

November 15, 2018

City of Boise
Planning and Development Services
Boise City Hall, 2nd Floor
150 North Capitol Boulevard
Boise, Idaho 83701

Re: Mark Guho Construction Office
5390 West Irving Street
Boise, Idaho 83702
Project No. 18206.000
Conditional Use Permit / Letter of Explanation

Dear Boise Planning and Development Services and Staff:

We are pleased to submit the above referenced project to the City of Boise for Conditional Use Permit approval on behalf of Mark Guho Construction.

This Conditional Use Permit request is associated with the proposed single-story office building located in an M-1D zoning district. The intent of this project is to construct a new single-story office building to serve Mark Guho Construction. The office project will have an industrial design to complement its own existing site, as well as adjacent industrial business neighbors and the intended zone use.

The proposed project is located to the North of West Irving Street (between North Eagleson Road and North Hilton Street) in Boise. The existing site is 2.39-acres and is partially developed. It currently consists of a construction yard, parking lot, and an approximate 11,000 sf industrial construction shop and storage facility. There is a temporary office on site which was approved earlier this year under CZC-18-00179.

The proposed office building shall to be one-story and approximately 3,300 total sf. The building materials are to consist of metal wall panels and timber elements to give the building an industrial feel with a slight contemporary design and highlight the client's trademark colors.

We are proposing a few site improvements with this proposal. We will add two (2) more parking stalls to the existing lot, to meet minimum parking requirements, and add a new entry patio to tie the existing parking lot and sidewalk to the main building entry to allow for accessible access into and out of the building. We also propose new asphalt paving for vehicles to access the construction shop and storage building on the site. Other site elements approved under CZC-18-00179 are proposed to remain.

Thank you for your consideration of this proposed office building. Please feel free to call if you have any questions or concerns.

Sincerely,

CSHOA, Inc.



BM:pk

Nicolette Womack

From: Ben Millick <ben.millick@cshqa.com>
Sent: Tuesday, December 11, 2018 2:40 PM
To: Nicolette Womack
Subject: [External] RE: CUP18-00095 5390 W. Irving St.

Yes, after the new office building is constructed, the temporary office building will be removed from the site.

Please let me know if you have any other questions! Thanks,

BEN MILLICK | **CSHQA**

ARCHITECTURE

DIR 208.429.4066 | TEL 208.343.4635 | MAIL 200 Broad St. Boise ID 83702

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From: Nicolette Womack <nwomack@cityofboise.org>
Sent: Tuesday, December 11, 2018 2:00 PM
To: Ben Millick <ben.millick@cshqa.com>
Subject: CUP18-00095 5390 W. Irving St.

Ben,

Can you confirm if the temporary office building currently on the site will be removed after the new office building is constructed?

Than kyou,



Nicolette Womack
Assoc. Planner, Current Planning & Subdivisions
Planning and Development Services
Office: 208-608-7090 | Fax: 208-384-3753
nwomack@cityofboise.org

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