Lior Elbaz
202-9 E 37th St
Garden City, Idaho 83703
liorsmotoride@gmail.com

20 October, 2026

City of Garden City
6015 Glenwood St
Garden City, Idaho 83714
building@gardencityidaho.org

Project Purpose, Scope, and Intent

The purpose of opening *Lior'sMotoRide* residing at *202-9 E 37th St* is to repair and service motorcycles. There is no intention of constructing or altering any of the property that is already there, but solely using the unit in order to store bikes, parts, and tools and repair the motorcycles in this space. Lior'sMotoRide is seeking to provide professional motorcycle repair, maintenance, and servicing to customers. The scope of work includes diagnosing mechanical issues, performing routine maintenance, repairing and replacing motorcycle components, conducting safety inspections, and ensuring motorcycles are operating safely and efficiently. Services will be tailored to each customer's needs, with an emphasis on quality workmanship, reliable service, and customer satisfaction. The intent and anticipated outcome of the proposal is to be able to be granted the permit and access to use the space for the intended purpose. After acquiring the permit, the unit will allow the flow of work to continue with Lior'sMotoRide.

Potential Impacts

Lior'sMotoRide provides motorcycle repair, maintenance, and servicing. Business activities may occasionally generate noise from motorcycle engines, tools, and mechanical equipment. These activities will be conducted responsibly, with reasonable measures taken to minimize noise and vibration and avoid unnecessary disturbances to neighboring properties. The business will not involve noxious or hazardous activities beyond those typically associated with motorcycle repair and servicing. Any oils, fluids, parts, and other materials associated with repairs will be handled and stored appropriately to prevent spills, odors, and environmental impacts. Traffic generated by the business is expected to consist primarily of customers dropping off and picking up motorcycles which is usually one per hour and never causing a large traffic within the space. Vehicle circulation and parking will be managed to avoid obstructing nearby properties, roadways, or access points. Hours of operation will be managed to minimize disturbances to the surrounding community. Lior'sMotoRide intends to operate in a safe, clean, and responsible manner, taking reasonable steps to minimize potential impacts on adjacent properties and maintain a positive relationship with the surrounding community.

Code Compliance Analysis

Applicable Zoning Regulations

Garden City Code Table 8-2B-1 identifies the land uses permitted, conditionally permitted, or prohibited within each zoning district. Section 8-7A-1 provides definitions for land uses, including Service Provider and other relevant business classifications. Lior's MotoRide

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proposes to provide motorcycle repair, maintenance, diagnostics, and mechanical servicing at the subject property. The business is seeking a Conditional Use Permit for a Service Provider use in the C-2 General Commercial District. The proposed use will be subject to the applicable zoning requirements and any conditions imposed by the City.

Conditional Use Permit Standards

Under Garden City Code 8-6B-2(D), the Planning and Zoning Commission must consider four required findings when reviewing a Conditional Use Permit.

Finding 1: Compatibility with the location, lot, neighborhood, and zoning district.

Lior's MotoRide will operate within an existing commercial building at 202 E. 37th Street, Unit 9. Motorcycle repair and servicing will take place within the designated business space. The business will seek to minimize disturbances to surrounding properties by conducting repairs responsibly, maintaining an orderly work area, and managing customer access and motorcycle storage appropriately.

Finding 2: Adequate public facilities and services.

The business will operate within an existing commercial building and use available site access and public infrastructure. The applicant will comply with applicable requirements identified through City review, including any necessary fire, environmental, building, and access approvals. Any impacts identified by reviewing agencies will be addressed through appropriate mitigation measures or permit conditions.

Finding 3: Protection of community health, safety, and welfare.

Motorcycle repair activities may generate noise, vibration, and waste materials such as used oil and other automotive fluids. Lior's MotoRide will take reasonable measures to minimize noise, keep repair activities within the designated work area, maintain safe storage and handling of service materials, and prevent spills or improper disposal. Customer traffic and parking will be managed to avoid obstructing access or creating unnecessary disturbances.

Finding 4: Consistency with the Comprehensive Plan and other adopted city regulations.

Lior's MotoRide will operate subject to the applicable provisions of Garden City Code, Title 8, and any conditions imposed through the Conditional Use Permit process. The applicant will

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comply with applicable building, fire, environmental, and zoning requirements. The final determination of consistency with the Comprehensive Plan and other adopted policies will be based on the City's review of the proposed use and its specific location.

General Application Requirements

Garden City Code 8-6A-3 establishes general application requirements for permits and decisions under Title 8. Lior's MotoRide will provide the information and supporting documentation required for the Conditional Use Permit application and will obtain the necessary approvals before conducting any use that requires authorization. The applicant will comply with applicable public-notice, neighborhood-meeting, and hearing procedures and will respond to requests for additional information from City staff or reviewing agencies.

