



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: CAR14-00015

Hearing Date: SEPTEMBER 8, 2014

X-Ref:

Hearing Body: Planning and Zoning Commission

Address: 6012 & 6050 N PIERCE PARK LN

Transmittal Date: 07/29/14

Applicant: LUCILEROSE, LLC

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to PDSTransmittals@cityofboise.org and put the file number in the subject line.
- Paper copies are available on request. Please call 384-3830 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call 384-3830.

Boise City

- ☒ Police-Curt Crum
- ☒ Fire-Romeo Gervais
- ☒ Public Works
- ☐ Public Works-Subs
- ☐ Public Works-Solid Waste
- ☒ Public Works-April Wing
- ☐ Public Works-Jason Taylor
- ☐ Public Works-Jim Wyllie
- ☒ Parks-Cheyne Weston
- ☐ Forestry
- ☐ City Clerk-Susan Churchman
- ☐ Airport
- ☒ Library-Kevin Booe
- ☒ DFA-James Thomas
- ☐ Parking Control
- ☐ Legal-Mary Elizabeth Watson
- ☐ PDS-Subdivisions-Dave & Todd
- ☐ PDS- Subs group
- ☒ PDS-GAP Planner-Josh W
- ☐ PDS-Building Dept
- ☒ PDS-Noticing Copy

Ada County

- ☒ ACHD
- ☐ Commissioners
- ☒ Sheriff Dispatch
- ☒ Development Services-Mark Perfect
- ☐ Assessor's Office-Dale Ann Barton
- ☒ COMPASS-Carl Miller
- ☐ Parks & Waterways-Pat Beale

Idaho State

- ☐ Transportation District III
- ☐ Division of Public Works
- ☐ Dept. of Water Resources
- ☐ Historical Society
- ☐ Fish & Game (Region III)
- ☐ Dept. of Lands
- ☐ Dept. of Parks & Recreation
- ☐ DEQ

Federal

- ☐ BLM
- ☐ Fish & Wildlife Service
- ☐ EPA
- ☐ Army Corp of Engineers

Schools

- ☒ Boise School District
- ☐ Meridian School District

Sewer Districts

- ☐ West Boise Sewer
- ☐ Northwest Boise Sewer
- ☐ Bench Sewer

Utilities

- ☒ Idaho Power
- ☒ Century Link
- ☒ United Water
- ☐ Chevron Pipeline
- ☐ Capitol Water Corporation
- ☐ Cable One
- ☐ Intermountain Gas

Irrigation Districts

- ☐ Nampa & Meridian
- ☐ New York Irrigation
- ☐ Boise City Canal
- ☐ Boise Valley
- ☐ South Boise Water Co.
- ☐ S. Boise Mutual Irrigation Co.
- ☐ Bureau of Reclamation
- ☐ Board of Control
- ☐ Drainage District # _____
- ☐ Other _____

Miscellaneous

- ☐ Boise Postmaster
- ☐ CCDC
- ☐ CDHD
- ☐ Union Pacific Railroad
- ☐ City of Garden City
- ☐ City of Meridian
- ☐ City of Eagle
- ☐ Harris Ranch Wildlife Mitigation
- ☒ Valley Reg. Transit-Mary Barker
- ☐ Other _____

Neighborhood Associations

- ☐ Barber Valley
- ☐ Boise Heights
- ☐ Borah
- ☐ Central Bench
- ☐ Central Foothills
- ☐ Central Rim
- ☒ Collister
- ☐ Depot Bench
- ☐ Downtown
- ☐ East End
- ☐ Glenwood Rim
- ☐ Harrison-Boulevard
- ☐ Highlands
- ☐ Hillcrest
- ☐ Lusk District
- ☐ Maple Grove - Franklin
- ☐ Morris Hill
- ☐ North End
- ☐ North West
- ☒ Pierce Park
- ☐ Pioneer
- ☐ Quail Ridge
- ☐ South Boise Village
- ☐ South East
- ☐ Stewart Gulch
- ☐ Sunrise Rim
- ☐ Sunset
- ☐ SW Ada County Alliance
- ☐ Veterans Park
- ☐ Vista
- ☐ Warm Springs Mesa
- ☐ West Bench
- ☐ West Cloverdale
- ☐ West Downtown
- ☐ West Valley
- ☐ Winstead-Park

Annexation & Rezone Application Form

PDS	Department Application
	# 105

Case #: CAR 14-00015

New! Type data directly into our forms.

