



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: CAR10-00009 & CUP10-00070 **Hearing Date:** DECEMBER 6, 2010
X-Ref: CUP08-00045 **Hearing Body:** Planning and Zoning Commission
Address: 9840 W OVERLAND ROAD **Transmittal Date:** 10/27/10
Applicant: LIFE CHURCH, INC.

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the staff report. For Staff Levels, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to PDSTransmittals@cityofboise.org and put the file number in the subject line.
- Paper copies are available on request. Please call 384-3830 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call 384-3830.

Boise City

- ☒ Police-Curt Crum
- ☒ Fire-Mark Senteno
- ☒ Public Works-(2)
- ☒ Public Works-Environmental
- ☐ Public Works-Barbara Edney
- ☐ Public Works-Jim Wyllie
- ☐ Public Works-Terry Records
- ☒ Parks-Cheyne Weston
- ☒ Forestry-Dennis Matlock
- ☐ City Clerk-Susan Churchman
- ☒ Airport-(3)
- ☐ Library-Kevin Booe
- ☐ DFA-James Thomas
- ☐ Parking Control-Stu Prince
- ☐ Legal-Mary Elizabeth Watson
- ☒ PDS-Subdivisions-Dave & Todd
- ☒ PDS-GAP Planner-Tricia & Jennifer
- ☐ PDS-Building Dept-Jason & Dan
- ☒ PDS-Permit Plan
- ☒ PDS-Kathleen/Stacey

Ada County

- ☒ ACHD-(3)
- ☐ Commissioners-(3)
- ☐ Sheriff Dispatch
- ☐ Development Services
- ☒ COMPASS-Carl Miller
- ☐ Parks & Waterways-Pat Beale

Idaho State

- ☐ Transportation District III-(2)
- ☐ Division of Public Works
- ☐ Dept. of Water Resources
- ☐ Historical Society
- ☐ Fish & Game (Region III)
- ☐ Dept. of Lands-(2)
- ☐ Dept. of Parks & Recreation
- ☐ DEQ

Federal

- ☐ BLM-(2)
- ☐ Fish & Wildlife Service
- ☐ EPA
- ☐ Army Corp of Engineers

Schools

- ☒ Boise School District
- ☐ Meridian School District
- ☐ Boise State University

Sewer Districts

- ☐ West Boise Sewer
- ☐ Northwest Boise Sewer
- ☐ Bench Sewer

Utilities

- ☒ Idaho Power
- ☒ Qwest Communications
- ☒ United Water
- ☐ Chevron Pipeline-(2)
- ☐ Capitol Water Corporation

Irrigation Districts

- ☒ Nampa & Meridian
- ☐ New York Irrigation
- ☐ Boise City Canal
- ☐ Boise Valley
- ☐ South Boise Water Co.
- ☐ S. Boise Mutual Irrigation Co.
- ☐ Bureau of Reclamation
- ☒ Board of Control
- ☐ Drainage District # _____
- ☐ Other _____

Miscellaneous

- ☐ CCDC-(3)
- ☐ Union Pacific Railroad
- ☐ Central District Health
- ☐ City of Garden City
- ☐ City of Meridian
- ☐ City of Eagle
- ☒ Valley Reg. Transit-Mary Barker
- ☒ Boise Postmaster
- ☐ Warm Springs Historic District
- ☐ Other _____

Neighborhood Associations

- ☐ Boise Heights
- ☐ Borah
- ☐ Central Bench
- ☐ Central Foothills
- ☐ Central Rim
- ☐ Collister
- ☐ Depot Bench
- ☐ Downtown-(2)
- ☐ East End
- ☐ Glenwood Rim
- ☐ Harrison Boulevard
- ☐ Harris Ranch
- ☐ Highlands
- ☐ Hillcrest
- ☐ Maple Grove - Franklin
- ☐ Mesa
- ☐ Morris Hill
- ☐ North End
- ☐ Northwest
- ☐ Pierce Park
- ☐ Pioneer
- ☐ Quail Ridge
- ☐ Riverland East
- ☐ South Boise Village
- ☐ South East
- ☐ Stewart Gulch
- ☐ Sunrise Rim
- ☐ Sunset
- ☒ SW Ada County Alliance
- ☐ Veterans Park
- ☐ Vista
- ☐ West Bench
- ☐ West Cloverdale
- ☐ West Downtown
- ☐ West Valley
- ☐ Winstead Park



