



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: <u>Bryant Jones</u>	Name: <u>Burke Jones</u>
Company:	Company: <u>Rodbur, LLC</u>
Address: <u>1412 N Long Creek Way</u>	Address: <u>9640 W Pebblebrook Lane</u>
City: <u>Eagle</u>	City: <u>Garden City</u>
State: <u>ID</u> Zip: <u>83670</u>	State: <u>ID</u> Zip: <u>83714</u>
Tel.: <u>208 602 0099</u>	Tel.:
E-mail: <u>bryant.jones@edlres.com</u>	E-mail:

PROPERTY AND DESIGN INFORMATION

Site Address: 5311 N Glenwood St

Subdivision Name: <u>Stonewood Park Sub</u>	Lot: <u>2</u>	Block: <u>1</u>
Tax Parcel Number: <u>R8179960200</u>	Zoning: <u>C2</u>	Total Acres: <u>1.287</u>
Proposed Use: <u>Warehouse</u>	Floodplain: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	

Describe the proposed use:
Additional warehouse use for Idaho Wine Merchant

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 checked="" 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?
Additional warehouse use next to another warehouse, addition is located on rear of current building

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?

Doesn't change anything

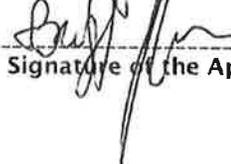
How does the use support the goals of the Comprehensive Plan?

New construction will carry the same roof line & construction type

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

Sidewalk located on Glenwood

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.

 12/11/19
Signature of the Applicant (date)

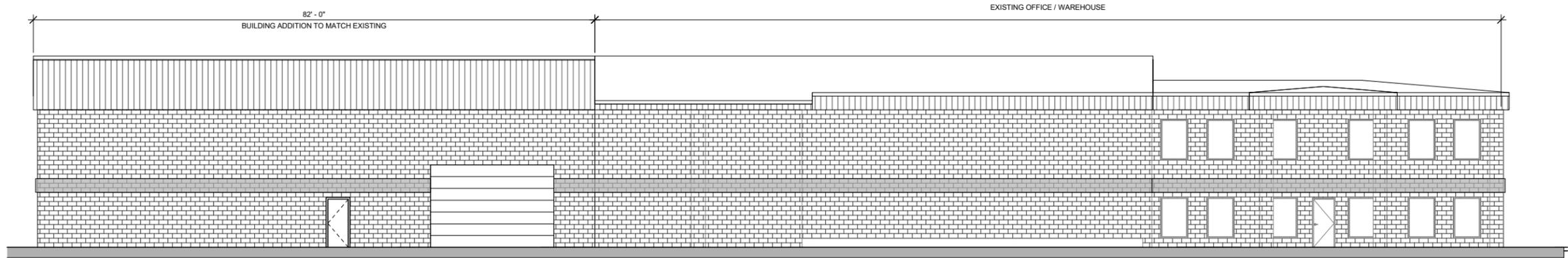
DocuSigned by: Burke Jones 12/31/2019
Signature of the Owner (date)

Compliance Letter
January 7, 2020

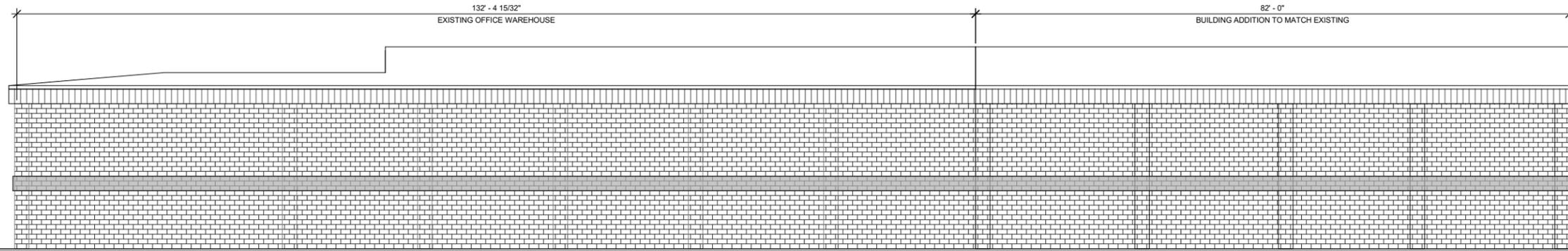
The user in 5311 N Glenwood, Idaho Wine Merchants, is wanting to expand their warehouse into an additional 5,000 SF to be built on the west side of the current building. This addition will match the same roof line and construction type of the existing construction. The Tenant, Idaho Wine Merchants, is already operating a warehouse use at 5311 N Glenwood and the addition would continue that same warehouse use. There will be no additional noises or vibrations caused by this use.

