



PLANNING SUBMITTAL FORM		
Permit info:	CUPFY2016-9	
Application Date:	8.25.16	Rec'd by: <i>kg</i>
FOR OFFICE USE ONLY		

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
208.472.2926 (FAX) ▪ www.gardencityidaho.govoffice.com

APPLICANT	PROPERTY OWNER
Name: Louis R. Groazion	Name: JERRY KIAMERUS
Company: GOOD CITIZEN DOG TRAINING	Company: APOLLO ENGINEERING
Address: 10803 W. CRUSER DR	Address: 5107 N. SAWYER AVE
City: BOISE	City: GARDEN CITY
State: ID Zip: 83709	State: ID Zip: 83714
Tel.: 208-971-6229	Tel.: 208-377-9789
FAX: /	FAX: /
E-mail: low@GoodCITIZENDOG.com	E-mail: /

ACTION REQUESTED (check all that apply)

ALL BLUEPRINTS MUST BE FOLDED INTO 8 1/2" X 11" SIZE WITH THE TITLE BLOCK/PANEL FACE UP
SO AS TO FIT WITHIN A LEGAL SIZE FILE FOLDER

- | | | |
|---|--|--|
| <input type="checkbox"/> Appeal
<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> City Code Text Amendment
<input type="checkbox"/> Sign Permit
<input type="checkbox"/> Specific Area Plan
<input type="checkbox"/> Comprehensive Plan Amendment
<input checked="" type="checkbox"/> Conditional (special) Use Permit
<input type="checkbox"/> Temporary Use Permit | <input type="checkbox"/> Design Review
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Flood Plain Dev
<input type="checkbox"/> Variance
<input type="checkbox"/> MFH Installation
<input type="checkbox"/> Ability to Serve-CUP, DSR or SUB if applicable | <input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Preliminary PUD
<input type="checkbox"/> Re-zone
<input type="checkbox"/> Zoning Certificate
<input type="checkbox"/> MFH Removal
<input type="checkbox"/> Minor PUD |
|---|--|--|

PROPERTY INFORMATION

Site address: 5109 N. SAWYER AVE, GARDEN CITY ID 83714		
Subdivision Name: BRADLEY PARK	Lot: 2	Block: 3
Tax Parcel Number: R 7851270020	Zoning: C2	Total Acres:
Proposed Use: Dog TRAINING / DAYCARE	Floodplain: yes no	

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 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.

L.R. Groazion 8/16/16 *Jerry Kiamerus* 8-8-16
 signature of the applicant (date) signature of the owner (date)



CONDITIONAL USE PERMIT

Permit info: CUPFY2010-9
Application Date: 8.25.10 Rec'd by: [Signature]
FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
208.472.2926 (FAX) ▪ www.gardencityidaho.govoffice.com

APPLICANT

Name: Louis R. Goazion

PROPERTY AND DESIGN INFORMATION

Site address: 5109 N. SAWYER AVE

Describe the proposed use.

Check any that are applicable to this application:

If any boxes are checked, attach the Design Review Application

I will build a new structure

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?

THE PROPERTY LOCATED AT 5109 N. SAWYER AVE IS AN ANON - RESIDENTIAL C-2 AREA AND MEETS ALL THE REQUIREMENTS OF GARDEN CITY ZONING OF 8-2C-5 ANIMAL CARE FACILITY.

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

THE BUILDING MEETS ALL REQUIRED CODES INCLUDING, ADA. GARDEN CITY POLICE IS LOCATED APPROX 1000 FEET FROM 5109 N. SAWYER AVE. ALL SERVICES INCLUDING WATER, ELECTRIC, GAS, AND PUBLIC TRANSIT INSTALLED AND NEAR BY.

