



CONDITIONAL USE PERMIT

Permit info: CUPFY2026-0004

Application Date: 1/20/2026

Rec'd by: _____

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: HATCH DESIGN ARCHITECTURE	Name: KIWI ENTERPRISES LLC
Company: HATCH DESIGN ARCHITECTURE	Company:
Address: 200 W 36TH ST	Address: 4708 N FENTON ST.
City: BOISE	City: GARDEN CITY
State: ID Zip: 83714	State: ID Zip: 83714
Tel.: 208-777-7777 (208) 475-3204	Tel.:
E-mail: info@hatchda.com	E-mail:

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

Site Address: 4708 N FENTON ST. GARDEN CITY, ID 83714

Subdivision Name: RANDALL ACRES 04	Lot: 06107	Block: 04
Tax Parcel Number: R7334150751	Zoning: C-2	Total Acres: .538
Proposed Use: 2 CAR GARAGE	Floodplain: YES	<input checked="" type="radio"/> NO

Describe the proposed use:

SEE NARRATIVE

Will you be making changes to the structure(s)?	YES <input type="radio"/> <input checked="" type="radio"/> NO	
If no, will you be changing the occupancies as defined by the IBC?	YES <input type="radio"/> <input checked="" type="radio"/> 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>	X	I will build a new structure
		I will add 25% or more to the floor area of an existing building
		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?

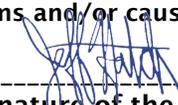
Is the use supported by adequate public facilities or services such as water/sewer, schools, roads, parks, transit, fire protection and police protection?

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

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

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

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.

 01/09/2026 -----
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:

- 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:**
 - 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."



SUSTAINABILITY CHECKLIST

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

Compliance with 8-4G is required for all new non-residential structures, new additions over 5,001 sq. ft. to existing non-residential structures, and all new residential developments over 4 units. This is accomplished through a point system. For more details, consult 8-4G of the Garden City Code.

The following projects are exempt from the requirements of 8-4G:

1. A project that can be certified by a nationally or regionally recognized program for green building construction and/or development.
2. A residential or non-residential development that will be:
 - a. Built to the maximum density or a floor area ratio of 1.0;
 - b. Located on a site that was previously developed with at least 50% site coverage;
 - c. Located within ¼ mile of a residential zone with an average density of (10) unites per acres net;
 - d. Located within ¼ mile walking distance of at least two of the following basic services:
 - i. Restaurant
 - ii. Church or Place of Religious Worship
 - iii. Food Store
 - iv. Day Care
 - v. Dry Cleaning Establishment
 - vi. Personal or Professional Services
 - vii. Health Care and Social Services
 - viii. Post Office
 - ix. School
 - x. Health Club
3. A mixed use project in compliance with the requirements as set forth in Article 8-3G of this title.

Place a "x" next to the development that applies to your project.

X	Type of Development	Points required
	New residential development over 4 units	6 pts. per unit
X	New Non-residential development: 5,000 sq. ft. or less	12 pts.
	New Non-residential development: 5,001 – 15,000 sq. ft.	18 pts.
	New Non-residential development: 15,001 – 30,000 sq. ft.	24 pts.
	New Non-residential development: Over 30,000 sq. ft.	32 pts.
	Non-residential additions: 5,001 – 15,000 sq. ft.	12
	Non-residential additions: 15,001 – 30,000 sq. ft.	18
	Non-residential additions: Over 30,000 sq. ft.	24 pts

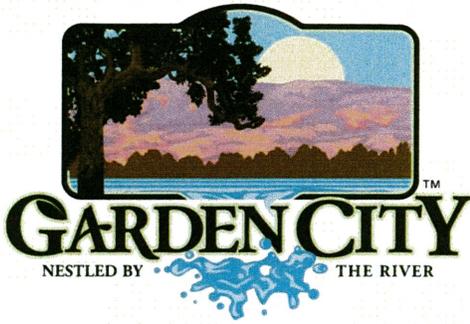
Using the checklist below, place an "x" next to the sustainable criteria utilized in the project. Usage of each criteria will need to be shown on the site plan and/or landscaping plan or other appropriate plan. Failure to meet the requirements of 8-4G may result in the denial of the project.

X	Sustainable Criteria	Development Type	Points
X	Project located within ¼ walking distance of one or more stops of a TOD or established public transit line usable by building occupants	ALL	4
	Shower and changing facilities for employees who may walk or bike to work are provided	Non-residential	2
	A board or computer is located in a public space that provides the following information for both employees and customers A. Information on carpooling programs B. Transit trip planning assistance C. Transit Maps D. Maps of preferred bike routes and the location(s) of secure bicycle parking, lockers and showers, if provided	Non-residential	1
	Employees are provided at no cost membership in a car-share or van-pool program in which (1) the contract is for at least 2 years, and (2) preferred parking is provided for shared parking, and (3) it is demonstrated that these cars are capable of servicing 5% of the employees	Non-residential	1
	Incentives are provided for employees who carpool or use alternative transportation to get to work. Potential incentives may include guaranteed ride home programs, preferred parking, or transit pass subsidies.	Non-residential	1
	Bike parking is provided that exceeds the standard set forth in Section XX of this code	Non-residential	2
X	Pedestrian pathway or bike trails are dedicated for public use		4
	An easily accessible area is provided that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals	ALL	1
	In re-construction of existing sites, at least fifty (50) percent of non-hazardous construction and demolition debris is recycled and/or salvaged	ALL	3
	At least fifty (50) percent (based on surface area) of the existing building structure is incorporated or reused in the new structure.	ALL	2
	A minimum of fifty (50) percent of the parking spaces is provided under cover, including under deck or under roof.	Non-residential	3
	Parking is provided underground or below, habitable space.	Non-residential; multi-family residential	1 per two spaces

	Any combination of the following for fifty (50) percent of the side hardscape including roads, sidewalks, courtyards, and parking lots is provided: A. Shade (within 5 years of occupancy) B. Paving materials with a Solar Reflectance Index (SRI) of at least 29 C. Open grid pavement system	Non-residential; multi-family residential	3
	A vegetated roof for at least fifty (50) percent of the roof area is provided	ALL	3
	Use of alternate sources of energy		
	Solar collectors are an allowed structure in the CC&R's	Residential	2
	Only captured rain water, recycled wastewater, recycled gray water, or water treated is used for non-potable uses for irrigation	ALL	4
	Landscaping is provided that does not require permanent irrigation systems. Temporary irrigation systems used for plan establishment are allowed only if removed within one year of installation	ALL	3
X	If irrigation is provided, a drip irrigation system is used.	ALL	2
	Alternative surfaces (e.g., vegetated roofs, pervious pavement or grid pavers) and nonstructural techniques (e.g., rain gardens, vegetated swales, disconnection of imperviousness, rainwater recycling) are used to reduce imperviousness and promote infiltration thereby reducing pollutant loadings	ALL	3
	Storm water volumes generated from the site are reused for non-potable uses such as landscape irrigation, toilet and urinal flushing and custodial uses.	ALL	3
	A storm water infiltration and retention system is provided on the site.	ALL	1
	Vegetated open space areas are provided adjacent to the building that is equal to the building footprint	Non-residential	2
	The project design restores surface water systems, including streams and wetlands.	ALL	4
	The project design retains all trees on the site that are four (4) inch caliper or greater in size.	ALL	3
X	The development footprint is located in the footprint of a previous building or impervious surface area.	ALL	2
	Land is dedicated for conservation of habitat or wetlands	ALL	4
	An area of ten (10) percent of the project site is dedicated for community gardens.	ALL	3
	A minimum of one acres of land is dedicated for permanent agriculture use.	ALL	4

