



## DESIGN REVIEW

Permit info: DSRFY2025-0002

Application Date: 11/20/24 Rec'd by: CW

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

### PROPERTY AND DESIGN INFORMATION

This application is a request to:  Construct New  Addition  Subdivision

Site Address: 521 E 41st Street

Subdivision Name: The Boardwalk Apartments	Lot: 27,28,29,30	Block: 15
Tax Parcel Number: R2734520790	Zoning: C-2	Total Acres: 4.02
Proposed Use:	Floodplain: Yes	No

### 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

11/19/24

(date)

 Signature of the Owner

11/19/24

(date)

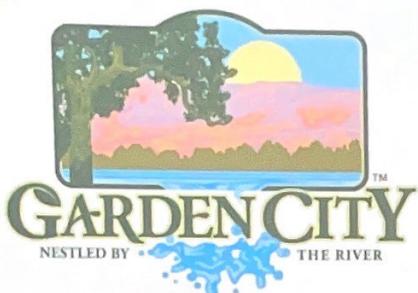
### APPLICATION INFORMATION REQUIRED

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



6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208-472-2921 • Fax 208-472-2926 •  
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## Property Owner Permission (Affidavit of Legal Interest)

State of Idaho )

)SS

County of Ada )

I, Nathan Talbott

521 E 41st 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,  
Garden City Idaho, 83714 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

7th

day of

October

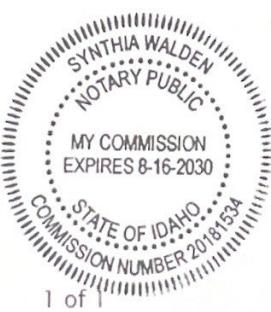
, 2024

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

MY COMMISSION  
EXPIRES 8-16-2030

STATE OF IDAHO  
COMMISSION NUMBER 2018154

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.