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: 6012
6050 Prefix: N. Street Name: Pierce park Ln
Subdivision: _____ Block: _____ Lot: _____ Section: _____ Township: _____ Range: _____
*Primary Parcel Number: 50619212608 Additional Parcels: _____

Applicant Information

*First Name: Judith *Last Name: Balkins
Company: Lucilerose LLC *Phone: _____
*Address: 11606 Ridgely Ln *City: Boise *State: ID *Zip: 83702
E-mail: _____ Cell: _____ Fax: _____

Agent/Representative Information

First Name: Donna Last Name: Ahmed
Company: Tealey's Land Surveying Phone: 385-0636
Address: 12594 W. Explorer #1500 City: Boise State: ID Zip: 83713
E-mail: dahmed@tealeys.com Cell: _____ Fax: 385-0694
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: _____

RECEIVED

JUL 28 2014

Date Received
Revised 10/2008

PLANNING & DEVELOPMENT
SERVICES



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

CAR 14-00015

1. Neighborhood Meeting Held (Date): 7/10/14 @ 6:00 pm

2. Neighborhood Association: Callister

3. Comprehensive Planning Area: _____

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

Annexation of property into the Boise City limits
Rezone of property from Current Ada County zone
designation of RUT & R-1 to City of Boise zone R-1B

5. Type of Request: ☐ Rezone ☒ Annexation & Rezone

6. Current Zone: RUT
R-1 (county)

7. Requested Zone: R-1B (Boise)

8. Size of property: 16.3 ☒ Acres ☐ Square Feet

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

6012 House & outbuildings
6050 Single family home

10. Are there any existing land uses in the general area similar to the proposed use?

If so, describe them and give their locations:

North - parcel of Land just Re-zoned to R-1B
South - Pierce Park greens golf course & similar lot types
East - Castle Hills Sub - R-1C zoning
West - Pierce Park Meadows Sub - R-1C zoning

CAR 14-00015

11. On what street(s) does the property have frontage? N. Pierce Park Lane

12. Adjacent Property Information

	Uses:	Zone:
North:	Residential	R 1B
South:	Residential / Commercial	R 1C / R 1T
East:	Residential	R 6
West:	Residential	R 1C

13. Why are you requesting annexation into the City of Boise?

The property will eventually be developed in the City of Boise. The owner will sell to a developer and wishes to sell as a fully developable parcel of land.

14. What use, building or structure is intended for the property?

No change is anticipated at this time.

15. What changes have occurred in the area that justify the requested rezone?

Pierce Park road has been improved this year and adjacent property has been recently re-zoned.

16. What Comprehensive Plan policies support your request?

The Comp plan designates this area as large lot/rural. We are in compliance with this designation in our request for an R-1B zone

Applicant/Representative Signature

Date

[Print Form](#)