Sincerely,

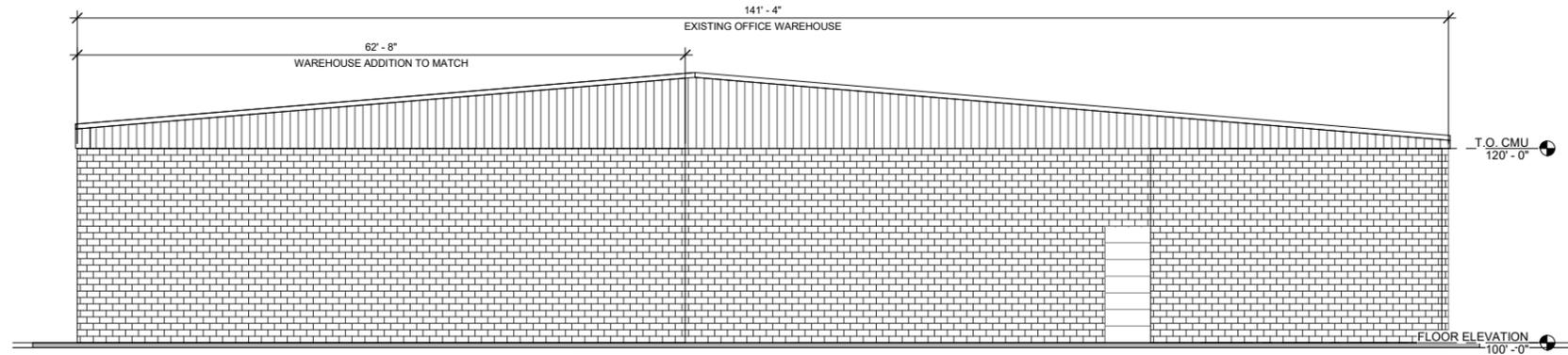
Bryant Jones
5311 N Glenwood
Garden City, ID 83714



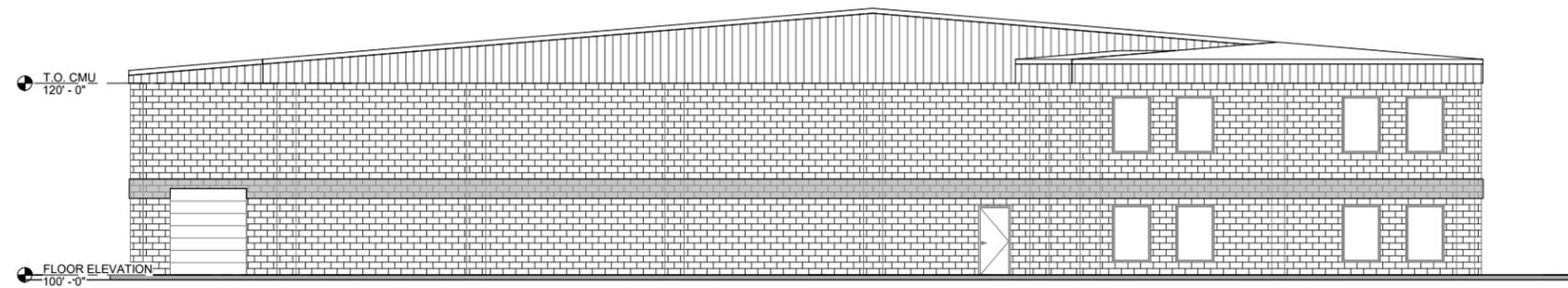
1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION - FRONT (STREET ELEVATION) NO CHANGE
1/8" = 1'-0"



Irrigation/Ditch Waiver Letter
January 7, 2020

We are planning on construction a new 5,000 SF addition to the property at 5311 N Glenwood in Garden City. The irrigation canal/ditch does not run through or along the property lines and we are asking to waive this.

