



CONDITIONAL USE PERMIT

Permit info: CUPFY2026-0010

Application Date: 6/10/2026

Rec'd by: _____

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921

▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

APPLICANT		PROPERTY OWNER	
Name: Tab Carman		Name: Steve Lambert	
Company: Studio H Architects		Company: Jim's Drivetrain	
Address: 1335 W. Main St		Address: 113 E 41st St	
City: Meridian		City: Garden City	
State: Idaho	Zip: 83642	State: Idaho	Zip: 83714
Tel.: 208-571-4771		Tel.: 208-384-5015	
E-mail: tab@studiaharchitects.com		E-mail: dragsteve68@yahoo.com	

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

Site Address:

113 E 41st St. Boise, ID 83714

Subdivision Name: Fairview Acres Sub No 1	Lot: 30	Block: 6
Tax Parcel Number: R2734502080	Zoning: C-2	Total Acres: 0.689
Proposed Use: Shop/Storage	Floodplain:	YES ☐ NO ☒

Describe the proposed use:

Addition to existing structure for additional storage and shop space

Will you be making changes to the structure(s)? YES ☐ NO ☒	
If no, will you be changing the occupancies as defined by the IBC ? YES ☐ NO ☒	
Check any that are applicable to this application: <i>*If any of the first three boxes are checked, a Design Review Application is required*</i>	☐ 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 shop has been a part of Garden City since 1981. It is a part of the mixed use commercial zone based on the Future Land Use Designation.

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

Yes, as an existing business, it is supported by fire protection and police protection.

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

Makes the community safer by having safer vehicles on the road.

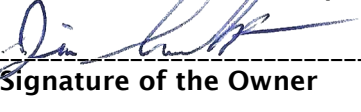
How does the use support the goals of the Comprehensive Plan?

The property falls within the mixed use commercial zone based on the Future Land Use Map

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

2,160 ft to the greenbelt, 465 ft to sidewalk & bikelane @ Veteran's Memorial Pkwy

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.

	6/2/26		6/2/26
Signature of the Applicant	(date)	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 ½" 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

- ☐ 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 REQUIRED FOR IRRIGATION/DITCH AUTHORIZATION LETTER:

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

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:

- ☒ 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

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- ☐ Statement must include a list of the application materials to be waived and an explanation for the request

STRUCTURAL DOCUMENTATION (IF NO CHANGE TO STRUCTURE OR IBC OCCUPANCY):

- ☐ **Industrial treatment compliance: a statement answering the following questions:**
 - Do you or will you discharge wastewater other than domestic water from bathrooms to the City Sewer System? If yes, please describe.
 - Are floor drains present in your facility? If yes, are any chemicals stored on site in containers exceeding 1 gallon?
 - Do you or will you use fats, oils or greases in your business? If yes, do you have a grease trap/interceptor present
- ☐ **One set of detailed current floor plans legibly drawn on minimum 8 1/2 X 11 plan sheet drawn to 1/4"= 1' scale (with scale noted on plans) identifying:**
 - Use and square footage per room (i.e. office, storage, restroom, etc.)
 - Primary Occupancy Classification (2018 IBC sec 303-312)
 - Occupancy Load (2018 IBC Sec 1004, table 1004.5)
 - Interior and exterior wall and opening dimensions, windows, doors, roll-up doors
 - Electrical panels interior and exterior
 - Gas meter location
 - Fire extinguisher locations and size
 - Emergency lighting locations
 - Illuminated exit sign locations
 - Fire sprinkler riser location
 - Fire alarm panel location
 - Commercial cooking operation location, including size and type of hoods and grease traps
 - Spray finishing operation location
 - Flammable or combustible product locations
 - Welding operation locations
 - Rack storage locations

Disclaimer Clause: X Denotes application information that may be waived depending on the nature of the request" found under table 8-6a-2 "required application information."