Ongoing Compliance and Mitigation

Lior's MotoRide intends to maintain a clean, safe, and orderly business environment. Repair activities will be managed to reduce noise and other potential disturbances, service materials will be handled responsibly, and motorcycle storage and customer access will be managed to minimize impacts on adjacent properties.

The business will comply with all applicable City Code provisions and any conditions attached to the approved Conditional Use Permit. The applicant acknowledges that approval is subject to the City's review and that additional conditions may be imposed to protect the surrounding community.

CITY OF GARDEN CITY

6015 Glenwood Street ▪ Garden City, Idaho 83714
Phone 208/472-2900 ▪ Fax 208/472-2996

Chief Mike Bisagno
Boise Fire Department
333 Mark Stall Place
Boise, Idaho 83704-0644

August 28, 2026

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 200 E 37th street

Fire hydrant serving this address: #2073

Fire flow Garden City is able to provide is 2000 gpm at 20 psi residual for 2 hours.

Sprinkler System Design Information:

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 2000 gpm

For questions, please contact the Garden City permitting desk at 208-472-2921.

Sincerely,

Chad Vaughn

Garden City Public Works Water Division

cc:
Applicant
File

September 4, 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: September 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

Neighborhood Meeting Sign-in Sheet Template

Day: **Thursday** Date: **September 24, 2026** Time: **5:30-6:00 pm**

Project Synopsis: **Requesting CUP for Automotive Service Business - LiorsMotoRide**

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

Name	Address (house number, street, suit, studio, if applicable)	City/State/ZIP	Email	Are you interested in having standing to object to this project? (yes/no)

No one participated in the meeting.

202-9

Lior's Moto Ride
LLC Hours
Monday - Friday
9:00 am - 5:00 pm
By Appointment Only

KTM
READY TO RACE


BMW
Motorcycles
MOTORE
Oil of Switzerla
DUNLOP
THOR
THOR


S MOTO RIDE
Motorcycle
rvice & Repair
Red Bull KTM
RACING
Continental
DUNLOP
EM
ELECTRIC EMOTION
100% ELECTRIC
s3
BMW
Motorcycles


BMW
Motorcycles
MOTUL
TAKING FUN SERIOUSLY


BMW
Motorcycles
MOTUL
LUBRICATION CE
GAS
SGAS
THOR

Business Compliance Application

Permit info:_____

Application Date:_____ Rec'd By: _____

6015Glenwood Street Garden City, Idaho 83714 Phone 208/472-2921 Fax 208/472-2926
building@gardencityidaho.org Inspection Hotline 208/472-2920

PLEASE NOTE: THIS APPLICATION IS FORTENANT SPACES WITH PRIOR OCCUPANCY DOCUMENTATION ONLY AND NOBUILDING PERMIT IS REQUIRED

Thank you for your desire to start a new business in Garden City!

Garden City is home to many productive, thriving businesses, both large and small. The city continuously strives to support and work collaboratively with the business community. We are proud to provide the community with resources such as the Artisans Pathway mapping system and places like the Surel Mitchell Live-Work-Create district. In addition, the city provides many amenities for both employees and clients, such as:

- City amenities
- Small, nimble, and personable government
- Ideal location in the valley with quick access to downtown Boise or Meridian
- The Greenbelt
- The Boise River
- Parks
- Restaurants, Wineries, and Breweries
- Artists and Artisans
- A wide variety of other businesses ranging from retail to manufacturing

Navigating the requirements to ensure that your business is legal can be unnerving. Often business owners find a building that appears to meet their needs and they sign a lease before they find out that they have made a misstep. Garden City provides a free meeting with several disciplines and agencies to help you determine if the location you have found is your best fit, and how to make the process as predictable as possible for you. The reviewers present at this meeting may include representatives from Planning and Zoning, Building, Fire, Environmental, and Public Works.

Before starting a business, you need to have a Certificate of Occupancy for your business at the location where you will be doing business. The following questions will help us know how to best direct you in the process of receiving your certificate of occupancy. Questions will also help us determine other common permits you may need or potential business licenses.