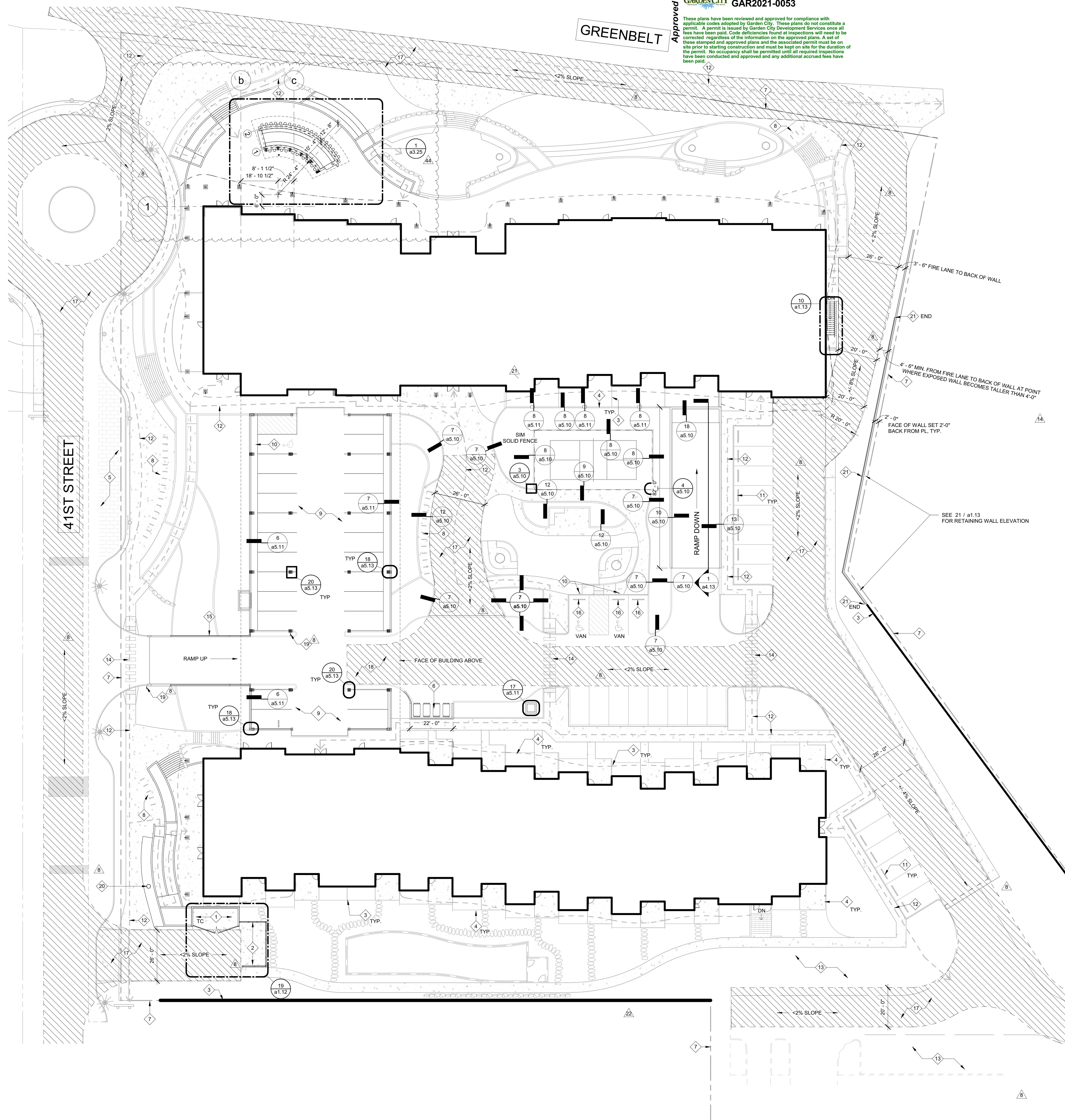
### D. INCIDENTAL TENANT SIGNAGE

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.



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 building plans, engineering plans, and fees have been paid in full. Any set of these stamped and approved plans and the associated permit must be on file with the City of Garden City Development Services for inspection 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 in full.

Approved  
GREENBELT

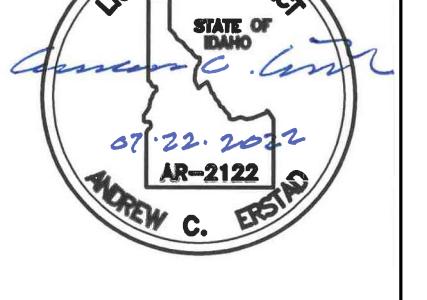


keynotes:

0. GENERATOR & ENCLOSURE
1. TRANSFORMER & ENCLOSURE
2. 6'-0" TALL PRIVATE FENCE AT PROPERTY LINES AND AT DIVIDERS
3. BEARING WALLS IN 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. BIKE RACKS
8. COVERED PARKING AREA - UNITS ABOVE
9. ADA PARKING SPACE SIGN. SEE DETAIL 7 / a1.12
10. ACCESSORY DOOR DETAIL 1 / a1.12
11. ACCESSIBLE ROUTE
12. FUTURE PARKING AREA
13. STRIPED PEDESTRIAN CROSSING
14. STONE MURKIN OVER PARTIAL HEIGHT CONCRETE RETAINING WALL. BOTH SIDES
15. WHEEL STOP. SEE DETAIL 2 / a1.12
16. 12'-0" MINIMUM OVERHEAD CLEARANCE BELOW BRIDGE FOR FIRE ACCESS
17. POST MOUNTED SIGNAGE READING 'NO FIRE DEPARTMENT ACCESS - SLOPE EXCEEDS 2%"
18. FDC
19. 3'-6" TALL GUARDRAIL BEHIND RETAINING WALL. SEE 21 / a1.13
20. a1.13
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 GRADE & DRAINAGE.
- C. CONTRACTOR TO VERIFY ALL LOCATIONS AND DIMENSIONS IN THE FIELD.
- D. RE: GEOTECH ENGINEERING REPORT FOR SOIL BEARING PRESSURES, SLOPES, ETC. SEE CONDITIONS AND CONSTRUCTION CONSIDERATIONS.
- E. RE: LANDSCAPE DRAWINGS FOR PLANTINGS.
- F. RE: ELECTRICAL AND BUILDING ELEVATIONS FOR BUILDING MOUNTED EXTERIOR LIGHTING.



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