



CONDITIONAL USE PERMIT

Permit info: CP2020-01
 Application Date: 10/31/19 Rec'd by: ES
 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>Eli Schmoeger</u>	Name: <u>Charles Schmoeger</u>
Company: <u>American Cleaning Svc. Co. Inc</u>	Company: <u>J.D. Charles</u>
Address: <u>616 W. Front St.</u>	Address: <u>616 W. Front St.</u>
City: <u>Boise</u>	City: <u>Boise</u>
State: <u>Idaho</u> Zip: <u>83702</u>	State: <u>Idaho</u> Zip: <u>83702</u>
Tel.: <u>208-344-8464</u>	Tel.: <u>208-344-8464</u>
E-mail: <u>Eli@americancleaning.com</u>	E-mail: <u>Eli@americancleaning.com</u>

PROPERTY AND DESIGN INFORMATION

Site Address: <u>120 E 43rd St. Garden City, ID 83714</u>		
Subdivision Name: <u>Fairview Acres Spts. # 01</u>	Lot: <u>7</u>	Block: <u>03</u>
Tax Parcel Number: <u>R2734500756</u>	Zoning: <u>C-2</u>	Total Acres: <u>0.69</u>
Proposed Use: <u>Commercial Cleaning Company</u>	Floodplain: YES NO	

Describe the proposed use:

Please see attached

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.

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?

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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.

 10/21/2019
Signature of the Applicant (date) Signature of the Owner (date)

CUP for 120 E 43rd Street, Garden City, ID 83714

Tenant: American Cleaning Service Co., Inc.
616 W Front Street, Boise, ID 83702

Property Owner: JD Charles LLC – Property Owner
616 W Front Street, Boise, ID 83702

Garden City Planning and Zoning Commission:

The following are answers for the questions put forth in the CUP application for the above property:

- 1) 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 current zoning is Mixed Use Commercial: As stated in the Garden City Comprehensive Plan Amended July 22, 2019 it refers to this area and designation as follows: “.... in the area south of Adams Street. The intent of the designation is to create an area for mixed uses, including residential, office, retail and small scale industrial, that are more urban in character than in the mixed-use residential area.”

American Cleaning Service Co., Inc. (ACS) is planning to use the area for staging the dispatch of our trucks to job sites that have contracted services through us for window washing, disaster response mitigation and janitorial cleaning. We will have approximately 15 company vehicles that will be kept in the gated parking area and employee vehicles will be using the non-gated parking on the lot for their personal vehicles while they work. ACS does not foresee customer traffic to the site. This use is a significantly smaller scale operation that is compatible with the current occupant of the property across the street (United Postal Service).

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

The public services for the area are more than ample for the proposed use of the property. ACS does not anticipate needing additional services. The proposed use will be lighter on public services than the previous use as the storage and disposal of flammable liquids will not be necessary. We will not have customer traffic to and from the facility which will place less demands on the roadway, sewer and water and have zero impact on the schools.

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

The effects to health, safety or welfare of the community are impacted to a lesser degree than when the previous tenant was in residence. ACS has had the old cars, and waste collection and disposal of automotive fluids equipment removed. The lot had previously been crowded with more than 35 cars used as parts cars or in various stages of repair. Now the lot houses only our 15 fleet vehicles and employee parking. We do not house automotive fluids or toxic materials on site.

In addition to the above ACS has removed debris from the lot, mitigated ladder fuels by liming up trees on the lot and removing tall over grown grasses.

4) How does the use support the goals of the Comprehensive plan?

In accordance with Goal 2: Objective 2.2, subsection 2.2.1 Enforce city codes for private property maintenance and abate nuisances, and unhealthy and unsafe conditions. Priority should be given to: 3. "Excessive accumulation outside structures of personal property".

ACS has cleaned up the lot in the removal of more than 35 non operative vehicles, trash and ladder fuels, limbed trees and removing excessive signage.

