1=

CONDITIONAL USE PERMIT

Permit info: CUPFY2020-10

Application Date: 2/19/2020 Rec'd by: ES

FOR OFFICE USE ONLY

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

One form covers all properties

APPLICANT	PROPERTY OWNER
Name: Robert Welfley	Name: Brian R Pooley
Company: Forever Green Inc.	Company: Forever Green Inc.
Address: 208 W 40th, + 210, 212, 214	Address: 208 W. 40th St
City: Garden City	City: Garden City
State: ID Zip: 83714	State: ID Zip: 83714
Tel.: 208 344-8300 208941-2012	Tel.: 208 344-8300
E-mail: robwelfley@forevergreenorganic.com	E-mail:

PROPERTY AND DESIGN INFORMATION

Site Address: 208 W. 40th St.

Subdivision Name: Fairview Acres No #2	Lot: 8	Block: F
Tax Parcel Number: R2734510760	Zoning: C-2	Total Acres: .0689
Proposed Use: Commercial	Floodplain: YES NO (circled)	

Describe the proposed use:

Continue to operate a sucessful lawncare business

Check any that are applicable to this application:		I will build a new structure
If any boxes are checked, attach the Design Review Application		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?

we are running a commercial business in a C-2 zoned

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FEB 19 2020
GARDEN CITY
DEVELOPMENT SERVICES

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

yes, we have been in this location for over seventeen years.

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

This property was a 300 car junk yard before Forever Green Clean it up. The office was condemned and needed repaired. Forever green is a successful business and greatly impacts the community through its financial growth.

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

By continueing to be successful we are able to employ more employees each year. We are also able to continue to improve our facility as well.

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

There is a public sidewalk in front of the office

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.

Robert 1/23/20 _____

Signature of the Applicant (date) Signature of the Owner (date)

FEB 13 2020
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APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

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

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

**Additional information may be required by staff such as a traffic/parking analysis, a use analysis or documents related specifically to a business.*

☑ PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

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

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- ☐ 8 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

FOREVER green

the organic difference

February 19, 2020

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

Re: Waiver request for Ditch Company Authorization Letter

To whom it may concern:

In January I had left two messages with the Fairview Acres Lateral Water Users Association. Toward the end of January someone from the association returned my call and agreed to supply us with a Ditch Authorization Letter. The document has yet to be received.

I would like to formally request a waiver for the Dich Authorization Letter as the association has not come through with my request. Also, the ditch that runs through our property is piped and no longer is an open ditch. Our daily business no longer can affect the flow of water through this ditch.

Sincerely,

Robert Welfley
General Manager

www.forevergreenorganic.com
208 W. 40th St.
Boise, ID 83714
ph. 208.344.8300 f. 208.344.7737

FOREVER green

the organic difference

January 23, 2020

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

Re: Compliance Statement (8-2C-36 Service Provider)

To whom it may concern:

Forever Green is located in a C-2 district and is not surrounded by any residential districts.

The access is directly off of W. 40th street and is clear of any obstructions so that pedestrians and traffic are clearly visible. All driving and parking surfaces are asphalt and parking stalls are clearly marked.

Storage is kept neat and indoors. There are also privacy gates to block public view of any temporary outdoor storage.

Section 8-1C-3 requires Forever Green to also maintain the exterior lawn and landscape. The turf is fertilized and mowed for a neat and clean appearance. The trees & shrubs are pruned and fertilized when needed. Garbage is cleaned up and disposed in the weekly street side collection. The fencing is a chain link galvanized material and surrounds the entire property. It is in good condition with privacy slats facing 40th street.

Sincerely,

Robert Welfley
General Manager

www.forevergreenorganic.com
208 W. 40th St.
Boise, ID 83714
ph. 208.344.8300 f. 208.344.7737

FOREVER green

the organic difference

January 23, 2020

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

Re: Statement of intent

To whom it may concern:

Forever Green has been operating a successful lawncare business out of the 40th street location since 2003. This year will mark the 25th anniversary of providing organic based lawn and tree care for Ada and Canyon counties. Forever Green employs twenty-five to thirty semi-seasonal employees.

