



CONDITIONAL USE PERMIT

Permit info: CUPFY2026-0013

Application Date: 8-24-2026 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: Lior Elbaz	Name: Western States Industries
Company: Lior's Moto Ride LLC	Company: Western States Industries
Address: 202-9 E 37 th St	Address: PO Box 1536
City: Garden City	City: Meadow Vista
State: ID Zip: 83714	State: CA Zip: 95722
Tel.: (951)415-5568	Tel.: 530-886-1414
E-mail: liorsmotoride@gmail.com	E-mail: equitablepm@gmail.com

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

Site Address: 202-9 E 37th St

Subdivision Name: FAIRVIEW ACRES SUB NO 03	Lot: 9	Block: 202
Tax Parcel Number: R2734520345	Zoning: C-2	Total Acres: 2.750
Proposed Use: Moto Shop	Floodplain:	YES • NO

Describe the proposed use: Service and repair

shop specializing on BMW motorcycles

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 will build a new structure	
If any of the first three boxes are checked, a Design Review Application is required	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 use is appropriate to the location due to the similar businesses in the surrounding area. Our shop is located in an industrial area suitable for bike repair

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

Our use is supported as it already has a stable use of water and electricity, working fire extinguishers, and does not directly affect the aforementioned

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

Our business doesn't directly affect the safety or health of people in the community, as it does not regularly handle harmful chemicals, fuels, or similar substances.

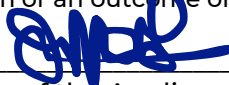
How does the use support the goals of the Comprehensive Plan?

This supports the goals of the Comprehensive Plan because repairing bikes gives customers their freedom and happiness with a freshly serviced motorcycle. This provides for a better community to let people enjoy their hobbies safely.

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

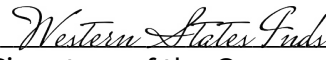
The business is inside a complex, so pathways for pedestrians are on the street outside the complex

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.



Signature of the Applicant

6/16/26
(date)



Signature of the Owner

6/16/26
(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

8½"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."

Neighborhood Meeting Sign-in Sheet Template

Day: Wednesday.

Date: July 1, 2026Time: 5:30-6:00 pm

Project Synopsis: Requesting CUP for Automotive Service

Business

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]

no one Show to the meeting

June 17, 2026

Neighborhood Meeting Noticing

Dear Neighbor,

You are receiving this notice because you own property within 300 feet of the subject property (Lior's Moto Ride LLC), which requires notification to nearby property owners. This meeting will introduce the proposal, explain how you can participate in the process, and provide an opportunity to ask questions and share feedback. The meeting is held prior to the application's submittal to the city.

Neighborhood Meeting Information

Date: June 24, 2026

Time: 5:30 PM

Location: 202-9 E 37th St

Project Information

Project Site Address(es): 202-9 E 37th St

Project Summary: Applying for a conditional use permit in order to open my shop

Supplemental Materials: N/A

Applicant Contact: Lior Elbaz - (951)415-5668 - liorsmotoride@gmail.com

Public Comment

Written comments must be submitted directly to the Development Services Department in a timely manner, either through the Public Comment Form or by mail (Garden City Hall, 6015 Glenwood Street, Garden City, Idaho 83714). Written comments and exhibits must be submitted at least 9 working days prior to the date of the public hearing. Information on accessing and submitting the Public Comment Form, becoming an Interested Party and receiving updates on application revisions and final decisions, and the appeal process, and applicable required findings is available by scanning the QR code below or visiting the Citizen Participation Guide webpage at www.gardencityidaho.org > **Government** > **Meetings** > **Citizen Participation Guide**.



City Contact: planning@gardencityidaho.org

Sincerely,

Lior Elbaz [Lior's Moto Ride LLC]

202-9 E 37th St

(951)415-5668 - liorsmotoride@gmail.com



Marked Location