



CONDITIONAL USE PERMIT

Permit info: CUPFY2026-0009
 Application Date: 2/27/2026 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: Crispy Investments LLC c/o Nathan Talbott	Name: Crispy Investments LLC c/o Nathan Talbott
Company: Crispy Investments LLC	Company: Crispy Investments LLC
Address: 521 E 41st St	Address: 521 E 41st St
City: Garden City	City: Garden City
State: ID Zip: 83714	State: ID Zip: 83714
Tel.: 208-278-6736	Tel.: 208-278-6736
E-mail: nathan@vidaprop.com	E-mail: nathan@vidaprop.com

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

Site Address: 521 E 41st St, Garden City, ID 83714

Subdivision Name: FAIRVIEW ACRES SUB NO 03	Lot: 27-30	Block: 15
Tax Parcel Number: R2734520791	Zoning: C-2/DA	Total Acres: 4.023
Proposed Use: Retail, Restaurant, etc.	Floodplain: N/A YES NO	

Describe the proposed use:

Per the recommendation of Jenah Thornborrow, this CUP is to encompass all future allowed uses in an effort to expedite future Tenant Improvements providing services to the community in support of the Comprehensive Plan.

Will you be making changes to the structure(s)? YES NO	
If no, will you be changing the occupancies as defined by the IBC? YES 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>	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?

This CUP Application is intended to encompass all future allowed uses in an effort to expedite future Tenant Improvements.

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

Yes, the Boardwalk Apartments is an existing mixed-use building with more than adequate public facilities.

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

There is no adverse affect to the health, safety or welfare of the community. This CUP Application will enhance the community by providing services in an expedited manner.

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

This CUP Application will further enhance the Boardwalk Apartments in full support of the Comprehensive Plan.

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

The Boardwalk Apartments are ideally situated along the Greenbelt with a focus on pedestrian and bicycle access.

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.

 2/27/26
Signature of the Applicant (date)  2/27/26
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

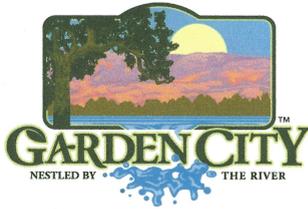
INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- 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."



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

Affidavit of Legal Interest

State of Idaho)
)SS
County of Ada)

I, Crispy Investments, PO Box 1743
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 ID 83701
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 _____, Name of Applicant to submit the accompanying application pertaining to 521 E 41st Street, 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 10th day of February, 2026
Nathan Talbott Nathan Talbott
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.

RORY C. HEGGIE
Notary Public for Idaho
Residing at: 2031 S. PEAR BLOSSOM WAY
My Commission expires 8/16/2031



Compliance Statement and Statement of Intent

February 27, 2026

Boardwalk Apartments
521 E 41st St
Garden City, ID 83714

We are submitting an application for a Conditional Use Permit to encompass all approved uses in an effort to expedite future Tenant Improvements. As recommended by Jenah Thornborrow, all potential uses are included in this application. We anticipate the final approved uses will be streamlined to include services appropriate to the surrounding community. These uses include all types of Retail, Restaurants, Drinking Establishments, Salons, professional services and the like to support the city's Comprehensive Plan. This application will further enhance the efforts by Garden City and its Landowners to provide much needed services to the community.

Please let us know if you have any questions.

Thank you,



Rory Heggie, Principal / Owner
rory@studioharchitects.com
208-649-8306

Approved
 These plans have been reviewed and approved for compliance with applicable codes adopted by Garden City. These plans do not constitute a permit. A permit is issued by Garden City Development Services once all fees have been paid. Code deficiencies found at inspections will need to be corrected regardless of the information on the approved plans. A set of these stamped and approved plans and the associated permit must be on site prior to starting construction and must be kept on site for the duration of the permit. No occupancy shall be permitted until all required inspections are completed.



erstad ARCHITECTS, PA
 301 N. 5th Street, Suite 202
 Garden City, PA 15650
 Phone: (412) 331-1601 Fax: (412) 331-1603 www.erstadarchitects.com

