



CONDITIONAL USE PERMIT

Permit info: CUPFY2019-10
 Application Date: 5/14/19 Rec'd by: MR
 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>Jen Kwan-Totten</u>	Name:	<u>Same</u>
Company:	<u>JT Auto Glass & Tint</u>	Company:	
Address:	<u>3581 N Triple Ridge</u>	Address:	
City:	<u>Paige ID</u>	City:	
State:	<u>ID</u> Zip: <u>83616</u>	State:	Zip:
Tel.:	<u>707-490-5081</u>	Tel.:	
E-mail:	<u>Jen@JTAutoglass.com</u>	E-mail:	

PROPERTY AND DESIGN INFORMATION

Site Address: 9335 W State St., Boise, ID 83714

Subdivision Name:	Lot:	Block:
Tax Parcel Number:	Zoning: <u>C2</u>	Total Acres:
Proposed Use: <u>Tint / Auto Glass Use</u>	Floodplain: YES	<input checked="" type="radio"/> NO

Describe the proposed use:
Apply tint & repair automotive windows

Check any that are applicable to this application: *If any boxes are checked, attach the Design Review Application*	<u>N/A</u>	I will build a new structure
	<u>N/A</u>	I will add 25% or more to the floor area of an existing building
	<u>N/A</u>	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?
Same business as current, just adding glass repair.

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?

Adds to safety of the community when broken windshields can be repaired.

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

No changes made from current business, we are able to provide a service to the community.

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

No changes made from current business.

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.

 5-9-19
Signature of the Applicant (date)

 5-9-19
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 — W
- 11"x17" Site Plan
- Irrigation/Ditch Company Authorization Letter — W
- 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 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN:

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

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

INFORMATION REQUIRED FOR IRRIGATION/DITCH AUTHORIZATION LETTER:

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

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- Statement must include a list of the application materials to be waived and an explanation for the request

Waiver Request

To Whom it May Concern,

JT Auto Glass & Tint is requesting a waiver in the following two areas:

- 1) Irrigation/Ditch Company Authorization Letter – JT Auto Glass & Tint requests a waiver as this location does not have any irrigation canals or irrigation ditches that run through the property or are on the property lines.
- 2) Will Serve Letter – JT Auto Glass & Tint is requesting a waiver for the Will Serve Letter on the grounds that there are no modifications to the existing business. The business will run with the equipment that it has always had, and no contractors will be used, or modifications will be made.

Thank you,

A handwritten signature in black ink, consisting of a stylized 'J' and 'T' with a horizontal line across the middle.

Jen Totten (Owner)

Compliance Statement

To Whom It May Concern,

9335 W State St. is an appropriate location for JT Auto Glass & Tint, as it has functioned as a tint shop for a number of years now. There is plenty of parking for customers as well as employees. There are 2 bays where the window tinting and auto glass repair will take place, an office area, and waiting area in the building.

The facility will be maintained and trash disposed of properly.

JT Auto Glass & Tint will comply with all city, county, and state regulations.

Thank you,

A handwritten signature in black ink, appearing to be 'Jen Totten', written over a horizontal line.

Jen Totten(owner)

JT Auto Glass & Tint

Letter of Intent

To Whom It May Concern,

JT Auto Glass & Tint is requesting approval to conduct an auto glass repair service to add to the existing automobile tinting service at 9335 W State St Garden City, ID 83714.

Daily customers will bring their vehicles to have windows tinted and/or repaired inside of the bays and then the customer will return to pick up their vehicle, or the customer will wait in the waiting room while windows are being serviced.

JT Auto Glass & Tint will follow any requirements of the city to operate.

