



DESIGN REVIEW	
Permit info:	DSRFY2026-0004
Application Date:	12/15/2025
Rec'd by:	
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> Erik Hagen	<b>Name:</b> Ilir Nina
<b>Company:</b> Erik Hagen Architecture	<b>Company:</b> Idaho Tax & Bookkeeping
<b>Address:</b> 280 N 8th St #204	<b>Address:</b> 5484 N Gary Ln
<b>City:</b> Boise	<b>City:</b> Boise
<b>State:</b> Idaho <b>Zip:</b> 83702	<b>State:</b> Idaho <b>Zip:</b> 83714
<b>Tel.:</b> 208.290.4954	<b>Tel.:</b> 208.608.5653
<b>E-mail:</b> erik@erikhagen.com	<b>E-mail:</b> ilirmina@gmail.com

**PROPERTY AND DESIGN INFORMATION**

This application is a request to:  Construct New  Addition  Subdivision

<b>Site Address:</b>	6655 N Glenwood St, Garden City, ID 83714		
<b>Subdivision Name:</b>	Hoke Sub #2	<b>Lot:</b>	6 & part of 5
		<b>Block:</b>	1
<b>Tax Parcel Number:</b>	R3691210042	<b>Zoning:</b>	C-2
		<b>Total Acres:</b>	0.635
<b>Proposed Use:</b>	Office	<b>Floodplain:</b>	<input checked="" type="radio"/> Yes <input type="radio"/> 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.

 11/24/2025     
  11/24/2025  
 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 type="checkbox"/> Sustainability Checklist <i>*if applicable</i>                                            |
| <input checked="" type="checkbox"/> Neighborhood Map                                                        | <input type="checkbox"/> Trash Disposal Plan                                                                       |
| <input checked="" type="checkbox"/> Site Plan                                                               | <input checked="" type="checkbox"/> Colored renderings and/or elevations showing the exterior material composition |
| <input checked="" type="checkbox"/> Landscape Plan                                                          | <i>*requesting waiver from</i>                                                                                     |
| <input checked="" type="checkbox"/> Schematic Drawing                                                       |                                                                                                                    |
| <input type="checkbox"/> Lighting Plan                                                                      |                                                                                                                    |
| <input checked="" type="checkbox"/> Topographic Survey                                                      |                                                                                                                    |
| <input checked="" type="checkbox"/> Grading Plan                                                            |                                                                                                                    |
| <input checked="" type="checkbox"/> Will Serve Letter <b>**If required, must submit a Fire Flow Request</b> |                                                                                                                    |
| <input checked="" type="checkbox"/> Ada County Approved Addresses                                           |                                                                                                                    |
| <input checked="" type="checkbox"/> Waiver Request of Application Materials                                 |                                                                                                                    |
| <input checked="" type="checkbox"/> Affidavit of Legal Interest                                             |                                                                                                                    |



## **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 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
- n/a  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
- n/a  Location and height of fences and exterior walls
- n/a  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. *Landscape areas shown on plan. Irrigation to be a deferred separate submittal*
- n/a  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
- n/a  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 filing
- n/a  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:** *Waiver requested for existing site lighting.*

- 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').
- n/a  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

n/a  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:***

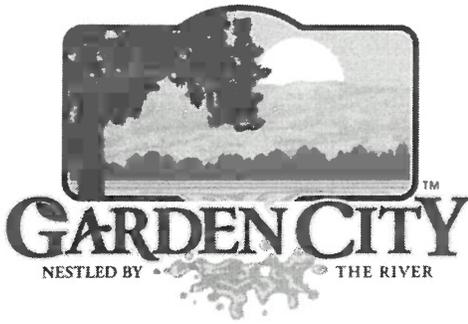
n/a  Letter from company indicating approval

**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.

**INFORMATION REQUIRED FOR TRASH DISPOSAL PLAN:** [Waiver requested for existing facilities](#)

- Site photo
- Location, configuration, dimensions, type of containers, and number of containers
- Refer to Republic Services Solid Waste Design Standards.



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, ERIC NINA, 2056 N Grove creek way

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)  
BAGLE 10 83616  
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 Erik Hagen, Architect,  
Name of Applicant \_\_\_\_\_  
to submit the accompanying application pertaining to 6655 N Glenwood St,  
Garden City Idaho, 83714 property. Address of Property Subject to this Affidavit \_\_\_\_\_

2. I agree to indemnify, defend, and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

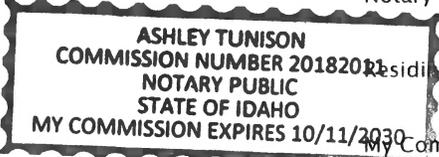
4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this 24<sup>th</sup> day of November, 2021

[Signature] ERIC NINA  
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.

[Signature]  
Notary Public for Idaho \_\_\_\_\_



Residing at: Idaho, Eagle  
My Commission expires 10-11-2030



## CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714  
Phone 208/472-2900 ■ Fax 208/472-2996

Chief Romeo Gervais  
Boise Fire Department  
333 Mark Stall Place  
Boise, Idaho 83704-0644

December 3, 2025

Subject: Ability to Provide Fire Flows

### **Fire Flow Information:**

Address fire flow requested for: 6655 N Glenwood St

Fire hydrant serving this address: 5002

Fire flow Garden City is able to provide is 1750 gpm at 20 psi residual for 2 hours.

### **Sprinkler System Design Information:**

Static pressure: 50 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 1750 gpm

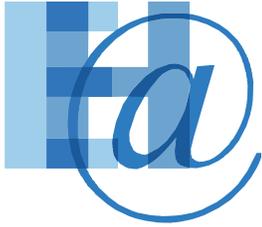
For questions, please contact the Garden City permitting desk at 472-2921.

