

Pre-Application Conference Form

Per Ordinance #5525 (Zoning Ordinance Section 11-03-02), applicants must attend a pre-application conference with Planning staff, and provide a meeting with neighbors within 300 feet of the subject property. **This form must be included when an application is submitted.**

Applicant: Scott Noriyuki Date: 8-1-13

Site Address: 2705 Malach Parcel #: _____

Planning Staff Present (Initials)

☒ SR ☒ SC ☐ _____ ☐ _____ ☐ _____ ☐ ACHD ☐ COMPASS

Proposal Description (to construct, change or add):

PUD - Standard Sub Plat
for 14 dwelling units 26x90 Lot size - PUD for minimum
lot size
Preliminary Plat / PUD / Design Review. Didn't bring elevations

Issues Discussed: Mixed use land use. Parking & setbacks on south side
of lot. Request tandem parking on application, reduced setbacks, frontage, & lot
size

Setback - Front 20' / 15' / Rear 15' / West 15' / East 5'
History CUP 07-00047 26 unit PUD on 1.28 acres @ density of 20.31
DU / acre - Gazebo - 2 picnic tables / DRH 07-158 PUD 12-00011
4-6 Plexes

Type of Application

☒ Annexation/Rezone ☐ Special Exception
☒ Conditional Use ☐ Variance
☐ Modification ☐ Parking Reduction
☐ Height Exception ☐ Planned Development

Other Requirements

Site Plan Presented: ☐ Yes ☐ No

Comprehensive Planning Area: Central Bench

Neighborhood Meeting Required: ☐ Yes ☐ No

Neighborhood Association: Vista N.A

Neighborhood Contact: Dave Kangas 841-0580

Kim Bentley 1555 N Wright St 83705
dave.kangas@msn.com

Susan Riggs
Staff Representative (Print)

Staff Representative Signature

Concurrent Reviews

Building Permit Required: ☐ Yes ☐ No
Floodways (FPR) ☐ FW ☐ FF ☐ ASF
☐ Boise River System Permit
Hillside (Categories) ☐ I ☐ II ☐ III
Subdivision Plat ☒ Yes ☐ No
Density/Far _____ Compatibility _____
Others _____

Zoning District: C-20

Overlay District ☒ D ☐ HD ☐ DD
☐ P1 ☐ P2 ☐ P3 ☐ CD ☐ DA

Airport Overlay ☐ A ☐ B ☐ B-1 ☐ C

Scott Noriyuki
Applicant Representative (Print)

Applicant Representative Signature

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SERVICES



City of Boise Planning & Development Services

P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500

Phone 208/384-3830 • Fax: 208/384-3753 • TTD/TTY 800/377-3529

PUD 13 - 00009

Bella Vista Place
Neighborhood Meeting
August 21, 2013 6:00 p.m.

NAME

ADDRESS

~~No Attendees
as of 6:20 p.m.~~

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August 13, 2013

Dear Neighbor,

Please accept this invitation to attend a neighborhood meeting to review our progress on the application of the Bella Vista Place Planned Unit Development located at 2705 W. Malad Street in Boise, ID. At this meeting a representative will be available to provide neighbors with answers to their questions regarding this proposal. For those interested, please join us on site at 6:00 p.m. on Wednesday, August 21st 2013 (see location map below).

Please note that this is not a public hearing and City officials will not be present. The purpose of this meeting is to provide neighboring property owners the opportunity to ask questions regarding the application prior to formal submittal to the City. A public hearing will be noticed to the neighboring property owners by the City at a future date.

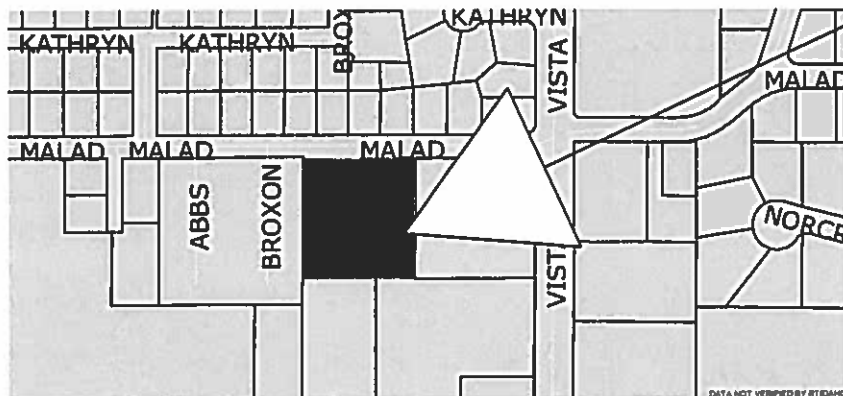
We look forward to seeing you there.

