



CONDITIONAL USE PERMIT

Permit info CUPFY2018-14
 Application Date 8/7/18 Rec'd by MM
 FOR OFFICE USE ONLY

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

| APPLICANT | PROPERTY OWNER |
|--|--------------------------------------|
| Name: <u>Rusty Snow</u> | Name: <u>Tom L Nelson</u> |
| Company: <u>Whitewater Station, LP</u> | Company: <u>SMG Idaho, Lld</u> |
| Address: <u>283 W Front, Suite 1</u> | Address: <u>619 E Parkway Court</u> |
| City: <u>Missoula</u> | City: <u>BOISE</u> |
| State: <u>MT</u> Zip: <u>59802</u> | State: <u>ID</u> Zip: <u>83706</u> |
| Tel.: <u>(406) 541-0999</u> | Tel.: <u>(208) 941-2251</u> |
| E-mail: <u>rusty@sumwithhousinggroup.com</u> | E-mail: <u>tnelson4901@gmail.com</u> |

PROPERTY AND DESIGN INFORMATION

Site Address: 4665 W Chinden Blvd

| | | |
|--|---|---------------------------|
| Subdivision Name: <u>Randall Acres</u> | Lot: <u>3</u> | Block: <u>A</u> |
| Tax Parcel Number: <u>R7334140005</u> | Zoning: <u>C-1</u> | Total Acres: <u>5.195</u> |
| Proposed Use: <u>multifamily</u> | Floodplain: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | |

Describe the proposed use: 56 unit mult:family apartment

| | |
|---|--|
| Check any that are applicable to this application: <i>*If any boxes are checked, attach the Design Review Application*</i> | <input checked="" type="checkbox"/> I will build a new structure <input type="checkbox"/> I will add 25% or more to the floor area of an existing building <input type="checkbox"/> 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?

SEE Attached Letter

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

SEE attached letter

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

SEE attached letter

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

SEE attached letter

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

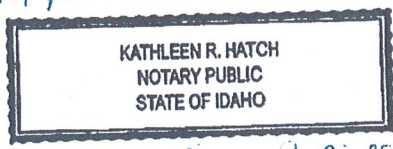
SEE attached letter

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.

[Signature] 8/7/18
Signature of the Applicant (date)

[Signature]
Signature of the Owner (date)

Kathleen R. Hatch
8/7/18



Commission Expires 9/12/23

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
- Will Serve Letter
- 11"x17" Site Plan
- Irrigation/Ditch Company Authorization Letter
- Photos of Site
- Neighborhood Meeting Verification
- Affidavit of Legal Interest
- Waiver Request of Application Materials

**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 1/2" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN:

- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations

- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.

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



283 W. Front Street, Suite 1
Missoula, MT 59802
Phone (406) 541-0999
Fax (406) 541-0997

August 7, 2018

Garden City Planning
Chris Samples
6015 Glenwood Street
Garden City, ID 83714

RE: 4665 W Chinden Blvd. – CUP Application

Dear Mr. Samples,

Please allow this letter to act as a formal submission for a Conditional Use Permit, Compliance Statement, and Statement of Intent for the site located at 4665 W. Chinden Blvd., Parcel # R7334140005. The parcel is currently zoned C-1 and is 5.195 acres. The Conditional Use Permit however will only involve the 4.195 acres depicted in Exhibit A attached. Under the C-1, multifamily is allowed under the approval of the Conditional Use Permit. Our design will meet all code requirements for this Conditional Use and we are not asking for any waivers to specific codes. In addition to the application attached as Exhibit B there are requirements for some additional questions to be answered. Please see the following required questions and answers:

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?

The project is zoned C-1 Highway Commercial and this use is allowed by Conditional Use. We feel the proposed use, in an area like this, is a needed building type to promote mixed-use development, which is why the building type is allowed by conditional use. The lot is a perfect site to create a multifamily project by its size, configuration, and adjacency to connector streets and transit opportunities. It is situated adjacent to irrigation support throughways called Settlers Canal and Thurman Mill Canal, which help to create a greenway of sorts in the form of urban forested trees. We have placed our buildings adjacent to this to create a nice amenity to the tenants for private spaces away from Chinden Street. Across the canals are residential uses, and we further feel this is a nice transition from single family and duplex housing to multifamily to mixed use to commercial developments. This type of use is compatible to "Motel" use directly across Chinden Boulevard which we understand operates as a rental property availability to tenants who live there on an extended month-to-month basis.

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



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Yes, there are adequate public facilities or services.

Garden City Public Works – Water and Sewer Service. The applicant has submitted the request for Fire flow water pressure testing through the Garden City Public Works. Our current proposed size of water and sewer lines are as follow:

- 2" domestic water service
- 1" water for the Community Building.
- 6" sewer for the apartment buildings
- 4" sewer for the Community Building
- 4" Fire Suppression lines

Intermountain Gas Company – Gas Service. Please see attached Will Serve Letter

Idaho Power Company – Electrical Service. Please see attached Will Serve Letter

Republic Services – Refuse Collection. Please information attached about Republic's availability to serve site.

Garden City Fire Department – Project is fully sprinklered with an NFPA 13 R system and the current capacity will be part of the Fire Flow water pressure testing mentioned above.

Garden City Police Department – Garden City Police Department is approximately 0.7 miles from this site.

Valley Regional Transit – Valley Regional Transit provides bus service in the market area. The nearest bus stop is at Chinden Boulevard and West 47th Street, 300 feet northwest from the subject. Residents can ride Route 11 from this location to northwest Garden City and Downtown Boise, with connections to destinations throughout Nampa to Boise. The buses run every hour, from 9:45 am to 3:00 pm, seven days a week. The local standard fare is \$1.00 or \$3.00 (universal), and \$0.50 or \$1.50 for seniors.

Schools - The subject is in the Boise Independent District. Children will attend the Mt. View Elementary School, Riverglen Jr. High School, and Capital Senior High School. The elementary school is 0.5 miles west of the subject, the middle school is 3.1 miles northwest and the high school is 1.2 miles northwest. College of Western Idaho-Boise Campus is 1.9 miles southeast of the site. Boise State University, 3.7 miles southeast, is the closest four-year college.

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

This project will provide safe housing for the people who live here. It will provide a safe place to live and play for families, provide spaces for privacy, and spaces to encourage activities between the tenants that live here. Therefore, we feel it is a good fit for the community of Garden City. This project will provide safe housing for the members of this community and will encourage public transportation. Providing safe housing is the way to make stronger communities. We also believe the project will promote the



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Comprehensive Plan with respect to providing higher density housing adjacent to transit stations, which this project does create.

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

- Nurture the City – Create a premier destination place to live, work and recreate. This project will support the goal of Nurturing the City through aiding in the creation of a premier destination place. The multifamily housing proposed will give families and residents of Garden City a much-needed option to live. The proposed combination of housing and retail on this site also promotes the use of mixed-use site.
- Emphasize the Garden in Garden City – Project will have wonderful open space areas and meet the City levels in the landscaped areas.
- Focus on the River – This development has discussed the execution of an ongoing maintenance agreement with the irrigation canal/ditch
- Diversity in Housing – The development will provide much needed option for residents that are unable to purchase homes or prefer to rent. Additionally, this development will be a mixed income development and will provide housing for a wide variety of residents at all income levels providing additional options for housing.
- Develop a Sustainable City – We will be using Green Building standards for this development.

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

This site is just minutes away from the Boise River Greenbelt trail. The trail can be accessed via East 46th Street from our site, which roughly abuts and is across the street from 46th Street. We are providing 10 bicycle parking spaces located throughout the site for the convenience of our residents. Storage areas on each unit's deck or patio can also serve as long-term bike storage.



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Missoula, MT 59802
Phone (406) 541-0999
Fax (406) 541-0997

Whitewater Station, LP and its affiliates are excited to present Garden City with our Conditional Use Permit and our proposed development. As part of this application we do not request any waivers of application materials, but would be happy to provide any additional information the City might require. Please feel free to contact me at (406) 541-0999 with any questions.

Best regards,

A handwritten signature in blue ink, appearing to read "RS", is written over the printed name "Rusty Snow".

Rusty Snow

President – Summit Housing Group, Inc.

All of Block A of Randall Acres Subdivision No. 3, according to the official plat thereof, filed in Book 12 of Plats at Page 722, official records of Ada County, Idaho, as the same is numbered and designated on the official plat of said subdivision, now on file in the office of the County Recorder of Ada County, Idaho.

1.0 acre of the property located on the Southeast corner of the 47th Street and W. Chinden Blvd. is being subdivided and will be retained by Seller and not being sold to Purchaser. The total acreage being sold to Purchaser is 4.195 acres. The 1 acre being retained by the Seller will be in the shape of a square with the Northwest corner at the intersection of 47th Street and W. Chinden Blvd (see Exhibit A, the one (1) acre to be further defined in the survey).

EXHIBIT A
DEPICTION OF PROPERTY







P.O. Box 7608, Boise, ID 83707-1608
Phone: (800) 548-3679 · Boise / Treasure Valley (208) 377-6840
Customer Service Hours: 7 AM – 7 PM (M – F) · Fax: (208) 377-6081
www.intgas.com

August 7th, 2018

To whom it may concern:

Intermountain Gas Company is able to provide natural gas service to 4665 W. Chinden Blvd. in Garden City, Idaho. Services will be provided in accordance with tariffs on file with the Idaho Public Utilities Commission.

Other construction related issues will be addressed as we move forward on the project. At this time, Intermountain cannot provide information regarding costs (if any) that may be associated with extending gas lines to the project.

Please let me know if you have any questions.

Sincerely,

Brad Ware
Sales Representative
Intermountain Gas Company
208-377-6810

August 7, 2018

Summit Housing Group Inc
283 W Front St, Suite 1
Missoula, MT 59802

Re: Inquiry Concerning Electrical Service At:

4665 W Chinden Blvd, Garden City, Idaho

Dear Summit Housing Group:

You have inquired as to whether the property located at 4665 W Chinden Blvd, Garden City, Idaho is within the certificated service territory of Idaho Power Company in the State of . This letter is to advise you that the property described above is currently located within the certificated service territory of Idaho Power Company (the Company) in the State of Idaho.

The Company will provide electrical service to the above location subject to the obtaining of any required easements, rights of way, and in compliance with the statutes of the State of and the tariffs of the Company on file with the Public Utilities Commission, in particular, the General Rules and Regulations, covering new service attachments and distribution line installations or alterations. The tariff is subject to change from time to time upon approval by the Public Utilities Commission.

To request new service, you can contact Idaho Power at 1-800-488-6151 if you are outside the Treasure Valley, or 388-2323. For additional information about new service you can go to our web site at WWW.idahopower.com/ServiceBilling.

Sincerely,

Jason Lloyd
Distribution Designer
208-388-5395
jlloyd@idahopower.com



Idaho Resources

Idaho Service Maps

- [Cities Map for Cities of Boise, Caldwell, Eagle, Garden City, Meridian, Middleton, Mountain Home, Nampa, and Star](#)
- [Counties Map for unincorporated areas of Ada and Canyon Counties](#)
- [Map for City of Boise residential glass customers](#)

[Facilities](#) [News](#) [Your Local Team](#)

Facilities Overview

Public Transfer Stations

Republic Services owns and operates two solid waste transfer stations - one in south Boise and one in Meridian. These facilities accept the very same items the Ada County Landfill does, with the exception of any material that might be considered hazardous waste.

These facilities are hard-surfaced, freeway-close landfill alternatives for residents wanting to dispose of trash and other unwanted items.

Solid Waste Transfer Station Locations and Information

Boise

4485 S. Curtis Rd., Boise (off S. Orchard, close to the Humane Society)

Phone: [208-362-7564](tel:208-362-7564)

Hours: 8 a.m. - 5 p.m., Monday - Saturday

Cash, Checks and Credit Cards Accepted

Meridian

2130 W. Franklin Rd., Meridian (between Linder and Ten Mile)

Phone: [208-888-3999](tel:208-888-3999)

Hours: 7:30 a.m. - 5:00 p.m., Monday - Friday and 8 a.m. - 5 p.m. Saturdays

Cash, Checks and Credit Cards Accepted

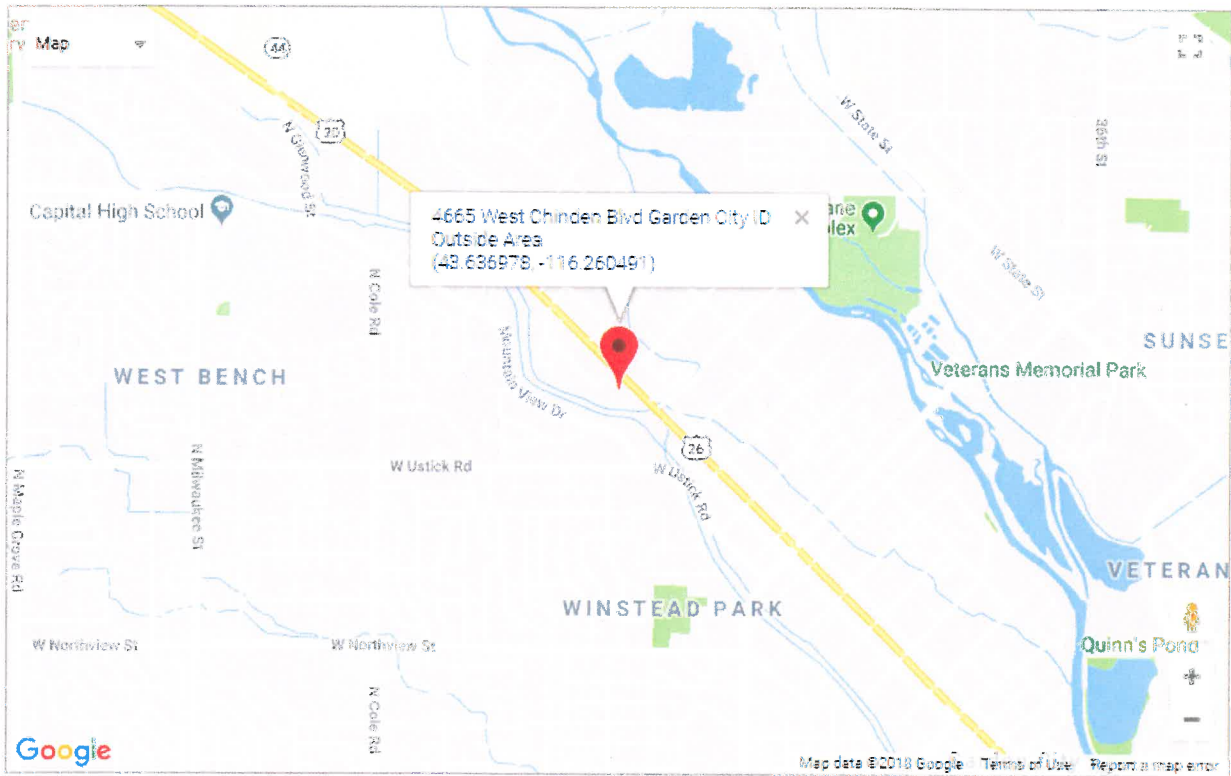


TRASH & RECYCLING SCHEDULE

Use the map below to determine your new residential trash & recycling collection day in unincorporated areas of Ada County and Canyon County. If you are located within the city limits of Boise, Caldwell, Eagle, Meridian, Middleton, Mountain Home, Nampa, or Star please refer to our [cities map](#).

The colored areas represent weekly collection days; the key below the map will indicate which color belongs to which day. Enter your street address, city and zip code in the search field below to determine which day you fall under.

Address Search



Keenan Whitt

From: Keenan Whitt
Sent: Tuesday, August 07, 2018 1:56 PM
To: 'building'
Cc: Rusty Snow; Chad Householder
Subject: RE: Fire Flow Request and Ability to Serve Letter- 4665 West Chinden Blvd Garden City, ID
Attachments: SKMBT_C45218080713590.pdf

Mary-

See attached for all completed forms. Also for clarification for electrical (see below):

Assuming buildings served with 120-240 volt / single phase (won't know until into design and can talk with supplying utility):

- Small building (24 units) – two 1000 amp fusible switches
- Larger building (31 units) – two 1200 amp fusible switches
- Community building – single 200 amp service

This also assumes gas heat and hot water, like our typical projects.

Thanks!

From: building [<mailto:building@GARDENCITYIDAHO.ORG>]
Sent: Monday, August 06, 2018 3:56 PM
To: Keenan Whitt
Subject: Fire Flow Request and Ability to Serve Letter

Hello,

As discussed earlier by phone, please submit these forms to get an Ability to Serve Letter:

- [Fire Flow Test Request](#)
- [Ability to Serve Request](#)
- [Credit Card Form](#)

You're welcome to submit these forms through email. Please let me know if you have any questions.

Thank you,

Mary Manogue



Garden City Development Services
Building
City of Garden City
p: 208-472-2921
f: 208-472-2926

Big Apt Bids (31 units)



ABILITY TO SERVE REQUEST

Permit info: PWU201 --
 Rec'd by: _____
 Application Date: _____

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

CONTACT INFORMATION:
 Company: Saint Housing Group Name: Keenan Whit E-mail: keenan@saithousinggroup.com
 Address: 283 W Front St. Ste 1 City: Missoula State: MT Zip: 59802
 Office Phone: 406-545-4759 Cell: _____ Fax: (406) 541-0997

SITE INFORMATION
 Project Description: LUTC Multi-Family Affordable Housing
 Project Street #: _____ Street Name: _____
 Subdivision: See attached Lot: _____ Block: _____ Parcel #: _____
 Number of Units: 56
 Water Service Connection (Select if need new water meter): 3" 1" _____ 1.5" _____ 2" X
 Sewer Connection Y X N _____
 Fire Suppression Service Connection to City Main: X 5" Sprinkler _____ 8" Sprinkler _____ Hydrant
 Number of sprinkler heads: 31

| ADDED NEW FIXTURES: | Res=Residential Com=Commercial | | Residential | | Commercial | | RESTAURANTS: |
|--|--------------------------------|-----|-------------|-----|------------|-----|--|
| | Res | Com | Res | Com | Res | Com | |
| Hand Sink, Lavatory | <u>54</u> | | | | | | Please provide square footage area for all seating: Indoor: _____ Outdoor: _____ Bar: _____ Banquet: _____ Other: _____ |
| Bar Sink-Faucet count (ESOF) | | | | | <u>54</u> | | |
| Janitor (Mop. Sunken Floor) Sink | | | | | | | |
| Kitchen Sink, Domestic-per faucet (ESOF) | <u>3</u> | | | | | | |
| Laundry Tub per faucet(ESOF) | | | | | | | |
| Dental Circular Spray Sink | | | | | <u>3</u> | | |
| Dental Flushing Rim Sink | | | | | <u>3</u> | | |
| Dr. Hosp.-Clinic Sink | | | | | | | |
| Shower (per faucet head) | | | | | | | |
| Bathub/Shower Combo. | <u>54</u> | | | | | | |
| Other | | | | | | | |
| Urinal-1.0 Gal/flush | | | | | | | |
| Water Closet/Tank 2.5g. | | | | | | | |
| Wtr Cl/Flushmtr Tnk >2.5g. | | | | | | | |
| Water Closet/Vaive no tank | | | | | | | |
| Drinking Ftn/per hd | | | | | | | |
| Dishwasher, domestic | | | | | <u>3</u> | | |
| Clothes Washer, dom. | | | | | <u>3</u> | | |
| Ice Machine | | | | | | | |
| Hose Bibb Interior only | | | | | | | |
| Dental Unit -(Cusp.) | | | | | | | |

The applicant is responsible to submit 2 COPIES and a DIGITAL Copy of the following information for an ability to serve letter:

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

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

Applicants Signature: Keenan Whit DATE: 8/1/10

Small Apt Bldg (24 Unit)



ABILITY TO SERVE REQUEST

Permit info: PWU201 -- Rec'd by: _____
 Application Date: _____

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

CONTACT INFORMATION:

Company: Sunlit Housing Group Name: Keenan Witt E-mail: keenan@sunlithousinggroup.com
 Address: 283 N. Front St. Ste 1 City: Missoula State: MT Zip: 59802
 Office Phone: 406-545-4759 Cell: _____ Fax: (406) 541-0997

SITE INFORMATION

Project Description: LHFC Multi-Family Affordable Housing
 Project Street # _____ Street Name: _____
 Subdivision: See attached Lot: _____ Block: _____ Parcel #: _____

Number of Units: 56
 Water Service Connection (Select if need new water meter): ¾" 1" 1.5" 2" X
 Sewer Connection Y X N _____
 Fire Suppression Service Connection to City Main: X 6" Sprinkler 8" Sprinkler Hydrant
 Number of sprinkler heads: _____

ADDED NEW FIXTURES: Res=Residential Com=Commercial

| | Res | Com | | Res | Com |
|--|-----|-----|----------------------------|-----|-----|
| | ↓ | ↓ | | ↓ | ↓ |
| Hand Sink, Lavatory | 48 | | Urinal-1.0 Gal/flush | | |
| Bar Sink-Faucet count (ESOF) | | | Water Closet/Tank 2.5g. | 48 | |
| Janitor (Mop, Sunken Floor) Sink | | | Wtr Cl/Flushmtr Tnk >2.5g. | | |
| Kitchen Sink, Domestic-per faucet (ESOF) | 24 | | Water Closet/Valve no tank | | |
| Laundry Tub per faucet(ESOF) | | | Drinking Ftn/per hd | | |
| Dental Circular Spray Sink | | | Dishwasher, domestic | 24 | |
| Dental Flushing Rim Sink | | | Clothes Washer, dom. | 24 | |
| Dr. Hosp.--Clinic Sink | | | Ice Machine | | |
| Shower (per faucet head) | | | Hose Bibb Interior only | | |
| Bathtub/Shower Combo. | 48 | | Dental Unit -(Cusp.) | | |
| Other | | | | | |

RESTAURANTS:

Please provide square footage area for all seating:
 Indoor: _____
 Outdoor: _____
 Bar: _____
 Banquet: _____
 Other: _____

The applicant is responsible to **submit 2 COPIES and a DIGITAL Copy** of the following information for an ability to serve letter:

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Applicants Signature: Keenan Witt DATE: 8/21/09

Community Bldg



ABILITY TO SERVE REQUEST

Permit info: PWU201 --
 Rec'd by: _____
 Application Date: _____

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

CONTACT INFORMATION:

Company: Summit Housing Group Name: Keenan White E-mail: keenan@summithousinggroup.com
 Address: 283 N. Front St. Ste 1 City: Missoula State: MT Zip: 59807
 Office Phone: 406-545-4757 Cell: _____ Fax: (406) 541-0997

SITE INFORMATION

Project Description: LHHC Multi-Family Affordable Housing
 Project Street #: _____ Street Name: _____
 Subdivision: See attached Lot: _____ Block: _____ Parcel #: _____
 Number of Units: 86
 Water Service Connection (Select if need new water meter): $\frac{3}{4}$ " _____ 1" 1.5" _____ 2" _____
 Sewer Connection Y N _____
 Fire Suppression Service Connection to City Main: _____ 6" Sprinkler _____ 8" Sprinkler _____ Hydrant _____
 Number of sprinkler heads _____

ADDED NEW FIXTURES: Res=Residential Com=Commercial

| | Res | Com | | Res | Com |
|--|-------------------------------------|--------------------------|----------------------------|-------------------------------------|--------------------------|
| | ↓ | ↓ | | ↓ | ↓ |
| Hand Sink, Lavatory | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Urinal-1.0 Gal/flush | <input type="checkbox"/> | <input type="checkbox"/> |
| Bar Sink-Faucet count (ESOF) | <input type="checkbox"/> | <input type="checkbox"/> | Water Closet/Tank 2.5g. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Janitor (Mop, Sunken Floor) Sink | <input type="checkbox"/> | <input type="checkbox"/> | Wtr Cl/Flushmtr Tnk >2.5g. | <input type="checkbox"/> | <input type="checkbox"/> |
| Kitchen Sink, Domestic-per faucet (ESOF) | <input type="checkbox"/> | <input type="checkbox"/> | Water Closet/Valve no tank | <input type="checkbox"/> | <input type="checkbox"/> |
| Laundry Tub per faucet(ESOF) | <input type="checkbox"/> | <input type="checkbox"/> | Drinking Ftn/per hd | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Dental Circular Spray Sink | <input type="checkbox"/> | <input type="checkbox"/> | Dishwasher, domestic | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Dental Flushing Rim Sink | <input type="checkbox"/> | <input type="checkbox"/> | Clothes Washer, dom. | <input type="checkbox"/> | <input type="checkbox"/> |
| Dr. Hosp.--Clinic Sink | <input type="checkbox"/> | <input type="checkbox"/> | Ice Machine | <input type="checkbox"/> | <input type="checkbox"/> |
| Shower (per faucet head) | <input type="checkbox"/> | <input type="checkbox"/> | Hose Bibb Interior only | <input type="checkbox"/> | <input type="checkbox"/> |
| Bathtub/Shower Combo. | <input type="checkbox"/> | <input type="checkbox"/> | Dental Unit -(Cusp.) | <input type="checkbox"/> | <input type="checkbox"/> |
| Other | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> |

RESTAURANTS:

Please provide square footage area for all seating:
 Indoor: _____
 Outdoor: _____
 Bar: _____
 Banquet: _____
 Other: _____

The applicant is responsible to **submit 2 COPIES and a DIGITAL Copy** of the following information for an ability to serve letter:

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Applicants Signature: Keenan White DATE: 8/7/18



Form Request to Obtain Fire Flow Test

Permit info: _____

Application Date: _____ Rec'd by: _____

FOR OFFICE USE ONLY

6015 Glenwood Street • Garden City, Idaho 83714 • Phone 208/472-2900 • Fax 208/472-2996
• Inspection Hotline Phone 208/472-2920 • WWW.Gardencityidaho.org

Property Information:

(Circle One): RESIDENTIAL / COMMERCIAL

Project Name Whitewater Station Project Address: _____

Parcel # _____ Lot: _____ Block: A Subdivision: No. 3

APPLICANT:

Block A of Randall Acres Subdivision No. 3, Filed in Book 12 of Plats pg. 722 Adz County

Name: Keenan Whitt / Summit Housing Group, Inc.