ACS has budgeted for placing plants in the existing planter boxes in front of the building for the Spring of 2020 that will be in accordance with Goal 4.1.10 that will encourage and feed the pollinators in the area and emphasize the Garden in Garden City.

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

120 E 43rd Street is approximately 2,588 ft from the nearest pathway and the river.



616 Front Street | Boise, Idaho | 83702 | 208.344.8464 | 1.800.773.8464 | www.americancleaning.com

August 12, 2019

To Whom it May Concern;

American Cleaning Service is taking over the space located at 120 E 43rd St. Garden City, ID 83714. We will be renting the space to run our Disaster Response Team and Window Cleaning group out of that location. We are not making any changes to the property just cosmetic updates like painting.

Thanks,

Eli Schmoeger
President

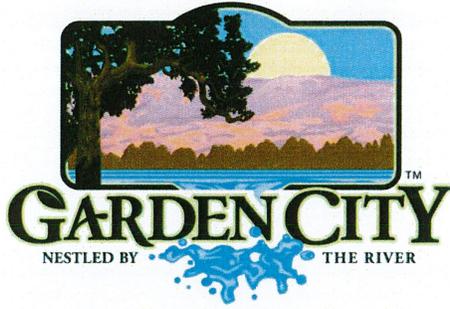
Waiver Request of Application Materials

OCCFY2019-0022

American Cleaning Service Co., Inc. is requesting a waiver for the following items:

Irrigation Ditch Company Letter: The site is fenced off from the irrigation ditch that runs through the property. The ditch is only open to the public on the road right of way side. There is no change in the lot around the ditch.

Plat Map with set backs: There are no new buildings on the property, it will be occupied by our company instead of the previous renter. We do not intend to expand the buildings on site or change the fence lines.



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, J.D. Charles LLC
Charles R. Schmoeger 616 Front St
Name Address
Boise ID 83702
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 Eli Schmoeger 616 W. Front St. Boise, ID
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 16th day of September, 2019

Charles R. Schmoeger
Signature

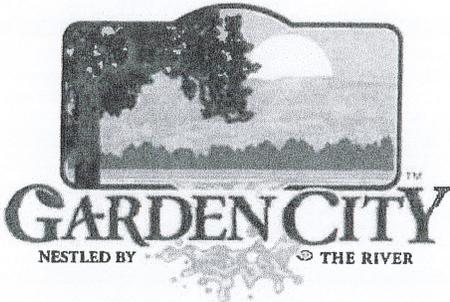
Subscribed and sworn to before me the day and year first above written



Anne B. Mraz
Notary Public for Idaho

Residing at: 1180 N Elkriver Way Eagle, ID 83616

My Commission expires 10-14-2021



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, JD Charles LLC, 616 Front St 120 E 43rd St
 Name Address Billing Address Property 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 American Cleaning Service to Eli Schmoeger, 616 Front St Boise, ID 83702 to submit the accompanying application pertaining to that property.
 Name Address
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 5th day of August, 2019

Charles R. Schmoeger
Signature

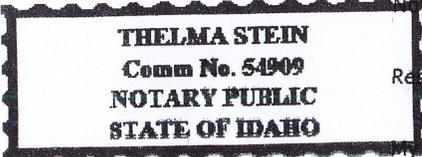
Subscribed and sworn to before me the day and year first above written

