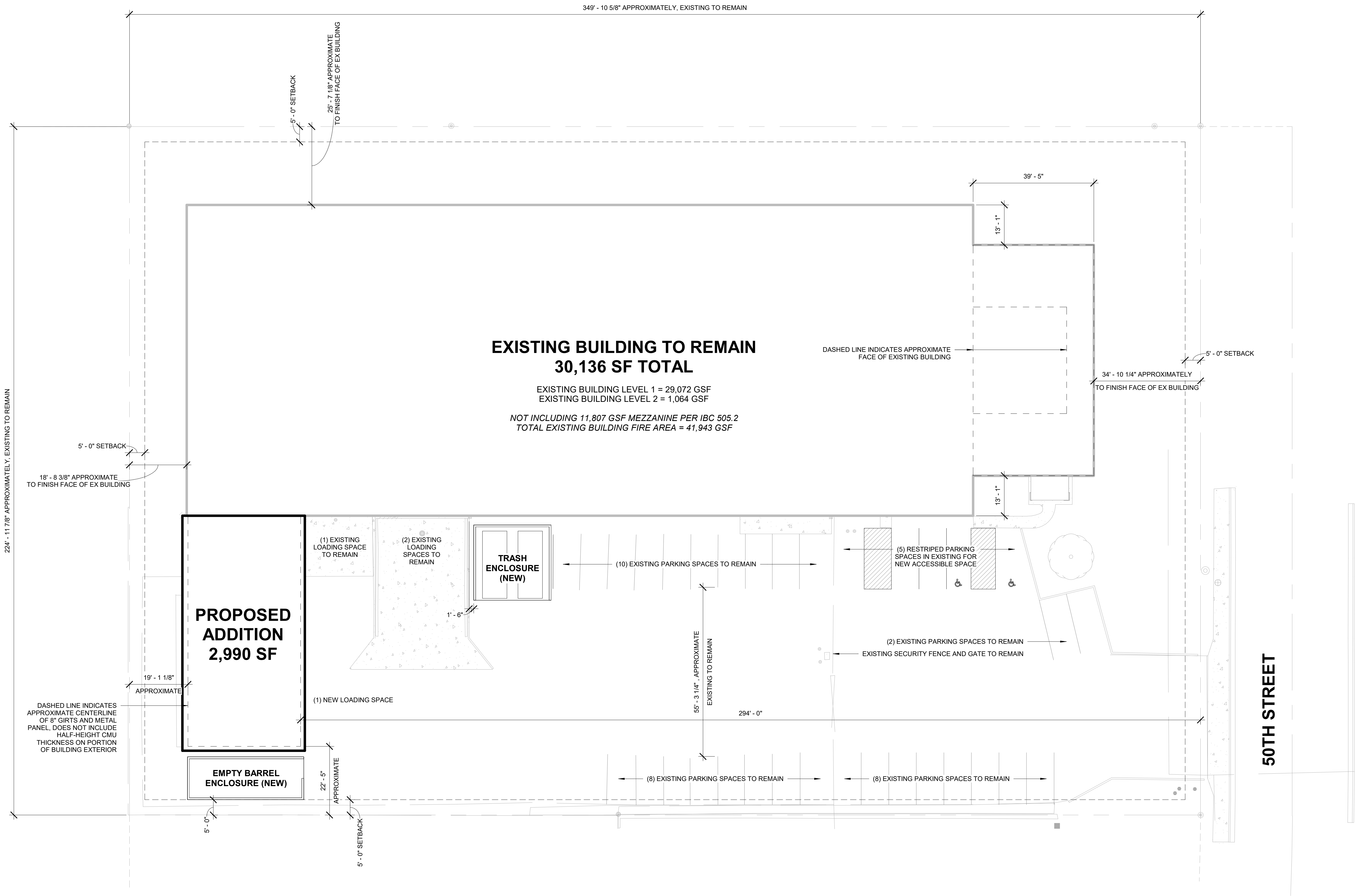
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mariposa labs expansion
270 e 50th st garden city, id 83714

revision:		
no.	desc.	date

project:	241004
date:	1/14/2025
drawn:	—
checked:	—
CUP	

site images
a0.03



 **site**
1/16" = 1'-0"

SITE INFORMATION

ADDRESS: 270 E 50TH STREET, GARDEN CITY, ID 83714
PARCEL: R1055420160
SIZE: 1.810 ACRES
ZONE: C-2

SETBACKS (SEE SITE PLAN FOR COMPLIANCE)

FRONT: 5'-0" MIN
SIDE INTERIOR: 5'-0" MIN
REAR: 5'-0" MIN

PARKING

REQUIRED (EXISTING CUP)

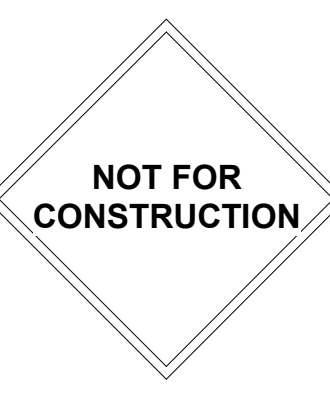
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 - WAREHOUSE/MANUFACTURING: 1 SPACE/2 EMPLOYEES ON LARGEST SHIFT + 1 SPACE FOR EVERY VEHICLE USED IN THE BUSINESS = 12 SPACES (24 EMPLOYEES ON LARGEST SHIFT, NO COMPANY VEHICLES)
 - TOTAL = 25 SPACES (1 ACCESSIBLE)**
- PROVIDED
- OFFICE SPACE = 13 SPACES (NO CHANGE)
 - WAREHOUSE/MANUFACTURING = 18 SPACES
 - TOTAL = 33 SPACES (2 ACCESSIBLE)**

BUILDING

EXISTING = 30,136 GSF (NOT INCLUDING 11,855 MEZZANINE)

- LEVEL 1 = 29,072 GSF
- LEVEL 2 = 1,064 GSF

NEW = 2,990 GSF
TOTAL = 33,126 GSF (NOT INCLUDING MEZZANINE)



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drawn: Author
checked: Checker

CUP

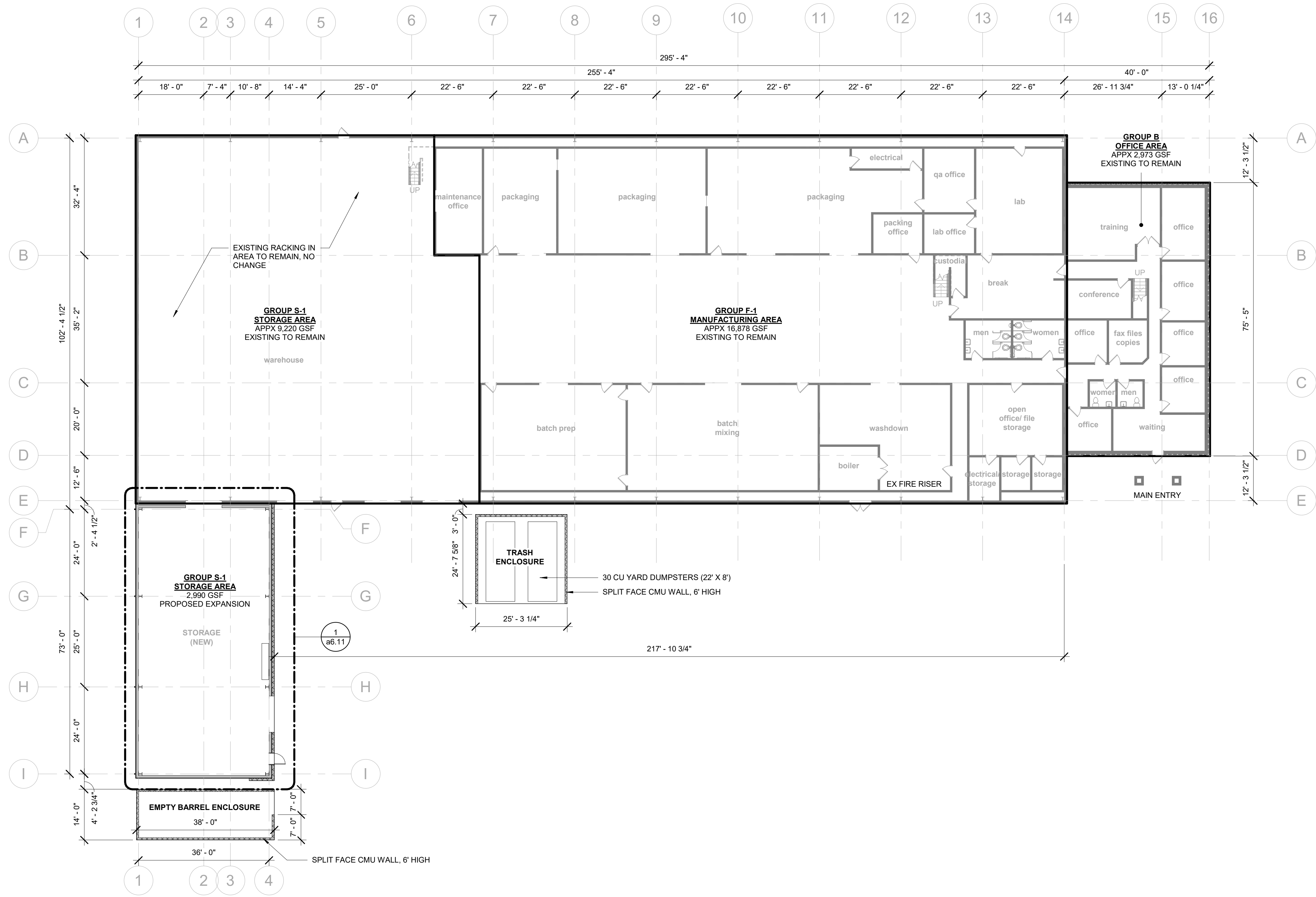
architectural
site plan

a1.11

 **keynote**

general notes:

- 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.
- COORDINATE WITH CIVIL DRAWINGS FOR ALL UTILITY LOCATIONS, FINAL GRADING & DRAINAGE.
- CONTRACTOR TO VERIFY ALL LOCATIONS AND DIMENSIONS IN THE FIELD.
- RE: GEOTECH ENGINEERING REPORT FOR SOIL BEARING PRESSURES, EXISTING SOIL CONDITIONS, AND CONSTRUCTION CONSIDERATIONS.
- RE: LANDSCAPE DRAWINGS FOR PLANTINGS.
- RE: ELECTRICAL AND BUILDING ELEVATIONS FOR BUILDING MOUNTED EXTERIOR LIGHTING.



 **first floor**
1/16" = 1'-0"

PRELIMINARY CODE ANALYSIS

IBC CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE
GROUP B: BUSINESS
GROUP S-1: MODERATE-HAZARD STORAGE
GROUP F-1: MODERATE-HAZARD FACTORY INDUSTRIAL

NON-SEPARATED USES OK PER IBC T508.4

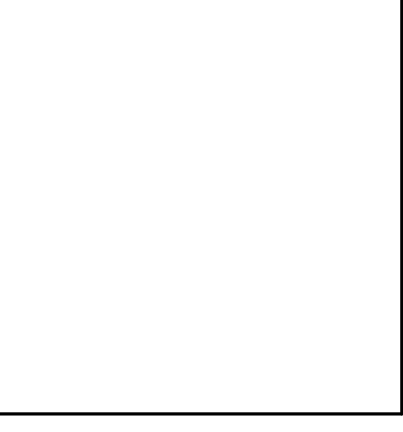
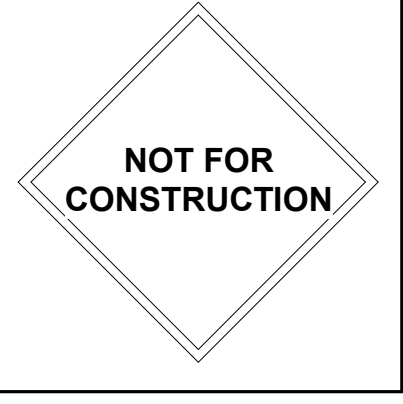
IBC CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
ASSUMED TYPE VB CONSTRUCTION, FULLY SPRINKLERED NFPA 13

T504.3 MAXIMUM HEIGHT = 60'-0"
EXISTING HEIGHT = APPROXIMATELY 36'-3" AFF (NO CHANGE)
PROPOSED ADDITION HEIGHT = < 19'-4" AFF

T504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE = 2
STORIES (F-1 AND S-1 MOST RESTRICTIVE)
EXISTING NUMBER OF STORIES = 2 STORIES (NO CHANGE)
NUMBER OF STORIES IN ADDITION = 1 STORY

T506.2 ALLOWABLE AREA FACTOR = 27,000 SF (GROUP B MOST RESTRICTIVE)
506.3 FRONTAGE INCREASE = 49% ALLOWED
ASSUMED BARREL ENCLOSURE BLOCKS ACCESS TO ADJACENT SIDE AND REAR OF BUILDING IS LESS THAN 20' WIDTH, ALL OTHER SIDES QUALIFY
ALLOWED TOTAL WITH INCREASE = 40,230 SF

PROPOSED
EXISTING = 30,136 GSF (NOT INCLUDING 11,807 MEZZANINE)
• LEVEL 1 = 29,072 GSF
• LEVEL 2 = 1,064 GSF
NEW = 2,990 GSF
TOTAL = 33,126 GSF (NOT INCLUDING MEZZANINE PER IBC 505.2)



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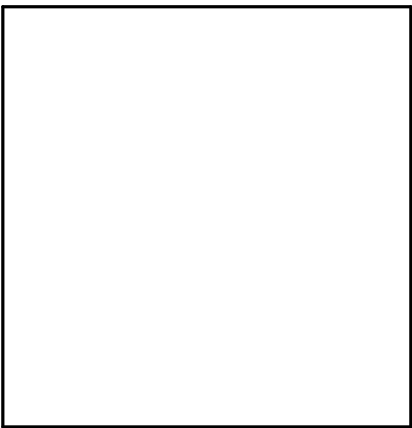
project: 241004
date: 1/14/2025
drawn: Author
checked: Checker

CUP

first floor plan
a2.11



- general notes**
- A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.
 - B. GYPSUM WALLBOARD APPLICATION & FINISHING AT ALL EXPOSED SURFACES TO COMPLY WITH SPECIFICATIONS.
 - C. UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS ARE DIMENSIONED TO FACE OF FOUNDATION / GRID LINE.
 - D. UNLESS NOTED OTHERWISE, ALL PARTITIONS ARE DIMENSIONED TO FACE OF STUD.
 - E. UNLESS DIMENSIONED OTHERWISE, INTERIOR DOORS SHALL BE LOCATED 4" FROM ADJACENT PARTITION.



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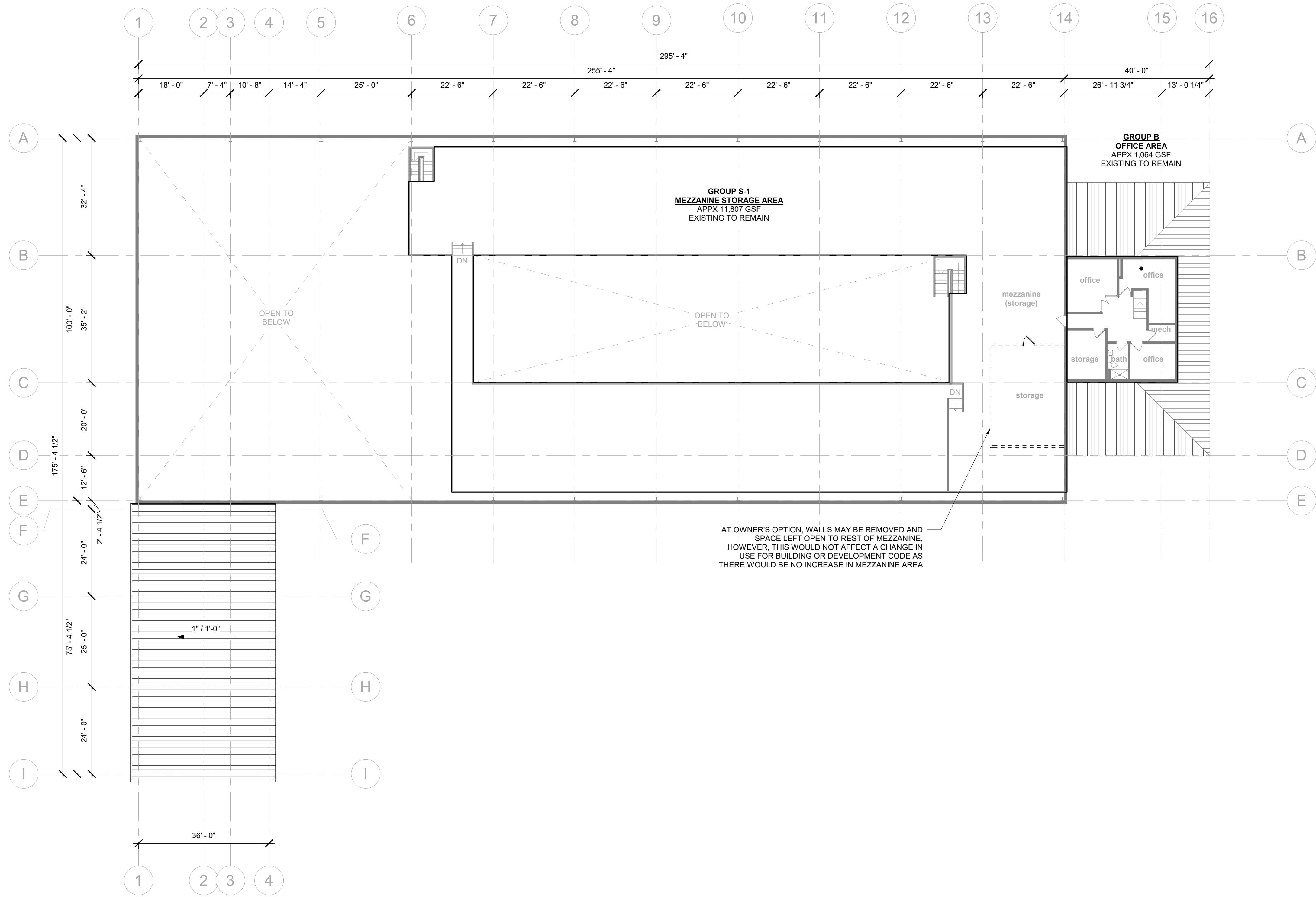
revision:		
no.	desc.	date

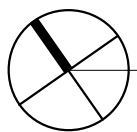
project: 241004
date: 1/14/2025
drawn: Author
checked: Checker