Forever Green continues to be a leader in the "Green" industry by providing an alternative to the conventional chemical practices for landscapes. Not only does Forever Green use organic based fertilizers for lawns, trees and shrubs, they are providing techniques to help reduce the use of pesticides. Forever Green also provides a full range of maintenance services for commercial and residential customers.

Forever Green is an accredited member of the Better Business Bureau and has maintained its A+ rating for twenty years.

Sincerely,

Robert Welfley
General Manager

www.forevergreenorganic.com
208 W. 40th St.
Boise, ID 83714
ph. 208.344.8300 f. 208.344.7737

W 41st St
Stockton St
E 40th St
26
208 W 40th St
210
212
214
Mountain View Dr
Google Earth
© 2019 Google
400 ft
N

210
208 W 40th St
212
Google Earth
© 2019 Google
N
100 ft

Ada County Assessor

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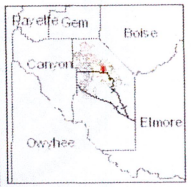

Legend

- 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
- AdaOrthos2016
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

1/24/2020

GARDEN CITY
NESTLED BY THE RIVER

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, Brian Pooley (Name), 208 W 40th St (Address)

Garden City (City), ID (State and Zip) 83714

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 Robert Welfley (Name), 208 W 40th St. (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 29th day of January, 2020

Signature

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

LEEANN M. ANDERSON NOTARY PUBLIC Comm. No. 49883 STATE OF IDAHO

Notary Public for Idaho

Residing at: Boise, ID

My Commission expires April 27, 2025

04-13-18

FOREVER green

the organic difference

February 3, 2020

Dear Neighbor,

Forever Green has been operating its lawn care business near you for the past eighteen years. We are in the process of getting up to code with our city's development services. As part of the process we are having a neighborhood meeting to go over any concerns that our neighbors might have. If you are someone who has concerns that need to be addressed please join us at the Moxie Java Bistro located at 4990 W. Chinden Blvd. We will conduct the meeting Tuesday, February 18th, between 9am to 10am.

Sincerely,

Robert Welfley
General manager

www.forevergreenorganic.com
208 W. 40th St.
Boise, ID 83714
ph. 208.344.8300 f. 208.344.7737

Neighborhood Meeting

2/18/20 Meeting 9-10am

Sign up sheet:

1) Robert Wolfley
2) [illegible] David Summers
3) DEREK HURD
4)

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FEB 19 2020
GARDEN CITY
DEVELOPMENT SERVICES

ADA COUNTY ASSESSOR

190 E. Front Street, Suite 107, Boise, ID 83702
(208) 287-7262 www.adacounty.id.gov/assessor

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:

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JAN 29 2020
ADA COUNTY ASSESSOR

_____Subdivision
_X_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: _____

Agency: Garden City

Parcel Number or Address of Subject Property:

R2734510760

Brief Description:

Applicant:

Name: Robert Welfley

Address: 208 W. 40th St.

City: Garden City State: ID Zip: 83714

Telephone: 208 344-8300

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

Email address: robwelfley@forevergreenorganic.com

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

By: Rob Date: 1/27/20

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R2734510825	VAN OCKER HOLDINGS LLC	2718 MAIN ST	BOISE, ID 83702-0000
R2734510840	TWIN ISLANDS LLC	210 W MURRAY ST STE 100	GARDEN CITY, ID 83714-0000
R2734510850	TWIN ISLANDS LLC	210 W MURRAY ST	BOISE, ID 83714-0000
R2734511050	BUDDY MANOR LLC	PO BOX 191006	BOISE, ID 83719-0000
R2734511060	BUDDY MANOR LLC	PO BOX 191006	BOISE, ID 83719-0000
R2734511070	LESH FAMILY LP	5967 STERLING LN	BOISE, ID 83703-0000
S1005233900	BECK GARY R	1225 W SANDY CT	MERIDIAN, ID 83646-5161
MBAYW831403	MCGEE ALBERT L JR	PO BOX 7135	BOISE, ID 83707-0000
MNASH631014	BALL ALLEN B	205 W 40TH ST SPC 23	BOISE, ID 83714-0000
MRIDE721402	GLENN RALPH KEVEN	205 W 40TH ST SPC 5	GARDEN CITY, ID 83714-0000
MRIDG801401	OLSEN TERRY	205 W 40TH ST # 21	GARDEN CITY, ID 83714-0000
MSAHA771410	RIVERA JESUS	205 W 40TH ST SPC 39	GARDEN CITY, ID 83714-0000
MSUNV791402	SALCE MADELYN	205 W 40TH ST SPC 27	BOISE, ID 83714-0000
MACAD761403	HOLM TROY SUZANNE	200 W 40TH ST SPC 4	GARDEN CITY, ID 83714-0000
MVAND721202	RODRIGUEZ VALDEZ RICARDO	200 W 40TH ST SPC 10	GARDEN CITY, ID 83714-0000
R2734510794	EBERLE INVESTMENT PROPERTIES LLC	2900 W MAIN ST	BOISE, ID 83702-0000
R2734510821	TREASURE VALLEY MANUFACTURING & RECYCLING CO	PO BOX 368	CALDWELL, ID 83606-0000
R2734511000	ALLAN JOAN E	5350 N NAVAHO WAY	GARDEN CITY, ID 83714-0000
MBROA791431	SMALLIN GINGER CRYSTAL	205 W 40TH ST SPC 7	GARDEN CITY, ID 83714-0000
MBROA721420	MEYER HEATHER J	200 W 40TH ST SPC 18	GARDEN CITY, ID 83714-0000
MBROA781411	DEPAUL STEPHANIE ELAINE	200 W 40TH ST SPC 22	GARDEN CITY, ID 83714-0000
MBUDD701211	MCGEE ALBERT L JR	PO BOX 7135	BOISE, ID 83707-1135
MBUDD691212	HERNANDEZ-BAEZA MARTHA	200 W 40TH ST SPC 8	GARDEN CITY, ID 83714-0000
MDIPL692002	BUCK EMERSON C 3RD	205 W 40TH ST SPC 11	GARDEN CITY, ID 83714-0000
MGOVE771420	RAMIREZ ABEL	200 W 40TH ST SPC 8	GARDEN CITY, ID 83714-0000
MGREA691205	BROCKETT CODY SCOTT	200 W 40TH ST SPC 24	GARDEN CITY, ID 83714-0000
MTAMA701209	WAFFORD JOHN H	200 W 40TH ST SPC 16	GARDEN CITY, ID 83714-0000
R2734510782	D&BP LLC	208 W 40TH	GARDEN CITY, ID 83714-0000
R2734510811	TREASURE VALLEY MANUFACTURING & RECYCLING CO	PO BOX 368	CALDWELL, ID 83606-0000
R2734511030	BUDDY MANOR LLC	PO BOX 191006	BOISE, ID 83719-0000
S1005233617	AMETRINE LLC	112 E 33RD ST	GARDEN CITY, ID 83714-0000
S1005233820	LEFKOWITZ LAURA C	6725 W SAXTON AVE	BOISE, ID 83714-0000
MBUDD701204	HILDERBRAND WILLIAM D	200 W 40TH ST SPC 6	GARDEN CITY, ID 83714-0000

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GARDEN CITY
DEVELOPMENT SERVICES

MBUDD721202	BAEZ MARIA DOLORES	314 W CHERRY LN SPC 12	MERIDIAN, ID 83642-0000
MCAME731401	DAVIS TIMOTHY D	200 W 40TH ST SPC 20	GARDEN CITY, ID 83714-0000
MKITX661004	JONES ORION LEE	205 W 40TH ST SPC 15	GARDEN CITY, ID 83714-0000
MSAHA701222	SMALLIN JOSHUA RYAN	205 W 40TH ST SPC 9	GARDEN CITY, ID 83714-0000
MTAMA701227	DUNN BETH KATHERYN	205 W 40TH ST SPC 17	GARDEN CITY, ID 83714-0000
R2734510718	TWIN ISLANDS LLC	210 W MURRAY ST	BOISE, ID 83714-0000
R2734510740	BUDDY MANOR LLC	PO BOX 191006	BOISE, ID 83719-0000
R2734510760	POOLEY BRIAN R	208 W 40TH ST	BOISE, ID 83714-0000
R2734510770	POOLEY BRIAN	208 W 40TH ST	BOISE, ID 83714-0000
S1005233600	AMETRINE LLC	112 E 33RD ST	GARDEN CITY, ID 83714-0000
MELCA722401	D & BP LLC	208 W 40TH ST	GARDEN CITY, ID 83714-0000
MMARL691227	WHITED BRYCEN HUGH	200 W 40TH ST SPC 1	GARDEN CITY, ID 83714-6487
MMEDF831404	KUCERA JAMES M	200 W 40TH ST TRLR 2	GARDEN CITY, ID 83714-6487
MPOND721405	BUDDY MANOR LLC	PO BOX 191006	BOISE, ID 83719-0000
MRIDE751401	WILSON BETTY LEE	PO BOX 140442	GARDEN CITY, ID 83714-0000

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FEB 12 2020

Ada County Assessor

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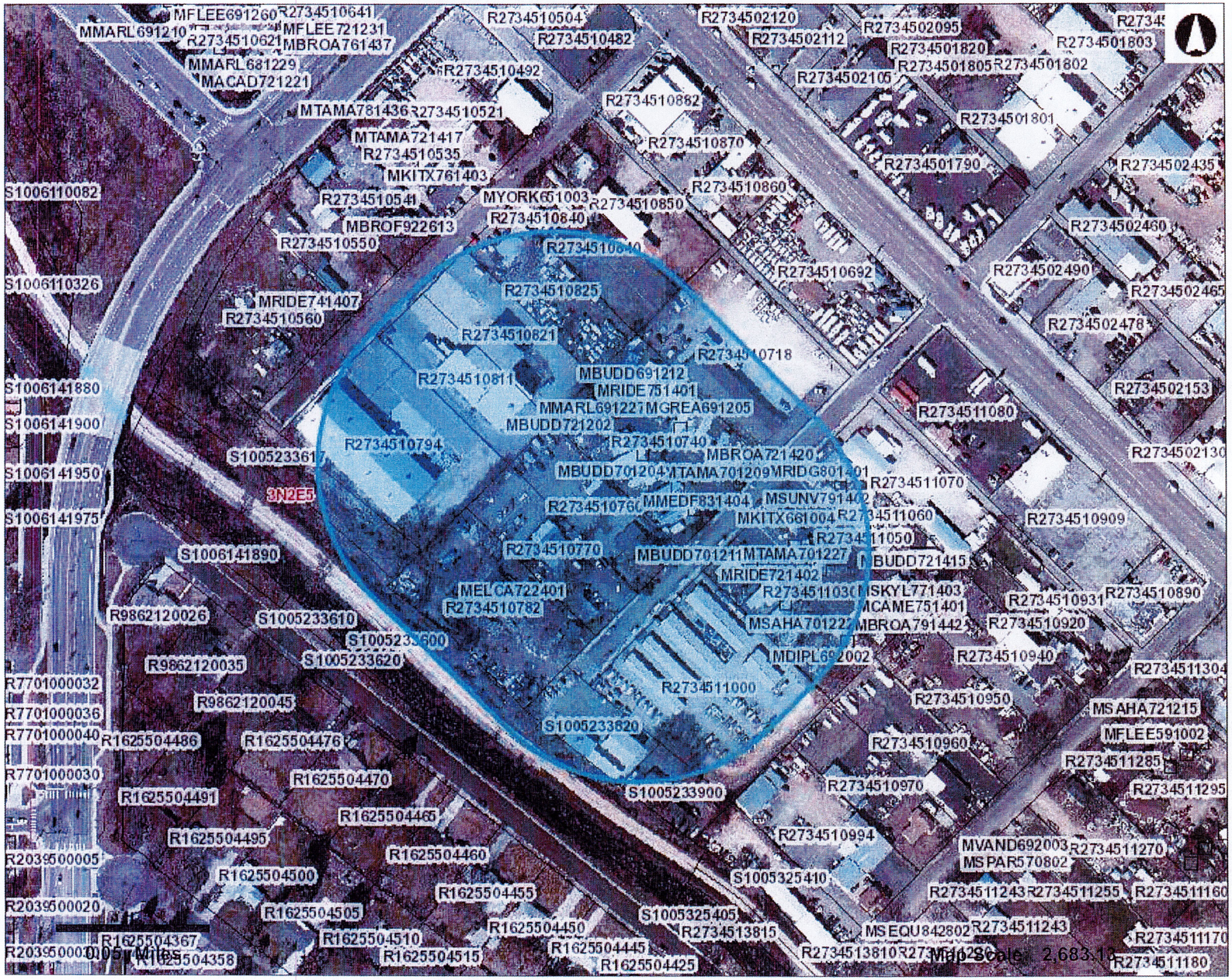