Sincerely,

*Chad Vaughn*

Garden City Public Works Water Division

cc:  
Applicant  
File



# Neighborhood Map



## New 1-Story Office Building

Ilir & Anile Nina

6655 N Glenwood St, Boise, ID 83714

# New 1-Story Office Building

Ilir & Anile Nina

6655 N Glenwood St, Boise, ID 83714

Planning Application

12/1/2025



## Project Summary

New 5,400 SF, one-story office building on a developed lot in an existing commercial development.

## Project Data

PROJECT ADDRESS: 6655 N Glenwood St, Garden City, ID 83714  
 SITE AREA: 0.634 Acres (0.423 commercial, 0.211 shared amenity plaza)  
 PARCEL ID: R3691210042  
 PROPERTY OWNER: IDAHO TAX & BOOKKEEPING SERVICES LLC  
 LEGAL DESCRIPTION: LOT 6 & W/LY POR LOT 5 BLK 1 HOKE SUB #2 PAR F R/S 8531 #0040-C #0030-B  
 TOWNSHIP/RANGE/SECTION: 4N1E24  
**TOTAL BUILDING AREA: 5,400 GSF**

## Zoning Code Evaluation

Garden City Municipal Code - Title 8 Development Code  
**Zone:** C-2 General Commercial  
**Allowed Use:** Professional Services (Office)  
**Form Standards:**  
 Setbacks:  
 5' min. Front, Rear, and Street Side  
 0' Interior Side Yard  
 15' maximum for 60% of Street Frontage. Building frontage 30' min.  
 No Height Limitations.  
 Floor Area Ratio (FAR): 0.8 or a min. of 2-stories  
 Within the Comprehensive Plan's designated Activities Nodes.  
 Excluding setbacks & req'd perimeter landscape.  
**PROJECT SITE IS JUST OUTSIDE OF ACTIVITY NODES (SEE AREA MAP)**  
 No maximum Lot Coverage  
**Parking Req'd:** 1 automobile stall / 1,000 SF (Medium per Table 8-4D-3) = **6 AUTO REQUIRED**  
 1 bicycle stall / 1,000 SF (Table 8-4D-4) = **6 BIKE REQUIRED**  
**Parking Prov'd:** 6 automobile (including 1 Van Accessible) & 6 bicycle stalls  
 Sign permit to be submitted separately.

## Building Code Review

**CURRENT ADOPTED BUILDING CODES:**  
 2018 International Building Code  
 2009 ICC/ANSI A117.1  
 2018 International Existing Building Code  
 2018 Idaho Energy Conservation Code  
 2018 International Mechanical Code  
 2018 International Fuel Gas Code  
 2017 Idaho State Plumbing Code  
 2017 National Electrical Code  
 2018 International Fire Code  
 Current NFPA Standards

**Construction Type:** IV-B (steel frame, wood or metal studs, fiber cement, metal panels)  
**Occupancy Type:** B Business Office

**Total Allowable Area:** 13,127 SF  
 Allowable Area (IBC Table 506.2): 9,000 SF (Not Sprinklered)  
 Allowable Area Increase (IBC 506.2.4): 45.86% increase in area allowed  
 87% of the perimeter has yards >20'  
 160 LF >50', 100 LF >30', Total Perimeter is 200 LF

**Allowable Height (IBC Table 504.3):** 40'  
**Allowable Stories (IBC Table 504.4):** 2  
**Occupancy Loads (IBC Table 1004.1):** 1 / 150 SF of area = 36 Total Occupants

**Plumbing Requirements (IBC Table 2902.1):**  
 Waterclosets: 1/25 occupants (2 required)  
 Lavatories: 1/40 occupants (1 required)  
 Drinking Fountains: 1 hi-to Accessible required  
 Service Sinks: 1 required



New 1-Story Office Building

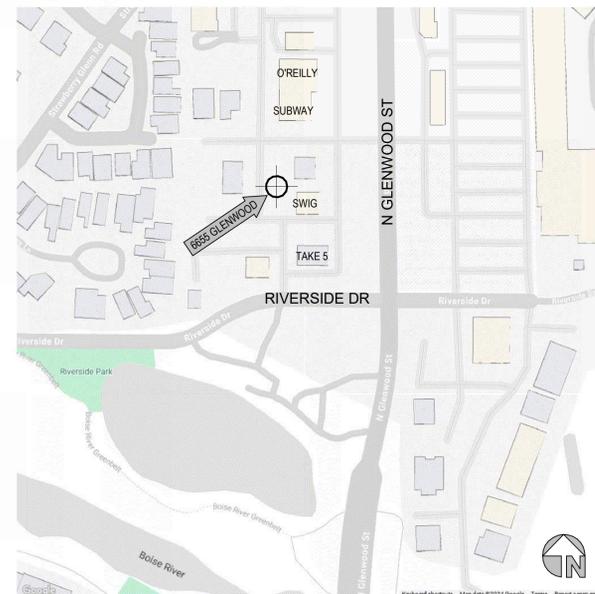
Ilir & Anile Nina

6655 N Glenwood St, Boise, ID 83714

## Area Map



## Vicinity Map



## Sheet Index

Sheet Number	Sheet Name
G1.0	Cover, Code, Data, Maps
A0.1	Existing Site Plan
A0.2	New Site Plan
A1.1	Main Floor
A1.2	Roof Plan
A3.1	Exterior Elevations East & North
A3.2	Exterior Elevations West & South

## Project Directory

**Building Owner**  
 Ilir Nina (Idaho Tax & Bookkeeping Services LLC)  
 5484 N Gary Ln, Boise, ID 84714, (208) 608-5653  
 cpa@idahotaxservices.com, (208) 371-5692

**Architect / Applicant**  
 Erik Hagen, Erik Hagen Architecture  
 280 N 8th St #204, Boise, ID 83703  
 erik@erikhagen.com, (208) 290-4954

No.	Description	Date
1	Planning Application	12/1/25
Project Status		Planning Application
Project Number		2410
Date		12/1/2025
Drawn by		Erik
Checked by		Ilir

