



EquipmentShare.com Inc
Abe Roessler
4665 W Chinden Blvd
Garden City, ID 83714
abe.roessler@equipmentshare.com

April 8, 2021

City of Garden City
Building Department
6015 N Glenwood St
Garden City, ID 83714

Dear Building Department of Gardeny City of Idaho,

This letter is to provide you with information of our intent to occupy and operate our business from the 4665 W Chinden Blvd, Garden City, ID 83714 property. Our company is EquipmentShare.com Inc and we acquired this property about two months ago.

Our intent is to rent equipment to contractors in the Treasure Valley. The property we acquired is 5.2 acres of commercial property along Highway 20-26. This property is perfect for the local community as well as our company to be a well established and operating company. We are proposing to use the existing buildings that are on the property. There are two in total, one is an office building with an existing parking lot while the other is in the back as a shop. The office we will use as an office that will staff and hold 4 people, even though the building has room for more. The back building will be used as a storage facility for some of our equipment and parts for the equipment.

Additionally, we would like to propose a plan of project and construction in two phases. The first phase would allow us to operate and run our business as the property stands and exists. Having the property the way it is will give us a window to start working and generating tax based revenue for Garden City. The second phase would be to construct a commercial building that would hold between 4-6 bay shops for technicians as well as a well designed front office in front of the building. A well placed building on the Eastern part of the existing building would gain us a better view from public access roads as well as the state highway. Phase 2 will also include all city requested upgraded requests like fencing, landscaping, sidewalk or pathway, and any other requests identified in the building process for Phase 2. We will seek a building permit and do a "round two" for the second phase so that we are compliant with what we are needing to complete. Again, Phase 1 is to use the property and obtain the "CUP" (conditional use permit) the way the property already exists. The time period to complete the commercial building in Phase 2 would be an estimated 18-24 months.



The applications we have provided will give the City of Garden City enough information for us to perform our business as well as to adhere to neighborhood and city requests.

This letter is not an official offer and that the details would need to be reviewed by both representatives from EquipmentShare.com Inc as well as the City of Garden City of Idaho. This will be reviewed and planned during the CUP process as outlined and designed by the City of Garden City of Idaho.

EquipmentShare.com Inc expects the transaction to take place as we have completed the due diligence requests from the City of Garden City of Idaho and are in compliance with what the requests have been made for us to complete. The future requests will be outlined and designed during this process as EquipmentShare.com Inc is willing to perform said upkeep and/or updated changes to property.

Our expected timing for this permit process has been outlined by the City of Garden City of Idaho by completing the forms and submitted via email by the 12th of April, 2021 to make sure we are able to have the Planning and Zoning Committee meeting on May 19th, 2021. Please review and advise once that date has been officially approved.

Sincerely,

A handwritten signature in black ink, appearing to read "Abe Roessler", written over a faint, illegible background.