Development Agreement Application

TDD/TTY: 800/377-3529

This box for office use only

File #: CAR10-00009 Fee: 690

Cross Referenced File(s): CWP10-00070 Zone(s): R-2DIDA

Are Pre-Application materials attached? ☐ Yes ☐ No

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

Note: When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. It will not be accepted if it is not complete. A hearing date will be scheduled only after the draft Development Agreement document has been reviewed and approved as to form by Planning & Development Services and City Attorney.

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OCT 26 2010

Applicant Information

Applicant: Life Church of Boise PLANNING & DEVELOPMENT SERVICE Phone: _____
☐ Owner ☒ Purchaser ☐ Lessee

Applicant's Address: 1803 Maple Grove Zip: 83709

Agent/Representative: Bailey Engineers Phone: 938-0013

Agent/Representative's Address: 4242 Brookside Lane Zip: 83714

Contact Person (if different from above): Kent Brown Phone: 938-0013

Address of Subject Property: 9840 W Overland
Mapping Division must initial here _____ to signify address verification.

Property description (Lot, Block & Subdivision name or recorded deed with a metes and bounds description):

Parcel Number: _____

Quarter: SW Section: 14 Township: 3N Range: 1E

CAR10-00009



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Modification Application

☐ DR Modification

☒ CUP Modification

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File #: CUP10-00070

Fee: 279.00

Cross Referenced File(s): CUP08-00009
CC045

Zone(s): R-2D/DA

Are Pre-Application materials attached? ☒ Yes

☐ No

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

Church

Applicant Information

Applicant: LIFE CHURCH INC

Phone: _____

☐ Owner ☒ Purchaser ☐ Lessee

Applicant's Address: LIFE CHURCH INC 1803 S MAPLE GROVE RD Zip: 83709

Agent/Representative: KENT BROWN /BAILEY ENGINEERS

Phone: 938-0013

Agent/Representative's Address: 4242 BROOKSIDE LANE

Zip: 83714

Contact Person (if different from above): KENT BROWN

Phone: 938-0013

Property Information

Address and Location of Property: 10056 W OVERLAND RD

Mapping Division must initial here

To signify address verification.

Property Description (either Lot, Block and Subdivision name or recorded deed with metes and bounds description):

SEE ATTACHED

OCT 26 2010

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Parcel Number: R8813660080;R88133660090;R88133660100;R88133660120;
R88133660130;R88133660140;R88133660140 & S1114346670

Quarter: SW

Section: 14

Township: 3N

Range: 1E

6/04

CUP 10 00070

File Number you wish to modify: CAR
CUP 08-00009CUP 08-00045

1. This is a request to modify the original Conditional Use or Design Review file(s) as follows:

WE ARE REQUESTING TO MODIFY THE CUP SITE PLAN AND DEVELOPMENT AGREEMENT TO ALLOW FOR THE LIFE CHURCH OF BOISE TO BUILD A 24022SF BUILDING IN THE SOUTHWEST CORNER OF THE OVERALL DEVELOPMENT AND THE PARKING FOR THE CHURCH TO THE NORTH OF CHURCH. THEREBY MOVING THE APPROVE MULTI-FAMILY PORTION OF THE SITE NORTH BUT SOUTH OF THE EXTENSION OF THE W. SMOKE RANCH. THE MULTI-FAMILY HAS INCREASED AND THE SINGLE FAMILY HAVE BEEN REDUCE WITH A OVERALL INCREASE OF 3 UNITS

2. Size of the property: 34.62 ACRES Sq. Ft. _____ Acres _____

3. How are the adjoining properties used? NO CHANGE

North: RESIDENTIAL

South: RESIDENTIAL /OFFICE

East: RESIDENTIAL

West: COMMERCIAL /OFFICE

4. Is the project intended to be phased? Please explain: YES THE FIRST TWO PHASES ARE RECORDED AND THE REMAINDER COULD BE DONE IN ONE OR TWO PHASES

5. What are your fire flow requirements? NO CHANGE

Please see Appendix 111-A of Uniform Fire Code

6. What volume of water is available? NO CHANGE

Please contact United Water of Idaho, Inc. at 362-7330

If absolutely no changes are proposed to a specific item, then indicate this by writing the statement "no change."

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Building Information (CHURCH SITE ONLY)

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The following information needs to be indicated below and clearly referenced on plans submitted.

1. Number and use of all structures: THE PROPOSED CHURCH SITE WILL BE ONE BUILDING WHICH WILL BE USED FOR SUNDAY WORSHIP AND OFFICES FOR CHURCH BUSINESS AND OTHER MEETING THE REST OF THE WEEK.

CUP 10 00070

2. Square footage of proposed structures or additions:

Floor	Gross Square Feet	Net Leasable Square Feet	N/A
First:	23783 PHASE ONE & 4 TO 7 THOUSAND IN PHASE TWO		
Second:	0	0	
Third:	0	0	
Other:	0	0	

3. Square footage of existing structures to remain: N/A

Floor	Gross Square Feet	Net Leasable Square Feet
First:		
Second:		
Third:		
Other:		

4. Building Heights: To eave: _____ To roof peak: _____
Number of Stories: ONE

5. Size of residential units (if applicable): N/A

	Number of Units		Sq. Ft per Unit		Total Square Feet
Studio		x		=	
1 Bedroom		x		=	
2 Bedroom		x		=	
3 Bedroom		x		=	
Total Units:			Total Square Feet:		

6. Exterior Building Materials:

Roof: _____
 Walls: _____
 Windows/Doors: _____
 Fascia, Trim, etc.: _____
 Other: _____

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7. Mechanical Units:

Number and Location of Units: TO BE DETERMINED

Type/Height: TO BE DETERMINED

Proposed Screening Method: SCREENING WALLS

PLANNING & DEVELOPMENT
SERVICES

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8. Trash Receptacles:

Proposed Screening Method: _____

CHURCH SITE

Site/Landscape Information

1. Is any landscaping proposed? YES

2. Site Design:

Percentage of site devoted to building coverage: 16.4%Percentage of site devoted to landscaping: 30.6 %Percentage of site devoted to paving: 53%Percentage of site devoted to other uses: 0CHURCH SITE Describe: _____ Total: 100%

3. Parking

a. Handicapped spaces proposed: 4 Handicapped spaces required: _____b. Parking spaces proposed: 208 ^{PHASE 1} 98 ^{PHASE 2} Parking spaces required: _____

c. Bicycle parking spaces proposed: _____ Bicycle parking spaces required: _____

d. Compact spaces proposed: NO Compact spaces allowed: _____e. Width(s) of garage doors: NOf. Restricted parking spaces proposed: NOg. Are you proposing off-site parking? NOh. Are you requesting shared parking or a parking reduction? NO

Note: If you are requesting shared parking or a parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

4. Are there any irrigation ditches/canals on the property or adjacent to it? NO CHANGE

If yes, what is their location and size? _____

CHURCH SITE

5. Fencing (proposed or existing to remain): EXISTING CHAIN LINK WITH BROWN SLATES

Type: _____

Size: 6FTLocation: WESTSIDE OF SITE

CHURCH SITE

6. Drainage:

Proposed method of on-site retention: SEEPAGE BEDS UNDERGROUND

CUP 10 00070

7. Square footage of paved areas: 120,661.2 Sq. Ft
8. Square footage of landscape areas on site: 69,696 Sq. Ft.
9. Square footage of landscape areas within public right-of-way: N/A Sq. Ft.
10. Are there any prominent trees or areas of vegetation on the property? If so, what are the types, sizes and general location? NONE

11. Loading Facilities: Number & Size: Screening: NONE

12. Other information:

13. Floodways and Hillsides **NO CHANGE NONE**

- a. Is any portion of this property located in a Floodway or a 100-year Floodplain? N/A
- b. Does any portion of this parcel have slopes in excess of 15%? NO CHANGE

Note: If either of the above answers to Number 13 is yes, than you will be required to submit an additional Floodplain and/or Hillside application and additional fee. You must submit the additional required application(s) for review at the same time as this request.

Any revisions to this application request must be received 14 days prior to the hearing date, or your application will be deferred to the next meeting.

Note: When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

Signature of Applicant/Representative

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PLANNING & DEVELOPMENT
SERVICES

Date

CUP 10 00070
10/21/2010

2. Square footage of proposed structures or additions:

Floor	Gross Square Feet	Net Leasable Square Feet
First:	SEE FLOOR PER BUILDING	0
Second:	" "	0
Third:	" "	0
Other:	0	0

3. Square footage of existing structures to remain: NO CHANGE NONE

Floor	Gross Square Feet	Net Leasable Square Feet
First:	0	0
Second:	0	0
Third:	0	0
Other:	0	0

4. **MULTI-FAMILY**
Building Heights: To eave: 27'1 1/8" To roof peak: 36
 Number of Stories: 3

5. Size of residential units (if applicable):

	Number of Units		Sq. Ft per Unit		Total Square Feet
Studio	0	x	0	=	0
1 Bedroom	33	x	792	=	26136
2 Bedroom	128	x	1050 TO 908	=	127300
3 Bedroom	0	x	0	=	0
Total Units:	161			Total Square Feet:	153436

6. **MULTI FAMILY**
Exterior Building Materials:

Roof: ASPHALT SHINGLES
 Walls: BOARD & BATTEN AND HORIZONTAL LAP SIDINGS CULTURED STONE VENEERS
 Windows/Doors: VINYL /METAL PAINTED VINYL SLIDERS
 Fascia, Trim, etc.: HARDIE BOARD PAINTED
 Other: OCT 26 2010

7. **MULTI FAMILY**
Mechanical Units:

Number and Location of Units: ALL MECHANICAL UNITS ARE LOCATED IN ROOF WELLS
 Type/Height: TO BE DETERMINED IN FUTURE
 Proposed Screening Method: ROOF WELLS

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 SERVICES

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MULTI-FAMILY**8. Trash Receptacles:**Proposed Screening Method: SCREENING WALLS**MULTI-FAMILY****Site/Landscape Information****1. Is any landscaping proposed?** YES**2. Site Design:**Percentage of site devoted to building coverage: 24.1 %Percentage of site devoted to landscaping: 36.6 %Percentage of site devoted to paving: 39.3%Percentage of site devoted to other uses: 0

Describe: _____ Total: 100%

3. MULTI-FAMILY Parkinga. Handicapped spaces proposed: 6 Handicapped spaces required: _____b. Parking spaces proposed: 310 Parking spaces required: _____

c. Bicycle parking spaces proposed: _____ Bicycle parking spaces required: _____

d. Compact spaces proposed: _____ Compact spaces allowed: _____

e. Width(s) of garage doors: 8FTf. Restricted parking spaces proposed: 45 GARAGE SPACESg. Are you proposing off-site parking? NOh. Are you requesting shared parking or a parking reduction? NO

Note: If you are requesting shared parking or a parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