**G1.0**  
 Cover, Code,  
 Data, Maps

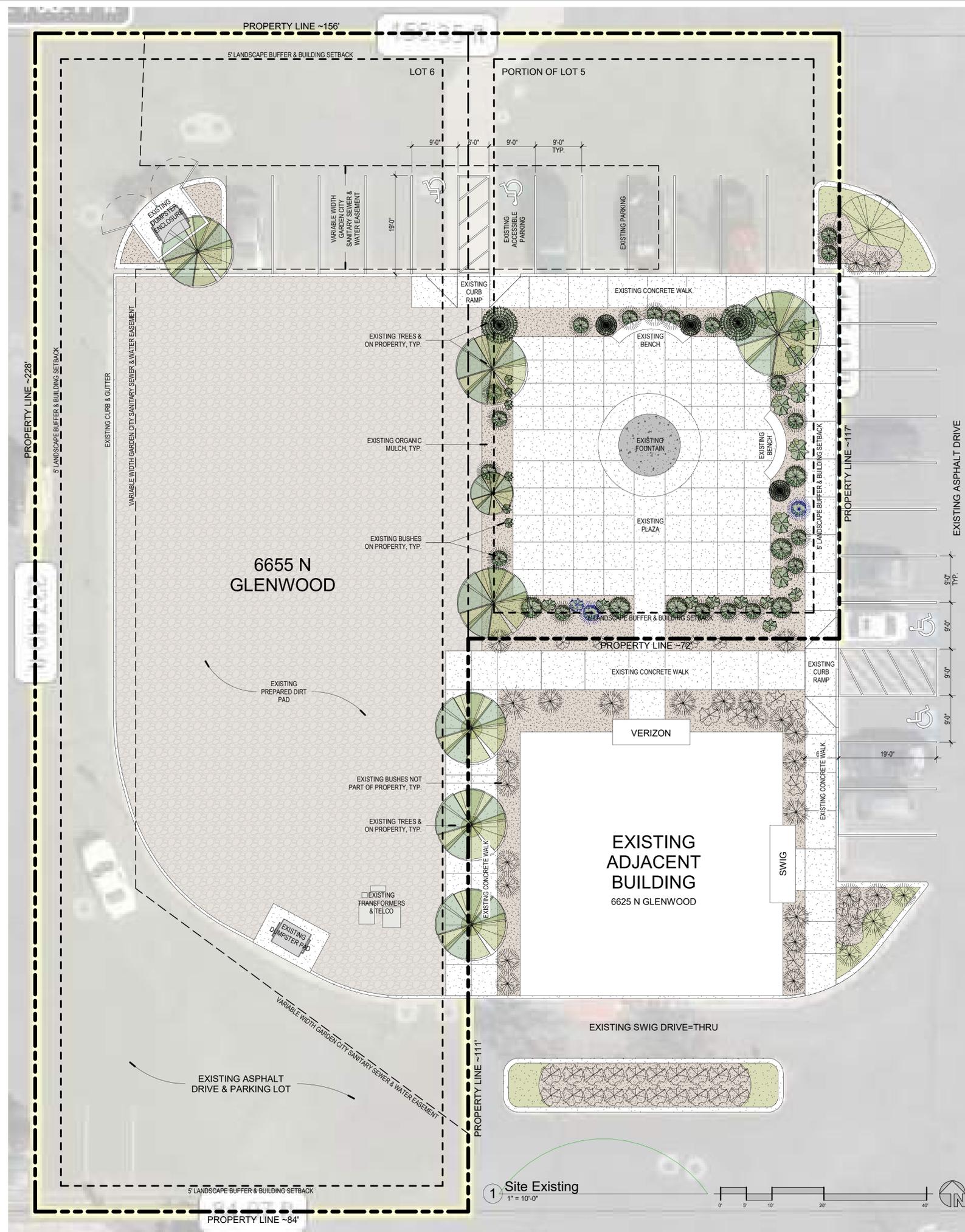
Existing site from the NE corner showing plaza, landscaping, Accessible parking, site lighting, and adjacent buildings.



Existing site from the NW corner showing trash enclosure, and site lighting



Existing site from the SW corner showing dumpster pad, plaza in background, landscaping, site lighting, and adjacent building.



# New 1-Story Office Building

Ilijir & Anile Nina

6655 N Glenwood St., Boise, ID 83714

No.	Description	Date
1	Planning Application	12/1/25
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	Project Number	2410
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	Drawn by	Author
	Checked by	Checker

## A0.1 Existing Site Plan

# Landscaping Requirements

**8-4I-3: General Landscaping Standards & Irrigation Provisions:**  
 D. All landscaping shall conform to the standards as set forth in the "Garden City Design And Construction Guide."  
 F. 70% min. of required landscape area to be covered with vegetation at maturity  
**1,380 SF OF LANDSCAPE AREA IS REQUIRED (see 8-4I-4.B.1 below)**  
**966 SF OF LANDSCAPING IS REQUIRED TO BE COVERED AT MATURITY**  
 K. Planting areas bordering auto zones shall be protected by curbing.  
 N. All required landscaping shall be provided with an automatically controlled irrigation system.  
 O. Required trees must be identified in the most current version of "Tree Selection Guide For Street And Landscapes Throughout Idaho."  
**PER THE TREASURE VALLEY TREE SELECTION GUIDE:**  
**CLASS I TREES: RED or WHITE FLOWERING CRABAPPLE, or RED CHOKECHERRY (~25' TALL, ~20 WIDE @ MATURITY)**  
**CLASS II TREES: TULIP, HACKBERRY, or HOPHORNBEAM (~40' TALL, ~40 WIDE @ MATURITY)**  
**CLASS III TREES: KENTUCKY COFFEETREE, HORESEHESTNUT, or RED OAK (~60' TALL, ~50 WIDE @ MATURITY)**  
**CONIFER TREES: UPRIGHT JUNIPER, or LIMBER PINE (~25' TALL, ~20 WIDE @ MATURITY)**