Total Points Required for Project: 12

Total Points From Checklist 12



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

Property Owner Permission (Affidavit of Legal Interest)

State of Idaho)
)SS
County of Ada)

I, Hamish Bell, 2785 N BOGUS BASIN RD.
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)
BOISE, IDAHO 83702
City State and Zip

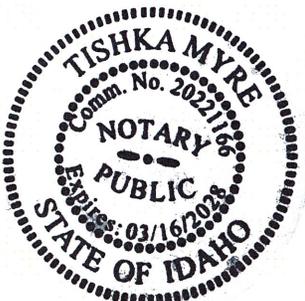
Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to DALE STRUBLE,
Name of Applicant
to submit the accompanying application pertaining to 4708 FENTON ST.,
Address of Property Subject to this Affidavit
Garden City Idaho, 83714 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.
4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this 29th day of OCTOBER, 2025.

Hamish Bell HAMISH BELL
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.



Tishka Myre
Notary Public for Idaho

Residing at: 2785 N Bogus Basin Rd, Boise, ID

My Commission expires 03.16.28



**HATCH
DESIGN
ARCHITECTURE**

200 w. 36th st., boise, idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

January 09, 2026

Compliance Statement and Statement of Intent

Planning & Zoning
Garden City
6015 Glenwood St.
Garden City, Idaho 83714

RE: **Fenton Garage**
Located at: 4708 N Fenton St, Garden City, ID 83714
Parcel Nos.: R7334150751

Dear Planning Staff,

This proposed project consists of one parcel R7334150751. It is primarily located at 4708 N Fenton St and E 47th St. The proposed project consists of a new two car garage on the property. The scope of the project includes a new 2,000 sf two car garage and 6' privacy fence on the site's .54 acre lot. The existing single-family home located along Fenton and the fence is to remain. The project will be designed to meet the requirements set forth in section 8-4C of the Garden City Municipal Code.

The fence is proposed with a 10' setback from the new and proposed sidewalk to provide ample landscaping space and to ensure it does not impede on pedestrians. The proposed use of the property will not add significant noxious uses, noise or vibration to the surrounding area.

Please contact our office with any questions you may have in reviewing the application materials.
Sincerely,

Jeff Hatch, AIA LEED AP
Hatch Design Architecture



**HATCH
DESIGN
ARCHITECTURE**

200 w. 36th st., boise, idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

January 09, 2026

Conditional Use Permit Narrative

Planning & Zoning
Garden City
6015 Glenwood St.
Garden City, Idaho 83714

RE: **Fenton Garage**
Located at: 4708 N Fenton St, Garden City, ID 83714
Parcel Nos.: R7334150751

Dear Planning Staff,

Overview:

This proposed project consists of one parcel R7334150751. It is primarily located at 4708 N Fenton St and E 47th St. The scope of the project includes a new 2,000 sf two car garage and 6' privacy fence on the site's .54 acre lot. The existing single-family home located along Fenton and the fence is to remain. The project will be designed to meet the requirements set forth in section 8-4C of the Garden City Municipal Code.

Objectives:

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

It is appropriate as it the lot already has a residential dwelling unit on it and it is neighbors other Residential Housing. C-2 allows for some mixed use.

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

The scope of work will be supported by all of these services. Water and sewer is not applicable for the garage as there are no fixtures, but the irrigation will be supported.

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

The scope of work will not create a health safety or welfare risk to the community.

- 4. How does the use support the goals of the Comprehensive Plan?**

The scope of work does not negatively impact the city in any way. It creates a new sidewalk with a large landscape buffer to create a safe appealing zone for those walking.



**HATCH
DESIGN
ARCHITECTURE**

200 w. 36th st., boise, idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

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

The lot location is just under .5 mile from the Boise Greenbelt.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP
Hatch Design Architecture



**HATCH
DESIGN
ARCHITECTURE**

200 w. 36th st., boise, idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

CUP Waiver Request of Application Materials

January 09, 2026
Planning & Zoning
Garden City
6015 Glenwood St.
Garden City, Idaho 83714

RE: **Conditional Use Permit – Fenton Garage**
Located at: 4708 N Fenton St, Garden City ID 83714
Parcel Nos.: R7334150751

Dear Garden City Staff Planning & Zoning,

Below is a list of the application materials we are requesting to be waived at the Design Review application, which will be provided in the Final Plat Application:

1. Structural Documentation

Please contact our office with any questions you may have in reviewing the application materials.
Sincerely,

Jeff Hatch, AIA LEED AP
Hatch Design Architecture



**HATCH
DESIGN
ARCHITECTURE**

200 w. 36th st., boise, idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

Design Review Waiver Request of Application Materials

January 09, 2026
Planning & Zoning
Garden City
6015 Glenwood St.
Garden City, Idaho 83714

RE: **Conditional Use Permit – Fenton Garage**
Located at: 4708 N Fenton St, Garden City ID 83714
Parcel Nos.: R7334150751

Dear Garden City Staff Planning & Zoning,

Below is a list of the application materials we are requesting to be waived at the Design Review application, which will be provided in the Final Plat Application:

1. Topographic Survey
2. Grading Plan

Please contact our office with any questions you may have in reviewing the application materials.
Sincerely,

Jeff Hatch, AIA LEED AP
Hatch Design Architecture

Parcel: **R7334150751**

Year: 2026 ▼

Parcel Status: **Active**

Property Details

Primary Owner: KIWI ENTERPRISES LLC

Address: 4708 N FENTON ST GARDEN CITY, ID 837140000

Instrument #: 2021078443

Subdivision: RANDALL ACRES SUB NO 04

Assessor ID: LOTS 06/07 BLK 04 RANDALL ACRES SUB NO 04

Township/Range/Section: 4N2E31

Land Group Type: SUB

Zone Code: C-2

Total Acres: 0.538

Tax Code Area: 06

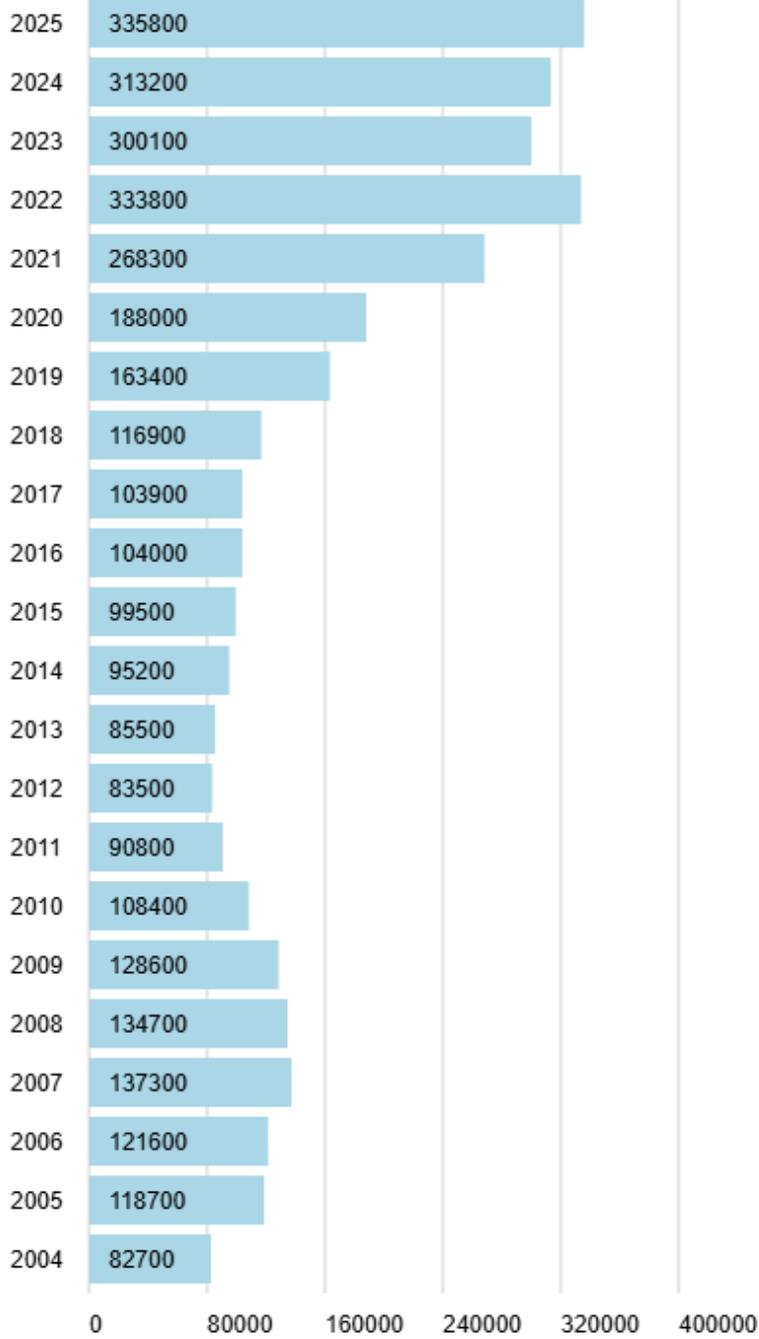


Valuation

Valuation Details

Roll	State Category Code	Acreage	Assessed Value	Valuation Method	Code Area
Property	200	0.538	190900	MARKET	06
Property	410	0.000	144900	COST	06

Valuation History by Year



Tax Districts

Tax District	Levy	Description	Phone
1	0.001544150	ADA COUNTY	2082877000
3	0.000084684	EMERGENCY MEDICAL	2082872975
6	0.000495404	ADA COUNTY HIGHWAY DIST	2083876100
7	0.002796979	SCHOOL DISTRICT NO. 1	2084722607
16	0.001948532	GARDEN CITY	2084722907
26	0.001607290	N ADA CO FIRE & RESCUE	2083750906
43	0.000015041	MOSQUITO ABATEMENT	2085774646
100	0.000085194	COLLEGE OF WESTERN IDAHO	2085623291

Total Levy: 0.008577274

Note: The current year levies are estimated using the previous year, they will be updated when the districts set them in October.

Taxes

Year	Total Taxes	Taxes Paid	Taxes Due	Delinquent	Tax Data Current as of
2025	2932.44	-2932.44	0.00	No	1/8/2026
2024	2691.44	-2691.44	0.00	No	1/8/2026
2023	2724.64	-2724.64	0.00	No	1/8/2026
2022	2808.36	-2808.36	0.00	No	1/8/2026
2021	2879.86	-2879.86	0.00	No	1/8/2026
2020	2195.94	-2195.94	0.00	No	1/8/2026
2019	2184.56	-2184.56	0.00	No	1/8/2026
2018	837.40	-837.40	0.00	No	1/8/2026
2017	769.42	-769.42	0.00	No	1/8/2026
2016	795.66	-795.66	0.00	No	1/8/2026
2015	778.88	-778.88	0.00	No	1/8/2026

"Total Taxes" is the full annual property tax charge and may not reflect any certifications, special assessments, adjustments, or fees.

"Taxes Paid" includes payments made by the taxpayer or on their behalf, such as payments by mortgage servicers and the State of Idaho for the Property Tax Reduction Program (circuit breaker), Veteran's Property Tax Reduction Program, and the Homeowner's Tax Relief credit.

"Taxes Due" includes all taxes owing for the first and second half installments. If the first half is paid timely, the second half is due by June 20.

Please refer to your tax bill or contact the Treasurer's Office for information about taxes due and due dates. You can find your most recent tax bill and contact information for the Treasurer's Office at adacounty.id.gov/treasurer (<https://adacounty.id.gov/treasurer/>).

*Interest accrues daily on delinquencies. Please call the Ada County Treasurer's Office at [\(208\) 287-6800](tel:2082876800) (<tel:2082876800>) for the total amount due with interest calculated to date of payment.

For Tax inquires please contact the [Treasurer \(https://adacounty.id.gov/treasurer/\)](https://adacounty.id.gov/treasurer/) at [\(208\) 287-6800](tel:2082876800) (<tel:2082876800>).

Characteristics

Land

Characteristic	Value
Residential Acres	0.538
Commercial Acres	0.000
Other Acres	0.000
Street	Asphalt/Concrete
Sidewalks	No
Curb-gutters	No
Corner	No

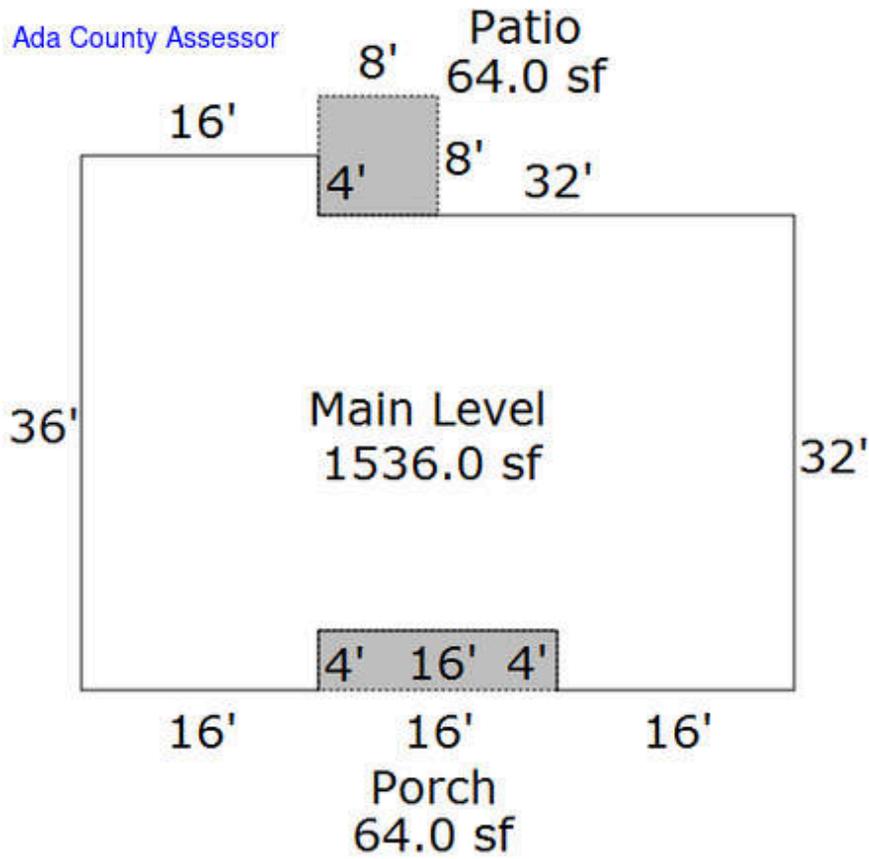
Residential

Characteristic	Value
Year Built	1951
Year Remodel	N/A
Dwelling Type	Single Family
Number of Bedrooms	3
Number of Bathrooms	1.00
Number of Fireplaces	1

Characteristic	Value
Air Conditioning	No
Car Storage Sq Ft #1	132
Car Storage Sq Ft #2	0
General Purpose Building Sq Ft	1320
Porch Sq Ft	0
Deck Sq Ft	0
Deck Covered	No
Patio Sq Ft	64
Patio Covered	No
Pool Sq Ft	0
Total Sq Ft	1536
Main Floor Sq Ft	1536
Upper Floor Sq Ft	0
Finished Lower Floor Sq Ft	0
Unfinished Lower Floor Sq Ft	0
Finished Basement Floor Sq Ft	0
Unfinished Basement Floor Sq Ft	0
Finished Attic Sq Ft	0
Unfinished Attic Sq Ft	0

Sketch

Ada County Assessor



**Drawn from Packet
R7334150751**

Ada County appraisers follow American National Standards Institute (ANSI) building measurement standards for square footage calculations. This information is to be used ONLY for reference purposes and Ada County is not responsible for any inaccuracies. If you have questions concerning the accuracy, please use the Help option in the Menu at the top of this screen.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Grade Light Level	+	0.4 fc	8.1 fc	0.0 fc	N/A	N/A

Luminaire Locations

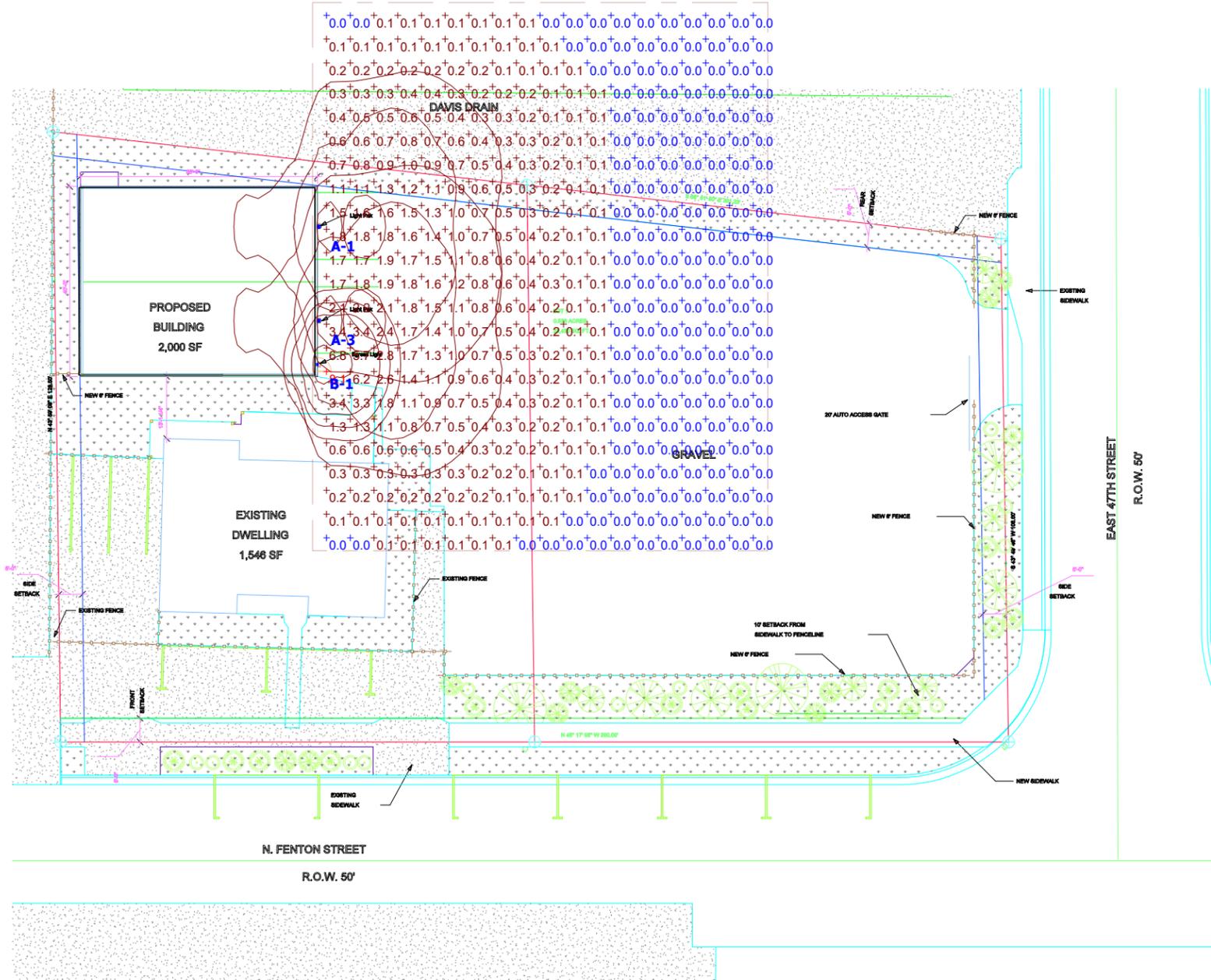
No.	Label	MH
1	A	15.00
3	A	15.00
1	B	8.00

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	A		2	WDGE2 LED P2 30K 70CRI TFTM	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	2127	1	18.9815
	B		1	WDGE1 LED P1 30K 80CRI VF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1161	1	10.0002



