



Planning & Development Services

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September 17, 2014

Judith Balkins
Lucilero LLC
1606 Ridgecliff Ln
Boise, ID 83702

Re: CAR14-00015 / 6012 & 6050 N Pierce Park Ln

Dear Ms. Balkins:

This letter is to inform you of the action taken by the Boise City Planning and Zoning Commission on your request of approval of annexation of 16.3 acres located at 6012 and 6050 N. Pierce Park Lane with R-1B (Single Family Residential-4.8 Units/Acre) zoning.

The Boise City Planning and Zoning Commission, at their meeting on **September 15, 2014, recommended** to the Mayor and Boise City Council **approval** of the request with R-1A zoning based on the attached Reasons for the Decision.

This application will be considered by the Boise City Council to establish a public hearing date. You will be notified of the established hearing date.

If you have any questions, please contact me at (208) 384-3823.

Sincerely,

David Moser
Associate Planner
Boise City Planning and Development Services

DM/wm
Attachment

cc: Tealeys Land Surveying / Attn: Donna Ahmed / dahmed@tealeys.com (sent via email)
Collister Neighborhood Association / Attn: Julie Klocke / president@collistercna.org (sent via email)
Pierce Park Neighborhood Association / Attn: John Eckhart / heckhart@clearwire.net (sent via email)

Reason for the Decision

The annexation is consistent with the standards of B.C.C. 11-03-04.15.6 (a). It does not constitute leap-frog development and the land is within the city Area of Impact, the Sewer Planning Area and it is adjacent to previously annexed properties. The subject property is designated 'Large Lot' on the Land Use Map, which is consistent with the requested R-1A implementing zone. The site is zoned R6 (Medium Density Residential), R-1 (Estate Residential) and RUT (Rural-Urban Transition) in Ada County.