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the boardwalk apartments
 garden city, ID

no.	desc.	date
8	CITY COMMENTS	09.19.21
14	RETAINING WALL	07.23.21
21	MISC	12.15.21
22	OWNER CHANGES	09.11.22
44	BEVERAGE KIOSK	07.19.22

project: 200407
 date: 2021-05-18

construction set

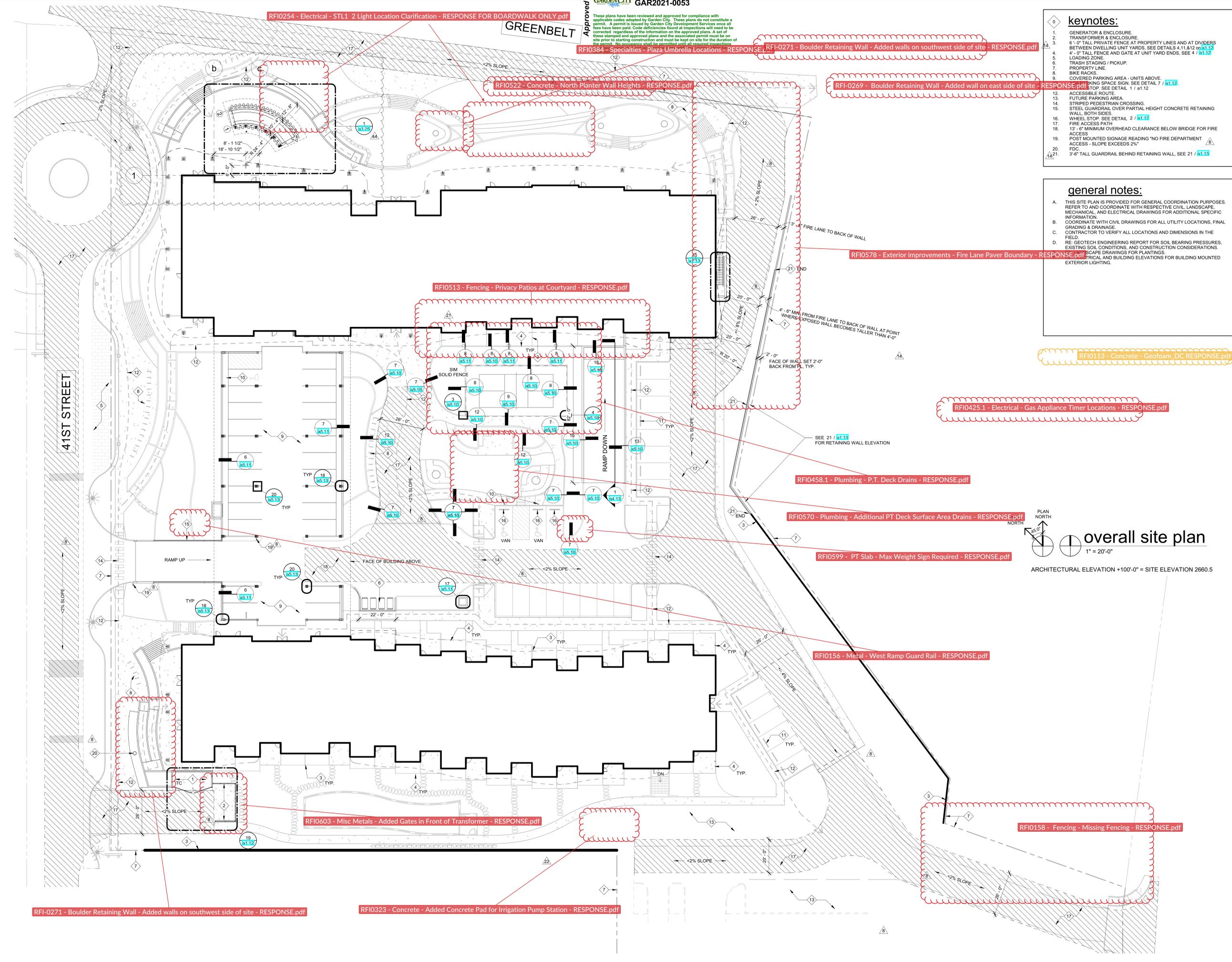
architectural site plan

a1.11

- keynotes:**
- GENERATOR & ENCLOSURE.
 - TRANSFORMER & ENCLOSURE.
 - 6'-0" TALL PRIVATE FENCE AT PROPERTY LINES AND AT DIVIDERS BETWEEN DWELLING UNIT YARDS. SEE DETAILS 4.11 & 12 on [a1.12](#)
 - 4'-0" TALL FENCE AND GATE AT UNIT YARD ENDS. SEE 4 / [a1.12](#)
 - LOADING ZONE.
 - TRASH STAGING / PICKUP.
 - PROPERTY LINE.
 - BIKE RACKS.
 - COVERED PARKING AREA - UNITS ABOVE.
 - PARKING SPACE SIGN. SEE DETAIL 7 / [a1.12](#).
 - TOP. SEE DETAIL 1 / [a1.12](#)
 - ACCESSIBLE ROUTE.
 - FUTURE PARKING AREA.
 - STRIPED PEDESTRIAN CROSSING.
 - STEEL GUARDRAIL OVER PARTIAL HEIGHT CONCRETE RETAINING WALL, BOTH SIDES.
 - WHEEL STOP. SEE DETAIL 2 / [a1.12](#)
 - FIRE ACCESS PATH.
 - 13'-6" MINIMUM OVERHEAD CLEARANCE BELOW BRIDGE FOR FIRE ACCESS.
 - POST MOUNTED SIGNAGE READING "NO FIRE DEPARTMENT ACCESS - SLOPE EXCEEDS 2%".
 - FDC.
 - 3'-6" TALL GUARDRAIL BEHIND RETAINING WALL. SEE 21 / [a1.13](#)

- general notes:**
- THIS SITE PLAN IS PROVIDED FOR GENERAL COORDINATION PURPOSES. REFER TO AND COORDINATE WITH RESPECTIVE CIVIL, LANDSCAPE, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SPECIFIC INFORMATION.
 - COORDINATE WITH CIVIL DRAWINGS FOR ALL UTILITY LOCATIONS, FINAL GRADING & DRAINAGE.
 - CONTRACTOR TO VERIFY ALL LOCATIONS AND DIMENSIONS IN THE FIELD.
 - RE: GEOTECH ENGINEERING REPORT FOR SOIL BEARING PRESSURES, EXISTING SOIL CONDITIONS, AND CONSTRUCTION CONSIDERATIONS. ELECTRICAL AND BUILDING ELEVATIONS FOR BUILDING MOUNTED EXTERIOR LIGHTING.

RFI0113 - Concrete - Geofam DC RESPONSE.pdf



RFI0271 - Boulder Retaining Wall - Added walls on southwest side of site - RESPONSE.pdf

RFI0323 - Concrete - Added Concrete Pad for Irrigation Pump Station - RESPONSE.pdf

RFI0158 - Fencing - Missing Fencing - RESPONSE.pdf

RFI0156 - Metal - West Ramp Guard Rail - RESPONSE.pdf

RFI0599 - PT Slab - Max Weight Sign Required - RESPONSE.pdf

RFI0570 - Plumbing - Additional PT Deck Surface Area Drains - RESPONSE.pdf

RFI0458.1 - Plumbing - P.T. Deck Drains - RESPONSE.pdf

RFI0425.1 - Electrical - Gas Appliance Timer Locations - RESPONSE.pdf

RFI0113 - Concrete - Geofam DC RESPONSE.pdf

RFI0513 - Fencing - Privacy Patios at Courtyard - RESPONSE.pdf

RFI0269 - Boulder Retaining Wall - Added wall on east side of site - RESPONSE.pdf

RFI0522 - Concrete - North Planter Wall Heights - RESPONSE.pdf

RFI0384 - Specialties - Plaza Umbrella Locations - RESPONSE.pdf

RFI0271 - Boulder Retaining Wall - Added walls on southwest side of site - RESPONSE.pdf

RFI0254 - Electrical - STL1 2 Light Location Clarification - RESPONSE FOR BOARDWALK ONLY.pdf