South View
Scale - 1" = 30ft



Plan View
Scale - 1" = 30ft

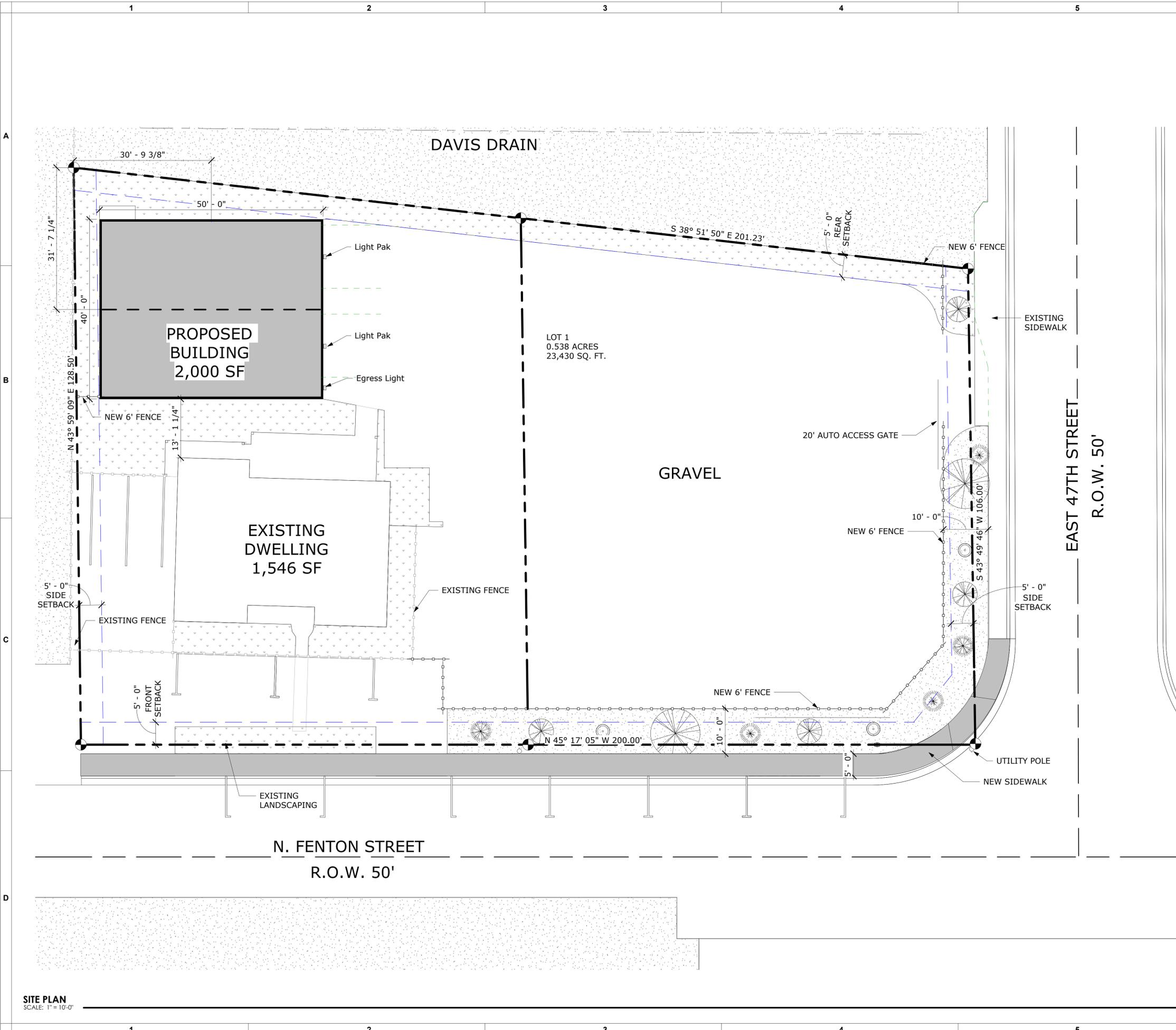
Designer

Date
01/14/2026

Scale
Not to Scale
Drawing No.

Summary

1/16/2026 10:55:28 AM



SITE PLAN
SCALE: 1" = 10'-0"



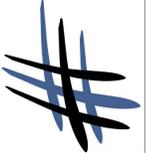
SITE RECAP

TOTAL PARCEL AREA & #:		
LOT 1 R7334150751	0.538 acres	23,430 SF
PROPOSED BUILDING FOOTPRINT		
BUILDING A		2000 SF
TOTAL OVERALL BUILDING AREA:		2000 SF
CITY ZONING: C-2		
SETBACKS:		
FRONT	- 5'-0"	
REAR	- 5'-0"	
SIDES	- 5'-0"	

SITE KEYNOTES

- ALL EXISTING PARKING AND SIDEWALK TO REMAIN
- ALL TRASH RECEPTACLES TO BE STORED IN THE GARAGE AND TAKEN TO THE CURB FOR PICKUP
- SIDEWALK AT CORNER OF 47TH AND FENTON WILL BE ADA COMPLIANT

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 BOISE, IDAHO 83714
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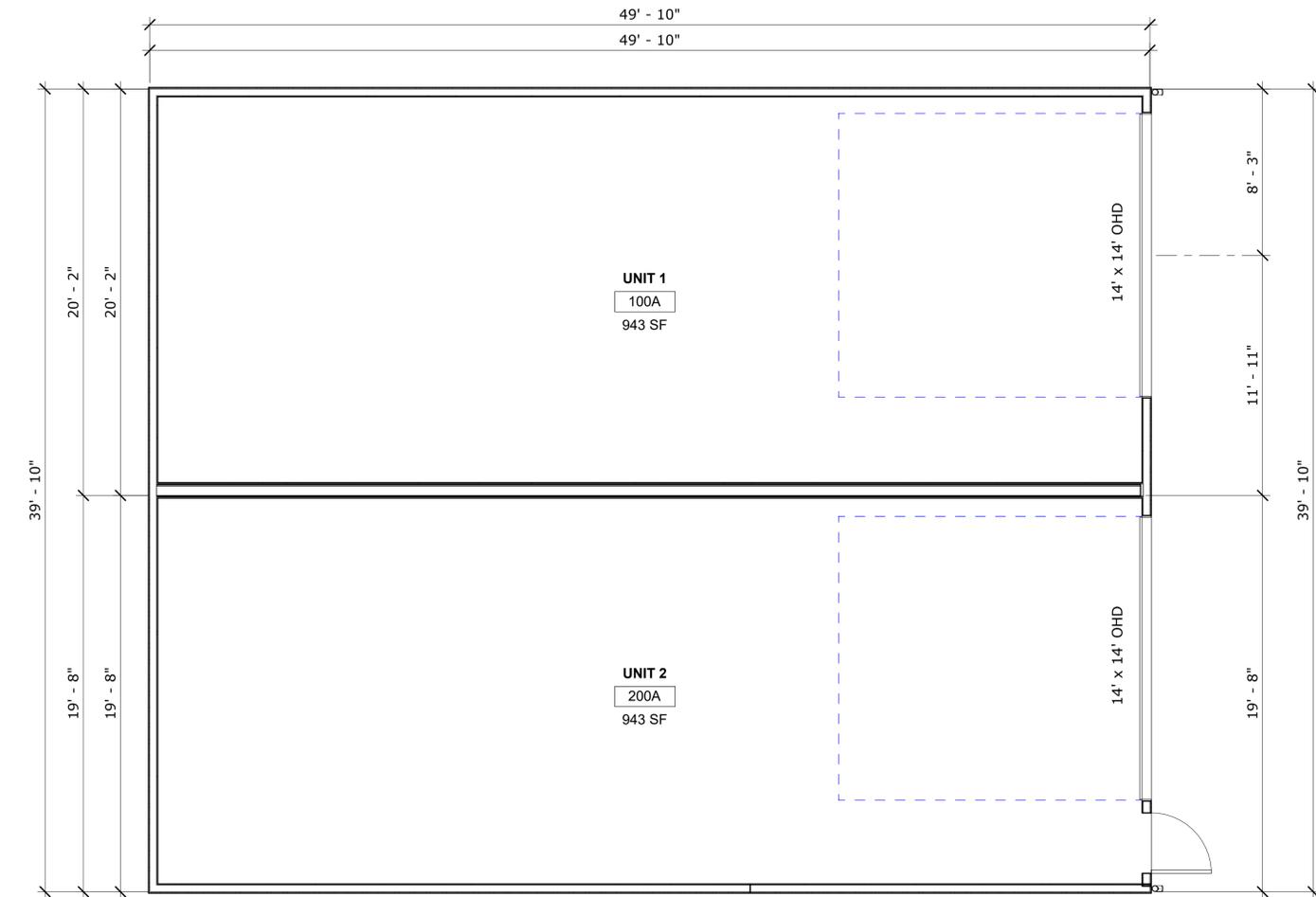
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NEW CONSTRUCTION FOR:
FENTON GARAGE
 4708 FENTON ST. GARDEN CITY, ID 83714