E-mail: keenan@summithousinggroup.com

Phone: 406-545-4759

Contact Cell: _____

Fax: 406-541-0997

Address: 283 W. Front St. Ste. 1

City, State, Zip: Missoula, MT 59802

Additional Information (CUP, DSR, SUB Tracking numbers, names etc.)

Fees to Obtain Fire Flow:

Water Observation

(See Fee Schedule)

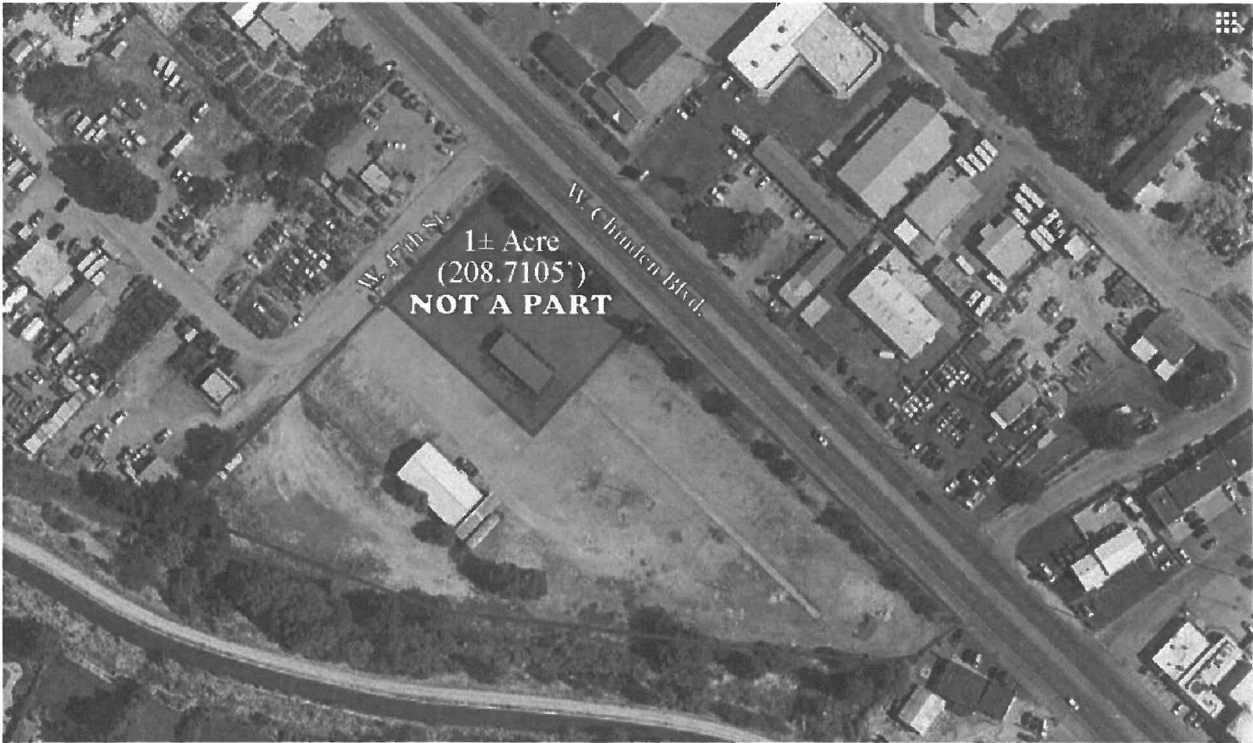
APPLICANT'S SIGNATURE: Keenan Whitt DATE: 8/6/18

Note: per Public Works Water Division Policy and Procedure Fire Flow 12.15 - all fire flow request will be processed within 14 business days.

All of Block A of Randall Acres Subdivision No. 3, according to the official plat thereof, filed in Book 12 of Plats at Page 722, official records of Ada County, Idaho, as the same is numbered and designated on the official plat of said subdivision, now on file in the office of the County Recorder of Ada County, Idaho.

1.0 acre of the property located on the Southeast corner of the 47th Street and W. Chinden Blvd. is being subdivided and will be retained by Seller and not being sold to Purchaser. The total acreage being sold to Purchaser is 4.195 acres. The 1 acre being retained by the Seller will be in the shape of a square with the Northwest corner at the intersection of 47th Street and W. Chinden Blvd (see Exhibit A, the one (1) acre to be further defined in the survey).

EXHIBIT A
DEPICTION OF PROPERTY



Keenan Whitt

From: mthomas@ticcapital.com
Sent: Tuesday, August 07, 2018 3:36 PM
To: Keenan Whitt
Subject: FW: ITD Deed
Attachments: P29, R-1-333, Easement, Goodman.pdf; 20180731094148138.pdf

ML Thomas Investments, LLC

Mike Thomas | *Manager*
(208) 340-1745 | mthomas@ticcapital.com
P.O. Box 1074 | Eagle, Idaho 83616



Please consider the environment before printing this email / attachment. Thank you.

From: Tom Haynes <Tom.Haynes@itd.idaho.gov>
Sent: Tuesday, July 31, 2018 9:59 AM
To: mthomas@ticcapital.com
Cc: Erika Bowen <Erika.Bowen@itd.idaho.gov>
Subject: ITD Deed

Mr. Thomas,

The parcel portion you are interested in buying is located in Township 4 North, Range 2 East Section 31, the SW¼ of the SE¼. Attached is the deed wherein the Right of Way (RoW) was purchased by the State. That states that the State is to build a ditch just off the RoW edge on your side. The State is not to maintain the ditch and it does not state who owns it.

Also, after conference with others, ITD prefers that the center of an approach from SH-2026 be located 250' from the center of the second approach from the lot to be retained by the owners. This is about where you had it originally.

Thank you for involving ITD early. Please call me if I can be of further assistance.

Tom Haynes
D3 Traffic
Idaho Transportation Department
208 334-8944
tom.haynes@itd.idaho.gov

STATE OF IDAHO,
County of Ada } ss.

On this 14th day of June, in the year 1941, before me,

J. F. Martin

a Notary public in and for said state,

personally appeared Dora Goodman

known to me to be the { and _____ respectively, of the corporation which executed
person whose name is _____ subscribed to

the foregoing instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J. F. Martin
Notary Public in and for the State of Idaho,
Residing at Boise Idaho

STATE OF _____ }
County of _____ } ss.

On this _____ day of _____, in the year 19____, before me,

a Notary public in and for said state,

personally appeared _____

known to me to be the { and _____ respectively, of the corporation which executed
person whose name _____ subscribed to

the foregoing instrument, and acknowledged to me that _____ executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year of this certificate first above written.

Notary Public in and for the State of _____
Residing at _____

205603

Instrument No. _____

RIGHT OF WAY DEED

Dora Goodman

TO
THE STATE OF IDAHO

Dated _____, 19____
STATE OF IDAHO } ss.
County of Ada }

I hereby certify that this instrument was filed for record at request of

Kenneth O'Leary

at _____ minutes past _____ o'clock _____ M.

this 20 day of June

A. D. 1941 in my office and duly recorded in

Book 249 of _____

Deeds at Page 333

By *Josephine [Signature]*
Ex-Officio Recorder,
Deputy.

#140 Return to Department of Public Works,
Boise

FILE NO. R-1-333
PROJECT FAS 161-C

Parcel No. 29

State of Idaho
Department of Public Works

RIGHT OF WAY DEED STATE HIGHWAY

KNOW ALL MEN BY THESE PRESENTS, That

Dora Goodman, a widow

of Boise County of Ada State of Idaho
first part Y. for and on account of the certain benefits to her accruing, and of other valuable considerations, and the sum of One and no/100ths (\$1.00) to her in hand paid, the receipt whereof is hereby acknowledged, ha S granted, bargained, sold and conveyed, and by these presents do SS grant, bargain, sell and convey unto the State of Idaho, second party, as and for a right of way for a public highway, the following described parcel of land situated in Ada County, in the State of Idaho, of which grantor owner to-wit:
A strip of land 100 feet wide, being 50 feet on each

side of the following described center line of said highway as surveyed and shown on the official plat of the Franklin Road (PAS 161-C (1)) Highway Survey on file in the office of the Department of Public Works of the State of Idaho, and lying over and across ~~xxx~~ Lots 1 and 2, SE¹ NW¹, NE¹ SW¹, NW¹ SE¹, And SW¹ SE¹

of Section 31 Township 4 North Range 2 East Boise Meridian.
Beginning at Station 1049 + 24 of the said Highway Survey, which station is a Point on Tangent approximately 831.0 feet South from the Northwest corner of Section 31 Township 4 North Range 2 East, Boise Meridian; thence running South 54° 56' East 1149.3 feet to Station 1060+73.3 of said survey, which station is a point of curvature; thence 1840.0 feet with a 0°30' curve right, said curve having a central angle of 9°12' right to Station 1079 + 13.3, which station is a point on tangent; thence South 45° 44' East on tangent 2491.7 feet to Station 1104 + 05, which station is a Point on Tangent approximately 918 feet North and 1360 feet West from the Southeast corner of Section 31, Township 4 North, Range 2 East, Boise Meridian.

Grantee agrees, in addition to the monetary consideration, to build and construct all ditches, flumes, syphons and underpass, as heretofore agreed and shown upon the plans and specifications of said highway as prepared by the Department of Public Works, Bureau of Highways, of the State of Idaho.

There is also granted hereby an easement adjacent to the above described highway right of way for relocation of all irrigation and drainage ditches and structures and such surface drain ditches as may be necessary to the proper construction of the highway.

Construction or relocation of right of way fencing shall be by and at the sole expense of the County of Ada and grantor her further agrees no advertising or other signs will be erected on said fence without the written consent of the Commissioner of Public Works.

Nothing in this instrument contained except as specifically otherwise provided herein, shall in any manner affect the right to use any portion of the land above described or any other land already constituted a public road by dedication or user. New right of way required being approximately 12.61 ~~XXXXXXXX~~ acres above described.

TO HAVE AND TO HOLD, the same unto the State of Idaho for the purpose of a public highway forever. The part Y. of the first part, her successors, heirs and assigns, the said premises in the quiet and peaceable possession of the party of the second part against the part Y. of the first part and her successors, heirs and assigns, and against all and every person whomsoever lawfully claiming, or to claim, the same, shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, I ha. VS hereunto set my hand and seal this twelfth day of June 1941.

Witnessed in Presence of
J. F. Martin

Dora Goodman (Seal)

(Seal)

(Seal)

(Seal)

State of Idaho.

County of Ada

ss.

On this 14th day of

June in the year 1941, before me the undersigned

a Notary Public personally appeared John A. Schoenover

known to me to be the President of the corporation that executed the instrument and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Margaret Clark

Notary Public for Idaho
Residence Boise, Idaho
My commission expires July 19, 1943

12-1-1944

STATE OF IDAHO,

County of

} ss.

On this _____ day of _____ in the year 19____, before me

a Notary Public

in and for said State, personally appeared

known to me to be the person whose name _____ subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Notary Public for the State of Idaho,
Residing at _____, Idaho.

205612 / 144 / 258

No. _____

Partial Release of Mortgage

IDAHO FIRST NATIONAL BANK

To
Dora Goodman

Dated _____, 19____

STATE OF IDAHO,

County of _____

I hereby certify that this instrument was filed

for record at request of _____

at _____ minutes past _____

o'clock _____ M., this _____ day

of _____ A. D. 1941

in my office, and duly recorded in Book _____

of _____ at page _____

of _____

By _____

Notary Public

Deputy

Mail to _____

MS-111-E
R.L. 333a

Parcel No. 29

Know All Men by These Presents,

That First National Bank of Idaho

does hereby certify and declare that lien of that certain Mortgage, bearing date the 3rd day of January, A. D. 1936, made and executed by

Dora Goodman

the party of the first part therein, to

First National Bank of Idaho

the party of the second part therein,

recorded in the office of the County Recorder of the County of Ada State of Idaho, in Book 144 of Mortgages, on page 258 on the 4th day of January A. D. 1936, is hereby released and discharged as to the following

described property, to-wit: Land situated in Ada County. A strip of land 100 feet wide, being 50 feet on each side of the following described center line of said highway as surveyed and shown on the official plat of the Franklin Road (FAS 161-C (1)) Highway Survey on file in the office of the Department of Public Works of the State of Idaho, and lying over and across Lots 1 and 2, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, Township 4 North, Range 2 East, Boise Meridian.

Beginning at Station 1049 + 24 of the said Highway Survey, which station is a point on tangent approximately 831.0 feet South from the northwest corner of Section 31, Township 4 North, Range 2 East, Boise Meridian; thence running South 54° 56' East 1149.3 feet to Station 1060 plus 73.3 of said survey, which station is a point of curvature; thence 1840.0 feet with 0° 30' curve right, said curve having a central angle of 9° 12' right to Station 1079 + 13.3, which station is a Point on Tangent; thence South 45° 44' East on tangent 2491.7 feet to Station 1104 + C5, which station is a Point on Tangent approximately 918 feet North and 1360 feet West from the southeast corner of Section 31, Township 4 North, Range 2 East, Boise Meridian.

New right of way released being approximately 12.61 acres above described.

But it is further declared that as to the other property therein described the said Mortgage remains in full force and effect.

4-27-10

IN WITNESS WHEREOF, First National Bank of Idaho

has caused these presents to be executed by its President and Vice President & Cashier

and its corporate seal to be affixed hereto this 14th day of June 1936 The Idaho First National Bank (Formerly First National Bank of Idaho)

ATTEST:

Sarigan

(Title) Vice Pres. & Cashier

John W. Johnson

President

(Title)

[Seal]

[Seal]

Keenan Whitt

From: mthomas@ticcapital.com
Sent: Tuesday, August 07, 2018 3:22 PM
To: Keenan Whitt
Cc: Chad Householder
Subject: FW: 4665 N. Chinden Blvd, Garden City

ML Thomas Investments, LLC

Mike Thomas | *Manager*
(208) 340-1745 | mthomas@ticcapital.com
P.O. Box 1074 | Eagle, Idaho 83616



Please consider the environment before printing this email / attachment. Thank you.

From: JIM JAN ROSETTI <jjrosetti@msn.com>
Sent: Monday, August 6, 2018 9:38 PM
To: mthomas@ticcapital.com
Cc: 'Chad Householder' <chad@summithousinggroup.com>; Rusty Snow <Rusty@SummitHousingGroup.com>; 'Jenn Clary' <jenn@encompassdesigninc.com>
Subject: Re: 4665 N. Chinden Blvd, Garden City

Thanks Mike--Kelly and the board are reviewing the plans and will get back to you---JIM

Integrated Resource Solutions, LLC. 2316 S. Montego Way, Meridian, ID. 83642
Fax 208-884-3181 Cell 208-941-6853

From: mthomas@ticcapital.com <mthomas@ticcapital.com>
Sent: Friday, August 3, 2018 10:12 AM
To: jjrosetti@msn.com
Cc: 'Chad Householder'; Rusty Snow; 'Jenn Clary'
Subject: 4665 N. Chinden Blvd, Garden City

Good morning Jim,

Thanks for your time on the phone. Attached please find a copy of the current site plan for your review. We look forward to working with Kelly Martin and other members of the board to obtain approval letter we can include in our Conditional Use Permit application for our planned development.

Best regards,
Mike

ML Thomas Investments, LLC

Keenan Whitt

From: mthomas@ticcapital.com
Sent: Tuesday, August 07, 2018 3:16 PM
To: Keenan Whitt
Cc: Chad Householder
Subject: FW: 4665 N. Chinden Blvd, Garden City
Attachments: CUP Application.pdf; Thurman Mill Ditch Company.docx

Importance: High

From: mthomas@ticcapital.com <mthomas@ticcapital.com>
Sent: Tuesday, August 7, 2018 12:00 PM
To: kmartin@easyheatandair.com
Cc: jjrosetti@msn.com
Subject: 4665 N. Chinden Blvd, Garden City
Importance: High

Hi Kelly, thank you for your time on the phone yesterday. In anticipation of your discussion with other board members, attached is a draft letter we need to process with the attached CUP Application, as required. To avoid a month delay with the City, we hope to submit our CUP application this afternoon and respectfully request the approval letter from the ditch company. We inserted your comment regarding maintenance of the ditch once the project is constructed and please feel free to make any changes to the letter as you deem necessary.

Thank you,
Mike

Summit Housing Group, Inc.

Mike Thomas | *Manager, Idaho Region*
(208) 340-1745 | mthomas@ticcapital.com
P.O. Box 1074 | Eagle, Idaho 83616



Please consider the environment before printing this email / attachment. Thank you.

From: mthomas@ticcapital.com <mthomas@ticcapital.com>
Sent: Friday, August 3, 2018 10:47 AM
To: 'kmartin@easyheatandair.com' <kmartin@easyheatandair.com>
Cc: 'jjrosetti@msn.com' <jjrosetti@msn.com>
Subject: 4665 N. Chinden Blvd, Garden City

Good morning Kelly, thank you for your time on the phone his morning.

Attached please find a copy of the current plan for our 56-unit affordable family housing project in Garden City. After your review, please call me to discuss any questions or concerns you may have. We'd like to obtain approval letter we can include in our Conditional Use Permit application, the current design meets the ditch company's minimum setback requirements. We look forward to working with you and Jim Rosetti on any maintenance agreements going forward.

Best regards,
Mike

ML Thomas Investments, LLC

Mike Thomas | *Manager*

(208) 340-1745 | mthomas@ticcapital.com

P.O. Box 1074 | Eagle, Idaho 83616



Please consider the environment before printing this email / attachment. Thank you.

Keenan Whitt

From: mthomas@ticcapital.com
Sent: Tuesday, August 07, 2018 3:17 PM
To: Keenan Whitt
Subject: FW: 4665 N. Chinden Blvd, Garden City
Attachments: Site Plan 7.27.18.pdf

ML Thomas Investments, LLC

Mike Thomas | *Manager*
(208) 340-1745 | mthomas@ticcapital.com
P.O. Box 1074 | Eagle, Idaho 83616



Please consider the environment before printing this email / attachment. Thank you.

From: mthomas@ticcapital.com <mthomas@ticcapital.com>
Sent: Friday, August 3, 2018 10:12 AM
To: 'jjrosetti@msn.com' <jjrosetti@msn.com>
Cc: 'Chad Householder' <chad@summithousinggroup.com>; Rusty Snow (Rusty@SummitHousingGroup.com) <Rusty@SummitHousingGroup.com>; 'Jenn Clary' <jenn@encompassdesigninc.com>
Subject: 4665 N. Chinden Blvd, Garden City

Good morning Jim,

Thanks for your time on the phone. Attached please find a copy of the current site plan for your review. We look forward to working with Kelly Martin and other members of the board to obtain approval letter we can include in our Conditional Use Permit application for our planned development.

Best regards,
Mike

ML Thomas Investments, LLC

Mike Thomas | *Manager*
(208) 340-1745 | mthomas@ticcapital.com
P.O. Box 1074 | Eagle, Idaho 83616



Please consider the environment before printing this email / attachment. Thank you.

Keenan Whitt

From: mthomas@ticcapital.com
Sent: Tuesday, August 07, 2018 3:18 PM
To: Keenan Whitt
Cc: Chad Householder
Subject: FW: 4665 N. Chinden Blvd, Garden City
Attachments: Site Plan 7.27.18.pdf

ML Thomas Investments, LLC

Mike Thomas | *Manager*
(208) 340-1745 | mthomas@ticcapital.com
P.O. Box 1074 | Eagle, Idaho 83616



Please consider the environment before printing this email / attachment. Thank you.

From: mthomas@ticcapital.com <mthomas@ticcapital.com>
Sent: Friday, August 3, 2018 10:47 AM
To: 'kmartin@easyheatandair.com' <kmartin@easyheatandair.com>
Cc: 'jjrosetti@msn.com' <jjrosetti@msn.com>
Subject: 4665 N. Chinden Blvd, Garden City

Good morning Kelly, thank you for your time on the phone his morning.

Attached please find a copy of the current plan for our 56-unit affordable family housing project in Garden City. After your review, please call me to discuss any questions or concerns you may have. We'd like to obtain approval letter we can include in our Conditional Use Permit application, the current design meets the ditch company's minimum setback requirements. We look forward to working with you and Jim Rosetti on any maintenance agreements going forward.

Best regards,
Mike

ML Thomas Investments, LLC

Mike Thomas | *Manager*
(208) 340-1745 | mthomas@ticcapital.com
P.O. Box 1074 | Eagle, Idaho 83616



Please consider the environment before printing this email / attachment. Thank you.

August 7, 2018

Mike Thomas
Summit Housing Group, Inc.
P.O. Box 1074
Eagle, ID 83616

Re: Ditch Company Information Letter

Property Location: All of Block A of Randall Acres Subdivision No. 3, according to the official plat thereof, filed in Book 12 of Plats at Page 722, official records of Ada County, Idaho, as the same is numbered and designated on the official plat of said subdivision, now on file in the office of the County Recorder of Ada County, Idaho.

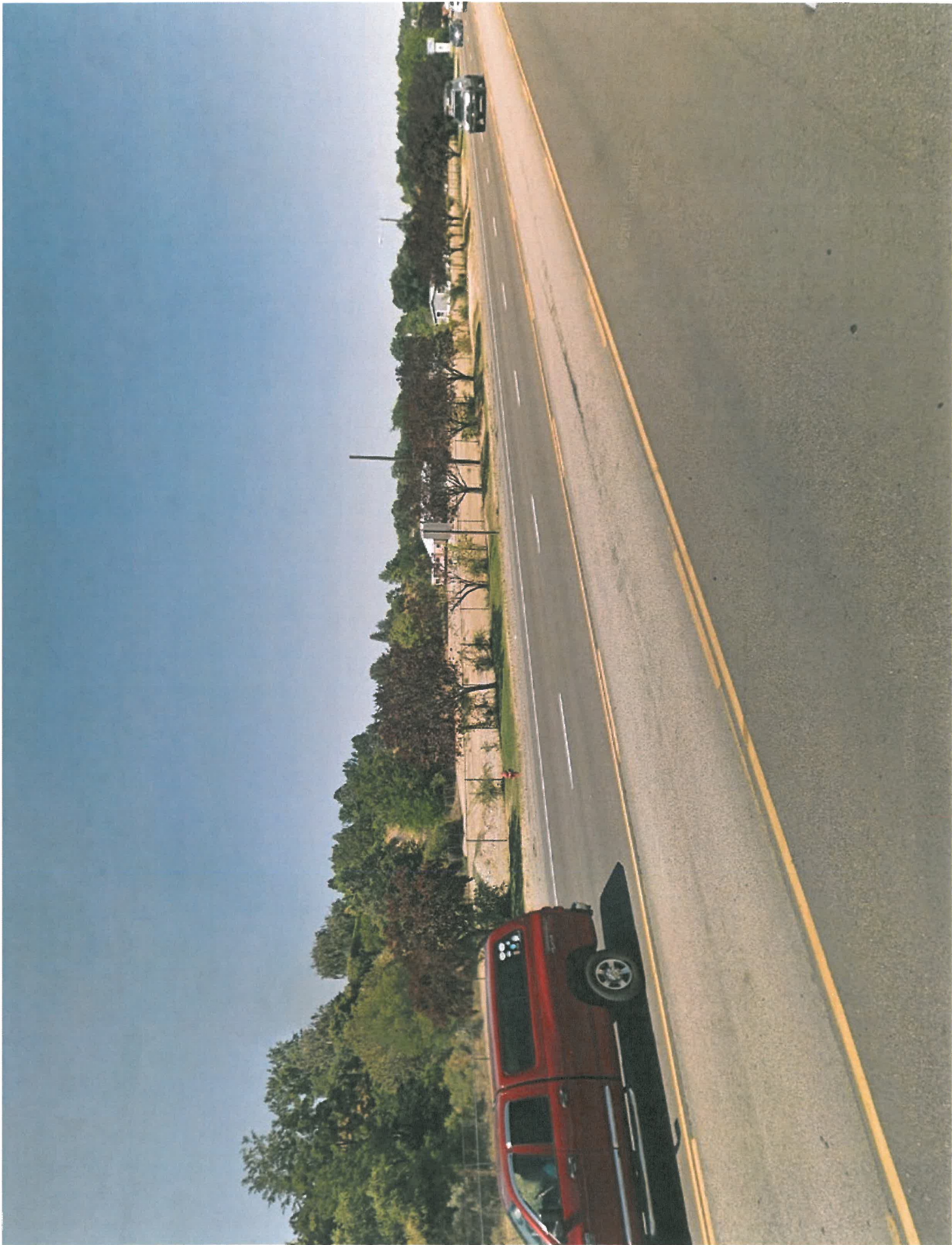
Property Address: 4665 W. Chinden Boulevard, Garden City, ID

Mr. Thomas,

The above reference property is located within the City of Garden City, ID and Thurman Mill Ditch Company service area. The proposed apartment project as currently designed meets our approval, provided with the understanding Summit Housing Group, Inc. will provide maintenance services on the ditch once the project is constructed.