4. Are there any irrigation ditches/canals on the property or adjacent to it? NO CHANGE

If yes, what is their location and size? _____

5. Fencing (proposed or existing to remain): ALL EXISTING FENCING ON THE WEST SIDE TOType: CHAINLINK WITH BROWN SLATES / CEDAR WOODSize: 6FTLocation: WESTSIDE OF SITE**RECEIVED**

OCT 26 2010

6. Drainage: NO CHANGEProposed method of on-site retention: UNDER GROUNDPLANNING & DEVELOPMENT
SERVICES

CUP 10 00070

7. Square footage of paved areas: 108,900 Sq. Ft
8. Square footage of landscape areas on site: 101,494.8 Sq. Ft.
9. Square footage of landscape areas within public right-of-way: 0 Sq. Ft.
10. Are there any prominent trees or areas of vegetation on the property? If so, what are the types, sizes and general location? NONE
11. Loading Facilities: Number & Size: Screening: N/A
12. Other information:
13. Floodways and Hillides **NO CHANGE**
- a. Is any portion of this property located in a Floodway or a 100-year Floodplain? N/A
- b. Does any portion of this parcel have slopes in excess of 15%? N/A
- Note:** If either of the above answers to Number 13 is yes, than you will be required to submit an additional Floodplain and/or Hillside application and additional fee. You must submit the additional required application(s) for review at the same time as this request.

Any revisions to this application request must be received 14 days prior to the hearing date, or your application will be deferred to the next meeting.

Note: When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

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Signature of Applicant/Representative

PLANNING & DEVELOPMENT
SERVICES

Date

10-26-10
CUP 10 00070

Bailey Engineering, Inc.

CIVIL ENGINEERING|PLANNING|CADD

September 29, 2010

RE: Union Square CUP Modification Neighborhood Meeting

Dear Resident:

Boise City Code requires a meeting between the applicant of a development proposal and the residents of the neighborhood in which the new or modified development is located. This meeting is to be held prior to formal submittal of the development application to Boise City. This letter is such notice of an opportunity to review and discuss the proposed modifications to the existing conditional use CAR08-00009 for Union Square.

This is not a public hearing; public officials will not be present. If you have any questions regarding this Boise City Code neighborhood meeting requirement, then please contact the Planning Division of Boise's Planning and Development Services Department at (208) 384-3830. If you have question regarding the proposed changes to the development, please contact Kent Brown listed below.

Purpose: Discuss proposed changes with Neighbors to Union Square
When: **October 4, 2010 @ 6:00pm- 7:00pm CORRECTED MTG DATE**
Where: **Life Church at 1803 S. Maple Grove Road**
Description: This CUP Modification is proposed to replace six commercial lots with a Life Church site. This would also move the existing apartment complex north, which removes 33 single family townhomes or condos. The proposed areas for change are highlighted on the previous sent map. No changes are proposed on the north and east side of the development.

If you have any questions about the meeting or proposed development project, please contact:

Kent Brown
Bailey Engineering, Inc.
4242 Brookside Lane
Boise, ID 83714
(208) 938-0013 Phone