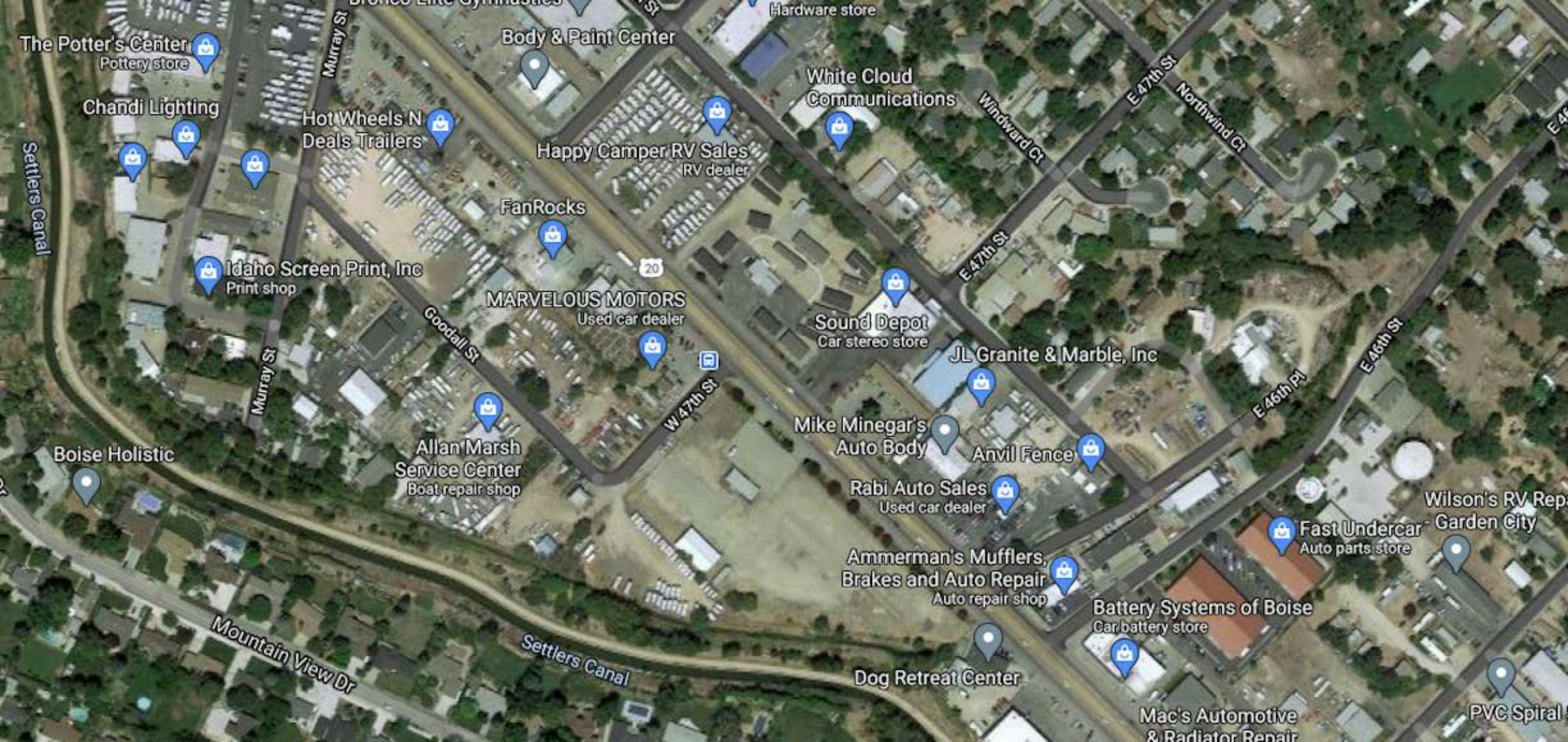
Abe Roessler

General Manager

C: (208) 781-1191

E: abe.roessler@equipmentshare.com





The Potter's Center
Pottery store

Chandi Lighting

Hot Wheels N
Deals Trailers

Body & Paint Center

Happy Camper RV Sales
RV dealer

White Cloud
Communications

Idaho Screen Print, Inc
Print shop

FanRocks

MARVELOUS MOTORS
Used car dealer

Sound Depot
Car stereo store

JL Granite & Marble, Inc

Boise Holistic

Allan Marsh
Service Center
Boat repair shop

Mike Minegar's
Auto Body

Anvil Fence

Rabi Auto Sales
Used car dealer

Ammerman's Mufflers,
Brakes and Auto Repair
Auto repair shop

Fast Undercar
Auto parts store

Wilson's RV Rep
Garden City

Battery Systems of Boise
Car battery store

Dog Retreat Center

Mac's Automotive
& Radiator Repair

PVC Spiral



CITY OF GARDEN CITY

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

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

March 31, 2021

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 4665 W Chinden Blvd

Fire hydrant serving this address: 1056

Fire flow Garden City is able to provide is 1500 gpm at 20 psi residual for 2 hours.

Sprinkler System Design Information:

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 1500 gpm

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

Sincerely,

Garden City Public Works Water Division

cc:
Applicant
File



CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714

Phone 208/472-2900 • Fax 208/472-2996

5 April 2021

Building Department
City of Garden City
6015 North Glenwood Street
Garden City, Idaho 83714

Subject: **Equipment Share**
4665 West Chinden Boulevard
Parcel Number R7334140005
Water and Sanitary Sewer Ability to Serve
ATSFY2021-0011

I am a consultant (employed by B & A Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced project is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

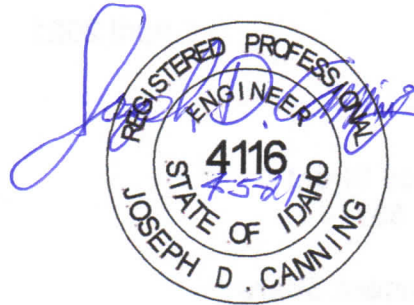
The city water system in the area provided a minimum fire flow of 1,500 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 31 March 2021 (fire hydrant 1056) from the Garden City Public Works Water Division. Said system is capable of providing fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current system is capable of providing, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District may also require additional fire hydrants.

Any new water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation is the responsibility of the applicant.

The existing city sanitary sewer system is capable of serving the property if flows are reasonable in volume. Any new sanitary mainline extensions or sewer service connections must be coordinated, reviewed and approved by the city prior to installation. The applicant must verify location and available grade to the city sewer system. Design and installation is the responsibility of the applicant.

Special uses on the site may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Sincerely,



J. D. Canning, PE/PLS
B & A Engineers, Inc.
Garden City Engineer

ec. Mr. Colin Schmidt
Public Works Director
City of Garden City

Mr. Troy Vaughn
Garden City Collections/Construction Manager
City of Garden City

Mr. Chad Vaughn
Garden City Public Works Water Division



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

ALTA/NSPS Land Title Survey

GARDEN CITY ID
SURVEYOR CERTIFICATION

4665 WEST CHINDEN BLVD
GARDEN CITY, ID 83714
COUNTY OF ADA

TO: EQUIPMENTSHARE.COM INC. U.S. TITLE GUARANTEE COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND AMERICAN NATIONAL, LLC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 13, 14, 16, 17, 18, 20, 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/21/2020.

ROBERT J. WINICKI
LAND SURVEYOR NUMBER: 18834
IN STATE OF IDAHO
DATE OF PLAT OR MAP: 01/10/2021
DATE OF LAST REVISION: 01/21/2021
NETWORK REFERENCE #20202100-001

SURVEY PREPARED BY:
BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
SURVEY UPDATES: SURVEYS@AMNATIONAL.NET

DRAWN BY: SS
JOB REF. # 20-6806

PRELIMINARY

Legal Description

ALL 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

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, COMMITMENT FILE NO.: 528902, WITH AN EFFECTIVE DATE OF DECEMBER 10, 2020 AT 7:30 A.M.

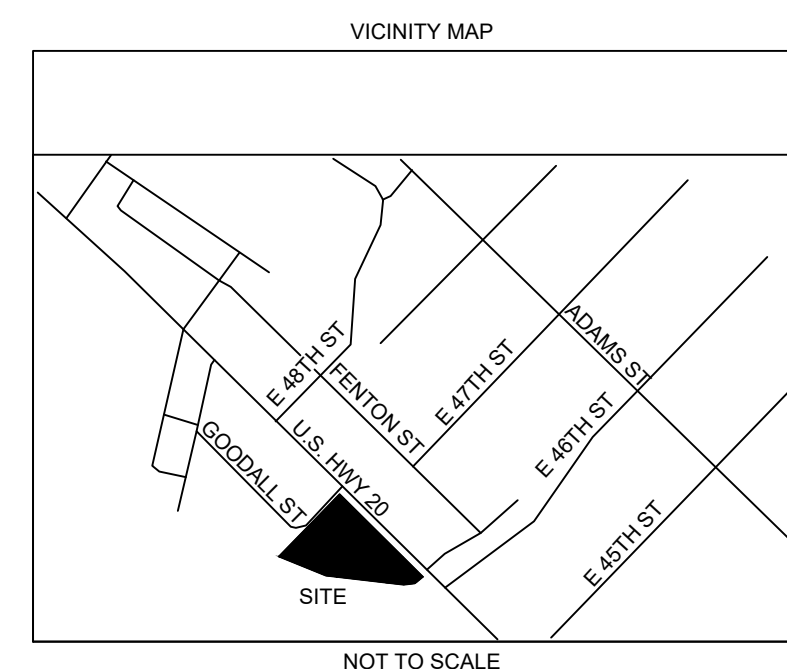
Site Information

ALL BLOCK A OF RANDALL ACRES SUBDIVISION NO. 3
4665 W CHINDEN BLVD
GARDEN CITY, ID 83714
APN: R7334140005
226,624 SQ. FEET ±
5.203 ACRES ±

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 16001C0160J, WHICH BEARS AN EFFECTIVE DATE OF 06/19/2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE X
AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.



Zoning Information			
STATUS	PROPERTY IS CURRENTLY ZONED:		STATUS
ITEM	REQUIRED	OBSERVED	CONTACT INFO:
PERMITTED USE	C-1 HIGHWAY COMMERCIAL	COMMERCIAL	GLOBAL ZONING LLC CASSIE PHELPS PHONE: 405-792-2075 CASSIE.PHELPS@GLOBALZONING.COM
MIN. LOT AREA	3,000 SQ. FT.	226,624	
MIN. FRONTAGE	N/A	700'	
MAX. BLDG COVERAGE	N/A	2%	
MIN. SETBACKS FRONT	5'	114.3	
MIN. SETBACKS SIDE	5'	132.2	
MIN. SETBACKS REAR	5'	94.5	
MAX BUILDING HEIGHT	N/A	20.5	BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO ADA COUNTY PLANNING FOR ZONING LAWS AND APPLICABLE CODES.
PARKING REGULAR	N/A	17	
PARKING HANDICAP	N/A	0	
PARKING TOTAL	N/A	17	

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

Notes Corresponding to Schedule B

- ④ EASEMENTS, RESERVATIONS, NOTES AND/OR DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF RANDALL ACRES SUBDIVISION NO. 3. (AFFECTS, DOCUMENT CONTAINS NO PLOTTABLE EASEMENTS)
- ⑤ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT:
GRANTED TO: IDAHO POWER COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDED: JULY 1, 1930
BOOK: 12, PAGE: 378
(AFFECTS, DOCUMENT CONTAINS NO PLOTTABLE EASEMENTS)
- ⑥ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT:
GRANTED TO: IDAHO POWER COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDED: FEBRUARY 23, 1924
INSTRUMENT NO.: 109761
(AFFECTS, BLANKET IN NATURE)
- ⑦ TERMS, PROVISIONS, COVENANTS, CONDITIONS, DEFINITIONS, OPTIONS, OBLIGATIONS AND RESTRICTIONS, CONTAINED IN A DOCUMENT
PURPOSE: RIGHT OF WAY
RECORDED: JUNE 20, 1941
INSTRUMENT NO.: 205933
BOOK: 249 OF DEEDS, PAGE: 222
(DOES NOT AFFECT, DOCUMENT DESCRIBES RIGHT-OF-WAY FOR W CHINDEN BLVD.)
- ⑧ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT:
GRANTED TO: IDAHO POWER COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDED: MARCH 2, 1946
INSTRUMENT NO.: 246480
(AFFECTS, BLANKET IN NATURE)
- ⑨ THE PROVISIONS CONTAINED IN CORPORATION DEED.
RECORDED: FEBRUARY 28, 1949.
INSTRUMENT NO.: 284519
(DOES NOT AFFECT, EASEMENTS ARE NORTH OF SUBJECT PROPERTY)
- ⑩ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT:
GRANTED TO: IDAHO POWER COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDED: SEPTEMBER 19, 1977
INSTRUMENT NO.: 774995
(AFFECTS PLOTTED AS SHOWN)

