



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, Kelly Gonzalez

Name (be full legal name)

Garden City

City

, 521 E. 41st ST. STE 130

Address

Idaho, 83714

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 521 E 41st 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 521 E 41st ST. STE 130.
5. The date of the meeting was: February 7, 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 6:15 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 7th day of February, 2025.

Kelly Gonzalez
Signature

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

Synthia Walden
Notary Public for Idaho

Residing at

My Commission expires

301 1/2 St. Boise ID 83702

08/16/2030



REQUIRED ATTACHMENTS

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

January 23, 2025

Crispy Investments, LLC
521 E. 41st Street
Garden City, ID 83714

RE: Neighborhood Meeting Notice for Project in your Neighborhood

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.

File Number: DSRFY2025-0002

Meeting Date: Friday, February 7, 2025

Meeting Time: 5:30 PM

Meeting Location: 521 E 41st Street, STE 130 – SW corner of The Boardwalk Apartment Homes

Project Summary: This application is for the design and installation of on-site retail restaurant signage, intended for commercial use, covering up to 20,000 square feet of commercial space.

If you would like to contact us ahead of the meeting, please feel free to reach us at **(208) 760-5711** or **Nathan@vidaprop.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,

Nathan Talbott, Chief Operating Officer

Vida Properties, LP
P.O. Box 1743
Boise, ID 83701

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: DSRFY2025-0002

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

Thank you,

PARCEL	Primary owner	Address	Column3	Column4	City/State
Column1	Column2				
R4839140070	BINNION DIANNA LEE	10924 S CAMINO SAN CLEMENTE	VAIL, AZ 85641-0000		
R2734520894	412 LLC	12809 N TOWN RIDGE ST	GARDEN CITY, ID 83714-0000		
R4839140010	THOMAS CHRISTINE M	130 WILLOWAY DR	BOISE, ID 83705-5937		
R2734560200	KIDA PROTECTION TRUST	1808 W IDAHO ST	BOISE, ID 83702-0000		
R2734520900	YESCO PROFIT SHARING TRUST	2401 FOOTHILL DR	SALT LAKE CITY, UT 84109-0000		
R2734520912	YOUNG ELECTRIC SIGN CO TRUST	2401 FOOTHILL DR	SALT LAKE CITY, UT 84109-1405		
R2734560211	DADABAY JOHN Y	2415 N MOUNTAINVIEW DR	BOISE, ID 83706-1047		
R2734560096	REED STREET DEVELOPMENT JI LLC	250 W BOBWHITE CT STE 325	BOISE, ID 83706-0000		
R2734520878	RIVER DEAL LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000		
R4839140020	SCHULZ-BENJAMIN	3937 W HIDDEN SPRINGS DR	BOISE, ID 83714-0000		
R4839140030	CLARKE ALEXANDER	3977 E 41ST ST	GARDEN CITY, ID 83714-0000		
R2734560140	BLUE STAR PROPERTIES LLC	3972 ADAMS ST	BOISE, ID 83714-0000		
R2734560101	WEBB TONI	3985 N REED ST	GARDEN CITY, ID 83714-0000		
R4839140040	ALLEN MARK BRADLEY JR	403 E 41ST ST	GARDEN CITY, ID 83714-0000		
R2734520750	HERBERT CHRISTOPHER T	404 E 40TH ST	GARDEN CITY, ID 83714-0000		
R8506320025	MEADS TERRY O	411 E 40TH ST	BOISE, ID 83714-6356		
R2734520830	WALMRS PROPERTIES LLC	4747 SMUSTANG CREEK LN	BOISE, ID 83709-0000		
R2734520845	BABY BADGER LLC	4850 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000		
R2734560180	BROOKLYN PARK LLC	522 E 40TH ST	GARDEN CITY, ID 83714-0000		
R2734560350	CITY OF GARDEN CITY	6015 N GLENWOOD ST	GARDEN CITY, ID 83714-1347		
R2734520741	SMOKESTACK JACK LLC	750 W BANNOCK ST # 1743	BOISE, ID 83702-0000		
R2734560160	PARLAY INVESTMENTS LLC	750 W BANNOCK ST STE 1743	BOISE, ID 83702-0000		
R2734520795	CRISPY INVESTMENTS DE LLC	PO BOX 1743	BOISE, ID 83702-0000		
R2734520858	CRISPY INVESTMENTS LLC	PO BOX 1743	BOISE, ID 83702-0000		
R2734520934	6 POINT TEASER INVESTMENTS LLC	PO BOX 1743	BOISE, ID 83702-0000		
R2734520869	FARMERS & MERCHANTS STATE BANK	PO BOX 30918	BILLINGS, MT 59116-0000		
R2734560091	AYARRA-GENEVA	PO BOX 8703	BOISE, ID 83707-0000		

Neighborhood Meeting Sign-in Sheet

DSRFY2025-0002

Day: Friday

Date: February 7, 2025

Time: 5:30 PM

Project Synopsis: This application is for the design and installation of on-site retail restaurant signage, intended for commercial use, covering up to 20,000 square feet of commercial space at The Boardwalk Apartment Homes, located at 521 E. 41st Street in Garden City, ID 83714.



6015 Glenwood Street
Phone 208/472-2921 Fax 208/472-2926

Garden City, Idaho 83714
www.gardencityidaho.org

Affidavit of Property Posting

I, (name) Kelly Ganzerle do hereby attest that the property located at (site address) 521 41st Street, Garden City, Idaho, was posted on (date) January, 24, 2025. This posting was for (application number) DSRYF2025-0002. 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: Kelly Ganzerle

TITLE Project Administrator

State of Idaho)

)SS

County of Ada)

On this 24th day of January (month), 2025 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared Kelly Ganzerle (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: DB/16/2030

