



DESIGN REVIEW

Permit info: DSRFY2023-0004

Application Date: 5/22/2023 Rec'd by: KC

FOR OFFICE USE ONLY

6015 Glenwood Street • Garden City, ID 83714 • 208.472.2921

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

APPLICANT	PROPERTY OWNER
Name: ARIAH ORR	Name: JAMES MOSIER
Company: EVSTUDIO	Company: GARDEN CITY WILLOW REED, LLC
Address: 725 E 2ND STREET	Address: 2027 HARPER AVE
City: MERIDIAN	City: HERMOSA BEACH
State: ID Zip: 83642	State: CA Zip: 90254
Tel.: 208.884.2824 X1022	Tel.:
E-mail: ARIAH.ORR@EVSTUDIO.COM	E-mail: JMOOSIER@GROVEVENTURERE.COM

PROPERTY AND DESIGN INFORMATION

This application is a request to: Construct New Addition Subdivision

Site Address: 3929 N REED ST

Subdivision Name: FAIRVIEW ACRES SUB NO 7	Lot: 3-6	Block: 1
Tax Parcel Number: R2734560040	Zoning: R-3	Total Acres: 1.0
Proposed Use: MULTI-FAMILY	Floodplain: <input checked="" type="checkbox"/> 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?

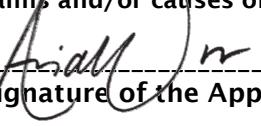
Community Interaction: How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

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.

 5.22.23
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"/> Affidavit of Legal Interest
<input checked="" type="checkbox"/> Neighborhood Map	<input type="checkbox"/> Sustainability Checklist * <i>if applicable</i>
<input checked="" type="checkbox"/> Site Plan	
<input checked="" type="checkbox"/> Landscape Plan	
<input checked="" type="checkbox"/> Schematic Drawing	
<input checked="" type="checkbox"/> Lighting Plan	
<input checked="" type="checkbox"/> Topographic Survey	
<input checked="" type="checkbox"/> Grading Plan	
<input checked="" type="checkbox"/> Will Serve Letter **If required, must submit a Fire Flow Request	
<input checked="" type="checkbox"/> Ada County Approved Addresses	
<input checked="" type="checkbox"/> Waiver Request of Application Materials	



PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application
- 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 1/2" 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.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art, exterior site furniture, exterior lighting, signage

INFORMATION REQUIRED ON LANDSCAPE PLAN:

- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Locations and dimensions of open space and proposed storm water systems

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):

- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filling
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color
- Sample materials (as determined by the staff)

INFORMATION REQUIRED ON LIGHTING PLAN:

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- Location of municipal street lights

INFORMATION FOR TOPOGRAPHIC SURVEY:

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

INFORMATION REQUIRED ON GRADING PLAN:

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surface
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

INFORMATION REQUIRED MASTER SIGN PLAN:

***Required for developments of two or more buildings:**

- Location, elevations, and materials of proposed signage

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:

***Required if irrigation canal/irrigation ditch runs through property or along property lines:**

- Letter from company indicating approval

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.



ABILITY TO SERVE REQUEST

Permit info: _____

Application Date: _____ Rec'd by: _____

FOR OFFICE USE ONLY

6015 Glenwood Street □ Garden City, Idaho 83714 □ Phone 208/472-2921 □ Fax 208/472-2996

CONTACT INFORMATION:

Company: EVSTUDIO Name: ARIAH ORR E-mail: ARIAH.ORR@EVSTUDIO.COM
 Address: 725 E 2ND STREET City MERIDIAN State ID Zip: 83642
 Office Phone: 208.884.2824 X1022 Cell: _____ Fax: _____

SITE INFORMATION

Project Description 33 MULTI-FAMILY UNITS (2 BUILDINGS)

Project Street # 3929 Street Name: N REED ST

Subdivision: FAIRVIEW ACRES SUB NO 7 Lot: 3-6 Block: 1 Parcel #: R2734560040

Number of Units 33

Water Service Connection: 5/8" 1" 1.5" 2" 3" 4" 6" N/A

Sewer Connection Y X N _____

Fire Suppression Service Connection to City Main: 4" Sprinkler 6" Sprinkler 8" Sprinkler
Hydrant

FOR NEW COMMERCIAL / TI COMMERCIAL PROJECTS ONLY

Fixtures:	Number of Existing	Number of New	Fixtures:	Number of Existing	Number of New	Restaurants
Bathtub or Combination Bath/Shower			Sinks/Bar			Please provide square footage area for all seating:
3/4" Bathtub Fill Valve			Sinks/Clinic Faucet			
Bidet			Sinks/Clinic Flushometer Valve with or without faucet			Indoor
Clothes washer			Sinks/Special Purpose 1-1/2"			Outdoor
Dental Unit, cuspidor			Sinks/Special Purpose 2"			Bar
Dishwasher, domestic			Sinks/Special Purpose 3"			Banquet
Drinking Fountain or Watercooler			Sinks/Kitchen, domestic			Other
Food-Waste-Grinder, commercial			Sinks/Laundry			
Floor Drain			Sinks/Service or Mop Basin			
Hose Bibb			Sinks/Washup, each set of faucets			
Hose Bibb, each additional			Sinks/Service, flushing rim 3"			
Shower, single-head trap			Washfountain			
Multi-head, each additional			Urinal, 1.0 GPF or greater than 1.0 GPF			
Lavatory			Washfountain, circular spray			
Lavatory, in sets of two or three			Water Closet, 1.6 GPF Gravity Tank/Flushometer			
Lawn Sprinkler, each head			Tank/Flushometer Valve			
			Water Closet, greater than 1.6 GPF Gravity			
			Tank/Flushometer Valve			

The applicant is responsible to **submit 2 copies and a digital copy** of the following information for Ability To Serve Letter:

1. Fire system description & copy of approval from fire department.
2. Site plan
3. Sewer line connection or addition description-detail.
4. Fire Flow Letter

The submittal of the above information does not guarantee that an "Ability to Serve" letter will be issued. Public Works shall conduct a review of the submitted information. There may be a request for additional information as necessary. Please contact Garden City Public Works with further questions.

Applicants Signature: Ariah Orr

DATE: 5.22.23



Planning & Zoning Services
City Hall
6015 N Glenwood St
Garden City, ID 83714

RE: 3929 N Reed St Multi-Family Design Review Compliance Statement

To whom it may concern,

It is our belief that the following application for 33 multi-family units, located at 3929 N Reed St, is compliant with the standards of review. This proposed application meets the base zoning district regulations, design and development regulations, design provisions for multi-family developments, parking and off street loading provisions, landscaping and tree protection provisions, and open space and amenity requirements as outlined in the city's code. We also believe that this proposed application meets Garden City's Comprehensive Plan.

The proposed application scope includes (2) multi-family buildings. One building will feature the main amenities and leasing office for the development, as well as (25) multi-family units, a mixture of 1-bedroom and 2-bedroom units. The other building will feature (8) 1-bedroom units, with some units having a small office space for potential live-work units. Both buildings will be 3-stories, with first level tandem parking. All parking will be assigned by the property manager by unit. Each unit will also have an outdoor patio or balcony. The main amenities for this development include: enclosed bike storage, a walking trail along the south property line that will tie into the Boise Greenbelt and the proposed access through 3900 N Reed St., enclosed kayak/paddleboard storage, a dog wash station, and a leasing office.

This property is located in the mixed-use residential future land use designation and is also located within a neighborhood/destination activity node. With this project being multi-family with possible live/work units, this project fits within the future land use designation assigned by the city. This project would also meet the intent of creating a premier destination place to live, work, and recreate. Since the project is near the Greenbelt, the development aims to support that as an amenity to the residents by including enclosed kayak/paddleboard/bike storage, an amenity that is much lacking in multi-family developments. This connection also supports the city's goal of creating connections and access to the river.

Improving the city image will also be accomplished by this project, as it will be adding new buildings that add diversity, both in unit types and aesthetics, to the ever changing Reed St. The Swedish Farmhouse style of the development brings diversity to the modern developments that are currently under construction or will be soon constructed. This project is a high-quality design with good vehicular connection, both with Reed St and the neighboring property to the north. A proposed vehicle connection to the northern property will significantly enhance circulation for both properties.

This development proposes a large walking trail and open green space to the south as an amenity to residents, but also encourages pedestrian connection with neighboring properties. This trail will connect to the property to the southwest for that very purpose, allowing other neighbors to have more direct access to the Greenbelt.

This project supports one of the most important goals of the city: focusing on the river. This not only goes in the provided amenities, but also in the design of the amenities themselves. The front façade facing Reed St has large storefronts that highlight the kayak and paddleboard storage, bringing color, vibrancy, and life to the front façade. The walking trail is also designed to mimic the flowing of a river.

Overall, this development is intended to be a place for residents to live, work and have good access to recreation elements the city has to offer. The project also creates pedestrian and bicycle friendly connections within the community while also promoting quality design and architecturally interesting buildings. This project also bring more diversity in housing to an ever-changing community.

It is our belief that we comply with the standards for review for our proposed project. Please contact me with any questions or concerns.

Respectfully,



Ariah Orr, AIT
Architectural Project Designer/Residential Studio Lead
EVstudio
725 E 2nd Street
Meridian, ID 83642
O: 208-884-2824 x1022 | D: 720-414-2835
E: ariah.orr@evstudio.com
W: www.evstudio.com



Planning & Zoning Services
City Hall
6015 N Glenwood St
Garden City, ID 83714

RE: 3929 N Reed St Multi-Family Design Review Waiver Request

To whom it may concern,

We would like to request a waiver for providing Lighting Plans as part of the subject DR submittal. We have not progressed to that stage of the design process and welcome input from the City on lighting.

Please contact me at with any questions or concerns.

Respectfully,

A handwritten signature in black ink that reads "Ariah Orr".

Ariah Orr, AIT
Architectural Project Designer/Residential Studio Lead
EVstudio
725 E 2nd Street
Meridian, ID 83642
O: 208-884-2824 x1022 | D: 720-414-2835
E: ariah.orr@evstudio.com
W: www.evstudio.com

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

S.S.

Subscribed and sworn to (or affirmed) before me on this 19th day of May, Month

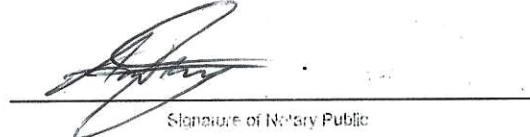
20 23, by James Mosier and

Name of Signer (1)

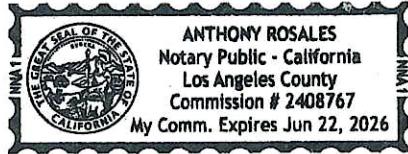
Name of Signer (2)

, proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.



Signature of Notary Public



For other required information (Notary Name, Commission No. etc.)