Encroachment Notes

- ⚠️ FENCE APPEARS TO CROSS OVER BOUNDARY BY AS MUCH AS 9.76'
- ⚠️ FENCE APPEARS TO CROSS OVER BOUNDARY BY AS MUCH AS 1.86'

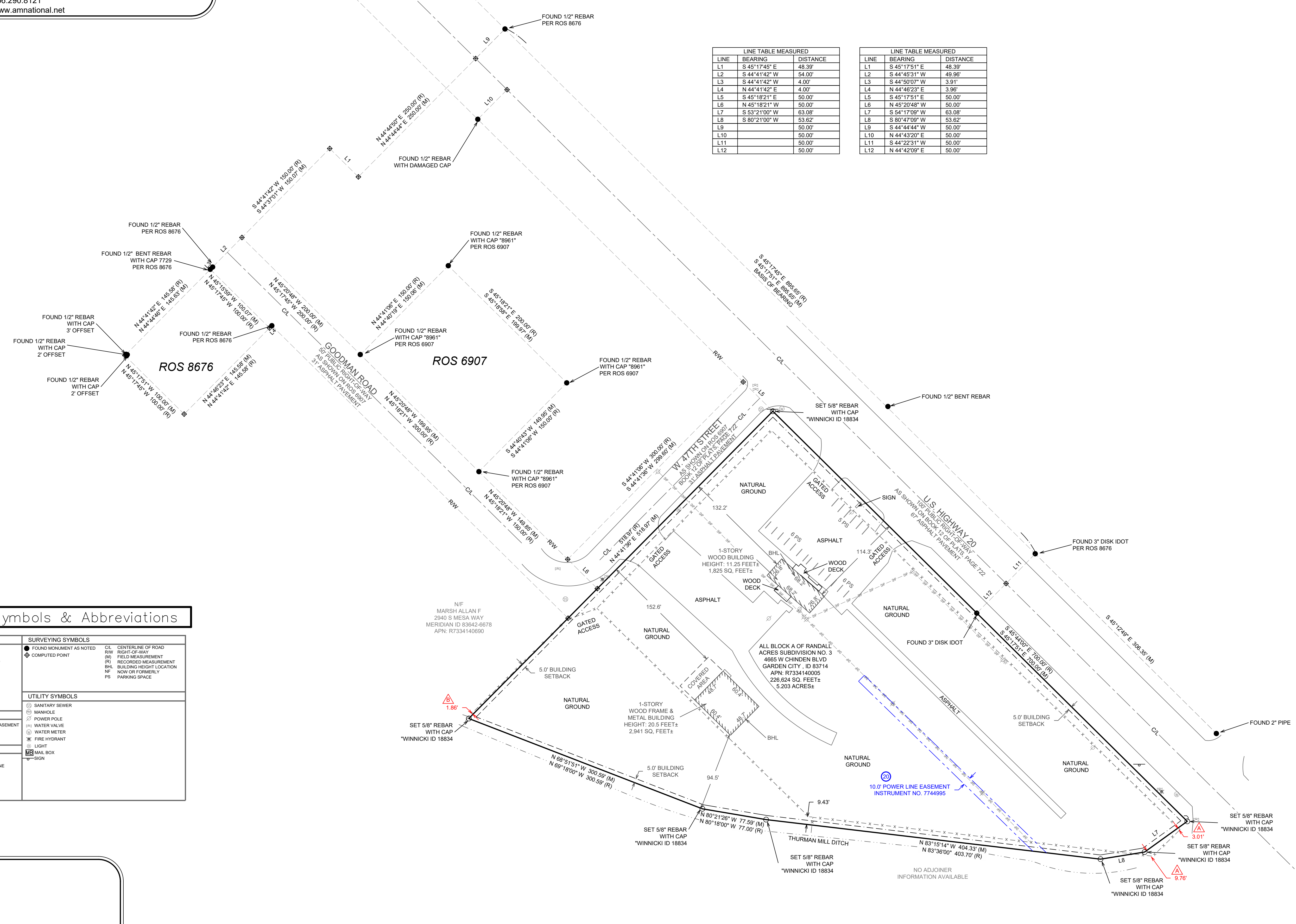
Miscellaneous Notes

- MN1 SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- MN2 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- MN3 AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- MN4 AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- MN5 AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- MN6 AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- MN7 TOTAL NUMBER OF PARKING SPACE(S) IS 17, WHICH INCLUDES 0 DESIGNATED HANDICAPPED SPACE(S).
- MN8 COMPLETED FIELD WORK WAS DECEMBER 21, 2020.
- MN9 THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83-2011, WHICH IS BASED OFF OF THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 20 WHICH BEARS S45°17'51"E PER GPS COORDINATE OBSERVATIONS.
- MN10 LATITUDE: -43°38'20.4224"
LONGITUDE: -116°15'43.3910"
CONVERGENCE ANGLE: -00°2'11.2 1649"
- MN11 THE DISTANCES SHOWN HEREON ARE GRID, COMBINED SCALE FACTOR (GRID TO GROUND) = 1.000045680.
- MN12 THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF U.S. HIGHWAY 20 AND WEST 47TH STREET, WHICH ABUTS THE NW CORNER OF THE SUBJECT PROPERTY.
- MN13 THE SUBJECT PROPERTY HAS DIRECT ACCESS TO U.S. HIGHWAY 20 AND WEST 47TH STREET, ROADS BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- MN14 EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- MN15 THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.