Thank you,

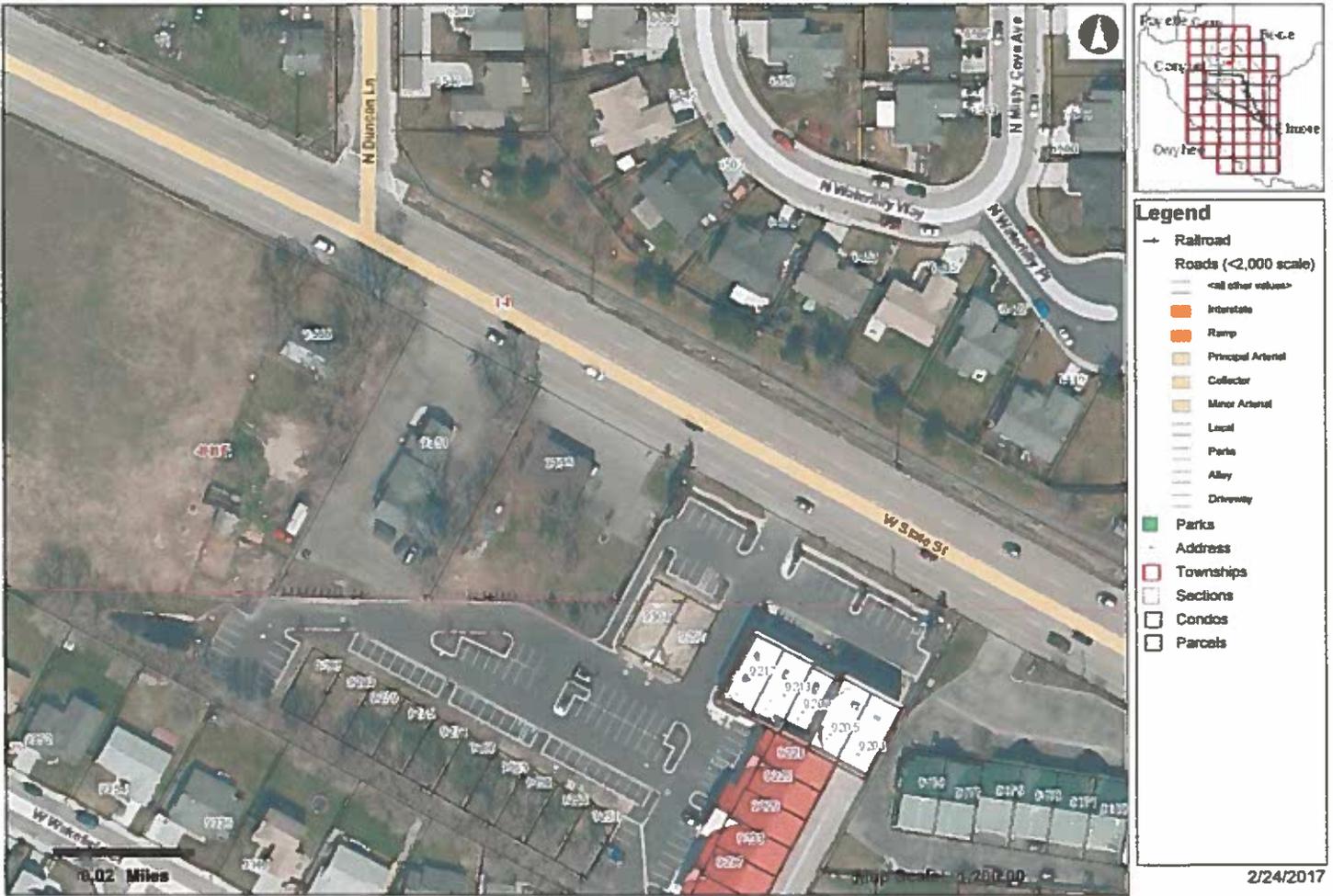
A handwritten signature in black ink, appearing to be 'Jen Totten', written in a cursive style.

Jen Totten (owner)