APPLICATIONTYPE:

Existing Business - Needing Certification
Existing Business - Name or Ownership Change
Business New to Space

APPLICANT INFORMATION:

Contact Name: Lior Elbaz

E-mail: liorsmotoride@gmail.com

Address 202-9 E 37th St **City**: Garden City : 83714 **Zip**:

State Idaho **Phone**: 9514155668

SITE INFORMATION:

Street #:__202 _____**Suite/Unit**:_9_____**Street Name**:_E 37th St_____

Building or Shopping Center Name: _Midtown Business Park_____

Are there other businesses at this site? Y / N

List all other businesses that occupy this site: 208 Liquidate LLC, Combat Sport Supply, Olcotts Auto Repair, Epic Pro Power Wash, Select Civil LLC, Garden City Greens_____

_____

Property Owner Name: Western States Industries_____

E-mail:_equitablepm@gmail.com_____

Address:__PO Box 1536_____**City**:__Meadow Vista_____

State: _CA_____ **Zip**:_95722_____ **Phone**:__530-886-1414_____

BUSINESS INFORMATION:

BusinessName: __LiorsMotoRide_____

BusinessOwnerName: _Lior Elbaz_____

Website: _liorsmotoride.com_____

BusinessPhone : _(951)215-5410_____

DescriptionofBusiness Independent motorcycle service and repair

_____

Type of Use (See GCC Title 8-7A-1 Definition of Uses):_Vehicle Service_____

Before you begin, the property needs to be legally created and zoned correctly. If your use requires a conditional use permit, this must be done prior to establishing occupancy. If you do not alreadyknow the zoning code and lot block and subdivision, please visit: Ada County Assessor

_____

ZONING INFORMATION:

☐**R-1/A** ☐ **R-2** ☐ **R-3** ☐ **R-20** ☐ **C-1** ☐ **C-2** ☐ **M** ☐ **LI**

Subdivision Name:__FAIRVIEW ACRES SUB NO 03__ **Lot(s):**__9_____ **Block(s):** 202_____

Parcel #: __R2734520345_____

**Ifthe property includesportions of lots, youwillhave toprovide documentationthat thepropertywasinitscurrentformpriorto August 9, 1988, or otherwise was legally established prior to any further entitlements.*

STRUCTURE INFORMATION (CIRCLE ONE):

Istherean existing Certificateissuedforthespace/address: Y/**N** **Ifyes,acopymust be submitted.*

Arethere existing floor plans Y/**N** **Overall Square Footage of your space** __600_____

Is there a fire sprinkler? Y/N/**UNKNOWN** **Is there a fire alarm?** Y/N/**UNKNOWN**

Previous Business Name (if known): _Unknown_____

Previous Business Type (if known): ___Unknown_____

Home, Apartment or Child-Occupied facility built prior to 1978? Y/**N** **Lead Cert #**_____

OCCUPANCY

Allbusinesses require a Certificate of Occupancy prior to starting businesses. The information that you providewill help us determine which process or processes will be needed for you to start your business. Thebelow determinations will dictate the building review process:

1. Ifyour proposed occupancy is the same as what the building was built to, there have not been any changes, and there is an existing certificate of occupancy on record. If you do not have a Certificate ofOccupancy on file and if there is only one tenant space in the structure documents verifying that there is no change can be used such as an affidavit of use, previous lease agreements, or previous utility bills.
2. There is a change to the occupancy which will require upgrades to the building.
3. Tenant Improvement building permit.
4. New build building permit.

Whatoccupancy best describes each portion of your structure.
(Thisinformationwillhelp thebuildingandfirereviewers)

A-1 Buildings intended for the production and viewing of performing arts or motion pictures (Theaters, Concert Halls).	___0_____sq ft.
A-2 Buildings intended for food and/or drink consumption (Restaurants).	____0_____sq ft.
A-3 Buildings intended for worship, recreation, or amusement and other assemblies not otherwise classified.	____0_____sq ft.
A-4 Buildings intended for viewing indoor sporting events and activities with spectator seating (Arenas).	____0_____sq ft.
A-5 Buildings intended for participation in or viewing outdoor activities (Stadiums).	____0_____sq ft.
Business (Group B) - Places where services are provided (not to be confused with mercantile, below). Examples: Banks, Insurance Agencies, Government Buildings (including police and fire stations), and Doctor's Offices	___0_____sq ft.
Educational (Group E) - Schools and Daycare centers up to 12th Grade.	___0_____sq ft.
Factory (Group F) - Places where goods are manufactured or repaired (unless considered "High-Hazard" (below)) Examples: Factories or Dry Cleaners.	__0_____sq ft.
High-Hazard (Group H) - Places involving the production or storage of very flammable or toxic materials. Includes places handling explosives and/or highly toxic materials (such as fireworks, hydrogen peroxide, and cyanide).	___0_____sq ft.
Institutional (Group I) - Places where people are physically unable to leave without assistance. Examples: Hospitals, Nursing Homes, and Prisons. In some jurisdictions, Group I may be used to designate Industrial.	____0_____sq ft.
Mercantile (Group M) - Places where goods are displayed and sold. Examples: Grocery Stores, Department Stores, and Gas Stations.	____0_____sq ft.
Residential (Group R) - Places providing accommodations for overnight stay (excluding Institutional). Examples: Houses, Apartment Buildings, Hotels, and Motels.	___0_____sq ft.
Storage (Group S) – Places where items are stored (unless considered High-Hazard). Examples: Warehouses and Parking Garages	_____0_____sq ft.
Utility and Miscellaneous (Group U) – Others. Examples: Water Towers, Barns, Towers	____0_____sq ft.