CAR 14-00015



TEALEY'S LAND 12594 W. Explorer Drive, Suite 150 Boise, ID 83713
SURVEYING

(208) 385-0636
Fax (208) 385-0696
Email: dahmed@tealeys.com

Intent Letter

To: Cody Riddle
Boise City Planning and Zoning

Date: July 29, 2014

Re: Balkins- Re-zone and Annexation

Job No.: 3853

(X) For your action

(X) For your review

Transmitted By: Donna Ahmed

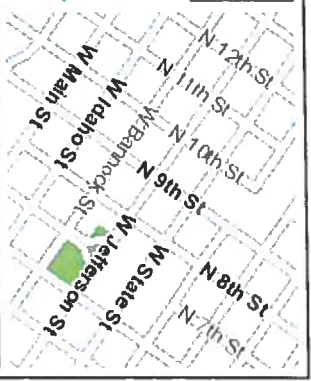
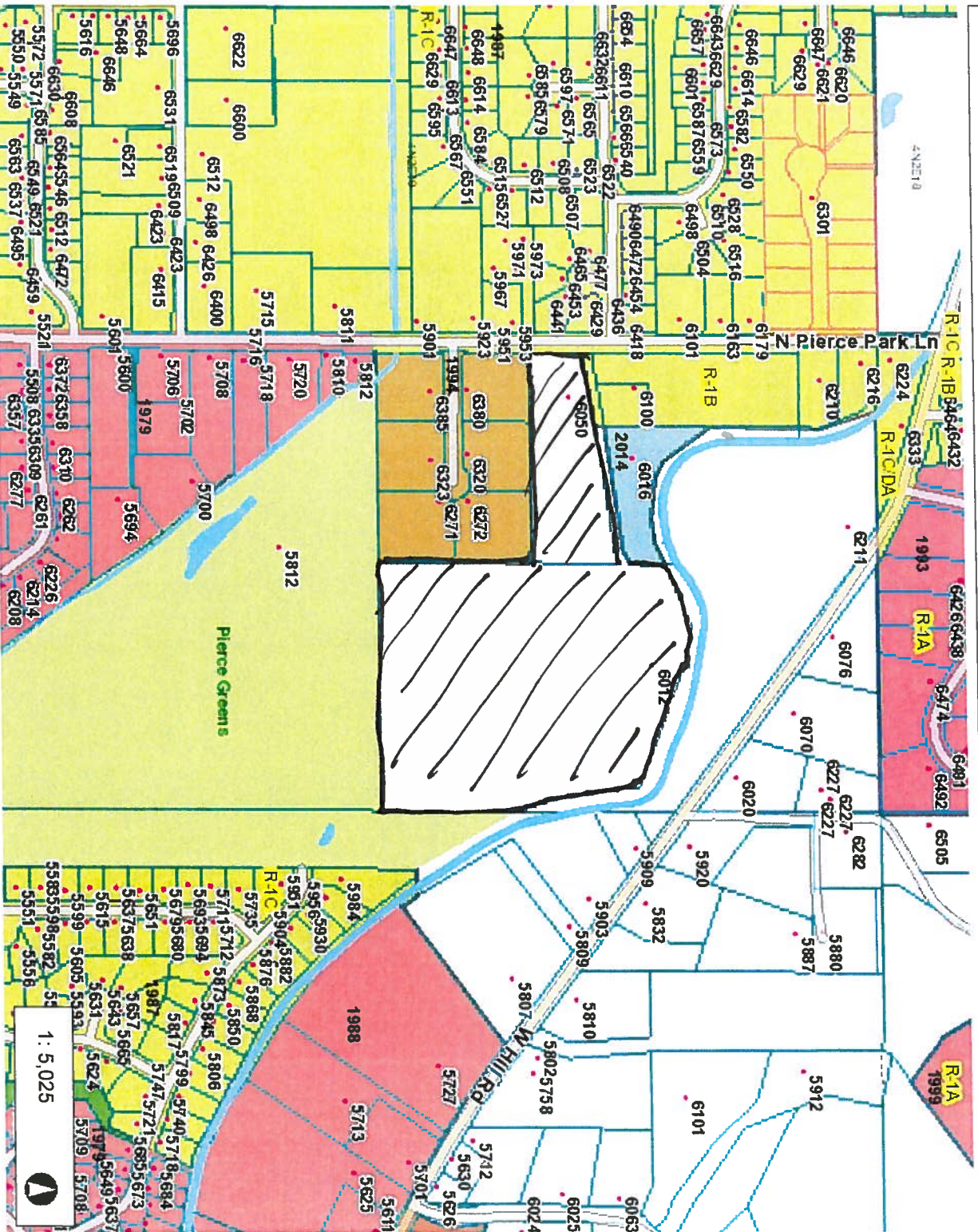
Dear: Cody,

Our client would like to apply for an annexation and re-zone for their parcels. The property will eventually be developed in the City of Boise. The owner will sell to a developer and wishes to sell as a fully developable parcel of land.