CUP

second floor plan

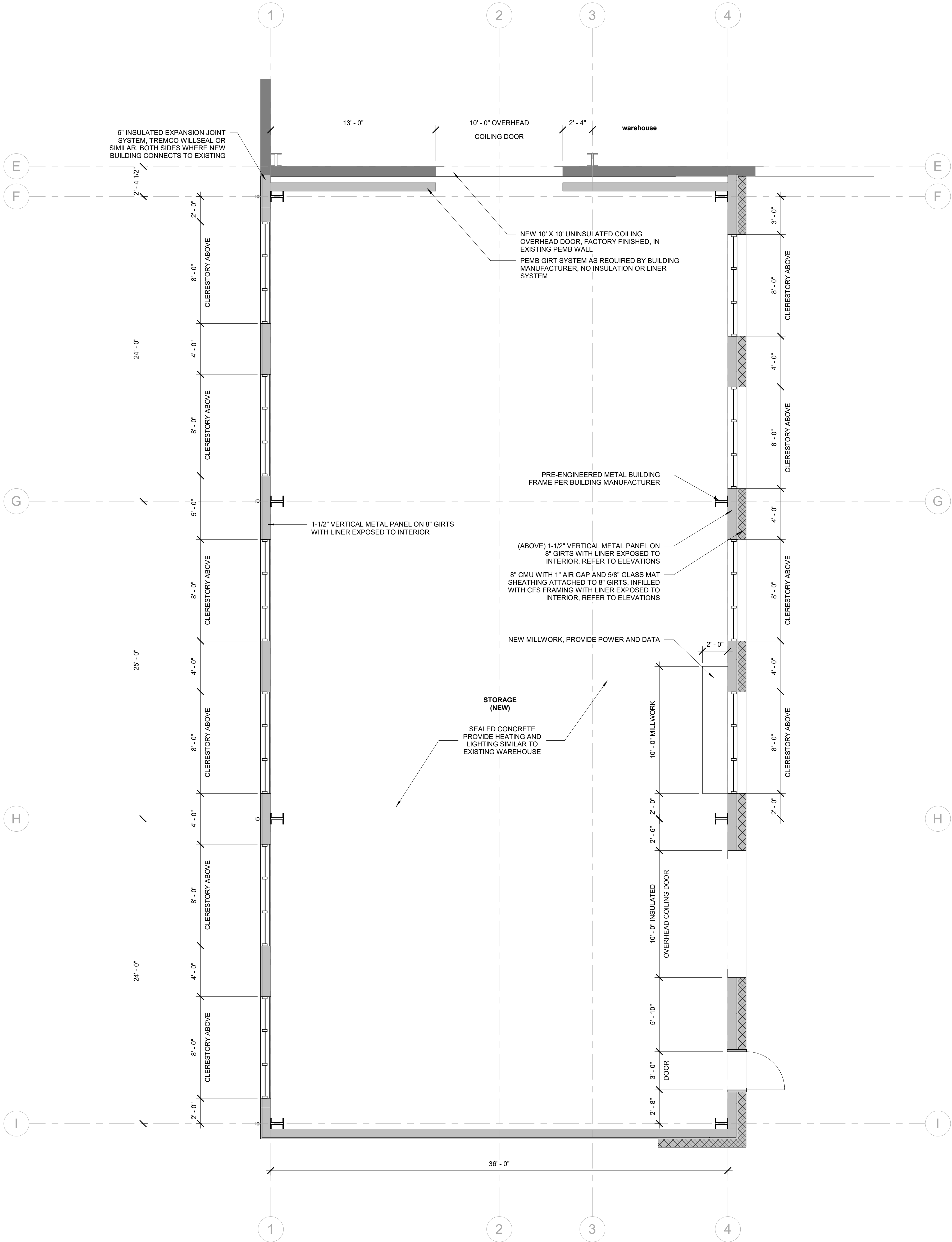
a2.12



 **second floor**
1/16" = 1'-0"

 **keynote**

- general notes**
- A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.
 - B. GYPSUM WALLBOARD APPLICATION & FINISHING AT ALL EXPOSED SURFACES TO COMPLY WITH SPECIFICATIONS.
 - C. UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS ARE DIMENSIONED TO FACE OF FOUNDATION / GRID LINE.
 - D. UNLESS NOTED OTHERWISE, ALL PARTITIONS ARE DIMENSIONED TO FACE OF STUD.
 - E. UNLESS DIMENSIONED OTHERWISE, INTERIOR DOORS SHALL BE LOCATED 4" FROM ADJACENT PARTITION.

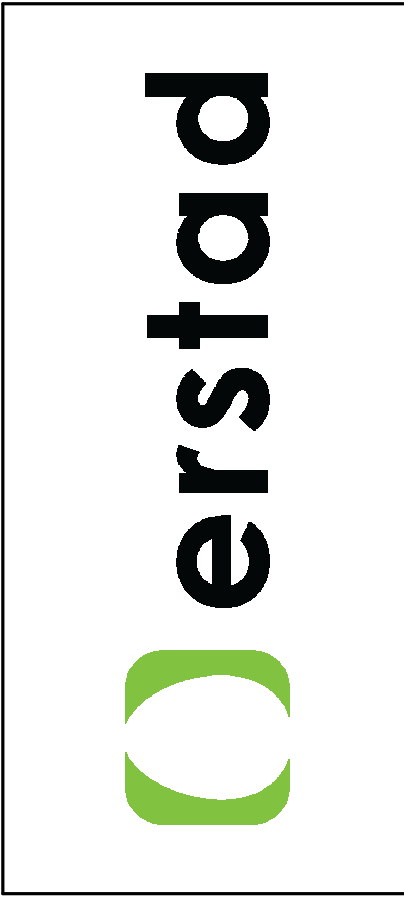
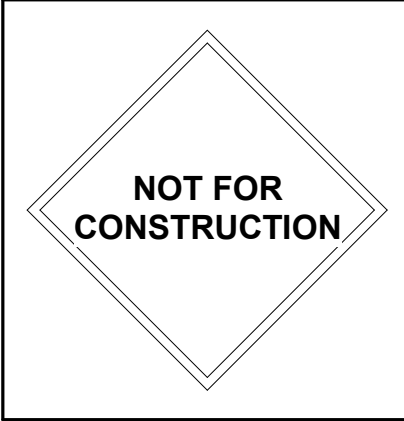


1 enlarged floor plan
1/4" = 1'-0"

keynote

general notes

- A. VERIFY ALL DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.
- B. GYPSUM WALLBOARD APPLICATION & FINISHING AT ALL EXPOSED SURFACES TO COMPLY WITH AWCI STANDARDS, LEVEL 4 FINISH.
- C. UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS ARE DIMENSIONED TO FACE OF FOUNDATION / GRID LINE.
- D. UNLESS NOTED OTHERWISE, ALL PARTITIONS ARE DIMENSIONED TO FACE OF STUD.
- E. UNLESS DIMENSIONED OTHERWISE, INTERIOR DOORS SHALL BE LOCATED 4" FROM ADJACENT PARTITION.
- F. ALL FURNITURE & EQUIPMENT BY OWNER; SHOWN FOR COORDINATION ONLY.
- G. CONTRACTOR TO PATCH & REPAIR ALL WALLS AND SURFACES WHERE DEMO OCCURRED.
- H. SEE ADA PLUMBING FIXTURES + ACCESSORIES GUIDE DETAIL **xxx** FOR ALL NEW FIXTURES + ACCESSORIES.



