

#109: Conditional Use Application

Case #: CUP16-00006

Property Information

Address

Street Number:	Prefix:	Street Name:	Unit #:			
1026	S	LA POINTE ST				
Subdivision name:	Block:	Lot:	Section:	Township:	Range:	Zoning:
BOB FIFER SUB	2	0	10	3	2	C-2D
Parcel Number:	Additional Parcel Numbers:					
R2817000155						

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

☐ Agent/Representative ☒ Applicant ☐ Owner

Applicant Information

First Name:	Last Name:		
Marianne	Turner		
Company:			
Erstad Architects			
Address:	City:	State:	Zip:
310 North 5th Street	Boise	ID	83702
E-mail:	Phone Number:	Cell:	Fax:
marianne@erstadarchitects.com	(208) 331-9031		(208) 331-9035

Agent/Representative Information

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

First Name:	Last Name:		
Andrew	Erstad		
Company:			
Erstad Architects			
Address:	City:	State:	Zip:
310 North 5th Street	Boise	ID	83702
E-mail:	Phone Number:	Cell:	Fax:
marianne@erstadarchitects.com			

Owner Information

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

First Name:	Last Name:		
Jacob	Black		
Company:			
Address:	City:	State:	Zip:
2800 W. Hill Rd.	Boise	ID	83703
E-mail:	Phone Number:	Cell:	Fax:
jake@lostgrovebrewing.com	(208) 515-6218		

Project Information

Is this a Modification application?

☐ Yes☒ No

File number being modified:

1. Neighborhood Association:

Downtown Boise



2. Comprehensive Planning Area:



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

Change an existing C-2 retail space into a brewery and tasting room.



4. Size of Property:

☒ Acres☐ Square Feet

5. Water Issues:

A. What are you fire flow requirements? (See International Fire Code):

2250

gpm

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:

C. Is the building "sprinklered"?

☐ Yes☒ No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330):

gpm

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

Existing 5,048 square feet, C-2D retail space



7. Is the project intended to be phased? Please explain:

No.



8. Adjacent property information:

Building types and/or
uses

Zone

North: office

North: (C-2D) General Commercial w/Desigr



South: retail

South: (C-2D) General Commercial w/Desigr



East: retail / office

East: (C-2D) General Commercial w/Desigr



West: residential

West: (C-2D) General Commercial w/Desigr



A. Number of Structures: Use:

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

	Gross Square Feet
1st Floor	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>

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):

10. Existing Structures:

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

	Gross Square Feet
1st Floor	<input type="text" value="5048"/>
2nd Floor	<input type="text"/>
3rd Floor	<input type="text"/>
4th Floor	<input type="text"/>

11. Building Exterior:

	Materials	Colors
Roof:	<input type="text" value="Flat TPO"/>	<input type="text" value="White"/>
Walls:	<input type="text" value="Cement Block, Metal Siding"/>	<input type="text" value="White, Cream w/ Red Accent"/>
Windows/Doors:	<input type="text" value="Storefront"/>	<input type="text" value="Metal Black, White"/>
Fascia, Trim, etc:	<input type="text" value="Painted Stone, Minimal"/>	<input type="text" value="White"/>
Other:	<input type="text"/>	<input type="text"/>

12. Setbacks:

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

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	<input type="text" value="20'"/>	<input type="text" value="Existing"/>	<input type="text" value="20'"/>	<input type="text"/>
Rear:	<input type="text" value="0'"/>	<input type="text" value="18'-6\"/>	<input type="text" value="5'"/>	<input type="text"/>
Side 1:	<input type="text" value="0'"/>	<input type="text" value="0'"/>	<input type="text" value="5'"/>	<input type="text"/>
Side 2:	<input type="text" value="0'"/>	<input type="text" value="37'-8\"/>	<input type="text" value="5'"/>	<input type="text"/>

13. Site Design

Site Percentage Devoted to

Square Feet

Building Coverage:

%

Landscaping:

%

Paving:

%

Other Uses:

%

Describe Other Uses:

14. Parking:

Required

Proposed

Accessible Spaces:

Parking Spaces:

Bicycle Spaces:

Proposed compact spaces:

Are you proposing off-site parking?

☐ Yes☐ No

If yes, how many spaces?

Are you requesting shared parking or a parking reduction?

☐ Yes☐ No

If yes, how many spaces?

Restricted parking?

☐ Yes☐ No

15. Landscaping:

A. Are there any prominent trees or areas of vegetation on the property?

☐ Yes☒ No

B. Type:

C. Size:

D. General Location:

16. Mechanical Units:

Number of Units:

Unit Location:

Type:

Height:

Proposed Screening Method:

A. Type of trash receptacles:

- ☒ Individual Can/Residential
☐ 3 Yd. Dumpster
☐ 6 Yd. Dumpster
☐ 8 Yd. Dumpster
☐ Compactor

B. Number of trash receptacles:

C. Proposed screening method:

D. Is the proposed location accessible for collection?
(Contact Boise Public Works at 384-3901.)

☒ Yes ☐ No

E. Is recycling proposed?

☐ Yes ☐ No

18. Irrigation Ditches/Canals:

A. Are there any irrigation ditches or canals on or adjacent to the property?

☐ Yes ☒ No

B. Location:

C. Size:

19. Fencing:

Proposed

Existing to Remain

Type:

Height:

Location:

20. Loading Facilities (if proposed, for commercial uses only):

Number:

Location:

Size:

Screening:

21. Drainage:

Proposed method of on-site retention:

22. 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 #112 Floodplain and/or #114 Hillside application and additional fee.

23. 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

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: