



REAL ESTATE DEVELOPMENT

February 22, 2016

Todd Tucker, Associate Planner
City of Boise Planning & Development Services
150 N. Capitol Boulevard
Boise ID 83701

Re: **Ben's Crow Inn Subdivision**
6781, 6751, 6827 East Warm Springs Avenue
Annexation, Preliminary Plat, Planned Unit Development

Dear Mr. Tucker:

Attached for your review and favorable consideration are the applications for the Ben Crow's Inn (BCI) Subdivision located on East Warm Springs Avenue. We respectfully request approval of our Annexation, Zoning, Planned Unit Development, and Floodplain Review applications.

For design and planning purposes, our design team used the Boise City Comprehensive Plan, Zoning Code and the Barber Valley Specific Plan as the policy basis for the design of the BCI Neighborhood. We have thoughtfully designed Twenty-Four residential dwellings on 4.2 acres that will add to the existing and planned development of Harris Ranch and the Barber Valley. Located on the west side of Warm Springs Avenue and adjacent to the recently developed East Valley Community, BCI will add to the mix of the valley's available housing opportunities. Homeowners will have access to amenities such as the Boise River Greenbelt, Ridge to Rivers Trails, Idaho Shakespeare Festival and the ever developing services in Harris Ranch.

Enclosed is a project narrative that details the neighborhood and various aspects of our applications. Thank you for your time on this matter and should you have any questions or require additional information please contact me by phone at 208.336.5355 or email, jconger@congergroup.com.

Sincerely,

Jim D. Conger
Managing Member

JDC:ml

RECEIVED

FEB 22 2016

SUBDIVISIONS

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