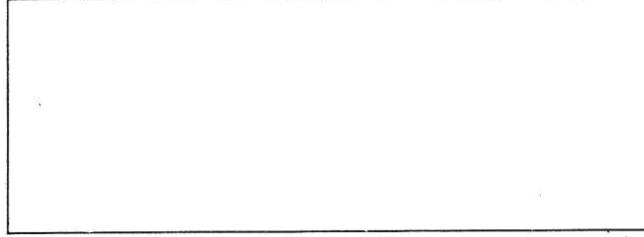
Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of



containing _____ pages, and dated _____

Additional Information	
Method of Affiant Identification	
Proved to me on the basis of satisfactory evidence: <input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)	
Notarial event is detailed in notary journal on: Page # _____ Entry # _____	
Notary contact: _____	
Other	
<input type="checkbox"/> Affiant(s) Thumbprint(s) <input type="checkbox"/> Describe: _____	

ALTA/NSPS LAND TITLE SURVEY FOR
FOR: GARDEN CITY WILLOW LLC
LOTS 3-6, BLOCK 1, FAIRVIEW ACRES SUBDIVISION NO. 7
LOCATED IN THE NE 1/4 SECTION 5,
T. 3 N., R. 2 E., B.M., CITY OF BOISE, ADA COUNTY, IDAHO
2023

Legal Description

LEGAL DESCRIPTION: (FROM TITLE COMMITMENT FILE NO. 689672)

PARCEL B:
 Lots 3, 4, 5 and 6 in Block 1 of Fairview Acres Subdivision No. 7, according to the plat thereof, filed in Book 12 of Plats at Page 698, records of Ada County, Idaho.

EXCEPT:
 That portion of said lots granted to the Village of Garden City for street purposes in that Deed of Right-of-Way, recorded April 15, 1968, as Instrument No. 688019, said parcel being the Northeastly 10.0 feet of said Lots 3, 4, 5 and 6.

AND FURTHER EXCEPT:
 That portion of Lot 6 conveyed to D.M. Hutchings and Hattie M. Hutchings by that Deed, recorded January 5, 1976 as Instrument No. 7600288, said parcel being more particularly described as follows: Beginning at the most Northeastly corner common to Lots 6 and 7 in said Block 1, said point being the REAL POINT OF BEGINNING; thence Southeastly 50 feet to a point; thence Southeastly along a line 135 feet to the Southeastly of and running parallel to the Northwesterly lot line of said Lot 6, a distance of 135 feet to a point; thence Northwesterly along a line lying 135 feet Southwesterly of and running parallel to the Northwesterly line of said Lot 6, a distance of 50 feet to a point in the Northwesterly lot line of said Lot 6; thence along said lot line Northeastly 135 feet to the REAL POINT OF BEGINNING.

EXCEPT from said Hutchings' Parcel, the Northeastly 10 feet, being that portion of said parcel granted to the Village of Garden City in that Deed of Right-of-Way, recorded April 15, 1968, as Instrument No. 688019.

AND FURTHER EXCEPT:
 That portion of Lot 3 conveyed to Francis D. Serjeant and Marrian Serjeant by that Deed recorded March 31, 1972, as Instrument No. 801332, said parcel being more particularly described as follows: The Southeastly 39 feet of said Lot 3, the Southeasterly line of said Parcel lying 39 feet Northwesterly of and running parallel to the Southeasterly Lot line of said Lot 3, EXCEPT from said Serjeant's Parcel, the Northeastly 10 feet, being that portion of said Parcel granted to the Village of Garden City in that Deed of Right-of-Way recorded April 15, 1968, as Instrument No. 688019.

Schedule B II Exceptions
 Title Commitment No. 689672

1 - 10 are General Exceptions. All may pertain to subject parcels but are not survey items.

11. Reservations contained in an instrument
 Document: Corporation Warranty Deed
 Dated: March 25, 1959
 Executed: June 15, 1959
 Instrument No.: 456669 in Book 457 Deeds at Page 48
 As Follows: "...exempting and reserving this conveyance and the premises hereby granted all water rights, pertaining to or connected with the lands hereby conveyed, and all water and water rights and ditches and ditch rights used on said lands or in connection therewith and also all underground water, therefore appropriated or which may be hereafter appropriated at or upon such land or for the creation of such..."
DOES NOT AFFECT SUBJECT PARCEL

12. Reservations contained in an instrument
 Document: Corporation Warranty Deed
 Dated: January 15, 1967
 Executed: Randall Finance Company, a corporation
 Recorded: February 13, 1967
 Instrument No.: 658007
 As Follows: Subject to all existing easements for water, wells, water mains and water pipes used for common purposes and reserving for adjacent owners and/or purchasers the existing rights to the use thereof and access thereto
DOES NOT AFFECT SUBJECT PARCEL

13. Matters disclosed by Record of Survey
 Survey No.: 4005
 Instrument No.: 670320
 As Follows:
 - Thurman Mill Ditch -
DOES NOT AFFECT SUBJECT PARCEL

14. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
 In Favor of: Intermountain Gas Company
 Recorded: September 10, 1971
 Instrument No.: 782253
BLANKET EASEMENT - AFFECTS SUBJECT PARCEL - NOT PLOTTABLE

15. Terms, conditions, and provisions of Stormwater Operations and Maintenance Agreement
 Between: Randy Hoffer and City of Garden City
 Dated: January 8, 2019
 Recorded: January 10, 2019
 Instrument No.: 2019-00244
 Affects: Parcel A
DOES NOT AFFECT SUBJECT PARCEL

