PDS Online | eApply
City of Boise • Planning & Development Services • (208) 608-7070 • pds.cityofboise.org

#161 Design Review Application

Case #: DRH19-00400

Property Information						
Address						
Street Number:	Prefix:	Street Nan	ne:			Unit #:
2756	S	CLOVERD	ALE RD			
Subdivision name:	Block:	Lot:	Section:	Township:	Range:	Zoning:
SEC 22 3N 1E	0	0	22	3	1	R-1C
Parcel Number:	Addition	al Parcel Nur	nbers:			
S1122336090						
Primary Contact						
Who is responsible for receiving e Agent/Representative Ap		ding files a Owner	nd communicat	ting with Boise	City?	
Applicant Information						
First Name:	Last Name	:				
Jude	Brito					
Company:						
West Valley Construction						
Address:	City:			State:		Zip:
500 Johnson Lane	Caldwell			ID	~	83605
E-mail:	Phone Nur	Phone Number:				Fax:
Jude@westvalleycomplex.com (208) 459-0333				Cell:		I U.A.
				(208) 860-37	793	
Agent/Representative Information Role Type: Orchitect Orange First Name: Hude		0-0333 OEng	gineer ©Cor	(208) 860-37	Other	
Agent/Representative Information Role Type: OArchitect OLand First Name: Jude Company:	n d Developer Last Name	0-0333 OEng	gineer ©Coi	(208) 860-37	(100)	
Agent/Representative Information Role Type: OArchitect OLand First Name: Jude Company: West Valley Construction	n d Developer Last Name	0-0333 OEng	gineer ©Cor	(208) 860-37	Other	Zip:
Agent/Representative Information Role Type: Architect OLand First Name: Jude Company: West Valley Construction Address:	d Developer Last Name Brito	0-0333 OEng	gineer ©Co	(208) 860-37	Other	
Agent/Representative Information Role Type: OArchitect OLand First Name: Jude Company: West Valley Construction Address: 500 Johnson Lane E-mail:	Developer Last Name Brito City: Caldwell Phone Num	0-0333	gineer ©Coi	(208) 860-37 Intractor State: ID Cell:	Other	Zip:
Agent/Representative Information Role Type: OArchitect OLand First Name: Jude Company: West Valley Construction Address: 500 Johnson Lane E-mail:	Developer Last Name Brito City: Caldwell	0-0333	gineer ©Cor	(208) 860-37	Other	Zip: 83605
Agent/Representative Information	Developer Last Name Brito City: Caldwell Phone Num	0-0333	gineer ©Cor	(208) 860-37 Intractor State: ID Cell:	Other	Zip: 83605
Agent/Representative Information Role Type: Architect Cland First Name: Jude Company: West Valley Construction Address: 500 Johnson Lane E-mail: Jude@westvalleycomplex.com	Developer Last Name Brito City: Caldwell Phone Num (208) 459	DEng	gineer ©Con	(208) 860-37 Intractor State: ID Cell:	Other	Zip: 83605
Agent/Representative Information Role Type: OArchitect OLand First Name: Jude Company: West Valley Construction Address: 500 Johnson Lane E-mail: Jude@westvalleycomplex.com Owner Information Same as Applicant? ONO OYes	City: Caldwell Phone Nut (208) 459	DEng		(208) 860-37 Intractor State: ID Cell:	Other	Zip: 83605
Agent/Representative Information Role Type: OArchitect OLand First Name: Jude Company: West Valley Construction Address: 500 Johnson Lane E-mail: Jude@westvalleycomplex.com Owner Information Same as Applicant? ONO OYes	City: Caldwell Phone Nut (208) 459	DEng		(208) 860-37 Intractor State: ID Cell:	Other	Zip: 83605
Agent/Representative Information Role Type: OArchitect OLand First Name: Dude Company: West Valley Construction Address: 500 Johnson Lane E-mail: Dude@westvalleycomplex.com Owner Information Same as Applicant? No Oyes First Name: Sherry	City: Caldwell Phone Nut (208) 459	DEng		(208) 860-37 Intractor State: ID Cell:	Other	Zip: 83605
Agent/Representative Information Role Type: OArchitect OLand First Name: Dude Company: West Valley Construction Address: 500 Johnson Lane E-mail: Dude@westvalleycomplex.com Owner Information Same as Applicant? No Oyes First Name: Sherry Company:	City: Caldwell Phone Nut (208) 459	DEng		(208) 860-37 Intractor State: ID Cell:	Other	Zip: 83605
Agent/Representative Information Role Type: OArchitect OLand First Name: Jude Company: West Valley Construction Address: 500 Johnson Lane E-mail: Jude@westvalleycomplex.com Owner Information Same as Applicant? No OYes First Name: Sherry Company:	City: Caldwell Phone Nut (208) 459 (If) Last Name Bittner	DEng		(208) 860-37 ntractor State: ID Cell: (208) 860-37	Other	Zip: 83605 Fax:
Agent/Representative Information Role Type: OArchitect OLand First Name: Jude Company: West Valley Construction Address: 500 Johnson Lane E-mail: Jude@westvalleycomplex.com Owner Information Same as Applicant? ONO OYes	City: Caldwell Phone Nur (208) 459 (If) Last Name Bittner	D-0333 DEng There: 1-0333 Ves, leave these		(208) 860-37 ntractor State: ID Cell: (208) 860-37	Other	Zip: 83605 Fax:

2	Pro	ject Information								
Southwest Ada County Alliance Comprehensive Planning Area: SouthWest This application is a request to construct, add or change the use of the property as follows: Build a 55 and over community. Up to fourteen units, likely 3 or 4 units together, and add a club house, while keeping existing house intact. Size of Property: A. Water Issues: A. What are your fire flow requirements? (See International Fire Code): B. Number of hydrants (show location on site plan): Note: Any new hydrants/hydrant piping require Suez Water approval. Number of Existing: C. Is the building "sprinklered"? The water is available? (Contact SUEZ (208) 362-7354): Size of Property: South This is a request to construct, add or change the use of the property are as follows: One residential unit on site. Prefer to remain. Yes. Customer would like to build up to 14 units, in 3 or 4 structures as well as a club house and covered parking and or uses North: Not Sure	Is t	his a Modification appli	cation?	O _{Yes} (®No	File numb	er being modified:			
2. Comprehensive Planning Area: SouthWest SouthWe	1.	Neighborhood Associati	on:							
SouthWest 3. This application is a request to construct, add or change the use of the property as follows: Build a 55 and over community. Up to fourteen units, likely 3 or 4 units together, and add a club house, while keeping existing house intact. 3. Size of Property: 2		Southwest Ada Count	y Alliance	~						
3. This application is a request to construct, add or change the use of the property as follows: Build a 55 and over community. Up to fourteen units, likely 3 or 4 units together, and add a club house, while keeping existing house intact. 4. Size of Property: 2	2.	Comprehensive Plannin	g Area:							
Build a 55 and over community. Up to fourteen units, likely 3 or 4 units together, and add a club house, while keeping existing house intact. Size of Property: Macres Square Feet Square Feet Water Issues: A. What are your fire flow requirements? (See International Fire Code): B. Number of hydrants (show location on site plan): Note: Any new hydrants/hydrant piping require Suez Water approval. Number of Existing: C. Is the building "sprinklered"? Ves No D. What volume of water is available? (Contact SUEZ (208) 362-7354): Existing uses and structures on the property are as follows: One residential unit on site. Prefer to remain. 7. Is the project intended to be phased? Please explain: Ves. Customer would like to build up to 14 units, in 3 or 4 structures as well as a club house and covered parking Adjacent property information: Building types Zone and/or uses North: Not sure North:		SouthWest	**	~						
house intact. Size of Property: Mater Issues: A. What are your fire flow requirements? (See International Fire Code): B. Number of hydrants (show location on site plan): Note: Any new hydrants/hydrant piping require Suez Water approval. Number of Existing: C. Is the building "sprinklered"? What volume of water is available? (Contact SUEZ (208) 362-7354): Existing uses and structures on the property are as follows: One residential unit on site. Prefer to remain. Is the project intended to be phased? Please explain: Yes. Customer would like to build up to 14 units, in 3 or 4 structures as well as a club house and covered parking Adjacent property information: Building types and/or uses North: Not sure North:	3.	This application is a req	uest to constru	ct, add or cha	nge the use of	the property	as follows:			