Thelma Stein
Thelma Stein

Notary Public for Idaho

Residing at: Valley County, Idaho

Commission expires August 17, 2021

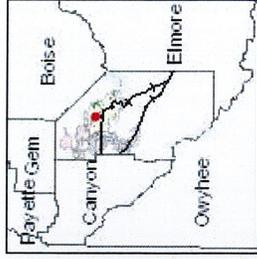
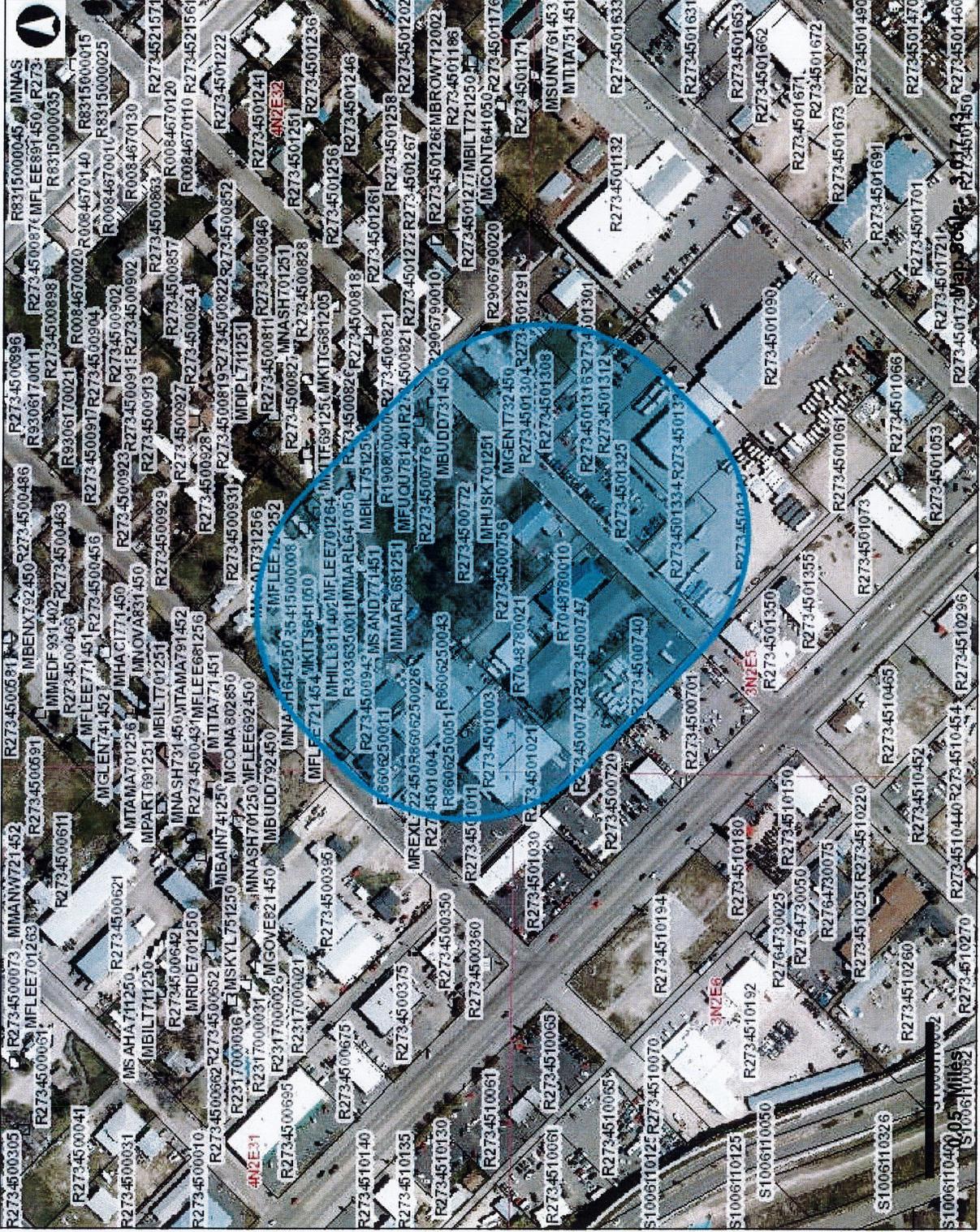


PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
~ R1908000006	TRIPLE B PROPERTIES LTD	3972 ADAMS ST	BOISE, ID 83714-0000
~ R2734500742	COBBYS TWO INC	4348 CHINDEN BLVD	BOISE, ID 83714-4866
~ R2734500756	J D CHARLES LLC	616 W FRONT ST	BOISE, ID 83702-0000
~ R2734500826	WHEATON CLIFFORD M	211 E TEENA ST	GARDEN CITY, ID 83714-0000
~ R2734500931	HAY RESERVE LLC	599 N WHITEWATER PARK BLVD # F302	BOISE, ID 83702-0000
~ R2734501003	TWD LLC	907 E WASHINGTON ST	BOISE, ID 83712-0000
~ R2734501011	TWD LLC	907 E WASHINGTON ST	BOISE, ID 83712-0000
~ R2734501308	ANSER OF IDAHO INC	202 E 42ND ST	GARDEN CITY, ID 83714-6315
~ R2734501316	BT-OH LLC	55 GLENLAKE PKWY NE	ATLANTA, GA 30328-0000
~ R2906790020	MCGARVIN ROBERT H	4144 W HOUSELAND CT	EAGLE, ID 83616-0000
~ MBUDD731450	PINTOK JACKIE	208 E 43RD ST SPC 1	BOISE, ID 83714-0000
~ MFLEE681251	TRIPLE B PROPERTIES LTD	3972 ADAMS ST	BOISE, ID 83714-0000
~ MFLEE721454	MONEY PHILLIP DOUGLAS	201 E 44TH ST SPC 1	GARDEN CITY, ID 83714-0000
~ MFUQU781401	BLUE STAR PROPERTIES LLC	3972 ADAMS ST	GARDEN CITY, ID 83714-0000
~ MCHAM722350	TRIPLE B PROPERTIES LTD	3972 ADAMS ST	BOISE, ID 83714-0000
~ R2734500740	DUNCAN DAVID E	4753 HILLVIEW RD	EMMETT, ID 83617-0000
~ R2734500747	NOIDYR AUG 2018 LLC	6120 N HARBOR TOWN PL	GARDEN CITY, ID 83714-0000
~ R2734500821	WILLOUGHBY RHONDA A	210 E 43RD ST	GARDEN CITY, ID 83714-0000
~ R2734500943	MARTINDALES RV INC	123 E 44TH ST	GARDEN CITY, ID 83714-0000
~ R2734501004	ZAVOSKEY C R	1416 NE 157TH AVE	PORTLAND, OR 97230-0000
~ R2734501312	BT-OH LLC	55 GLENLAKE PKWY NE	ATLANTA, GA 30328-0000
~ R2734501325	BT-OH LLC	55 GLENLAKE PKWY NE	ATLANTA, GA 30328-0000
~ R5415000008	TRIPLE B PROPERTIES LTD	3972 ADAMS ST	BOISE, ID 83714-0000
~ MBUDD792451	BLUE STAR PROPERTIES	3972 ADAMS ST	BOISE, ID 83714-0000
~ MGENT701251	DUFF MELISSA RALYNN	1468 N RIMWOOD LN	BOISE, ID 83704-0000
~ MBUDD721421	BIVIN ROBERT C	3972 N ADAMS ST	GARDEN CITY, ID 83714-0000
~ MCHAM782450	BECKWITH GEORGE ALAN	207 E 44TH ST SPC 6	GARDEN CITY, ID 83714-0000
~ R2734500827	W GARDEN LLC	17220 S CLOVERDALE RD	KUNA, ID 83634-0000
~ R2734501291	EIGUREN JOHN B REVOC LIVING TRUST 7/13/17	207 E 43RD ST	GARDEN CITY, ID 83714-0000
~ R2734501301	ANSER OF IDAHO INC	202 E 42ND ST	GARDEN CITY, ID 83714-6315
~ R2734501304	ANSER OF IDAHO INC	202 E 42ND ST	GARDEN CITY, ID 83714-6315
~ R7048780010	PHELPS FAMILY REVOCABLE TRUST	1989 N COURTNEY PL	BOISE, ID 83704-6950
~ R7048780021	PHELPS MATT	1989 N COURTNEY PL	BOISE, ID 83704-0000

~ R8606250011	TK INNOVATIONS LLC	5991 N ULMER LN	GARDEN CITY, ID 83714-0000
~ R8606250026	UNA TILE LC	2589 E LACEWOOD DR	MERIDIAN, ID 83646-0000
~ R8606250043	HUMMERT PROPERTIES LLC	1425 E LEWIS ST	BOISE, ID 83712-0000
~ R8606250051	UPSTREAM GROUP LLC	2976 E STATE ST STE 120	EAGLE, ID 83616-6394
~ MACAD731256	OLES DAVID	207 E 44TH ST SPC 11	BOISE, ID 83714-0000
~ MFLEE651050	MAGILL DELIA LYNN	207 E 44TH ST SPC 2	BOISE, ID 83714-0000
~ MFLEE721252	BLACK ARRON KRISTOPHER	207 E 44TH ST SPC 10	GARDEN CITY, ID 83714-0000
~ MFLEE701264	TRIPLE B PROPERTIES LTD	3972 ADAMS ST	BOISE, ID 83714-0000
~ MHILL811402	KEENEY AMANDA JO	127 E 44TH ST SPC 1	GARDEN CITY, ID 83714-0000
~ MMARL641050	HENDERSON KAYE LYN	207 E 44TH ST SPC 5	BOISE, ID 83714-0000
~ MNASH741250	SHEPHERD SCOTT T	208 E 43RD ST SPC 4	BOISE, ID 83714-0000
~ MHUSK701251	JD CHARLES LLC	616 FRONT ST	BOISE, ID 83702-0000
~ MKITS641050	YATES RICHARD LEE	207 E 44TH ST SPC 1	BOISE, ID 83714-0000
~ R2734500772	J D CHARLES LLC	616 W FRONT ST	BOISE, ID 83702-0000
~ R2734500776	RUSSELL DANIEL C	1551 S COTTERELL WAY	BOISE, ID 83709-0000
~ R2734501021	TWD LLC	907 E WASHINGTON ST	BOISE, ID 83712-0000
~ R2734501331	BT-OH LLC	55 GLENLAKE PKWY NE	ATLANTA, GA 30328-0000
~ R2734501334	K.A.B. INC	1961 S SILVERCREEK LN	BOISE, ID 83706-0000
~ R2734501340	BT OH LLC	55 GLENLAKE PKWY NE	ATLANTA, GA 30328-0000
~ R3036350011	FANCY INVESTMENTS LLC	1036 S TEN MILE RD	KUNA, ID 83634-0000
~ MBILT751250	TRIPLE B PROPERTIES LTD	3972 ADAMS ST	BOISE, ID 83714-0000
~ MCONC761450	BIVIN ROBERT C	3972 N ADAMS ST	GARDEN CITY, ID 83714-0000
~ MFLEE721250	WEHR KATRINA MARIE	1511 S WHIPOORWILL WAY	BOISE, ID 83709-0000
~ MGENT732450	STEPHENS DONALD EUGENE	203 E 43RD ST	GARDEN CITY, ID 83714-0000
~ MMARL681251	UNTERREINER LAVONNE ANN	127 E 44TH ST SPC 4	GARDEN CITY, ID 83714-0000
~ MNASH641250	BIVIN ROBERT C	3972 N ADAMS ST	GARDEN CITY, ID 83714-0000
~ MREXL722450	ZAVOSKEY CORY	1416 NE 157TH AVE	PORTLAND, OR 97230-0000
~ MSAND771451	BAIN RAINA A	1036 S TEN MILE RD	KUNA, ID 83634-0000
~ MSAHA721251	OHANDLEY MICHELLE DEANN	201 E 44TH ST SPC 2	GARDEN CITY, ID 83714-0000
~ MACAD731252	TRIPLE B PROPERTIES LTD	3972 ADAMS ST	BOISE, ID 83714-0000
~ MNASH891450	JD CHARLES LLC	616 FRONT ST	BOISE, ID 83702-0000

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.