GREENBELT

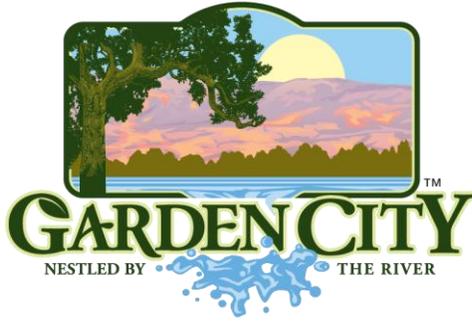
41ST STREET

Neighborhood Map

Feb 27, 2026

Project: Boardwalk Apartments
521 E 41st St
Garden City, ID 83714





CITY OF GARDEN CITY

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

Chief Mike Bisagno
Boise Fire Department
333 Mark Stall Place
Boise, Idaho 83704-0644

February 24, 2026

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 521 E 41st St

Fire hydrant serving this address: #2025

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

Sprinkler System Design Information:

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 1750 gpm

For questions please contact the Garden City permitting desk at 208-472-2921.

Sincerely,

Chad Vaughn

Garden City Public Works Water Division

cc:
Applicant
File

PARCEL	PRIMOWNER	ADDCONCAT
R2734520894	412 LLC	12809 N TOWN RIDGE ST
R4839140010	THOMAS CHRISTINE M	130 WILLOWAY DR
R2734520900	YESCO PROPERTIES LLC	1605 GRAMERCY RD
R2734560200	KIDA PROTECTION TRUST 09/23/2010	1808 W IDAHO ST
R2734560211	DADABAY JOHN Y	2415 N MOUNTAIN VIEW DR
R2734560096	REED STREET DEVELOPMENT II LLC	250 W BOBWHITE CT STE 325
R4839140030	CLARKE ALEXANDER	397 E 41ST ST
R2734560140	BLUE STAR PROPERTIES LLC	3972 ADAMS ST
R2734560101	WEBB TONI	3985 N REED ST
R4839140040	ALLEN MARK BRADLEY JR	403 E 41ST ST
R2734520750	HERBERT CHRISTOPHER T	404 E 40TH ST
R4839140070	SCHRODER DAMIAN	4060 N ADAMS ST
R8506320025	MEADS TERRY O	411 E 40TH ST
R4839140020	SCHULTZ BENJAMIN	4706 W SHAFER MEADOWS LN
R2734520830	MLMSR PROPERTIES LLC	4747 S MUSTANG CREEK LN
R2734520845	BABY BADGER LLC	4850 W MYSTIC COVE WAY
R2734560180	BROOKLYN PARK LLC	522 E 40TH ST
S0632438750	STATE OF IDAHO (PARKS & RECREATION)	5657 E WARM SPRINGS AVE
R2734560350	CITY OF GARDEN CITY	6015 N GLENWOOD ST
R2734560091	AYARRA GENEVA	7301 W BRENTWOOD DR
R2734520742	SMOKESTACK JACK LLC	750 W BANNOCK ST # 1743
R2734560160	PARLAY INVESTMENTS LLC	750 W BANNOCK ST STE 1743
R2734520934	6 POINT TEASER INVESTMENTS LLC	PO BOX 1743
R2734520861	FARMERS & MERCHANTS STATE BANK	PO BOX 30918
R2734520878	RIVER DEAL LLC	PO BOX 6272

STATCONCAT

GARDEN CITY, ID 83714-0000

BOISE, ID 83705-5937

SALT LAKE CITY, UT 84104-0000

BOISE, ID 83702-0000

BOISE, ID 83706-1047

BOISE, ID 83706-0000

GARDEN CITY, ID 83714-0000

BOISE, ID 83714-0000

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GARDEN CITY, ID 83714-0000

BOISE, ID 83714-6356

BOISE, ID 83714-0000

BOISE, ID 83709-0000

GARDEN CITY, ID 83714-0000

GARDEN CITY, ID 83714-0000

BOISE, ID 83712-8752

GARDEN CITY, ID 83714-1347

BOISE, ID 83709-0000

BOISE, ID 83702-0000

BOISE, ID 83702-0000

BOISE, ID 83702-0000

BILLINGS, MT 59116-0000

KETCHUM, ID 83340-0000