2 Square Feet 5. Water Issues: A. What are your fire flow requirements? (See International Fire Code): 1 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: 1 C. Is the building "sprinklered"? Ves No D. What volume of water is available? (Contact SUEZ (208) 362-7354): 1 5. Existing uses and structures on the property are as follows: One residential unit on site. Prefer to remain. 7. Is the project intended to be phased? Please explain: Yes. Customer would like to build up to 14 units, in 3 or 4 structures as well as a club house and covered parking 3. Adjacent property information: Building types Zone and/or uses North: Not sure North:			mmunity. Up	to fourteen u	units, likely 3	or 4 units to	gether, and add a cl	ub house,	while keeping existing	•
A. What are your fire flow requirements? (See International Fire Code): 1 B. Number of hydrants (show location on site plan): Note: Any new hydrants/hydrant piping require Suez Water approval. Number of Existing: C. Is the building "sprinklered"? D. What volume of water is available? (Contact SUEZ (208) 362-7354): 1 6. Existing uses and structures on the property are as follows: One residential unit on site. Prefer to remain. 7. Is the project intended to be phased? Please explain: Yes. Customer would like to build up to 14 units, in 3 or 4 structures as well as a club house and covered parking 8. Adjacent property information: Building types Zone and/or uses North: Not sure North:	4.	Size of Property:								
A. What are your fire flow requirements? (See International Fire Code): 1 B. Number of hydrants (show location on site plan): Note: Any new hydrants/hydrant piping require Suez Water approval. Number of Existing: C. Is the building "sprinklered"? O		2 Acres Os	Gquare Feet							
B. Number of hydrants (show location on site plan): Note: Any new hydrants/hydrant piping require Suez Water approval. Number of Existing: 0	5.	Water Issues:								
B. Number of hydrants (show location on site plan): Note: Any new hydrants/hydrant piping require Suez Water approval. Number of Existing: 0		A. What are your fire	flow requireme	ents? (See Int	ternational Fir	re Code):				
Note: Any new hydrants/hydrant piping require Suez Water approval. Number of Existing: 0		1								gpm
Existing uses and structures on the property are as follows: One residential unit on site. Prefer to remain. Is the project intended to be phased? Please explain: Yes. Customer would like to build up to 14 units, in 3 or 4 structures as well as a club house and covered parking Adjacent property information: Building types and/or uses North: Not sure North:		Note: Any new hydrar Number of Existing: C. Is the building "spri	its/hydrant pip	ing require S 0 Ove	uez Water ap		Number of Propo	sed:	1	
One residential unit on site. Prefer to remain. 7. Is the project intended to be phased? Please explain: Yes. Customer would like to build up to 14 units, in 3 or 4 structures as well as a club house and covered parking 8. Adjacent property information: Building types Zone and/or uses North: Not sure North:				,	` '					gpm
7. Is the project intended to be phased? Please explain: Yes. Customer would like to build up to 14 units, in 3 or 4 structures as well as a club house and covered parking 8. Adjacent property information: Building types Zone and/or uses North: Not sure North:	5.	Existing uses and struct	ures on the pro	perty are as f	ollows:					
Yes. Customer would like to build up to 14 units, in 3 or 4 structures as well as a club house and covered parking 8. Adjacent property information: Building types Zone and/or uses North: Not sure North:		One residential unit or	site. Prefer t	o remain.						-
Building types Zone and/or uses North: Not sure North:	7.	Is the project intended	to be phased? I	Please explain	1:					
Building types and/or uses North: Not sure North:		Yes. Customer would	like to build u	o to 14 units,	in 3 or 4 stru	ictures as w	ell as a club house a	nd covere	d parking	*
	3. #	Building types		e						
South: South:		North: Not sure	North:			~				
		South:	South:			~				
East: East:	1	East:	East:			~				

