



PLANNING SUBMITTAL FORM

Permit info: CUP-FV-2016-10
 Application Date: 9.9.16 Rec'd by: yg.
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714•208.472.2921 (tel.)
 208.472.2926 (FAX) ▪ www.gardencityidaho.govoffice.com

APPLICANT	PROPERTY OWNER
Name: <u>GLEN WALKER</u>	Name: <u>JAMSTHEED AMERI</u>
Company: <u>neuldesign Architecture</u>	Company:
Address: <u>725 E. 2nd St.</u>	Address: <u>5335 MEADOWS RD STE 190</u>
City: <u>MERIDIAN</u>	City: <u>LAKE OSWEGO</u>
State: <u>ID</u> Zip: <u>83642</u>	State: <u>OR</u> Zip: <u>97035</u>
Tel.: <u>208.884.2824</u>	Tel.: <u>503.968.8800</u>
FAX:	FAX:
E-mail: <u>glenn@neuldesignarch.com</u>	E-mail: <u>jameri@kaproperties.com</u>

ACTION REQUESTED (check all that apply)

ALL BLUEPRINTS MUST BE FOLDED INTO 8 1/2" X 11" SIZE WITH THE TITLE BLOCK/PANEL FACE UP
 SO AS TO FIT WITHIN A LEGAL SIZE FILE FOLDER

- | | | |
|---|--|--|
| <input type="checkbox"/> Appeal
<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> City Code Text Amendment
<input type="checkbox"/> Sign Permit
<input type="checkbox"/> Specific Area Plan
<input type="checkbox"/> Comprehensive Plan Amendment
<input checked="" type="checkbox"/> Conditional (special) Use Permit
<input type="checkbox"/> Temporary Use Permit | <input type="checkbox"/> Design Review
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Flood Plain Dev
<input type="checkbox"/> Variance
<input type="checkbox"/> MFH Installation
<input type="checkbox"/> Ability to Serve-CUP, DSR or SUB if applicable | <input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Preliminary PUD
<input type="checkbox"/> Re-zone
<input type="checkbox"/> Zoning Certificate
<input type="checkbox"/> MFH Removal
<input type="checkbox"/> Minor PUD |
|---|--|--|

PROPERTY INFORMATION

Site address: 8250 W. MARIGOLD

Subdivision Name: <u>STRAWBERRY GLEN SUB</u>	Lot: <u>22</u>	Block:
Tax Parcel Number: <u>R8191505740</u>	Zoning: <u>M</u>	Total Acres: <u>1.37</u>
Proposed Use: <u>ASSISTED LIVING</u>	Floodplain: <u>yes</u> no	

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 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]
 signature of the applicant (date)

[Signature] 8/31/16
 signature of the owner (date)



CONDITIONAL USE PERMIT	
Permit info: _____	CUPFY 2016-10
Application Date: _____	9.9.16
Rec'd by: _____	lg
FOR OFFICE USE ONLY	

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
 208.472.2926 (FAX) ▪ www.gardencityidaho.org

APPLICANT INFORMATION

Name: GLENN WALKER
 Address: 725 E. 2nd ST., MERIDIAN ID 83642
 Email: glenn@heudesignarch.com
 Phone: 208.884.2824

PROPERTY AND DESIGN INFORMATION

Site address: 8250 W. MARIGOLD ST., GARDEN CITY

Describe the proposed use:

ADDITION TO EXIST. ASSISTED LIVING

Check any that are applicable to this application: *If any boxes are checked, attach the Design Review Application *	N/A	I will build a new structure
	N/A	I will add 25% or more to the floor area of an existing building
	N/A	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?

THE PROPERTY IS ZONED (M) MIXED USE. THE EXISTING BLDG IS A ONE STORY, ADDITION IS ONE STORY W/ RESIDENTIAL BLDG MATERIALS LIKE SURROUNDING DEVELOPMENT.

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

YES

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

THE CURRENT FACILITY IS TYPICALLY FULL OR NEAR FULL. THE 8 BED ADDITION WOULD ALLOW QUALITY LIVING FOR ADDITIONAL SENIORS IN GARDEN CITY.

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

THE ADDITION WILL PROVIDE NEEDED QUALITY HOUSING FOR SENIORS IN GARDEN CITY.

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

ADJACENT SIDEWALK ON MARIBOLO & STRAWBERRY GLEN

APPLICATION INFORMATION REQUIRED (PLEASE CHECK)

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES.

- Planning Submittal Form
 - Fifteen (15) - Neighborhood Map *8x11*
 - Ten (10) - 11"x17" Site Plan
 - Five (5) - 24"x36" Site Plan
 - Statement of Intent
 - Irrigation/Ditch Company Information Form *letter*
 - Photos of Site
 - Neighborhood Meeting Verification
 - Affidavit of Legal Interest
 - Affidavit of Posting and Photo (required 7 days prior to hearing)
 - Ability to Serve Letter
- Compliance Statement *USE CODE*
 - Traffic/Parking Analysis (including references) *INDICATE ON SITE*
 - Electronic Copy of ALL APPLICATION MATERIALS

Kiegan

INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):

- 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 COMPLIANCE STATEMENT (PLEASE CHECK):

- 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.

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM (PLEASE CHECK):

- Required if irrigation canal/irrigation ditch runs through property or along property lines

INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):

- 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 SITE PLAN(PLEASE CHECK):

- 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 FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):

- 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

ALL BLUEPRINTS MUST BE FOLDED INTO 8^{1/2}" X 11" SIZE WITH THE TITLE BLOCK/PANEL FACE UP SO AS TO FIT WITHIN A LEGAL SIZE FILE FOLDER.