DUE DILIGENCE / INITIAL DISCUSSION FORM

Meeting Date: _____ Time: _____
Staff: _____

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

While the initial discussions of a project are free, we ask that you fill out this form so that we can research your request and give you the best possible information based on the information that you give to us, while also optimizing our time so that we can serve all requestors as quickly as possible. A due diligence meeting is a meeting or correspondence with a planner to discuss your proposal to determine if it could possibly be a viable proposal per zoning regulations. **A due diligence meeting is required prior to submitting an application.**

PROJECT INFORMATION (to be filled out by requestor)

NAME: Julie Miller EMAIL: julie@studioharchitects.com PHONE: (208) 996 - 0528

Project Address: 113 E 41st Garden City ID, 837 14 or Parcel No.: R2734502080

Project Description:

Non Residential ☒ Residential ☐ Mixed (Residential and Non Residential) ☐

Will you be wishing to subdivide: Yes ☐ No ☒

Construction: New Construction or Exterior Remodel ☒ Interior Remodel or TI ☐ NA ☐

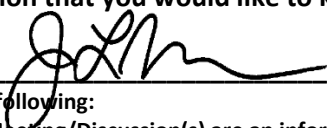
If Residential provide the proposed number of units of each of the following:

Single family detached ☐ Single family attached (townhomes) ☐ Multifamily (apartments or condos) ☐

New or expanding business? Yes ☒ No ☐ if yes what type of business? Vehicle Service
(Jim's Drive Train Specialties)

Anything else we should know? Owner would like to add one additional service bay. The total building area is 4,960 SF and the addition will be less than 1,200 SF (approx. 25% increase in area).

Is there specific information that you would like to know? Please confirm per section 8-4C-2.B this project is exempt from compliance with Design and Development Regulations.

Requestor's signature:  Date: 04/06/2026

By signing, I acknowledge the following:

1. The Due Diligence Meeting/Discussion(s) are an informal first glance at a potential project. Staff may not have all information to give a complete and accurate review. A review and analysis of a project is not formally completed until after an application has been submitted to the City. During a formal review additional criteria or constraints may be identified. Applications must be in compliance with all applicable code for approval. **It is my responsibility as an applicant to review applicable codes, and to verify there have been no changes in code prior to submittal for formal review.**
2. I understand that it is unlawful to occupy a property without a certificate of occupancy or provide false information.
3. A Conditional Use in a zoning designation does not mean that the use is an allowed use nor does it mean that it is a prohibited use. If criteria are set forth in code specific to a use that requires a conditional use, this will be the minimum criteria if approved; additional criteria may be required; or even if the minimum criteria can be met it does not mean that the use will be permitted. A conditional use may be found to be appropriate or inappropriate by a quasi-judicial body based on a site specific analysis. For approval adequate evidence shall be provided to demonstrate that the use is appropriate to the specific location, including but not limited to zoning, comprehensive plan designation, and neighborhood where proposed.

INITIAL REVIEW INFORMATION (to be filled out by **staff**)**Lot:**

- ☐ Verified as legal lot of record
- ☐ Verified no non-conforming uses or structures on site
- ☐ Desired use prohibited

Flood Plain:

- ☐ Floodway (Flood Zone A)
- ☐ 100 Year Floodplain (Flood Zone AE)
- ☐ Outside Floodplain
- ☐ Within 70' of River or Riparian

List any unique constraints or conditions on the property (easements, current conditional use permits, etc):

Comp. Plan Designation:	Zoning District:	Overlay Dist. (8-3A):	Building:
☐ Res. Low Density ☐ Res. Med. Density ☐ Mixed Use Res. ☐ Mixed Use Comm. ☐ Main Street Comm. Center ☐ Live-Work-Create ☐ TOD Node ☐ Green Blvd. Corridor	☐ Light Industrial ☐ Special Opp. Area ☐ R1/A ☐ R2 ☐ R3 ☐ R20 ☐ R-M ☐ M ☐ C1 ☐ C2 ☐ LI	☐ FH ☐ WLC ☐ NCN ☐ TOD ☐ GBC ☐ BRG	☐ Cert of Occupancy on file Known Building Occ.: _____ _____

Application Type (Check all that apply)		Title 8 Code Sections Potentially Applicable
☐ Annexation or Rezone ☐ Comprehensive Plan Amendment ☐ Conditional Use Permit <i>*see disclosure</i> ☐ Design Review ☐ Development Agreement ☐ Development Code Amendment ☐ Design Review ☐ Floodplain/Floodway ☐ Minor Land Division ☐ Planned Unit Development ☐ Minor Planned Unit Development ☐ Plat Amendment ☐ Condominium Plat	☐ Final Plat ☐ Preliminary Plat ☐ Combined Preliminary/Final Plat ☐ Site Layout Template ☐ Specific Area Plan ☐ Variance ☐ Zoning Map Amendment ☐ Appeal ☐ Building Permit ☐ Non Residential Occupancy Analysis ☐ Lot Line Adjustment/Consolidation ☐ Other (Specify) _____	☐ 8-1B Non-Conforming Property, Structures and Uses ☐ 8-2A, 8-2B Zoning Provisions ☐ 8-2C Land Use Provisions ☐ 8-3A Overlay District ☐ 8-4B Design Provisions for Residential Structures ☐ 8-4C Design Review Provisions for Non-Residential Structures/Sites ☐ 8-4D Parking and Off-Street Loading ☐ 8-4E Transportation and Connectivity ☐ 8-4I Landscaping and Tree Provisions ☐ 8-4J Manufactured Home Provisions ☐ 8-4L Open Space Provisions ☐ 8-5A, 5B, 5C Subdivision Regulations ☐ Other _____

Staff Determination:

Not Viable as proposed_____ Application is ready for submittal_____

Notes:

June 5, 2026

Jim's Drivetrain
113 E 41st
Garden City, ID 83714

Compliance Statement and Statement of Intent

We are submitting this Conditional Use Permit application to establish a broad range of approved uses for the property, thereby facilitating future tenant improvements and reducing the need for subsequent entitlement applications. As recommended by Maria Antonova, all potential uses have been included for consideration as part of this request.

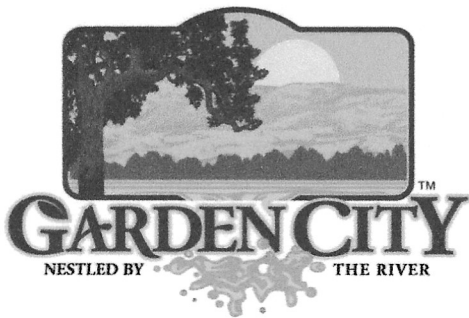
We anticipate that the final approved use list will be refined to include services that are compatible with and beneficial to the surrounding community. Proposed uses include automotive repair and maintenance services, which align with the City's Comprehensive Plan, the mixed-use commercial zoning designation, and the property's future land use designation. These uses will support a diverse mix of commercial activities while providing valuable services to residents, businesses, and visitors.

Approval of this application will further advance the efforts of Garden City and local property owners to encourage thoughtful redevelopment, promote economic vitality, and expand access to needed services within the community.

Please don't hesitate to contact me at {enter your email} or 208.649.8306
Sincerely,



Tab Carman
Project Manager
tab@studioharchitects.com
Studio H Architects, PLLC.



6015 Glenwood Street ■ Garden City, Idaho 83714
Phone 208 - 472-2921 ■ Fax 208 - 472-2926 ■
www.gardencityidaho.org

Affidavit of Neighborhood Meeting

State of Idaho)
)SS
County of Ada)

I, Nathon Tab Carman, 1335 W. Main St.
Name (be full legal name) Address
Meridian, ID, 83642
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I provided the attached notice to all individuals owning property within 300' of 113 E 41st St. (project address) Garden City, Idaho.
2. The list of individuals that I sent the notice to include all entities that were on the 300' radius list provided by the city of Garden City.
3. I posted the site in accordance with the requirements found in Garden City Code 8-6A-7. B.1, affidavit thereof attached.
4. The location of the meeting was 113 E 41st St.
5. The date of the meeting was: 5/26/26, a Monday, Tuesday, Wednesday, Thursday, or Friday (please circle the day of the week). (must be a weekday not less than 15 days in advance of the neighborhood meeting and no later than six (6) months after the submittal of an application).
6. The time of the meeting was: 5:30 pm. (must be between 5:30pm - 8:00pm)
7. I remained on site from 5:30 pm to 6:00 pm (must be on site a minimum of 30 minutes even if no one is in attendance).
8. The attached sign-in sheet includes all attendees.

Dated this 26 day of May, 2026.

Signature TB

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

RORY C. HEGGIE
Notary Public for Idaho

Residing at: 7031 S. PEAR BLOSSOM WAY, MERIDIAN ID 83642

My Commission expires 8/18/2031

REQUIRED ATTACHEMENTS

1. Neighborhood meeting notice
2. Affidavit of posting
3. Sign in sheet



5/7/26

Jim's Drivetrain
113 E 41st St
Boise, ID 83714

RE: Neighborhood Meeting Notice for Project in your Neighborhood

To whom it may concern,

You are invited to a neighborhood meeting to discuss a project we are proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

Meeting Date: 5/26/26

Meeting Time: 5:30 pm

Meeting Location: Jim's Drivetrain, 113 E 41st St, Boise, ID 83714

Project Summary:

Small addition to the back side of the building (east side)

If you would like to contact us ahead of the meeting, please feel free to reach us at **208-649-8306** or **tab@studioharchitects.com**. We look forward to hearing from you.

Thank you,

A stylized, handwritten signature in black ink, appearing to be the letters 'TH' or 'JB' with a large, sweeping flourish underneath.

Studio H Architects

Neighborhood Meeting Sign-in Sheet Template

Day: Tuesday

Date: 5/26/26

Time: 5:30 pm

Project Synopsis: Addition to the rear of the existing building.

Information must be written in block letters and in legible handwriting.

Example: Jane Doe, 6015 Glenwood St., Garden City, ID, 83714, planning@GARDENCITYIDAHO.ORG , YES

[illegible]



DATE	INVOICE NO
6/1/2026	0006814

BILL TO
STUDIO H ARCHITECTS 1335 N MAIN ST MERIDIAN, ID 83642

DUE DATE
6/1/2026

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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PREVIOUS OUTSTANDING BALANCE 0.00

3979 - Citation Number FF2026-0031 FIRE FLOW 113 E 41ST STREET:

FF	1.00	75.00	75.00	0.00	0.00	75.00
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INVOICE TOTAL:	75.00	0.00	0.00	75.00
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06/02/2026 11:43 AM
Receipt No. 00761542

AR 026944 - 0004881

75.00

PLEASE DI

FF
FF

Customer Name: STUDIO H ARCHITECTS
Customer No: 026944
Account No: 0004881 - CM Ac

75.00

Cash Amount:0.00
Check Amount:0.00
Other Payments:75.00
Change Amount:0.00

Please remit payment by the due date to:

City of Garden City
6015 Glenwood
Garden City, ID 83714

Customer #: 026944
Transaction Reference: #

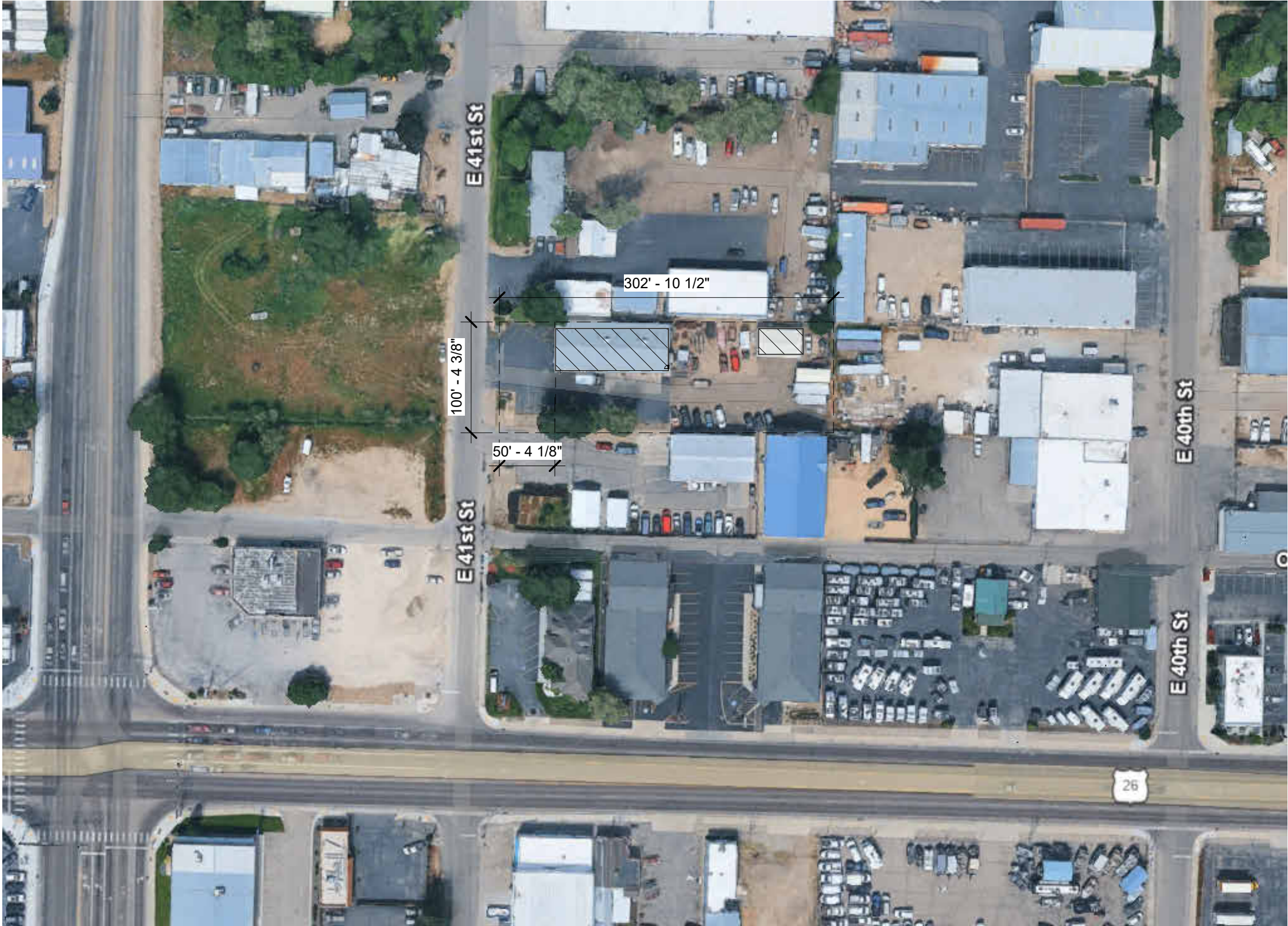
Name: STUDIO H ARCHITECTS
1335 N MAIN ST
MERIDIAN, ID 83642