~

West:

West:

A. Number of Struc	tures: 4		Use: Mult-Fami	ly	
Square footage of	proposed structures or		oors, attach narrati	ve with chart):	
	Gross Square	Feet			
1st Floor					
2nd Floor	r <u> 0</u>				
3rd Floor	0				
4th Floor	0				
B. Maximum propos	sed structure height(s):	12		
C. Number of storie	es:		1		
D. Number of seats	(if restaurant, tavern	or lounge):	0		
E. Number of reside	ential units (if applicat	ole):	14		
10. Existing Structures:					
Square footage of e	existing structures or a	additions (if 5+ floo	ors, attach narrative	e with chart):	
	Gross Square	Feet			
1st Floor					
2nd Floor	r				
3rd Floor					
4th Floor					
11. Building Exterior:					
11. Building Extenor:	Materials			Colors	
Roof:	Composite				
Walls:	Wood				
Windows/Doors:	Vinyl/Composite				
Fascia, Trim, etc:	Wood				
Other:					
12. Setbacks:					
Note: Plans that are	not graphically dime	nsioned will not be	accepted.		
Building R	tequired	Building Proposed	l Par	rking Required	Parking Proposed
Front:	111111111111111111111111111111111111111				
Rear:					
Side 1:					
Side 2:					

9. Proposed Structures:

13.	Site Design:				
		Site Percentage Devoted	d to		Square Feet
	Building Coverage:				
	August of the control	%			
	Landscaping:	%			
	Paving:	70			
	raving.	%			
	Other Uses:				
		%			
	Describe Other Uses:				
14.	Parking:				
		Req	uired		Proposed
	Accessible Spaces:				
	Parking Spaces:				
	Bicycle Spaces:				
	Proposed compact spaces:				
	Are you proposing off-site pa	arking?	Oyes	s ®No	
		If yes, how m	any spaces?		
	Are you requesting shared pa	arking or a parking reduc	tion? Ove	s ⊚No	
		If yes, how m	any spaces?		
	Restricted parking?		Oyes	s No	
15.	Landscaping:				
	A. Are there any prominent tr	ees or areas of vegetation	n on the property?	Ves	●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:	chain link fe	ence with sla	ats
D. Is the proposed location accessible for collection? (Contact Boise Public Works at 384-3901.)	⊚ Yes	ONo	
E. Is recycling proposed?	⊚ Yes	ONo	
18.Irrigation Ditches/Canals:			
A. Are there any irrigation ditches or canals on or adjacent to property?	the	O Yes	ONo
B. Location:		Rear of pro	pperty
C. Size:			
19.Fencing:			
Proposed Existing to R	emain		
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 & Hillsides:			
A. Is any portion of this property located in a Floodway or a 16 Floodplain?	00-year	Oyes	ONo
B. Does any portion of this parcel have slopes in excess of 15	%?	Oyes	ONo
Note: If the answer to either of the above is yes, you will be re additional fee. You must submit the additional required applica			
23.Airport Influence Area:			r marin and an analysis of the second
Is the subject site located within the Airport Influence Area? ()	It yes, please	e mark which	h area.)
●No OArea A OArea B OArea B1 OArea C			

Licensed Architect Information			
Zoning Ordinance Section 11-07-02 re	equires a licensed architect for new buildings	and additions over 200 sq. ft.	
Is the project's Architect listed on the	first page? Oves No	(If yes, leave this section blan	k.)
First Name:	Last Name:		
Company:			
JGT Architecture			
Address:	City:	State:	Zip:
1212 12th Ave Rd	Nampa	ID ~	83651
E-mail:	Phone Number:	Cell:	Fax:
	(208) 463-9295		
Professional License #:			
Landscape Professional Informat	ion		
Is the project's Landscape Profession	al listed on the first page? Oves Ono	(If yes, leave this section b	lank.)
First Name:	Last Name:		
Company:			
Address:	City:	State:	Zip:
		ID ~	
E-mail:	Phone Number:	Cell:	Fax:
			1
Professional License #:			J
Verification of Legal Lot or Parce	Status		
Torridation of Legal Lot of Parce	- Cutus		
Verification of Legal Parcel Status for	ot validate the legal status of any lot or parcel in signed by the Boise City Subdivision Depart abdivision Department, See Verification of Leg	ment. It is the applicant's respo	nsibility to provide deeds
The undersigned acknowledges that fa	ove provided information is true and accurate ailure to provide true and accurate information fully issued and subject the undersigned any	n may result in rejection of this	
Agent/Representative Signature:			
Date:			