### **BOISE CITY PUBLIC WORKS DEPARTMENT**

#### DEPARTMENT CORRESPONDENCE

Date: December 8, 2016

To: Boise City Planning & Zoning

Re: CUP 16-00101; 1420 Front Street

### **CONDITIONS OF APPROVAL**

#### SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

Connection to central sewer is required. Sanitary sewers are available in alley.

Prior to granting of final sewer construction plan approval, all requirements by Boise City Planning and Development Services must be met.

#### DRAINAGE/STORMWATER CONDITIONS – BRIAN MURPHY (384-3752)

No comment.

#### STREET LIGHT CONDITIONS - TOM MARSHALL (388-4719)

Street lights are required. Contact Public Works for required facilities and location prior to submission of a building permit. (Final approved plans must accompany submitted building plans at time of permitting.)

This project is within the defined Historical Lighting District and ornamental-style street lighting is required along the following street frontages:

1. Front Street and 15th Street

Street light plans must be submitted and approved by Public Works prior to issuance of a building permit.

All public street lighting shall be located and constructed per Boise City Street Light Placement Policy and Installation Standards.

As per Idaho Power requirements the lights along the following street frontages must be installed on a metered service. Meter service cabinet location to be in the right-of-way or in a developer designated City Streetlight Easement. They shall meet the requirements of the Idaho Standards for Public Works Construction, Standard Drawings, and the Boise City Standard Revisions for ISPWC Division 1102 Street Lights. See Attachment A, Boise Standard Revisions for a list of approved meter service cabinets.

1. Front Street or 15<sup>th</sup> Street

New Street Light installations shall conform to the 2015 version of the Boise Standard Revisions, Idaho Standards for Public Works Construction (ISPWC) using approved LED fixtures listed in Attachment A to the Boise Standard Revisions.

Developer shall not connect, or allow any subcontractor to connect any irrigation timers, decorative lighting, entrance lighting, outlets or other electrical devices to any street lighting circuits. Any and all irrigation timers, decorative lighting, entrance lighting, outlets or other electrical devices shall be connected directly to Idaho Power at an Idaho Power approved location.

PERSON MAKING OTHER COMMENTS -

**OTHER COMMENTS -**

PUBLIC WORKS REPRESENTATIVE

PUBLIC WORKS REPRESENTATIVE

I:\PWA\Subjects\Review Comments\CUs\CU-2016\CUP 16-00101.doc

<u> </u>	BOISE CITY APPLICATION	MARK J. Mike Sheppard BEV M. Tom Marshall Brian M. Terry A.
APP	ADA COUNTY APPLICATION  LICANT: ENVISION HOMES	Rick C. Lori Rob B. Mike Sheppard Lori
	RESENTATIVE: CHAD OLSEN ATION: 1420 FRONT ST.	
1.	CU, DR, OR PDR NUMBER: CUPIL - OOIOL	_
2.	SEWER CONDITIONS: CUSS ( ) =   a / ley	
3.	DRAINAGE/STORMWATER REVIEW:	
4. SL SL1		IK, SLIT
5.	PERSON MAKING OTHER COMMENTS:	
6.	OTHER COMMENTS:	
7.	FILE NAME:	



#### **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:

CUP16-00101

X-Ref:

DRH16-00508

Address:

☐ Army Corp of Engineers

1420 W FRONT ST

**Applicant:** 

**ENVISION HOMES** 

**Hearing Date:** 

JAN 2017

**Hearing Body: Transmittal Date:**  Planning and Zoning Commission

11/30/16

- 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 & Final Subdivision Plats, please comment within 7 Calendar Days of the transmittal date.
- If responding by e-mail, please send comments to <a href="mailto:PDSTransmittals@cityofboise.org">PDSTransmittals@cityofboise.org</a> 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 p	provide feedback, please call 384-38	,
the electronic transmittals or want to process.  Boise City  Police Fire-Romeo Gervais Public Works Public Works-Subs Public Works-Solid Waste Public Works-April Wing Public Works-Haley Falconer Public Works-Jason Taylor Public Works-Jim Wyllie Parks-Jennifer Tomlinson Forestry City Clerk-Susan Churchman Airport Library-Kevin Booe DFA-James Thomas Parking Control Legal PDS- Subs group PDS-GAP Planner PDS-Building Dept	Schools  Boise School District West Ada School District West Ada School District  West Boise 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	Neighborhood Associations  Barber Valley Boise Heights Borah Central Bench Central Foothills Central Rim Collister Depot Bench Downtown East End Glenwood Rim Highlands Hillcrest Lusk District Morris Hill North End North West Pierce Park Quail Ridge Somerset South Boise Village
Ada County  ACHD Commissioners 911 (Sheriff Dispatch) Development Services-Mark Perfect Assessor's Office-Dale Ann Barton COMPASS-Carl Miller COMPASS-Eric Adolfson Parks & Waterways-Scott Koberg  Idaho State Transportation District III Division of Public Works Dept. of Water Resources Historical Society Fish & Game (Region III) Dept. of Parks & Recreation DEQ	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  Valley Reg. Transit  Other	South East Sunrise Rim Sunset SW Ada County Alliance Veterans Park Vista Warm Springs Mesa West Bench West Downtown West Valley
Federal  □ BLM □ Fish & Wildlife Service		

PDS Online | eApply
City of Boise • Planning & Development Services • (208) 384-3802 • pds.cityofboise.org

NOV 2 9 2016

#109: Conditional Use Application

PLANNING DEPT. SUBDIVISIONS

NAME OF TAXABLE PARTY OF TAXABLE PARTY.						
Address						
Street Number:	Prefix:	Street Name:				Unit #:
1420	W	FROM	T ST			UIIIL #:
				TO A SECURE	-	
Subdivision name:	Block:	Lot:	Section:	Township:	Range:	Zoning:
		A STREET STREET, STREET	P	COT #9-	7020269	
Parcel Number: R 1013007241		l Parcel Numb	275:		1 950	
N101300 1241	1/1	A				
Primary Contact						
Who is responsible for receiving	ng e-mail, uplo	ading files a	nd commur	icating with B	ioise City?	
OAgent/Representative (	OApplicant (	Oowner				
Applicant Information						
First Name:	Last Name:					
Chao	6 ISE					
	0136	17				
Company: ENVISION HOME	· <					
Address: 12790 W TELEMARK	ST. BOI	5.5		State:	~	Zip:
TELLION TELEMARK	The state of the state of the	3 E		I,D		83713
E-mail:	Phone Num			Cell:	1	Fax:
E-mail: Chasobx@gmail.com	Phone Num 1 208 - 92	iber: 21-5252		Cell:		Fax:
Charrex@gmail.com	208-9				-	
	208-9				_	
Chasebx@gmail.com Agent/Representative Informa	2 <i>0</i> 8-92	21-5252		SAME	In a second	
Chasebx@gmail.com Agent/Representative Informa	208-9		ineer <b>©</b>		Oother	
Chasebx@gmail.com  Agent/Representative Informa  Role Type: OArchitect	ation  Land Developer	2 <i>1-52,</i> 52 Oengi	ineer C	SAME	In a second	
Chasebx@gmail.com  Agent/Representative Informa  Role Type: OArchitect   First Name:	2 <i>0</i> 8-92	2 <i>1-52,</i> 52 Oengi	ineer <b>C</b>	SAME	In a second	
Chasebx@gmail.com Agent/Representative Informa Role Type: OArchitect  First Name: SER ABOVE	ation  Land Developer	2 <i>1-52,</i> 52 Oengi	ineer @	SAME	In a second	
Chasebx@gmail.com Agent/Representative Informa Role Type: OArchitect  First Name: SER ABOVE	ation  Land Developer	2 <i>1-52,</i> 52 Oengi	ineer <b>(</b>	SAME	In a second	
Chasebx@gmail.com Agent/Representative Informa Role Type: OArchitect © First Name: SER ABOVE Company:	ation  Land Developer  Last Name:	2 <i>1-52,</i> 52 Oengi	ineer C	SAME	In a second	N/A
Chapebx@gmail.com Agent/Representative Informa Role Type: OArchitect © First Name: SER ABOVE Company:	ation  Land Developer	2 <i>1-52,</i> 52 Oengi	ineer G	SAME	Oother	
Chasebx@gmail.com Agent/Representative Informa Role Type: OArchitect  First Name: SER ABOVE	ation  Land Developer  Last Name:	2 <i>1-52,</i> 52 Oengi	ineer	SAME	In a second	N/A
Chasebx@gmail.com Agent/Representative Informa Role Type: OArchitect © First Name: SER ABOVE Company:	ation  Land Developer  Last Name:	2/- 52 <i>5</i> 2.	ineer	SAME	Oother	N/A
Chasebx@gmail.com Agent/Representative Informa Role Type: OArchitect  First Name: SER ABOVE Company: Address:	ation  Land Developer  Last Name:	2/- 52 <i>5</i> 2.	ineer @	Contractor  State:	Oother	Zip:
Chasebx@gmail.com Agent/Representative Informa Role Type: OArchitect © First Name: SER ABOVE Company: Address:	ation  Land Developer  Last Name:	2/- 52 <i>5</i> 2.	ineer	Contractor  State:	Oother	Zip:
Chasebx@gmail.com Agent/Representative Informa Role Type: OArchitect  First Name: SER ABOVE Company: Address:	ation  Land Developer  Last Name:	2/- 52 <i>5</i> 2.	ineer @	Contractor  State:	Oother	Zip:
Agent/Representative Information  Role Type: OArchitect   First Name: SER ABOVE  Company:  Address:  E-mail:	ation  Land Developer  Last Name:  City:  Phone Num	OEngi		San E  Pontractor  State:  Cell:	Oother	Zip:
Chasebx@gmail.com Agent/Representative Informa Role Type: OArchitect © First Name: SER ABOVE Company: Address:	ation  Land Developer  Last Name:  City:  Phone Num	2/- 52 <i>5</i> 2.		San E  Pontractor  State:  Cell:	Oother	Zip:
Agent/Representative Information  Role Type: OArchitect  First Name:  SER ABOVE  Company:  Address:  E-mail:  Owner Information  Same as Applicant?   No On	ation  Land Developer  Last Name:  City:  Phone Num	OEngi		San E  Pontractor  State:  Cell:	Oother	Zip:
Agent/Representative Information  Role Type: OArchitect  First Name: SER ABOVE  Company:  Address:  E-mail:  Owner Information  Same as Applicant?   No On	ation  Land Developer  Last Name:  City:  Phone Num  Ves (If ye	OEngi		San E  Pontractor  State:  Cell:	Oother	Zip:
Chapeby @gmail. Com Agent/Representative Informa Role Type: OArchitect @ First Name: SER ABOVE Company: Address:  E-mail:  Owner Information  Same as Applicant? ONO ON	ation  Land Developer  Last Name:  City:  Phone Num	OEngi		San E  Pontractor  State:  Cell:	Oother	Zip:
Agent/Representative Information  Role Type: OArchitect  First Name: SER ABOVE  Company:  Address:  E-mail:  Owner Information  Same as Applicant?   No On	ation  Land Developer  Last Name:  City:  Phone Num  Ves (If ye	OEngi		San E  Pontractor  State:  Cell:	Oother	Zip:
Agent/Representative Information  Role Type: OArchitect  First Name: SER ABOVE  Company:  Address:  E-mail:  Owner Information  Same as Applicant?   No One Cally ABOVE  Company: ABOVE  Company: ONe One Cally ABOVE  Company: ABOVE  Company: ONe One Cally ABOVE  Company: OALV ABOVE	ation  Land Developer  Last Name:  City:  Phone Num  Ves (If ye	OEngi		San E  Pontractor  State:  Cell:	Oother	Zip:
Agent/Representative Information  Role Type: OArchitect  First Name: SER ABOVE  Company:  Address:  E-mail:  Owner Information  Same as Applicant? ONO ON  First Name: ALVINI  Company: A	ation  Land Developer  Last Name:  City:  Phone Num  Ves (If yes Last Name:  HOL7	OEngi		Same  Contractor  State:  Cell:	Oother	Zip:  Fax:  Zip:
Agent/Representative Information  Role Type: OArchitect  First Name: SER ABOVE  Company:  Address:  E-mail:  Owner Information  Same as Applicant?   No One Cally ABOVE  Company: ABOVE  Company: ONe One Cally ABOVE  Company: ABOVE  Company: ONe One Cally ABOVE  Company: OALV ABOVE	ation  Land Developer  Last Name:  City:  Phone Num  Ves (If yes Last Name:	OEngi		Same Pontractor  State:  Cell:	Oother	Zip: Fax:
Agent/Representative Information  Role Type: OArchitect  First Name: SER ABOVE  Company:  Address:  E-mail:  Owner Information  Same as Applicant? ONO ON  First Name: ALVINI  Company: A	ation  Land Developer  Last Name:  City:  Phone Num  Ves (If yes Last Name:  HOL7	OEngi		Same  Contractor  State:  Cell:	Oother	Zip:  Fax:  Zip:

this a Modification application?	Oves ONo	File nu	mber being modified:		
Neighborhood Association:					
DOWNTOWN BOISE	E NEIGH	bochood	ASSICATION		V
Comprehensive Planning Area:	3				
DOWNTOWN					~
This application is a request to construc	t, add or change t	he use of the prop	erty as follows:		
Charge from A	Wazehouse	3 USE f	o peripertia	moHi-fa	maky
Size of Property:  28 Pacres Osquare Feet					it is
Water Issues:					
A W/L-1 C 6					
A. What are you fire flow requirement	ts? (See Internati	ional Fire Code!"			
M -	on entry and	ond the code.			
4500		ional File Codey.			
B. Number of hydrants (show location Note: Any new hydrants/hydrant pipir	n on site plan):	200-73 5 000 6	2-20		
B. Number of hydrants (show location	n on site plan):	200-73 5 000 6	Number of Proposed:	Ø	
B. Number of hydrants (show location Note: Any new hydrants/hydrant pipir	n on site plan): ng require United	200-73 5 000 6	Number of Proposed:	Ø	
B. Number of hydrants (show location Note: Any new hydrants/hydrant pipir Number of Existing: C. Is the building "sprinklered"?	n on site plan): ng require United  United	l Water approval.		Ø	
B. Number of hydrants (show location Note: Any new hydrants/hydrant pipir Number of Existing:  C. Is the building "sprinklered"?	n on site plan): ng require United  United	l Water approval.		Ø	
B. Number of hydrants (show location Note: Any new hydrants/hydrant pipir Number of Existing:  C. Is the building "sprinklered"?  What volume of water is available?	on site plan): ng require United  ves  (Contact United	Water approval.   ONo   Water of Idaho a		Ø	
B. Number of hydrants (show location Note: Any new hydrants/hydrant pipir Number of Existing:  C. Is the building "sprinklered"?  What volume of water is available?  2500  Existing uses and structures on the prop	on site plan): ng require United  ves  (Contact United	Water approval.   ONo   Water of Idaho a		Ø	
B. Number of hydrants (show location Note: Any new hydrants/hydrant pipir Number of Existing:  C. Is the building "sprinklered"?  What volume of water is available?	on site plan): ng require United  ves  (Contact United	Water approval.   ONo   Water of Idaho a		Ø	
B. Number of hydrants (show location Note: Any new hydrants/hydrant pipir Number of Existing:  C. Is the building "sprinklered"?  What volume of water is available?  2500  Existing uses and structures on the prop	on site plan): ng require United  Ves  (Contact United	Water approval.   ONo   Water of Idaho a			
B. Number of hydrants (show location Note: Any new hydrants/hydrant pipir Number of Existing:  C. Is the building "sprinklered"?  What volume of water is available?  2500  Existing uses and structures on the prop	on site plan): ng require United  Ves  (Contact United	Water approval.   ONo   Water of Idaho a			
B. Number of hydrants (show location Note: Any new hydrants/hydrant pipir Number of Existing:  C. Is the building "sprinklered"?  What volume of water is available?  2500  Existing uses and structures on the prop  WARE HOUSE  Is the project intended to be phased? Pl	on site plan): ng require United  Ves  (Contact United	Water approval.   ONo   Water of Idaho a	t 362-7330):		
B. Number of hydrants (show location Note: Any new hydrants/hydrant pipir Number of Existing:  C. Is the building "sprinklered"?  D. What volume of water is available?  2500  Existing uses and structures on the prop  WARE HOUSE  Is the project intended to be phased? Pl	on site plan): ng require United  Ves  (Contact United	Water approval.  No Water of Idaho a	t 362-7330):		
B. Number of hydrants (show location Note: Any new hydrants/hydrant pipir Number of Existing:  C. Is the building "sprinklered"?  What volume of water is available?  Existing uses and structures on the prop  WARE HOUSE  Is the project intended to be phased? Pl  Adjacent property information: Building types and/or uses	on site plan): ng require United  Ves  (Contact United  perty are as follow  lease explain:	Water approval.   ONo   Water of Idaho a	t 362-7330):		
B. Number of hydrants (show location Note: Any new hydrants/hydrant pipir Number of Existing:  C. Is the building "sprinklered"?  D. What volume of water is available?  Existing uses and structures on the prop  WARE HOUSE  Is the project intended to be phased? Pl  Adjacent property information:  Building types and/or uses	on site plan): ng require United  Ves  (Contact United  Perty are as follow  lease explain:	Water approval.  No Water of Idaho a	t 362-7330):		

West:

**Project Information** 

West:

C-ZDD

1st Floor	Gross Square Feet  SBUT 8928		
2nd Floor	8740		
3rd Floor	NONE		
4th Floor	NONE		
. Maximum proposed :	structure height(s):	410	
. Number of stories:		2	
). Number of seats (if i	restaurant, tavern or lounge):	NA	
. Number of residentia	l units (if applicable):	8	
xisting Structures:			
quare footage of exist	ing structures or additions (if 5+ floors	, attach narrative with chart):	
	Gross Square Feet		
1st Floor	8977 8928		
2nd Floor	8740		
2nd Floor 3rd Floor	8740		
	3740		
3rd Floor 4th Floor	3740		
3rd Floor 4th Floor uilding Exterior:	B740 terials	Colors	
3rd Floor 4th Floor uilding Exterior:		Colors White	
3rd Floor 4th Floor uilding Exterior: Ma	terials	THE SECURE HE	Dermy
3rd Floor 4th Floor uilding Exterior: Ma oof:	terials EPDM MEMBRANE	white	permy
3rd Floor 4th Floor uilding Exterior:  Ma oof: Valls:	terials EPDM MEMBRANE STUCCO / TILE	White See Res	permy
3rd Floor 4th Floor uilding Exterior: Ma Roof: Valls: Vindows/Doors: Gascia, Trim, etc:	terials EPDM MEMBRANE STUCCO/TILE VINYI/METAL	White See Res	permy
3rd Floor 4th Floor uilding Exterior: Ma	terials  EPDM MEMBRANE  STUCCO / TILE  VINY / METAL  NONE	See Res	bermlg
3rd Floor 4th Floor uilding Exterior:  Ma oof: /alls: /indows/Doors: ascia, Trim, etc: ther: etbacks: ote: Plans that are not	STUCCO / TILE VINY I / METAL NOWE HANDRAIL - WARNING graphically dimensioned will not be ac	See Res BROWN	permy
3rd Floor 4th Floor ailding Exterior: Ma oof: Falls: Findows/Doors: Discia, Trim, etc: ther: thecks: bte: Plans that are not Building Requir	terials  EPDM MEMBRANE  STUCCO / TILE  VINY / METAL  NOWE  HANDRAIL - WASHING  graphically dimensioned will not be acced  Building Proposed	See Rese Brown  White	Parking Proposed
3rd Floor 4th Floor ailding Exterior:  Ma oof: Alls: Aindows/Doors: Ascia, Trim, etc: Athacks: Athacks	STUCCO / TILE VINY I / METAL NOWE HANDRAIL - WARNING graphically dimensioned will not be ac	See Reson BROWN White	1
3rd Floor 4th Floor uilding Exterior: Ma Roof: Walls: Vindows/Doors: ascia, Trim, etc: bther: etbacks: ote: Plans that are not Building Requir	terials  EPDM MEMBRANE  STUCCO / TILE  VINY / METAL  NOWE  HANDRAIL - WASHING  graphically dimensioned will not be acced  Building Proposed	See Rese Brown  White	Parking Proposed

9. Proposed Structures:

e 10	Site Percentage Devoted to	S	quare Feet	
Building Coverage:	EXISTING			
	%		AVA	
Landscaping:	%			
Paving:				
	%			
Other Uses:	01			
ASSETTATION AND ADDRESS OF THE PARTY OF THE	%			
Describe Other Uses:		*****		
4. Parking:			Made and Control	
handle G	Required		Proposed	
Accessible Spaces:		Ø	49 0	
Parking Spaces:	9		18	
Bicycle Spaces:	2	5	8	
Proposed compact spaces:			N/A-	
Are you proposing off-site pa	arking?	Oyes ONo		
	If yes, how many space	es?		
Are you requesting shared or	arking or a parking reduction?	Oyes ONo		
	If yes, how many space			
Special delication	ir yes, now many space	150		
Restricted parking?		Oyes ONo		
i. Landscaping:				
A. Are there any prominent tr	rees or areas of vegetation on the p	property? Oves	<b>O</b> No	
B. Type:				
C. Size:				
D. General Location:				
i. Mechanical Units:				
Number of Units:	8			
Unit Location:	Root			
Type:	AIR CONDITTONEL			
Height:	3'			
Proposed Screening Method:	Building Way	_		
			7	

13. Site Design:

Solid Waste	e:					
"A. Type of	f trash receptades:	2				
	Individual.Can/Residential  3 Yd. Dumpster  6 Yd. Dumpster  8 Yd. Dumpster	The state of the s				
Ī	Compactor					
B. Number	r of trash receptades:		8+8 Reeye	le = 16		
C. Propose	ed screening method:		WALL			
	proposed location accessible for Boise Public Works at 384-3901.		Oves	will be not	es to alley	
E. Is recyc	ling proposed?		<b>O</b> Yes ONo	1 7 200	or say	
.Irrigation D	Pitches/Canals:					
A. Are the property?	re any irrigation ditches or cana	ls on or adjace	ent to the Oves O	No		
B. Location	n:					
C. Size:						
Fencing:						
	Proposed	Existing to Re	emain			
Type:	where weight the	Nor	) E			
Height:	6'	No	NE			
Location:	AT PARKING	No.	NE			
Loading Fac	cilities (if proposed, for commer	cial uses only)	i			
Number:			-			
Location:						
Size:						
Screening:				7		0
Orainage:		-				Deires Lord
	method of on-site retention:	No	DUE REQUILED	per Bria	Murch	Public Lo
Floodways (	& Hillsides:		0		1.04	Control
A. Is any p	portion of this property located i	n a Floodway o	or a 100-year Floodplain?	Oves O	No	
B. Does an	y portion of this parcel have slo	pes in excess	of 15%?	Oves @	No	
	e answer to either of the above and additional fee.	is yes, you wil	l be required to submit an	additional #112 Floo	odplain and/or #11	4 Hillside

O<sub>Area</sub> B

OArea Bi

OArea C

PDS Online | eApply
City of Boise • Planning & Development Services • (208) 384-3802 • pds.cityofboise.org

