

RE: Conditional Use Permit for Auto Sales

Date: April 1, 2026

Please find attached a completed application for Conditional Use Permit for an Automobile Sales Lot located at 500 S Roswell Boulevard.

We propose to use the existing house as office space for 3 employees, including myself and my son as a salesperson, and a third person detailing cars, we may add more employees as we grow.

The garage would be utilized for car detailing only, any major vehicle repairs would take place at a mechanics shop in Parma. We plan to have regular hours Tuesday through Saturday, from 10am to 6pm.

We estimate with the current space on the property to be able to park about 15 vehicles.

We will have a semi show up periodically to deliver vehicles, there is plenty of room on the south side driveway for the semi to pull in unload vehicles and pull around the house and back onto the street.

We pride ourselves on having clean vehicles and premises. Other than vehicles stored outside all other items will be stored inside the buildings.

We will also be installing landscaping to improve our curb appeal including grass with sprinklers, 2 trees, and 2 boulders to drive 4-wheel vehicles on to demonstrate the suspension.

We will mostly specialize in used pick-ups, but may include cars, and recreational vehicles like campers, ATV's and boats. Vehicles will be staged along Roswell boulevard for high visibility but outside the road right of way.

We also require a freestanding sign at each entrance and a wall sign on the building. For lighting we plan to use the existing lights on the house for security but will use full cut-off features to reduce glare into traffic.

We have applied for an auto-dealer license with the State of Idaho, and they are waiting for this conditional use permit to be approved before giving us the license.

We believe auto sales fit in with the industrial-commercial feel along Roswell and don't believe auto sales will cause any major impacts that are not already being done by our neighbors.

Sincerely,

SAMMY SALESMAN

Sam's Vehicle Sales

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