JT Auto Glass & Tint

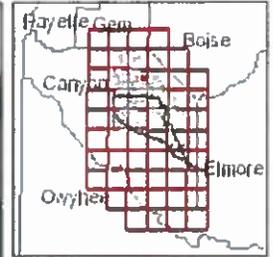
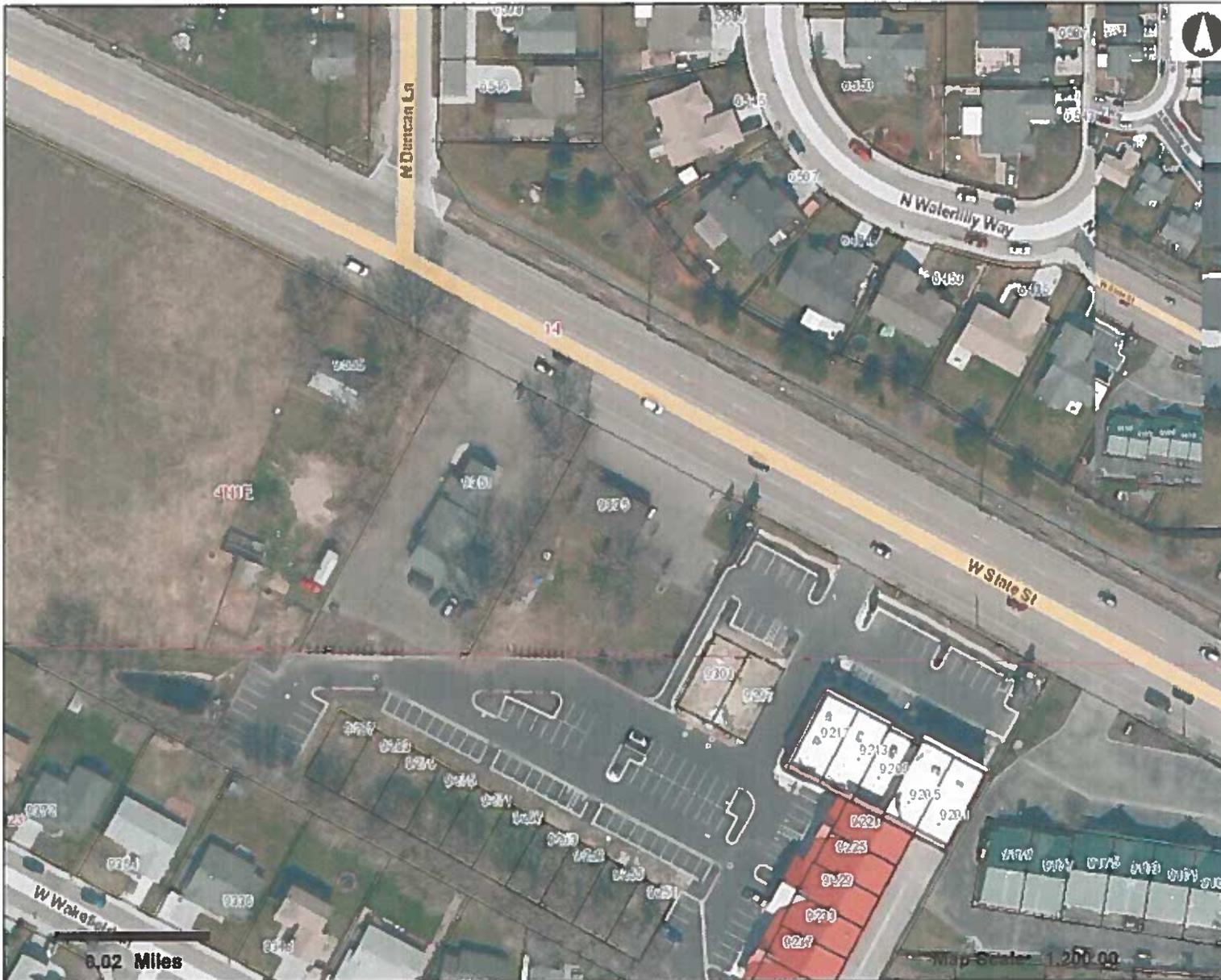
Ada County Assessor

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Ada County Assessor

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Legend

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

2/24/2017



658-8468

BOISE TINT SHOP

Parking

Photo of property

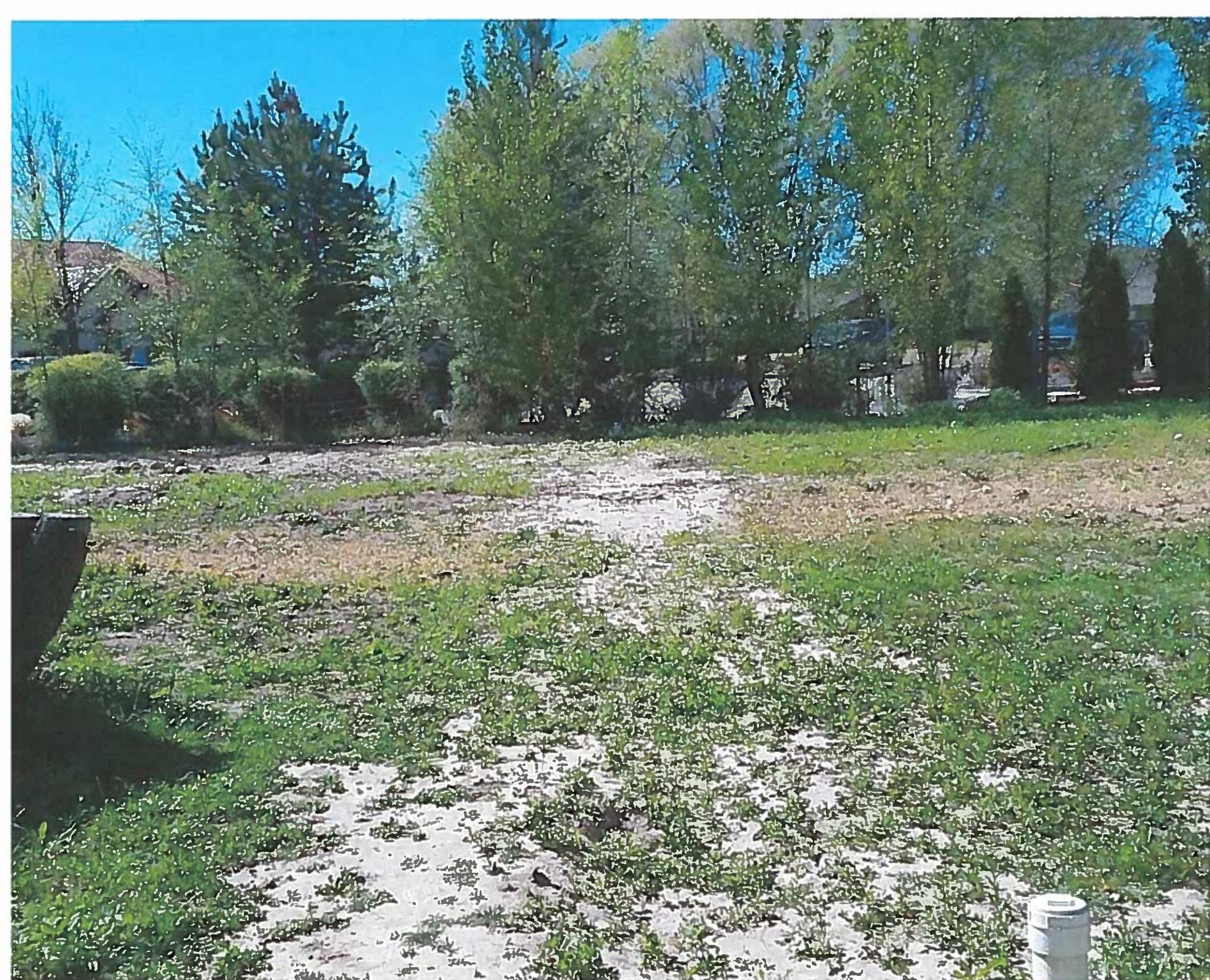


Photo of property



Photo of property



Photo of property



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
JUN 26 2018
ADA COUNTY ASSESSOR

Agency: Garden City

Parcel Number or Address of Subject Property:
50514438630 - 9335 West State

Brief Description:
Apply for conditional use

Applicant:
 Name: Dennis Chorjel
 Address: 9335 West State
 City: Garden City State: ID Zip: 83714
 Telephone: _____

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

Email address: _____

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: [Signature] Date: 6/26/18

YOU ARE INVITED TO A NEIGHBORHOOD MEETING

TO DISCUSS: Conditional Use Permit for JT Auto Glass & Tint

When: Wednesday, March 13th 2019 1:00 pm

Where: 9335 W State St. Garden City, ID 83714

Topic: Continue use as the Glass & Tint Shop is currently operating

If you have any questions, please feel free to contact us with any questions or concerns at Jen@JTautoglass.com or 707-490-5681

Thank You,

JT Auto Glass & Tint

BOISE TINT SHOP STATE STREET NEIGHBORHOOD
MEETING ATTENDANTS

Name: Jan Totten

Address: _____

Date: 3/13/19 Signature: [Signature]

Name: Dennis Choise

Address: _____

Date: 3/13/19 Signature: [Signature]

Name: David Patchell

Address: _____

Date: 3/13/19 Signature: [Signature]

Name: GUADALUPE RUIZ, JR.