Legend

- Railroad
- Roads (<2,000 scale)
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Water
- Address
- Sections
- Parcel Numbers
 - condos
 - Parcels
 - County Boundary
- AdaOrthos2016
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

9/19/2019

Notice of Neighborhood Meeting

American Cleaning Service Co., Inc. will be holding a neighborhood meeting on:

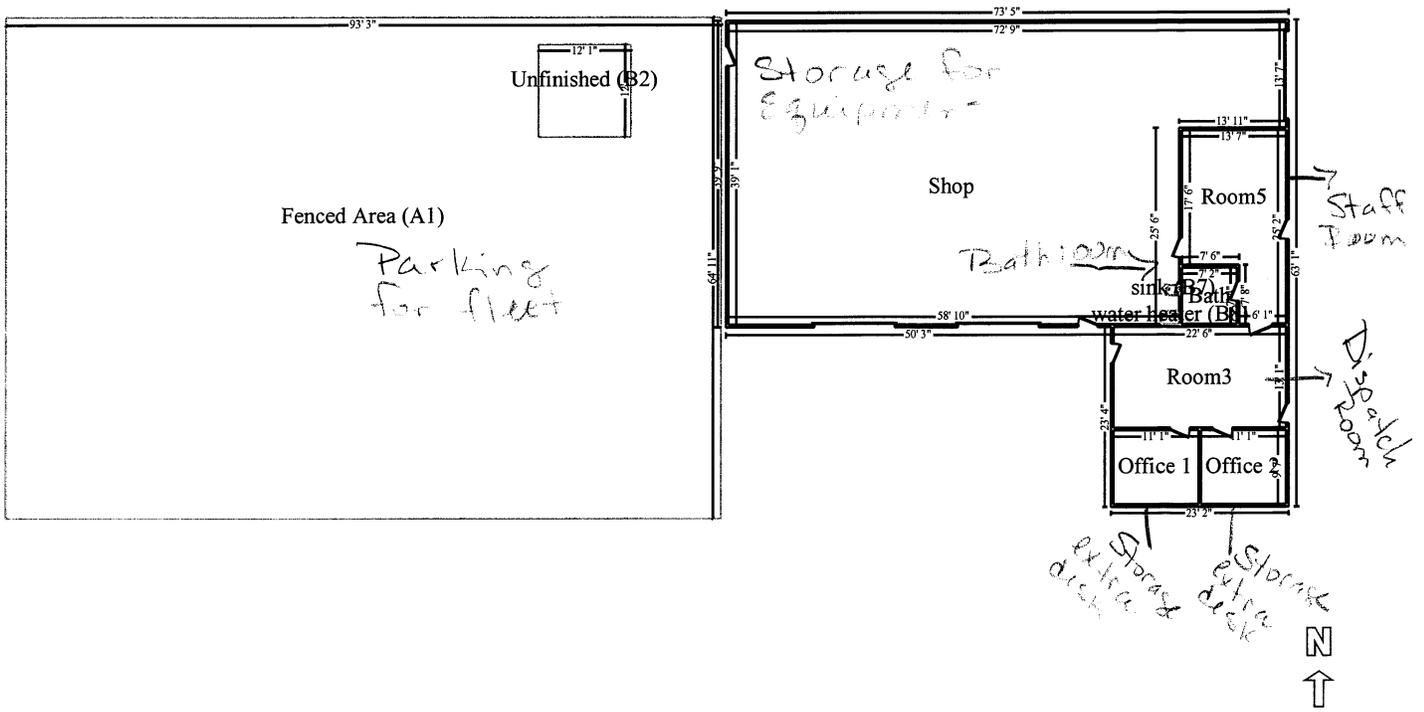
Monday, October 7th at 5:30 pm

Located: 120 E 43rd Street, Garden City, ID 83714.

