

#109 Conditional Use Application

Case #: CUP19-00002

Property Information

Address

Street Number: 777	Prefix: N	Street Name: 4TH ST	Unit #: 			
Subdivision name: BLK 138	Block: 0	Lot: 6	Section: 10	Township: 3	Range: 2	Zoning: L-OHD/CD
Parcel Number: R1013009130	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: Justin	Last Name: Snyder		
Company: Le Soleil Child Care, LLC			
Address: 2905 N 38th St	City: Boise	State: ID	Zip: 83703
E-mail: info@lesoleil.school	Phone Number: (208) 972-0923	Cell: 	Fax:

Agent/Representative Information

Role Type: ☐ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☐ Other

First Name: 	Last Name: 		
Company: 			
Address: 	City: 	State: ID	Zip:
E-mail: 	Phone Number: 	Cell: 	Fax:

Owner Information

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

First Name: Tim	Last Name: Klena		
Company: Klena and Associates, PA			
Address: 403 S 11th St	City: Boise	State: ID	Zip: 83702
E-mail: tklena@idahochiropracticgroup.com	Phone Number: (208) 343-6900	Cell: 	Fax:

Project Information

Is this a Modification application?

☐ Yes

☒ No

File number being modified:

1. Neighborhood Association:

Downtown Boise

2. Comprehensive Planning Area:

Downtown

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

We plan to change the property use from office space (formerly chiropractic and law offices) to a child care facility for up to 40 children from infant to preschool age. The interior of the building will not undergo any structural changes; the

4. Size of Property:

0.08

☒ Acres

☐ Square Feet

5. Water Issues:

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

1500 gpm

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

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

Number of Existing:

0

Number of Proposed:

0

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:

The existing structure is a 2,027-square foot office building, used as office space.

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

The enrollment of children is intended to be phased in over six months, opening with 10-12 and growing to 35-40.

8. Adjacent property information:

Building types and/or
uses

Zone

North: Federal, VA North:

South: Office space, health care South: (L-OD) Limited Office with Design Review

East: School District only East: (A-1) Open Land 1 Acre minimum lot

West: Office space West: (L-OD/CD) Limited Office w/Design Review

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="0"/>
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="2027"/>
2nd Floor	<input type="text"/>
3rd Floor	<input type="text"/>
4th Floor	<input type="text"/>

11. Building Exterior:

	Materials	Colors
Roof:	<input type="text"/>	<input type="text"/>
Walls:	<input type="text"/>	<input type="text"/>
Windows/Doors:	<input type="text"/>	<input type="text"/>
Fascia, Trim, etc:	<input type="text"/>	<input type="text"/>
Other:	<input type="text"/>	<input type="text"/>

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"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Rear:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Side 1:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Side 2:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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:

C. Proposed screening method:

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

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:	<div></div>
Date:	<div></div>