#161: Design Review\_Application=

Property Information			
Address		NOV 2 9 2016	6-00508
Street Number:	Prefix: Street Name:	PLANNING DEPT.	
1420	W FRONT	SUBDIVISIONS	Unit #:
jubdivision name:	Block: Lot: Sec	tion: Township: Range:	Zoning:
	108 1-2		ZOHBING :
Parcel Number:	Additional Parcel Numbers:	BCOT #970203	9
R1013007241	A/A		
Primary Contact			
Who is responsible for receiving		municating with Boise City?	
OAgent/Representative O/	Applicant Oowner		
Applicant Information			
Applicant Information			
First Name:	Last Name:		
Chap	OLSEN		
Company:			
ENVISION HOME	=5		
Address:	City:	State:	Zip:
12790 W. Telemark	BOISE	ID V	83713
-mail:	Phone Number:	Cell:	Carre
			Fax:
Chadrex @ GMAN. 10		SANE	N/4
	M 208-921-5252		1 1/A
	M 208-921-5252		~/4.
Agent/Representative Informati	M 208-921-5252	SANE	~/4.
Agent/Representative Informati	M 208-921-5252		~/4
Agent/Representative Information	M 208-921-5252	SANE	~/4.
Agent/Representative Information	On OEngineer	SANE	~/4.
Agent/Representative Information  Role Type: OArchitect OLa  First Name: ABOVE	On OEngineer	SANE	~/4
Agent/Representative Information  Role Type: OArchitect OLa  First Name: ABOVE	On OEngineer	SANE	Tax.
Agent/Representative Information  Role Type: OArchitect OLai  First Name: ABOVE  Company:	On OEngineer	SANE	7/4
Agent/Representative Information  Role Type: OArchitect OLai  First Name: SRR ABOVE  Company:	On  nd Developer  Last Name:	©Contractor Oother	Zip:
Agent/Representative Information  Role Type: OArchitect OLandrist Name:  SRR ABOVE  Company:  ddress:	208-921-5252  On  Ind Developer OEngineer  Last Name:  City:	©contractor Oother  State:	Zip:
Agent/Representative Information  Role Type: OArchitect OLa  First Name: SRR ABOVE  Company:  Address:	On  nd Developer  Last Name:	©Contractor Oother	7/4
Agent/Representative Information  Role Type: OArchitect OLa  First Name: ABOVE  Company:  Address:	208-921-5252  On  Ind Developer OEngineer  Last Name:  City:	©contractor Oother  State:	Zip:
Agent/Representative Information  Role Type: OArchitect OLa	208-921-5252  On  Ind Developer OEngineer  Last Name:  City:	©contractor Oother  State:	Zip:
Agent/Representative Information  Role Type: OArchitect OLai  First Name: SRR ABOVE  Company:  Address:  E-mail:  Owner Information	208-921-5252  On  Ind Developer OEngineer  Last Name:  City:  Phone Number:	©Contractor Oother  State:	Zip:
Agent/Representative Information  Role Type: OArchitect OLa  First Name: SRR ABOVE  Company:  Address:	208-921-5252  On  Ind Developer OEngineer  Last Name:  City:  Phone Number:	©Contractor Oother  State:	Zip:
Agent/Representative Information  Role Type: OArchitect OLai  First Name: SRR ABOVE  Company:  Address:  -mail:  Owner Information  Same as Applicant? ONO Oye	On  and Developer  Last Name:  City:  Phone Number:  (If yes, leave this section	©Contractor Oother  State:	Zip:
Agent/Representative Information  Role Type: OArchitect OLai  First Name: SRR ABOVE  Company:  Address:	208-921-5252  On  and Developer OEngineer  Last Name:  City:  Phone Number:  as (If yes, leave this section  Last Name:	©Contractor Oother  State:	Zip:
Agent/Representative Information  Role Type: OArchitect OLar  First Name: SEE ABOVE  Company:  Address:  -mail:  Owner Information  Same as Applicant? ONO Oye  First Name:  CALUIN	On  and Developer  Last Name:  City:  Phone Number:  (If yes, leave this section	©Contractor Oother  State:	Zip:
Agent/Representative Information  Role Type: OArchitect OLai  First Name: SRR ABOVE  Company:  Address:	208-921-5252  On  and Developer OEngineer  Last Name:  City:  Phone Number:  as (If yes, leave this section  Last Name:	©Contractor Oother  State:	Zip:
Agent/Representative Information  Role Type: OArchitect OLai  First Name: SRR ABOVE  Company:  Address:  Firmail:  Dwner Information  Same as Applicant? ONO Over  First Name: OALUNG  Company: Address:	208-921-5252  On  Ind Developer OEngineer  Last Name:  Otty:  Phone Number:  If yes, leave this section  Last Name:  HOLTZ	Contractor Oother  State:  Cell:	Zip:
Agent/Representative Information  Role Type: OArchitect OLar  First Name: SRR ABOVE  Company:  Address:  -mail:  Owner Information  Same as Applicant? ONO Over  First Name: OALUN  Company: NAME  CALUN  Company: NAME  Company:	208-921-5252  On  Ind Developer OEngineer  Last Name:  City:  Phone Number:  Ses (If yes, leave this section  Last Name:  HOLTZ  City:	State:	Zip:
Agent/Representative Information  Role Type: OArchitect OLar  First Name: SRR ABOVE  Company:  Address:  -mail:  Owner Information  Same as Applicant? ONO Oye  First Name:  CALUIN  Company:  Address:	208-921-5252  On  Ind Developer OEngineer  Last Name:  Otty:  Phone Number:  If yes, leave this section  Last Name:  HOLTZ	Contractor Oother  State:  Cell:	Zip:

this a Modification application?	Oyes @No	File number being modified:	
		The State of the S	
Neighborhood Association:			
POWNTOWN	BoisE NY	Eighborhoos Associ	etron's
Comprehensive Planning Area:			
DOWNTOWN			~
This application is a request to constr	ct, add or change the use of	the property as follows:	
Change from A	WARehousE	- USE to lesipon	ral multi-fan
Size of Property:			
428 QAcres Osquare Feet			
Water Issues:			
A. What are you fire flow requireme	nts? (See International Fire	Code):	
1500	as. (ooc strottladollal fac	outo,	
B. Number of hydrants (show location			
Note: Any new hydrants/hydrant pip	ing require United Water a	pproval.	
Number of Existing:	1	Number of Proposed:	Ø
C. Is the building "sprinklered"?	Oves ONo		
D. What volume of water is available	2 (Contact United Water of	Idaho at 362-7330)	
2500	- (compact officer white) of	10810 dt 302-7330j.	
Existing uses and structures on the pro	nerty are as follows:		
	party are as rollows.		
WAREHOUSE			
Is the project intended to be phased?	lease explain:		
No			
	Carlotte Control Contr		
Adjacent property information:		1. Inc. 1.	
Building types and/or uses	11	Zone	
North: (-25)	North:		
South: C-2 DD	HOLDE		

East:

West:

East:

West:

C-20D

C- 2DD

	not graphically dimensioned will not be acc quired Building Proposed	Parking Required	Parking Proposed
		contact	
Setbacks:	AL TOPOGRADA AND ADDRESS.	300	
Other:	HarDaaic	Brown 1 1/4 Whit	E
Fascia, Trim, etc:	VINYL/METAL NONE	N/A	
Windows/Doors:		Brown	J
Walls:	STUCLO / TILE		wser/~g
Roof:	EPDM MQUBRANE	White	
Building Exterior:	Materials	Colors	
4th Floor	9		
3rd Floor	8		
2nd Floor	Englas &		
1st Floor	8928		
square rootage or ex	xisting structures or additions (if 5+ floors, Gross Square Feet	, attach narrative with chart):	
xisting Structures:			
E. Number of reside	ntial units (if applicable):	8	
	(if restaurant, tavern or lounge):	PA	
C. Number of stories		2	
	ed structure height(s):	41'0	
	12 No. 10 No. 200 No. 200 No.		
4th Floor	NONE		
3rd Floor	NONE		
2nd Floor	8928		
1st Floor	Gross Square Feet		
		is, attach narrative with chart):	
Square footage of p	congood structures or additions (if E. floor	and the second s	
A. Number of Struct Square footage of p	roposed structures or additions (if 5+ floor	Use: Residents	J

Side 2:

13.	Site Design:							
	Dudding Course	Site Percentage Devot				Square Feet		
	Building Coverage:	Exi's	Twy					
	Landscaping:	7.0						
		%	1-1-1-15-15					
	Paving:				al.			
		%						
	Other Uses:	%						
	Describe Other Uses:	76						
4.	Parking:		100					
MAT.		Re	quired			Proposed		
	Accessible Spaces:			Ø		Ø		
	Parking Spaces:			8		8		
	Bicycle Spaces:			8		8		
	Proposed compact spaces:					N/	΄Δ	
	Are you proposing off-site pa	erking?		Oyes	<b>O</b> No			
	The year proposing on bitto pe		2021.00		Pro			
	4 4 4	If yes, how n						
	Are you requesting shared po	arking or a parking reduc	tion?	Oyes	<b>ONo</b>			
		If yes, how n	nany space	s?				
	Restricted parking?			Oyes	<b>®No</b>			
5. 1	Landscaping:							
	A. Are there any prominent tr	ees or areas of vegetation	on the p	roperty?	Oyes	@No		
31	B. Type:							
	C. Size:					]		
	D. General Location:					]		
6. P	Mechanical Units:					-		
1	Number of Units:	8						
1	Unit Location:	Poort					(4)	
1	Type:	pre con	PITTO	ne				
1	Height:	31						
F	Proposed Screening Method:	BUILD	124 1	UAU				
	-							

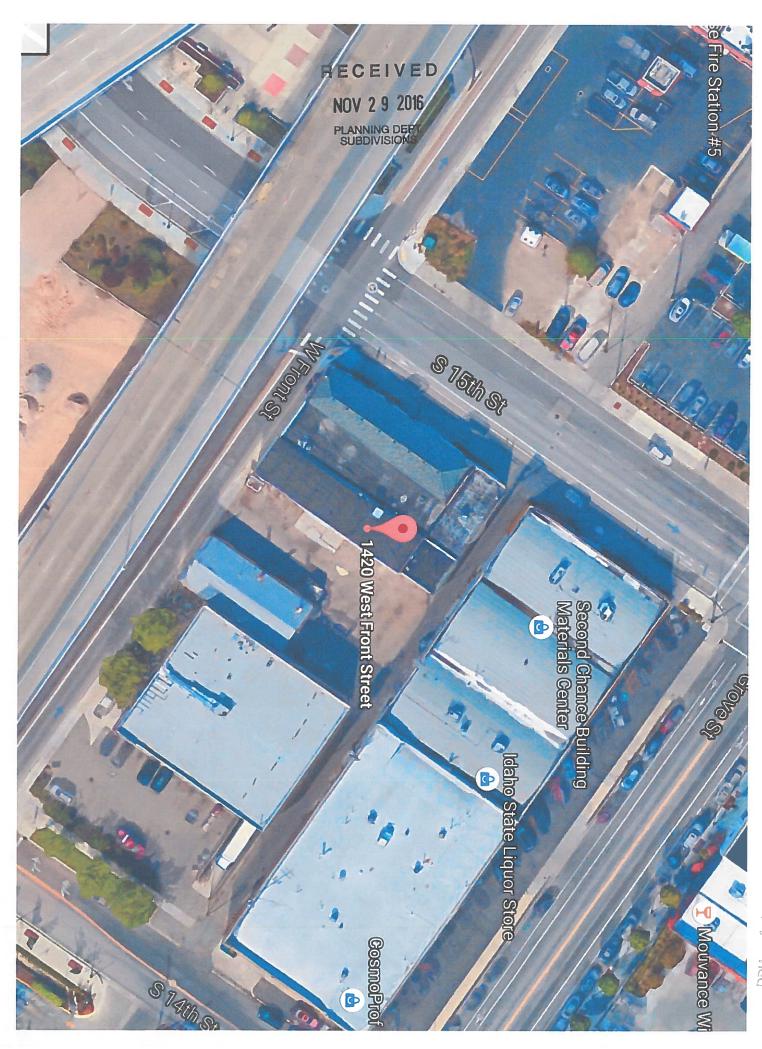
17.50lid Wast	e:							
A. Type of	f trash receptades:							
	Individual Can/Residential							
	3 Yd. Dumpster							
-	6 Yd. Dumpster							
	8 Yd. Dumpster Compactor							
D Numbo	r of trash receptacles:		0	100		<i>i I</i>		
D. Numbe	or trasif receptacies.		_ B	TOR	eeycle =	16		
C. Propose	ed screening method:		n	Jack				
	proposed location accessible for o Boise Public Works at 384-3901.)	collection?	Oyes	<b>⊘</b> No	WILL	Be m	oves to	DAY
E. Is recyc	ding proposed?		<b>O</b> Yes	ONo		1	1	(
8.Irrigation [	Oitches/Canals:							
A. Are the property?	re any irrigation ditches or canals	s on or adjacent to	o the	Ayes	<b>@No</b>			
B. Location	n:							
C. Size:					DOM: 11/18			
9.Fencing:								
	Proposed	Existing to Remain	n					
Type:	wrooght IRan V	None						
Height:	0 6	None		7				
Location:	AT PARKING	NON						
	cilities (if proposed, for commerc	iai uses only):						
Number:								
Location:								
Size:								
Screening:								
1.Drainage:								
Proposed r	method of on-site retention:	NON	E Pero	TREO D	er Bri	an new	Rphy	
2.Floodways	& Hillsides:		0			-		
A. Is any p Floodplain	oortion of this property located in ?	a Floodway or a :	100-year	Oyes	<b>O</b> No			
B. Does ar	ny portion of this parcel have slop	es in excess of 15	5%?	Oyes	<b></b> No No			
Note: If the	e answer to either of the above is see. You must submit the addition	s yes, you will be i nal required applic	required to tation(s) for	submit an a review at th	dditional Flood he same time a	plain and/o	r Hillside applic est.	ation and
3.Airport Infl		410000000000000000000000000000000000000				A STATE OF THE PARTY OF		
Is the subj	ect site located within the Airport	t Influence Area?	(If yes, plea	ise mark wh	nich area.)			
ONo C	Area A OArea B OArea	B1 OArea C						

NOV 2 9 2016

# **VERRASO DOWNTOWN**

PLANNING DEPT. SUBDIVISIONS

Verraso is an intriguing development consisting of 8 high end apartments built around a large open veranda that creates a "zen" like atmosphere. The project repurposes an old dilapidated warehouse on the corner of 15th Street and Front Street. The architectural lines are articulated and varied. There are several appendages and colors creating unique, organic relief and symmetry. Each residence has a 1 car garage. The perimeter landscaping will provide privacy and luxury. With careful, painstaking use of modulation the fresh new feel will be the new darling of downtown Boise.



D24 16 - 0 - 5 - 8

