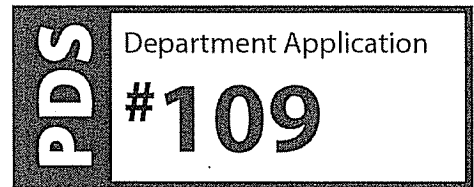


Conditional Use Application Form



Pre-Application Conference Required

A pre-application conference with staff for a preliminary review of your project and a pre-application neighborhood meeting are required prior to submitting this application. Refer to the attached submittal checklist for additional information, and see the attached P & Z Commission Level Applications document for a sample neighborhood meeting letter. Contact a procedures analyst at (208) 384-3830 for more details.

Submit a Complete Application

When an application is submitted, it will be reviewed in order to determine compliance with application requirements. It will not be accepted if it is not complete. A hearing date will be scheduled only after an application has been accepted as complete.

Note: Online submittals are not automatically accepted as complete and will not be processed until we receive all submittal requirements (including a signed copy of the application).

Reviewing Agencies

If any reviewing agency wants their input incorporated into the staff report, their information must be received by this office at least two weeks (14 calendar days) prior to the public hearing date when this application will be heard.

Address Verification

Address of Subject Property: 1511 W BANNOCK ST

Mapping Division must initial here _____ to signify address verification.

For Office Use Only	
File Number: _____	X-Referenced Files: _____
Zone(s): _____	Fee: _____
Pre-Application Materials? <input type="checkbox"/> Yes <input type="checkbox"/> No Project Type: <input type="checkbox"/> Special Exception <input type="checkbox"/> Other: _____	
This application is a request to construct, add or change the use of the property as follows:	



Conditional Use Application Form

PDS	Department Application
	# 109

New! Type data directly into our forms.

Case #: _____

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

Property Information

Address: Street Number: 1511 Prefix: W Street Name: BANNOCK ST
BCOT
Subdivision: (BOISE CITY ORIG. TOWNSITE) Block: 116 Lot: 1-12 Section: 10 Township: 3N Range: 2E
*Primary Parcel Number: R1013007741 Additional Parcels: N/A

Applicant Information

*First Name: RUDY *Last Name: KADLUB
Company: PERSIMMON II, LLC *Phone: 971-250-2350
*Address: 44292 S. EL MACERO DR *City: EL MACERO *State: CA *Zip: 95618
E-mail: rudy@costapacific.com Cell: 503-34-8014 Fax: 925-938-3355

Agent/Representative Information

First Name: DANIELLE Last Name: WEAVER
Company: CSHQA Phone: 208-343-4635
Address: 250 S. 5th ST. City: BOISE State: ID Zip: 83702
E-mail: danielle.weaver@cshqa.com Cell: _____ Fax: 208-343-1858
Role Type: ☒ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☐ Other

Owner Information

Same as Applicant? ☒ Yes ☐ No (If yes, leave this section blank)

First Name: _____ Last Name: _____
Company: _____ Phone: _____
Address: _____ City: _____ State: _____ Zip: _____
E-mail: _____ Cell: _____ Fax: _____

Date Received: _____
Revised 10/2008



www.cityofboise.org/pds
City of Boise Planning & Development Services
P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500
Phone 208/384/3830 • Fax 208/433-5688 • TDD/TTY 800/377-3529

1. Neighborhood Meeting Held (Date): SEPTEMBER 22, 2010

2. Neighborhood Association: WEST DOWNTOWN

3. Comprehensive Planning Area: DOWNTOWN PLANNING AREA

4. This application is a request to construct, add or change the use of the property as follows:

THIS APPLICATION SERVES TO REQUEST THE CONSTRUCTION OF A FREESTANDING GROCERY STORE (BUILDING 'A'), AND THE CONSTRUCTION OF A SMALL FREESTANDING RETAIL BUILDING (BUILDING 'B')

A SECOND (FUTURE) PHASE OF THIS PROJECT REQUESTS THE CONSTRUCTION OF RESIDENTIAL UNITS WHICH WILL OFFSET THE SMALL RETAIL PORTION OF THIS PROJECT

A. Is this a modification? ☐ Yes ☒ No

B. File number being modified: _____

5. Size of property: 1.8 ☒ Acres ☐ Square Feet

6. Water Issues

A. What are your fire flow requirements? (See International Fire Code) 3250 gpm - PER CHAPTER 9,

B. Number of hydrants (show location on site plan): APENDIX B OF THE IFC, A 50% REDUCTION IS ALLOWED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.

Number of Existing: 2 Number of Proposed: 0

C. Is the building sprinklered? ☒ Yes ☐ No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330.) 3,000 gpm

7. Existing uses and structures on the property are as follows:

THE PROPERTY IS CURRENTLY VACANT

8. Are there any known hazards on or near the property?

(Such as canals, hazardous material spills, soil or water contamination.) If so, describe them and give their locations:

NONE KNOWN

9. Adjacent Property Information

Building types and/or uses:		Zone:
APARTMENT RENTALS		C-2DD
North:	LOW RISE OFFICE - JOHN L. SCOTT	C-2DD
South:	RETAIL STORE	C-2DD
	LOW RISE OFFICE	C-2DD
East:	LOW RISE OFFICE - MITCHNER INVESTMENTS	C-2DD
	RETAIL STORE - THOMPSON LAUNDRY	C-2D
West:	MISCELLANEOUS - COMMERCIAL - MEADOW GOLD	C-2D
	LOW RISE OFFICE (AFL-CIO)	C-2D

10. Proposed Non-Residential Structures

A. Number of non-residential structures: TWO (2)

Square footage of proposed non-residential structures or additions (If 5+ floors, attach narrative with chart):

	Gross Square Feet	Net Leasable Square Feet
1st Floor:	BUILDING 'A' - 25,000 SF BUILDING 'B' - 1,800 SF	
2nd Floor:		
3rd Floor:		
4th Floor:		

B. Maximum Proposed Structure Height(s): BUILDING 'A' - 35'
BUILDING 'B' - 26'

C. Number of Stories: ONE (1)

11. Proposed Residential Structures

A. Number of Residential Units (if applicable): N/A

B. Maximum Proposed Structure Height(s): N/A

C. Number of Stories: N/A

12. Site Design

A. Percentage of site devoted to building coverage: 34%

B. Percentage of site devoted to landscaping: 16%

C. Percentage of site devoted to paving: 44%

D. Percentage of site devoted to other uses: 6%

E. Describe other use: LOADING DOCK / RAMPS / SIDEWALKS / PLAZA

13. Loading Facilities, if proposed (For Commercial uses only):

Number: ONE FULL TRUCK DOCK Location: WEST SIDE OF BLDG 'A'
 Size: 75' TRUCK Screening: CMU WALL/GATE

14. Parking

	Required	Proposed
A. Handicapped Spaces:	<u>3</u>	Handicapped Spaces: <u>4</u>
B. Parking Spaces:	<u>45</u>	Parking Spaces: <u>93</u>
C. Bicycle Spaces:	<u>5</u>	Bicycle Spaces: <u>18</u>
D. Proposed Compact Spaces:	<u>30</u>	
E. Restricted (assigned, garage, reserved spaces) parking spaces proposed:	<u>N/A</u>	
F. Are you proposing off-site parking? <input checked="" type="radio"/> Yes <input type="radio"/> No If yes, how many spaces?		<u>30</u>
G. Are you requesting shared parking or a parking reduction? <input type="radio"/> Yes <input checked="" type="radio"/> No If yes, how many spaces?		<u></u>

Note: If you are requesting shared parking or a parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

15. Setbacks (Plans that are not graphically dimensioned will not be accepted.)

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	<u>10'</u>	<u>0'</u>	<u>10'</u>	<u>0'</u>
Rear:	<u>10'</u>	<u>0'</u>	<u>10'</u>	<u>0'</u>
Side 1:	<u>10'</u>	<u>0'</u>	<u>10'</u>	<u>0'</u>
Side 2:	<u>10'</u>	<u>0'</u>	<u>10'</u>	<u>0'</u>

16. Drainage (proposed method of on-site retention):

DRAINAGE WILL BE COLLECTED ON SITE IN CATCH BASINS AND CONVEYED IN PIPES TO A DETENTION/RETENTION AREA. COORDINATE WITH ACHD TO RELEASE INTO THEIR SYSTEM, IF ALLOWED

17. Floodways & Hillsides

- A. Is any portion of this property located in a Floodway or a 100-year Floodplain? ☐ Yes ☒ No
- B. Does any portion of this parcel have slopes in excess of 15%? ☐ Yes ☒ No

Note: If the answer to either of the above is yes, you will be required to submit an additional Floodplain and/or Hillside application and additional fee. You must submit the additional required application(s) for review at the same time as this request.

18. Airport Influence Area

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

☒ No ☐ Area A ☐ Area B ☐ Area B1 ☐ Area C

19. Solid Waste

A. Type of trash receptacles:

☐ Individual Can/Residential ☐ 3 Yd Dumpster ☐ 6 Yd Dumpster ☐ 8 Yd Dumpster ☒ Compactor

B. Number of trash receptacles: ONE (1)

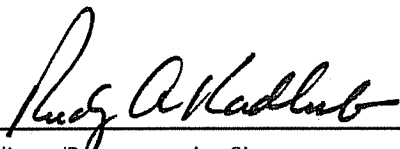
C. Proposed screening method: CMU SCREEN WALLS INTEGRAL TO EACH BLDG

D. Is the proposed location accessible for collection? (Contact Boise Public Works at 384-3901.) ☒ Yes ☐ No

E. Is recycling proposed? ☒ Yes ☐ No

Verification of Legal Lot or Parcel Status

Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Division. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Division. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.



Applicant/Representative Signature

9.23.10

Date

Print Form