Sincerely,



Kent Brown, Project Manager

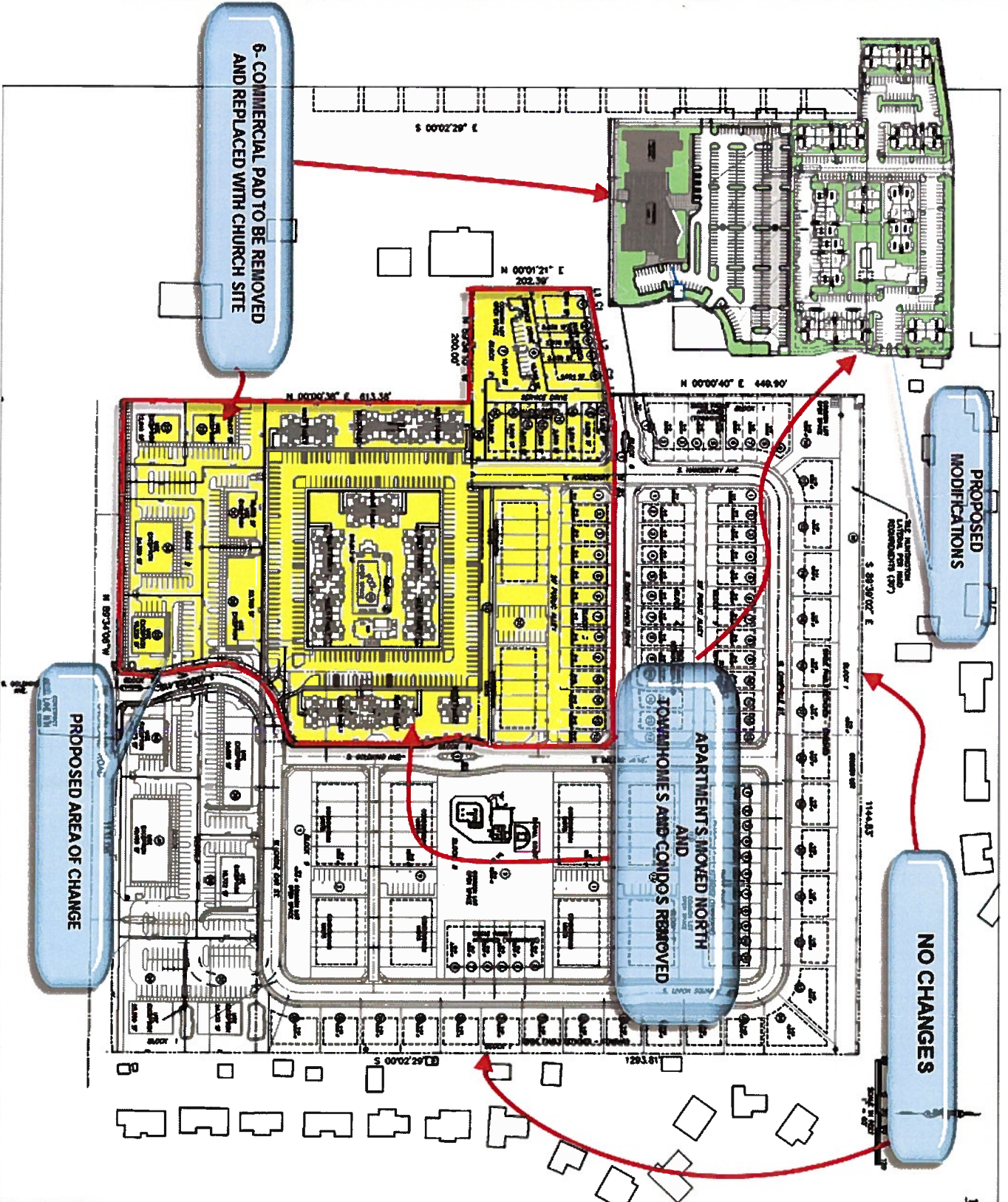
Enc.

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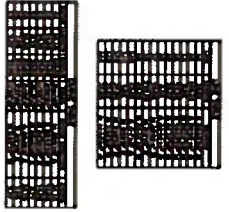
OCT 26 2010