Sincerely,

Bryant Jones
5311 N Glenwood
Garden City, ID 83714

SIGN IN SHEET

PROJECT NAME: 5311 Glenwood Expansion

Date: 12/30/19

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>No one showed up</u>	<u></u>	<u></u>	<u></u>
2	<u></u>	<u></u>	<u></u>	<u></u>
3	<u></u>	<u></u>	<u></u>	<u></u>
4	<u></u>	<u></u>	<u></u>	<u></u>
5	<u></u>	<u></u>	<u></u>	<u></u>
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12	<u></u>	<u></u>	<u></u>	<u></u>
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29	<u></u>	<u></u>	<u></u>	<u></u>
30	<u></u>	<u></u>	<u></u>	<u></u>

Dear Property Owner:

Please be advised that a neighborhood meeting for a conditional use permit for Address 5311 N Glenwood St, Garden City, ID 83714 is scheduled for December 30, 2019 at 5:30 PM located at 5311 N Glenwood St, Garden City, ID 83714 in the front lobby.

The conditional use permit is required due to the proposed addition of 5,000 square feet of warehouse space. This warehouse space will be connected to the current warehouse already on the property and will be built on a portion of the currently paved yard in the rear of the property.

Sincerely,

Bryant Jones

Owner	Address	City	State	Zip Code
S S C H	12110 Chinden Ridge Dr	Boise	ID	83714
Frank and Robyn Finlayson	3816 N Lancer Way	Boise	ID	83713
Kona Investments, LLC	6126 W State Street Suite 200	Boise	ID	83703
Glenwood Properties II, LLC	6126 W State Street Suite 100	Boise	ID	83703
State of Idaho (Dept of Highways)	PO Box 8028	Boise	ID	83707
Ada County - Treasurers Office	200 W Front Street	Boise	ID	83702
Prado Properties, LLC	4530 Vermillion St	Boise	ID	83704



CITY OF GARDEN CITY

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

R Greg Patrick
Vice President
Treasure Valley Fire Protection, Inc

May 3, 2019

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 5311 N Glenwood St.

Fire hydrant serving this address: Hydrant #8006 at 5315 N Glenwood St.

Fire flow Garden City is able to provide is 1250 gpm at 69 psi residual for 2 hours.

Sprinkler System Design Information:

Static pressure: 74 psi

Residual pressure: 69 psi

Minimum flow at residual pressure: 1250 gpm

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

Sincerely,

Garden City Public Works Water Division

cc:
Applicant
File



ABILITY TO SERVE REQUEST

Permit info: ATSEY 2020-08
 Application Date: 1/6/2020 Rec'd by: ES
 FOR OFFICE USE ONLY

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

CONTACT INFORMATION:
 Company: Idaho Wine Merchants Name: Bryant Jones E-mail: bryant.jones@colliers.com
 Address: 5311 N Glenwood City: Garden City State: ID Zip: 83714
 Office Phone: _____ Cell: 2086024099 Fax: _____

