

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: 916 Prefix: East Street Name: Park

Subdivision: _____ **Block:** _____ **Lot:** _____ **Section:** _____ **Township:** _____ **Range:** _____

***Primary Parcel Number:**

R	1	0	8	8	5	0	0	1	8	7
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Additional Parcels: R1088500187

Applicant Information

***First Name:** GLENN ***Last Name:** LEVIE

Company: THE LEVIE GROUP ***Phone:** (818) 606-5096

***Address:** 17711 KAREN DRIVE ***City:** ENCINO ***State:** CA ***Zip:** 91316

E-mail: GLENN@THELEVIEGROUP.COM **Cell:** _____ **Fax :** (877) 273-1080

Agent/Representative Information

First Name: GLENN **Last Name:** LEVIE

Company: _____ **Phone:** _____

Address: _____ **City:** _____ **State:** _____ **Zip:** _____

E-mail: _____ **Cell:** _____ **Fax :** _____

Role Type: ☐ Architect ☒ Land Developer ☐ Engineer ☐ Contractor ☐ Other

Owner Information

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

First Name: ED **Last Name:** BOWMAN

Company: PATRA PROPERTIES **Phone:** (208) 921-8585

Address: 280 W Cottonwood Ct **City:** EAGLE **State:** ID **Zip:** 83616

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): 12/21/2011

2. Neighborhood Association: EAST END NEIGHBORHOOD ASSOCIATION

3. Comprehensive Planning Area: NORTH EAST ENDS

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

CONSTRUCT A FOUR STORY MIXED-USE RESIDENTIAL APARTMENT COMPLEX, LIVE WORK UNITS AND RETAIL SPACE AT A PORTION OF THE GROUND FLOOR STREET FRONTAGE

A. Is this a modification? ☐ Yes ☒ No

B. File number being modified: _____

5. Size of property: 1.75 ☒ Acres ☐ Square Feet

6. Water Issues

A. What are your fire flow requirements? (See International Fire Code) 2,625

B. Number of hydrants (show location on site plan): (**Note:** Any new hydrants/hydrant piping require United Water approval.)

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:

NA

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

9. Adjacent Property Information

Building types and/or uses:		Zone:
North:	VACANT LAND	C-3D
South:	OFFICE, APARTMENTS	C-3D
East:	VACANT LAND & PUD	C-3D R-3D
West:	OFFICE	C-3D

10. Proposed Non-Residential Structures

A. Number of non-residential structures: **ONE**

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:	18,972	5,488
2nd Floor:	18,122	0
3rd Floor:	18,048	0
4th Floor:	18,048	0

B. Maximum Proposed Structure Height(s): **44-6**

C. Number of Stories: **4**

11. Proposed Residential Structures

A. Number of Residential Units (if applicable): **68**

B. Maximum Proposed Structure Height(s): **44-6**

C. Number of Stories: **4**

12. Site Design

A. Percentage of site devoted to building coverage: **25%**

B. Percentage of site devoted to landscaping: **16%**

C. Percentage of site devoted to paving: **45%**

D. Percentage of site devoted to other uses: **14%**

E. Describe other use: **open plaza fronting streets**

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

Number: NA Location: _____
 Size: _____ Screening: _____

14. Parking

	Required	Proposed
A. Handicapped Spaces:	<u>5</u>	Handicapped Spaces: <u>5</u>
B. Parking Spaces:	<u>125</u>	Parking Spaces: <u>113</u>
C. Bicycle Spaces:	<u>11</u>	Bicycle Spaces: <u>14</u>
D. Proposed Compact Spaces:	<u>49</u>	
E. Restricted (assigned, garage, reserved spaces) parking spaces proposed:	<u>0</u>	
F. Are you proposing off-site parking?	<input type="radio"/> Yes <input checked="" type="radio"/> No	If yes, how many spaces? _____
G. Are you requesting shared parking or a parking reduction?	<input type="radio"/> Yes <input checked="" type="radio"/> No	If yes, how many spaces? _____

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>20</u>	<u>15-4</u>	<u>20</u>	<u>20</u>
Rear:	<u>5</u>	<u>137'</u>	<u>5</u>	<u>5</u>
Side 1:	<u>10</u>	<u>77-6</u>	<u>10</u>	<u>10</u>
Side 2:	<u>20</u>	<u>16-9</u>	<u>20</u>	<u>20</u>

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

17. Floodways & Hillside

- 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: **2** _____

C. Proposed screening method: **Fenced** _____

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.

Glenn Levie (Electronic Signature)

Applicant/Representative Signature

12/26/11

Date

Print Form