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## Planning & Development Services

October 23, 2013

Geoffrey Wardle  
Eighth & Main, LLC  
101 South Capitol Boulevard

[Geoff@gardenercompany.net](mailto:Geoff@gardenercompany.net)  
(sent via email)

**Re: SUB13-00040 / 800 W. Main Street / Eighth & Main Condominiums**

Dear Applicant:

On October 22, 2013, the Boise City Planning & Zoning Commission recommended **approval** of the Preliminary and Final Plats of the Eighth & Main Condominiums to the Boise City Council, subject to compliance with the Conditions of Approval listed below.

Unless otherwise specified, all conditions shall be completed prior to signing of the Final Plat by the Boise City Engineer.

If you have any questions, please contact me in this department at (208) 384-3743.

Sincerely,

David Abo  
Subdivision Review Analyst  
Boise City Planning and Development Services

DA/mc  
Attachment  
cc: Rob Sunderlage / [robs@horrocks.com](mailto:robs@horrocks.com) (sent via email)

## Recommended Conditions of Approval

### Special Conditions and Plat Notes

1. Prior to the signature of the Boise City Engineer, the Final Plat shall be drawn in compliance with the design and conditions of approval for the previously approved Design Review PermitS (DRH11-00240 and DRH12-00233). A note on the face of the Final Plat is required stating, *“The development of this property shall be in compliance with the Boise City Zoning Ordinance as specifically approved by DRH11-00240 and DRH12-00233.”*

### Covenant Requirements

2. Covenants, homeowners’ association by-laws, or other similar deed restrictions acceptable to the Boise City Attorney, which provide for the use, control and maintenance of all common areas shall be reviewed and approved by the Boise City Attorney.

### Erosion and Sediment Control Requirements

3. Prior to the City Engineer's Certification of the Final Plat and prior to earth disturbing activities, an erosion and sediment control (ESC) permit must be obtained. An ESC plan conforming to the requirements B.C.C. Title 8 Chapter 17, is to be submitted to the Director of Planning and Development Services for review and approval. No grading or earth disturbing activities may start until an approved ESC permit has been issued.
4. An individual who has attended the Boise City Responsible Person (RP) certification class, or has obtained Interim Certification for RP is not identified for this project. A permit will not issue until such time as the name and certification number of the RP has been provided to Boise City. This information can be faxed to 388-4735.

### Agency Requirements

5. Compliance with conditions as outlined in a memo from the Boise City Public Works Department relating to drainage, sewer, pressure irrigation, street lights and solid waste collection dated September 5, 2013.
6. Compliance with conditions as outlined in a letter from the Ada County Highway District dated September 9, 2013.
7. Compliance with conditions as outlined in a letter from the Boise City Fire Department, dated September 5, 2013.

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**General Conditions**

8. The developer shall make arrangements to comply with all requirements of the Boise City Fire Department and verify in one of the following ways:

A. A letter from the Boise City Fire Department stating that all conditions for water, access, and/or other requirements have been satisfied,

OR

B. A non-build agreement has been executed and recorded with a note on the face of the Final Plat identifying the instrument number.

**NOTE:** “No Parking” signs and curb painting shall be required on streets having a width less than 36-feet, back of curb to back of curb. Contact the Boise City Fire Department for sign placement and spacing. Developer may either construct prior to final platting or post bond in the amount of 110% of the estimated costs with the Boise City Planning and Development Services Department.

9. The name, **8<sup>th</sup> & Main Condominiums**, is reserved and shall not be changed unless there is a change in ownership, at which time, the new owner(s) shall submit their new name to the Ada County Engineer for review and reservation. Should a change in name occur, applicant shall submit, in writing, from the Ada County Surveyor, the new name to the Department of Planning and Development Services and re-approval by the Council of the "revised" Final Plat shall be required. Developer and/or owner shall submit all items including fees, as required by the Planning and Development Services Department, prior to scheduling the "revised" Final Plat for hearing.

10. Correct street names as approved by the Ada County Street Name Committee shall be placed on the plat (B.C.C. 9-06-05.M.).

11. A letter of acceptance for water service from the utility providing same is required (B.C.C. 11-09-04.3.).

12. Developer shall provide utility easements as required by the public utility providing service (B.C.C. 11-09-03.6.).

13. A letter from the appropriate school district is required stating, "The Developer has made arrangements to comply with all requirements of the Independent School District of Boise City #1."

14. Developer shall provide a letter from the United States Postal Service stating, "The Developer and/or Owner has received approval for location of mailboxes by the United States Postal Service."

Contact: Dan Frasier, Postmaster  
770 S. 13th St.  
Boise, ID 83708-0100  
Phone No. (208) 433-4341  
FAX No. (208) 433-4400

15. Prior to submitting the Final Plat for recording, the following endorsements or certifications must be executed: Signatures of owners or dedicators, Certificate of the Surveyor, Certificate of the Ada County Surveyor, Certificate of the Central District Health Department, Certificate of the Boise City Engineer, Certificate of the Boise City Clerk, signatures of the Commissioners of the Ada County Highway District and the Ada County Treasurer (I.C. Title 50, Chapter 13).
16. Developer shall comply with B.C.C. 11-03-04.4. which specifies the limitation on time for filing and obtaining certification. Certification by the Boise City Engineer shall be made within two years from date of approval of the Final Plat by the Boise City Council.
- A. The developer may submit a request for a time extension, including the appropriate fee, to the Boise City Planning and Development Services Department for processing. Boise City Council may grant time extensions for a period not to exceed one year provided the request is filed, in writing, at least twenty working days prior to the expiration of the first two year period, or expiration date established thereafter.
  - B. If a time extension is granted, the Boise City Council reserves the right to modify and/or add condition(s) to the original preliminary or Final Plat to conform with adopted policies and/or ordinance changes.
  - C. The Final Plat shall be recorded with the Ada County Recorder within one year from the date of the Boise City Engineer's signature. If the Final Plat is not recorded within the one-year time frame it shall be deemed null and void.
17. The **8th & Main Condominiums** are approved for 22 units and one common area.