DATE:	JAN 2026
DRAWN BY:	SR
CHECKED BY:	JLH
JOB NUMBER:	MKT 26
SHEET TITLE	
SITE PLAN	
SHEET NUMBER	
A-1.0	

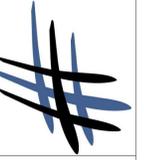
1/16/2026 10:55:31 AM



BLDG A MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

BUILDING AREA (BLDG A)	
UNIT 1	1000 SF
UNIT 2	1000 SF
TOTAL BUILDING AREA:	2000 SF

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DATE	DESCRIPTION	COMMENTS

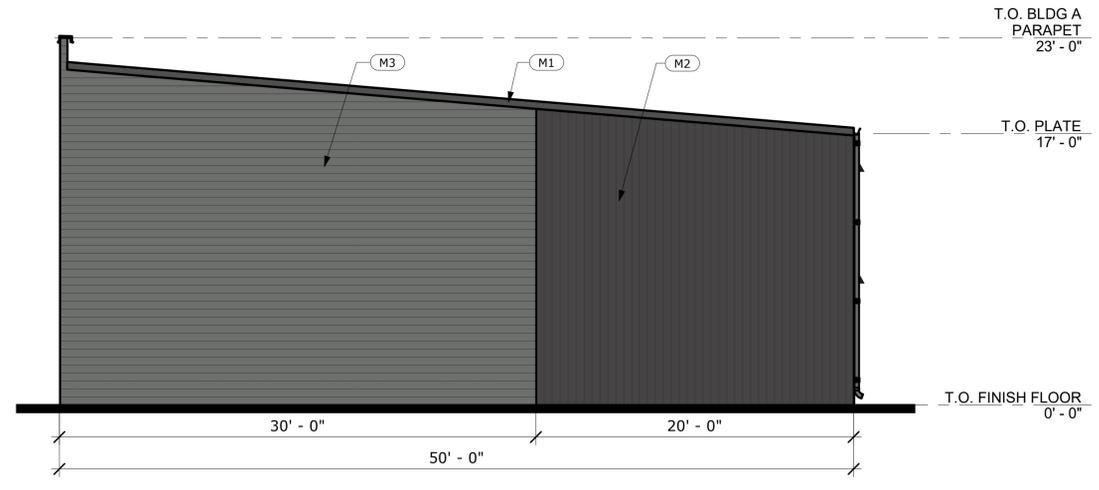
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 DRAWN BY: NL
 CHECKED BY: JLH
 JOB NUMBER: MKT 26

SHEET TITLE
BLDG A MAIN LEVEL FLOOR PLAN

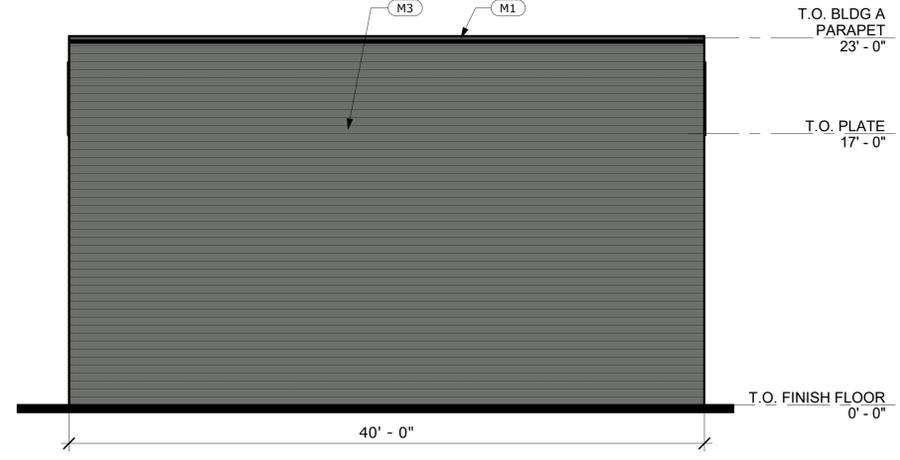
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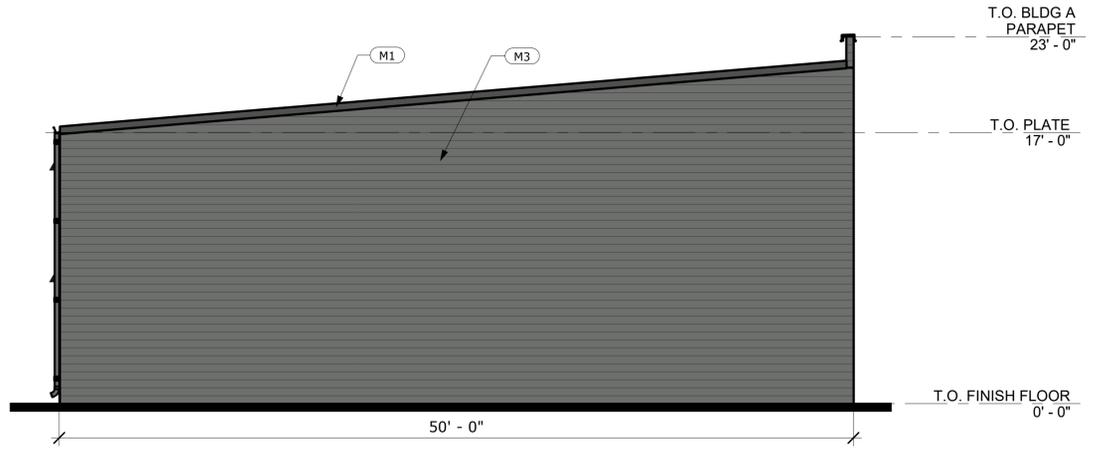
A
B
C
D



