



Planning & Development Services

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

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

Planning Division Transmittal

File Number:	CUP16-00101	Hearing Date:	JAN 2017
X-Ref:	DRH16-00508	Hearing Body:	Planning and Zoning Commission
Address:	1420 W FRONT ST	Transmittal Date:	11/30/16
Applicant:	ENVISION HOMES		

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels & Final Subdivision Plats, 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 384-38

Boise City

- Police
- Fire-Romeo Gervais
- Public Works
- Public Works-Subs
- Public Works-Solid Waste
- Public Works-April Wing
- Public Works-Haley Falconer
- Public Works-Jason Taylor
- Public Works-Jim Wyllie
- Parks-Jennifer Tomlinson
- Forestry
- City Clerk-Susan Churchman
- Airport
- Library-Kevin Booe
- DFA-James Thomas
- Parking Control
- Legal
- PDS- Subs group
- PDS-GAP Planner-_____
- PDS-Building Dept
- PDS-Noticing Copy

Ada County

- ACHD
- Commissioners
- 911 (Sheriff Dispatch)
- Development Services-Mark Perfect
- Assessor's Office-Dale Ann Barton
- COMPASS-Carl Miller
- COMPASS-Eric Adolfsen
- Parks & Waterways-Scott Koberg

Idaho State

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

Federal

- BLM
- Fish & Wildlife Service
- EPA
- Army Corp of Engineers

Schools

- Boise School District
- West Ada School District

Sewer Districts

- West Boise Sewer

Utilities

- Idaho Power
- Century Link
- United Water
- Chevron Pipeline
- Capitol Water Corporation
- Cable One
- Intermountain Gas

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

- Boise Postmaster
- CCDC
- CDHD
- Union Pacific Railroad
- City of Garden City
- City of Meridian
- City of Eagle
- Valley Reg. Transit
- Other _____

Neighborhood Associations

- Barber Valley
- Boise Heights
- Borah
- Central Bench
- Central Foothills
- Central Rim
- Collister
- Depot Bench
- Downtown
- East End
- Glenwood Rim
- Highlands
- Hillcrest
- Lusk District
- Morris Hill
- North End
- North West
- Pierce Park
- Quail Ridge
- Somerset
- South Boise Village
- South East
- Sunrise Rim
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista
- Warm Springs Mesa
- West Bench
- West Downtown
- West Valley

NOV 29 2016

PLANNING DEPT.
SUBDIVISIONS

#109: Conditional Use Application

CUP16-00101

Property Information

Address

Street Number: Prefix: Street Name: Unit #:

Subdivision name: Block: Lot: Section: Township: Range: Zoning:

Parcel Number: Additional Parcel Numbers:

Primary Contact

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

Agent/Representative Applicant Owner

Applicant Information

First Name: Last Name:

Company:

Address: City: State: Zip:

E-mail: Phone Number: Cell: Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Last Name:

Company:

Address: City: State: Zip:

E-mail: Phone Number: Cell: Fax:

Owner Information

Same as Applicant? No Yes (If yes, leave this section blank)

First Name: Last Name:

Company:

Address: City: State: Zip:

E-mail: Phone Number: Cell: Fax:

CUP 16-00101

Project Information

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

1. Neighborhood Association:

2. Comprehensive Planning Area:

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

4. Size of Property:

28 Acres Square Feet

5. Water Issues:

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

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):

gpm

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

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

8. Adjacent property information:

Building types and/or uses

Zone

North:	<input type="text" value="C-2DD"/>	North:	<input type="button" value="v"/>
South:	<input type="text" value="C-2DD"/>	South:	<input type="button" value="v"/>
East:	<input type="text" value="C-2DD"/>	East:	<input type="button" value="v"/>
West:	<input type="text" value="C-2DD"/>	West:	<input type="button" value="v"/>

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	8927 8928
2nd Floor	8740
3rd Floor	NONE
4th Floor	NONE

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	8927 8928
2nd Floor	8740
3rd Floor	
4th Floor	

11. Building Exterior:

Materials

Roof:	EPDM MEMBRANE
Walls:	STUCCO / TILE
Windows/Doors:	VINYL / METAL
Fascia, Trim, etc:	NONE
Other:	HANDRAIL - VANILLA

Colors

White
See Reader's Digest
BROWN
White

12. Setbacks:

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

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	10' Existing		8	8
Rear:	0'			
Side 1:	10'			
Side 2:	0' ↓			



13. Site Design:

	Site Percentage Devoted to	Square Feet
Building Coverage:	EXISTING	
	%	
Landscaping:		
	%	
Paving:		
	%	
Other Uses:		
	%	
Describe Other Uses:		

14. Parking:

	Required	Proposed
Accessible Spaces:	4 0	4 0
Parking Spaces:	8	8
Bicycle Spaces:	8	8
Proposed compact spaces:		N/A

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:

C. Size:

D. General Location:

16. Mechanical Units:

Number of Units:

Unit Location:

Type:

Height:

Proposed Screening Method:

17. Solid Waste:

A. Type of trash receptacles:

- Individual Can/Residential
- 3 Yd. Dumpster
- 6 Yd. Dumpster
- 8 Yd. Dumpster
- Compactor

