

#105 - Annexation and Rezone

Case #: CAR19-00015

Property Information

Address

Street Number: 11532	Prefix: W	Street Name: JOPLIN RD	Unit #: 			
Subdivision name: SEC 22 4N 1E	Block: 0	Lot: 0	Section: 22	Township: 4	Range: 1	Zoning: RUT
Parcel Number: S0522347010	Additional Parcel Numbers: S0522347050					

Primary Contact

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

☒ Agent/Representative ☐ Applicant ☐ Owner

Applicant Information

First Name: Mark	Last Name: Guho		
Company: Joplin Pond, LLC			
Address: 5390 W. Irving St	City: Boise	State: ID	Zip: 83706
E-mail: mark@mguh.com	Phone Number: (208) 375-7475	Cell: 	Fax:

Agent/Representative Information

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

First Name: Tamara	Last Name: Thompson		
Company: The Land Group, Inc			
Address: 462 E. Shore Drive, Ste 100	City: Eagle	State: ID	Zip: 83616
E-mail: tamara@thelandgroupinc.com	Phone Number: (208) 939-4041	Cell: 	Fax:

Owner Information

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

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

1. Neighborhood Meeting Held (Date):

06/19/2019

2. Neighborhood Association:

3. Comprehensive Planning Area:

West Bench

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

Change the use of the property to construct a new construction contractor office, shop, and yard.

5. Type of Request:

☐ Rezone ☒ Annexation & Rezone

6. Current Zone:

RUT

7. Requested Zone::

M-2

8. Size of Property:

30.98 ☒ Acres ☐ Square Feet

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

Single family residence, with multiple shop buildings, and ponds.

10. Are there any existing land uses in the general area similar to the proposed use?

If so, describe them and give their locations:

Yes. The property is surrounded by gravel pits and is in close proximity to the Boise Watershed / Waste water treatment.

Central Paving, construction yard, asphalt plant and rock crushing to the north.

Idaho Materials, construction yard, batch plant, rock storage to the east.

RailCo, Construction yard.

11. On what street(s) does the property have frontage?

Joplin Road, Mulburry Ave, and Aspen Street

12. Adjacent property information:

Uses:

Zone:

North: gravel pit & crus North:

South: storage South: (M-1D) Limited Industrial w/Design R

East: gravel pit & crus East: (M-2) General Industrial

West: public works yar West: (M-1) Limited Industrial

13. Why are you requesting annexation into the City of Boise?

The property is adjacent to City zoned property and is in the Boise Area of Impact. Request to build new office and new shop for General Contractor.

14. What use, building or structure is intended for the property?

Construction Company contractor office, shop, and yard.

15. What changes have occurred in the area that justify the requested rezone?

See narrative

16. What Comprehensive Plan policies support your request?

The Future Land Use Map (FLUM) designation is Public / Quasi-Public. The proposed M-2 zone is in accord with the Comprehensive Plan, FLUM designation.

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: