



CONDITIONAL USE PERMIT

Permit info: CUPFY2023-0006

Application Date: 02072023 Rec'd by: CW

FOR OFFICE USE ONLY

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

APPLICANT	PROPERTY OWNER
Name: David Buccolo	Name: 5307 N Glenwood, LLC
Company: IWM, Inc	Company: 5307 N Glenwood, LLC
Address: 5311 N Glenwood	Address:
City: Garden City	City:
State: ID Zip: 83714	State: Zip:
Tel.: 208-345-7510	Tel.: 510-517-7964
E-mail: dbuccolo@idwinemerchant.com	E-mail: andrew@trailcreek-partners.com

PROPERTY AND DESIGN INFORMATION: [VISIT ADA COUNTY ASSESSOR'S SITE](#)

Site Address:

5307 N Glenwood, Garden City

Subdivision Name: Stonewood Park Sub	Lot: 3	Block: 1
Tax Parcel Number: R8179960300	Zoning: C2	Total Acres: 1.285
Proposed Use: Warehouse	Floodplain:	YES NO X

Describe the proposed use:

Warehouse use, same use as 5311 N Glenwood

Will you be making changes to the structure(s)?	YES	NO	X
If no, will you be changing the occupancies as defined by the IBC ?	YES	NO	X
Check any that are applicable to this application:	I will build a new structure		
* <i>If any of the first three boxes are checked, a Design Review Application is required*</i>	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?

Warehouse use as building was built for, same use as building next door

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?

Same use as building was built for and same use as building next door

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.

David Buccolo 02/07/2023
Signature of the Applicant (date)

Anna S February 6, 2023
Signature of the Owner (date)

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
- Fire Flow / Ability to Serve
- 11"x17" Site Plan
- Irrigation/Ditch Company Authorization Letter
- Landscape Plan
- Photos of Site
- Neighborhood Meeting Verification
- Affidavit of Legal Interest
- Waiver Request of Application Materials
- Structural Documentation
(if previous Certificate of Occupancy has been issued and no change to IBC occupancy is anticipated)

**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:

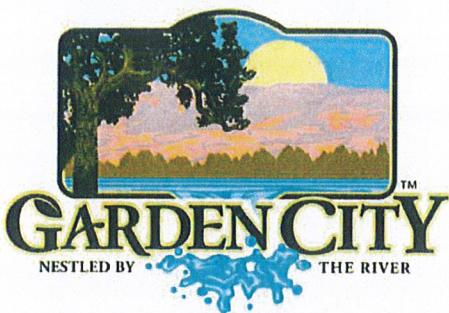
- Statement explaining how the proposed use(s) is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with
- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other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

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 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 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



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)
)
County of Ada)

I, 5307 NORTH OAKWOOD LLC, P.O. BOX 1206, SUN VALLEY, ID
Name (must be primary owner as noted in Ada County Assessor's records) 83359 Address

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

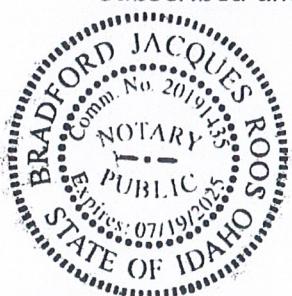
to David Wines Merchant, 5307 N. Glenwood, Garden City, ID
Name (applicant) Project Address 83714
to submit the accompanying application pertaining to that property.

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 11th day of January 2023

Signature (must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

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



Notary Public for Idaho

7-



January 23, 2023

**To: Claudine Whitfield
Development Services
City of Garden City**

Dear Ms. Whitfield,

This letter is to confirm that my business partner, Matt Currie, has the authority to sign the Affidavit of Legal Interest, in connection with the Idaho Wine Merchant application. Along with myself, he is co-managing partner and owner of the building at 5307 N Glenwood Ave., Garden City.

Please contact me with any further questions – thank you.

A handwritten signature in black ink, appearing to read "Andrew Stoddard".

Andrew Stoddard

andrew@trailcreek-partners.com

510-517-7964



Form Request to Obtain Fire Flow Test

Permit info: _____

Application Date: _____ Rec'd by: _____

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 x

Project Name Idaho Wine Merchant **Project Address:** 5307 N Glenwood, Garden City

Parcel # R8179960300 **Lot:** 3 **Block:** 1 **Subdivision:** Stonewood Park Sub

APPLICANT:

Name: David Buccolo

E-mail: dbuccolo@idwinemerchant.com

Phone: 208-345-7510

Contact Cell: 415-309-2595

Fax: _____

Address: 5311 N Glenwood

City, State, Zip: Garden City, 83714

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

Getting CUP for Warehouse use, same occupancy classes as existing use

Fees to Obtain Fire Flow:

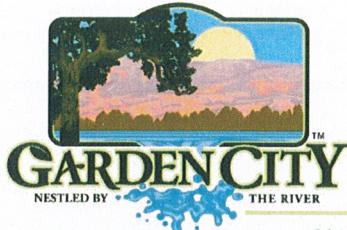
Water Observation

(See Fee Schedule)

APPLICANT'S SIGNATURE: _____

DATE: 02/07/2023

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



ABILITY TO SERVE REQUEST

Permit info: _____

Application Date: _____ Rec'd by: _____

FOR OFFICE USE ONLY

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

CONTACT INFORMATION:

Company: Idaho Wine Merchant Name: David Buccolo E-mail: dbuccolo@idwinemerchant.com
 Address: 5311 N Glenwood City Garden City State ID Zip: 83714
 Office Phone: 208-345-7510 Cell: 415-309-2595 Fax: _____

SITE INFORMATION

Project Description: Idaho Wine Merchant CUP For 5307 N Glenwood

Project Street # 5307 Street Name: N Glenwood St

Subdivision: Stonewood Park Sub Lot: 3 Block: 1 Parcel # R8179960300

Number of Units: _____

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 x __6" Sprinkler __8" Sprinkler
 __Hydrant

FOR NEW COMMERCIAL / TI COMMERCIAL PROJECTS ONLY

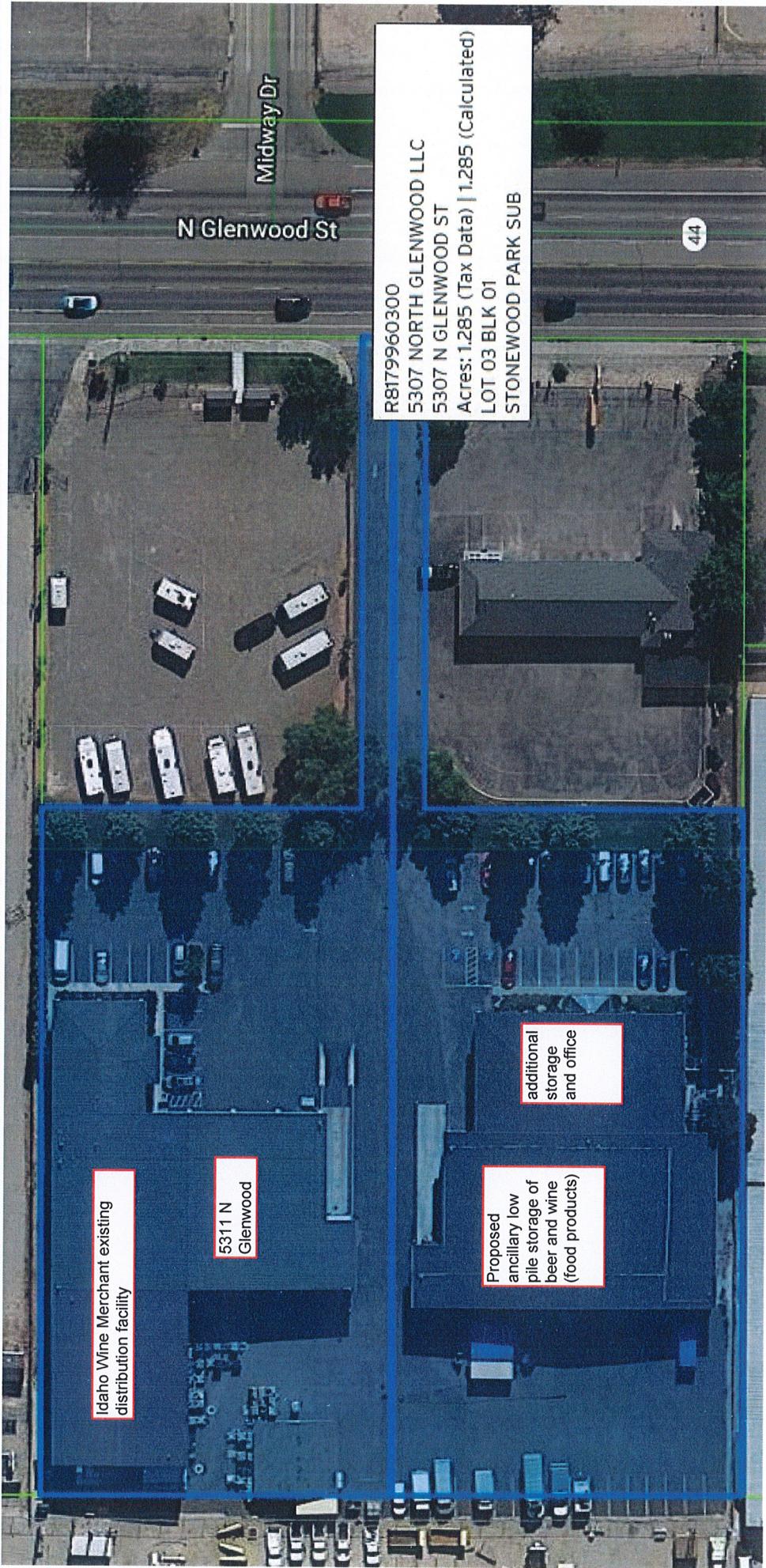
Fixtures:	Number of Existing	Number of New	Fixtures:	Number of Existing	Number of New	Restaurants
Bathtub or Combination Bath/Shower			Sinks/Bar			Please provide square footage area for all seating:
3/4" Bathtub Fill Valve			Sinks/Clinic Faucet			
Bidet			Sinks/Clinic Flushometer Valve with or without 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			

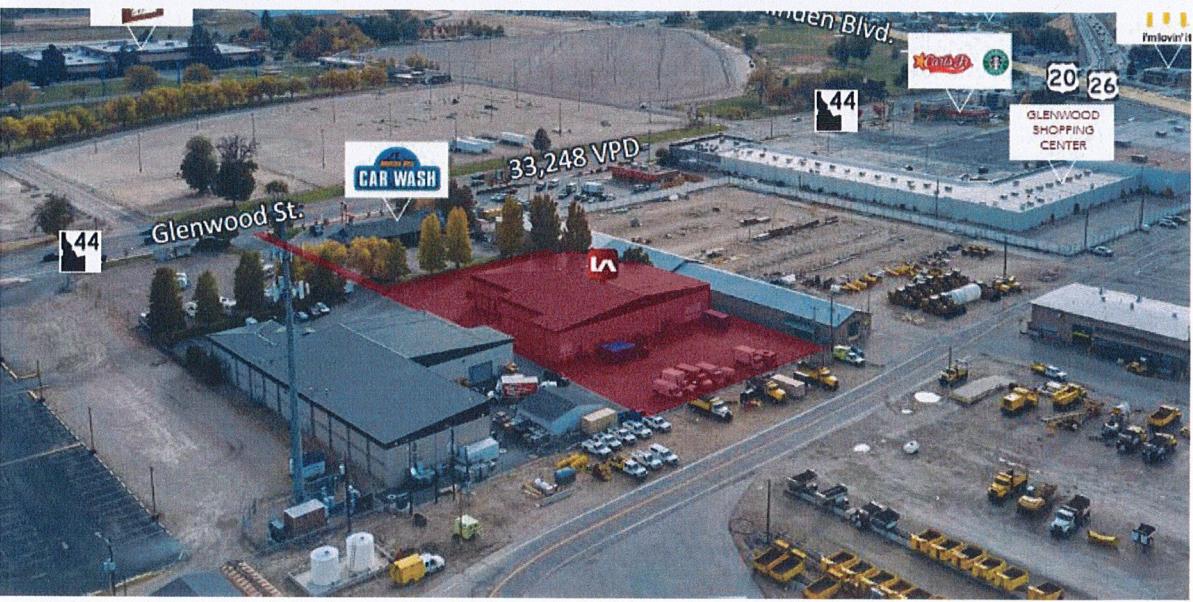
The applicant is responsible to **submit 2 copies and a digital copy** of the following information for Ability To Serve Letter:

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

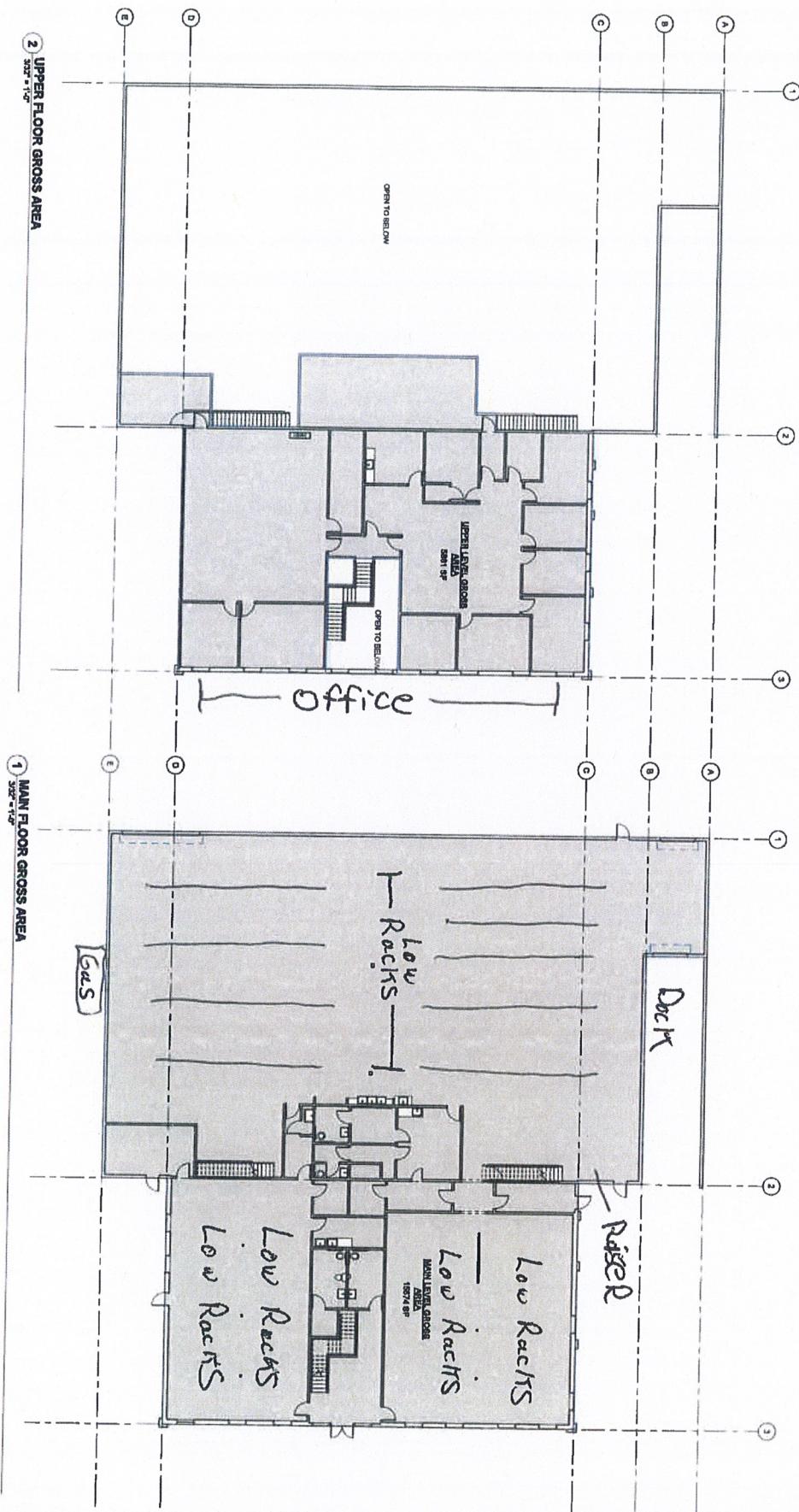
The submittal of the above information does not guarantee that an "Ability to Serve" letter will be issued. Public Works shall conduct a review of the submitted information. There may be a request for additional information as necessary. Please contact Garden City Public Works with further questions.

Applicants Signature: David Buccolo DATE: 02/07/2023





Primary Occupancy Classification: B, S-2
 Occupant Load: 126





IWM, Inc. (dba Idaho Wine Merchant)
5311 N Glenwood St
Garden City, ID 83714

Garden City Idaho
Development Services
6015 Glenwood Street
Garden City, ID 83714

RE: R8179960300
5307 N Glenwood, Garden City, ID 83714
Waiver Request of Application Materials

Development Services

We would like to request a waiver of the following:

- Landscape Plan: There is already mature landscaping on the property that will not be changed or disturbed by our occupancy
- 11 x 17 site plan: an 8 x 11 site plan is included

Sincerely

David Buccolo

David Buccolo

President



IWM, Inc. (dba Idaho Wine Merchant)
5311 N Glenwood St
Garden City, ID 83714

Garden City Idaho
Development Services
6015 Glenwood Street
Garden City, ID 83714

RE: R8179960300
5307 N Glenwood, Garden City, ID 83714
Compliance Letter

Development Services

IWM, Inc. is requesting to expand its operations into 5307 N Glenwood. IWM, Inc. is already operating as a warehouse 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,

David Buccolo
David Buccolo
President



IWM, Inc. (dba Idaho Wine Merchant)
5311 N Glenwood St
Garden City, ID 83714

Garden City Idaho
Development Services
6015 Glenwood Street
Garden City, ID 83714

RE: R8179960300
5307 N Glenwood, Garden City, ID 83714
Irrigation Waiver Request

Development Services

IWM, Inc. is wanting to expand warehouse/storage use from 5311 N Glenwood into 5307 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,

David Buccolo

David Buccolo
President



IWM, Inc. (dba Idaho Wine Merchant)
5311 N Glenwood St
Garden City, ID 83714

Garden City Idaho
Development Services
6015 Glenwood Street
Garden City, ID 83714

RE: R8179960300
5307 N Glenwood, Garden City, ID 83714
Industrial Treatment Compliance Statement

Development Services

- IWM, Inc. will not discharge wastewater other than domestic water to the City Sewer System
- There are floor drains in the facility
- There will be no chemicals exceeding 1 gallon
- We do not use fats, oils or greases in our business

Sincerely

David Buccolo
President

PARCEL	PROPYEAR	PRIMARY OWNER	ADDRESS	CITY, STATE, ZIP
R8179960100	2022	FINLAYSON FRANK S	3816 N LANCER WAY	BOISE, ID 83713-0000
R8179960200	2022	RODBUR LLC	9640 W PEBBLEBROOK LN	BOISE, ID 83703-0000
R8179960300	2022	5307 NORTH GLENWOOD LLC	PO BOX 1206	KETCHUM, ID 83353-0000
R8179960400	2022	MARTINHO DANNY P JR	4128 W PRICKLY PEAR DR	EAGLE, ID 83616-0000
R8191502432	2022	STATE OF IDAHO (DEPT OF HIGHWAYS)	PO BOX 8028	BOISE, ID 83707-2028
R8191508280	2022	KC EMERALD PROPERTY HOLDINGS LLC	404 S 8TH ST STE 188	BOISE, ID 83702-0000
R8191508500	2022	PRADO PROPERTIES LLC	4530 VERMILLION ST	BOISE, ID 83704-0000
R8191508550	2022	YOCHUM ENTERPRISES LLC	3557 N HYACINTH LN	BOISE, ID 83703-0000
S0525110205	2022	ADA COUNTY - TREASURERS OFFICE	200 W FRONT ST	BOISE, ID 83702-0000

Sign-In Sheet

Date: 02/06/2023

	Name	Phone	Email
1	David Buccolo	2089473955	dbuccolo@idwinemerchant.com
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