Address: _____

Date: 3/13/19 Signature: [Signature]

Name: _____

Address: _____

Date: _____ Signature: _____

Name: _____

Address: _____

Date: _____ Signature: _____

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RECORD OF SURVEY NO. 10001
 BENSON, KOBAYASHI,
 JONES, LARIMORE AND NEMEC
 PARCELS OF LAND LYING IN THE SW1/4 SE1/4 OF
 SECTION 14, T.4N., R.1E., BOISE MERIDIAN,
 CITY OF BOISE, ADA COUNTY, IDAHO
 2015

Site plan is in reference to parcel C. No new building or modifications to property are requested.

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, COLLEEN MARKS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT THIS IS AN ACCURATE REPRESENTATION OF SURVEY AS MADE BY ME AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT - IDAHO CODE 55-1601 THROUGH 55-1613.

Colleen Marks
 COLLEEN MARKS, L.S. 7045



CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 2015-00416

STATE OF IDAHO) SS
 COUNTY OF ADA)

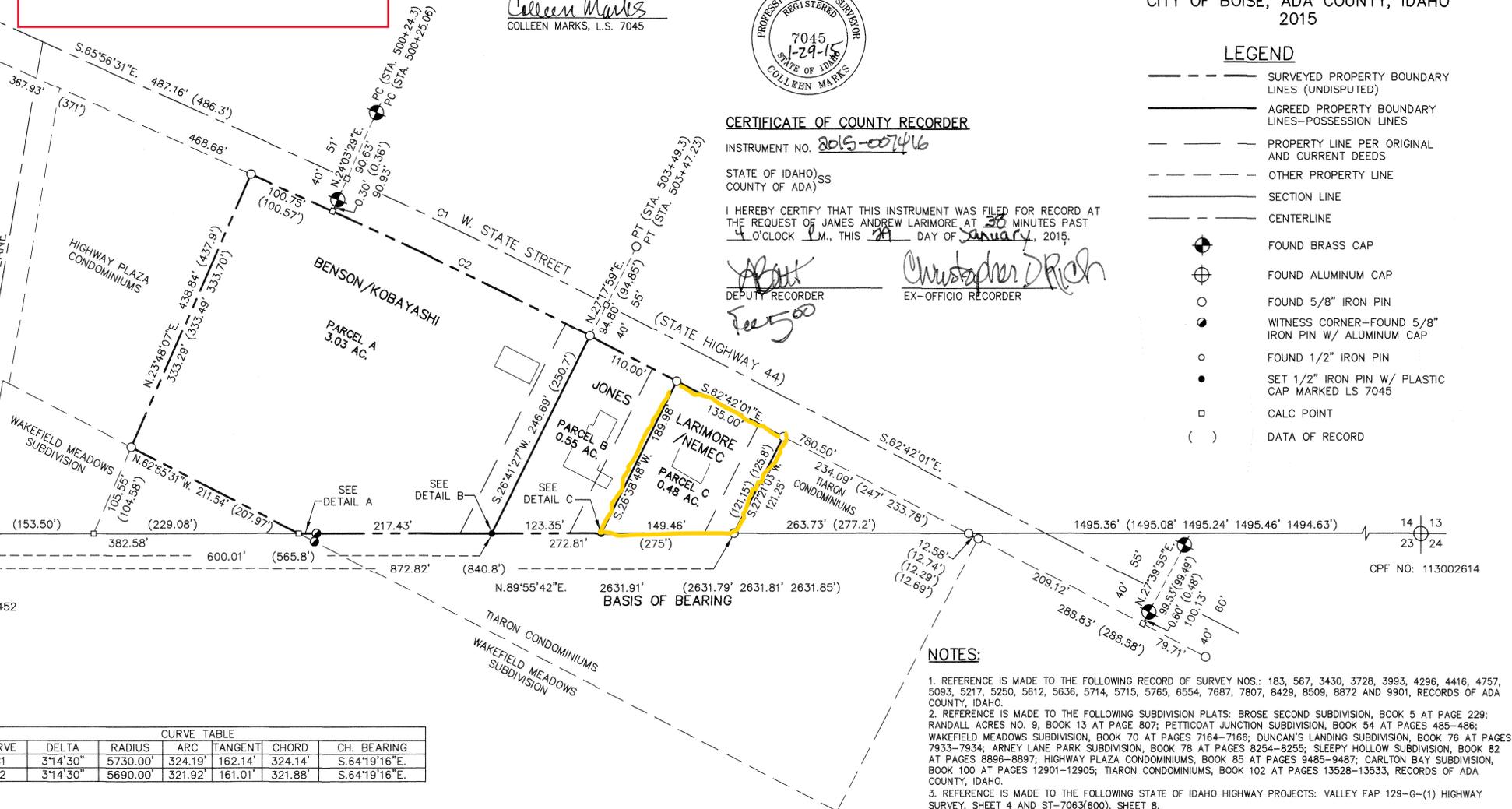
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF JAMES ANDREW LARIMORE AT 30 MINUTES PAST 4 O'CLOCK P., THIS 21 DAY OF JANUARY, 2015.

Abell DEPUTY RECORDER
Christopher Rich EX-OFFICIO RECORDER

LEGEND

- SURVEYED PROPERTY BOUNDARY LINES (UNDISPUTED)
- AGREED PROPERTY BOUNDARY LINES-POSSESSION LINES
- PROPERTY LINE PER ORIGINAL AND CURRENT DEEDS
- OTHER PROPERTY LINE
- SECTION LINE
- CENTERLINE
- ⊕ FOUND BRASS CAP
- ⊕ FOUND ALUMINUM CAP
- FOUND 5/8" IRON PIN
- WITNESS CORNER-FOUND 5/8" IRON PIN W/ ALUMINUM CAP
- FOUND 1/2" IRON PIN
- SET 1/2" IRON PIN W/ PLASTIC CAP MARKED LS 7045
- CALC POINT
- () DATA OF RECORD

S1/16 CORNER SECTION 14
 713.18'
 44.07'
 495+38.0)
 1309.02'
 551.74'
 595.81' (594)
 N. ULMER LANE
 HIGHWAY PLAZA CONDOMINIUMS
 WAKEFIELD MEADOWS SUBDIVISION
 S1/4 CORNER SECTION 14
 CPF NO. 100087452

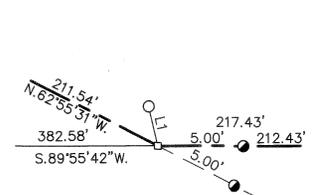


NOTES:

1. REFERENCE IS MADE TO THE FOLLOWING RECORD OF SURVEY NOS.: 183, 567, 3430, 3728, 3993, 4296, 4416, 4757, 5093, 5217, 5250, 5612, 5636, 5714, 5715, 5765, 6554, 7687, 7807, 8429, 8509, 8872 AND 9901, RECORDS OF ADA COUNTY, IDAHO.
2. REFERENCE IS MADE TO THE FOLLOWING SUBDIVISION PLATS: BROSE SECOND SUBDIVISION, BOOK 5 AT PAGE 229; RANDALL ACRES NO. 9, BOOK 13 AT PAGE 807; PETTICOAT JUNCTION SUBDIVISION, BOOK 54 AT PAGES 485-486; WAKEFIELD MEADOWS SUBDIVISION, BOOK 70 AT PAGES 7164-7166; DUNCAN'S LANDING SUBDIVISION, BOOK 76 AT PAGES 7933-7934; ARNEY LANE PARK SUBDIVISION, BOOK 78 AT PAGES 8254-8255; SLEEPY HOLLOW SUBDIVISION, BOOK 82 AT PAGES 8896-8897; HIGHWAY PLAZA CONDOMINIUMS, BOOK 85 AT PAGES 8485-9487; CARLTON BAY SUBDIVISION, BOOK 100 AT PAGES 12901-12905; TIARON CONDOMINIUMS, BOOK 102 AT PAGES 13528-13533, RECORDS OF ADA COUNTY, IDAHO.
3. REFERENCE IS MADE TO THE FOLLOWING STATE OF IDAHO HIGHWAY PROJECTS: VALLEY FAP 129-G-(1) HIGHWAY SURVEY, SHEET 4 AND ST-7063(600), SHEET B.
4. REFERENCE IS MADE TO THE FOLLOWING QUITCLAIM DEEDS: INSTRUMENT NO. 199973 AND INSTRUMENT NO. 208567, RECORDS OF ADA COUNTY, IDAHO, DESCRIBING A PORTION OF THE SOUTHERLY RIGHT OF WAY ALONG W. STATE STREET (STATE HIGHWAY 44)
5. SEE WARRANTY DEED INSTRUMENT NO. 255105, ALBER TO HORNBACK, SEPTEMBER 19, 1946, FOR ORIGINAL PARCEL DESCRIPTION; SEE WARRANTY DEED INSTRUMENT NO. 259346, HORNBACK TO SHADE, JANUARY 9, 1947, CREATING THE PARCEL EAST OF PARCEL C; SEE WARRANTY DEED INSTRUMENT NO. 259573, HORNBACK TO HOPKINS, FEBRUARY 4, 1947, CREATING COMBINED PARCELS B AND C; SEE WARRANTY DEED INSTRUMENT NO. 286246, HORNBACK TO ADAMS, AUGUST 13, 1947, CREATING PARCEL A AND THE TRIANGULAR PARCEL SOUTH OF AND ADJOINING PARCEL A; THE DISTANCE CALLS FROM THE POINT OF COMMENCEMENT TO THE POINT OF BEGINNING OF SAID DEEDS, WHEN COMPARING THE OCCUPATION LINES TO THE DEED LINES, PLACES THE DEED LINES APPROXIMATELY 34 FEET WESTERLY OF THE LONG STANDING OCCUPATION LINES. THIS SURVEY IS BEING DONE TO CORRECT THIS DISCREPANCY IN THE ORIGINAL AND CURRENT DEEDS.

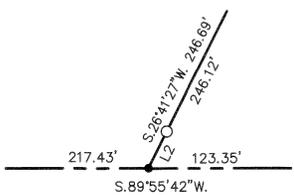
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	3°14'30"	5730.00'	324.19'	162.14'	324.14'	S.64°19'16"E.
C2	3°14'30"	5690.00'	321.92'	161.01'	321.88'	S.64°19'16"E.



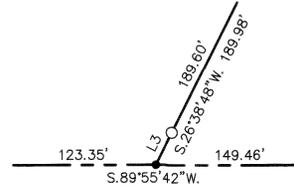
LINE TABLE

LINE	BEARING	DISTANCE
L1	N.12°57'24"W.	0.75'



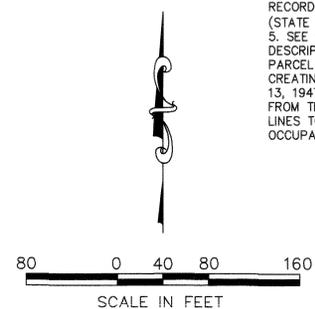
LINE TABLE

LINE	BEARING	DISTANCE
L2	N.26°41'27"E.	0.57'



LINE TABLE

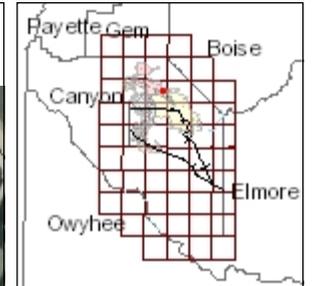
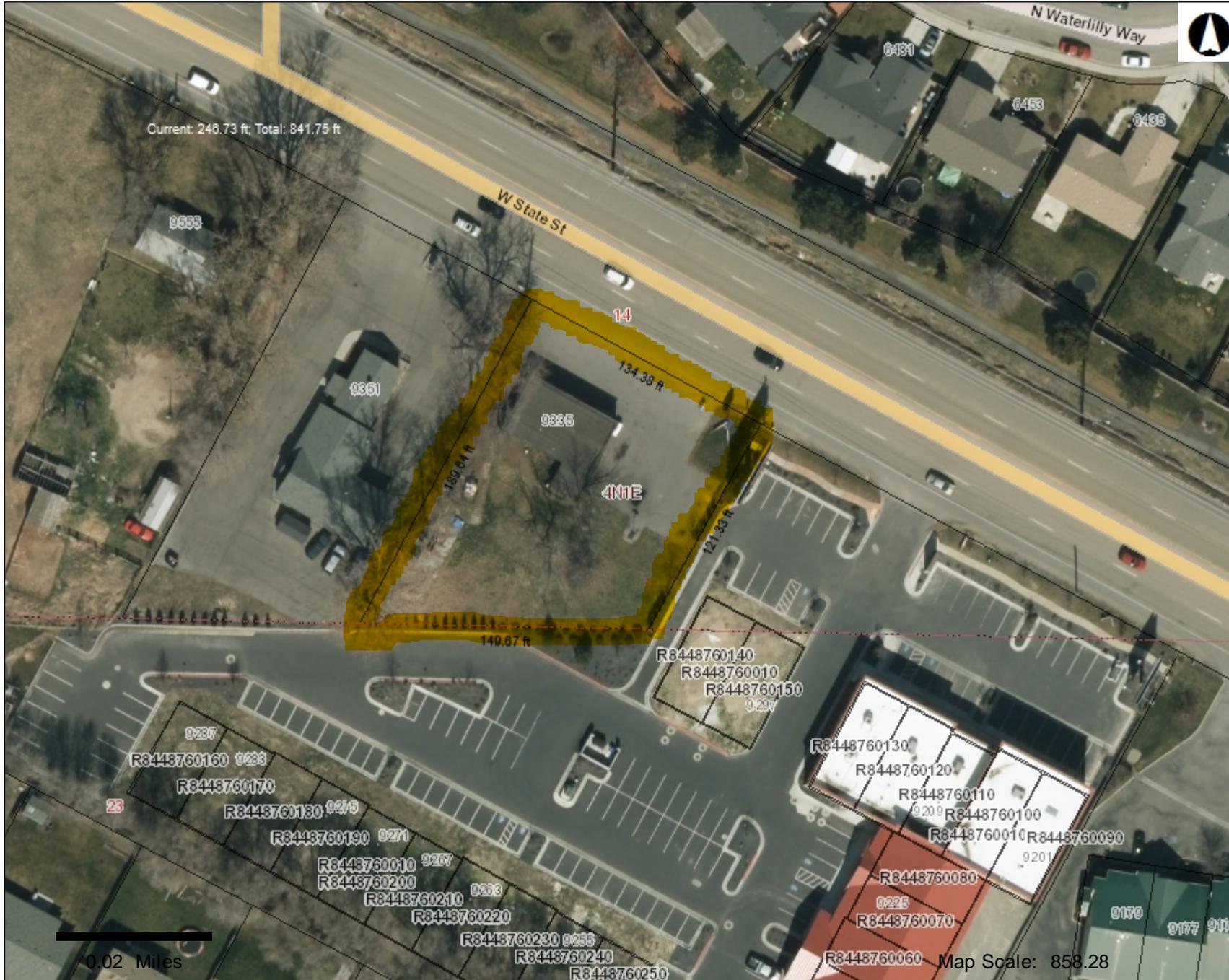
LINE	BEARING	DISTANCE
L3	N.26°38'48"E.	0.38'



INDEX NO. 411-14-230-000
MARKS LAND SURVEYING, INC.
 COLLEEN MARKS, L.S. 7045
 5300 W. HILL ROAD
 BOISE, IDAHO 83703
 PH: (208) 378-7703 FX: 378-7759
 DATE: 01/29/15 DRAWN BY: TRC FILE: LARIMORE.dwg

Ada County Assessor

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