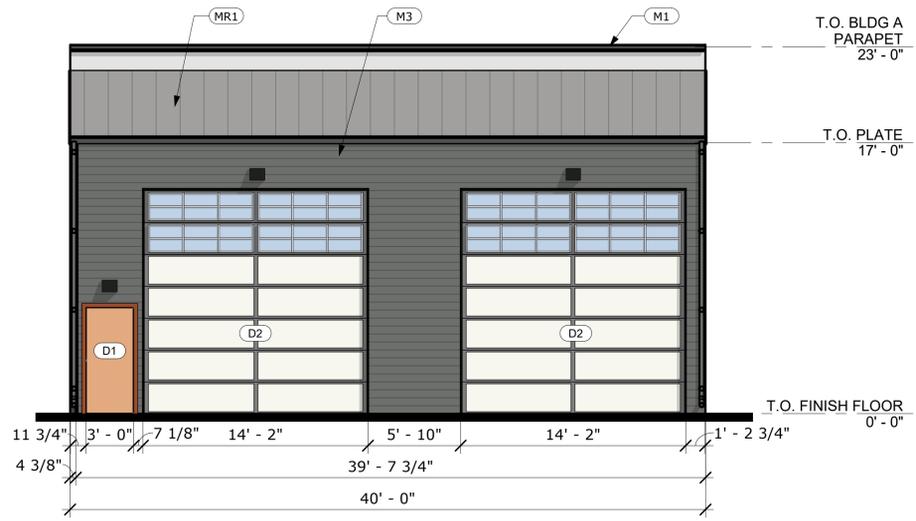
BLDG A - SW ELEVATION
SCALE: 3/16" = 1'-0"



BLDG A NW ELEVATION
SCALE: 3/16" = 1'-0"



BLDG A - NE ELEVATION
SCALE: 3/16" = 1'-0"



BLDG A SE ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SPECS

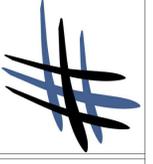
- D1: WOOD MAN DOOR**
WOOD DOOR AND FRAMING WHERE INDICATED. INSTALL PER MANUF. SPECS.
- D2: ROLL UP GARAGE DOOR**
ROLL UP OVERHEAD GARAGE DOOR WITH TEMPERED GLASS PANELING AND ALUMINUM FRAMING. INSTALL PER MANUF. SPECS.
- MR-1: STANDING SEAM METAL ROOFING**
MBCI ULTRA-DEK OR APPROVED EQUAL. PRE-FINISHED STANDING SEAM PANELS. INSTALL PER MANUFACTURER SPEC. COLOR: GALVALUME
- M1: COPING CAP, FASCIA, TRIM & GUTTER**
MBCI OR APPROVED EQUAL. PRE-FINISHED SHEET METAL COPING CAP & TRIM. INSTALL PER MANUFACTURER SPEC. COLOR: CHARCOAL GRAY
- M2: VERTICAL METAL WALL PANELS**
PBU VERTICAL METAL WALL PANEL. INSTALL PER MANUFACTURER SPEC. COLOR: CHARCOAL GRAY
- M3: HORIZONTAL METAL WALL PANELS**
PBU HORIZONTAL METAL WALL PANEL. INSTALL PER MANUFACTURER SPEC. COLOR: ASH GRAY
- SIDEWALL/HEAD FLASHING:**
MBCI OR APPROVED EQUAL. 22 GA. SIDEWALL FLASHING. INSTALL PER MANUFACTURER SPEC. COLOR: MATCH METAL WALL PANELS
- PARAPET FLASHING:**
22 GA. METAL SIDEWALL FLASHING. COLOR: CHARCOAL GRAY
- EXTERIOR SIGNAGE:**
OWNER SELECTED. CONTRACTOR INSTALLED.

- NOTES:**
1. ALL EXTERIOR FRAME WALLS TO RECEIVE TYVEK BUILDING WRAP OVER EXTERIOR SHEATHING (UNDER FINISH SIDING MATERIAL).
 2. INSTALL WATER SHIELD PROTECTION AT ALL DOOR AND WINDOW OPENINGS. WRAP OVER TYVEK AND RETURN INTO OPENINGS IN WALL.

GENERAL NOTES

- A. ALL SIGNS FROM SIGN VENDOR TO BE COORDINATED WITH OWNER.

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CELL: (208) 475-3206
GARDEN CITY, IDAHO
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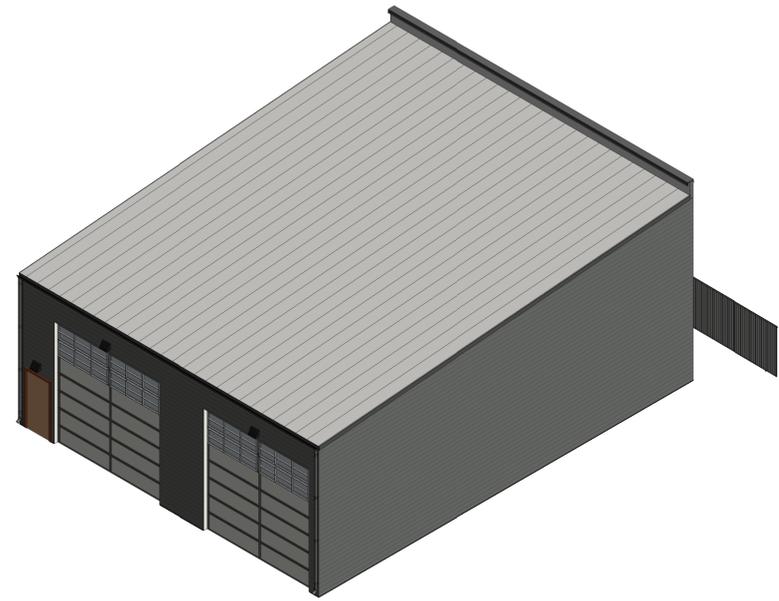
DATE	DESCRIPTION	COMMENTS
DATE: JAN 2026	DRAWN BY: NL	
CHECKED BY: JLH		
JOB NUMBER: MKT 26		

EXTERIOR ELEVATIONS

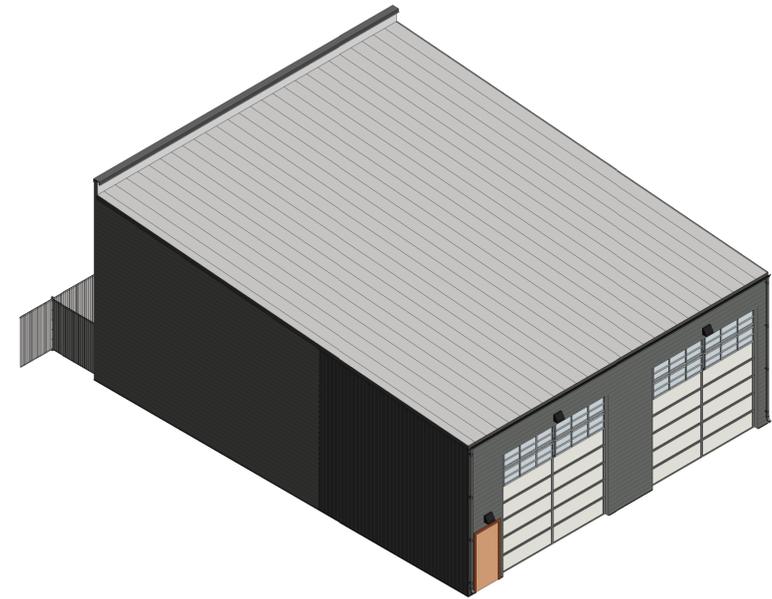
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② NE 3D View