August 31, 2016

Garden City Planning and Zoning
6015 Glenwood Street
Garden City, ID 83714

Re: Compliance Statement

Emerson House is requesting to add 1700 SF to their existing facility located at 8250 W. Marigold in Garden City. The existing building houses 19,815 SF. The addition will include 4 new resident rooms with potential for two beds per room. The intent is to meet the needs of the community by providing additional housing for seniors. Emerson house is currently full or near full and in need of more rooms. The addition will match the existing facility in materials and height.

The addition will be to the west side of the property and will be contained within the required setbacks. The construction type will be V-B, and fire sprinkled. The addition will meet the IBC and State requirements for assisted livings. Existing Utilities will be used to serve the addition.

Based on observation of the current facility, existing parking and street parking will be sufficient to serve the existing building and expansion. Tree requirements will be met. Landscaping will be more than 5% of the property.

We appreciate your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Marla Carson'.

Marla Carson, Architect



August 31, 2016

Garden City Planning and Zoning
6015 Glenwood Street
Garden City, ID 83714

Re: Statement of Intent

Emerson House is requesting to add 1700 SF to their existing facility located at 8250 W. Marigold in Garden City. The existing building houses 19,815 SF. The addition will include 4 new resident rooms with potential for two beds per room. The intent is to meet the needs of the community by providing additional housing for seniors. Emerson house is currently full or near full and in need of more rooms. The addition will match the existing facility in materials and height. The addition will be to the west side of the property and will be contained within the required setbacks.

The property will not include any noxious uses, noise, or vibration. It will have a minimal impact on neighbors.

We appreciate your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Marla Carson'.

Marla Carson, Architect



Marla Carson <mcarson@neudesignarch.com>

Emerson Assisted Living - Thurman Mill

Adam Reno <areno@cityofboise.org>

Wed, Aug 31, 2016 at 9:07 AM

To: "mcarson@neudesignarch.com" <mcarson@neudesignarch.com>

Cc: "kellym_1971@yahoo.com" <kellym_1971@yahoo.com>, Jim Rosetti <JJRosetti@msn.com>

Hey Matt,

My name is Adam Reno, I'm on the Board for Thurman Mill.

Looks like the property is located at 8250 W. Marigold. The canal in question is a lateral ditch, and not a part of the main canal. Thurman Mill does not maintain lateral ditches, these are up to the individual water users to maintain. Looks like you have nothing to worry about anyway, as your addition to the West side of the Assisted Living center should not impact this lateral (from what I can tell on Google Maps).

In the image below, I've circled the lateral ditch in red, and where I believe your addition will be in blue. If this looks correct to you, I see no issues from us!

Call if you have any questions, Adam – 899-2778



am working on a 4 bedroom addition to Emerson Care Assisted Living in Garden City. The application requires that I provide a letter from the irrigation company stating you have no issues with our proposed project. This is required because our property backs up to a irrigation canal. The property is located at 8250 W. Marigold. We are proposing adding 1600 sf to the west side of the property. It will be 60' x 27' and align with the current building. The canal does not abut the addition, but does abut the north part of the existing facility.

Will you please respond to this email stating the project will not interfere with the canal or your ability to provide irrigation? Thank you so much. Please call me if you have any questions or concerns.

August 24, 2016

To Property Owner,

Garden City requires an opportunity for a meeting between the applicant of a development proposal and the residents or land owners of the neighborhood in which the development site is located. The meeting shall occur prior to formal submittal of the development application to the Garden City.

This letter is a notice of opportunity to review and discuss the proposed project. This is not a public hearing; public officials will not be present. If you have any questions regarding this Garden City Code neighborhood meeting requirement, please contact Garden City Planning at 208.472.2921.

If you have any questions about the development project, please contact the representative listed below.

Purpose: To review and provide comments regarding the proposed addition to Emerson House

When: 6:00 P.M., Wednesday September 7th, 2016

Where: At Emerson House, 8250 W. Marigold St. Garden City

Project Location: Emerson House

Project

Description: The plan of the project will be to add approximately 1600 square feet to the existing 20,000 square foot facility.

If you have any questions regarding the meeting or proposed development project, please contact Marla Carson with neUdesign Architecture, at 725 E. 2nd Street, Meridian, Idaho 83642. Phone: 208.884.2824

Sincerely,

A handwritten signature in cursive script that reads 'Marla Carson'.

Marla Carson, Architect

Wednesday, September 7, 2016

Re: Conditional Use and Design Review Application
Emerson House, Garden City, ID

Sign-in Sheet

Name:

Address

1. Margaret N. Cone 8201 W. Ringbill Lane GC
2. Gerald Boson Emerson House
3. GLENN WALKER 725 E 2nd ST MERIDIAN
4. Lesley Juel 6120 Strawberry Glenn
5. MARIA CARSON neUdesign Architecture
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____

CHILDERS FAMILY TRUST
1120 E MARDELL AVE
ORANGE, CA 92866-2827

WESTMINSTER HOA INC
PO BOX 140441
BOISE, ID 83714-0000

HISAW TOMMY G
8175 W DRAKE LN
GARDEN CITY, ID 83714-0000

ENOS ALLEN E
6004 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

JORDAN CHRIS
5411 N BROOKMEADOW WAY
BOISE, ID 83713-0000

HANSON CHRISTINE M
8199 W DRAKE LN
GARDEN CITY, ID 83714-0000

MILLER JARED A
6005 N STRAWBERRY GLENN RD
GARDEN CITY, ID 83714-1357

RIMINGTON KIM M
6063 N WATERSIDE PL
BOISE, ID 83714-0000

KING EDITH L
4558 E LINKS PARKWAY
CENTENNIAL, CO 80122-0000

OGLE CYNTHIA J
8870 W DUCK LAKE DR
GARDEN CITY, ID 83714-0000

CHILDERS CHRISTOPHER R
6013 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

JABS ERNEST R & PAMELA J
5573 W BEACHFRONT LN
BOISE, ID 83703-0000

STINE TERRY E
5975 N COFFEY ST
GARDEN CITY, ID 83714-0000

MAC2 LLC
PO BOX 1504
MERCER ISLAND, WA 98040-0000

UEBELACKER GARY
11626 S 44TH ST
PHOENIX, AZ 85044-0000

KOLIN CHARLES W
6044 N WATERSIDE PL
GARDEN CITY, ID 83714-1292

BUTLER JEFFERY DAVID
8263 W MARIGOLD ST
GARDEN CITY, ID 83714-0000

UPSHAW CAROLYN SUE
8149 W SHADY BANK LN
GARDEN CITY, ID 83714-0429

SMITH HARRY MARTIN
6054 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

JENNINGS DAVID E &
PO BOX 140803
GARDEN CITY, ID 83714-0000

EMERSON HOUSE AT RIVER
5335 MEADOWS RD STE 190
LAKE OSWEGO, OR 97035-3152

GOICOECHEA JOE
8158 W BECKTON LN
GARDEN CITY, ID 83714-0000

ROSEWIND AID PROPCO LLC
301 COMMERCE ST STE 3300
FORT WORTH, TX 76102-0000

QUERY ANDREW
6120 N STRAWBERRY GLENN RD
GARDEN CITY, ID 83714-0000

ROSENBERG MARGIE G
8170 W BECKTON LN
GARDEN CITY, ID 83714-0000

MONROE LARRY G
8161 W SHADY BANK LN
GARDEN CITY, ID 83714-0000

ANDERSON SCOTT L
8211 W DRAKE LN
GARDEN CITY, ID 83714-0000

HAYWORTH SHARON L
8176 W BECKTON LN
GARDEN CITY, ID 83714-0000

BENNETT ROBERT W
8151 W DRAKE LN
GARDEN CITY, ID 83714-0000

FRANCIS VICTORIA A
8139 W DRAKE LN
GARDEN CITY, ID 83714-0000

DONEY DIANE E
8152 W RINGBILL LN
GARDEN CITY, ID 83714-0000

MOORE LEON
8127 W DRAKE LN
GARDEN CITY, ID 83714-0000

BECK MELBA J
8164 W BECKTON LN
GARDEN CITY, ID 83714-0000

PARK PATTI
8188 W RINGBILL LN
GARDEN CITY, ID 83714-0000

MORTON JOHN R FAMILY TRUST
8163 W DRAKE LN
GARDEN CITY, ID 83714-0000

NELSON JAMES TIMOTHY
4150 N KINGSWOOD DR
BOISE, ID 83704-3339

JONES RICHARD J
8177 W RINGBILL LN
GARDEN CITY, ID 83714-0000

SCHROEDER CAROLE A
8186 W DRAKE LN
GARDEN CITY, ID 83714-0000

BOISE FOURPLEX LLC
1618 S MILLENNIUM WAY # 100
MERIDIAN, ID 83642-0000

CASA GRANDE INVESTMENTS LLC
1123 E PHIPPS CT
HIGHLANDS RANCH, CO 80126-0000

PINKERTON CHYRLE L
8162 W DRAKE LN
GARDEN CITY, ID 83714-0000

BURR MONA J FAMILY
1216 S LAKE POINTE WAY
EAGLE, ID 83616-0000

ANDREWS FAMILY TRUST
8175 W SHADY BANK LN
GARDEN CITY, ID 83714-0000

CROFT HAROLD DAVID
8150 W DRAKE LN
GARDEN CITY, ID 83714-0000

BOISE FOURPLEX LLC
1618 S MILLENNIUM WAY # 100
MERIDIAN, ID 83642-0000

MCANDREW CHERLLYNN
8138 W DRAKE LN
GARDEN CITY, ID 83714-0000

STEWART-SHEEHAN FAMILY
PO BOX 704
GLIDE, OR 97443-0704

RIVERS PLACE HOA
2180 W SR 434 STE 5000
LONGWOOD, FL 32779-0000

ARONSON ED & KIM FAMILY LIVING
8140 W RINGBILL LN
GARDEN CITY, ID 83714-0000

BIDART GLORIA J
8019 W BECKTON LN
GARDEN CITY, ID 83714-0000

GRAY KAREN L
8141 W RINGBILL LN
GARDEN CITY, ID 83714-0000

DAVIS BART M
2638 BELLIN CIR
IDAHO FALLS, ID 83402-0000

SHIELDS MICHAEL L
8013 W BECKTON LN
GARDEN CITY, ID 83714-0000

EVANS BEVERLY J
8153 W RINGBILL LN
GARDEN CITY, ID 83714-0000

CONE MARGOT H
8201 W RINGBILL LN
GARDEN CITY, ID 83714-0000

REEVES FRANK C FAMILY TRUST
45 E 3RD ST
BATTLE MT, NV 89820-2051

HEMPHILL FAMILY TRUST
8189 W RINGBILL LN
GARDEN CITY, ID 83714-0000

BROURMAN JEFF D
5019 N SAWYER AVE
GARDEN CITY, ID 83714-0000

WESTMINSTER HOA INC
PO BOX 140441
BOISE, ID 83714-0000

BUSMIRE VICTORIA
6023 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

HYMAN ANDREW
6043 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

DRISCOLL MARIE E
8128 W RINGBILL LN
GARDEN CITY, ID 83714-0000

BAYLIS CHRISTINE
6053 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

WILCOX STUART A
6033 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

6034 WATERSIDE LC
5634 BEACHFRONT LN
BOISE, ID 83703-0000

BRADEN CORY
6024 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

CAMPBELL CAROL N
8007 W BECKTON LN
GARDEN CITY, ID 83714-0000

WESTMINSTER HOA INC
PO BOX 140441
BOISE, ID 83714-0000

MAYS R RALPH
5940 N CLOUD NINE DR
GARDEN CITY, ID 83714-0000

ROGERS BEATRICE S
5951 N CLOUD NINE DR
GARDEN CITY, ID 83714-1711

WILLOWBROOK HOA INC
5601 N WILLOWLAWN WAY
BOISE, ID 83714-1674

PADGETT KATHLEEN
PO BOX 140011
GARDEN CITY, ID 83714-0000

BOISE FOURPLEX LLC
1618 S MILLENNIUM WAY # 100
MERIDIAN, ID 83642-0000

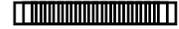
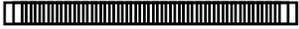
WILLOWBROOK HOA INC
5601 N WILLOWLAWN WAY
BOISE, ID 83714-1674

WOOLSTENHULME ELIZABETH
8129 W RINGBILL LN
GARDEN CITY, ID 83714-0000

USSING STEVE K
6140 N STRAWBERRY GLENN RD
GARDEN CITY, ID 83714-0000

MARTINSON 2005 TRUST
PO BOX 188
NEW MEADOWS, ID 83654-0000

CUPP INIS K
PO BOX 578
EAGLE, ID 83616-0000



R9242730130
6014 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

CHILDERS FAMILY TRUST 03/16/2004
1120 E MARDELL AVE
ORANGE, CA 92866-2827

LOT 13 BLK 1
WATERSIDE VILLA SUB

R9242730140
6004 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

ENOS ALLEN E
6004 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

LOT 14 BLK 1
WATERSIDE VILLA SUB

R9242730150
6005 N STRAWBERRY GLENN RD
GARDEN CITY, ID 83714-1357

MILLER JARED A
6005 N STRAWBERRY GLENN RD
GARDEN CITY, ID 83714-1357

LOT 15 BLK 1
WATERSIDE VILLA SUB

R9242730010
6003 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

OGLE CYNTHIA J
8870 W DUCK LAKE DR
GARDEN CITY, ID 83714-0000

LOT 1 BLK 1
WATERSIDE VILLA SUB

R9315530400
5975 N COFFEY ST
GARDEN CITY, ID 83714-0000

STINE TERRY E
5975 N COFFEY ST
GARDEN CITY, ID 83714-0000

LOT 40 BLK 1
WESTMINSTER PLACE SUB

R9242730100
6044 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

KOLIN CHARLES W
6044 N WATERSIDE PL
GARDEN CITY, ID 83714-1292

LOT 10 BLK 1
WATERSIDE VILLA SUB
#97003252

R9242730090
6054 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

SMITH HARRY MARTIN
6054 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

LOT 9 BLK 1
WATERSIDE VILLA SUB

R9315530350
8158 W BECKTON LN
GARDEN CITY, ID 83714-0000

GOICOECHEA JOE
8158 W BECKTON LN
GARDEN CITY, ID 83714-0000

LOT 35 BLK 1
WESTMINSTER PLACE SUB

R9315530370
8170 W BECKTON LN
GARDEN CITY, ID 83714-0000

ROSENBERG MARGIE G
8170 W BECKTON LN
GARDEN CITY, ID 83714-0000

LOT 37 BLK 1
WESTMINSTER PLACE SUB
#98000088

R9315530380
8176 W BECKTON LN
GARDEN CITY, ID 83714-0000

HAYWORTH SHARON L
8176 W BECKTON LN
GARDEN CITY, ID 83714-0000

LOT 38 BLK 1
WESTMINSTER PLACE SUB

R9315530390
N COFFEY ST
GARDEN CITY, ID 83714-0000

WESTMINSTER HOA INC
PO BOX 140441
BOISE, ID 83714-0000

LOT 39 BLK 1
WESTMINSTER PLACE SUB
#95060549

R9242730080
6064 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

JORDAN CHRIS
5411 N BROOKMEADOW WAY
BOISE, ID 83713-0000

LOT 8 BLK 1
WATERSIDE VILLA SUB

R9242730070
6063 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

RIMINGTON KIM M
6063 N WATERSIDE PL
BOISE, ID 83714-0000

LOT 7 BLK 1
WATERSIDE VILLA SUB

R9242730020
6013 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

CHILDERS CHRISTOPHER R
6013 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

LOT 2 BLK 1
WATERSIDE VILLA SUB

R8191505455
6265 N STRAWBERRY GLENN RD
GARDEN CITY, ID 83714-0000

MAC2 LLC
PO BOX 1504
MERCER ISLAND, WA 98040-0000

PAR #5455 OF LOT 21
STRAWBERRY GLENN SUB
#5420 5350 C

R8191503988
8263 W MARIGOLD ST
GARDEN CITY, ID 83714-0000

BUTLER JEFFERY DAVID
8263 W MARIGOLD ST
GARDEN CITY, ID 83714-0000

PAR #3988 OF LOT 15
STRAWBERRY GLEN SUB
#3988 B

R8191504203
8351 W MARIGOLD ST
GARDEN CITY, ID 83714-0000

JENNINGS DAVID E &
PO BOX 140803
GARDEN CITY, ID 83714-0000

PAR #4203 OF LOT 16
STRAWBERRY GLENN SUB
#4202 B

R8191503966
5815 N COFFEY ST
GARDEN CITY, ID 83714-0000

ROSEWIND AID PROPCO LLC
301 COMMERCE ST STE 3300
FORT WORTH, TX 76102-0000

PAR #3966 OF LOT 15
STRAWBERRY GLENN SUB
#3964-B

R7593000606
8161 W SHADY BANK LN
GARDEN CITY, ID 83714-0000

MONROE LARRY G
8161 W SHADY BANK LN
GARDEN CITY, ID 83714-0000

PAR #0606 OF LOTS 58-59 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL T R/S 5331
#0605-C #0597-C