SITE INFORMATION
 Project Description: IO Wine Merchant Expansion
 Project Street #: 5311 Street Name: Glenwood
 Subdivision: _____ Lot: _____ Block: _____ Parcel #: _____
 Number of Units: 1
 Water Service Connection: 5/8" 1" 1.5" 2" 3" 4" 6" N/A
 Sewer Connection Y N
 Fire Suppression Service Connection to City Main: 4" Sprinkler 6" Sprinkler 8" Sprinkler
 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	0	0	Sinks/Bar	0	0	Please provide square footage area for all seating:
3/4" Bathtub Fill Valve	0	0	Sinks/Clinic Faucet	0	0	
Bidet	0	0	Sinks/Clinic Flushometer Valve with or without faucet	0	0	Indoor
Clothes washer	0	0	Sinks/Special Purpose 1-1/2"	0	0	Outdoor
Dental Unit, cuspidor	0	0	Sinks/Special Purpose 2"	0	0	Bar
Dishwasher, domestic	0	0	Sinks/Special Purpose 3"	0	0	Banquet
Drinking Fountain or Watercooler	0	0	Sinks/Kitchen, domestic	0	0	Other
Food-Waste-Grinder, commercial	0	0	Sinks/Laundry	0	0	
Floor Drain	0	0	Sinks/Service or Mop Basin	1	0	
Hose Bibb	2	0	Sinks/Washup, each set of faucets	2	0	
Hose Bibb, each additional	0	0	Sinks/Service, flushing rim 3"	0	0	
Shower, single-head trap	1	0	Washfountain	0	0	
Multi-head, each additional	0	0	Urinal, 1.0 GPF or greater than 1.0 GPF	0	0	
Lavatory	2	0	Washfountain, circular spray	0	0	
Lavatory, in sets of two or three	0	0	Water Closet, 1.6 GPF Gravity Tank/Flushometer Tank/Flushometer Valve	0	0	
Lawn Sprinkler, each head	?	0	Water Closet, greater than 1.6 GPF Gravity Tank/Flushometer Valve	0	0	

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: [Signature] DATE: 1-3-20



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CONTACT INFORMATION:
 Company: Idaho Wine Merchants Name: Bryant Jones E-mail: bryant.jones @ collie's - com
 Address: 5311 N Glenwood City: border city State: IO Zip: 83714
 Office Phone: _____ Cell: 2086024099 Fax: _____

SITE INFORMATION
 Project Description: IO Wine Merchant Expansion
 Project Street # 5311 Street Name: Glenwood
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 Number of Units: 1
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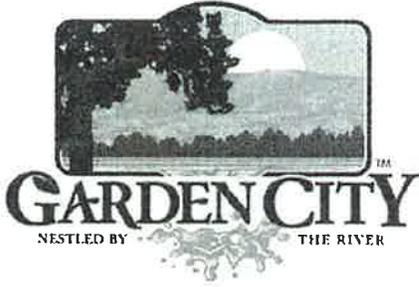
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Bidet	0	0	Sinks/Clinic Flushometer Valve with or without faucet	0	0	Outdoor
Clothes washer	0	0	Sinks/Special Purpose 1-1/2"	0	0	Bar
Dental Unit, cuspidor	0	0	Sinks/Special Purpose 2"	0	0	Banquet
Dishwasher, domestic	0	0	Sinks/Special Purpose 3"	0	0	Other
Drinking Fountain or Watercooler	0	0	Sinks/Kitchen, domestic	0	0	
Food-Waste-Grinder, commercial	0	0	Sinks/Laundry	0	0	
Floor Drain	0	0	Sinks/Service or Mop Basin	1	0	
Hose Bibb	2	0	Sinks/Washup, each set of faucets	2	0	
Hose Bibb, each additional	0	0	Sinks/Service, flushing rim 3"	0	0	
Shower, single-head trap	1	0	Washfountain	0	0	
Multi-head, each additional	0	0	Urinal, 1.0 GPF or greater than 1.0 GPF	0	0	
Lavatory	2	0	Washfountain, circular spray	0	0	
Lavatory, in sets of two or three	0	0	Water Closet, 1.6 GPF Gravity Tank/Flushometer Tank/Flushometer Valve	0	0	
Lawn Sprinkler, each head	?	0	Water Closet, greater than 1.6 GPF Gravity Tank/Flushometer Valve	0	0	

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Applicants Signature: _____ **DATE:** 1-3-20



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, Rodbur, LLC - Manager, Burke Jones, 9640 W Pebblebrook Lane
Name Address

Garden City ID 83714 State and Zip
City

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 Bryant Jones, 5311 N. Glenwood, Garden City, Idaho 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 2nd day of January, 2020
Signature: *Burke Jones* Manager of Rodbur, LLC

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



Kalyn Akana
Notary Public for Idaho
Residing at: *Ada County*
My Commission expires *12/21/23*