

# CONDITIONAL USE PERMIT

Permit info: CUPFY2019-6  
 Application Date: 3/5/19 Rec'd by: MK  
 FOR OFFICE USE ONLY

6015 Glenwood Street ■ Garden City, ID 83714 ■ 208.472.2921  
 ■ [www.gardencityidaho.org](http://www.gardencityidaho.org) ■ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
Name: <u>MICHAEL NELSON</u>	Name: <u>MICHAEL NELSON</u>
Company: <u>RMAV INC.</u>	Company: <u>INNOTOF LLC</u>
Address: <u>3601 W. CHINDEN</u>	Address: <u>3601 CHINDEN</u>
City: <u>GARDEN CITY</u>	City: <u>GARDEN CITY</u>
State: <u>ID</u> Zip: <u>83714</u>	State: <u>ID</u> Zip: <u>83714</u>
Tel.: <u>208-336-7655</u> <sup>484</sup> <u>W7655C</u>	Tel.: <u>208-336-7655</u>
E-mail: <u>Mnelson@rmaiv.com</u>	E-mail: <u>mnelson@rmaiv.com</u>

**PROPERTY AND DESIGN INFORMATION**

Site Address: N. 36th St.

Subdivision Name: <u>Fairview Acres Subdivision #4</u>	Lot: <u>34</u>	Block: <u>L</u>
Tax Parcel Number: <u>R2734530132</u>	Zoning: <u>C1</u>	Total Acres: <u>0.099</u>
Proposed Use: <u>Parking</u>	Floodplain: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	

Describe the proposed use: leave as is for addition parking for RMAV

Check any that are applicable to this application:  <i>*If any boxes are checked, attach the Design Review Application*</i>	<input 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.
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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?

Grand Fathered Parking; for 16 years we have parked on this location as we were told to do so by GC + Fire Marshall when we purchased the property because ACTHD? cut our parcel to create the turnlane up to Orchard

We would NOT have purchased it because there is not enough parking at 3601.

CAL CHENGER EVENTMADE THIS CLEAR

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

1. Ask Police what they think of the 2 HOTELS.
2. Ask them where most of their call come from.

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

driving on it helps with weeds, homeless, and Hotel garbage uses.

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

WHITE trailers, white vans are better to look at than dumpy hotel windows, <sup>broken</sup> screens, bikes etc.

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

clear with sidewalks

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.

M. Nelson 12/14/18  
Signature of the Applicant (date)

M. Nelson 12-14-18  
Signature of the Owner (date)

\* (more information, plans coming)

March 19, 2019

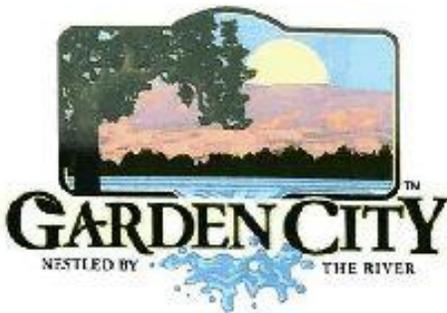
Rocky Mountain Audio Visual  
c/o Michael Nelson  
3601 W. Chinden Blvd  
Garden City, ID 83714

#### WAIVER REQUEST OF APPLICATION MATERIALS

Rocky Mountain Audio Visual is requesting a waiver for the Will Serve Letter, and the Irrigation/Ditch Company Authorization Letter, that are part of the conditional use permit application process. The parcel of land that the permit is being submitted for, does not have any irrigation or ditches located on the property. There are no utility services on the parcel, so we do not have a company authorization letter to be submitted with this application.

Thank you,

Michael Nelson



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, MICHAEL NELSON 3601 W. CHANDLER BLVD  
Name Address  
Garden City ID 83714  
City State and Zip

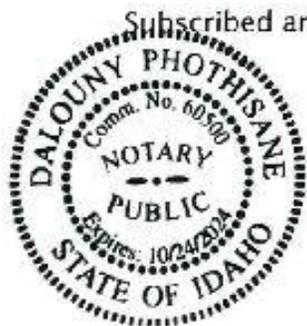
Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission  
to MICHAEL NELSON SAME  
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 4th day of March, 2019

[Signature]  
Signature

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



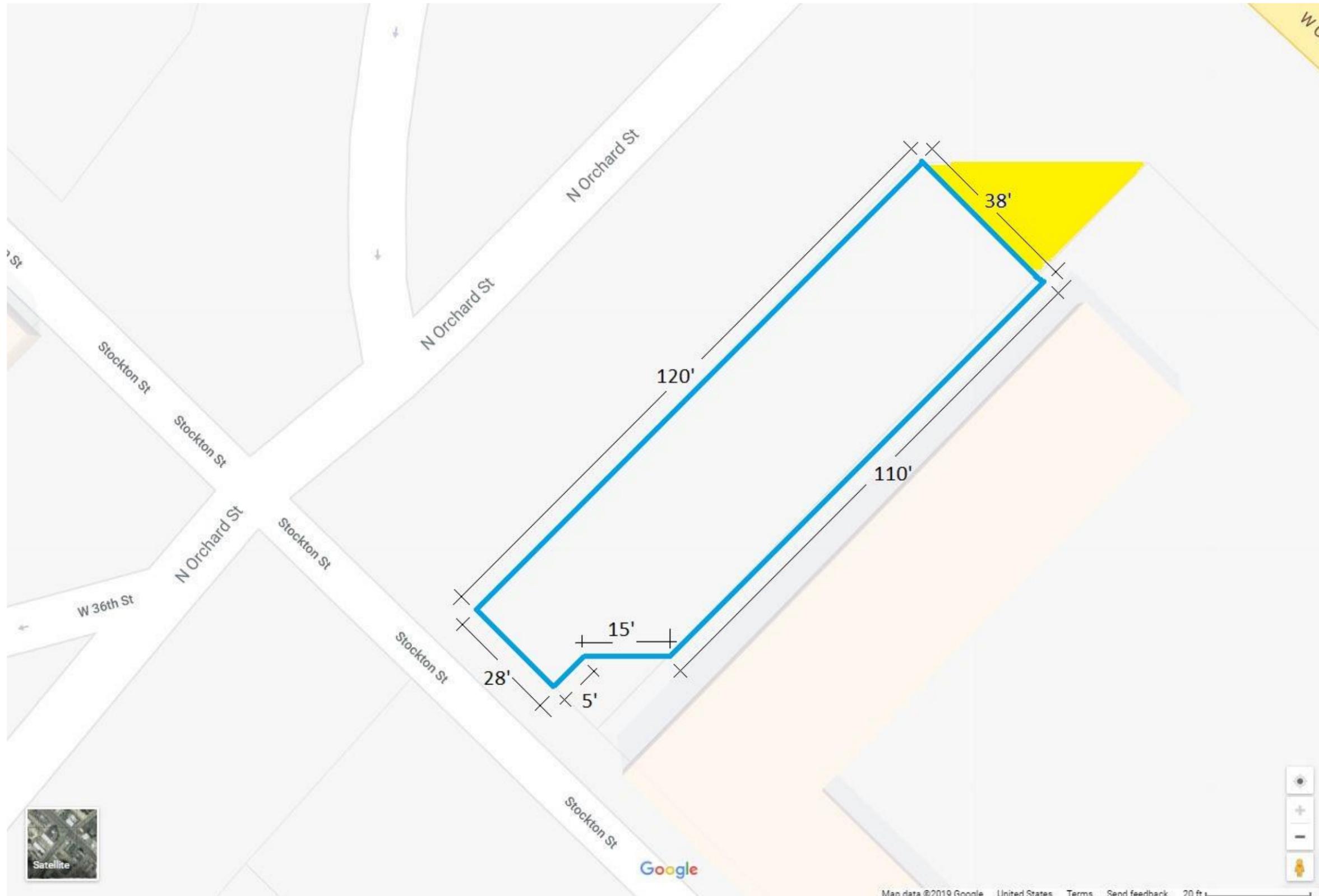
Dalouny Phothisane  
Notary Public for Idaho

Residing at: Borse

My Commission expires 10/24/2024

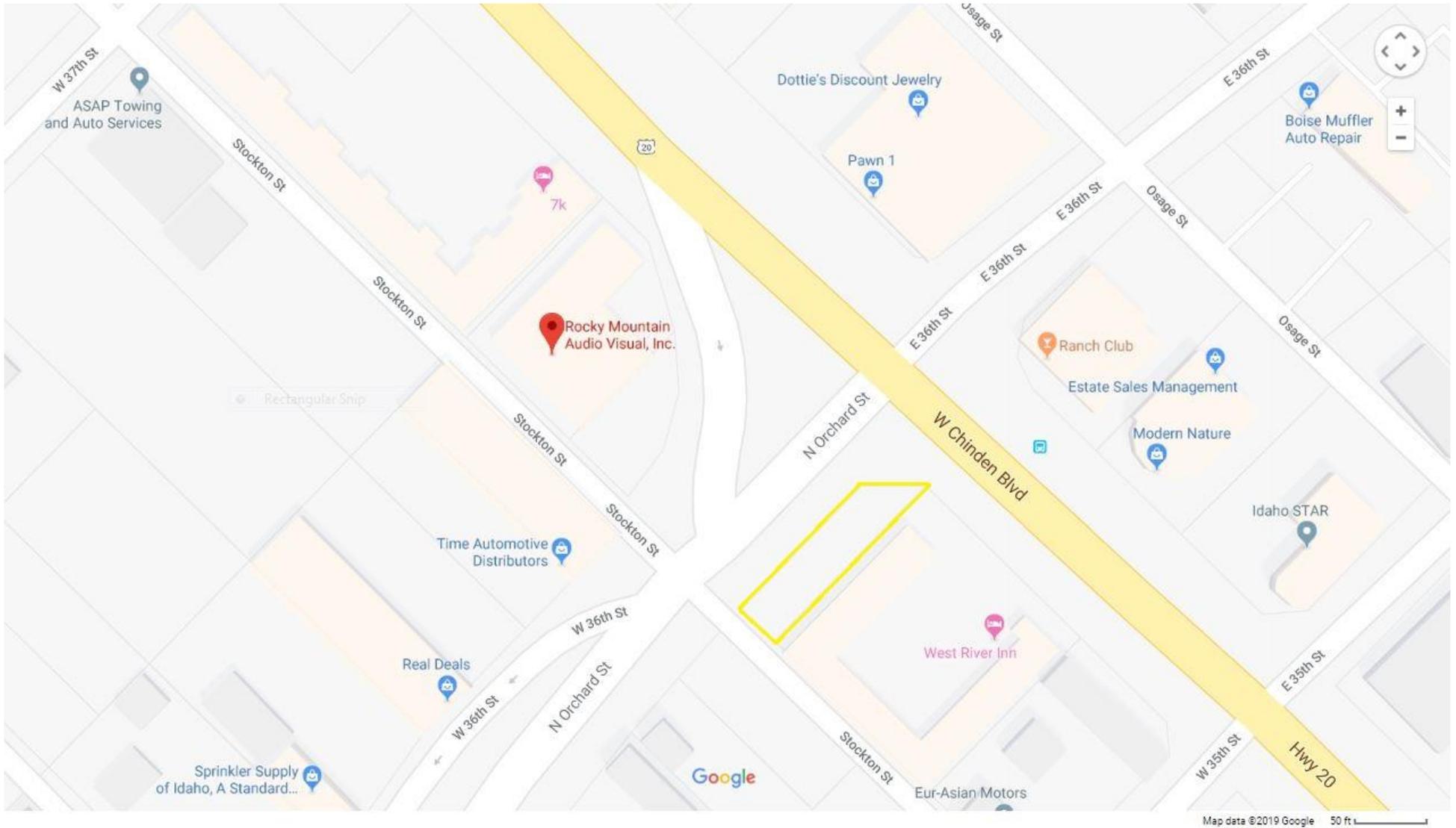
The property/lot located directly across the street from Rocky Mountain Audio Visual will be appropriately used as an additional parking lot for the business. 16 years ago, when the building located at 3601 W. Chinden was purchased, the lot directly across the street was grandfathered in with that purchase as an area for additional parking. We have parked work vehicles on this location as we were told to do so by Garden City and the Fire Marshall. When we purchased the property, ACHD had already cut the corner of our parcel to create the turn lane up to Orchard. We would not have purchased this parcel without the agreement of the lot across the street because there is not enough parking at 3601 W. Chinden.

# ROCKY MOUNTAIN AUDIO VISUAL SITE PLAN – CONDITIONAL USE PERMIT -



**LEGEND**

-  Property Line
-  City Property
-  Roads
-  Adjacent Bld



**LEGEND**

100 ft 

## SIGN IN SHEET - 2/20/2019 NEIGHBORHOOD MEETING FOR RMAV CONDITIONAL USE PERMIT

NAME	ADDRESS		MEETING SIGN IN
Earl Gafford	410 S Orchard St STE 148	Boise	
Rocky Mountain Audio Visual	3601 W Chinden Blvd	Garden City	<i>M. Neenan</i>
Reese Real Estate	9310 S 370 W	Sandy	
Girdner Properties	P.O. Box 190749	Boise	
Toucan Development	3660 W Chinden Blvd	Garden City	
RPO III LLC	24201 E Knox Ln	Liberty Lake	
House of EWE LLC	P.O. Box 7363	Boise	
Margarito Marin	694 E Forest Ridge Rd	Meridian	
Fred Clifton	7144 W Poplar St	Boise	
INNOTOFF LLC	3601 Chinden Blvd	Garden City	<i>M. Neenan</i>
RAMA LLC	1600 Main St	Boise	<i>Ryan Patrick</i>
Kenneth Jones	3650 N Maywood Dr	Boise	
Mustang Sally LLC	380 Parkcenter Blvd STE 290	Boise	
Semancik Enterprises LLC	7201 W Kingston Dr	Boise	
Madison Trust Company	21 Robert Pitt Dr STE201	Monsey	
West River Inn, LLC	3525 W Chinden Blvd	Garden City	<i>Ryan Patrick</i>
Kissler Enterprises LP	1591 Sendero Ln	Boise	

**Neighborhood Meeting Notification for Conditional Use Permit**

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2/5/2019

**To the Surrounding Business Owners, and Property Owners within 300' of  
3601 W. Chinden Blvd, Garden City, ID 83714**

Rocky Mountain Audio Visual plans to submit a Conditional Use Permit on the property located directly across the street from our business.

The conditional use permit will allow us to keep using the piece of land on the corner that we have already been using for the last 16 years.

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In accordance with the procedures of Garden City Development Services Department, we have been directed to invite you to discuss this permit before an application can be filed. This will be an informal meeting to give you the opportunity to review the conditional use permit plan and discuss the permit with the business representative. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment.

The meeting to discuss this development permit will be held on:

**2/20/2019, at 5:30**

**Rocky Mountain Audio Visual  
3601 W. Chinden Blvd.  
Garden City, ID 83714**

At this meeting, Michael Nelson will explain the permit and then discuss any concerns you have.

We encourage you to attend this meeting and to share your thoughts.

Thank you



Buisness Name/Name	Adress	City	State	Zip
Earl Gafford	410 S Orchard St STE 148	Boise	Idaho	83705
Rocky Mountain Audio Visual	3601 W Chinden Blvd	Garden City	ID	83714
Reese Real Estate	9310 S 370 W	Sandy	Utah	84070
Girdner Properties	P.O. Box 190749	Boise	Idaho	83719
Toucan Development	3660 W Chinden Blvd	Garden City	Idaho	83714
RPO III LLC	24201 E Knox Ln	Liberty Lake	WA	99019
House of EWE LLC	P.O. Box 7363	Boise	ID	83707
Margarito Marin	694 E Forest Ridge Rd	Meridian	ID	83642
Fred Clifton	7144 W Poplar St	Boise	ID	83704
INNOTOF LLC	3601 Chinden Blvd	Garden City	ID	83714
RAMA LLC	1600 Main St	Boise	ID	83702
Kenneth	3650 N Maywood Dr	Boise	ID	83704
Mustang Sally LLC	380 Parkcenter Blvd STE 290	Boise	ID	83706
Semancik Enterprises LLC	7201 W Kingston Dr	Boise	ID	83704
Madison Trust Company	21 Robert Pitt Dr STE201	Monsey	NY	10952
West River Inn, LLC	3525 W Chinden Blvd	Garden City	ID	83714
Kissler Enterprises LP	1591 Sendero Ln	Boise	ID	83712