PLANNING & DEVELOPMENT
SERVICES

CUP 10 00070



PROJECT NO.	1000000000
PROJECT NAME	UNION SQUARE SUBDIVISION NO. 2
PROJECT LOCATION	UNION SQUARE SUBDIVISION NO. 2
PROJECT OWNER	UNION SQUARE SUBDIVISION NO. 2
PROJECT DEVELOPER	UNION SQUARE SUBDIVISION NO. 2
PROJECT ARCHITECT	UNION SQUARE SUBDIVISION NO. 2
PROJECT ENGINEER	UNION SQUARE SUBDIVISION NO. 2
PROJECT LANDSCAPE ARCHITECT	UNION SQUARE SUBDIVISION NO. 2
PROJECT CIVIL ENGINEER	UNION SQUARE SUBDIVISION NO. 2
PROJECT ELECTRICAL ENGINEER	UNION SQUARE SUBDIVISION NO. 2
PROJECT MECHANICAL ENGINEER	UNION SQUARE SUBDIVISION NO. 2
PROJECT PLUMBING ENGINEER	UNION SQUARE SUBDIVISION NO. 2
PROJECT FIRE ENGINEER	UNION SQUARE SUBDIVISION NO. 2
PROJECT ENVIRONMENTAL ENGINEER	UNION SQUARE SUBDIVISION NO. 2
PROJECT HISTORIC PRESERVATION	UNION SQUARE SUBDIVISION NO. 2
PROJECT TRANSPORTATION ENGINEER	UNION SQUARE SUBDIVISION NO. 2
PROJECT SPECIALTY ENGINEER	UNION SQUARE SUBDIVISION NO. 2
PROJECT OTHER ENGINEER	UNION SQUARE SUBDIVISION NO. 2
PROJECT OTHER PROFESSIONAL	UNION SQUARE SUBDIVISION NO. 2
PROJECT OTHER PERSONNEL	UNION SQUARE SUBDIVISION NO. 2
PROJECT OTHER INFORMATION	UNION SQUARE SUBDIVISION NO. 2



1. The purpose of this map is to show the location of the project and the surrounding area. The map is intended to provide information to the public and to the planning and development services. The map is not intended to be used for any other purpose.

2. The map is intended to provide information to the public and to the planning and development services. The map is not intended to be used for any other purpose.

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CEIV

OCT 26 2011

PLANNING & DEVELOPMENT SERVICES

PUD SITE PLAN
UNION SQUARE SUBDIVISION NO. 2
1. PROJECT NO. 1000000000
2. PROJECT NAME: UNION SQUARE SUBDIVISION NO. 2
3. PROJECT LOCATION: UNION SQUARE SUBDIVISION NO. 2
4. PROJECT OWNER: UNION SQUARE SUBDIVISION NO. 2
5. PROJECT DEVELOPER: UNION SQUARE SUBDIVISION NO. 2
6. PROJECT ARCHITECT: UNION SQUARE SUBDIVISION NO. 2
7. PROJECT ENGINEER: UNION SQUARE SUBDIVISION NO. 2
8. PROJECT LANDSCAPE ARCHITECT: UNION SQUARE SUBDIVISION NO. 2
9. PROJECT CIVIL ENGINEER: UNION SQUARE SUBDIVISION NO. 2
10. PROJECT ELECTRICAL ENGINEER: UNION SQUARE SUBDIVISION NO. 2
11. PROJECT MECHANICAL ENGINEER: UNION SQUARE SUBDIVISION NO. 2
12. PROJECT PLUMBING ENGINEER: UNION SQUARE SUBDIVISION NO. 2
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15. PROJECT HISTORIC PRESERVATION: UNION SQUARE SUBDIVISION NO. 2
16. PROJECT TRANSPORTATION ENGINEER: UNION SQUARE SUBDIVISION NO. 2
17. PROJECT SPECIALTY ENGINEER: UNION SQUARE SUBDIVISION NO. 2
18. PROJECT OTHER ENGINEER: UNION SQUARE SUBDIVISION NO. 2
19. PROJECT OTHER PROFESSIONAL: UNION SQUARE SUBDIVISION NO. 2
20. PROJECT OTHER PERSONNEL: UNION SQUARE SUBDIVISION NO. 2
21. PROJECT OTHER INFORMATION: UNION SQUARE SUBDIVISION NO. 2