



EXTENSION REQUEST

Request Date: 6/15/2026 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: Teran K. Mitchell, aia, ncarb, leed ap	Name: Kevin Hawk & Patrick Standley
Company: TKM Architecture	Company: 47th Venture Group, LLC; Standley Properties, LLC
Address: 3989 Bunny Hill Lane	Address: 405 & 409 E 47th Street
City: Meridian	City: Garden City
State: Idaho Zip: 83642	State: Idaho Zip: 83714
Tel.: 208-590-5109	Tel.: 208-871-0328
E-mail: tmitchell@tkm-architecture.com	E-mail: kevin@h2developmentgroup.net

PROPERTY AND VARIANCE REQUEST INFORMATION

Project Name: Pointe Pierce Villas

File Number: SUBFY2024-0002, Pointe Pierce Villas

Date of Approval: 07/08/2024 **Date of Expiration:** 07/08/2026

Site address: 405-409 E 47th Street, Garden City, ID 83714

Please cause and or how circumstances beyond the control of the applicant have prevented the action from being taken: Due to unforeseeable conditions in the residential market with unit absorption and construction and construction cost volatility the project has been delayed. We are exploring additional financing options as well as general contractors that will allow the project to move forward.

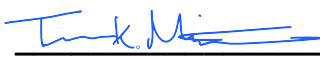
Has this application or city regulations changed since approval? Yes ☒ No, if yes please explain:

Has there been any major change in the neighborhood, plans, or policies that would affect the compatibility of the project? Yes ☒ No, if yes please explain:

Is the subject property compliant, been compliant, or actively pursuing compliance with all city, state and federal codes and laws since the date of application? ☒ Yes No, if yes please explain:

Why is it in the city's best interest to grant this extension? Please explain:

Please see below for more complete reasons for request.

 06/12/2026
Signature of the Applicant (date)

BUILDING PERMITS

GCC 7-1-6 PERMIT TIME LIMITATION AND EXPIRATION:

A. Applications for which no permit is issued within one hundred eighty (180) days following the date of receipt of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed. The administrator of building safety services may extend the time for action by the applicant for a period not exceeding one hundred eighty (180) days on written request by the applicant and good cause shall be demonstrated. The administrator of building safety services is authorized to grant up to two (2) extensions; provided, that the application conforms to current code. Subsequent requests shall be considered by the city council.

B. Every permit issued shall expire and become invalid unless the work on the site authorized by such permit is commenced within one hundred eighty (180) days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned if no inspection has been requested for a period of one hundred eighty (180) days after the work is commenced. The administrator of building safety services is authorized to grant up to two (2) extensions of time, providing there have not been code changes that affect the application. Subsequent requests shall be considered by the city council. The extension request shall be in writing and good cause shall be demonstrated.

PERMITS AND APPROVALS PROCESSED UNDER GCC TITLE 8

GCC 8-5B-6 Term of [Subdivision] Permits

A. Failure To Submit Final Subdivision: Approval of a preliminary subdivision and combined preliminary and final subdivision shall become null and void if a final subdivision has not been signed by the city clerk and engineer within two (2) years of the approval of the preliminary subdivision, unless otherwise granted in the initial decision document; or two (2) years of the combined preliminary and final subdivision unless an extension or phasing plan is approved by city council.

GCC 8-6A-8 Expiration of Approvals

A. All application approvals shall expire one (1) year from the date of approval, unless otherwise specified by this code or:

1. The city issues a building permit for the proposed improvement, development, or use prior to the expiration of the one (1) year; or
2. By condition of approval or development agreement, a time period for completion of the application has been specified; or
3. A certificate of compliance has been issued; or
4. The final plat of a subdivision approval is recorded with Ada County; or otherwise defined by section 8-5B-6 of this title.

B. City council may allow for an extension of not more than one (1) year; provided:

1. Good cause for the request; and
2. The application and/or applicable city regulations have not changed; and
3. There has been no major change in the neighborhood, plans, or policies that would affect the compatibility of the project; and
4. The subject property is compliant and has been compliant, or actively pursuing compliance with all city, state and federal codes and laws since the date of application; and
5. It is determined by the city council that it is in Garden City's best interest to grant the extension.

A request for an extension is no guarantee that the extension will be granted.

Expanded reasons for request:

The challenges of affordability and availability of housing continue throughout the Treasure Valley. Our team has been working tirelessly to balance the complexities of development with the turbulence of construction costs and market absorption. We are currently reviewing the building design to find a way to better meet the demands of the public in a volatile housing market while we continue to work through the civil engineering review with Garden City.

Financing and construction costs remain the greatest challenges to the finalization of the architectural process and commencement of construction. The decline in rent rates in Garden City has changed the original project assumptions and contributed to volatility of the housing market, which, in turn, has greatly affected the project proforma, financing terms, interest rates, and ever-evolving list of demands from the underwriters. Of course, this is great news for renters looking for more affordable and better quality residences, but without a commensurate decrease in construction costs has made the financing of construction projects much more difficult.

We remain excited for Pointe Pierce Villas and committed to developing the project with ALL of the conditions of approval from the City Council. We appreciate your consideration and would be happy to answer any questions that you may have pertaining to this request for extension.