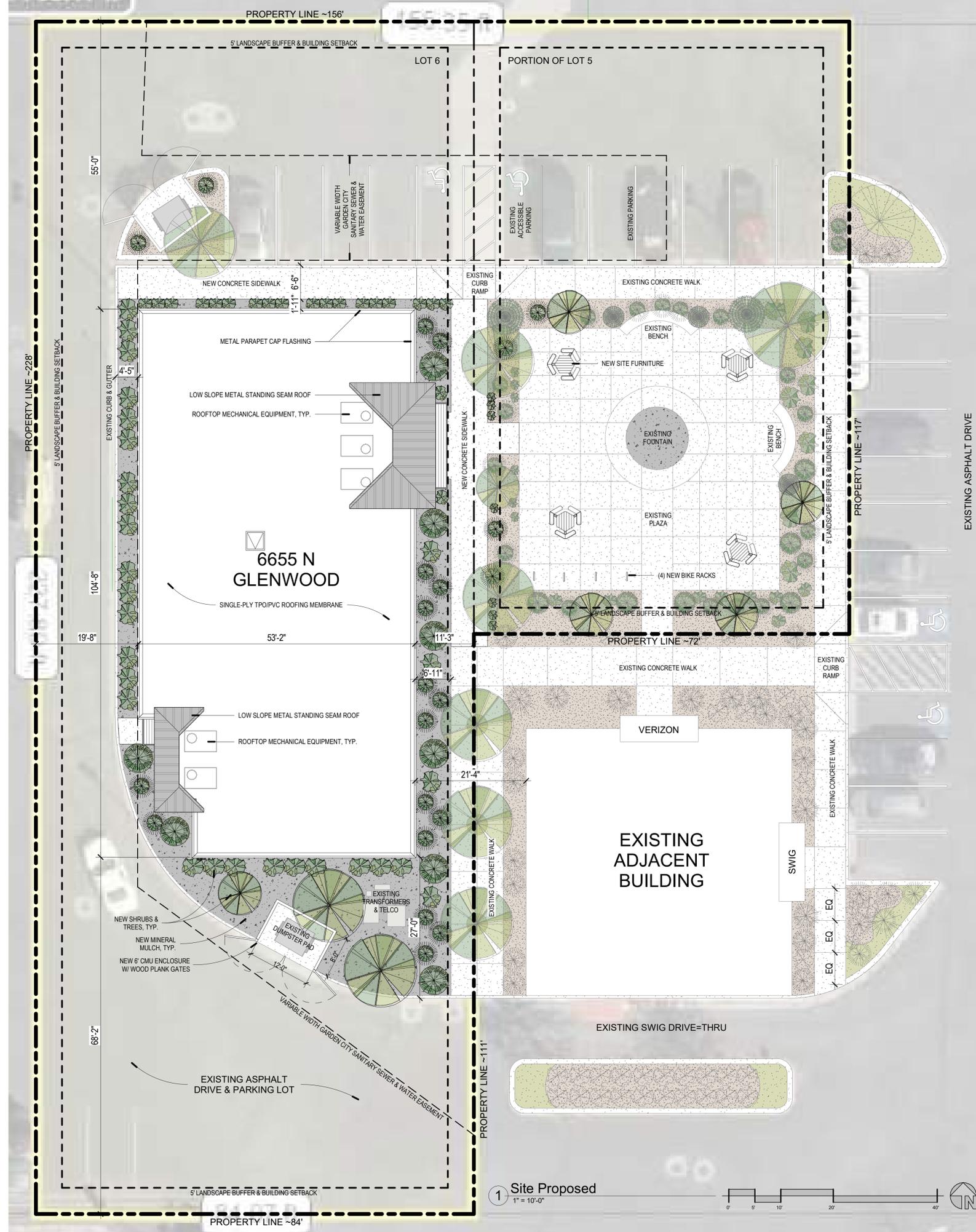
**8-4I-4 Landscaping Provisions**  
 B.1. 5% of site to be landscaped (excluding buffers)  
**TOTAL LOT AREA: 27,617 GSF, 1,380 SF REQUIRED LANDSCAPING**  
 B.2. One Class II tree per frontage, plus one Class I tree every 50 LF.  
**N GLENWOOD ST IS TO THE EAST, RIVERSIDE DRIVE IS TO THE SOUTH**  
**NONE OF THE PROPERTY LINES ADJOIN ANY PUBLIC STREETS; THEREFOR REQUIREMENT IS NOT APPLICABLE.**  
**NORTH 157 LF = 4 CLASS I TREES REQUIRED**  
**WEST 228 LF = 5 CLASS I TREES REQUIRED**  
**SOUTH 84 LF + 73 LF = 4 CLASS I TREES REQUIRED**  
**EAST 111 LF + 117 LF = 5 CLASS I TREES REQUIRED**  
 B.3. One tree per 1,000 SF and one shrub per 150 SF of required landscaped area.  
**2 LANDSCAPE AREA TREES & 10 LANDSCAPE AREA SHRUBS REQUIRED.**  
 B.4 Trees may be substituted for up to one-half (1/2) of the required shrubs at the rate of one tree for ten (10) shrubs and vice versa.  
 B.5. Class II or class III trees can be substituted at the rate of two (2) class I trees for every one class II or class III trees

**8-4I-5 Perimeter Landscaping**  
 B.1. Type A Visual Separator Landscaping area shall be provided between a loading or utility service areas, and between parking lots or driveways and property lines. Plant variety shall be a mix of 50% evergreens, trees, and shrubs that would provide a 6' tall horizontal screen during winter months within 6 years of installation. Trees shall be 15' tall at installation, and 35' at maturity.  
 B.2. Type B Filtered Screen Landscaping area shall be provided along surface parking areas adjacent to public streets. Plant variety shall be a mix of deciduous and evergreens.  
 C.1. Perimeter Landscaping buffer area shall be at least five feet (5') wide measured from the property line to the interior of the lot;  
 C.4. At least one Class III tree, two Class II trees, or three Class I trees shall be planted for every fifty (50) linear feet of perimeter length.  
**NORTH 157 LF = 12 CLASS I TREES REQUIRED**  
**WEST 228 LF = 15 CLASS I TREES REQUIRED**  
**SOUTH 84 LF + 73 LF = 12 CLASS I TREES REQUIRED**  
**EAST 111 LF + 117 LF = 15 CLASS I TREES REQUIRED**

