

#109 Conditional Use Application

Case #: CUP17-00072

Property Information

Address

Street Number: 1625	Prefix: W	Street Name: STATE ST	Unit #: 			
Subdivision name: MCCARTYS 1ST SUB	Block: 5	Lot: 7	Section: E3	Township: 3	Range: 2	Zoning: C-2D
Parcel Number: R5538920530	Additional Parcel Numbers: R5538920545; R5538920470; R5538920480; R5538920490; R5538920500;					

Primary Contact

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

Agent/Representative     Applicant     Owner

Applicant Information

First Name: Cody	Last Name: Herbster		
Company: TMC Northwest, LLC			
Address: 501 Pennsylvania Pkwy	City: Indianapolis	State: IN	Zip: 46280
E-mail: cherbster@tmcrowley.com	Phone Number: (317) 705-8800	Cell: 	Fax: 

Agent/Representative Information

Role Type:     Architect     Land Developer     Engineer     Contractor     Other

First Name: Brandon	Last Name: McDougald		
Company: Kimley-Horn & Associates, Inc.			
Address: 215 South State Street, Suite 400	City: Salt Lake City	State: UT	Zip: 84111
E-mail: brandon.mcdougald@kimley-horn.com	Phone Number: (385) 212-3180	Cell: (801) 915-7842	Fax: 

Owner Information

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

First Name: Jay	Last Name: Stevenor		
Company: 			
Address: 1625 W State Street	City: Boise	State: ID	Zip: 83702
E-mail: jay.stevenor.gzna@statefarm.com	Phone Number: (208) 344-6900	Cell: 	Fax: 

**Project Information**

Is this a Modification application?  Yes  No File number being modified:

**1. Neighborhood Association:**

West Downtown

**2. Comprehensive Planning Area:**

Downtown

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

The Site is an assemblage of multiple parcels fronting on both State Street and Jefferson Street on the western half of the block. The Applicant proposes developing the Site with a CVS Pharmacy that has approximately 15,000 square feet on the

**4. Size of Property:**

1.046  Acres  Square Feet

**5. Water Issues:**

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

1250  gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require Suez Water approval.

Number of Existing:  Number of Proposed:

C. Is the building "sprinklered"?  Yes  No

D. What volume of water is available? (Contact SUEZ (208) 362-7354):

2500  gpm

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

Existing retail strip building (to be demolished); Existing apartment building (to be demolished); Two existing residential buildings converted to offices (to be demolished); Two existing residential homes (one to be demolished, one to remain);

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

No, The demolition of the existing buildings and the construction of the new CVS will be in a single phase.

**8. Adjacent property information:**

Building types and/or uses	Zone
North: Commercial	North: (C-2D) General Commercial w/Desigr <input type="text"/>
South: Residential	South: (C-2D) General Commercial w/Desigr <input type="text"/>
East: Commercial/Resi	East: (C-2D) General Commercial w/Desigr <input type="text"/>
West: Commercial/Resi	West: (C-2D) General Commercial w/Desigr <input type="text"/>

**9. Proposed Structures:**

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="14853"/>
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"/>
2nd Floor	<input type="text"/>
3rd Floor	<input type="text"/>
4th Floor	<input type="text"/>

**11. Building Exterior:**

**Materials**

Roof:

Walls:

Windows/Doors:

Fascia, Trim, etc:

Other:

**Colors**

**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="10"/>	<input type="text" value="10; 7.2 (at column)"/>	<input type="text" value="10"/>	<input type="text" value="10"/>
Rear:	<input type="text" value="10"/>	<input type="text" value="11.6; 7.7 (at column)"/>	<input type="text" value="10"/>	<input type="text" value="10"/>
Side 1:	<input type="text" value="10"/>	<input type="text" value="10"/>	<input type="text" value="10"/>	<input type="text" value="10"/>
Side 2:	<input type="text" value="10"/>	<input type="text" value="78"/>	<input type="text" value="0"/>	<input type="text" value="5"/>

**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:

**17.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:

2

C. Proposed screening method:

Masonry Enclosure

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

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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:**