R7593000455
8211 W DRAKE LN
GARDEN CITY, ID 83714-0000

ANDERSON SCOTT L
8211 W DRAKE LN
GARDEN CITY, ID 83714-0000

LOT 44 & W'LY POR LOT 43 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL G-2 R/S 5749
#0450-C #0440-S

R7593000391
8139 W DRAKE LN
GARDEN CITY, ID 83714-0000

FRANCIS VICTORIA A
8139 W DRAKE LN
GARDEN CITY, ID 83714-0000

PAR #0391 W'LY POR LOT 38 &
E'LY POR LOT 39 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL B-2 R/S 5441
#0390-S #0400-S

R7593000345
8152 W RINGBILL LN
GARDEN CITY, ID 83714-0000

DONEY DIANE E
8152 W RINGBILL LN
GARDEN CITY, ID 83714-0000

PAR #0345 E 23.32' LOT 33 &
W 18.76' LOT 34 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL J-2 R/S 5749
#0341-C #0355-C

R7593000315
8188 W RINGBILL LN
GARDEN CITY, ID 83714-0000

PARK PATTI
8188 W RINGBILL LN
GARDEN CITY, ID 83714-0000

LOT 30 EXC W .76' & EXC
E 3.24' BLK 01
ROTH'S TOWNHOMES AT RIVER PT
PARCEL M-2 R/S 5749
#0311-B

R7593000485
8174 W DRAKE LN
GARDEN CITY, ID 83714-0000

JABS ERNEST R & PAMELA J LIVING
5573 W BEACHFRONT LN
BOISE, ID 83703-0000

PAR #0485 E'LY POR OF LOT 47 &
W'LY POR OF LOT 48 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL J R/S 5197
#0482-C #0480-S

R7593000525
8126 W DRAKE LN
GARDEN CITY, ID 83714-0000

UEBELACKER GARY
11626 S 44TH ST
PHOENIX, AZ 85044-0000

PAR #0525 OF LOTS 51-52 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL F R/S 5110
#0522-C #0531-C

R7593000595
8149 W SHADY BANK LN
GARDEN CITY, ID 83714-0000

UPSHAW CAROLYN SUE
8149 W SHADY BANK LN
GARDEN CITY, ID 83714-0429

PAR #0595 W'LY POR OF LOT 57 &
E'LY POR OF LOT 58 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL D R/S 5331
#0585-C #0590-S

R8191505740
8250 W MARIGOLD ST
GARDEN CITY, ID 83714-0000

EMERSON HOUSE AT RIVER POINTE
5335 MEADOWS RD STE 190
LAKE OSWEGO, OR 97035-3152

S 192' OF LOT 22 EXC R/W
STRAWBERRY GLENN
PARCEL 1 R/S 4747

R8191505755
6120 N STRAWBERRY GLENN RD
GARDEN CITY, ID 83714-0000

QUERY ANDREW
6120 N STRAWBERRY GLENN RD
GARDEN CITY, ID 83714-0000

PAR #5755 @ CTR OF LOT 22
STRAWBERRY GLENN
PARCEL A R/S 4844
#5749S
VIN 2458896877A TTL #D86017745

R7593000270
8177 W RINGBILL LN
GARDEN CITY, ID 83714-0000

JONES RICHARD J
8177 W RINGBILL LN
GARDEN CITY, ID 83714-0000

LOT 26 BLK 01
ROTH'S TOWNHOMES AT RIVER PT

R7593000635
8185 W SHADY BANK LN
GARDEN CITY, ID 83714-0000

CASA GRANDE INVESTMENTS LLC
1123 E PHIPPS CT
HIGHLANDS RANCH, CO 80126-0000

LOT 62 & W'LY POR OF
LOT 61 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL V R/S 5331
#0635-C #0620-S

R7593000615
8173 W SHADY BANK LN
GARDEN CITY, ID 83714-0000

ANDREWS FAMILY TRUST
8175 W SHADY BANK LN
GARDEN CITY, ID 83714-0000

LOT 60 & E'LY POR LOT 61 &
W'LY POR LOT 59 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL U R/S 5331
#0600-S #0610-C #0625-C

R7593000514
8138 W DRAKE LN
GARDEN CITY, ID 83714-0000

MCANDREW CHERLLYNN
8138 W DRAKE LN
GARDEN CITY, ID 83714-0000

PAR #0514 E'LY POR LOT 50 &
W'LY POR LOT 51 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL G R/S 5110
#0510-S #0520-S

R7593000365
8140 W RINGBILL LN
GARDEN CITY, ID 83714-0000

ARONSON ED & KIM FAMILY LIVING
8140 W RINGBILL LN
GARDEN CITY, ID 83714-0000

E 15.32' OF LOT 34 &
W 20.76' OF LOT 35 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL I-2 R/S 5749
#0350-S #0360-S