- MN16 IN REGARDS TO ALTA TABLE A ITEM 10(A), NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT, NECESSARY PERMISSIONS WERE NOT PROVIDED.
- MN17 AT THE TIME OF THE ALTA SURVEY, THERE WAS NO VISIBLE SURFACE EVIDENCE OF WATERWAYS, SUCH AS LAKES, CREEKS OR STREAMS.



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

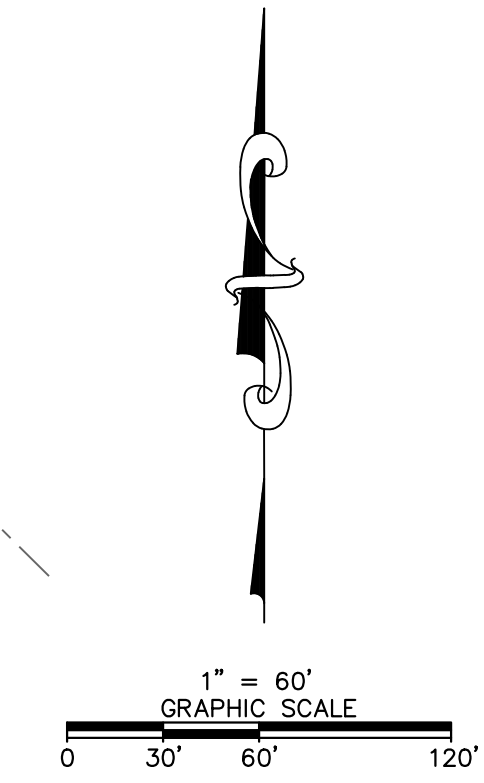
LINE TABLE MEASURED			LINE TABLE MEASURED		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 45°17'45" E	48.39'	L1	S 45°17'51" E	48.39'
L2	S 44°41'42" W	54.00'	L2	S 44°45'31" W	49.96'
L3	S 44°41'42" W	4.00'	L3	S 44°50'07" W	3.91'
L4	N 44°41'42" E	4.00'	L4	N 44°46'23" E	3.96'
L5	S 45°18'21" E	50.00'	L5	S 45°17'51" E	50.00'
L6	N 45°18'21" W	50.00'	L6	N 45°20'48" W	50.00'
L7	S 53°21'00" W	63.06'	L7	S 54°17'09" W	63.06'
L8	S 80°21'00" W	53.62'	L8	S 80°47'09" W	53.62'
L9	50.00'		L9	S 44°44'44" W	50.00'
L10	50.00'		L10	N 44°43'20" E	50.00'
L11	50.00'		L11	S 44°22'31" W	50.00'
L12	50.00'		L12	N 44°42'09" E	50.00'



Legend of Symbols & Abbreviations

SURVEY FEATURES		SURVEYING SYMBOLS	
--- BOUNDARY LINE	--- FORTY LINE	--- CENTERLINE OF ROAD	--- RIGHT-OF-WAY
--- CENTERLINE OF ROAD	--- RIGHT-OF-WAY	(M) FIELD MEASUREMENT	(R) RECORDED MEASUREMENT
--- FENCE		BHL BUILDING HEIGHT LOCATION	NF NOW OR FORMERLY
		PS PARKING SPACE	
EASEMENTS		UTILITY SYMBOLS	
--- INGRESS & EGRESS EASEMENT	--- BUILDING SET BACK	--- UTILITY EASEMENT	
UTILITY LINES			
--- OVERHEAD POWER LINE			

BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
479-443-4506
SURVEY@BLEWINC.COM
DRAWN BY: SS
JOB REF. # 20-6806





PLANNING SUBMITTAL FORM

Permit info: _____
 Application Date: _____ Rec'd by: _____
 FOR OFFICE USE ONLY

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

APPLICANT	PROPERTY OWNER
Name: Abe Roessler	Name: EquipmentShare.com Inc
Company: EquipmentShare.com Inc	Company: EquipmentShare.com Inc
Address: 4665 W Chinden Blvd	Address: 5710 Bull Run Dr
City: Garden City	City: Columbia
State: ID Zip: 83642	State: MO Zip: 65201
Tel.: 208-781-1191	Tel.: 423-402-7270
FAX: 877-573-5205	FAX: 877-573-5205
E-mail: abe.roessler@equipmentsshare.com	E-mail: jon.miller@equipmentsshare.com

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"/> Conditional (special) Use Permit
<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Easement/Vacation of Easement | <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"/> Minor PUD
<input type="checkbox"/> Minor Land Division
<input checked="" 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 |
|---|---|--|

PROPERTY INFORMATION

Site address: 4665 W Chinden Blvd

Subdivision Name: Randall Acres Subdivision No 3	Lot:	Block: A
Tax Parcel Number: R7334140005	Zoning: C-1	Total Acres: 5.2
Proposed Use: Equipment Rental and Sales	Floodplain: yes	<u>no</u>

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.

_____ 04/08/2021
 signature of the applicant (date)

_____ 04/08/2021
 signature of the owner (date)



CONDITIONAL USE PERMIT

Permit info: _____
 Application Date: _____ Rec'd by: _____
 FOR OFFICE USE ONLY

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

APPLICANT	PROPERTY OWNER
Name: Abe Roessler	Name: EquipmentShare.com Inc
Company: EquipmentShare.com Inc	Company: EquipmentShare.com Inc
Address: 4665 W Chinden Blvd	Address: 5710 Bull Run Dr
City: Garden City	City: Columbia
State: ID Zip: 83714	State: MO Zip: 65201
Tel.: 208-781-1191	Tel.: 423-402-7270
E-mail: abe.roessler@equipmentshare.com	E-mail: jon.miller@equipmentshare.com

PROPERTY AND DESIGN INFORMATION: VISIT ADA COUNTY ASSESSOR'S SITE

Site Address: 4665 W Chinden Blvd

Subdivision Name: Randall Acres Sub	Lot:	Block: A
Tax Parcel Number: R7334140005	Zoning: C1	Total Acres: 5.2
Proposed Use: Equipment Rental and Sales	Floodplain: YES	NO

Describe the proposed use:

Will you be making changes to the structure(s)?	YES	NO
If no, will you be changing the occupancies as defined by the IBC?	YES	NO
Check any that are applicable to this application: <i>*If any of the first three boxes are checked, a Design Review Application is required*</i>	I will build a new structure	
	I will add 25% or more to the floor area of an existing building	
	I will alter, replace rehabilitate or restore 25% or more of a store façade.	

How is the use appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district?

Equipment Share has a large portfolio of different types of equipment that will be rented. Other surrounding companies do not have equipment like theirs which then creates a larger demand for the local area. The lot supports the amount of equipment within the portfolio and our surrounding neighbors have already been in to see if they can currently do business.

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

There is a commercial grade mobile building that supports the three person staff that would occupy the building. There is an additional shop in the back that will store some of the tooling and equipment that is sufficient for our needs. Currently the water/sewer, schools, parks, transit, fire protection and police protection will serve the company and facility within correct means requested. The roads are also sufficient but will need access on Highway 20/26, which we are working with ITD to address this issue.

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

All of our machines/equipment is "Carb Compliant" in accordance to the EPA regulations that were mandated in 2008. There should be no health, safety, or welfare issues of the community. Our neighborhood meeting went over extremely well and all feedback was positive. Neighbors are excited to have us occupy the premise and looking forward to any additional revenue to produce to the city.



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

We have identified two phases to this site. Phase 1 is to occupy what is existing with the double wide mobile home unit as the office, using the back shop as a storage for tooling and equipment to be operational. Phase 2, we will construct a facility on the eastern side of the premise. There will be a full project manager, site plan, architect, etc. to work with the city and follow along with the required upkeep or local requirements to build the facility. We plan on adhering to what is required for us to build that facility but for now are working only on Phase 1, to start running as a business and working off the site.

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

Currently there is no bike path or walkway. As part of our proposed Phase 2 in the CUP process, we will adhere to a design and add a walking path as requested through the design committee and city. This will be addressed and a main focus to start the construction process for the facility of Phase 2.

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.

