

#109 Conditional Use Application

Case #: CUP18-00091

Property Information

Address

Street Number: 7350	Prefix: W	Street Name: VICTORY RD	Unit #: 			
Subdivision name: MAVERIK SUB	Block: 1	Lot: 1	Section: 19	Township: 3	Range: 2	Zoning: M-1D
Parcel Number: R5511270010	Additional Parcel Numbers: 					

Primary Contact

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

Agent/Representative Applicant Owner

Applicant Information

First Name: Matt	Last Name: Witt		
Company: Rocky Mountain Management & Development, LLC			
Address: 350 N. 9th Street, Suite 200	City: Boise	State: ID	Zip: 83702
E-mail: maw@rmcos.com	Phone Number: (208) 345-7030	Cell: 	Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: David	Last Name: Blodgett		
Company: Rudeen Architects			
Address: 199 N. Capitol Blvd., Suite 602	City: Boise	State: ID	Zip: 83702
E-mail: dblodgett@rudeenarchitects.com	Phone Number: (208) 338-1413	Cell: 	Fax:

Owner Information

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

First Name: Brad	Last Name: McDougal		
Company: Maverik Country Stores, Inc.			
Address: 185 South State Street	City: Salt Lake City	State: UT	Zip: 84111
E-mail: brad.mcdougal@maverik.com	Phone Number: (801) 910-7098	Cell: 	Fax:

Project Information

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

1. Neighborhood Association:

South Cole

2. Comprehensive Planning Area:

Airport

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

Construct new 6,300 sf Primary Health medical clinic, which will provide urgent care and family practice services. Site improvements to include 29 stall parking lots and landscaping.

4. Size of Property:

Acres Square Feet

5. Water Issues:

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

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):

gpm

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

Site contains a vacant Maverik gas station. This building will be demolished as part of the project, including the site improvements.

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

No

8. Adjacent property information:

Building types and/or uses	Zone
North: <input type="text" value="Auto Repair Shop"/>	North: <input type="text" value="(M-1D) Limited Industrial w/Design R"/>
South: <input type="text" value="Gas Station"/>	South: <input type="text" value="(C-1D) Neighborhood Commercial w/"/>
East: <input type="text" value="Auto Repair Shop"/>	East: <input type="text" value="(M-1D) Limited Industrial w/Design R"/>
West: <input type="text" value="Gas Station"/>	West: <input type="text" value="(M-1D) Limited Industrial w/Design R"/>

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="6340"/>
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="2100"/>
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="Metal"/>	<input type="text" value="Copper, White (screened)"/>
Walls:	<input type="text" value="Stucco & Stone Veneer"/>	<input type="text" value="Light tan, brown / earth tones"/>
Windows/Doors:	<input type="text" value="Storefront"/>	<input type="text" value="Dark Anodized"/>
Fascia, Trim, etc:	<input type="text" value="Metal"/>	<input type="text" value="Dark Brown"/>
Other:	<input type="text" value="Metal Awnings"/>	<input type="text" value="Copper"/>

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' - 0''"/>	<input type="text" value="49' - 2''"/>	<input type="text" value="7'-0''"/>	<input type="text" value="61' - 0''"/>
Rear:	<input type="text" value="0"/>	<input type="text" value="62' - 9''"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Side 1:	<input type="text" value="15' - 0''"/>	<input type="text" value="42' - 7 1/2''"/>	<input type="text" value="7'-0''"/>	<input type="text" value="27' - 3''"/>
Side 2:	<input type="text" value="0"/>	<input type="text" value="49' - 11 1/2''"/>	<input type="text" value="0"/>	<input type="text" value="0"/>

13. Site Design:

Site Percentage Devoted to

Square Feet

Building Coverage:	19 %	6340
Landscaping:	35 %	11918
Paving:	46 %	15708
Other Uses:		
Describe Other Uses:		

14. Parking:

Required

Proposed

Accessible Spaces:	2	2
Parking Spaces:	21	27
Bicycle Spaces:	2	3
Proposed compact spaces:		10

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:

6' - 0" CMU wit solid metal gates.

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:

Catch basin with drainfield

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: