



## CONDITIONAL USE PERMIT

Permit info: CUPFY2023-0005

Application Date: 1/20/2023 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
<b>Name:</b> Clint Hansen	<b>Name:</b> Guadalupe Pineda, Anita Pineda
<b>Company:</b> Land Solutions	<b>Company:</b>
<b>Address:</b> 231 E 5th Street	<b>Address:</b> 4866 N Alworth St
<b>City:</b> Meridian	<b>City:</b> Garden City
<b>State:</b> ID <b>Zip:</b> 83642	<b>State:</b> ID <b>Zip:</b> 83714
<b>Tel.:</b> 208-288-2040	<b>Tel.:</b> 208-523-1866
<b>E-mail:</b> chansen@landsolutions.biz	<b>E-mail:</b> locolupineda@gmail.com; max@integrimax.com

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

**Site Address:** 4866 N Alworth St

<b>Subdivision Name:</b>	<b>Lot:</b>	<b>Block:</b>
<b>Tax Parcel Number:</b> R7334160041	<b>Zoning:</b> R-3	<b>Total Acres:</b> 0.68
<b>Proposed Use:</b> Residential	<b>Floodplain:</b> YES NO X	

**Describe the proposed use:** Use will not change. Currently residential with 2 dwellings. Creating 2 lots with a dwelling on each lot.

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

---

**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?**

Use will stay residential, as is current use. Surrounding properties are primarily residential.

---

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

Yes

---

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

Does not affect health, safety, or welfare of the community.

---

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

Stays residential for residential use.

---

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

Approximately 300' south of the greenbelt.

---

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      (date)

-----  
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:**

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Compliance Statement and Statement of Intent  |
| <input checked="" type="checkbox"/> | Neighborhood Map                              |
| <input type="checkbox"/> n/a        | Fire Flow / Ability to Serve                  |
| <input checked="" type="checkbox"/> | 11"x17" Site Plan                             |
| <input type="checkbox"/> n/a        | Irrigation/Ditch Company Authorization Letter |
| <input type="checkbox"/> n/a        | Landscape Plan                                |
| <input checked="" type="checkbox"/> | Photos of Site                                |
| <input checked="" type="checkbox"/> | Neighborhood Meeting Verification             |
| <input checked="" type="checkbox"/> | Affidavit of Legal Interest                   |
| <input checked="" type="checkbox"/> | Waiver Request of Application Materials       |
| <input type="checkbox"/> n/a        | 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:**
  - Do you or will you discharge wastewater other than domestic water from bathrooms to the City Sewer System? If yes, please describe.
  - Are floor drains present in your facility? If yes, are any chemicals stored on site in containers exceeding 1 gallon?
  - 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

*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."*



LEGAL DESCRIPTION

A PARCEL BEING A PORTION OF LOT 4, BLOCK 1 OF RANDALL ACRES SUBDIVISION NO. 5 AS SHOWN IN BOOK 12 OF PLATS ON PAGE 725, RECORDS OF ADA COUNTY, IDAHO, BEING LOCATED IN THE NE ¼ OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE NORTHWESTERLY CORNER OF SAID LOT 4;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 4, ALSO BEING THE SOUTHERLY BOUNDARY OF MYSTIC COVE SUBDIVISION AS SHOWN IN BOOK 81 OF PLATS ON PAGES 8779 THROUGH 8780, RECORDS OF ADA COUNTY, IDAHO, S 55°19'12" E A DISTANCE OF 300.00 FEET TO A POINT MARKING THE NORTHEASTERLY CORNER OF SAID LOT 4;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 4, ALSO BEING THE WESTERLY BOUNDARY OF LOT 13, BLOCK 1 OF SAID MYSTIC COVE SUBDIVISION, S 34°40'04" W A DISTANCE OF 100.01 FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 4;

THENCE LEAVING SAID BOUNDARY AND ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 4 N 55°19'12" W A DISTANCE OF 163.22 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF N. ADAMS STREET;

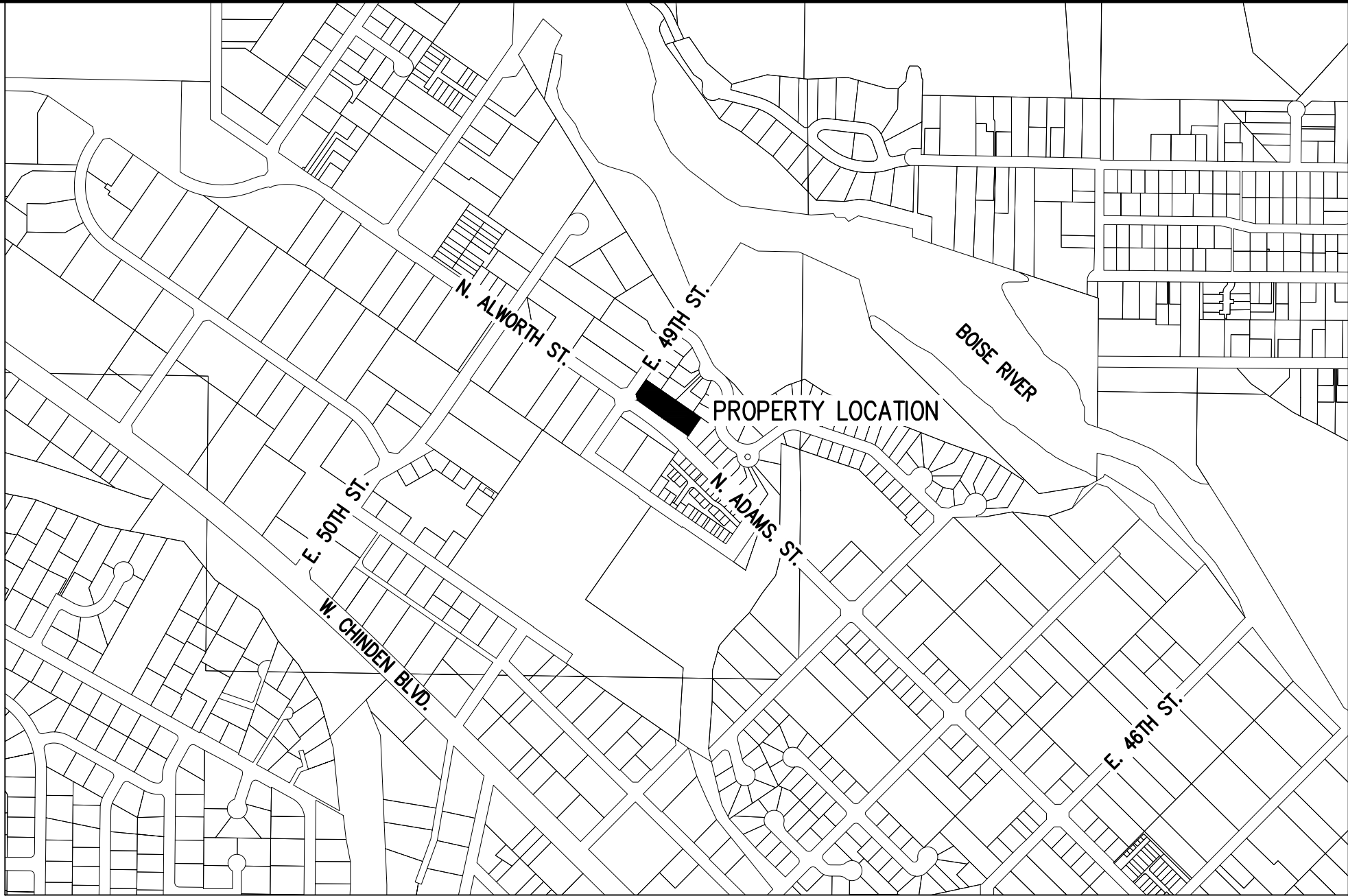
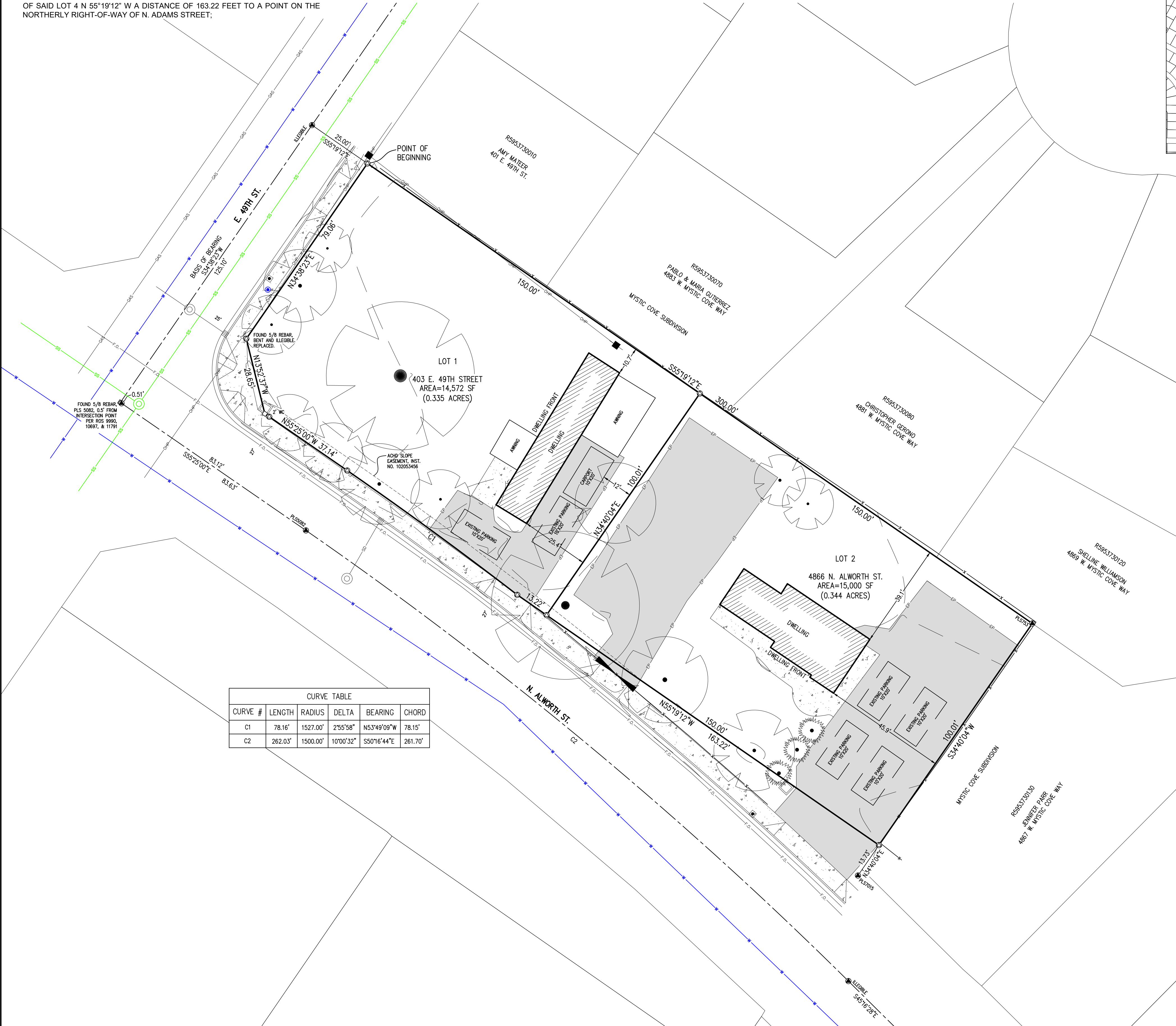
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 78.16 FEET ALONG THE ARC OF A 1527.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 2°55'58" AND A LONG CHORD BEARING N 53°49'09" W A DISTANCE OF 78.15 FEET TO A POINT;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY N 55°25'00" W A DISTANCE OF 37.14 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF E. 49<sup>TH</sup> STREET;

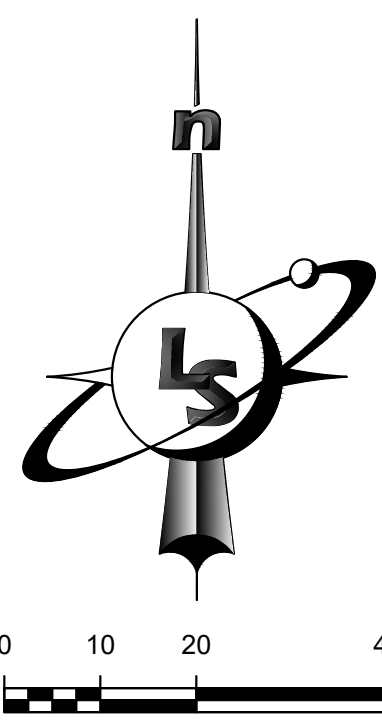
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY N 13°52'37" W A DISTANCE OF 28.65 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 4;

THENCE ALONG SAID WESTERLY BOUNDARY, ALSO BEING SAID EASTERLY RIGHT-OF-WAY OF E 49<sup>TH</sup> STREET, N 34°38'23" E A DISTANCE OF 79.06 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.68 ACRES.



VICINITY MAP  
NOT TO SCALE



LEGEND

- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN WITH PLS 11118 PLASTIC CAP
- CALCULATED POINT, NOTHING SET
- CENTER LINE
- EASEMENT LINE
- BOUNDARY LINE
- FENCE LINE
- ASPHALT PAVEMENT
- CONCRETE
- OVERHEAD POWER LINE
- TELECOMMUNICATIONS LINE
- GAS LINE
- SEWER LINE
- WATER LINE
- TELECOMMUNICATIONS RISER
- POWER POLE
- CATCH BASIN
- TREE

NOTES

- THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE THE EXISTING PARCEL, PARCEL NO. R7334100041, INTO 2 LOTS FOR THE EXISTING DWELLINGS ON THE PROPERTY. NO NEW DEVELOPMENT IS BEING PROPOSED. CURRENTLY, THERE ARE 2 DIFFERENT ADDRESSES ASSIGNED TO THE PROPERTY FOR THE RESIDENCES, THE WESTERLY RESIDENCE BEING 403 E. 49TH STREET, AND THE EASTERLY RESIDENCE BEING 4866 N. ALWORTH STREET. THE PROPERTY IS OWNED CURRENTLY BY SIBLINGS AS AN UNDIVIDED 1/2 INTEREST, AND THE OWNERSHIP WILL REMAIN THE SAME WITH EACH SIBLING BEING ASSIGNED A LOT.
- THE SUBJECT PROPERTY IS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS BEING LOCATED IN ZONE X - AREAS WITH MINIMAL FLOOD HAZARD - ON FLOOD INSURANCE RATE MAP NO. 16001C0169J, WITH AN EFFECTIVE DATE OF JUNE 19, 2020, FOR COMMUNITY NO. 160004 IN CITY OF GARDEN CITY, STATE OF IDAHO.
- THE UTILITIES SHOWN ARE BASED UPON VISIBLE LOCATIONS DETERMINED DURING THE COURSE OF THE SURVEY, AS WELL AS MAPS AND LOCATIONS PROVIDED IN THE FIELD BY DIGLINE AND APPLICABLE AGENCIES THAT RESPONDED TO OUR REQUEST FOR UTILITY MAPS, DIGLINE TICKET NO. 2022060133.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED AS R-3 - MEDIUM DENSITY RESIDENTIAL DISTRICT IN GARDEN CITY.
- THE SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF THE THURMAN MILL IRRIGATION DISTRICT. THE PROPERTY MAY BE SUBJECT TO LEVIES AND ASSESSMENTS BY SAID IRRIGATION DISTRICTS.

PROPERTY OWNERS

GUADALUPE PINEDA  
4866 N. ALWORTH STREET  
GARDEN CITY, ID 83714

ANITA PINEDA  
403 E. 49TH STREET  
GARDEN CITY, ID 83714

DEVELOPMENT FEATURES

ACREAGE  
TOTAL PARCEL = 0.68 ACRES  
TOTAL LOTS = 2  
TOTAL DWELLING UNITS = 2  
BUILDABLE LOTS = 2  
DENSITY DU/ACRE = 3  
COMMON AREA = 0

ZONING  
EXISTING = R-3

SEWAGE DISPOSAL  
GARDEN CITY SEWER

OWNER REPRESENTATIVE

CLINT HANSEN, PLS  
LAND SOLUTIONS, LAND SURVEYING AND CONSULTING, PC  
231 E. 5TH STREET  
MERIDIAN, ID 83642

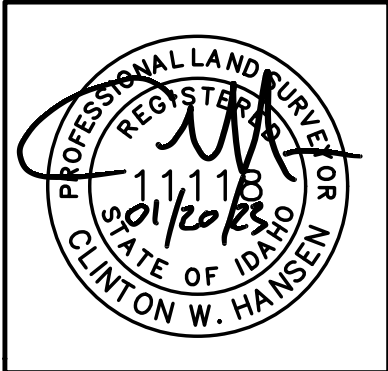
208-288-2040  
CHANSSEN@LANDSOLUTIONS.BIZ

WATER SUPPLY  
GARDEN CITY WATER

SCHOOL DISTRICT  
BOISE INDEPENDENT SCH #1

FIRE DISTRICT  
N. ADA COUNTY FIRE AND RESCUE

IRRIGATION DISTRICT  
THURMAN MILL DITCH CO. LTD



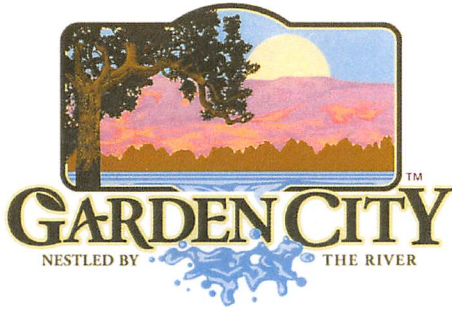
NO.	REVISIONS	ITEM	DATE
1	ADDED INFO. FOR CARPORTS, PARKING, ENTRANCES		12/06/22

**LandSolutions**  
Land Surveying and Consulting  
231 E. 5TH ST. STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 (208) 288-2557 fax  
www.landsolutions.biz

**PINEDA PLACE SUBDIVISION**  
**CONDITIONAL USE PERMIT - SITE PLAN**  
BEING A PORTION OF LOT 4, BLOCK 1 OF RANDALL ACRES SUBDIVISION NO. 5, LOCATED IN THE NE ¼ OF SECTION 31, T4N, R2E, BM, GARDEN CITY, ADA COUNTY, IDAHO

DATE: FEBRUARY 2022  
DRAWING: 19-116 ALWORTH  
PROPERTY COMBINED DWG





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, ANITA PINEDA, 403 E 49TH ST  
Name (must be primary owner as noted in Ada County Assessor's records) Address  
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 LAND SOLUTIONS, 4866 ALWORTH ST  
Name (applicant) Project Address  
to submit the accompanying application pertaining to that property.
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.

Dated this 9TH day of MARCH, 2022

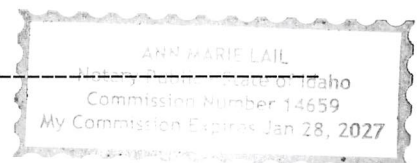
[Signature]  
Signature (must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

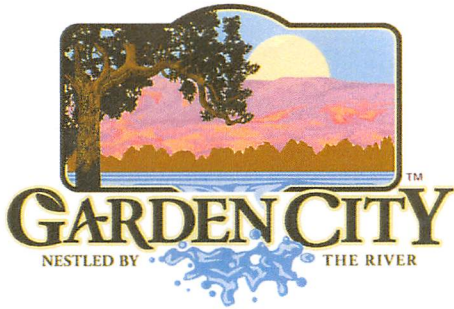
Subscribed and sworn to before me the day and year first above written

[Signature: Ann Marie Lail]  
Notary Public for Idaho

Residing at: MERIDIAN ID

My Commission expires 1/28/2027





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, GUADALUPE PINEDA, 4866 ALWORTH ST  
Name (must be primary owner as noted in Ada County Assessor's records) Address  
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 LAND SOLUTIONS, 4866 ALWORTH ST  
Name (applicant) Project Address  
to submit the accompanying application pertaining to that property.
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.

Dated this 9th day of March, 2022

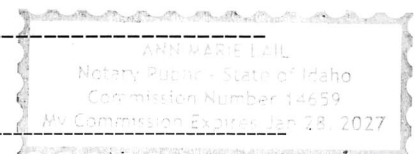
[Signature]  
Signature (must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

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

[Signature]  
Notary Public for Idaho

Residing at: MERIDIAN ID

My Commission expires 1/28/2027





December 6, 2022

Garden City  
Development Services Department  
6015 Glenwood Street  
Garden City, ID 83714

Re: Compliance Statement and Statement of Intent – Pineda Place Subdivision

To Whom It May Concern,

We are submitting an application for a Conditional Use Permit in accordance with the Findings of Facts and Conclusions of Law for the application for a Combined Preliminary/Final Plat for the property at 4866 N. Alworth Street, application SUBFY2022-0006. The Garden City Council reviewed the application with regard to Garden City Code, Title 8 and concluded that the application satisfies the required findings under GCC 8-5B-5.

The property currently exists as one parcel with 2 separate dwellings and 2 separate addresses, being 4866 N. Alworth Street and 403 E. 49<sup>th</sup> Street. The property is 0.68 acres, and the application is to subdivide the parcel into 2 equal lots. The current zoning is R-3, and we are proposing a lesser density than what is required of the Neighborhood Destination Activity Node.

The division is simply for the split of the parcel and no construction activity or changes are proposed to the existing structures or site at this time.

Please don't hesitate to email or call me if you have any questions regarding this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "CH", followed by a horizontal line.

Clint Hansen, PLS  
President  
Land Solutions, PC



OBJECTID	PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
1	R1606200220	CREATION ROW HOLDINGS 1 LLC	901 MANHATTAN BEACH BLVD	MANHATTAN BEACH, CA 90266-0000
2	R1606200260	CREATION ROW HOLDINGS 1 LLC	901 MANHATTAN BEACH BLVD	MANHATTAN BEACH, CA 90266-0000
3	R1606200280	CREATION ROW HOLDINGS 1 LLC	901 MANHATTAN BEACH BLVD	MANHATTAN BEACH, CA 90266-0000
4	R1606200300	CREATION ROW HOLDINGS 1 LLC	901 MANHATTAN BEACH BLVD	MANHATTAN BEACH, CA 90266-0000
5	R5953730010	MATEER AMY	401 E 49TH ST	GARDEN CITY, ID 83714-1427
6	R5953730020	TANIMOTO GLENN REVOCABLE TRUST 7-19-2019	285 STANDISH LN	GRIDLEY, CA 95948-0000
7	R5953730030	HORN DEANNA R	407 E 49TH ST	GARDEN CITY, ID 83714-0000
8	R5953730040	HETTINGER LISA A	4650 N GINZEL ST	BOISE, ID 83703-0000
9	R5953730050	SHAFFER ROBERT E	4887 MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
10	R5953730060	BARKER JAMES H & ELIZABETH B TRUST 11/29/17	307 12TH AVE N	BUHL, ID 83316-0000
11	R5953730070	GUTIERREZ PABLO R	4883 MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
12	R5953730080	GERONO CHRISTOPHER RONALD	4687 W JEWELL ST	BOISE, ID 83706-0000
13	R5953730090	SHERWIN CANDACE L	4879 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
14	R5953730100	MEEKS STEPHANIE M	4875 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
15	R5953730110	WOOD BRENDA	4871 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
16	R5953730120	WILLIAMSON SHELLINE E	4869 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
17	R5953730130	PARR JENNIFER	4867 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
18	R5953730140	JONES AMBER O	4865 MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
19	R5953730150	POTTER MICHAEL VON	4863 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
20	R5953730160	HIBBERD ZACHARY COLE	4861 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
21	R5953730170	KIRKPATRICK JOHN S	4859 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
22	R5953730180	HARADA BRANDON	429 W ENCHANTMENT ST	EAGLE, ID 83616-0000
23	R5953730190	RITARI STEPHANIE	122 E HIGHLAND VIEW DR	BOISE, ID 83702-0000
24	R5953730380	HINSHAW JESSE	4866 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
25	R5953730390	GRIGAS MARK	4862 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
26	R5953730400	MARCURE MICHAEL E	4858 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
27	R5953730410	COOK JOEL E	4854 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
28	R5953730420	HOHENLEITNER ANDREW REVOCABLE TRUST 2/20/17	4850 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
29	R5953730680	CITY OF GARDEN CITY	6015 N GLENWOOD ST	GARDEN CITY, ID 83714-1347
30	R5953730690	MYSTIC COVE HOA INC	PO BOX 140282	GARDEN CITY, ID 83714-0000
31	R7334160007	MCMILLEN SHOP LLC	1401 SHORELINE DR	BOISE, ID 83702-0000
32	R7334160011	MCMILLEN SHOP LLC	1401 SHORELINE DR	BOISE, ID 83702-0000
33	R7334160034	CITY OF GARDEN CITY	6015 N GLENWOOD ST	GARDEN CITY, ID 83714-1347
34	R7334160041	PINEDA GUADALUPE	4866 N ALWORTH ST	GARDEN CITY, ID 83714-1427
35	R7334160074	CREATION ROW HOLDINGS 2 LLC	901 MANHATTAN BEACH BLVD	MANHATTAN BEACH, CA 90266-0000
36	R7334160079	CREATION ROW HOLDINGS 3 LLC	901 MANHATTAN BEACH BLVD	MANHATTAN BEACH, CA 90266-0000
37	R7334160091	BOYD MICHAEL	776 N MCDERMOTT RD	NAMPA, ID 83687-0000
38	R7334160103	BOYD MICHAEL A	776 N MCDERMOTT RD	NAMPA, ID 83687-0000
39	R7334160110	BIAIN AITOR	PO BOX 8025	BOISE, ID 83707-0000
40	R7334160412	LEGACY AT 50TH STREET LLC	5987 W STATE ST	BOISE, ID 83703-0000
41	R7334160433	LEGACY AT 50TH STREET LLC	5987 W STATE ST	BOISE, ID 83703-0000
42	R7334160441	MESA CONSTRUCTION INC	1001 S LEADVILLE AVE	BOISE, ID 83706-0000
43	R7334160451	PAGE FRANK D	4900 N ALWORTH ST	GARDEN CITY, ID 83714-0000



231 E 5<sup>th</sup> St Ste A  
Meridian, ID 83642

January 13, 2022

«AddressBlock»

Subject: **Neighborhood Meeting**  
Land Division – 4866 N. Alworth Street, Garden City, ID

Dear Property Owner:

In coordination with the owners, Land Solutions will be hosting a neighborhood meeting at the property located at 4866 N. Alworth Street to explain a proposed land division of the property. The application that will be submitted to Garden City for consideration is for a combined Preliminary/Final Plat to divide the property into 2 separate lots. There are currently 2 separate homes on the property, and this division will simply divide the parcel into 2 separate lots, one for each current dwelling.

The neighborhood meeting will be held at the property on Wednesday, January 26, 2022, at 6:00 pm. Please observe proper social distancing and protocols, including good hygiene, staying home if sick, physical distancing of at least 6 feet, etc.

After the applications are submitted to Garden City, public notice will be given and public hearings will be held prior to approvals by the City of the application. The purpose of the neighborhood meeting is to meet directly with the neighbors and explain the proposed division prior to the submittal of the applications to the City.

We look forward to speaking with you at the meeting. If you have any questions or concerns, please feel free to contact me at (208) 288-2040.

Sincerely,

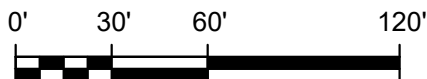
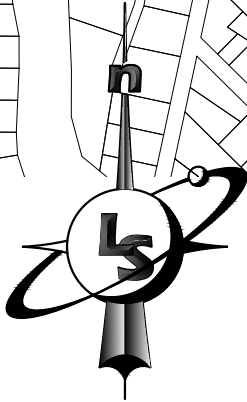
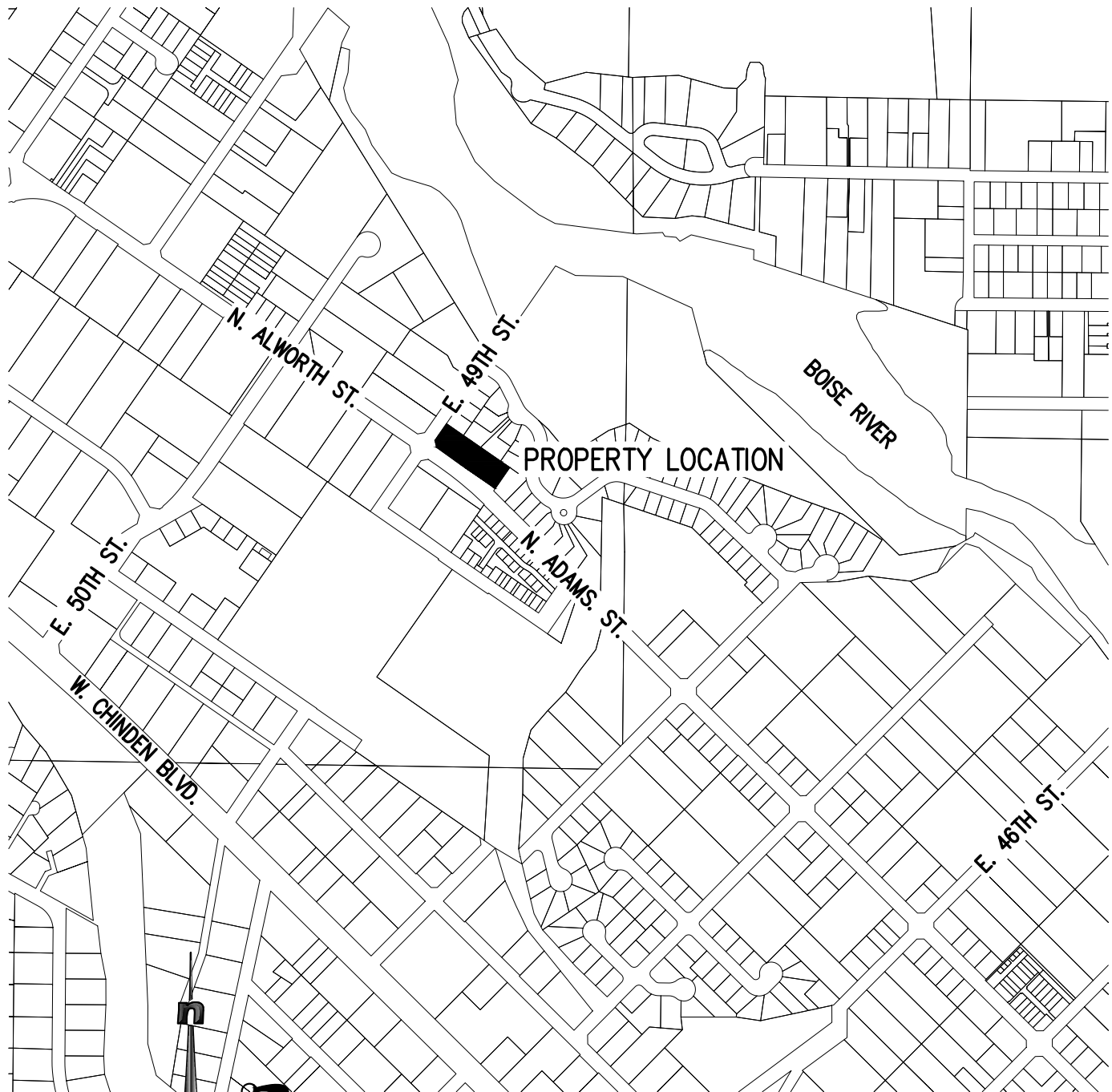
Clint Hansen, PLS  
President  
Land Solutions, PC

[illegible]



# PINEDA PLACE SUBDIVISION

## NEIGHBORHOOD MAP



**LandSolutions**  
Land Surveying and Consulting

231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 (208) 288-2557 fax  
[www.landsolutions.biz](http://www.landsolutions.biz)

JOB NO. 19-116

















December 15, 2022

Garden City  
Development Services Department  
6015 Glenwood Street  
Garden City, ID 83714

Re: Waiver Request – Pineda Place Subdivision CUP

To Whom It May Concern,

We are submitting an application for a Conditional Use Permit for the property at 4866 N. Alworth Street. The property currently exists as one parcel with 2 separate dwellings and 2 separate addresses. The current owners of the property are siblings and have owned the property since 1992 when the property was deeded to them by their mother. They now need to divide the property to reflect each separate address and dwelling accordingly in order to plan for their future separate estates. We have submitted the combined Preliminary and Final Plat application and as part of the conditions we need to submit this Conditional Use Permit application. The owners are not proposing any changes to the use of the property, or the configuration of the dwellings, or any new construction. This is simply an application to divide the property into 2 equitable lots for the owners dwellings.

Due to the nature of the application and proposed division, the owners request a waiver on the following items that are typically required for a subdivision where new use, construction, and/or improvements are being proposed. These items are not applicable to the proposed division, and are very burdensome and cost prohibitive for the owners to have to complete for the division-

- Fire Flow / Ability to Serve
- Irrigation / Ditch Company Authorization Letter
- Landscape Plan
- Schematic Drawings
- Structural Documentation

Also, the owner has spoken with Joe Canning about the possible requirement of pressurized irrigation, and he has indicated that it is not required. He stated that it is not required because it is cost prohibitive and there are other means of watering, both of which are qualifications for a waiver.

Please don't hesitate to email or call me if you have any questions regarding this waiver request.

Sincerely,

A handwritten signature in blue ink, appearing to read "CH", with a horizontal line extending to the right.

Clint Hansen, PLS  
President  
Land Solutions, PC