**8-4I-6 Parking Lot Landscaping**  
 B. Applicability: The provisions of this section shall apply to all new or substantially altered parking lots of five (5) spaces or more. (Ord. 944-12, 5-14-2012).  
 E.3.a. Internal shade trees shall be provided at a minimum ratio of one tree planted for every five (5) parking spaces supplied.  
**ALL PARKING IS EXISTING, REQUIREMENTS PREVIOUSLY MET**  
 Trees shall be 2" caliper minimum. Evergreens shall be 6' high minimum. Shrubs shall be 2 gallon pot minimum.

**LANDSCAPING PROVIDED: 2,620 GSF**  
 9 CLASS II TREES, 3 VARIETIES (7 EXISTING) @ 90 SF EA.  
 5 CONIFERS, 2 VARIETIES (ALL EXISTING) @ 50 SF EA.  
 6 CLASS I TREES (1 EXISTING) @ 60 SF EA.  
 144 SHRUBS & BUSHES, 5 VARIETIES @ 10 SF EA.  
 57 SHRUBS & BUSHES EXISTING AROUND THE PLAZA  
 87 NEW SHRUBS & BUSHES

Lot Area: 27,600 SF  
 Asphalt Area: 13,200 SF  
 Building Footprint: 5,400 SF  
 Sidewalk Area: 5,500  
 Landscape Area: 3,500 SF



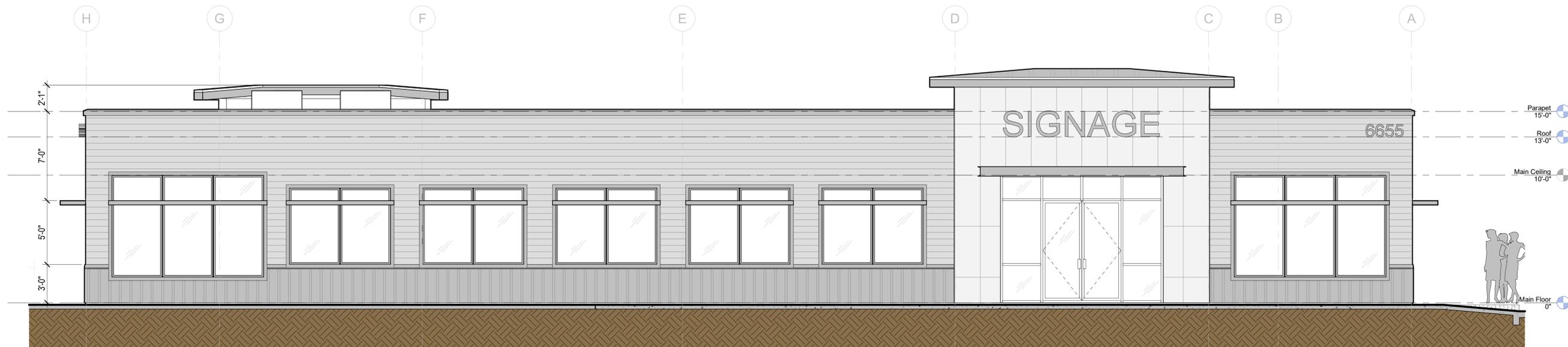
1 Site Proposed  
 1" = 10'-0"

## New 1-Story Office Building Ilir & Anile Nina 6655 N Glenwood St, Boise, ID 83714

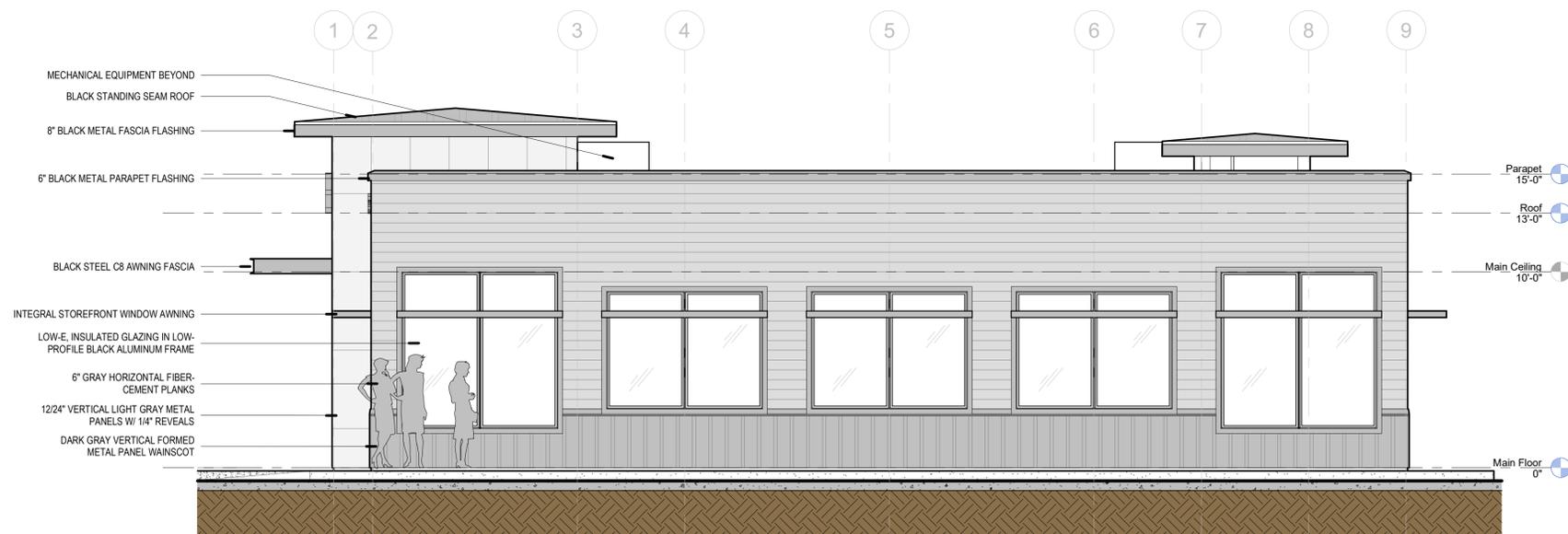
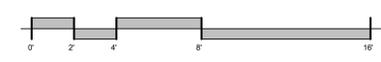
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## A0.2 New Site Plan

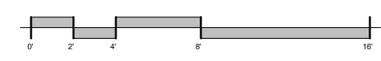




1 East  
 1/4" = 1'-0"



2 North  
 1/4" = 1'-0"



New 1-Story Office Building

Ilir & Anile Nina

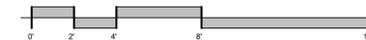
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Drawn by		Erik
Checked by		Ilir

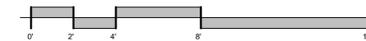
A3.1  
 Exterior Elevations  
 East & North



1 West  
1/4" = 1'-0"



2 South  
1/4" = 1'-0"



New 1-Story Office Building

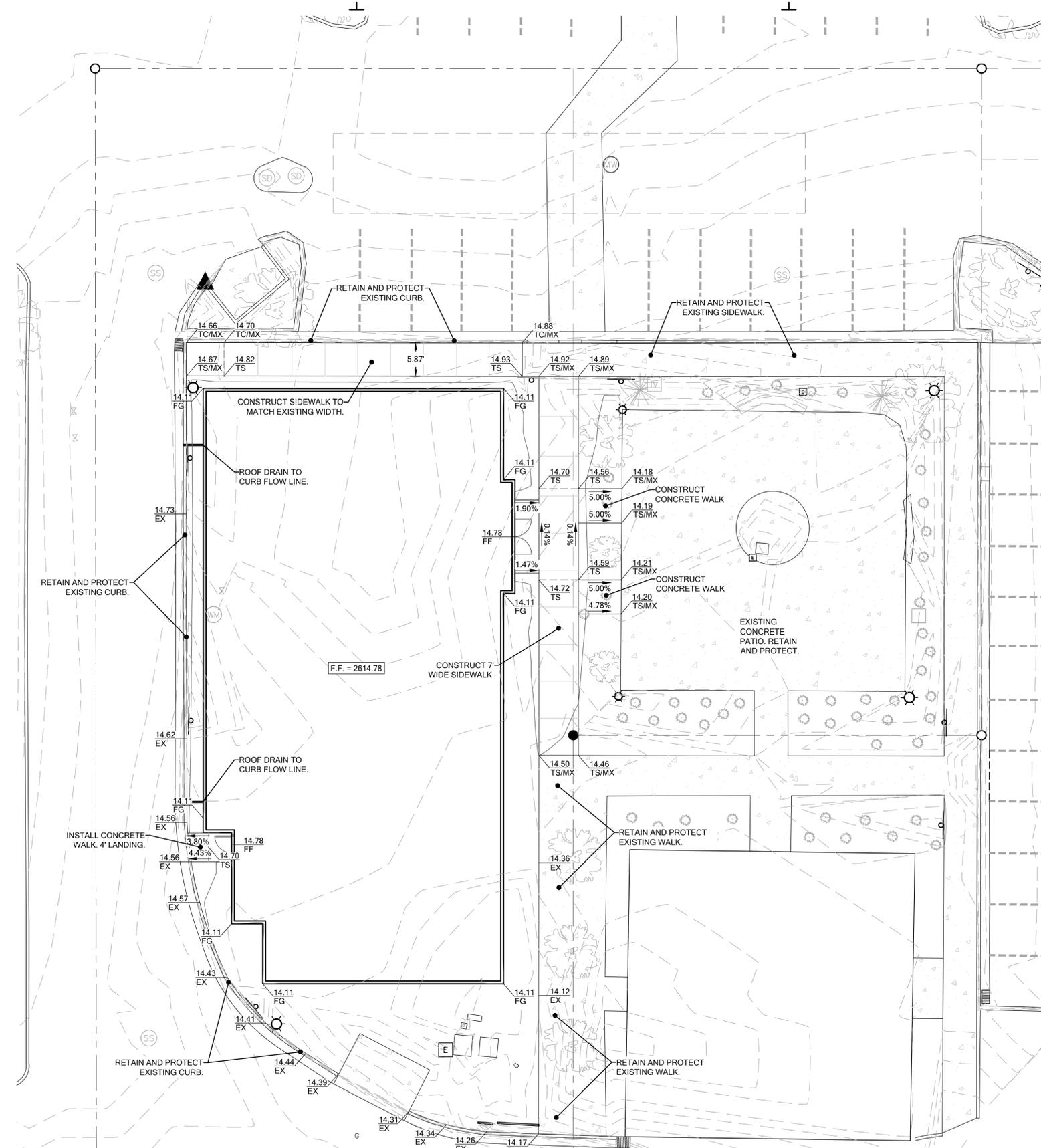
Ilir & Anile Nina

6655 N Glenwood St, Boise, ID 83714

No.	Description	Date
1	Planning Application	12/1/25
Project Status		Planning Application
Project Number		2410
Date		12/1/2025
Drawn by		Erik
Checked by		Ilir