Sincerely,

Scott Noriyuki
scott@northsidemgt.com

Meeting Location:

**2705 W. Malad Street
Boise, ID 83705**



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CSV	Print	Close
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Friday, August 30, 2013

County Property Records

Mailing Label

LISTENBERGER GERALDINE M CORBET REVOCABLE LIVING TRUST

PO BOX 85

DONNELLY, ID 83615-0

MCCALL BECKY

2720 W KATHRYN ST

BOISE, ID 83705-0000

CHRISTIAN DAVID B

4199 S STARGAZER PL

BOISE, ID 83716-6649

KOCH SAMANTHA

2711 W KATHRYN ST

BOISE, ID 83705-0000

STITH WILLIAM M

2717 W KATHRYN ST

BOISE, ID 83705-0000

LARSON JOHN D

2722 W MALAD ST

BOISE, ID 83705-0000

COLTON FRANCES J

2716 W MALAD ST

BOISE, ID 83705-0000

TILTON CAROLE S

2710 W MALAD ST

BOISE, ID 83705-4141

MACCONKEY LYNN MATTHEW

PO BOX 50293

BOISE, ID 83705-0965

FERCH GREGORY E

4890 S CREE WAY

BOISE, ID 83709-0000

HAMILTON AUSTIN

2616 W MALAD ST

BOISE, ID 83705-0000

MACCONKEY LYNN M

PO BOX 50293

BOISE, ID 83705-0965

COLT TED REX

2723 W KATHRYN ST

BOISE, ID 83705-4134

ROCHE CHILDREN REVOCABLE TRUST

2360 N EQUESTRIAN

EAGLE, ID 83616-0000

FREDERICK DAVID

2807 W KATHRYN ST

BOISE, ID 83705-0000

HARTWELL JAMES

2813 W KATHRYN ST

BOISE, ID 83705-0000

HATCH MARTIN E

2812 W MALAD ST

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BOISE, ID 83705-4143
EGGERS JOEL D
2806 W MALAD ST
BOISE, ID 83705-0000
COEY JAMES
2800 W MALAD ST
BOISE, ID 83705-0000
JACOBSON ERIC L
1016 N STOLLE WAY
MERIDIAN, ID 83642-6
WORAS JESSICA RYAN
2615 W KATHRYN CIR
BOISE, ID 83705-0000
ROBINSON GUDRUN G
3535 S JOHNS AVE
EMMETT, ID 83617-000
CANTRELL DONALD J
PO BOX 5099
BOISE, ID 83705-2807
MORARU SERGIU
1543 E SHENANDOAH DR
BOISE, ID 83712-0000
FERCH GREGORY E
4890 S CREE WAY
BOISE, ID 83709-0000
BELLA VISTA PLACE LLC
1407 S GOSLING PL
EAGLE, ID 83616-0000
BOISE HOTEL HOLDINGS LLC
381 N 200 WAY
CEDAR CITY, UT 84721
CITY OF BOISE (BOISE PARKS & RECREATION)
1104 W ROYAL BLVD
BOISE, ID 83706-0000
BAMBIC CYNTHIA D REVOCABLE TRUST
252 E SCHMEIZER LN
BOISE, ID 83706-0000
CITY OF BOISE
PO BOX 500
BOISE, ID 83701-0000
ROCHE KENNETH P
PO BOX 15101
BOISE, ID 83715-0000
BETTS FAMILY TRUST
1938 E STONYBROOK CT
EAGLE, ID 83616-0000
ROCHE KENNETH P
PO BOX 15101
BOISE, ID 83715-0000
HOMZA MICHAEL
381 NE 30TH ST APT D-302
BOISE, ID 83702-0000
HOMZA MICHAEL
381 NE 30TH ST APT D-302
BOISE, ID 83702-0000

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PO BOX 353
MCCALL, ID 83638-000

MACCONKEY LYNN MATTHEW
PO BOX 50293
BOISE, ID 83705-0965

MACCONKEY LYNN MATTHEW
PO BOX 50293
BOISE, ID 83705-0965

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