



File #: \_\_\_\_\_

### CONDITIONAL USE PERMIT APPLICATION

Please read and complete the application carefully. Failure to provide all required information could result in a delay in processing your application.

**Applicant Information:**

Applicant's Name: CRAIG LEONI  
Address: 194 TAM TAM DR, SAGLE ID 83864  
Phone: (H) 208-597-6755 (W) 208-597-6755  
E-mail: CHOSEN.MOTORS@YAHOO.COM

Holder of Legal Title: DOUG DISHONG (D+D DISHONG LLC) DOUG + DIANA DISHONG  
Address: 1207 HWY 2, SANDPOINT ID 83864 1302 KINNICKINNIK AVE  
Phone: (H) 206-532-4293 (W) SANDPOINT ID 83864  
E-mail: DISHONG40@GMAIL.COM

**Representative Information:**

Business Name: CHOSEN MOTORS LLC  
Surveyor: \_\_\_\_\_  
Address: 909 HWY 2 SANDPOINT ID 83864  
Phone: (H) 208 597-6755 (W) 208 597-6755  
E-mail: CHOSEN.MOTORS@YAHOO.COM

**Project Information:**

Legal Description of Site: Lot(s) \_\_\_\_\_ Block # \_\_\_\_\_ Addition \_\_\_\_\_  
(or) 1213 Hwy 2, SANDPOINT ID 83864  
Section 22 Township 57 NORTH Range 2 WEST  
Total Size of Parcel: \_\_\_\_\_

**Current Zoning:**

- |   |   |   |
|---|---|---|
| <u>Residential</u>                                      | <u>Commercial</u>                                     | <u>Industrial</u>   |
| <input type="checkbox"/> Rural Residential RR2          | <input type="checkbox"/> Mixed Use Residential (MUR)  | <input type="checkbox"/> Industrial General (IG)          |
| <input type="checkbox"/> Rural Residential RR1          | <input type="checkbox"/> Commercial A (CA)            | <input type="checkbox"/> Industrial Business Park (IBP)   |
| <input type="checkbox"/> Residential Single-Family (RS) | <input type="checkbox"/> Commercial B (CB)            | <input type="checkbox"/> Industrial Technology Park (ITP) |
| <input type="checkbox"/> Residential Multi-Family (RM)  | <input checked="" type="checkbox"/> Commercial C (CC) |   |

**Current Comprehensive Plan Designation:**

Future Land Use Categories

- Low Density Clustered Residential
- High Density Residential
- Downtown
- Parks and Open Space
- Low Density Residential
- Neighborhood Mixed Use
- Public/Quasi Public
- Medium Density Residential
- Mixed Use Corridor
- Light Industrial/Commercial

Airport Safety Zones

- Inner Critical Zone
- Runway Protection Zone
- Lateral Safety Zone
- N/A

**What land uses border the site? Describe lot sizes, structures and uses:**

North: HWY 2  
 South: HVAC MECHANICAL CONSTRUCTOR YARD  
 East: HVAC MECHANICAL CONSTRUCTOR OFFICE/YARD  
 West: VACANT BURGER EXPRESS RESTAURANT + JITTERZ COFFEE STAND

**What Zones border the project site?**

North COMMERCIAL C South COMMERCIAL C East COMMERCIAL C West COMMERCIAL C

Existing Structure(s) (Size & Use): SINGLE STORY BLOCK BUILDING 1,315 SQ. FT.  
12x12 OFFICE, 6x10 RECEPTION ROOM, SHELVING SPACE.

Brief description of proposal: I WOULD USE THE OFFICE SPACE FOR AN OFFICE,  
CARS FOR SALE WILL BE ON THE WEST SIDE OF THE BUILDING, CUSTOMER  
PARKING WILL BE ON THE NORTH SIDE OF THE BUILDING. NO CHANGES MADE.

Describe how the site is accessed: HWY 2 IN THE NORTH EASTERLY DIRECTION,  
MAKE RIGHT FROM HWY 2 INTO PARKING AREA.

Indicate the availability of public services and utilities to the site: POWER, WATER, SEWER,  
TRASH, INTERNET.

*The Planning Director may request additional information in specific circumstances in order to assist the Planning Commission in reviewing this request.*

I am the owner or owner's representative of the property described in this application. I further attest that all information submitted with this application is true and accurate to the best of my knowledge.



Signature of Applicant

9/10/25

Date