DUE DATE	INVOICE NO
6/1/2026	0006814

Invoice Total:	75.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	75.00

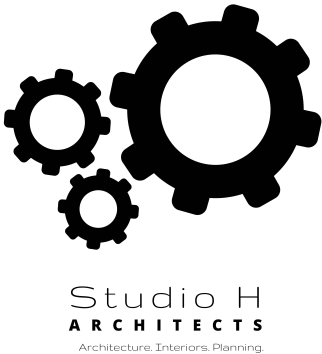
INVOICE BALANCE: \$75.00
AMOUNT PAID: \$75.00

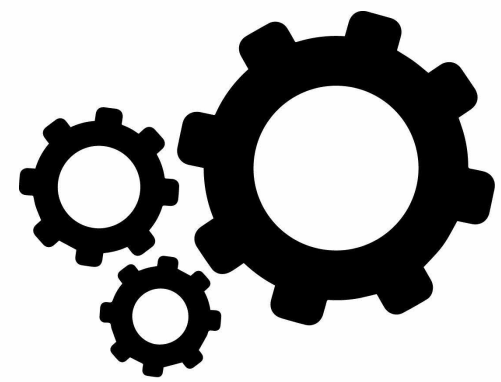
P A I D
6/2/26



JIM'S DRIVETRAIN
SHOP ADDITION
6/6/2026

SITE PLAN
SCALE: 1" = 100'-0"