 04/08/2021  04/08/2021
Signature of the Applicant (date) Signature of the Owner (date)

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

- 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
 - Structural Documentation
(if previous Certificate of Occupancy has been issued and no change to IBC occupancy is anticipated)
- *Additional information may be required by staff such as a traffic/parking analysis, a use analysis or documents related specifically to a business.*

 **PLEASE CHECK THE FOLLOWING:**

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- Statement explaining how the proposed use(s) is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with
- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 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

STRUCTURAL DOCUMENTATION (IF NO CHANGE TO STRUCTURE OR IBC OCCUPANCY):

- Industrial treatment compliance: a statement answering the following questions:**
 - Do you or will you discharge wastewater other than domestic water from bathrooms to the City Sewer System? If yes, please describe.
 - Are floor drains present in your facility? If yes, are any chemicals stored on site in containers exceeding 1 gallon?
 - Do you or will you use fats, oils or greases in your business? If yes, do you have a grease trap/interceptor present
- One set of detailed current floor plans legibly drawn on minimum 8 1/2 X 11 plan sheet drawn to 1/4" = 1' scale (with scale noted on plans) identifying:**
 - Use and square footage per room (i.e. office, storage, restroom, etc.)
 - Primary Occupancy Classification (2018 IBC sec 303-312)
 - Occupancy Load (2018 IBC Sec 1004, table 1004.5)
 - Interior and exterior wall and opening dimensions, windows, doors, roll-up doors
 - Electrical panels interior and exterior
 - Gas meter location
 - Fire extinguisher locations and size
 - Emergency lighting locations
 - Illuminated exit sign locations
 - Fire sprinkler riser location
 - Fire alarm panel location
 - Commercial cooking operation location, including size and type of hoods and grease traps
 - Spray finishing operation location
 - Flammable or combustible product locations
 - Welding operation locations
 - Rack storage locations











OBJECTID	PARCEL	PRIMOWNER
1	R2734500315	STANDARD LLC
2	R2734500335	AMMERMAN TOM
3	R2734510020	SCHOENHOF ROBERT M
4	R2734510030	PHILLIPS ENTERPRISES INC
5	R5854000080	TRUEBA NICHOLAS A
6	R5854000101	WHITE CHARLES L JR TRUST
7	R5854000110	BUXTON SUSAN E
8	R5854000140	REIMANN RICHARD J &
9	R5854000150	MILLER JON H
10	R5854000160	CANNING JOSEPH D
11	R5854000170	POP REMY & JENNIFER FAMILY LIVING TRUST 06/04/2020
12	R5854000180	TRI COMPANY INC
13	R5854000200	TRAINOR KIMBERLY D
14	R5854000210	GALVAN BRENT A
15	R5854000220	SIMILA FAMILY LIVING TRUST
16	R5854000230	SWANK MATTHEW S
17	R7334140005	SMG IDAHO LLC
18	R7334140250	MOCKWITZ BEN
19	R7334140300	DONE RIGHT PROPERTIES LLC
20	R7334140550	ASHLEY TOBY
21	R7334140590	PIRANFAR ALI
22	R7334140690	MARSH ALLAN F
23	R7334150205	EMBASSY INC
24	R7334150257	SWINDELL REX & PHYLLIS FAMILY TRUST
25	R7334150267	SWINDELL REX & PHYLLIS FAMILY TRUST
26	R7334150277	CHINDEN MOTOR INN LLC
27	R7334150290	MINEGAR LIVING TRUST 6/17/19
28	R7334150315	THOMPSON FAMILY TRUST 11/20/18
29	R7334150342	GROVES KIMBERLY G
30	R7334150344	THOMPSON FAMILY TRUST 11/20/18
31	R7334150351	JCF HOLDINGS LLC
32	R7334150356	BARRETT RANDY L
33	R7334150407	SWINDELL REX & PHYLLIS FAMILY TRUST
34	R7334150887	BENCHMARK AUTOMOTIVE PROPERTIES LLC
35	R7334150893	AMMERMAN TOM

ADDCONCAT

15171 BANGY RD # 110
4600 W CHINDEN BLVD
PO BOX 140154
210 MURRAY ST
3300 N MOUNTAIN VIEW DR
PO BOX 64142
3310 N MOUNTAIN VIEW DR
3322 MOUNTAIN VIEW DR
3330 MOUNTAIN VIEW DR
3344 N MOUNTAIN VIEW DR
3366 N MOUNTAIN VIEW DR
3751 N MOUNTAIN VIEW DR
3400 N MOUNTAIN VIEW DR
3410 N MOUNTAIN VIEW DR
3418 N MOUNTAIN VIEW DR
1020 N 17TH ST
2807 E PARKRIVER DR
4709 W CHINDEN BLVD
4735 W CHINDEN BLVD
1286 W WILDSHEEP LN
2294 E BRIGANTINE DR
2940 S MESA WAY
210 MURRAY ST
2304 N COLE RD STE A
2304 N COLE RD STE A
1717 E SENDERO LN
3041 E INDIAN CREEK DR
944 S BRENTBROOK LN
PO BOX 190749
944 S BRENTBROOK LN
PO BOX 46033
1521 S COLORADO AVE
2304 N COLE RD STE A
104 E 46TH ST
4600 W CHINDEN BLVD

