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#161: Design Review Application Form

Property Information

Prefix:	Street Nan	ne:		
S	9TH ST			
Block:	Lot:	Section:	Township:	Range:
4	0	10	3	2
Additio	onal Parcel N	Numbers:	<u>p</u>	P
	S Block: 4	S9TH STBlock:Lot:40	Block: Lot: Section:	S9TH STBlock:Lot:Section:Township:40103

The primary contact receives all e-mails and is responsible for uploading/downloading all documents.

Ja Applicant Ja Agent/Representative Ja Owner

Applicant Information

Steve Hosac Company: River 8 LLC Address: City: State: Zip: 1770 W. State St., #390 Boise ID 83702 E-mail: Phone Number: Cell: Fax: steve@hosac.net (208) 384-1024 (208) 850-8590 (208) 384-1061 Agent/Representative Information First Name: Last Name: John First Name: Last Name: Zip: Zip: Infne Architects Office City: State: Zip:	
River 8 LLCAddress:City:State:Zip:1770 W. State St., #390BoiseID83702E-mail:Phone Number:Cell:Fax:steve@hosac.net(208) 384-1024(208) 850-8590(208) 384-1061Agent/Representative InformationFirst Name:Last Name:JohnPriceCompany:The Architects OfficeFirst OfficeFirst Name:	
Address:City:State:Zip:1770 W. State St., #390BoiseImage: 83702E-mail:Phone Number:Cell:Fax:steve@hosac.net(208) 384-1024(208) 850-8590(208) 384-1061Agent/Representative InformationEast Name:Image: 100 minuteFirst Name:Last Name:Image: 100 minuteJohnPriceImage: 100 minuteCompany:Image: 100 minuteImage: 100 minuteThe Architects OfficeImage: 100 minuteImage: 100 minute	
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First Name: Last Name: John Price Company: The Architects Office	
John Price Company: The Architects Office	
Company: The Architects Office	
The Architects Office	
Address: City: State: Zip:	
✓	
499 Main Street Boise ID 83702	
E-mail: Phone Number: Cell: Fax:	
john@taoidaho.com (208) 343-2931 (208) 343-1306	
Role Type: Ju Architect Ju Land Developer Ju Engineer Ju Contractor Ju Other	
Owner Information	
Same as Applicant?: to No to Yes (If yes, leave this section blank)	
First Name: Last Name:	
Mike Hall	
Company:	
Capitol City Development Corp.	
Address:City:State:Zip:	
121 N 9th St., Suite 501 Boise D 83702	
E-mail: Phone Number: Cell: Fax:	
mhall@ccdcboise.com (208) 384-4264	

Is this a Modification application?	2 ja Yes ja No File number being modified:				
1.Neighborhood Association:					
Downtown View Neighborhood Associations PDF					
2.Comprehensive Planning Area:					
J	Downtown View Comprehensive Planning Area PDF				
	construct, add or change the use of the property as follows:				
	nixed use building. Floors 1-2 parking and 📃 130 dwelling units in three wood framed				
towers.					
4.Size of Property:					
1.21 to A	Acres ja Square Feet				
	J = 1				
5.Water Issues:					
A. What are you fire flow requi	irements? (See International Fire Code):				
1500					
B. Number of hydrants (show lo	ocation on site plan):				
Note: Any new hydrants/hydrar	nt piping require United Water approval.				
Number of Existing: 1 Number of Proposed: 2					
-					
C. Is the building "sprinklered"?	ja Yes ja No				
	2 jn Yes jn No ailable? (Contact United Water of Idaho at 362-7330): 3000				
	ailable? (Contact United Water of Idaho at 362-7330): 3000				
D. What volume of water is ava	ailable? (Contact United Water of Idaho at 362-7330): 3000 the property are as follows:				
D. What volume of water is ava 6.Existing uses and structures on t	ailable? (Contact United Water of Idaho at 362-7330): 3000 the property are as follows:				
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D. What volume of water is ava 6.Existing uses and structures on t	ailable? (Contact United Water of Idaho at 362-7330): 3000 the property are as follows:				
 D. What volume of water is available. 6.Existing uses and structures on t Existing vacant warehous 7.Is the project intended to be pha Yes. Phase 1: 2/3 of gate 	ailable? (Contact United Water of Idaho at 362-7330): 3000 the property are as follows: ses ased? Please explain: arage, residential tower A				
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 D. What volume of water is available. 6.Existing uses and structures on the second structures on the second structures on the second structure. 7.Is the project intended to be phase 1: 2/3 of gate phase 1: 2/3 of gate structure. 8.Adjacent property information: 	ailable? (Contact United Water of Idaho at 362-7330): 3000 the property are as follows: ses ased? Please explain: arage, residential tower A tial tower B				
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 D. What volume of water is available. 6.Existing uses and structures on the Existing vacant warehous 7.Is the project intended to be phase 7.Is the project intended to be phase 1: 2/3 of gar Phase 1: 2/3 of gar Phase 1: 1/3 of Phase 1	ailable? (Contact United Water of Idaho at 362-7330): 3000 the property are as follows: ses ased? Please explain: arage, residential tower A tial tower B f garage, residential tower C Zone				
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- 9. Proposed Structures:
 - A. Number of Structures:

Use: Mixed use, parking, com

Square footage of proposed structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	42995
2nd Floor	44619
3rd Floor	35292
4th Floor	35415

1

B. Maximum proposed structure height(s):

C. Number of stories:

D. Number of seats (if restaurant, tavern or lounge):

E. Number of residential units (if applicable):

	1	
e):	0	
	130	

83

10.Existing Structures:

Square footage of existing structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet		
1st Floor			
2nd Floor			
3rd Floor			
4th Floor			

11.Building Exterior:

	Materials	Colors
Roof:	single-ply membrane	white
Walls:	brick/stucco/concrete	tan/yellow brick, white/green/orange stucco
Windows/Doors:	aluminum storefront at 1st & 2nd floors, vin	black anod. aluminum, tan vinyl at brick, w
Fascia, Trim, etc:	stucco	white
Other:	metal grillwork at garage openings	black

12.Setbacks:

Note: Plans that are not graphically dimensioned will not be accepted.

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	0'	9' plus	none	160
Rear:	0'	1'		
Side 1:	8th street - 0'	0'		
Side 2:	9th street - 0'	0'		

13.Site Design:

	Site Percentage Dev	oted to	Square I	Feet	
Building Coverage:	84	%	43995		
Landscaping:	8	%	4250		
Paving:	8	%	4286		
Other Uses:		%			
Describe Other Uses:					
14.Parking:					
	Required	P	Proposed		
Accessible Spaces:	0	E	6		
Parking Spaces:	0	1	160		
Bicycle Spaces:		2	20		
Proposed compact sp	paces:	C	0		
Are you proposing of	f-site parking?		ja Yes	ja No	
	If yes, how n	nany spaces?	?		
Are you requesting sh reduction?	ared parking or a par	king	ja Yes	ja No	
	If yes, how n	nany spaces?	?		[
Restricted parking?			jn Yes	ja No	
15.Landscaping:					
A. Are there any pror	ninent trees or areas of	of vegetation	on the pro	perty? jn Yes	s ja No
B. Type:					
C. Size:					
D. General Location:					
16.Mechanical Units:					
Number of Units:	140				
Unit Location:	in parking ga	rage and root	f		
Туре:	varies				
Height:	varies				
Proposed Screening N	Aethod: roof top med	hanical scree	ens		

17.Solid Waste:
A. Type of trash receptacles:
g Individual Can/Residential
g 3 Yd. Dumpster
ê 6 Yd. Dumpster
§ 8 Yd. Dumpster
6 Compactor
B. Number of trash receptacles:
C. Proposed screening method: interior
D. Is the proposed location accessible for collection? (Contact Boise Public Works at 384-3901.) Ju Yes ju No
E. Is recycling proposed? Ja Yes Ja No
18.Irrigation Ditches/Canals:
A. Are there any irrigation ditches or canals on or adjacent to the property? Ja Yes Ja No
B. Location:
C. Size:
19.Fencing:
Proposed Existing to Remain
Type:
Height:
Location:
20.Loading Facilities (if proposed, for commercial uses only):
Number: none
Location:
Size:
Screening:
21.Drainage:
Proposed method of on-site retention: below grade infiltration
22.Floodways & Hillsides:
A. Is any portion of this property located in a Floodway or a 100-year Floodplain?
B. Does any portion of this parcel have slopes in excess of 15%? jn Yes jn 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.
23. Airport Influence Area:

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

 ${\tt j}{\tt n}$ No $\,{\tt j}{\tt n}$ Area A $\,\,{\tt j}{\tt n}$ Area B $\,\,{\tt j}{\tt n}$ Area B1 $\,\,{\tt j}{\tt n}$ Area C

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 Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

Licensed Architect Information

Zoning Ordinance Section 11-07-02 requires a licensed architect for new buildings and additions over 200 sq. ft.

Is the project's Architect listed or	n the first page? Ju Yes Ju No	(If yes, leave this se	ction blank.)
First Name:	Last Name:		
Company:			
Address:	City:	State:	Zip:
E-mail:	Phone Number:	Cell:	Fax:
Professional License #:		<u> </u>	
Landscape Professional Informati	on		
Is the project's Landscape Profespage?	ssional listed on the first	(If yes, leave this blank.)	s section
First Name:	Last Name:		
Bruce	Taylor		
Company:			
Jensen Belts			
Address:	City:	State:	Zip:
495 Main Street	Boise	ID 💌	83702
E-mail:	Phone Number:	Cell:	Fax:
bruce@jensenbelts.com	(208) 343-7175		(208) 343-7178
Professional License #:			

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:	
Date:	