Sincerely,
Donna Ahmed
E-mail: dahmed@tealeys.com



BoiseMaps



Legend

- Roads (4,000 - 8,000)
 - Interstate
 - Major Roads
 - Minor Roads
- Major Water Features
- Addresses
- Condos
- Preliminary Lots
- Parcels
- Sections
- Open Space
 - Cemetery
 - Golf
 - Park
- Annexations
 - <all other values>
 - 1866
 - 1885
 - 1889
 - 1903
 - 1912
 - 1913
 - 1920
 - 1922
 - 1923
 - 1924

Notes

1: 5,025

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

NAD 1983 Transverse Mercator
Date Generated: 7/25/2014 12:57:30 PM

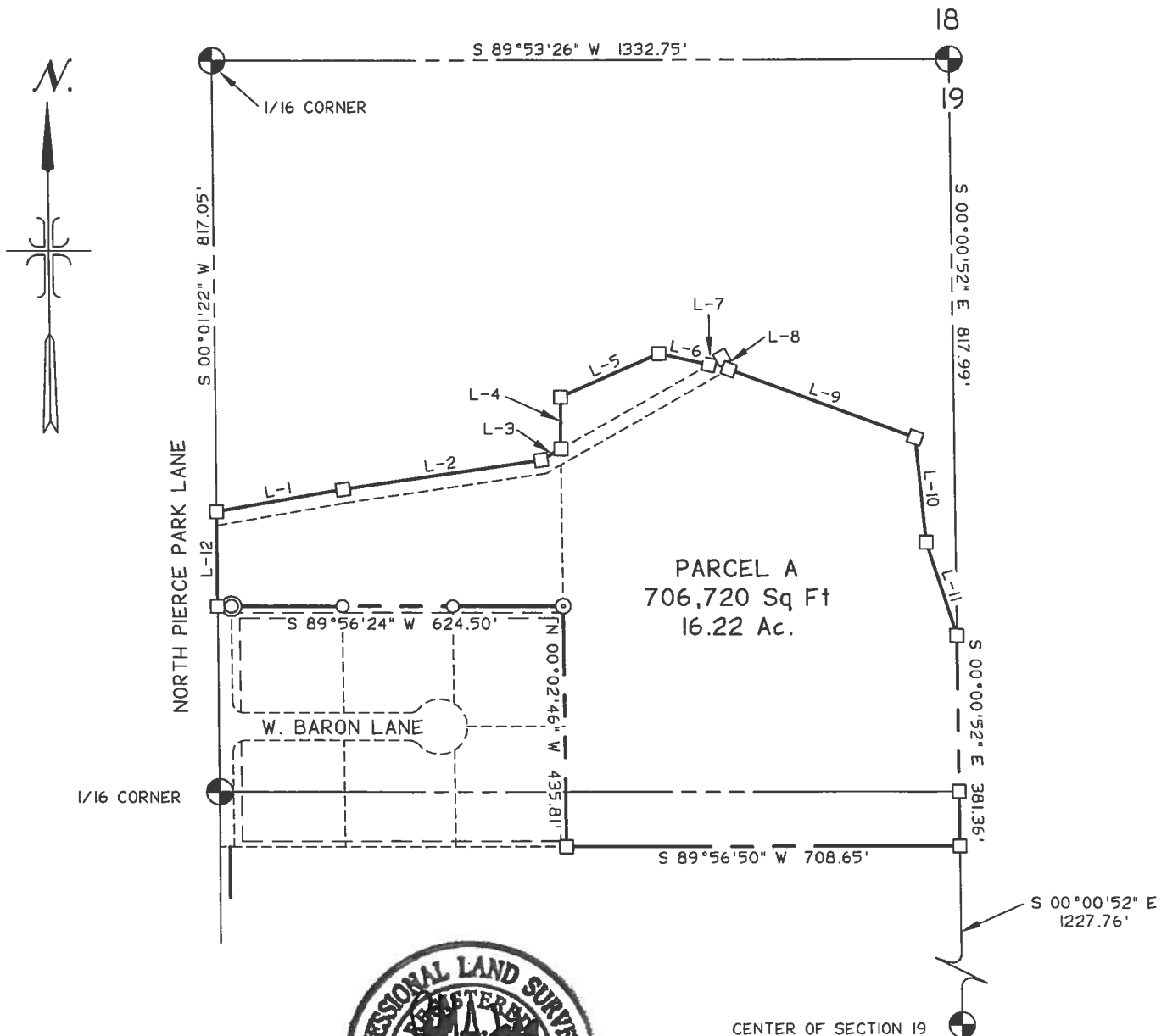


LINE TABLE

LINE	BEARING	LENGTH
L-1	N 79°55'44" E	231.94'
L-2	N 81°37'22" E	363.33'
L-3	N 60°30'22" E	41.89'
L-4	N 00°06'47" E	93.88'
L-5	N 66°18'49" E	195.57'
L-6	S 77°09'26" E	91.81'
L-7	S 60°30'22" W	27.44'
L-8	N 29°29'38" W	25.00'
L-9	S 69°38'07" E	356.25'
L-10	S 05°08'58" E	190.50'
L-11	S 17°25'23" E	176.96'
L-12	N 00°01'22" E	171.50'

ANNEXATION EXHIBIT FOR BALKINS PROPERTY

A PORTION OF THE NW 1/4, SECTION 19,
T.4N., R.2E., B.M.,
BOISE, ADA COUNTY, IDAHO



TEALEY'S LAND SURVEYING

12594 W. EXPLORER DRIVE, SUITE 150

208-385-0636

BOISE, ID. 83713

DATE: 7/28/14

JOB NO. 3853

CAR 14-00015



**TEALEY'S LAND
SURVEYING**

12594 W. Explorer Drive, Suite 150 • Boise, Idaho 83713

(208) 385-0636

Fax (208) 385-0696

Project. No.: 3853

Date: July 28, 2014

**DESCRIPTION FOR
BALKINS PROPERTY ANNEXATION**

A parcel of land being a portion of the NE ¼ of the NW ¼ of Section 19, T.4N., R.2E., B.M., Boise, Ada County, Idaho and more particularly described as follows:

Commencing at a brass cap marking the North ¼ corner of said Section 19; thence along the North-South centerline of said Section 19

