

August 13, 2008

AASE's Canyon Point Development, LLC
3750 West 500 South
Salt Lake City, UT 84104

Re: **CAR07-00042/DA, CUP07-00084 & CFH07-00022 / 6890 N. Plano Road**

Dear Applicant:

This letter is to inform you of the action taken by the Boise City Planning and Zoning Commission on your request for annexation of 296.12 acres, and a rezone of 36.63 acres within Boise City Limits for a total of +/- 332.75 acres at 6890 N. Plano Road with zoning designations of R-1A/DA (Single family Residential with a Development Agreement, 2.1 DU/Acre) and A-1/DA (Open Land with a Development Agreement). In addition, a Conditional Use Permit to build a 154 dwelling unit Planned Residential Development with a Hillside and Foothill Area Development Permit; and a Subdivision Preliminary Plat.

The Boise City Planning and Zoning Commission at their meeting on August 11, 2008, recommended to the Mayor and the Boise City Council approval of the annexation of the +/- 296.12 acres, and a rezone for the total +/- 332.75 acres to an A-2/DA holding zone with Development Agreement that contains the following condition:

- 1) Any development application shall be required to comply with the *Boise Foothills Policy Plan*, the Foothills Planned Development Ordinance 11-06-05.07, and the Hillside and Foothill Areas Development Ordinance 11-14.

Staff was instructed to prepare findings to be presented at the next Planning and Zoning Commission hearing on September 8, 2008. A final action letter will be distributed after that meeting and the application will be considered by the Boise City Council to establish a public hearing date. You will be notified of the established hearing date.

The Commission also denied the request for a Conditional Use Permit, CUP07-00084; the Hillside and Foothills Area Development permit application, CFH07-00022; and the preliminary plat application, SUB07-00065. These findings will also be presented at the next Planning and Zoning Commission hearing. Once the findings are approved by the Commission a final action letter will be sent and the appeal period will begin. This decision may be appealed to the Boise City Council.

This appeal must be filed with the Boise City Planning and Development Services Department within ten (10) days of the date of this denial. The appeal must be written, accompanied by the appropriate fee, and submitted to the Boise City Planning and Development Services Department prior to the deadline set forth herein. Appeal application forms are available in the Planning Department.

If you have any questions, please contact this department at 384-3830.

Sincerely,

Bruce Eggleston, ALCP
Planner II
Boise City Planning and Development Services Department

BE/bjc

cc: Capital Development, Inc. / 6200 N. Meeker Place / Boise, ID 83713
Stewart Land Group / 6995 S. Union Park Ctr. / Midvale, UT 84047