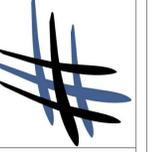


① SE 3D View

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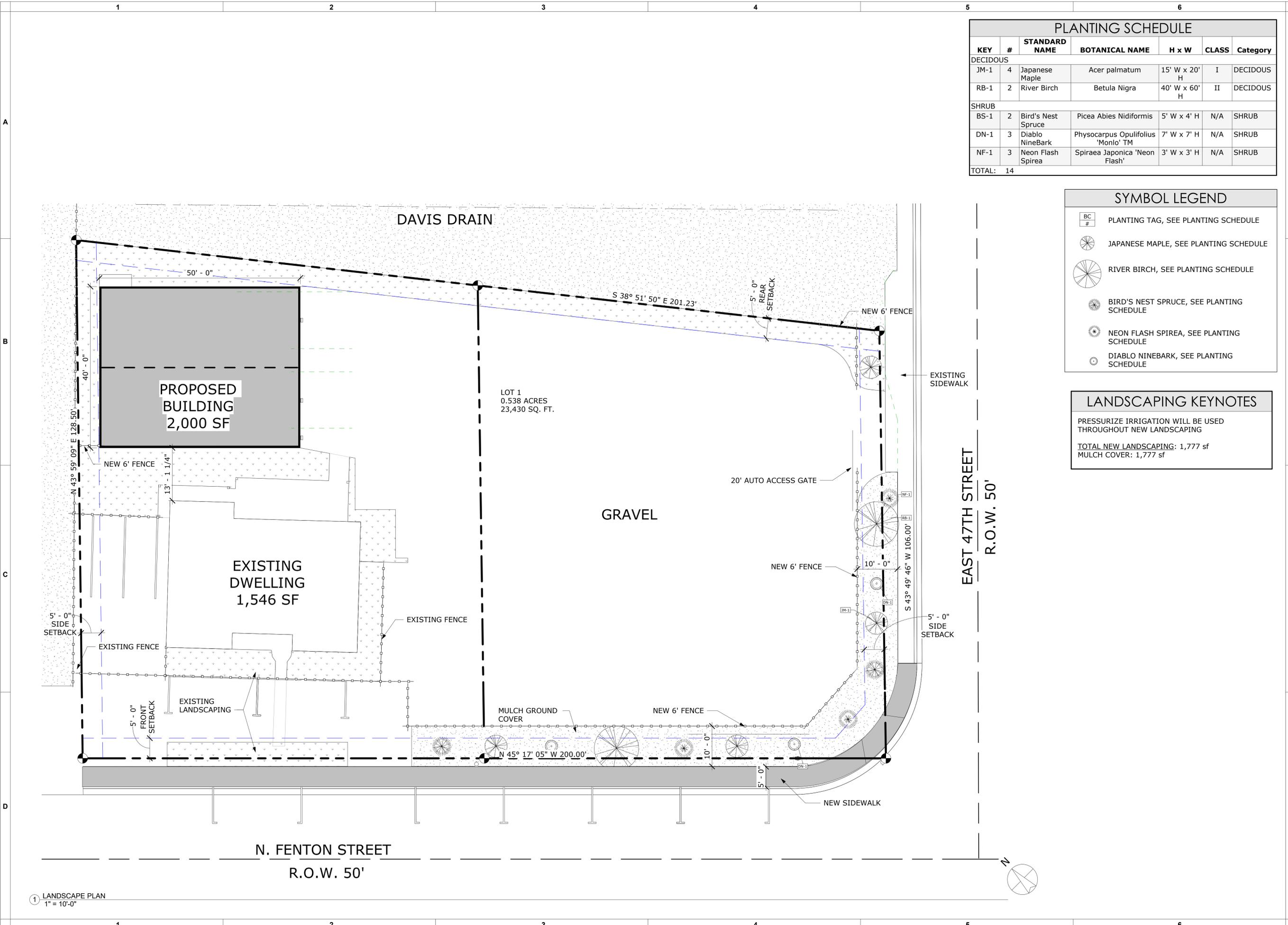
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DATE: JAN 2026
DRAWN BY: Author
CHECKED BY: Checker
JOB NUMBER: MKT 26

3D Views

SHEET NUMBER
A-9.0

1/16/2026 10:55:47 AM



PLANTING SCHEDULE						
KEY	#	STANDARD NAME	BOTANICAL NAME	H x W	CLASS	Category
DECIDUOUS						
JM-1	4	Japanese Maple	Acer palmatum	15' W x 20' H	I	DECIDUOUS
RB-1	2	River Birch	Betula Nigra	40' W x 60' H	II	DECIDUOUS
SHRUB						
BS-1	2	Bird's Nest Spruce	Picea Abies Nidiformis	5' W x 4' H	N/A	SHRUB
DN-1	3	Diablo NineBark	Physocarpus Opulifolius 'Monlo' TM	7' W x 7' H	N/A	SHRUB
NF-1	3	Neon Flash Spirea	Spiraea Japonica 'Neon Flash'	3' W x 3' H	N/A	SHRUB
TOTAL: 14						

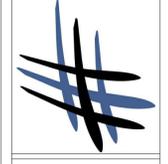
SYMBOL LEGEND	
	PLANTING TAG, SEE PLANTING SCHEDULE
	JAPANESE MAPLE, SEE PLANTING SCHEDULE
	RIVER BIRCH, SEE PLANTING SCHEDULE
	BIRD'S NEST SPRUCE, SEE PLANTING SCHEDULE
	NEON FLASH SPIREA, SEE PLANTING SCHEDULE
	DIABLO NINEBARK, SEE PLANTING SCHEDULE

LANDSCAPING KEYNOTES

PRESSURIZE IRRIGATION WILL BE USED THROUGHOUT NEW LANDSCAPING

TOTAL NEW LANDSCAPING: 1,777 sf
MULCH COVER: 1,777 sf

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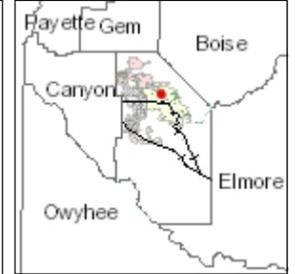
DELTA DATE DESCRIPTION COMMENTS

DATE: JAN 2026
DRAWN BY: SR
CHECKED BY: Checker
JOB NUMBER: MKT 26

LANDSCAPE PLAN

SHEET NUMBER
L-1.0

1 LANDSCAPE PLAN
1" = 10'-0"



Legend

- + Railroad
- Roads (<2,000 scale)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Address
- Townships
- Sections
- Condos
- Parcels

Map Scale: 1,200.00

January 16, 2026

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.

Meeting Date: Tuesday, February 3rd, 2026.

Meeting Time: 6:00pm

Meeting Location: The meeting will be held on site located at 4708 N Fenton St and E 47th St, Garden City, ID 83714.

Project Summary: The property is located at 4708 N Fenton St and E 47th St. The proposed project consists of a new 2,000 sf two car garage and 6' privacy fence on the site's 0.54-acre lot.

If you have questions about the meeting or proposed development project, please contact:

Jeffery L. Hatch with Hatch Design Architecture LLC- Applicant's Representative
Address: 200 W. 36th St. Boise, ID 83714 Phone: (208) 475-3204

Thank you for your time and we look forward to meeting you!
Sincerely,





4715

4705

4700

50th Aly St

E 47th St

4709

Google Maps



