



Derick O'Neill
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Planning & Development Services

July 15, 2016

Jim Conger
DevCo, LLC
4824 W. Fairview Ave.
Boise, ID 83706
jim@congergroup.com
(sent via email)

Re: CAR16-00002, PUD16-00005 & SUB16-00006 / 6781 E. Warm Springs Ave.

Dear Mr. Conger:

This letter is to inform you of the action taken by the Boise City Council on your request for an annexation of 4.2 acres. Approximately 2.4 acres are proposed as R-2D/DA (Medium Density Residential with Design Review and a Development agreement -14.5 units/acre) and 1.8 as R-1B/DA (Single Family Residential with a Development Agreement - 4.8 units/acre) and a preliminary plat for a residential subdivision comprised of 24 buildable lots and 1 common lot on 4.2 acres located in a proposed R-2D/DA (Medium Density Residential with Design Review and a Development Agreement) and R-1B/DA (Single Family Residential with a Development Agreement) zones.

The Boise City Council, at their meeting of **July 12, 2016**, deferred your requests to the scheduled council hearing date of **September 13, 2016** with direction to bring back a revised project that meets the intent of code section 11.03.04.7.B.1, PUD Applicability... to provide certain benefits to the public and to the developer through allowance of creative designs.

If you have any questions, please contact Susan Riggs in this department at (208) 384-3736.

Sincerely,

Hal Simmons
Planning Director
Boise City Planning and Development Services

HS/cl

cc: Marcel Lopez / Conger Mangement Group / marcel@devco.land (sent via email)
Clavis B. Hamilton / Ben's Crow Inn / bbungard@anthurberry.com (sent via email)
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Southeast Neighborhood Association Inc. / Attn: Fred Fritchman / fritchman@msn.com (sent via email)
Warm Springs Mesa Neighborhood Association / Attn: Donna Burns / president@warmspringsmesa.org (sent via email)
Deborah Nelson / Givens Pursley, LLP / 601 W. Bannock St. Boise, ID 83702