16. The Land described in this report or policy shall not be deemed to include any house trailer, mobile home or mobile dwelling on the subject property.
NOT PLOTTABLE

17. A Deed of Trust to secure an indebtedness of \$171,000.00, and any other amounts as therein provided, payable under the terms, conditions, provisions and stipulations thereof.
 Dated: November 13, 2013
 Grantor: Randy Hoffer
 Trustee: Pioneer Title Company of Ada County
 Beneficiary: GJD, Inc., an Idaho corporation
 Recorded: November 13, 2013
 Instrument No.: 11326259
 Affects: Said premises and other lands
MAY AFFECT SUBJECT PARCEL, NOT A SURVEY ITEM

18. A Deed of Trust to secure an indebtedness of \$288,919.57, and any other amounts as therein provided, payable under the terms, conditions, provisions and stipulations thereof.
 Dated: July 13, 2016
 Grantor: Randy Hoffer, a married man, as his sole and separate property
 Trustee: Pioneer Title Company of Ada County
 Beneficiary: GJD, Inc., an Idaho corporation
 Recorded: July 13, 2016
 Instrument No.: 2016-064150
 Affects: Said premises and other lands
DOES NOT AFFECT SUBJECT PARCEL

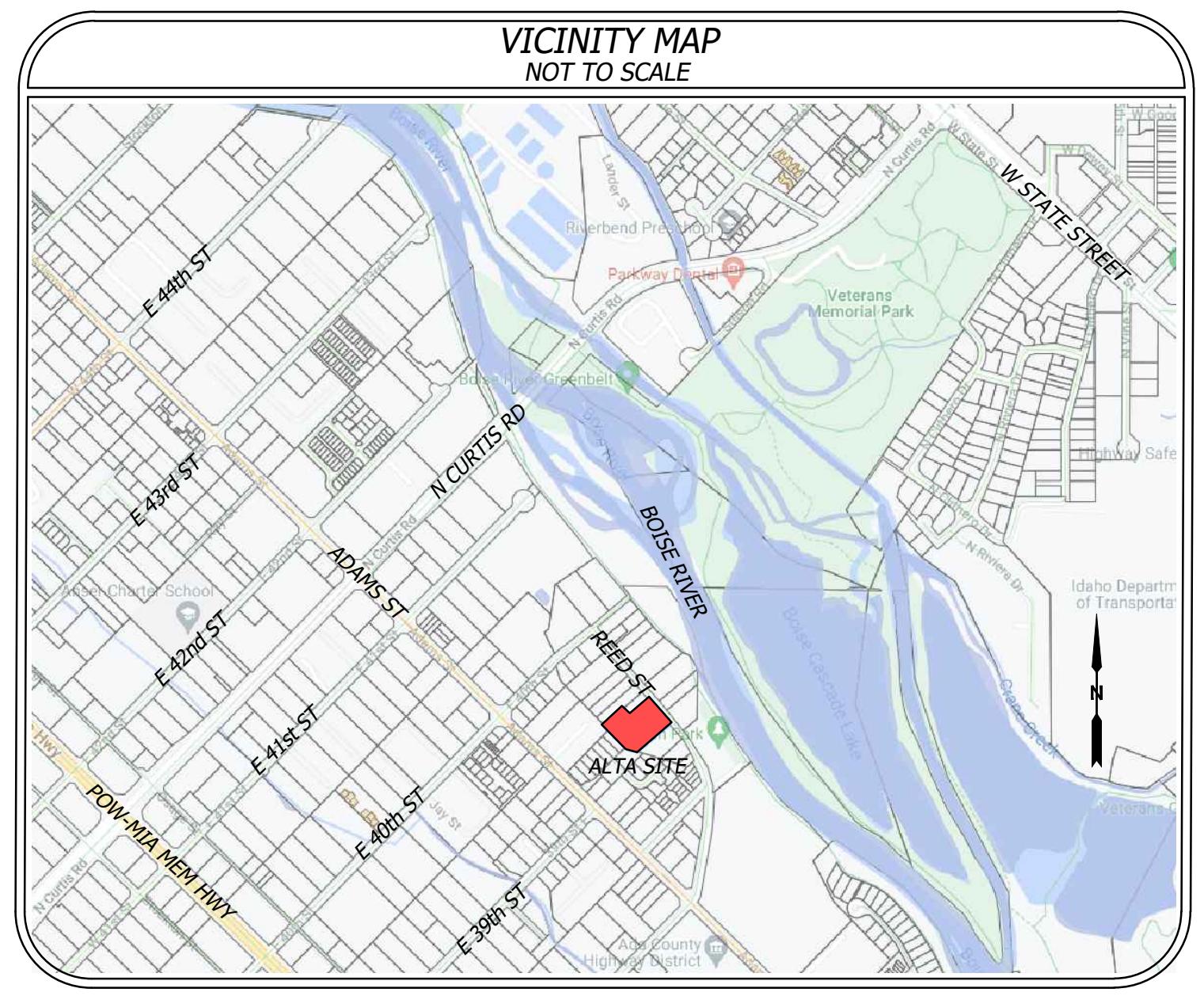
19. A Deed of Trust to secure an indebtedness of \$931,161.77, and any other amounts as therein provided, payable under the terms, conditions, provisions and stipulations thereof.
 Dated: August 23, 2016
 Grantor: Randy Hoffer, a married man, as his sole and separate property
 Trustee: Pioneer Title Company of Ada County
 Beneficiary: GJD, Inc., an Idaho corporation
 Recorded: September 1, 2016
 Instrument No.: 2016-082159
 Re-Recorded: September 28, 2016
 Instrument No.: 2016-092739
 Affects: Said premises and other lands
DOES NOT AFFECT SUBJECT PARCEL

20. A Deed of Trust to secure an indebtedness of \$540,635.00, and any other amounts as therein provided, payable under the terms, conditions, provisions and stipulations thereof.
 Dated: April 20, 2017
 Grantor: Randy Hoffer, a married man as his sole and separate property
 Trustee: Pioneer Title Company of Ada County
 Beneficiary: GJD, Inc.
 Recorded: April 7, 2017
 Instrument No.: 2017-036099
 Re-Recorded: April 24, 2017
 Instrument No.: 2017-03576
 Re-Recorded: October 17, 2017
 Instrument No.: 2017-089797
 Affects: Said premises and other lands
MAY AFFECT SUBJECT PARCEL, NOT A SURVEY ITEM

Items Corresponding to Table A

Items 1, 3, 5, 8, 11(b), 14, 17, and 18

- Some corner monuments were found. Missing monuments were reset as shown.
- See FEMA note hereon.
- Vertical datum is based on GPS Static Survey and an Opus Solution to establish NAVD 88 elevations.
- Substantial features are shown hereon.
- (11(b). The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are shown in the exact location indicated although he does certify that they are located as accurately as possible from information available.
- The intersection of E 40th St. and Reed St. is approximately 440 feet to the NE of subject parcels.
- No evidence of recent right of way changes observed in the course of the survey.
- No offsite platable easements that affect this survey were disclosed to the surveyor nor are any shown on sheet 1.



REVISIONS	No.	BY	DATE	DESCRIPTION	
				OWNER/DEVELOPER:	OWNER/DEVELOPER:
				EV STUDIOS	EV STUDIOS
				725 E. 2ND STREET	725 E. 2ND STREET
				MERIDIAN ID. 83642	MERIDIAN ID. 83642
				PH # (720) 414-2835	PH # (720) 414-2835
				www.sawtoothls.com	www.sawtoothls.com

PROFESSIONAL LAND SURVEYOR
11574
 2/1/23
 JEFF BEAGLEY
 LICENSED SURVEYOR
 STATE OF IDAHO
 11574
 2/1/23
 JEFF BEAGLEY
 LICENSED SURVEYOR
 STATE OF IDAHO

ALTA/NSPS Land Title Survey

for
 Garden City Willow LLC
 SLS Project 122251
 Ada County, ID

Title Commitment File No. 689672
 by Pioneer Title Company
 bearing an effective date of July 8, 2019 at 7:30 A.M.

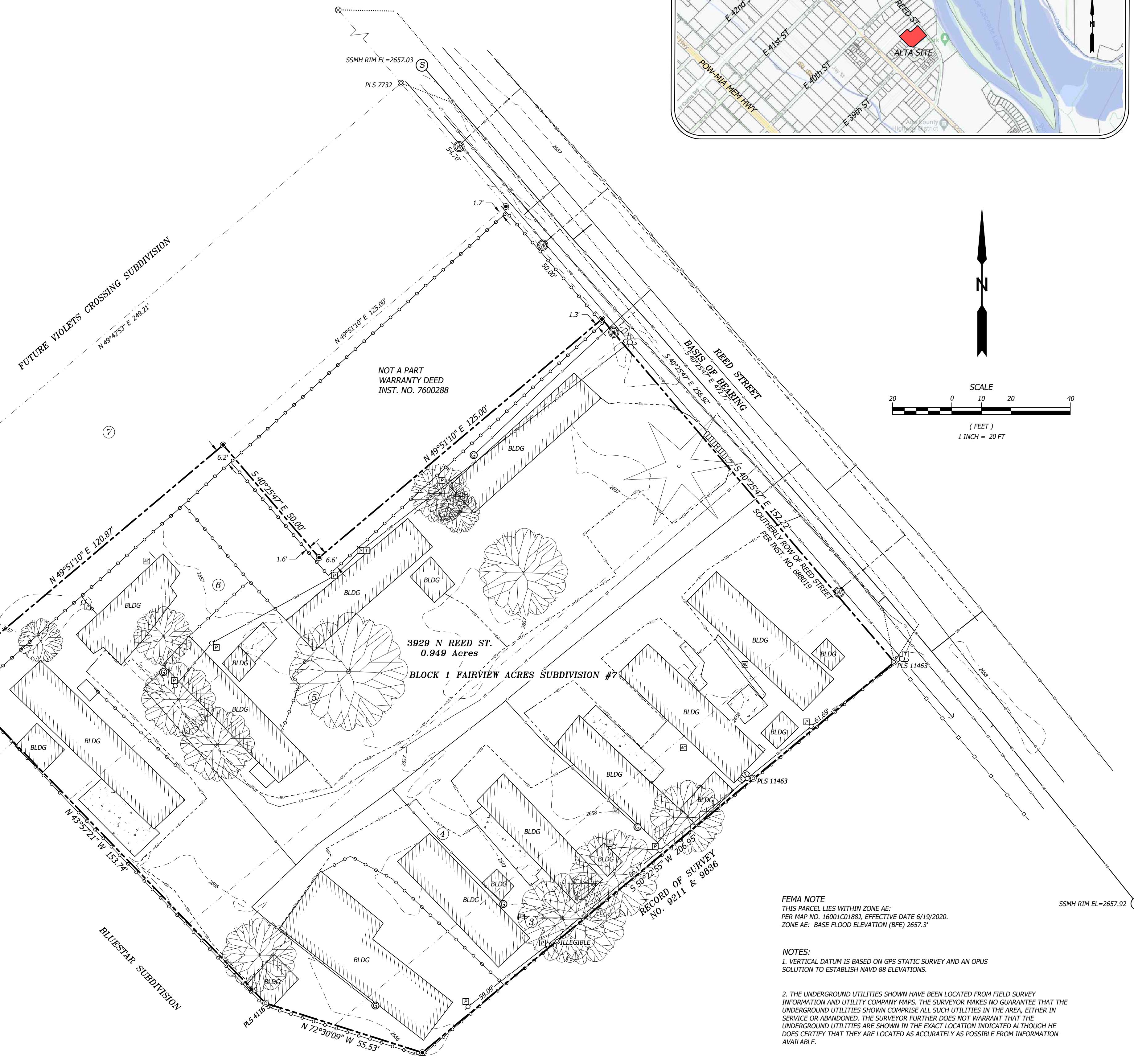
Surveyor's Earthworks LLC, an Idaho Limited Liability Company;
 Old Republic National Title Insurance Company;
 Pioneer Title Company of Ada County;

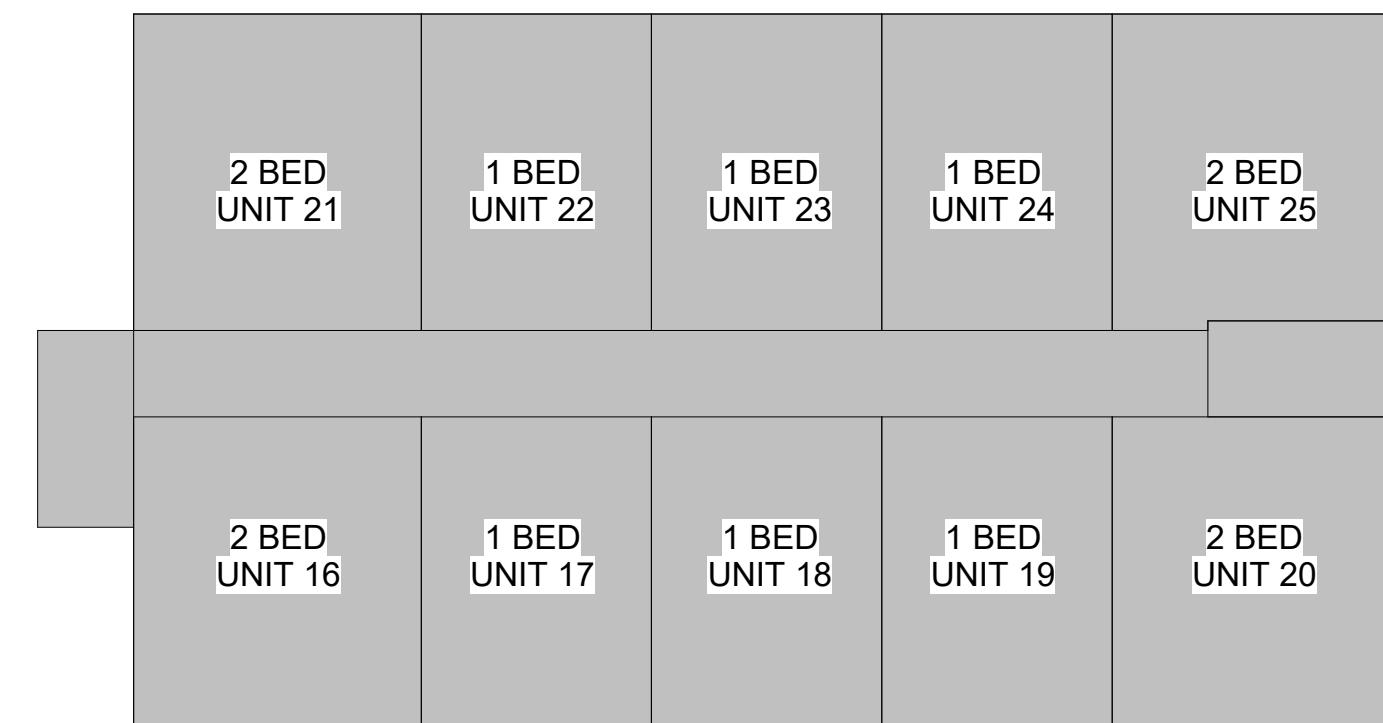
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 5, 8, 11(b), 14, 17, and 18.

The field work was completed on 1/27/2023.

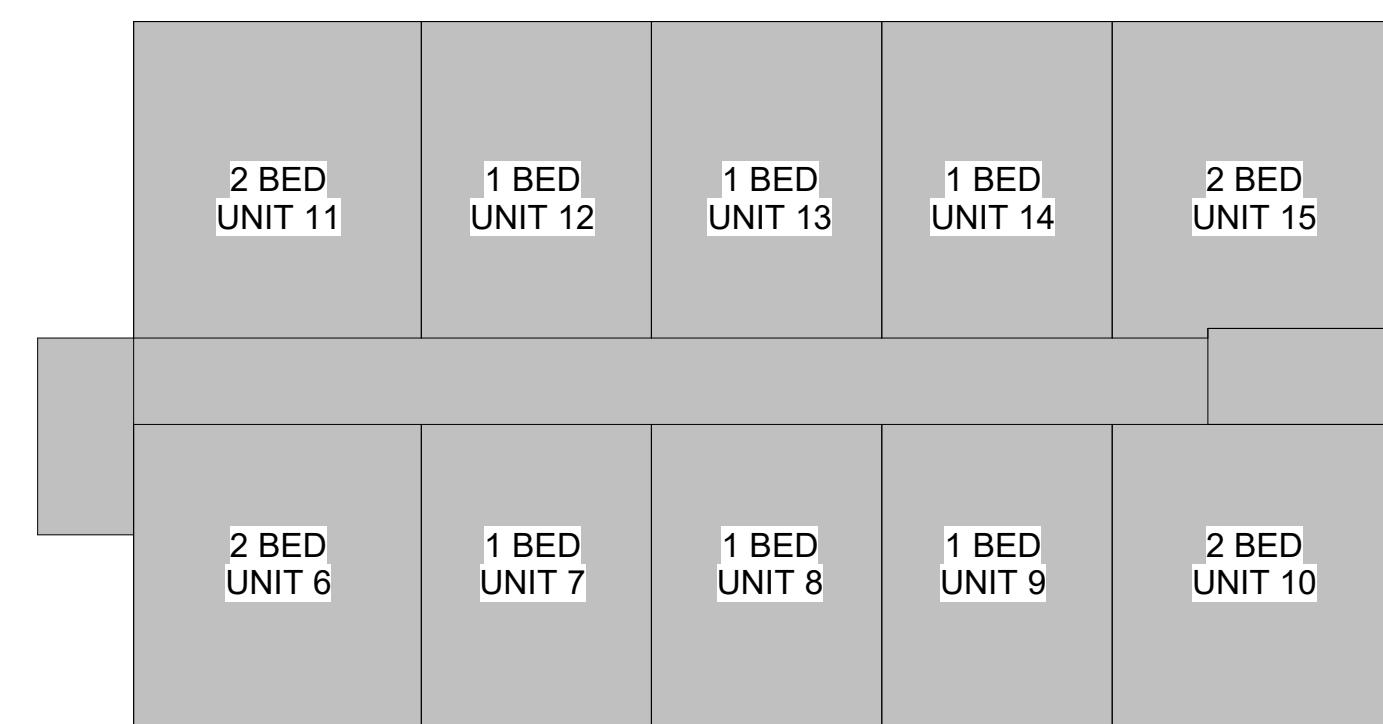
Registered Land Surveyor: Jeff Beagley
 Registered Land Surveyor No. 11574
 In the State of Idaho

Survey Prepared By:
 Sawtooth Land Surveying LLC,
 2030 S. Washington Ave.,
 Emmett, Idaho 83617
 Phone: (208) 398-8104
 Fax: (208) 398-8105

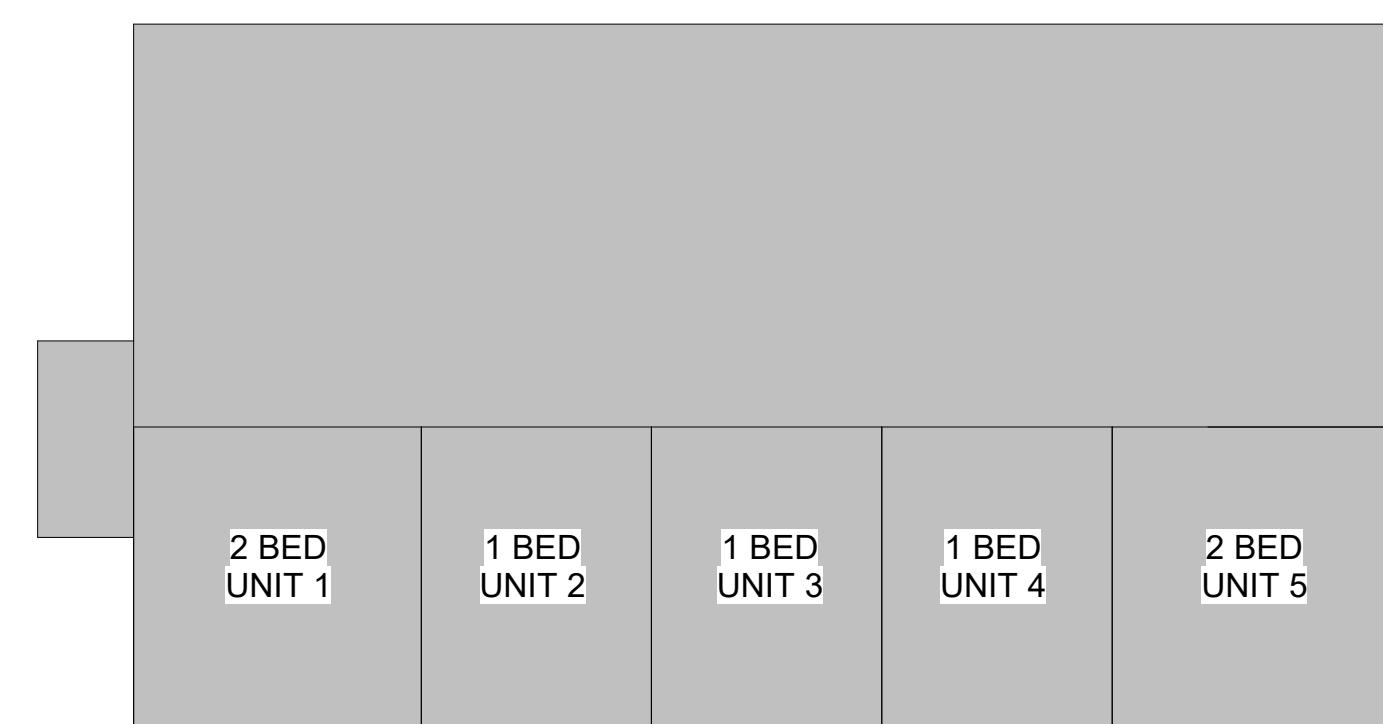




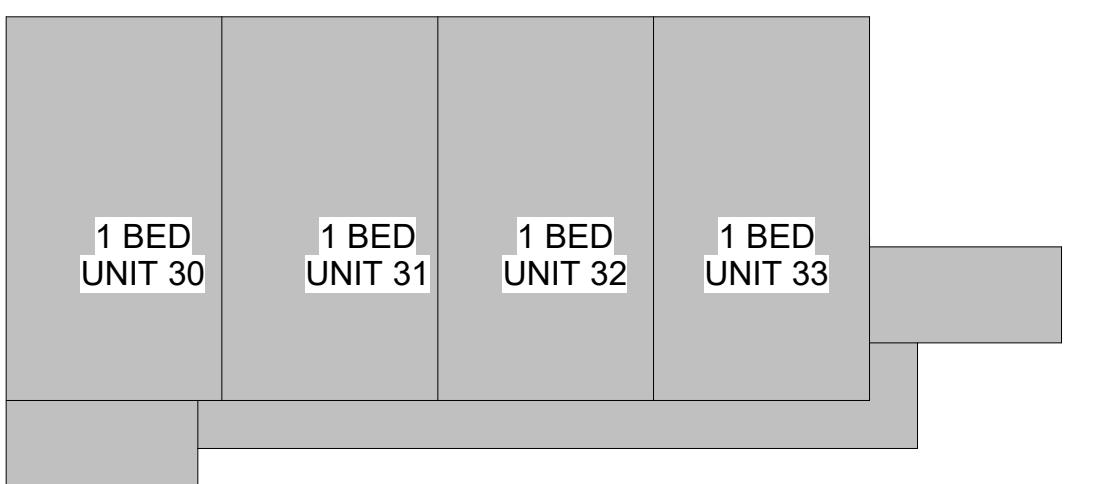
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



THIRD FLOOR

SITE ANALYSIS:

SITE CHARACTERISTICS

ZONING DISTRICT: R-3
TOTAL LOT AREA: 43,560 SF
BUILDING FOOTPRINT: 14,121 SF
TOTAL LANDSCAPE AREA: 9,470 SF
QUANTIFIABLE OPEN SPACE: 9,470 SF

PARKING STALLS:

(REFER TO CODE SECTION)
CALCULATION:
2 BED UNITS = 2 PER UNIT = 10 UNITS X 2 = 20
1 BED UNITS = 1 PER UNIT = 23 UNITS X 1 = 23
GUEST STALLS = 0.5 PER UNIT = 17 GUEST

*EVERY UNIT REQUIRES AT LEAST 1 PARKING STALL TO BE COVERED

REQUIRED STANDARD STALLS: 57
REQUIRED ADA STALLS: 3

	STANDARD	ADA	TOTAL
UNCOVERED:	17	3	20
COVERED:	40		40
OFF-STREET:	1		1
TOTAL:			61 TOTAL PARKING STALLS

BICYCLE PARKING:

CALCULATION: 33 UNITS / 6 PER UNIT = 6 STALLS

REQUIRED STALLS: 6
PROVIDED STALLS: 8



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REVISION: A For Design Review 5.22.23

Schematic Design
DATE: 3.23.23
DRAWN BY: ADO
CHECKED BY: CheckerASSIGNED
PARKING

SK001



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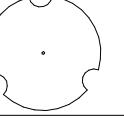
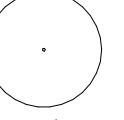
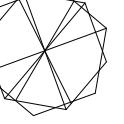
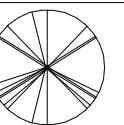
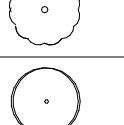
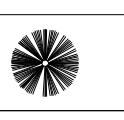
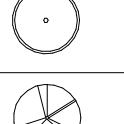
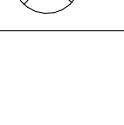
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NEIGHBORHOOD
MAP

SK002

PLANT SCHEDULE						
TREES	BOTANICAL/COMMON NAME	CONT.	CAL.	QTY	NOTES	
	ACER PLATANOIDES 'DEBORAH' / DEBORAH MAPLE	B&B	2"	3	40'H X 30'W, CLASS II	
	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDER	B&B	2"	2	35'H X 25'W, CLASS II	
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B&B	2.5"	5	20'H X 20'W, CLASS I	
	LIQUIDAMBAR STYRACIFLUA ' SLENDER SILHOUETTE' / SLENDER SILHOUETTE SWEETGUM	B&B	2"	14	60'H X 8'W, CLASS II	
SHRUBS	BOTANICAL/COMMON NAME	CONT.		QTY	NOTES	
	AJUGA REPTANS / COMMON BUGLEWEED	#1		QTY	0.75'H X 1'W	
	GAILLARDIA GRANDIFLORA ' ARIZONA RED SHADES' / ARIZONA RED SHADES BLANKETFLOWER	#1		QTY	1'H X 1'W	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	#2		QTY	30"H X 3'W	
	PHYSOCARPUS OPULIFOLIUS 'JEFAM' / AMBER JUBILEE NINEBARK	#5		QTY	6'H X 6'W	
	SYMPHORICARPOS ALBUS / SNOWBERRY	#5		QTY	5'H X 5'W	

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LANDSCAPE PLAN