Do you have building plans and or a certificate of occupancy? Yes☐ **No**

Do you plan on constructing anything inside an existing building? Do Yes ☐ **No**

plan on any exterior construction? Yes ☐ **No**

Do you plan on building a new structure? Yes ☐ **No**

Will you have any cooking or storage of hazardous materials on site? Yes ☐ **No**

LICENSING:

Garden Cityrequires that you apply for a business license for the sale of alcohol and/ or food, mobile food trucks, vendors, daycares, pawnbrokers, massage therapists, security service, taxi cabs and drivers, and precious metal dealers. Contact (208) 472-2906, customerservice@gardencityidaho.org, or visit the Garden City Clerk's Office. We recommend that you also check with: Central District Health; the Department of Alcohol Beverage Control, and Ada County Clerk.

SIGNAGE:

Pleaseremember to apply for a sign permit. Sign permits are required for any new sign or for temporary signs.

Signature: Lior Elbaz **Date:** October 13, 2026

Iamorhave the owner's permission to submit this application. I agree to be responsible for all application materials, fees, and application correspondence with the city. I have completed the application checklist (page 3) noting all applicable pages and supporting documents for this project. I understand that upon review of this application or inspection of the building I may be required to obtain a building permit for structural deficiencies or identified change of occupancy. I attest that all information is complete and accurate to the best of my knowledge.

By signing, I acknowledge the following:

1. **I understand that it is unlawful to occupy a property without a certificate of occupancy or provide false information.** On final approval one Certificate of Compliance orOccupancy willbe issued by Garden Cityandone willbe issued by the North Ada County Fireand Rescue District (NACFR). Both Certificates are required to be posted in a conspicuous place in conjunction with the tenancy
2. **The applicant** shall be responsible to ensure that submitted plans adhere to the guidelines referenced in the application checklist.
3. Garden Citycoordinates applications with the North Ada County Fire and Rescue District (NACFR). Garden City and NACFRare separate entities. Questions or complaints specific to fire requirements, review, approval, or administration should be directedto NACFR: (208) 375-0906.

REQUIRED! – APPLICATION CHECKLIST

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

- ☐ CompleteBusiness Compliance Application
- ☐ Electronicsubmittal of all plans and application materials in pdf
  - *Each documentfromthechecklistmustbeseparatedintoitsownindividual PDF and labeled with a description*
- ☐ Statementof Intent detailing the nature of the use
- ☐ PreviousCertificate of Occupancy/Compliance
- ☐ ACHD Impact Fee Receipt or confirmation from ACHD that no Impact Fee is required.
  - Contact impactfees@achdidaho.org directly.
- ☐ AffidavitofLegal Interest *signed by a Registered Agent of the Landowner according to the Ada County Assessor.
- ☐ **One**setofdetailed **site plans** including:
  - Google aerial view
  - Cardinal directions, adjacent roadways, and all structures on site
  - Parking, landscaping, and trees
  - Ada County verified and approved numbered addresses
  - Access location and dimensions
- ☐ **One**set of detailed current **floor plans** legibly drawn on minimum 8 1/2 X 11 plan sheet drawn to ¼"= 1' scale(with scale noted on plans) identifying:
  - ☐ **Useand square footage per room (i.e., office, storage, restroom,etc.)**
  - ☐ **Primary Occupancy Classification using 2018 IBC sec 304-312**
  - ☐ **Occupancy Load using 2018 IBC Sec 1004, table 1004.1.2**
  - ☐ **Interior and exterior wall and opening dimensions, windows,doors,roll-updoors**
  - ☐ Electricalpanelsinterior and exterior
  - ☐ Gas meterlocation
  - ☐ Fire extinguisherlocations and size
  - ☐ Emergencylightinglocations
  - ☐ Illuminatedexitsignlocations
  - ☐ Fire sprinklerriserlocation
  - ☐ Fire alarmpanellocation
  - ☐ Commercialcookingoperation location, including size and type of hoods and grease traps
  - ☐ Spray finishingoperation location
  - ☐ Flammableorcombustible product locations
  - ☐ Welding operationlocations
  - ☐ Rack storagelocations

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)
)SS
County of Ada)

I,_____, _____
Name — Address of Owner
(must be primary owner as noted in Ada County Assessor's records.
If the primary owner is a business write the business name)

_____, _____
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 _____,
   Name of applicant
   to submit the accompanying application pertaining to _____,
   Garden City Idaho, 837____ property. Address of Property Subject to this Affidavit

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 _____day of_____, 20____

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

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

_____
Notary Public for Idaho

Residing at:_____

My Commission expires_____