A3.2  
Exterior Elevations  
West & South

**New Office Building**  
Ilir & Anile Nina  
6655 N Glenwood St, Boise, ID 83714



**1 GRADING PLAN**  
SCALE: 1" = 10'



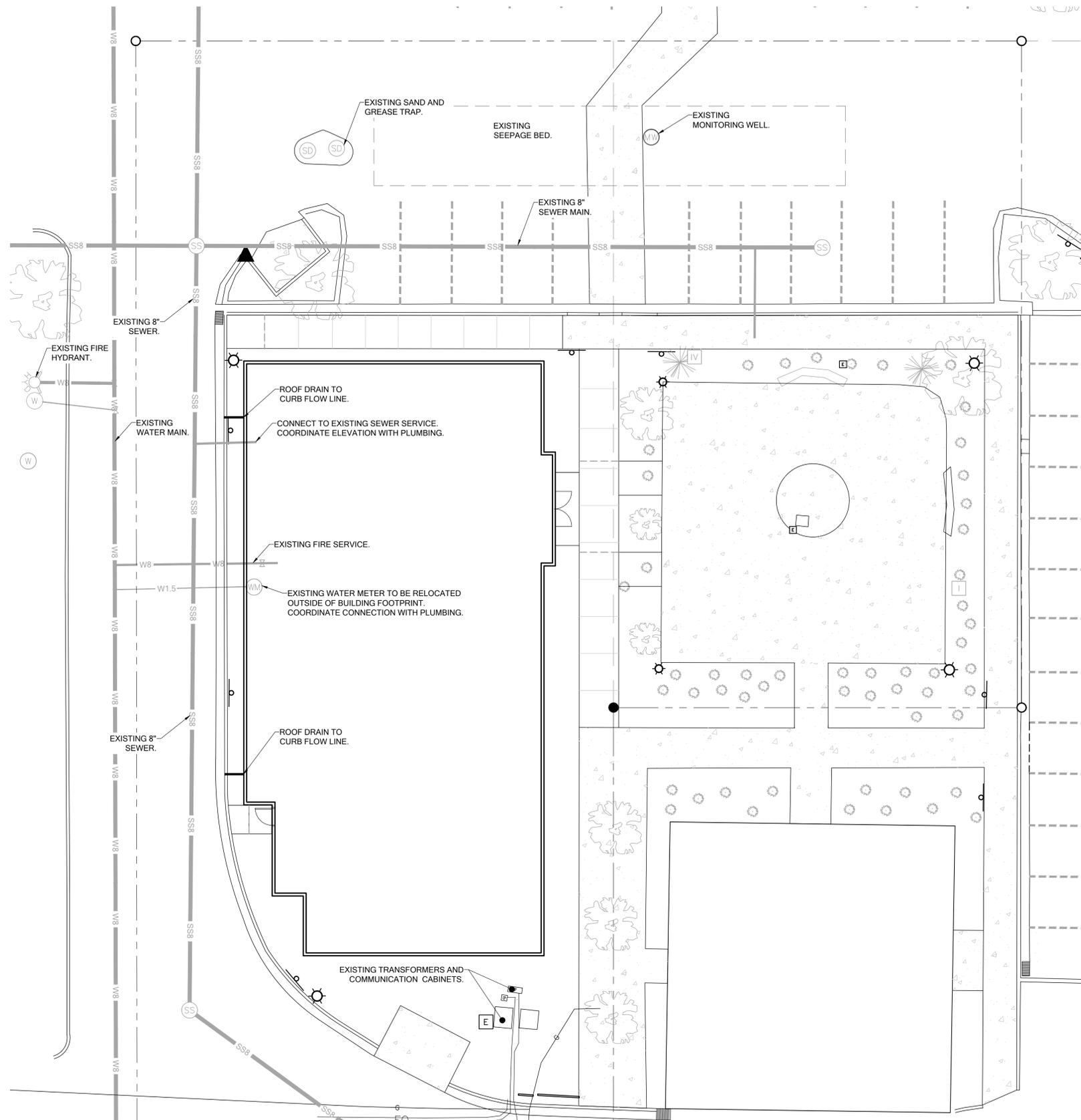

CALL DIGLINE AT 811  
BEFORE YOU DIG!  
Know what's below. Call before you dig.



No.	Description	Date
2-Story Option		12/23/2024
Project Status	Design Development	
Project Number	25015	
Date	8/28/2025	
Drawn by	mrl	
Checked by	mrl	

**C1.0**  
Grading Plan

**New Office Building**  
 Ilir & Anile Nina  
 6655 N Glenwood St, Boise, ID 83714



**1 UTILITIES PLAN**  
 SCALE: 1" = 10'

**811** CALL DIGLINE AT 811 BEFORE YOU DIG!  
 Know what's below. Call before you dig.



No.	Description	Date
2-Story Option		12/23/2024
Project Status	Design Development	
Project Number	25015	
Date	8/28/2025	
Drawn by	mrl	
Checked by	mrl	