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

revision:		
no.	desc.	date

project: 241004
date: 1/14/2025
drawn: Author
checked: Checker

CUP

enlarged floor plan
a6.11



CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714
Phone 208/472-2900 ■ Fax 208/472-2996

Chief Romeo Gervais
Boise Fire Department
333 Mark Stall Place
Boise, Idaho 83704-0644

February 13, 2025

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 270 E 50th St

Fire hydrant serving this address: Hydrant # 3142

Fire flow Garden City is able to provide is 2000 gpm at 20 psi residual for 2 hours.

Sprinkler System Design Information:

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 2000 gpm

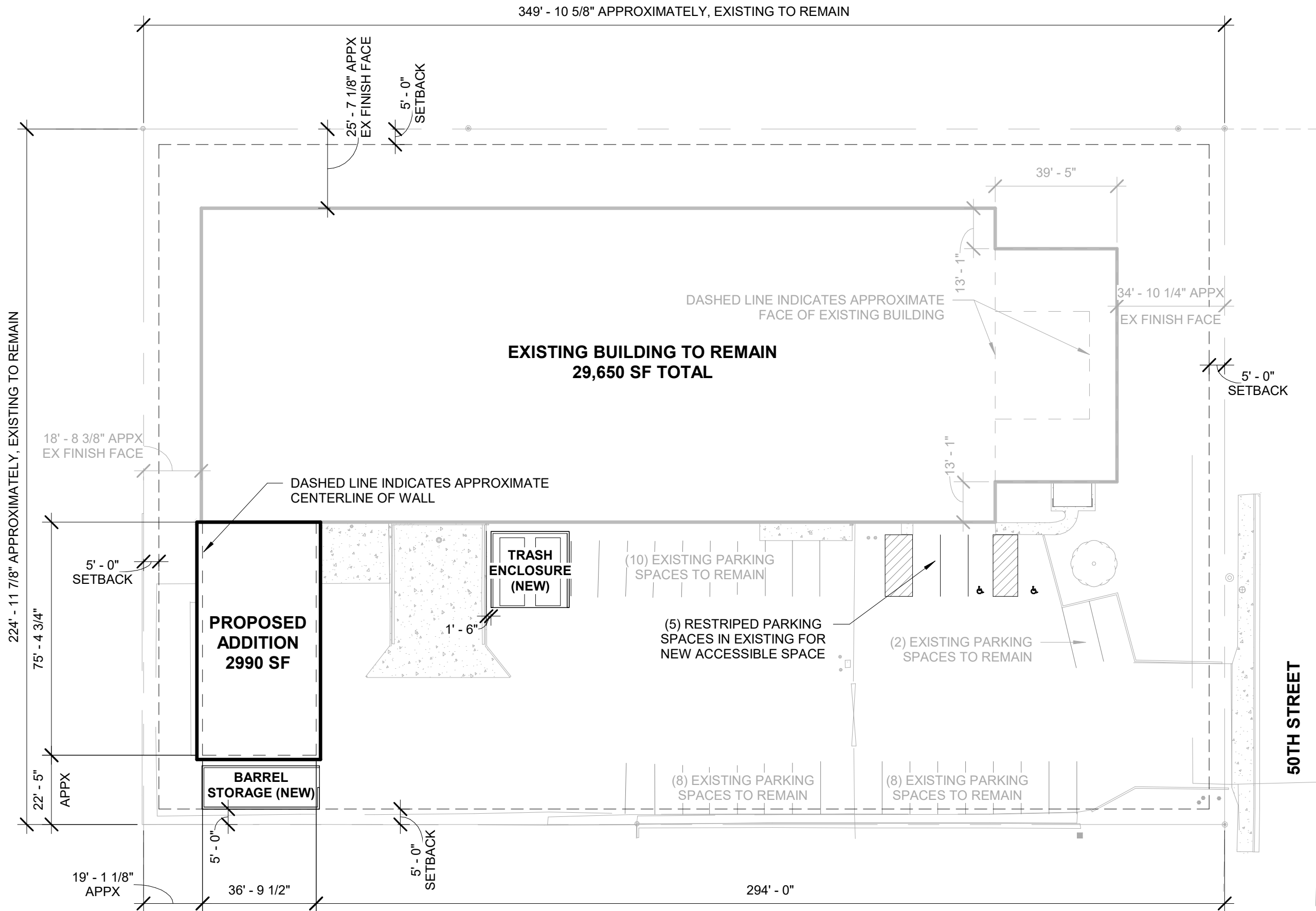
For questions, please contact the Garden City permitting desk at 472-2921.