R7593000305
8200 W RINGBILL LN
GARDEN CITY, ID 83714-0000

DAVIS BART M
2638 BELLIN CIR
IDAHO FALLS, ID 83402-0000

LOT 29 & W'LY .76' OF
LOT 30 BLK 01
ROTH'S TOWNHOMES AT RIVER PT
PARCEL N-2 R/S 5749
#0300-C #0311-S

R7593000290
8201 W RINGBILL LN
GARDEN CITY, ID 83714-0000

CONE MARGOT H
8201 W RINGBILL LN
GARDEN CITY, ID 83714-0000

LOT 28 BLK 01
ROTH'S TOWNHOMES AT RIVER PT

R7593000260
8165 W RINGBILL LN
GARDEN CITY, ID 83714-0000

BROURMAN JEFF D
5019 N SAWYER AVE
GARDEN CITY, ID 83714-0000

LOT 25 BLK 01
ROTH'S TOWNHOMES AT RIVER PT

R9315530290
8019 W BECKTON LN
GARDEN CITY, ID 83714-0000

BIDART GLORIA J
8019 W BECKTON LN
GARDEN CITY, ID 83714-0000

LOT 29 BLK 1
WESTMINSTER PLACE SUB
#97033575

R9315530300
8013 W BECKTON LN
GARDEN CITY, ID 83714-0000

SHIELDS MICHAEL L
8013 W BECKTON LN
GARDEN CITY, ID 83714-0000

LOT 30 BLK 1
WESTMINSTER PLACE SUB
#97016132

R9315530320
8001 W BECKTON LN
GARDEN CITY, ID 83714-0000

REEVES FRANK C FAMILY TRUST
45 E 3RD ST
BATTLE MT, NV 89820-2051

LOT 32 BLK 1
WESTMINSTER PLACE SUB

R9315530330
W BECKTON LN
GARDEN CITY, ID 83714-0000

WESTMINSTER HOA INC
PO BOX 140441
BOISE, ID 83714-0000

LOT 33 BLK 1
WESTMINSTER PLACE SUB
#95060549

R7593000385
8127 W DRAKE LN
GARDEN CITY, ID 83714-0000

MOORE LEON
8127 W DRAKE LN
GARDEN CITY, ID 83714-0000

LOT 37 & E'LY POR LOT 38 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL A-2 R/S 5441
#0380-C #0392-C

R7593000423
8163 W DRAKE LN
GARDEN CITY, ID 83714-0000

MORTON JOHN R FAMILY TRUST
8163 W DRAKE LN
GARDEN CITY, ID 83714-0000

W 21.42' OF LOT 40 & E 4.66'
OF LOT 41 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PAR D-2 R/S 5749
#0411-C #0421-C

R7593000475
8186 W DRAKE LN
GARDEN CITY, ID 83714-0000

SCHROEDER CAROLE A
8186 W DRAKE LN
GARDEN CITY, ID 83714-0000

PAR #0475 OF LOTS 46-47 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL K R/S 5441
#0471-C #0487-C

R7593000492
8162 W DRAKE LN
GARDEN CITY, ID 83714-0000

PINKERTON CHYRLE L
8162 W DRAKE LN
GARDEN CITY, ID 83714-0000

PAR #0492 E'LY POR OF LOT 48 &
W'LY POR LOT 49 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL I R/S 5197
#0490-S #0500-S

R7593000504
8150 W DRAKE LN
GARDEN CITY, ID 83714-0000

CROFT HAROLD DAVID
8150 W DRAKE LN
GARDEN CITY, ID 83714-0000

PAR #0504 E'LY POR OF LOT 49 &
W'LY POR OF LOT 50 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL H R/S 5197
#0502-C #0508-C

R7593000545
8114 W DRAKE LN
GARDEN CITY, ID 83714-0000

STEWART-SHEEHAN FAMILY TRUST
PO BOX 704
GLIDE, OR 97443-0704

LOT 53 & E 8.18' OF
LOT 52 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL E R/S 5110
#0530-S #0540-C

R9437190350
5950 N CLOUD NINE DR
GARDEN CITY, ID 83714-0000

NELSON JAMES TIMOTHY
4150 N KINGSWOOD DR
BOISE, ID 83704-3339

LOT 88 BLK 2
WILLOWBROOK ESTATES NO 3
#94079471

R5212650010
5977 N CHAD EVERT LN
GARDEN CITY, ID 83714-0000

BOISE FOURPLEX LLC
1618 S MILLENNIUM WAY # 100
MERIDIAN, ID 83642-0000

LOT 01 BLK O1
LE' POMERENKE SUB

R5212650020
5979 N CHAD EVERT LN
GARDEN CITY, ID 83714-0000

BURR MONA J FAMILY REVOCABLE
1216 S LAKE POINTE WAY
EAGLE, ID 83616-0000

LOT 02 BLK O1
LE' POMERENKE SUB

R5212650040
5978 N CHAD EVERT LN
GARDEN CITY, ID 83714-0000

BOISE FOURPLEX LLC
1618 S MILLENNIUM WAY # 100
MERIDIAN, ID 83642-0000

LOT 04 BLK O1
LE' POMERENKE SUB

R7593000020
W DRAKE LN
GARDEN CITY, ID 83714-0000

RIVERS PLACE HOA
2180 W SR 434 STE 5000
LONGWOOD, FL 32779-0000

LOT 1B BLK 01
ROTH'S TOWNHOMES AT RIVER PT

R7593000240
8141 W RINGBILL LN
GARDEN CITY, ID 83714-0000

GRAY KAREN L
8141 W RINGBILL LN
GARDEN CITY, ID 83714-0000

LOT 23 BLK 01
ROTH'S TOWNHOMES AT RIVER PT

R7593000250
8153 W RINGBILL LN
GARDEN CITY, ID 83714-0000

EVANS BEVERLY J
8153 W RINGBILL LN
GARDEN CITY, ID 83714-0000

LOT 24 BLK 01
ROTH'S TOWNHOMES AT RIVER PT

R7593000280
8189 W RINGBILL LN
GARDEN CITY, ID 83714-0000

HEMPHILL FAMILY TRUST
8189 W RINGBILL LN
GARDEN CITY, ID 83714-0000

LOT 27 BLK 01
ROTH'S TOWNHOMES AT RIVER PT

R7593000405
8151 W DRAKE LN
GARDEN CITY, ID 83714-0000

BENNETT ROBERT W
8151 W DRAKE LN
GARDEN CITY, ID 83714-0000

PAR #0405 W'LY POR OF LOT 39 &
E'LY POR LOT 40 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL C-2 R/S 5441
#0400-B #0410-S