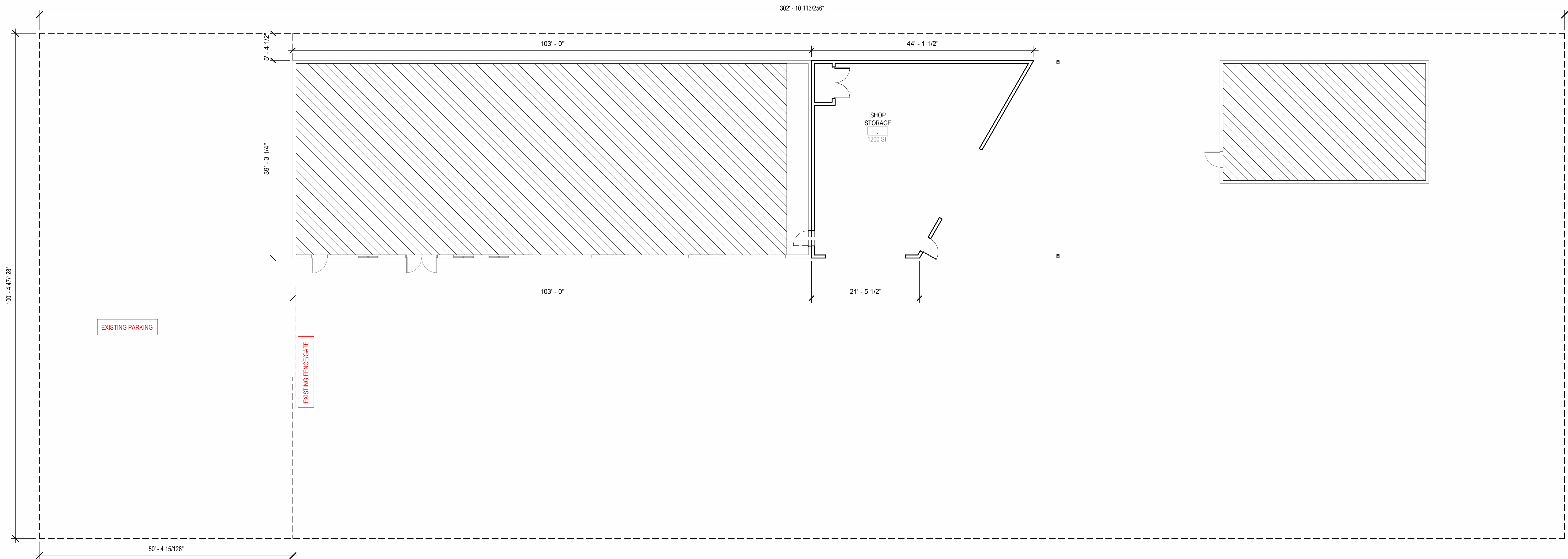
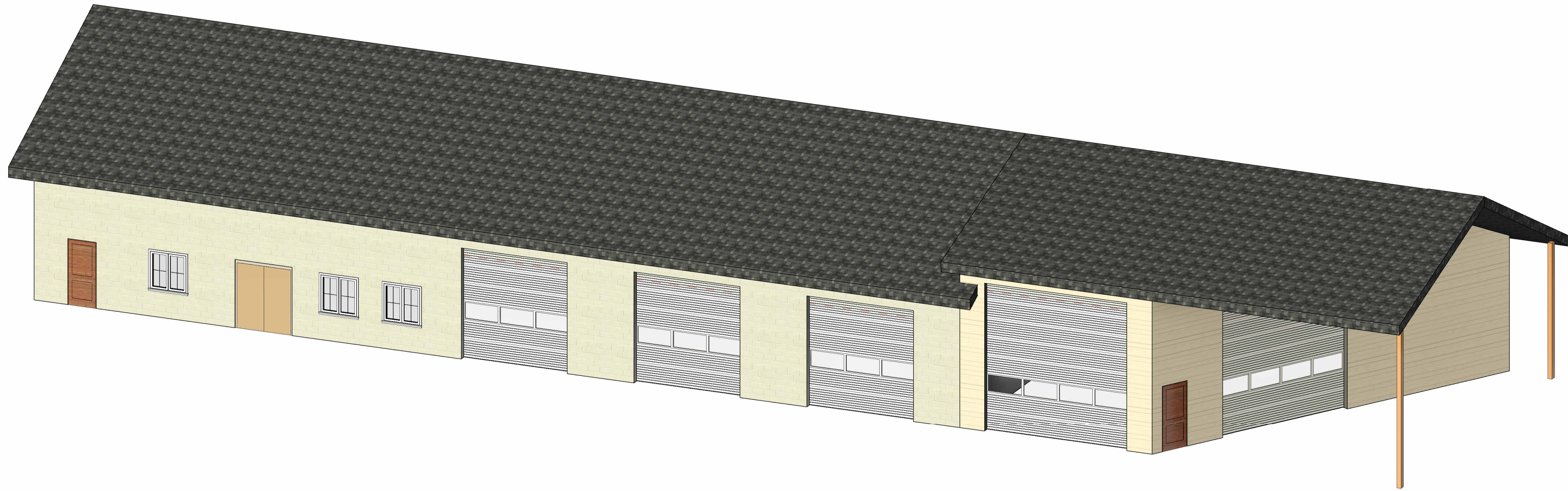
Studio H
ARCHITECTS
Architecture ::: Interiors ::: Planning

1335 N MAIN STREET
MERIDIAN, ID 83642
208-649-8308
www.studioharchitects.com

STAMP:

CONSULTANT:

REVISIONS		
No.	Description	Date



1 SITE PLAN
1" = 10'-0"

CLIENT
JIM'S DRIVETRAIN

PROJECT
SHOP ADDITION

PROJECT ADDRESS
113 E 41ST ST
GARDEN CITY, ID 83714

SHEET NAME
COVER SHEET & GENERAL INFORMATION

PROJECT NUMBER	26-050
SHEET ISSUE DATE	XXXXXX
SUBMITTAL	SD

SHEET

A0.00



