

#109: Conditional Use Application

Case #: CUP15-00088

Property Information

Address

Street Number: 1808	Prefix: W	Street Name: BOISE AVE	Unit #: 			
Subdivision name: SOUTH BOISE 1ST SUB	Block: 2	Lot: 0	Section: 15	Township: 3	Range: 2	Zoning: C-1D
Parcel Number: R8048010125	Additional Parcel Numbers: r804810120, r8048010062, r8048010080, r8048010100					

Primary Contact

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

Agent/Representative     Applicant     Owner

Applicant Information

First Name: Eran	Last Name: Fields		
Company: FH Broncos, LLC			
Address: 3954 Hopevale Dr.	City: Sherman Oaks	State: CA	Zip: 91403
E-mail: efields@fieldsholdings.com	Phone Number: (310) 903-3141	Cell: (310) 903-3141	Fax: 

Agent/Representative Information

Role Type:     Architect     Land Developer     Engineer     Contractor     Other

First Name: David	Last Name: Ruby		
Company: The Architects Office, PLLC			
Address: 499 Main Street	City: Boise	State: ID	Zip: 83702
E-mail: david@taoidaho.com	Phone Number: (208) 639-6406	Cell: (208) 412-9955	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: 

**Project Information**

Is this a Modification application?  Yes  No File number being modified:

**1. Neighborhood Association:**

Southeast Boise

**2. Comprehensive Planning Area:**

Southeast

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

Remove dilapidated residential structures and construct new multi-family housing facility containing a structured parking garage podium with four levels of housing above. New sidewalks and streetscape will be provided on all three street

**4. Size of Property:**

1.15  Acres  Square Feet

**5. Water Issues:**

A. What are you fire flow requirements? (See International Fire Code):

1500  gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require United Water approval.

Number of Existing:  Number of Proposed:

C. Is the building "sprinklered"?  Yes  No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330):

1500  gpm

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

Three existing single-family homes and one detached shop/garage.

**7. Is the project intended to be phased? Please explain:**

No.

**8. Adjacent property information:**

Building types and/or uses	Zone
North: <input type="text" value="BSU Campus"/>	North: <input type="text" value="(U) University"/>
South: <input type="text" value="Multi-family hous"/>	South: <input type="text" value="(R-3D) Multi_Family Residential w/Del"/>
East: <input type="text" value="Single-family hou"/>	East: <input type="text" value="(C-1D) Neighborhood Commercial w/"/>
West: <input type="text" value="Gas station"/>	West: <input type="text" value="(C-1D) Neighborhood Commercial w/"/>

**9. Proposed Structures:**

A. Number of Structures:  Use:

Square footage of proposed structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>

B. Maximum proposed structure height(s):

C. Number of stories:

D. Number of seats (if restaurant, tavern or lounge):

E. Number of residential units (if applicable):

**10. Existing Structures:**

Square footage of existing structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	<input type="text"/>
2nd Floor	<input type="text"/>
3rd Floor	<input type="text"/>
4th Floor	<input type="text"/>

**11. Building Exterior:**

	Materials	Colors
Roof:	<input type="text" value="Single Ply Membrane"/>	<input type="text" value="White"/>
Walls:	<input type="text" value="Stucco/Cement Panels &amp; Siding/Concrete"/>	<input type="text" value="Off white/Bark/natural"/>
Windows/Doors:	<input type="text" value="Storefront/Vinyl (at upper floors)"/>	<input type="text" value="Anodized/Clay"/>
Fascia, Trim, etc:	<input type="text" value="Metal"/>	<input type="text" value="Dark Bronze"/>
Other:	<input type="text"/>	<input type="text"/>

**12. Setbacks:**

Note: Plans that are not graphically dimensioned will not be accepted.

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	<input type="text" value="10"/>	<input type="text" value="12', 8', 19'"/>	<input type="text" value="na"/>	<input type="text" value="na"/>
Rear:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Side 1:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Side 2:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**13. Site Design:**

**Site Percentage Devoted to**

**Square Feet**

Building Coverage:

65  
%

36013

Landscaping:

23  
%

12952

Paving:

%

Other Uses:

11  
%

6300

Describe Other Uses:

perimeter sidewalk

**14. Parking:**

**Required**

**Proposed**

Accessible Spaces:

2

2

Parking Spaces:

102

83

Bicycle Spaces:

98

122

Proposed compact spaces:

30

Are you proposing off-site parking?

Yes  No

If yes, how many spaces?

Are you requesting shared parking or a parking reduction?

Yes  No

If yes, how many spaces?

Restricted parking?

Yes  No

**15. Landscaping:**

A. Are there any prominent trees or areas of vegetation on the property?

Yes  No

B. Type:

See attached landscape plan

C. Size:

D. General Location:

**16. Mechanical Units:**

Number of Units:

105

Unit Location:

Rooftop

Type:

Mini-split condensor

Height:

36"

Proposed Screening Method:

units will be located in middle of roof, and are not visible from acc

**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:

5

C. Proposed screening method:

Indoor with roll-up door

D. Is the proposed location accessible for collection?  
(Contact Boise Public Works at 384-3901.)

Yes  No

E. Is recycling proposed?

Yes  No

**18.Irrigation Ditches/Canals:**

A. Are there any irrigation ditches or canals on or adjacent to the property?

Yes  No

B. Location:

C. Size:

**19.Fencing:**

**Proposed**

**Existing to Remain**

Type:

Height:

Location:

**20.Loading Facilities** (if proposed, for commercial uses only):

Number:

Location:

Size:

Screening:

**21.Drainage:**

Proposed method of on-site retention:

Underground Seepage Bed

**22.Floodways & Hillside:**

A. Is any portion of this property located in a Floodway or a 100-year Floodplain?

Yes  No

B. Does any portion of this parcel have slopes in excess of 15%?

Yes  No

Note: If the answer to either of the above is yes, you will be required to submit an additional #112 Floodplain and/or #114 Hillside application and additional fee.

**23.Airport Influence Area:**

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

No  Area A  Area B  Area B1  Area C

## Verification of Legal Lot or Parcel Status

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Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

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:**