

From: [Mike Bisagno](#)
To: [James Pavelek](#); [building](#)
Cc: [Jenah Thornborrow](#); [Mariia Antonova](#)
Subject: RE: [External] RE: CUPFY2026-0012: CUP Ultimate Heating and Air, Inc.
Date: Wednesday, August 19, 2026 12:40:01 PM
Attachments: [image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Fire can recommend approval of this CUP.



Mike Bisagno
Division Chief - Fire Marshal
Boise Fire Department
Office: (208)570-6573
mbisagno@cityofboise.org

Creating a city for everyone.

From: James Pavelek <jpavelek@GARDENCITYIDAHO.ORG>
Sent: Tuesday, August 18, 2026 1:26 PM
To: [building](#) <building@GARDENCITYIDAHO.ORG>; Mike Bisagno <MBisagno@cityofboise.org>
Cc: [Jenah Thornborrow](#) <jthorn@GARDENCITYIDAHO.ORG>; [Mariia Antonova](#) <mantonova@GARDENCITYIDAHO.ORG>
Subject: [External] RE: CUPFY2026-0012: CUP Ultimate Heating and Air, Inc.

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Based on the documents provided, the Environmental Department has no concerns or objections regarding the proposed use by Ultimate Heating and Air.

Thanks,

James

From: [building](#) <building@GARDENCITYIDAHO.ORG>
Sent: Tuesday, August 18, 2026 12:03 PM
To: Mike Bisagno <MBisagno@cityofboise.org>; James Pavelek <jpavelek@GARDENCITYIDAHO.ORG>
Cc: [Jenah Thornborrow](#) <jthorn@GARDENCITYIDAHO.ORG>; [Mariia Antonova](#)

<mantonova@GARDENCITYIDAHO.ORG>

Subject: CUPFY2026-0012: CUP Ultimate Heating and Air, Inc.

Good morning, Mike & James -

We are hoping to begin streamlining the Conditional Use Permit process directly through to the Certificate of Occupancy once approval is granted instead of requesting an additional application.

Would both of you (**Fire** and **Environmental**) be able to review and utilize the documents already requested as part of the CUP application to determine whether the proposal can be accepted/approved from your respective areas, or whether additional information is needed?

[CUPFY2026-0012 Combined Initial Submittals](#)

The application is for a Service Provider – Ultimate Heating and Air, taking over a previously approved (2023 CUP for Warehouse) at 5307 N. Glenwood St.

The application is currently Tentatively Approved through Planning, pending receipt of a Site Plan and Affidavit of Legal Interest.

If Fire or Environmental require any additional information or documentation to complete your review, I'm happy to request it from the applicant now while the application is still in this phase. My goal is to identify and address any outstanding requirements up front so that, once the CUP is formally approved, we can move directly into the Certificate of Occupancy process without creating an unnecessary additional review cycle.

Please let me know what you need, if anything, from the applicant at this stage.

Thank you,



Kena M. Champion

Office Administrator

Development Services, **City of Garden City**

p: (208) 472-2921 | Inspection [Form](#) & (208) 472-2920

a: 6015 Glenwood Street, Garden City, ID 83714

w: <https://gardencityidaho.org/>

From: planning <planning@GARDENCITYIDAHO.ORG>

Sent: Monday, August 17, 2026 16:36

To: Aaron Golart <Aaron.Golart@idwr.idaho.gov>; ABC - Idaho State Police

<abc@isp.idaho.gov>; ACHD Planning Review <planningreview@achdidaho.org>; Andrea

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Subject: GARDEN CITY AGENCY NOTICE

CITY OF GARDEN CITY AGENCY NOTICE

Pursuant to Garden City Code 8-6A-7, you are hereby provided notice of the following application:

CUPFY2026-0012: Conditional Use Permit: Ultimate Heating and Air, Inc. is requesting a Conditional Use Permit for a Service Provider use at 5307 N. Glenwood St., Ada County Parcel #R8179960300, located in the C-2 Mixed-Use Commercial District.

Planning & Zoning Hearing: September 16, 2026, at 6:30 pm

If you do not respond by **September 2, 2026**, your response will be considered “No Comment.” Comments should also be addressed to the applicant.

Please send comments to planning@gardencityidaho.org.

Comments may also be mailed to:

City of Garden City

Attn: Development Services

6015 N. Glenwood

Garden City, Idaho 83714

Please note it is the responsibility of those interested and/or affected jurisdictions to schedule their own applicable meeting. In some cases, Garden City's applications are processed before other jurisdictions' response and the conditions of approval state that the approval is subject to statutory requirements of affected other jurisdictions.



Development Services

Development Services Department, **City of Garden City**

p: 208-472-2921

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org



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