South 00°00'52" East 817.99 feet to a point marking the **POINT OF BEGINNING**; thence continuing

South 00°00'52" East 381.36 feet to a point on the North boundary of Record of Survey No. 8669, filed for record in the office of the Ada County Recorder, Boise, Idaho under Instrument No. 109120410; thence along said North boundary

South 89°56'50" West 708.65 feet to a point marking the Southeast corner of said Clarendon Hill Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 64 of Plats at page 6525; leaving said North boundary along the East boundary of said Clarendon Hill Subdivision

North 00°02'46" West 435.81 feet to a point marking the Northeast corner of said Clarendon Hill Subdivision; thence along the North boundary and North boundary extended

South 89°56'24" West 624.50 feet to a point in the West boundary of said NE ¼ of the NW ¼ of Section 19; thence along said West boundary

North 00°01'22" East 171.50 feet to a point; thence leaving said West boundary

North 79°55'44" East 231.94 feet to a point; thence

North 81°37'22" East 363.33 feet to a point; thence

North 60°30'22" East 41.89 feet to a point; thence

North 00°06'47" East 93.88 feet to a point; thence

North 66°18'49" East 195.57 feet to a point; thence

South 77°09'26" East 91.81 feet to a point; thence

North 60°30'22" East 27.44 feet to a point; thence

South 29°29'38" West 25.00 feet to a point; thence

South 69°38'07" East 356.25 feet to a point; thence

South 05°08'58" East 190.50 feet to a point; thence

South 17°25'23" East 176.96 feet to the **POINT OF BEGINNING**,

Said parcel of land contains 16.22 acres, more or less.