R7593000425
8175 W DRAKE LN
GARDEN CITY, ID 83714-0000

HISAW TOMMY G
8175 W DRAKE LN
GARDEN CITY, ID 83714-0000

PAR #0425 OF LOTS 41-42 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL E-2 R/S 5749
#0420-S #0430-S

R7593000445
8199 W DRAKE LN
GARDEN CITY, ID 83714-0000

HANSON CHRISTINE M
8199 W DRAKE LN
GARDEN CITY, ID 83714-0000

PAR #0445 W'LY POR OF LOT 42 &
E'LY POR OF LOT 43 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL F-2 R/S 5749
#0435-C #0441-C

R7593000461
8198 W DRAKE LN
GARDEN CITY, ID 83714-0000

KING EDITH L
4558 E LINKS PARKWAY
CENTENNIAL, CO 80122-0000

LOT 45 & W 15' OF LOT 46 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL L R/S 5441
#0460-C #0470-S

R9242730030
6023 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

BUSMIRE VICTORIA
6023 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

LOT 3 BLK 1
WATERSIDE VILLA SUB

R9242730050
6043 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

HYMAN ANDREW
6043 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

LOT 5 BLK 1
WATERSIDE VILLA SUB

R9242730060
6053 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

BAYLIS CHRISTINE
6053 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

LOT 6 BLK 1
WATERSIDE VILLA SUB

R9242730110
6034 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

6034 WATERSIDE LC
5634 BEACHFRONT LN
BOISE, ID 83703-0000

LOT 11 & POR LOT 12 BLK 1
WATERSIDE VILLA SUB
ADJ LOT 11 R/S 2097

R7593000325
8176 W RINGBILL LN
GARDEN CITY, ID 83714-0000

MARTINSON 2005 TRUST
PO BOX 188
NEW MEADOWS, ID 83654-0000

LOT 31 & POR LOTS 30&32 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL L-2 R/S 5750 & 5749
#0310-S #0320-C #0330-S

R7593000335
8164 W RINGBILL LN
GARDEN CITY, ID 83714-0000

CUPP INIS K
PO BOX 578
EAGLE, ID 83616-0000

PAR #0335 OF LOTS 32-33 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL K-2 R/S 5749
#0351-C #0340-S

R7593000375
8128 W RINGBILL LN
GARDEN CITY, ID 83714-0000

DRISCOLL MARIE E
8128 W RINGBILL LN
GARDEN CITY, ID 83714-0000

LOT 36 & E 9.32' OF
LOT 35 BLK 1
ROTH'S TOWNHOMES AT RIVER PT
PARCEL H-2 R/S 5749
#0367-C #0370-C

R8191505750
6140 N STRAWBERRY GLENN RD
GARDEN CITY, ID 83714-0000

USSING STEVE K
6140 N STRAWBERRY GLENN RD
GARDEN CITY, ID 83714-0000

PAR #5750 @ CTR W POR LOT 22
STRAWBERRY GLENN
PARCEL B R/S 4844
#5749S

R9242730040
6033 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

WILCOX STUART A
6033 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

LOT 4 BLK 1
WATERSIDE VILLA SUB

R9242730120
6024 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

BRADEN CORY
6024 N WATERSIDE PL
GARDEN CITY, ID 83714-0000

PAR #0120 POR LOT 12 BLK 1
WATERSIDE VILLA SUB
ADJ LOT 12 R/S 2097

R9315530240
W MARIGOLD ST
GARDEN CITY, ID 83714-0000

WESTMINSTER HOA INC
PO BOX 140441
BOISE, ID 83714-0000

LOT 24 BLK 1
WESTMINSTER PLACE SUB
#95060549

R9315530360
8164 W BECKTON LN
GARDEN CITY, ID 83714-0000

BECK MELBA J
8164 W BECKTON LN
GARDEN CITY, ID 83714-0000

LOT 36 BLK 1
WESTMINSTER PLACE SUB

R9437190340
5951 N CLOUD NINE DR
GARDEN CITY, ID 83714-0000

ROGERS BEATRICE S
5951 N CLOUD NINE DR
GARDEN CITY, ID 83714-1711

LOT 87 BLK 2
WILLOWBROOK ESTATES NO 3

R9437190370
5920 N CLOUD NINE DR
GARDEN CITY, ID 83714-0000

PADGETT KATHLEEN
PO BOX 140011
GARDEN CITY, ID 83714-0000

LOT 96 BLK 2
WILLOWBROOK ESTATES NO 3

R9437190950
W ECHO FALLS LN
GARDEN CITY, ID 83714-0000

WILLOWBROOK HOA INC
5601 N WILLOWLAWN WAY
BOISE, ID 83714-1674

BLK D
WILLOWBROOK ESTATES NO 3
#95000407

R9315530310
8007 W BECKTON LN
GARDEN CITY, ID 83714-0000

CAMPBELL CAROL N
8007 W BECKTON LN
GARDEN CITY, ID 83714-0000

LOT 31 BLK 1
WESTMINSTER PLACE SUB
#98046445

R9437190360
5940 N CLOUD NINE DR
GARDEN CITY, ID 83714-0000

MAYS R RALPH
5940 N CLOUD NINE DR
GARDEN CITY, ID 83714-0000

LOT 89 BLK 2
WILLOWBROOK ESTATES NO 3

R9437190450
N CLOUD NINE DR
GARDEN CITY, ID 83714-0000

WILLOWBROOK HOA INC
5601 N WILLOWLAWN WAY
BOISE, ID 83714-1674

LOT 100 BLK 2
WILLOWBROOK ESTATES NO 3
#96019231

R5212650030
5980 N CHAD EVERT LN
GARDEN CITY, ID 83714-0000

BOISE FOURPLEX LLC
1618 S MILLENNIUM WAY # 100
MERIDIAN, ID 83642-0000

LOT 03 BLK O1
LE' POMERENKE SUB

R7593000230
8129 W RINGBILL LN
GARDEN CITY, ID 83714-0000

WOOLSTENHULME ELIZABETH
8129 W RINGBILL LN
GARDEN CITY, ID 83714-0000

LOT 22 BLK 01
ROTH'S TOWNHOMES AT RIVER PT

Exterior Photos - Page 1 of 3



West Elevation – Point of addition connection.



Front Entry



Front – South Side

Exterior Photos – Page 2 of 3



Rear – North Side



Rear – North Side



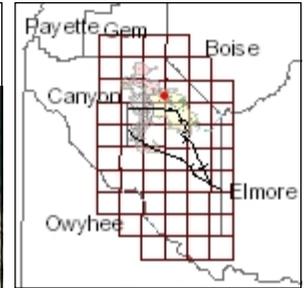
East Side – Opposite side of Addition



Close up of Existing Materials – Addition to match

Ada County Assessor

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Legend

- Railroad
- Roads (2,000 - 4,000 s)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Address
- Townships
- Sections
- Condos
- Parcels



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ARCHITECTURE
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Meridian, ID 83642
208.884.2824

CONSULTANT

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CLIENT:
**Emerson House
Addition**
8250 W. Marigold St., Garden City, ID 83714

PROFESSIONAL SEAL

NOT FOR PERMIT

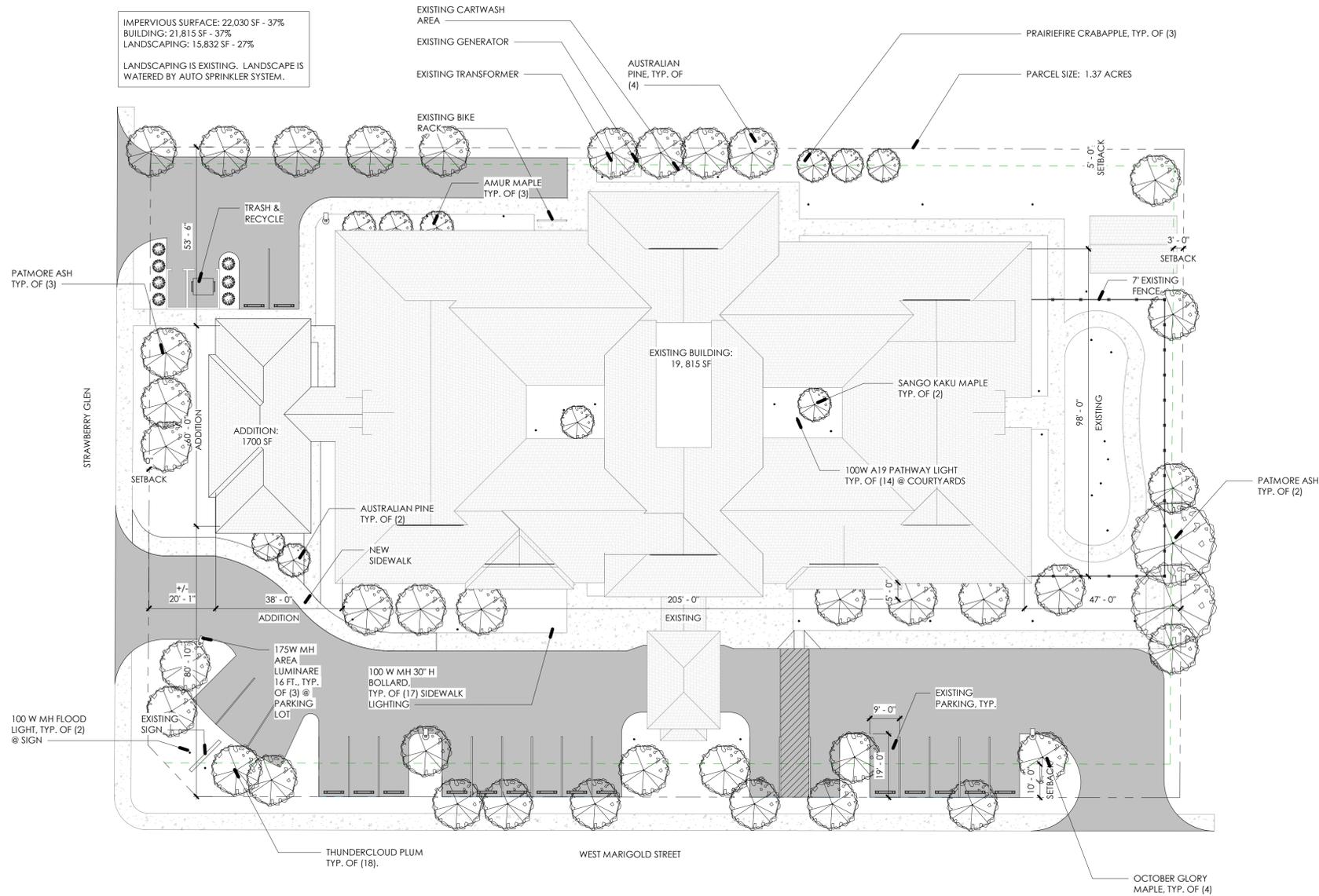
NO. DESCRIPTION DATE

Site Plan

SHEET

A-101

DATE 09.07.16
JOB NUMBER 16260
DRAWN BY MJC



1 Site/Landscape/Lighting
1" = 20'-0"