**C1.1**  
 Utilities Plan

**Erik Hagen** *architecture*

280 N. 8<sup>th</sup> Street, Studio 204, Boise, ID 83702

off.208.290.4954

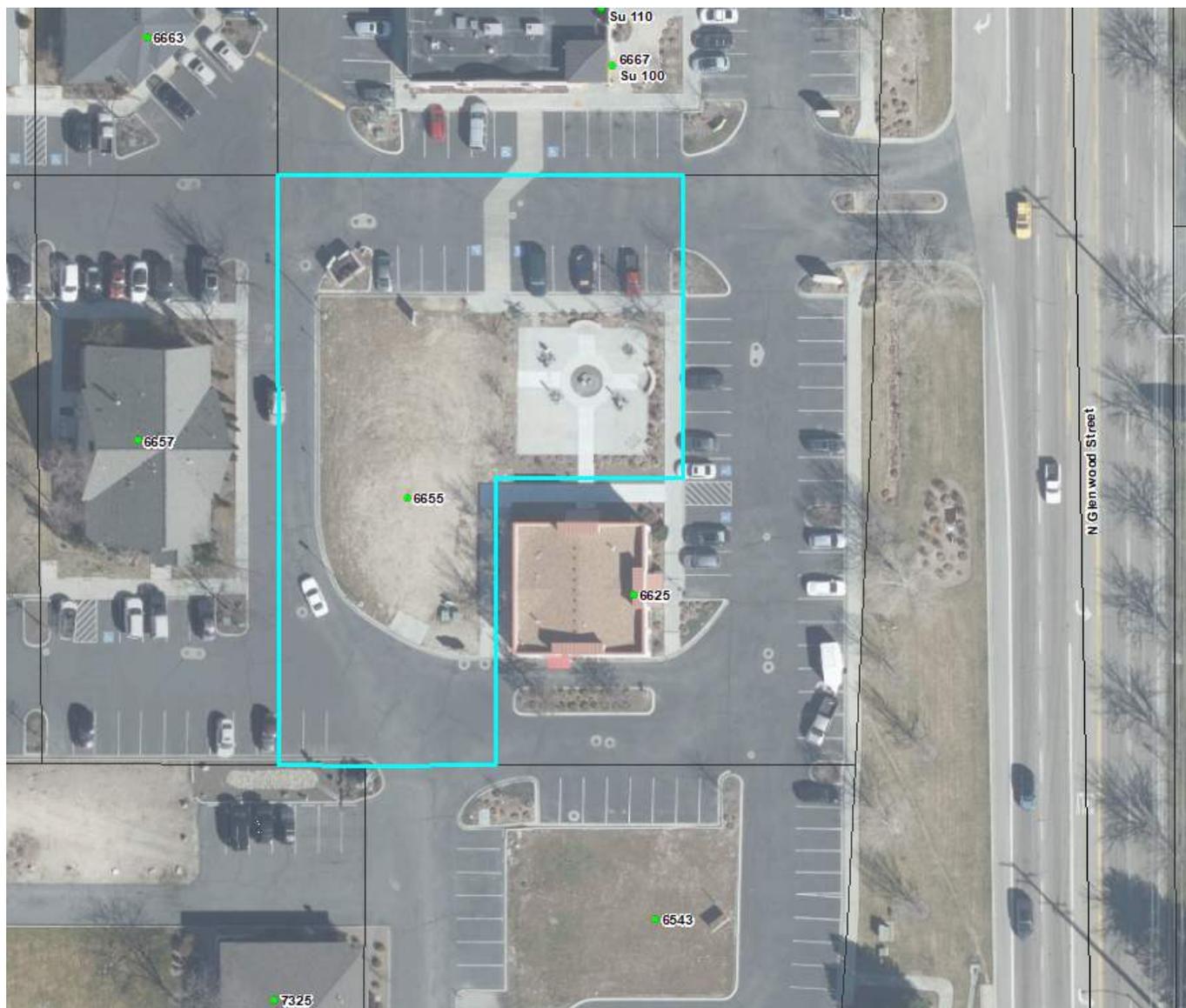
On Fri, Nov 21, 2025 at 8:21 AM Laura McSherry <[lmcsherry@adacounty.id.gov](mailto:lmcsherry@adacounty.id.gov)> wrote:

Hello,

Your address request was received but requires clarification in order to process.

Parcel R3691210042 has an existing and active address at the site of the new building as shown on the provided document (see below).

Was the request for an additional address for that same location within the parcel?







Erik Hagen <erik@erikhagen.com>

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**RE: [EXTERNAL] Re: ACTION NEEDED: Address Request Clarification**

1 message

---

**Laura McSherry** <lmcsherry@adacounty.id.gov>  
To: Erik Hagen <erik@erikhagen.com>

Fri, Nov 21, 2025 at 10:01 AM

My apologies!

It is most certainly - **Garden City, ID 83714.**



**Laura McSherry**

*GIS Analyst*

**Ada County Assessor's Office**

**Land Records Department**  
[190 E. Front St., Boise, ID 83702](#)

(208) 287-7265

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**From:** Erik Hagen <erik@erikhagen.com>  
**Sent:** Friday, November 21, 2025 9:48 AM  
**To:** Laura McSherry <lmcsherry@adacounty.id.gov>  
**Subject:** Re: [EXTERNAL] Re: ACTION NEEDED: Address Request Clarification

Thank you Laura,

But is it really Eagle? Not Garden City? Or Boise?

Best regards,

**Erik Hagen** *aia leed*

mb.208.290.4954

On Fri, Nov 21, 2025 at 9:34 AM Laura McSherry <lmcsherry@adacounty.id.gov> wrote:

Hello Erik,

Yes, there is a County approved, existing and active address for parcel R3691210042 – [6655 N Glenwood St, Eagle ID 83616](#).

Please let me know if you have any further questions.

Best regards,



**Laura McSherry**

*GIS Analyst*

**Ada County Assessor's Office**

**Land Records Department**  
[190 E. Front St., Boise, ID 83702](#)

(208) 287-7265

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**From:** Erik Hagen <[erik@erikhagen.com](mailto:erik@erikhagen.com)>  
**Sent:** Friday, November 21, 2025 9:25 AM  
**To:** Laura McSherry <[lmcsherry@adacounty.id.gov](mailto:lmcsherry@adacounty.id.gov)>  
**Subject:** [EXTERNAL] Re: ACTION NEEDED: Address Request Clariification

**CAUTION:** This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Good Morning Laura,

That's what I was wondering as well. The Garden City Design Review Application checklist requires "Ada County Approved Addresses." So, I figure just confirmation that 6655 is the address?

**Erik Hagen** *aia leed*

mb.208.290.4954



December 1st, 2025

**Garden City Development Services**

6015 Glenwood St, Garden City, ID 83714

208.472.2900 [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

**Re: 6655 N Glenwood St Waiver Request of Application Materials**

Dear Development Services,

We would like to request a waiver for the following application items for the listed reasons:

- Lighting Plan: The Rivers Edge Development is already developed with site lighting existing. Any new lighting we will provide will be minimum lumens at the building entries only.
- Sustainability Checklist: We are not pursuing any sustainability items.
- Trash Disposal Plan: The trash enclosures are existing and were placed with the approved Rivers Edge Development.

Let me know if you have any questions, comments, or concerns.

Sincerely,

Erik Hagen, AIA LEED