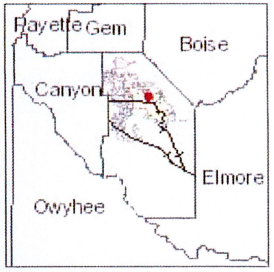

Legend

- Railroad
- Roads (<2,000 scale)
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Water
- Address
- Sections
- Parcel Numbers
- condos
- Parcels
- CountyBoundary

1/29/2020

Ada County Assessor

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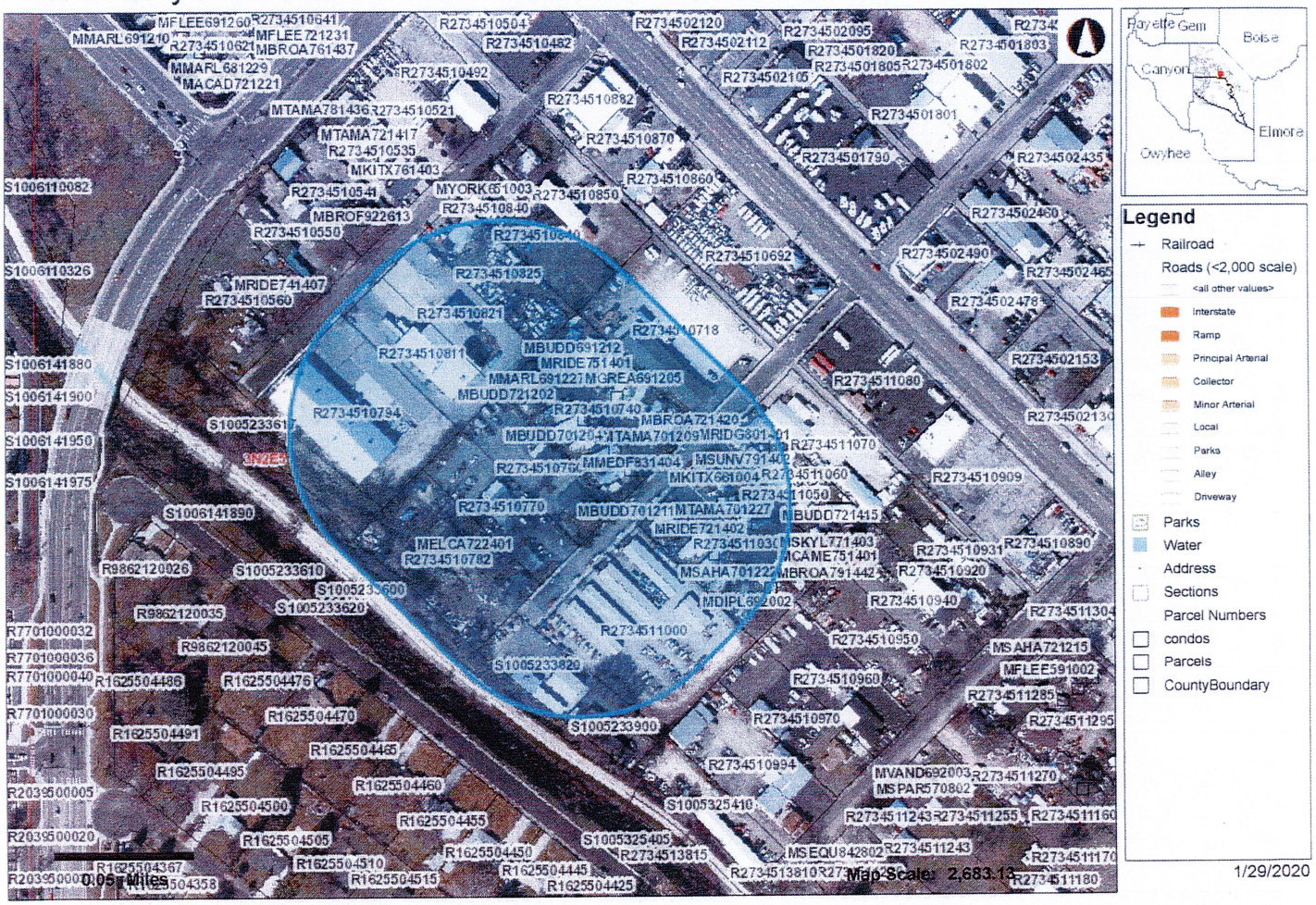

1/29/2020

GARDEN CITY
NESTLED BY THE RIVER

Form Request to Obtain Fire Flow Test

Permit info: FF2020-21
Application Date: 2/18/2020 Rec'd by: ES
FOR OFFICE USE ONLY

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

Property Information:

(Circle One): **RESIDENTIAL / COMMERCIAL**

Project Name Forever Green **Project Address:** 208 W. 40th St

Parcel # R2734510760 **Lot:** 8 **Block:** F **Subdivision:** Fairview Acres

APPLICANT:

Name: Robert Welfley
E-mail: ~~rwelfley@~~ robwelfley@foreverygreenorganic.com
Phone: 208 344-8300
Contact Cell: 208 941-2012
Fax: 208-344-7737
Address: 208 W 40th St
City, State, Zip: Garden City ID 83714

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

Fees to Obtain Fire Flow:

Water Observation (See Fee Schedule)

APPLICANT'S SIGNATURE: [signature] **DATE:** 1/30/20

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

PAID SCANNED Unmetered

4/24/2009

ABILITY TO SERVE REQUEST

Permit info: ATSF4 2020-116

Application Date: 2/18/2020 Rec'd by: ES

FOR OFFICE USE ONLY

GARDEN CITY — NESTLED BY THE RIVER

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

CONTACT INFORMATION:

Company: Forever Green Name: Robert Wolfley E-mail: robwolfley@forevergreenorganic.com

Address: 208 W. 40th St City Garden City State ID Zip: 83714

Office Phone: 208-344-8300 Cell: 208-941-2012 Fax: 208-344-7737

SITE INFORMATION

Project Description

Project Street # 208 **Street Name:** W. 40th

Subdivision: Fairview Acres #2 **Lot:** 8 **Block:** F **Parcel #** R2734510760

Number of Units 2

Water Service Connection: 5/8"X 1"☐ 1.5"☐ 2"☐ 3"☐ 4"☐ 6"☐ N/A☐

Sewer Connection Y X N ___

Fire Suppression Service Connection to City Main: __4" Sprinkler __6" Sprinkler __8" Sprinkler X Hydrant

FOR NEW COMMERCIAL / TI COMMERCIAL PROJECTS ONLY

Fixtures:	Number of Existing	Number of New	Fixtures:	Number of Existing	Number of New	Restaurants	
Bathtub or Combination Bath/Shower			Sinks/Bar			*Please provide square footage area for all seating:*	
3/4" Bathtub Fill Valve			Sinks/Clinic Faucet				
Bidet			Sinks/Clinic Flushometer Valve with or without faucet			Indoor	
Clothes washer			Sinks/Special Purpose 1-1/2"			Outdoor	
Dental Unit, cuspidor			Sinks/Special Purpose 2"			Bar	
Dishwasher, domestic			Sinks/Special Purpose 3"			Banquet	
Drinking Fountain or Watercooler			Sinks/Kitchen, domestic			Other	
Food-Waste-Grinder, commercial			Sinks/Laundry				
Floor Drain			Sinks/Service or Mop Basin				
Hose Bibb			Sinks/Washup, each set of faucets				
Hose Bibb, each additional			Sinks/Service, flushing rim 3"				
Shower, single-head trap			Washfountain				
Multi-head, each additional			Urinal, 1.0 GPF or greater than 1.0 GPF				
Lavatory			Washfountain, circular spray				
Lavatory, in sets of two or three			Water Closet, 1.6 GPF Gravity Tank/Flushometer Tank/Flushometer Valve				
Lawn Sprinkler, each head			Water Closet, greater than 1.6 GPF Gravity Tank/Flushometer Valve				

The applicant is responsible to **submit 2 copies and a digital copy** of the following information for Ability To Serve Letter:

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

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

Applicants Signature: _____ **DATE:** 2/3/20

PAID

7/17/2017