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City of Boise • Planning & Development Services • (208) 384-3830 • pds.cityofboise.org

#117: Planned Unit Development

Case #: PUD15-00005

Address						
Address						
Street Number:	Prefix:	Street Name:				Unit #:
2105	S	FEDERAL WAY	8			
Subdivision name:	Block:	Lot:	Section:	Township:	Range:	Zoning:
HUDSON ADD			22	3	2	L-OD
Parcel Number:	Addition	al Parcel Number	4			
R3790000027	Addition	ar Parcer Humber	21			
Primary Contact						
Who is responsible for receivi OAgent/Representative	-	oading files and Owner	d commun	icating with B	oise City?	
Applicant Information						
First Name:	Last Name	:				
Jim	Conger					
Company:						
DevCo						
Address:	City:			State:		Zip:
4824 W Fairview	Boise			ID	~	83706
Assert to the second se	V Annual Annual	-t				
E-mail: jconger@congergroup.com	(208) 336			Cell: (208) 713-25	527	Fax: (208) 336-2282
Agent/Representative Inform	delon					
Role Type: OArchitect O	Land Developer	Engin	eer C	Contractor	Other	
Role Type: OArchitect O	Land Developer Last Name	_	eer C	Contractor	Other	
		_	eer C	Contractor	Other	
First Name:	Last Name	_	eer C	Contractor	Other	
First Name: Jim	Last Name	_	eer C	Contractor	Other	
First Name: Jim Company:	Last Name Conger	_	eer C	Contractor State:	Other	Zip:
First Name: Jim Company: DevCo	Last Name	_	eer C		Other	Zip: 83706
First Name: Jim Company: DevCo Address: 4824 W Fairview	City: Boise	:	eer C	State:		83706
First Name: Jim Company: DevCo Address: 4824 W Fairview E-mail:	City: Boise Phone Nur	: nber:	eer C	State: ID Cell:	▽	83706 Fax:
First Name: Jim Company: DevCo Address: 4824 W Fairview	City: Boise	: nber:	eer C	State:	▽	83706
First Name: Jim Company: DevCo Address: 4824 W Fairview E-mail: jconger@congergroup.com Owner Information	City: Boise Phone Nur (208) 336	nber: -5355		State: ID Cell: (208) 713-25	▽	83706 Fax:
First Name: Jim Company: DevCo Address: 4824 W Fairview E-mail: jconger@congergroup.com Owner Information Same as Applicant? No	City: Boise Phone Nur (208) 336	nber: -5355 es, leave this sec		State: ID Cell: (208) 713-25	▽	83706 Fax:
First Name: Jim Company: DevCo Address: 4824 W Fairview E-mail: jconger@congergroup.com Owner Information Same as Applicant? No C	City: Boise Phone Nur (208) 336	nber: -5355 es, leave this sec		State: ID Cell: (208) 713-25	▽	83706 Fax:
First Name: Jim Company: DevCo Address: 4824 W Fairview E-mail: jconger@congergroup.com Owner Information Same as Applicant? No C First Name: Jim	City: Boise Phone Nur (208) 336	nber: -5355 es, leave this sec		State: ID Cell: (208) 713-25	▽	83706 Fax:
First Name: Jim Company: DevCo Address: 4824 W Fairview E-mail: jconger@congergroup.com Owner Information Same as Applicant? PNo First Name: Jim Company:	City: Boise Phone Nur (208) 336	nber: -5355 es, leave this sec		State: ID Cell: (208) 713-25	▽	83706 Fax:
First Name: Jim Company: DevCo Address: 4824 W Fairview E-mail: jconger@congergroup.com Owner Information Same as Applicant? No C First Name: Jim	City: Boise Phone Nur (208) 336	nber: -5355 es, leave this sec		State: ID Cell: (208) 713-25	▽	83706 Fax:
First Name: Jim Company: DevCo Address: 4824 W Fairview E-mail: jconger@congergroup.com Owner Information Same as Applicant? No First Name: Jim Company: Skyline Boise L.L.C. Address:	City: Boise Phone Nur (208) 336 Ves (If y Last Name Conger	nber: -5355 es, leave this sec		State: ID Cell: (208) 713-25	527	83706 Fax: (208) 336-2282 Zip:
First Name: Jim Company: DevCo Address: 4824 W Fairview E-mail: jconger@congergroup.com Owner Information Same as Applicant? Dim Company: Skyline Boise L.L.C.	City: Boise Phone Nur (208) 336 Ves (If y	nber: -5355 es, leave this sec		State:	▽	83706 Fax: (208) 336-2282
First Name: Jim Company: DevCo Address: 4824 W Fairview E-mail: jconger@congergroup.com Owner Information Same as Applicant? No First Name: Jim Company: Skyline Boise L.L.C. Address:	City: Boise Phone Nur (208) 336 Ves (If y Last Name Conger	nber: -5355 es, leave this sec		State: ID Cell: (208) 713-25	527	83706 Fax: (208) 336-2282 Zip:

o ulib d l	Modification applic	tation?	Oyes	⊚ No	File number being modified:		
. Neighba	orhood Meeting Hel	ld (Date):					
03/25/2							
N-:-LL-							
Vista	orhood Association:	•	~				
	Landing Diagram		~				
Central	hensive Planning A	rea:	V				
		et to constru	et add or d	hange the use	of the property as follows:		
1000000	see attached deta		ict, add or c	nange the use	of the property as follows:		Α.
	occ diamenta deta						7
Size of P	roperty:						
7.89	OAcres OSqu	are Feet					
7.09	Acres Squ	are Feet					
Water Is	ssues:						
	t are you fire flow	requireme	nts? (See Ir	nternational E	ire Code):		
A. Wha							
	t are you fire flow	requiremen		The state of the s	ile code).		ar
A. What 1750	t are you life flow	requiremen		Terria de Train	ne code).		g
1750	111111111111				ne code).		gı
1750 B. Num	ber of hydrants (s	show location	on on site p	olan):			gi
1750 B. Num Note: A	ber of hydrants (s	show location	on on site p	olan):	r approval.	72	g
B. Num Note: A Number	ber of hydrants (s any new hydrants/ r of Existing:	show location	on on site poing require	olan): United Wate		2	gi
B. Num Note: A Number C. Is th	ber of hydrants (s any new hydrants/ r of Existing: ne building "sprink	show location hydrant pip	on on site poing require	olan): United Wate	r approval. Number of Proposed:	2	gi
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	Gross Square Feet	Net L	Net Leasable Square Feet		
1st Floor	3959	0			
2nd Floor	0	0	0		
3rd Floor	0	0	0		
4th Floor 0		0			
B. Maximum Propose	ed Height:			30	
C. Number of stories:				1	
D. Number of EXIST	ING non-residenti	al structures to rem	nain:	0	
Square footage of ex	xisting non-resident	tial structures or ad	ditions (If 5+ floors,	attach narrat	ive with chart):
	Gross Square Fee		Leasable Square Feet		
1st Floor	0	0			
2nd Floor	0	0		Č.	
3rd Floor	0	0			
4th Floor	0	0			
E Eviatina Structura					
Existing Structure Height(s):				0	
				0	0
F. Number of Stories	:			0	
F. Number of Stories	:	to (if applicable).	106		
F. Number of Stories Residential Structures A. Number of Propo	: : sed residential unit	52520 10 53530	196		
F. Number of Stories	: : sed residential unit	52520 10 53530	196		
F. Number of Stories Residential Structures A. Number of Propo B. Size of Proposed r	: sed residential unit residential structure Number	52520 10 53530	Square Foot p	0	Total Square Feet
F. Number of Stories Residential Structures A. Number of Propo B. Size of Proposed r One-Bedro	sed residential unit residential structure Number nom: 84	es (if applicable):	Square Foot p	0	66948
F. Number of Stories Residential Structures A. Number of Propo B. Size of Proposed r One-Bedro Two-Bedro	sed residential unit residential structure Number nom: 84	es (if applicable):	Square Foot p 797 1067	0	66948 115236
F. Number of Stories Residential Structures A. Number of Propo B. Size of Proposed r One-Bedro Two-Bedro Three-Bed	sed residential uniformatical structure Number Noom: 84 Doom: 108 room: 0	es (if applicable):	Square Foot p 797 1067	0	66948 115236 0
F. Number of Stories Residential Structures A. Number of Propo B. Size of Proposed r One-Bedro Two-Bedro Three-Bed Other:	sed residential unit residential structure Number form: 84 form: 108 room: 0	es (if applicable):	Square Foot p 797 1067	0	66948 115236 0 2380
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10. Non-Residential Structures:

coverag	ntage of site devoted to building :		24.15)				7	
B. Perce	entage of site devote	ge of site devoted to landscaping:		,					
C. Perce	ntage of site devoted to paving:		38.3						
D. Perce	entage of site devote	ed to other us	ses:						
E. Desci	ribe other use:								
13.Loading	Facilities, if proposed	(For Commer	rcial uses only)):					
Number	Number: 0			Location			n/a		
Size:	n/a				Screening		n/a		
14.Parking:			Reg	uired				Proposed	
A. Hand	dicapped Spaces:		7			Ha	andicapped Spaces:	8	
B. Parki	ing Spaces:		243	3		Pa	arking Spaces:	303	
	le Spaces:		25				icycle Spaces:	60	
	osed Compact Space	es:	29			- 0	-,,		
				ring sna	res proposed:			26	
E. Restricted (assigned, garage, reserved space			a opacco) pan	ang ope	icco proposca.			20	
E 4				2000	(A).	T.E		2	
F. Are y	ou proposing off-site	e parking?	0	/es	⊚ _{No}	If	yes, how many spa	tes?	
G. Are y	ou proposing off-site you requesting share reduction?		_		●No ●No		yes, how many space		
G. Are y parking Note: I premise	you requesting share reduction? If you are requesting es and any additional	ed parking or shared park I information	a O	/es ng redu g that u	No action, you must suse by the regular	If submit a	yes, how many space		
G. Are y parking Note: I premise fewer of	you requesting share reduction? If you are requesting es and any additional ff-street parking spa	ed parking or shared park I information ices than requ	a On ing or a parki demonstratin uired by the 2	res ng redu g that u Zoning C	No section, you must suse by the regular ordinance.	If submit a	yes, how many space	using and working on the	
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G. Are y parking Note: I premise fewer of	you requesting share reduction? If you are requesting as and any additional ff-street parking spa (Plans that are not Building	ed parking or g shared park I information aces than requ graphically d	a On ing or a parki demonstratin uired by the 2 limensioned w	res ng redu g that u Zoning C	No Iction, you must suse by the regular Ordinance. De accepted.) Parking	If submit a r employ	yes, how many space a survey of persons u yees and visitors to	using and working on the the premises will require	
G. Are y parking Note: I premise fewer of	you requesting share reduction? If you are requesting as and any additional ff-street parking spa (Plans that are not Building Proposed	ed parking or g shared park I information aces than requ graphically d	ing or a parki demonstratin uired by the Z limensioned w	res ng redu g that u Zoning C	No section, you must suse by the regular ordinance. see accepted.) Parking Propos	If submit a r employ	yes, how many space a survey of persons uyees and visitors to the Record 20	using and working on the the premises will require	
G. Are y parking Note: I premise fewer of	you requesting share reduction? If you are requesting and any additional ff-street parking space (Plans that are not Building Proposed	ed parking or g shared park I information aces than requ graphically d	a On ing or a parki demonstratin uired by the 2 limensioned w Required	res ng redu g that u Zoning C	No section, you must suse by the regular ordinance. The accepted.) Parking Proposes	If submit a r employ	yes, how many spaces as survey of persons to see and visitors to see a Rec	using and working on the the premises will require	
G. Are y parking Note: I premise fewer of S.Setbacks Front: Rear: Side 1:	you requesting share reduction? If you are requesting and any additional off-street parking spates (Plans that are not Building Proposed 40 15	ed parking or g shared park I information nces than requ graphically d	ing or a parki demonstratin uired by the Z limensioned w Required 20	res ng redu g that u Zoning C	onction, you must suse by the regular ordinance. The accepted.) Parking Propos 40 10	If submit a r employ	Rec	using and working on the the premises will require	
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12.Site Design:

Proposed:		Contract to the				
		etached				
Adjacent:	ttached 🔽 🖸	etached				
.8. Amenities:						
Number:		11				
			nagement Office; Carports; Garag			•
Description:		Fitness Roo	om; Conference/Business Center;	Patio Area; W	ater Conservation	•
9. Density:	and the second second					
Allowed Density:	43.5 units/acre					
Proposed Density:	24.85 units/acre	9				
0. Building Exterior:						
	Materials		Colors			
Roof:	Asphalt Shingle)	Black			
Walls:	Stucco/Cement	itious Siding	Seattle Mist/Timberb			
Windows/Doors:	Vinyl/Metal		Almond/Oxidized Stee			
Fascia, Trim etc.:	Metal		Seattle Mist			
1. Drainage (Proposed m	nethod of on-site re	tention):				
Onsite-landscaped po						
2. Floodways & Hillsides:						
A. Is any portion of the	his property located	d in a Floodway	or a 100-year Floodplain?	Oyes	⊚ No	
B. Does any portion of	of this parcel have s	slopes in excess	s of 15%?	Oyes	⊚ No	
Alberta Breeze		128	will be required to submit an add	itional Floodola	in and/or Hillside	annlicatio
			uired application(s) for review at t			аррисацо
3. Airport Influence Area:						
Is the subject site loc	ated within the Airp	oort Influence A	Area? (If yes, please mark which a	area.)		
	O _{Area} B	O _{Area} B1	OArea C			
No OArea A						

24. Street Layout: A. PUBLIC Street Layout Review The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) will be generally required by the Ada County Highway District, if the proposed development contains no more than 100 dwelling units (includes hotels and motels as well as private dwelling units), more than 30,000 square feet of commercial use, or more than 50,000 square feet of industrial or institutional use, or has associated it with special circumstances deemed by ACHD to warrant an impact study. A copy of this study must be submitted with this application. Is a Traffic Impact Study required? Yes ONo B. PRIVATE Street Lavout Review The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) prepared by a traffic engineer will be required by Public Works and Planning & Development Services for the interior roadway and parking system. This requirement may be waived when it can be shown by the applicant that no section of on-site roadway will exceed 240 vehicle trips per day. Is a Traffic Impact Study required? Oyes ◎No Are you proposing public street connection to adjacent properties? Oyes 25. 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: 4 C. Proposed screening method: Cast in place concrete with metal gates. D. Is the proposed location accessible for collection? (Contact Boise Public Works at 384-3901.) **®**Ves ONo E. Is recycling proposed? ⊚Yes ONo 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.

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:	