STATCONCAT

LAKE OSWEGO, OR 97035-0000
GARDEN CITY, ID 83714-0000
BOISE, ID 83714-0154
GARDEN CITY, ID 83714-4615
BOISE, ID 83704-0000
ST PAUL, MN 55164-0142
BOISE, ID 83704-4637
BOISE, ID 83704-4637
BOISE, ID 83704-4637
BOISE, ID 83704-0000
BOISE, ID 83704-0000
BOISE, ID 83704-0000
BOISE, ID 83704-0000
BOISE, ID 83704-0000
BOISE, ID 83702-0000
BOISE, ID 83706-0000
GARDEN CITY, ID 83714-0000
GARDEN CITY, ID 83714-0000
MERIDIAN, ID 83642-0000
EAGLE, ID 83616-6627
MERIDIAN, ID 83642-6678
BOISE, ID 83714-0000
BOISE, ID 83704-0000
BOISE, ID 83704-0000
BOISE, ID 83712-0000
MERIDIAN, ID 83642-0000
EAGLE, ID 83616-0000
BOISE, ID 83719-0000
EAGLE, ID 83616-0000
BOISE, ID 83711-0000
BOISE, ID 83706-0000
BOISE, ID 83704-0000
GARDEN CITY, ID 83714-0000
GARDEN CITY, ID 83714-0000

Neighborhood Meeting Sign-in Sheet Template

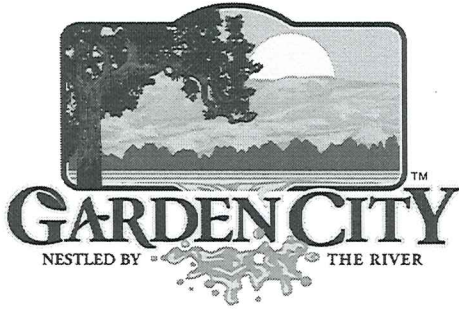
Day: Wednesday

Date: April 7, 2021

Time: 5:30 PM

Project Synopsis: Introduction to Equipment Share, the property we are taking over, and our scope of work. We want to familiarize our neighbors with our prospective platform as well as our business strategy tied together with the growth vision for our community.

Name	Address	Email	Are you interested in receiving more information as the application progresses? (yes/no)
Steve Frenb	2304 N. 1st St. Bonic	Steve@stevenslaw.com	yes
Montie Potter	4660 Chinden	MontiePotter@castlone.net	yes
Richard Reiman	3322 N Mountain View	rjreiman765@gmail.com	yes
Betty Reiman	"	"	"
Terri Miller	3330 N. Alta View	tmiller3330@gmail.com	yes
Jon Miller	" "	"	"
Grant Walden	3310 N Mt View Dr	grantwalden@hotmail.com	yes
Keith Simila	3418 N Mt View Dr	Keithsimila@gmail.com	yes
TOM NELSON	4901 CHINDEN	TNELSON4901@GMAIL	yes
Ty Nelson	" " "	TYNERRYNELSON@GMAIL	yes
Xeri Aseth	4605 W Chinden Blvd	xeri@dryretreatcenter.com	yes
Ted Hanson	4647 Fenton St	thanson@westernstatesautomation.com	yes
Mark Bailey	3380 MOUNTAIN VIEW DR	mba.1123@live.com	yes
Ben Mockwitz	4709 Chinden	blockstin@gmail.com	yes



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, EquipmentShare.com Inc, 4665 W Chinden Blvd
Name (must be primary owner as noted in Ada County Assessor's records) Address
Garden City ID 83714
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 Abe Roessler, 4665 W Chinden Blvd
Name (applicant) Project 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 April day of 08, 2021

[Signature]
Signature (must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

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



Notary Public for Idaho
Residing at: Hamilton County, Tennessee
My Commission expires 12-14-2024



EquipmentShare.com Inc
Abe Roessler
4665 W Chinden Blvd
Garden City, ID 83714
abe.roessler@equipmentshare.com

April 8, 2021

City of Garden City
Building Department
6015 N Glenwood St
Garden City, ID 83714

Dear Building Department of Gardeny City of Idaho,

This letter is to provide information regarding any waiver requests for the Conditional Use Permit application. I was informed by the building department to write a letter for anything that I would like some additional information or time to obtain information for the application process to continue. The few items I was not able to obtain in time or understand where to obtain are below, I'm working to gather this information with phone calls to companies and adjacent neighbors.

Item 1 - Irrigation / Ditch Company Authorization Letter, I was not able to obtain a letter for the ditch that runs along the south end (back side) of our property. We will not be able to use this irrigation ditch and do NOT have any sprinkler systems in the ditch to run the water. This is something I am trying to understand the letter that I am supposed to obtain for the CUP as well as what is required from the ditch company for "authorization" since we do not have anything plumbed into the ditch.

Item 2 - Structural Documentation, we do not have any information regarding the existing building on the property. There is no plate or letter on the wall about the property but it was here prior for us obtaining the location. We have been told that the City might have some old files that they could look this up and gather whatever documentation they need to continue for us to occupy the building.

Sincerely,

A handwritten signature in black ink, appearing to be "Abe Roessler", written over a white background.

Abe Roessler
General Manager
C: (208) 781-1191



E: abe.roessler@equipmentshare.com