The purpose of the meeting is to discuss the proposed conditional use permit that will allow us to stage our business out of the office located at 120 E 43rd Street, Garden City.

We look forward to discussing our plans and meeting our new neighbors at the meeting.

Main Level



Main Level

Eli Schmoeger

From: Mitch Skiles <Mskiles@achdidaho.org>
Sent: Monday, August 12, 2019 11:45 AM
To: Eli Schmoeger
Cc: 'building@gardencityidaho.org'
Subject: 120 E 43rd St

Hi Eli,

Regarding occupancy for a cleaning business at 120 E 43rd St, no ACHD impact fees are due and no ACHD inspection is required.

Thanks,

Mitch A. Skiles, P.E.

Impact Fee Administrator
ACHD Development & Technical Services
(208) 387-6346 | miskiles@achdidaho.org

Note: ACHD Development & Technical Services is now located at 1301 N Orchard St, Suite 200
[More Information about ACHD Impact Fees and Ordinances](#)



Ada County Assessor Land Records/GIS

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Property Search

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2019 Property Details for Parcel R2734500756

[2019](#) [Change Year](#)

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Details

[Valuation](#)

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[Taxes](#)

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Parcel: R2734500756

Year: 2019

Parcel Status: Active in 2019

Primary Owner: J D CHARLES LLC

Zone Code: C-2

Total Acres: 0.69

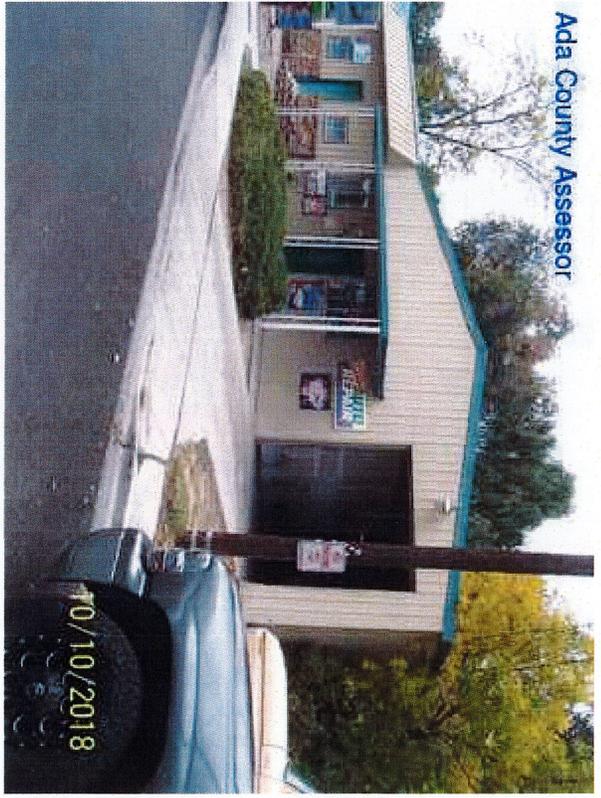
Tax Code Area: 06

Property Description: LOT 07 BLK 03

FAIRVIEW ACRES SUB NO 01

#9116408-07

Ada County Assessor



[View Interactive Map of this Parcel](#)

[View 2019 Assessment Notice](#)

Address: 120 E 43RD ST GARDEN CITY , ID 83714

Subdivision: FAIRVIEW ACRES SUB NO 01

Land Group Type: SUB

Township/Range/Section: 4N2E31

[Contact Us](#) | [Disclaimer](#)

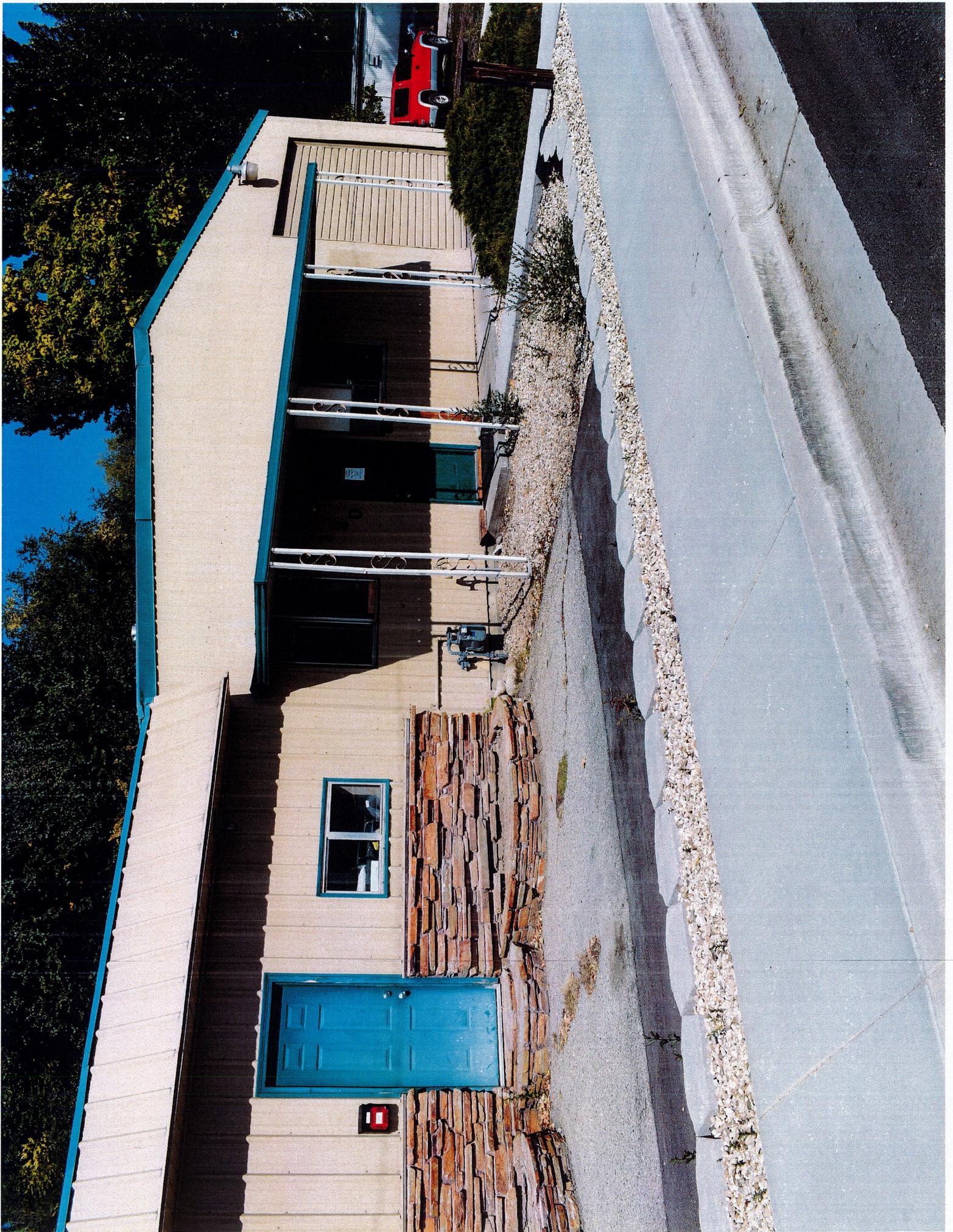
Front of building before previous renter vacated.



Before Picture of side and fenced rear parking of building before previous renter vacated.



Current Pictures of Building







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EXIT