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

THE USE HAS A POSITIVE AFFECT ON THE SAFETY AND WELFARE OF THE COMMUNITY BY HAVING DOGS SUPERVISED AND MAKING IT LESS LIKELY TO GET OUT OF YARDS AND RUN AT LARGE

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

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

GREEN BELT is APPROX ~~1.9~~ .9 mile FROM SITE
BIKE LANE ON CHINDEN BLVD IS APPROX .3 mile
FROM SITE

APPLICATION INFORMATION REQUIRED (PLEASE CHECK)

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Planning Submittal Form | <input checked="" type="checkbox"/> Compliance Statement |
| <input checked="" type="checkbox"/> Fifteen (15) Neighborhood Map | <input checked="" type="checkbox"/> Traffic/Parking Analysis (including references) |
| <input checked="" type="checkbox"/> Ten (10) 11" x 17" Site Plan | |
| <input checked="" type="checkbox"/> Five (5) 24" x 36" Site Plan | |
| <input checked="" type="checkbox"/> Statement of Intent | |
| <input checked="" type="checkbox"/> Irrigation/Ditch Company Information Form | |
| <input checked="" type="checkbox"/> Photos of site | |
| <input checked="" type="checkbox"/> Neighborhood Meeting Verification | |
| <input checked="" type="checkbox"/> Affidavit of Legal Interest | |
| <input checked="" type="checkbox"/> Affidavit of Posting and Photo (required 7 days prior to the hearing) | |
| <input checked="" type="checkbox"/> Ability to Serve Letter | |

INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):

- 8 1/2" 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 COMPLIANCE STATEMENT (PLEASE CHECK):

- 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.

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM (PLEASE CHECK):

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

INFORMATION FOR STATEMENT OF INTENT (PLEASE CHECK):

- 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 SITE PLAN(PLEASE CHECK):

- 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 FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):

- 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

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peaceful living with your dog

To whom it may concern,

Good Citizen Dog is requesting approval to conduct a dog training / dog daycare and boarding of a few dogs involved in our board and train program located at 5109 N. Sawyer Ave Garden City, ID 83714

Phase one would be to conduct private and class room training of dogs with a class limit of 6-8 dogs per class. Private lessons to be conducted during normal business hours 8 AM – 5 PM class room training on Tuesday and Thursday evenings from 7 PM – 8 PM. Saturday classes 10 AM, 11:15 AM and 1 PM .

Phase two within 6 months of opening the facility to install a 6' vinyl fenced play area of 36' X 42' the play area will be with in a much larger currently fenced area creating a double secure play area preventing any dogs to get lose. The yard will be constructed of gravel and small rock border of two feet the remaining area approx. 30' X 38' to be of K 9 approved grass. Upon completion of the outside play area our hours of operation will be 7 AM to 7 PM.

Phase three with in the first year of operation to sound proof the two rear rooms for our board and train dogs. No dogs will be boarded until sound proofing is completed. Hours of operation after phase 3 are complete will be 7 AM to 9 PM.

Good Citizen Dog will follow any and requirements of the city to operate this business.

Thank You,

Louis R. Goaziou

Certified Dog Trainer & Behavior Consultant



peaceful living with your dog

Compliance Statement

To whom it may concern,

The facility at 5109 N. Sawyer Ave is appropriate location for Good Citizen Dog Training as no residence or lodging is within 300 of the site. The facility is entirely enclosed with air condition and heating.

The facility has shelter and fencing that prevents the dogs from escaping and running at large.

Good Citizen Dog has daily cleaning requirement of sweeping and moping all areas of the facility, dumping all trash and replacing trashcan liners. All pet waste is cleaned up promptly and properly disposed.

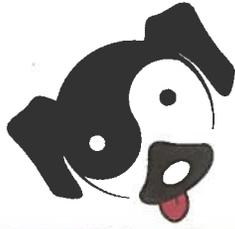
Good Citizen Dog will comply to all city, county and state regulations related to my business.

Staff will be on site from 7 AM to 9 PM daily and my residence is only fifteen (15) minutes away and I'm able to respond to any situation.

Thank you,

Louis R. Goaziou

Certified Dog Trainer & Behavior Consultant



Good CitiZEN
Dog Training.

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GARDEN CITY
DEVELOPMENT SERVICES

peaceful living with your dog

Sign-up Sheet for Neighborhood Meeting

Wednesday Aug. 24, 2016 6:30 PM

5109 N. Sawyer Ave

Name J.P. [Signature]

Name A [Signature]

Name _____

Name _____

Name _____

Name _____



ADA COUNTY ASSESSOR

190 E. Front Street, Suite 107, Boise, ID 83702
(208) 287-7200 www.adacountyassessor.org

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RADIUS NOTICE REQUEST FOR ADDRESSES

GARDEN CITY
DEVELOPMENT SERVICES

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: _____

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ADA COUNTY ASSESSOR

Agency: CITY OF GARDEN CITY

Parcel Number or Address of Subject Property:

R. 7851270020

Brief Description: DOG TRAINING / DAYCARE

Applicant:

Name: Louis R. Goazion

Address: 5107 N. SAWYER AVE

City: GARDEN CITY State: ID Zip: 83714

Telephone: 208 971-6229

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

Email address: LOU@GOODCITIZENDOG.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: [Signature]

Date: 8/21/16

YOU ARE INVITED TO A NEIGHBORHOOD MEETING

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GARDEN CITY
DEVELOPMENT SERVICES

To Discuss: Conditional Use Permit for Dog Training & Day Care Facility

When: Wednesday August 24, 2016 @ 6:30PM

Where: 5109 N. Sawyer Ave, Garden City ID

Topic: To Discuss Good Citizen Dog Training leasing 5109 N. Sawyer Ave.

If you have any questions or concerns please feel free to contact us at (208)971-6229 or
lou@goodcitizendog.com

Thank you for your time,



Louis R. Goaziou

Owner Good Citizen Dog Training

RADIUS NOTICE REPORT

FILE NAME:

Date File Created: 08/08/2016

Parcel Number / Property Address	Primary Owner / Address	Legal Description
R7851270010 5111 N SAWYER AVE GARDEN CITY, ID 83714-0000	SHEFSTALL GARY I PO BOX 1414 BOISE, ID 83701-0000	LOT 1 BLK 1 SHERER SUB #97000463
R1055420160 270 E 50TH ST GARDEN CITY, ID 83714-0000	HTM LLC 270 E 50TH ST GARDEN CITY, ID 83714-0000	LOT 10 BLK 2 BRADLEY PARK NO 1 SUB
R1055420222 5198 W CHINDEN BLVD GARDEN CITY, ID 83714-0000	BERENSTEIN BURTON & SHERRY PO BOX 671 BURLINGAME, CA 94011-0671	PAR #0222 OF LOT 5 BLK 3 IN FLOOD CONTROL #10 BRADLEY PARK NO 1 SUB
R1291670100 5102 W CHINDEN BLVD GARDEN CITY, ID 83714-0000	TOBRON INVESTMENTS LLC 68405 FRYREAR RD SISTERS, OR 97759-0000	PAR #0100 LOT 1 BLK 1 CARLSON SUB #99011707
R1291670110 5102 W CHINDEN BLVD GARDEN CITY, ID 83714-0000	TOBRON INVESTMENTS LLC 68405 FRYREAR RD SISTERS, OR 97759-0000	PAR #0110 OF LOT 1 BLK 1 CARLSON SUB #99011707
R7353420030 5040 N SAWYER AVE GARDEN CITY, ID 83714-0000	JACKSON MICHAEL L 5040 N SAWYER AVE BOISE, ID 83714-1400	LOT 3 BLK 1 RAYLEE SUB
R7851270020 5107 N SAWYER AVE GARDEN CITY, ID 83714-0000	KLAMERUS GERALD L 5107 N SAWYER AVE GARDEN CITY, ID 83714-1490	LOT 2 BLK 1 SHERER SUB
R7851270030 5103 N SAWYER AVE GARDEN CITY, ID 83714-0000	CROWNHOLDERS LLC 1515 WARM SPRINGS AVE BOISE, ID 83712-0000	LOT 3 BLK 1 SHERER SUB

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R1055420132
5118 N SAWYER AVE
GARDEN CITY, ID 83714-0000

PASCOE FAMILY'S TRUST
250 S 5TH ST FL 2ND
BOISE, ID 83702-0000

LOT 7 EXC W 20' BLK 2
BRADLEY PARK NO 1 SUB
#0130 B

R1055420140
5100 N SAWYER AVE
GARDEN CITY, ID 83714-0000

5100 LLC
PO BOX 100382
DENVER, CO 80250-0382

LOT 8 BLK 2
BRADLEY PARK NO 1 SUB

R1055420180
199 E 52ND ST
GARDEN CITY, ID 83714-0000

SPECIAL OLYMPICS IDAHO INC
199 E 52ND ST
GARDEN CITY, ID 83714-0000

PAR #0180 OF LOT 1 BLK 3
IN FLOOD CONTROL #10
BRADLEY PARK NO 1 SUB
#96085105

R1055420181
199 E 52ND ST
GARDEN CITY, ID 83714-0000

SPECIAL OLYMPICS IDAHO INC
199 E 52ND ST
GARDEN CITY, ID 83714-0000

PAR #0181 OF LOT 1 BLK 3
OUT OF FLOOD CONTROL #10
BRADLEY PARK NO 1 SUB
#96085105

R1055420220
5198 W CHINDEN BLVD
GARDEN CITY, ID 83714-0000

BERENSTEIN BURTON & SHERRY
PO BOX 671
BURLINGAME, CA 94011-0671

PAR #0220 OF LOT 5 BLK 3
OUT OF FLOOD CONTROL #10
BRADLEY PARK NO 1 SUB

R1055420150
5090 N SAWYER AVE
GARDEN CITY, ID 83714-0000

RAI 4 FAMILY LLC
755 PLANTATION BLVD
GALLATIN, TN 37066-0000

LOT 9 BLK 2
BRADLEY PARK NO 1 SUB

R1055420122
5140 N SAWYER AVE
GARDEN CITY, ID 83714-0000

CHU FAMILY TRUST A
11801 SLAUSON AVE STE A
SANTA FE SPRINGS, CA 90670-0000

LOT 6 W 20' OF LOT 7 BLK 2
BRADLEY PARK NO 1 SUB
#0130 S 0120 C

R1291670120
5088 W CHINDEN BLVD
GARDEN CITY, ID 83714-0000

RUPP FAWN
5088 CHINDEN BLVD
GARDEN CITY, ID 83714-0000

LOT 2 BLK 1
CARLSON SUB
#95027472

R2039130012
5024 W CHINDEN BLVD
GARDEN CITY, ID 83714-0000

BROURMAN PROPERTIES LLC
5019 N SAWYER AVE
GARDEN CITY, ID 83714-0000

LOT 1 & POR LOT 2 BLK 1 EASTON
SUB & POR NW4 SEC 31 4N 2E
PARCEL 2 R/S 10197
#0010C #0020S #244330B

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DEVELOPMENT SERVICES

R2039130022
5019 N SAWYER AVE
GARDEN CITY, ID 83714-0000

BROURMAN PROPERTIES LLC
5019 N SAWYER AVE
GARDEN CITY, ID 83714-0000

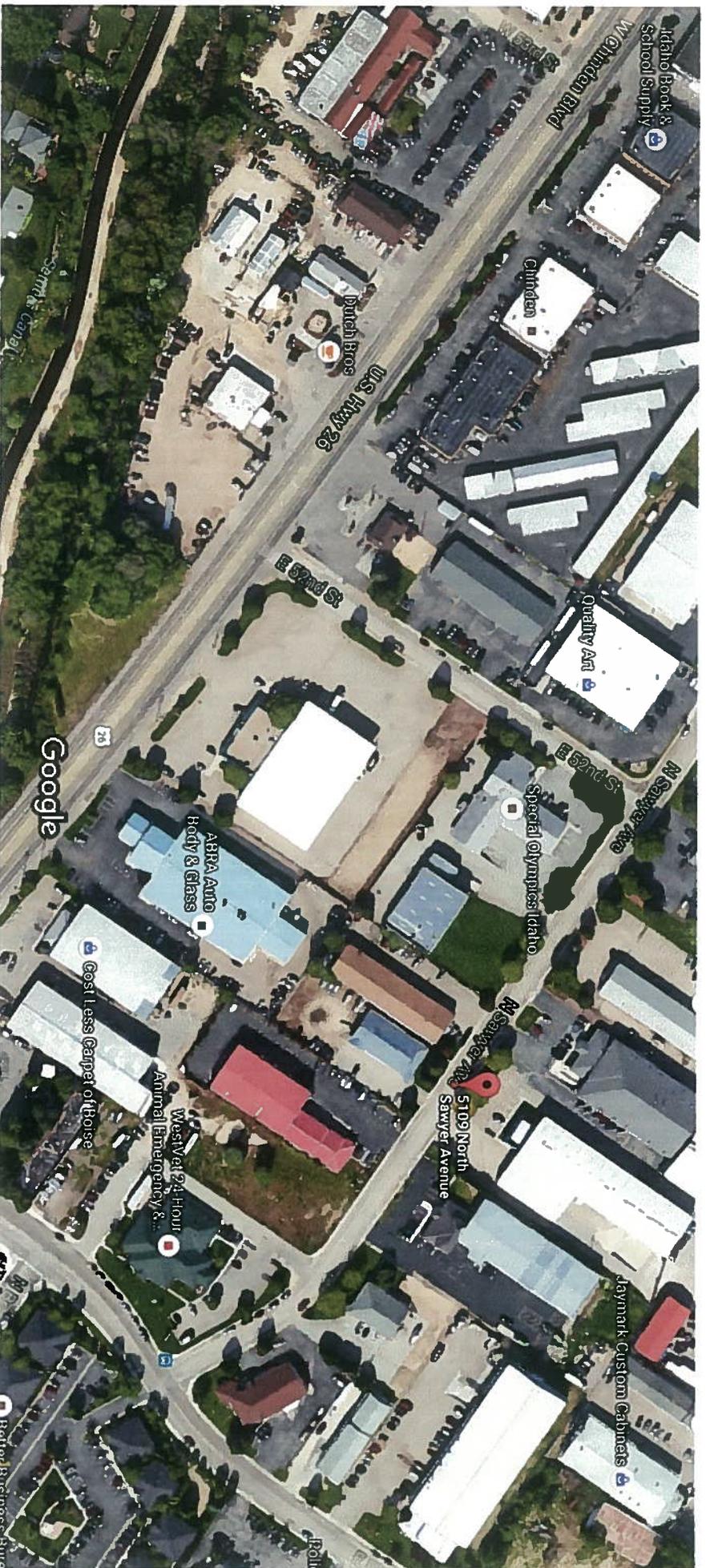
PAR #0022 NE'LY POR LOT 2 BL 1
EASTON SUB
PARCEL 3 R/S 10197
#0020B

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GARDEN CITY
DEVELOPMENT SERVICES

Google Maps 5109 N Sawyer Ave



Imagery ©2016 Google, Map data ©2016 Google

100 ft

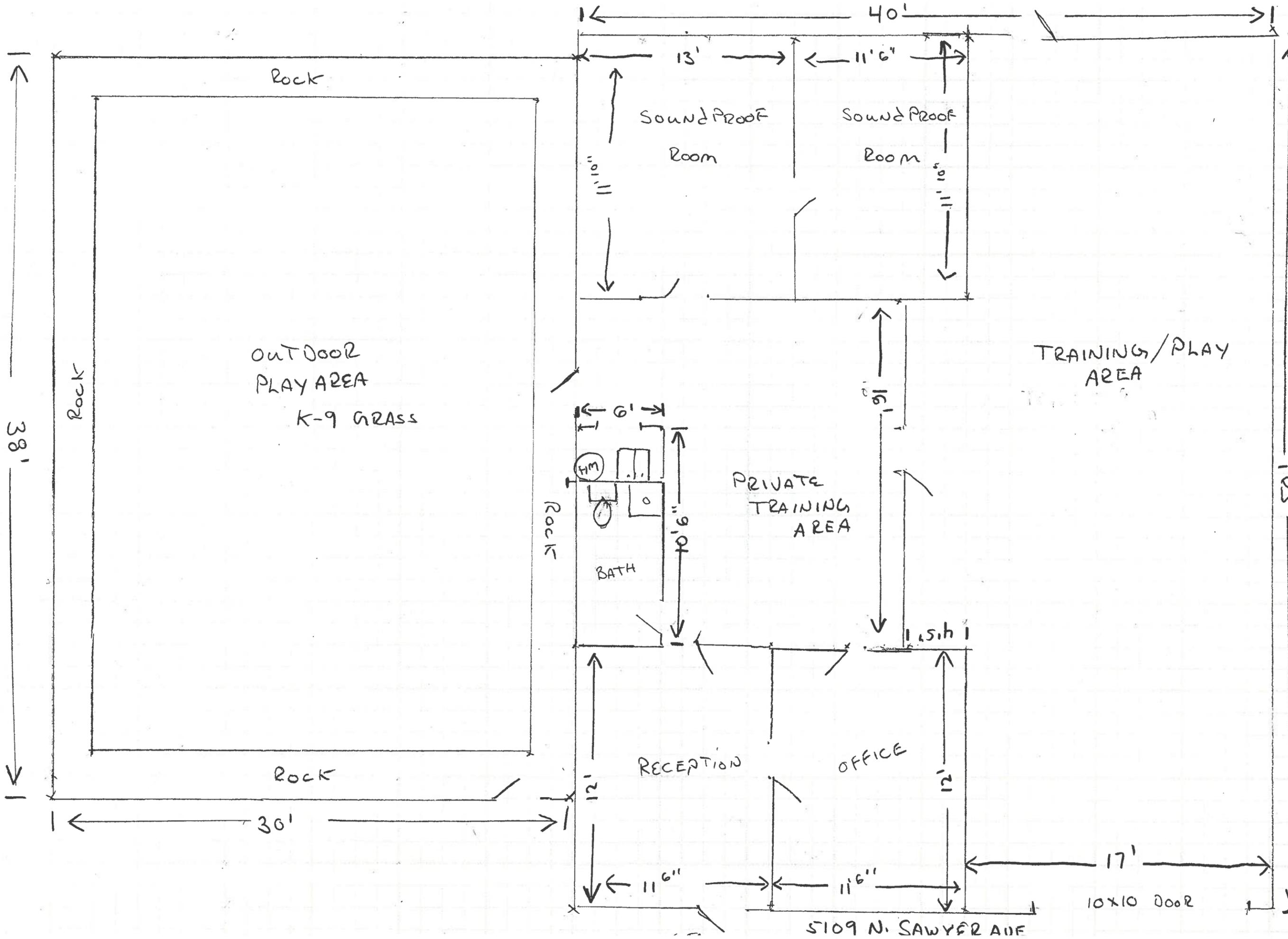
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↑ NORTH

Building 2000 SQ FT
YARD 1140 SQ FT



Rock

Rock

OUTDOOR
PLAY AREA
K-9 GRASS

TRAINING/PLAY
AREA

Rock

RECEPTION

OFFICE

BATH

SOUND PROOF
Room

SOUND PROOF
Room

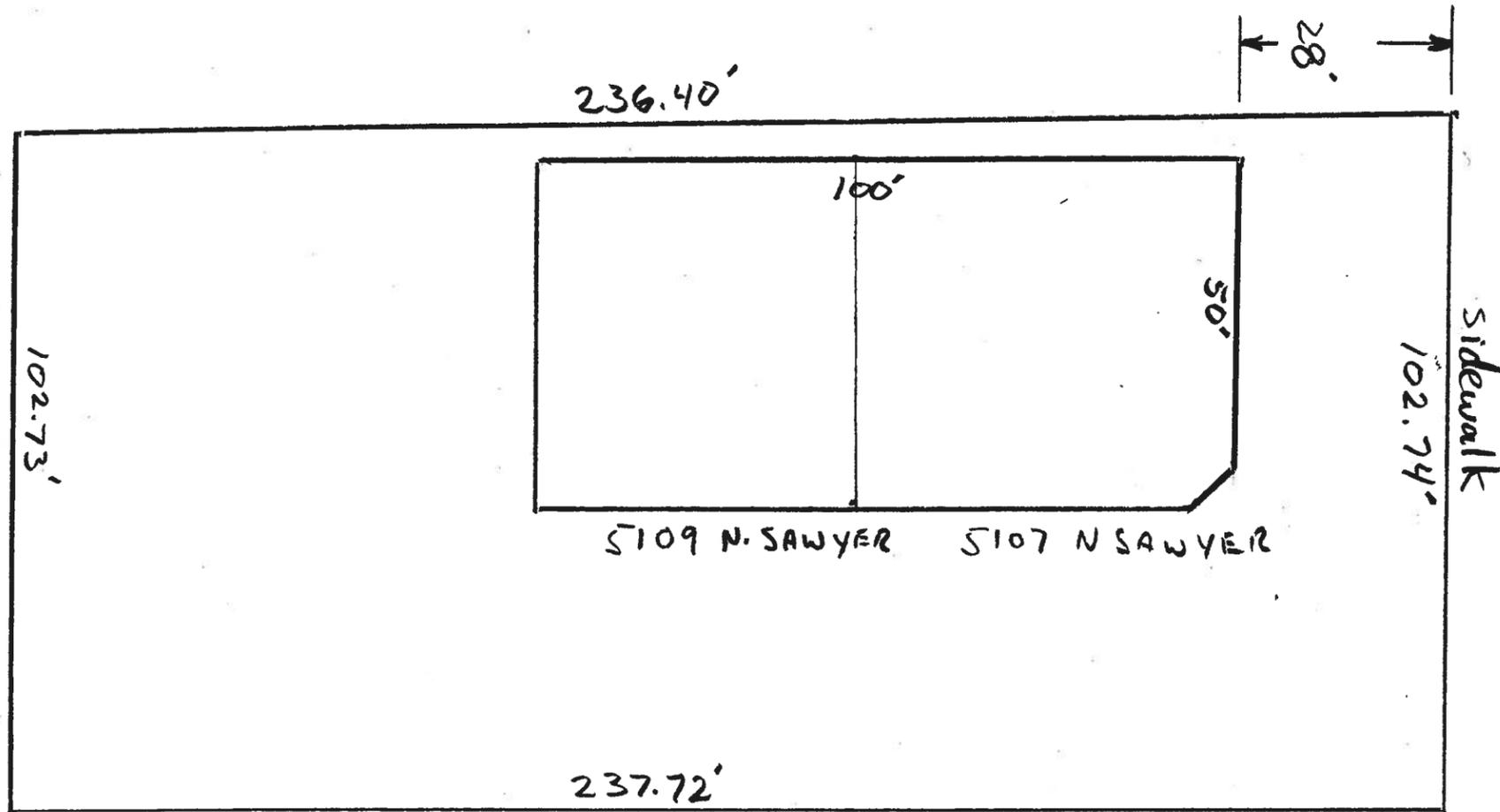
5109 N. SAWYER AVE

10x10 DOOR

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North

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AUG 30 2016

GARDEN CITY DEVELOPMENT SERVICES

108' CHAIN LINK FENCE & BUILDING

30' VINYL FENCE

EXIT

3/8" PEA GRAVEL

38' VINYL FENCE

3/8" PEA GRAVEL

K-9 GRASS PLAY AREA 34' X 26'

CEMENT SLAB

3/8" PEA GRAVEL

SIDE EXIT TO PLAY YARD

5109 SAWYER AVE

102' 7 1/4" CHAIN LINK FENCE

3/8" PEA GRAVEL

30' VINYL FENCE

ENTRY

10x10 Roll up Door

DIRT & GRAVEL YARD

DRIVE THROUGH GATE

SIDE GATE

PARKING LOT

NORTH

104' CHAIN LINK