Sincerely,

Kelly Martin, President
Thurman Mill Ditch Company









ADA COUNTY ASSESSOR

190 E. Front Street, Suite 107, Boise, ID 83702
(208) 287-7262 www.adacountyassessor.org

RADIUS NOTICE REQUEST FOR ADDRESSES

Idaho Code 9-348(1)(b) prohibits the distribution or sale of mailing lists in order to protect the privacy of taxpayers. However, this list can be provided if you are requesting a list of property addresses to fulfill a requirement required by any statute, ordinance, rule, law or by any governing agency (Idaho Code 9-348(8)).

Please check the purpose below:

- Subdivision
- Conditional Use Permit
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment
- Property Line Adjustment or Lot Split
- Annexation
- Comprehensive Plan Amendments
- Other: _____

RECEIVED
JUL 18 2018
ADA COUNTY ASSESSOR

Agency: Garden City

Parcel Number or Address of Subject Property:

4665 W. Chinden Boulevard
Garden City, Idaho 83714

Brief Description:

Approximately 4.125 acres, formerly Nelson RV site

Applicant:

Name: Summit Housing Group, Inc.

Address: P.O. Box 1074

City: Eagle State: Idaho Zip: 83616

Telephone: (208) 340-1745

Would you like to have the list emailed to you? YES NO

Email address: chad@summithousinggroup.com

Under penalty of perjury, I hereby certify that I will not be using, nor will I allow to be used in any form or manner, the records, documents, or lists obtained from the Ada County Assessor's Office as a mailing or telephone number list for purposes other than listed above.

By:

Date: 7/17/18

| PARCEL | PRIMOWNER | ADDCONCAT | STATCONCAT |
|-------------|-------------------------------------|-------------------------|----------------------------|
| R5854000080 | EISENMAN PETER L | 3300 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000 |
| R5854000140 | REIMANN RICHARD J & | 3322 MOUNTAIN VIEW DR | BOISE, ID 83704-4637 |
| R5854000150 | MILLER JON H | 3330 MOUNTAIN VIEW DR | BOISE, ID 83704-4637 |
| R5854000160 | CANNING JOSEPH D | 3344 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000 |
| R5854000240 | BOROFF SHANNON B | 3510 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000 |
| R7334140250 | MOCKWITZ BEN | 4709 W CHINDEN BLVD | GARDEN CITY, ID 83714-0000 |
| R2734500335 | AMMERMAN TOM | 4600 W CHINDEN BLVD | GARDEN CITY, ID 83714-0000 |
| R2734510020 | GUYSER INVESTMENTS LLC | 306 E 48TH ST | BOISE, ID 83714-0000 |
| R2734500315 | STANDARD LLC | 15171 BANGY RD # 110 | LAKE OSWEGO, OR 97035-0000 |
| R2734510030 | PHILLIPS ENTERPRISES INC | 210 MURRAY ST | GARDEN CITY, ID 83714-4615 |
| R5854000230 | SWANK MATTHEW S | 1020 N 17TH ST | BOISE, ID 83702-0000 |
| R7334140590 | PIRANFAR ALI | 2294 E BRIGANTINE DR | EAGLE, ID 83616-6627 |
| R7334150205 | EMBASSY INC | 210 MURRAY ST | BOISE, ID 83714-0000 |
| R7334150277 | CHINDEN MOTOR INN LLC | 1717 E SENDERO LN | BOISE, ID 83712-0000 |
| R7334150351 | JCF HOLDINGS LLC | PO BOX 46033 | BOISE, ID 83711-0000 |
| R7334150356 | BARRETT RANDY L | 1521 S COLORADO AVE | BOISE, ID 83706-0000 |
| R7334150887 | BENCHMARK AUTOMOTIVE PROPERTIES L | 104 E 46TH ST | GARDEN CITY, ID 83714-0000 |
| R7334150893 | AMMERMAN TOM | 4600 W CHINDEN BLVD | GARDEN CITY, ID 83714-0000 |
| R5854000101 | WHITE CHARLES L JR TRUST | PO BOX 64142 | ST PAUL, MN 55164-0142 |
| R5854000110 | BUXTON SUSAN E | 3310 N MOUNTAIN VIEW DR | BOISE, ID 83704-4637 |
| R5854000170 | POP REMY | 3366 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000 |
| R5854000220 | SIMILA FAMILY LIVING TRUST | 3418 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000 |
| R7334150342 | GROVES KIMBERLY G | PO BOX 190749 | BOISE, ID 83719-0000 |
| R7334150267 | SWINDELL REX & PHYLLIS FAMILY TRUST | 2304 N COLE RD STE A | BOISE, ID 83704-0000 |
| R7334140005 | SMG IDAHO LLC | 4665 W CHINDEN BLVD | BOISE, ID 83714-0000 |
| R7334140550 | ASHLEY TOBY | 1286 W WILDSHEEP LN | MERIDIAN, ID 83642-0000 |
| R7334140690 | MARSH ALLAN F | 2940 S MESA WAY | MERIDIAN, ID 83642-6678 |
| R7334150257 | SWINDELL REX & PHYLLIS FAMILY TRUST | 2304 N COLE RD STE A | BOISE, ID 83704-0000 |
| R7334150344 | THOMPSON MICHAEL J | 944 S BRENTBROOK LN | EAGLE, ID 83616-0000 |
| R7334150407 | SWINDELL REX & PHYLLIS FAMILY TRUST | 2304 N COLE RD STE A | BOISE, ID 83704-0000 |
| R5854000180 | NETZ TED W | 3380 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000 |
| R5854000200 | TRAINOR KIM | 3400 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000 |
| R5854000210 | GALVAN BRENT A | 3410 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000 |
| R7334140300 | NBDJ LLC | 16800 ROSE BRIAR LN | NAMPA, ID 83687-0000 |
| R7334150290 | MINEGAR MICHAEL D & | 4660 CHINDEN BLVD | BOISE, ID 83714-4754 |
| R7334150315 | THOMPSON MICHAEL J | 944 S BRENTBROOK LN | EAGLE, ID 83616-0000 |



283 W. Front Street, Suite 1
Missoula, MT 59802
Phone (406) 541-0999
Fax (406) 541-0997

July 19, 2018

To Whom It May Concern:

There will be a neighborhood meeting at 5:30PM on July 30th, 2018 at 4665 West Chinden Blvd. regarding a Conditional Use Permit (CUP) that will be applied for with Garden City. The meeting will provide information on the CUP and the proposed use of the site.

You have received this notification because your property is located within 300 feet of the proposed project site. Should you wish to attend you are welcome to do so. The meeting will be held on-site at 4665 West Chinden Blvd. in Garden City. The meeting will be held from 5:30 PM until 8PM on July 30, 2018.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rusty Snow", with a long horizontal flourish extending to the right.

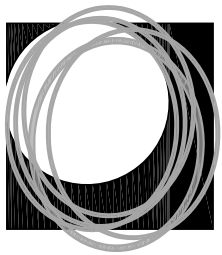
Rusty Snow

President

Neighborhood Meeting
July 30, 2018
4665 W. Chinden Boulevard
Garden City, Idaho

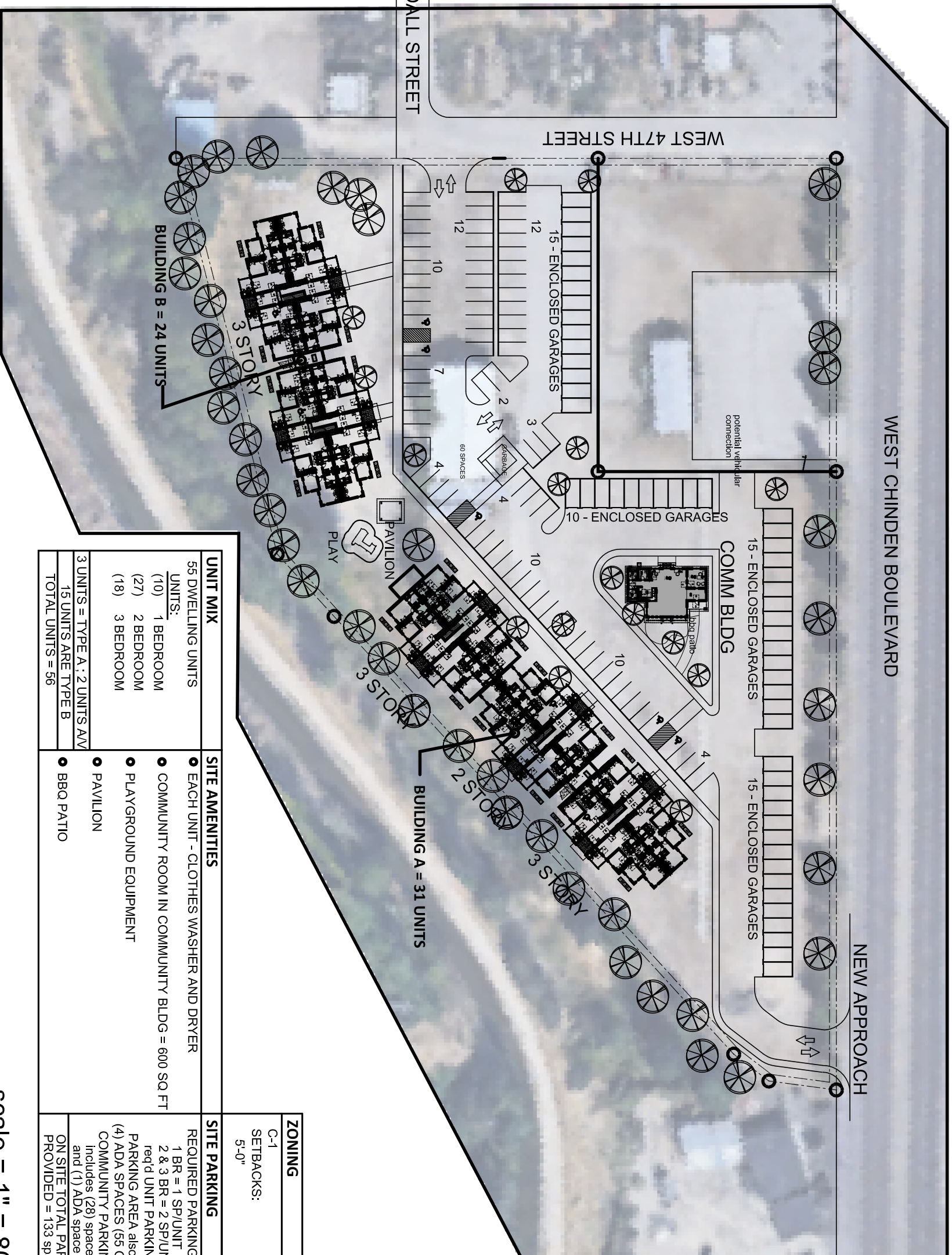
Neighbor Sign-in Sheet

| Name | Address | email | phone |
|-------------------------|------------------------------|------------------------------|-----------------------|
| 1. Steve French | 23045 Cole Rd | Steve.French@idaho.com | 321-7373 208-345 |
| 2. Sue Ellen Montgomery | 4605 Chinden | Diamondheatingsie@gmail.com | 208-378-6424 |
| 3. Madeline Hainor | 3400 Mtn View Dr | mehainor@msn.com | 208-4841622 |
| 4. Kim Traikov | " | " | " |
| * 5. Denise Carpentier | 4678 Chinden Blvd | denisecarpentier15@gmail.com | 208-322-4886 |
| 6. Scott Carpentier | same as above line | | |
| * 7. Grandblades | 3300 North Mt View Blvd | | |
| * 8. Ted + Julio Nete | 3380 Mtn View Dr | tnetz@migran.com | 208-375-4436 |
| 9. Terri & Jon Miller | 3330 W. Mountain View, Boise | | 83704 208-375-1802 |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| 15. | | | |
| 16. | | | |
| 17. | | | |



encompass
design
inc

1535 liberty lane suite 110b
missoula montana 59808



| UNIT MIX | SITE AMENITIES | SITE PARKING |
|---|--|--|
| 55 DWELLING UNITS UNITS: (10) 1 BEDROOM (27) 2 BEDROOM (18) 3 BEDROOM 3 UNITS = TYPE A : 2 UNITS AV 15 UNITS ARE TYPE B TOTAL UNITS = 56 | <ul style="list-style-type: none"> EACH UNIT - CLOTHES WASHER AND DRYER COMMUNITY ROOM IN COMMUNITY BLDG = 600 SQ. FT PLAYGROUND EQUIPMENT PAVILION BBQ PATIO | REQUIRED PARKING = 128 1 BR = 1 SP/UNIT 2 & 3 BR = 2 SP/UNIT req'd UNIT PARKING = 100 PARKING AREA also includes (4) ADA SPACES. (55 GARAGES) COMMUNITY PARKING includes (28) spaces and (1) ADA space ON SITE TOTAL PARKING PROVIDED = 133 spaces |

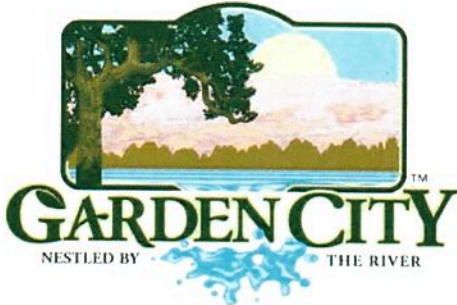
Scale = 1" = 80'-0"

CONCEPTUAL MULTI FAMILY HOUSING PROJECT

4665 CHINDEN BLVD - CONCEPTUAL SITE & LANDSCAPE PLAN

JULY 26, 2018

GARDEN CITY, IDAHO



AFFIDAVIT OF USE

State of Idaho)
) ss.
 County of Ada)

| | |
|------------------|----------------------------------|
| Name: | TOMMIE L. NEWSON |
| Mailing Address: | 2807 E. PARKRIVER DR. BOISE, ID. |
| E-mail Address: | TNEWSON4901@GMAIL.COM |
| Phone #: () | 208-941-2251 |

BOISE, ID.
83706

TOM L. NEWSON, CERTIFIES BY A WRITTEN DECLARATION UNDER PENALTY OF PERJURY:

1. That the property located at 4665 CHANDEN, Garden City, Idaho, 83714, parcel R7334140005, was previously utilized for the use of MOBILE HOME-STORAGE from the date of 1/10/13 until a date of 8/7/18.

2. During or since the abovementioned use at this location:
 There has not been any change or expansion of the structure or use at this property; or
 There has been a change or expansion of the structure or use at this property.
 2a. If there has been a change or expansion of the structure or use at this property, such expansion or use was: R.V. STORAGE

3. During or since the abovementioned use at this location:
 There has not been any abandonment of the structure or use at this property; or
 There has been abandonment of the structure or use at this property.
 3a. If there has been abandonment of the structure or use at this property, the details and the length of the abandonment were: N/A

4. During or since the abovementioned use at this location:
 The structure has not been destroyed or damaged; or

[] The structure has been destroyed or damaged.

4a. If the structure has been destroyed or damaged, the percentage of its current assessed taxable value destroyed or damaged was: N/A

5. I acknowledge by my signature that at this location:

[] I will not change or expand the structure or use at this property; or
[x] I request that I be permitted to change or expand the structure or use at this property.

5a. If I am requesting that I be permitted to change or expand the structure or use at this property, such intended change in use or expansion is: MULTI FAMILY DEVELOPMENT

I acknowledge by my signature that the instant Affidavit of Use may be recorded with the Ada County Recorder by the City of Garden City.

I acknowledge by my signature that the City of Garden City may investigate the abovementioned claims and information.

I acknowledge by my signature that if the City of Garden City investigates the abovementioned claims and/or information and finds it to be inaccurate, the City has the right to revoke any permit for this location.

I acknowledge by my signature that 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, and I am wholly responsible for the accuracy of the statements contained herein.

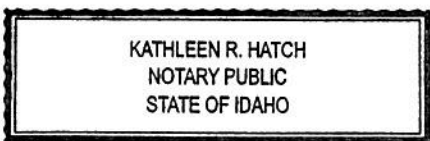
DATED this 7th day of Aug., 2018.

[Signature]
Signature

State of Idaho)
) ss.
County of Ada)

On this 7th day of August, 2018, before me Kathleen Hatch, a notary public, personally appeared Tommie L. Nelson personally known to me to be the person whose name is subscribed to within the instrument, and acknowledged to me that he/she executed the same.

S
E
A
L



[Signature]
Notary Public
My Commission Expires: 9/12/2023



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, Tom L Nelson 619 E Parkway Court
Name Address
Boise ID, 83706
City State and Zip

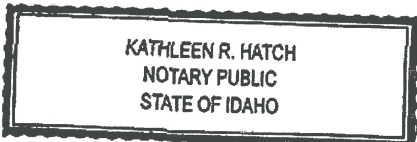
Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission
to Rusty Snow 283 W Front St, Suite 1, Missoula MT 59802
Name Address
to submit the accompanying application pertaining to that 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.

Dated this 7th day of Aug., 2018

[Signature]
Signature

Subscribed and sworn to before me the day and year first above written



[Signature] 8/7/18
Notary Public for Idaho
Residing at: 930 W. Recess way Kuna, Id 83634
My Commission expires 9/12/2023