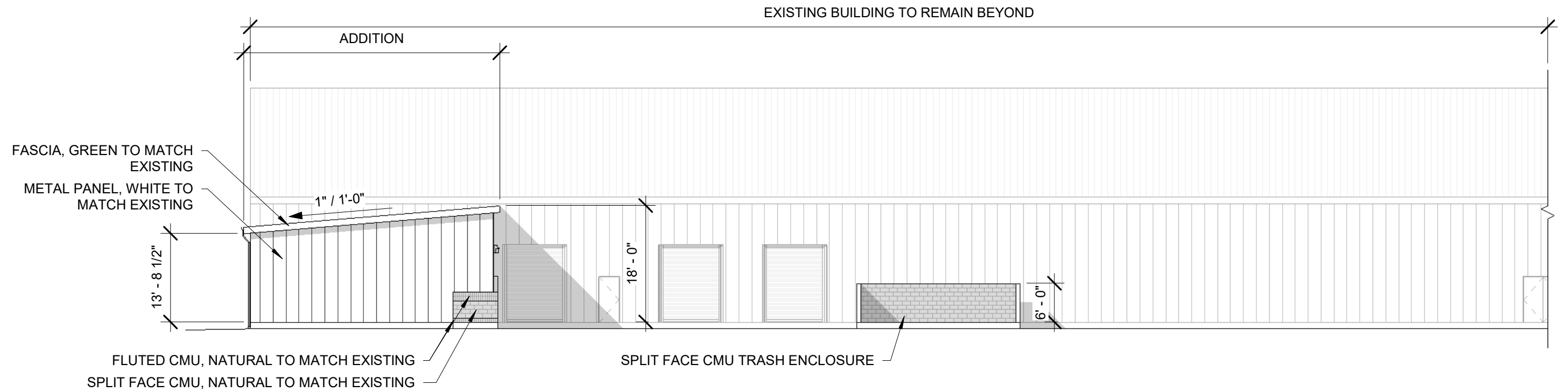
Sincerely,

Chad Vaughn

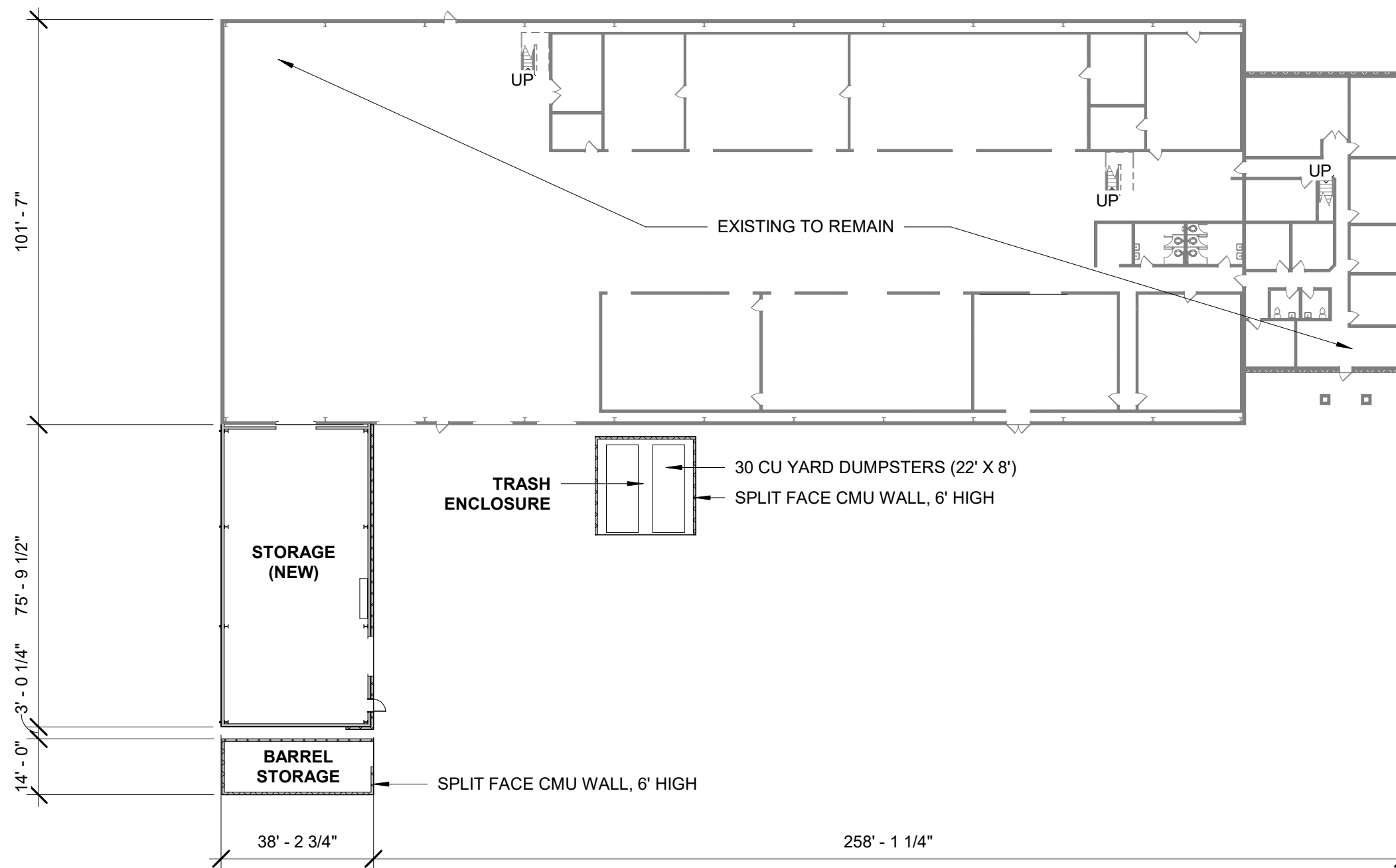
Garden City Public Works Water Division

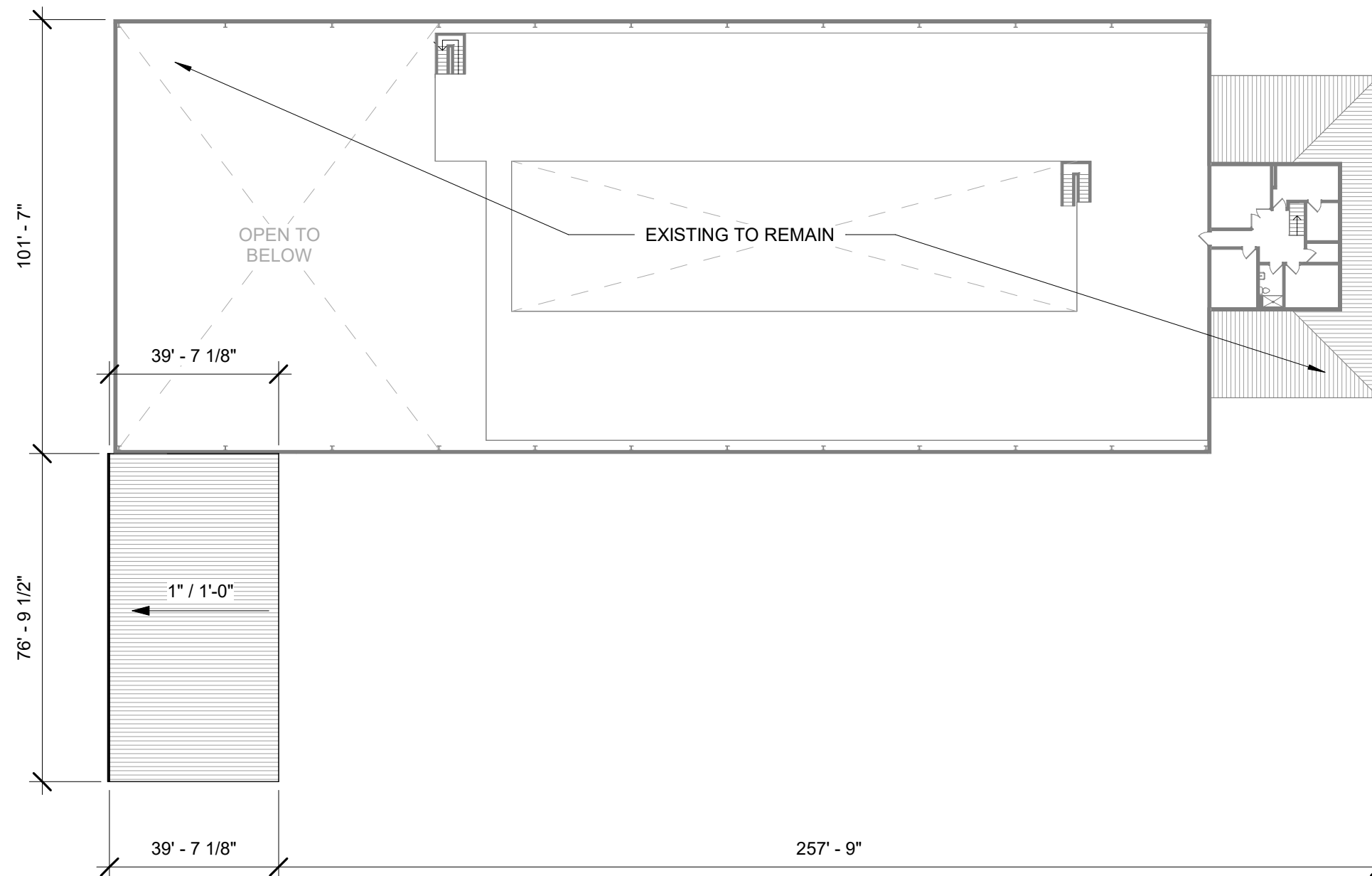
cc:
Applicant
File





east elevation (50th street)







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

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

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]



January 14, 2025

Planning Division
Garden City
6015 Glenwood Street
Garden City, ID 83714

RE: Waiver Request
CUP for Minor Expansion to a Legal Non-Conforming Use
Mariposa Labs, 270 E 50th Street, Garden City, ID 83714

To whom it may concern,

We request a waiver from the following Conditional Use application requirements:

1. Structural Documentation, Industrial Treatment Compliance

The standard is to provide specific detail regarding discharge of wastewater other domestic water from bathrooms to the City Sewer system, as well as information documenting floor drains, chemicals, and grease trap/interceptor presence. Because this application is to expand the storage component of the existing use, no floor drains or other new wastewater discharge is anticipated. If required for building permit, specific details regarding existing wastewater discharge can be included in our application.

2. Structural Documentation, Detailed Current Floorplans

The standard is to provide a detailed code analysis including exiting, meter/panel locations, etc. For building permit, this project will be required to prove that the addition complies with the 2018 IBC and does not bring the existing building out of current compliance. Because modification to the existing egress scheme is likely, detailed documentation of items listed is anticipated for building permit submittal. The existing building has been documented based on record drawings, images, and visual inspection. Additional confirmation of door/window locations, exact room dimensions where they vary from the record drawings and other such items will be included in the building permit submittal. A preliminary code overview has been provided to confirm that the expansion is allowed for the building type and frontage availability.