Mu

B. Number of trash receptacles:

8 + 8 Recycle = 16

C. Proposed screening method:

WALL

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

Yes No will be moved to alley on pick-up day

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:	<i>W/OUT WEIGHTED</i>	<i>NONE</i>
Height:	<i>6'</i>	<i>NONE</i>
Location:	<i>AT PARKING</i>	<i>NONE</i>

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

Number:

Location:

Size:

Screening:

21. Drainage:

Proposed method of on-site retention:

NONE REQUIRED per Brian Murphy

*Brian Murphy
Public Works*

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

#161: Design Review Application

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DRH16-00508

Property Information

Address

Street Number: Prefix: Street Name: Unit #:
Subdivision name: Block: Lot: Section: Township: Range: Zoning:
Parcel Number: Additional Parcel Numbers:

PLANNING DEPT.
SUBDIVISIONS

Primary Contact

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

Agent/Representative Applicant Owner

Applicant Information

First Name: Last Name:
Company:
Address: City: State: Zip:
E-mail: Phone Number: Cell: Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Last Name:
Company:
Address: City: State: Zip:
E-mail: Phone Number: Cell: Fax:

Owner Information

Same as Applicant? No Yes (If yes, leave this section blank)

First Name: Last Name:
Company:
Address: City: State: Zip:
E-mail: Phone Number: Cell: Fax:

DRH 16-00508

Project Information

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

1. Neighborhood Association:

2. Comprehensive Planning Area:

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

4. Size of Property:

0.28 Acres Square Feet

5. Water Issues:

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

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):

gpm

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

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

8. Adjacent property information:

Building types and/or uses		Zone	
North:	<input type="text" value="C-2DD"/>	North:	<input type="text" value=""/>
South:	<input type="text" value="C-2DD"/>	South:	<input type="text" value=""/>
East:	<input type="text" value="C-2DD"/>	East:	<input type="text" value=""/>
West:	<input type="text" value="C-2DD"/>	West:	<input type="text" value=""/>

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="8928"/>
2nd Floor	<input type="text" value="8740"/>
3rd Floor	<input type="text" value="NONE"/>
4th Floor	<input type="text" value="NONE"/>

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" value="8928"/>
2nd Floor	<input type="text" value="8740"/>
3rd Floor	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>

11. Building Exterior:

	Materials	Colors
Roof:	<input type="text" value="EPDM MEMBRANE"/>	<input type="text" value="White"/>
Walls:	<input type="text" value="STUCCO/TILE"/>	<input type="text" value="SEE RENDERING"/>
Windows/Doors:	<input type="text" value="VINYL/METAL"/>	<input type="text" value="Brown"/>
Fascia, Trim, etc:	<input type="text" value="NONE"/>	<input type="text" value="N/A"/>
Other:	<input type="text" value="HANDRAIL"/>	<input type="text" value="White"/>

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="Existing"/>	<input type="text"/>	<input type="text" value="8"/>	<input type="text" value="8"/>
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:	<input type="text" value="Existing"/>	<input type="text"/>
	%	
Landscaping:	<input type="text"/>	<input type="text"/>
	%	
Paving:	<input type="text"/>	<input type="text"/>
	%	
Other Uses:	<input type="text"/>	<input type="text"/>
	%	
Describe Other Uses:	<input type="text"/>	

14. Parking:

	Required	Proposed
Accessible Spaces:	<input type="text" value="0"/>	<input type="text" value="0"/>
Parking Spaces:	<input type="text" value="8"/>	<input type="text" value="8"/>
Bicycle Spaces:	<input type="text" value="8"/>	<input type="text" value="8"/>
Proposed compact spaces:		<input type="text" value="2/A"/>

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:

C. Size:

D. General Location:

16. Mechanical Units:

Number of Units:

Unit Location:

Type:

Height:

Proposed Screening Method:

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:

8 + 8 Recycle = 16

C. Proposed screening method:

Wall

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

Yes No WILL BE MOVED TO ALLEY ON PICK-UP DAY

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:	wrought-iron	None
Height:	6'	None
Location:	AT PARKING	None

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

Number:

Location:

Size:

Screening:

21. Drainage:

Proposed method of on-site retention:

NONE REQUIRED PER BRIAN MURPHY

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 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.

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

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PLANNING DEPT.
SUBDIVISIONS

VERRASO DOWNTOWN

Verraso is an intriguing development consisting of 8 high end apartments built around a large open veranda that creates a "zen" like atmosphere. The project repurposes an old dilapidated warehouse on the corner of 15th Street and Front Street. The architectural lines are articulated and varied. There are several appendages and colors creating unique, organic relief and symmetry.. Each residence has a 1 car garage. The perimeter landscaping will provide privacy and luxury. With careful, painstaking use of modulation the fresh new feel will be the new darling of downtown Boise.

DRH 16-00508

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PLANNING DEPT
SUBDIVISIONS

Fire Station #5

W Front St

S 15th St

1420 West Front Street

Second Chance Building
Materials Center

Idaho State Liquor Store

CosmoProf

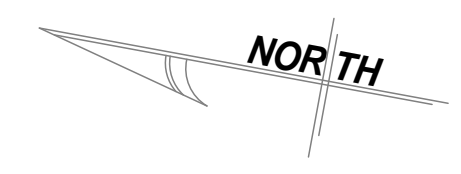
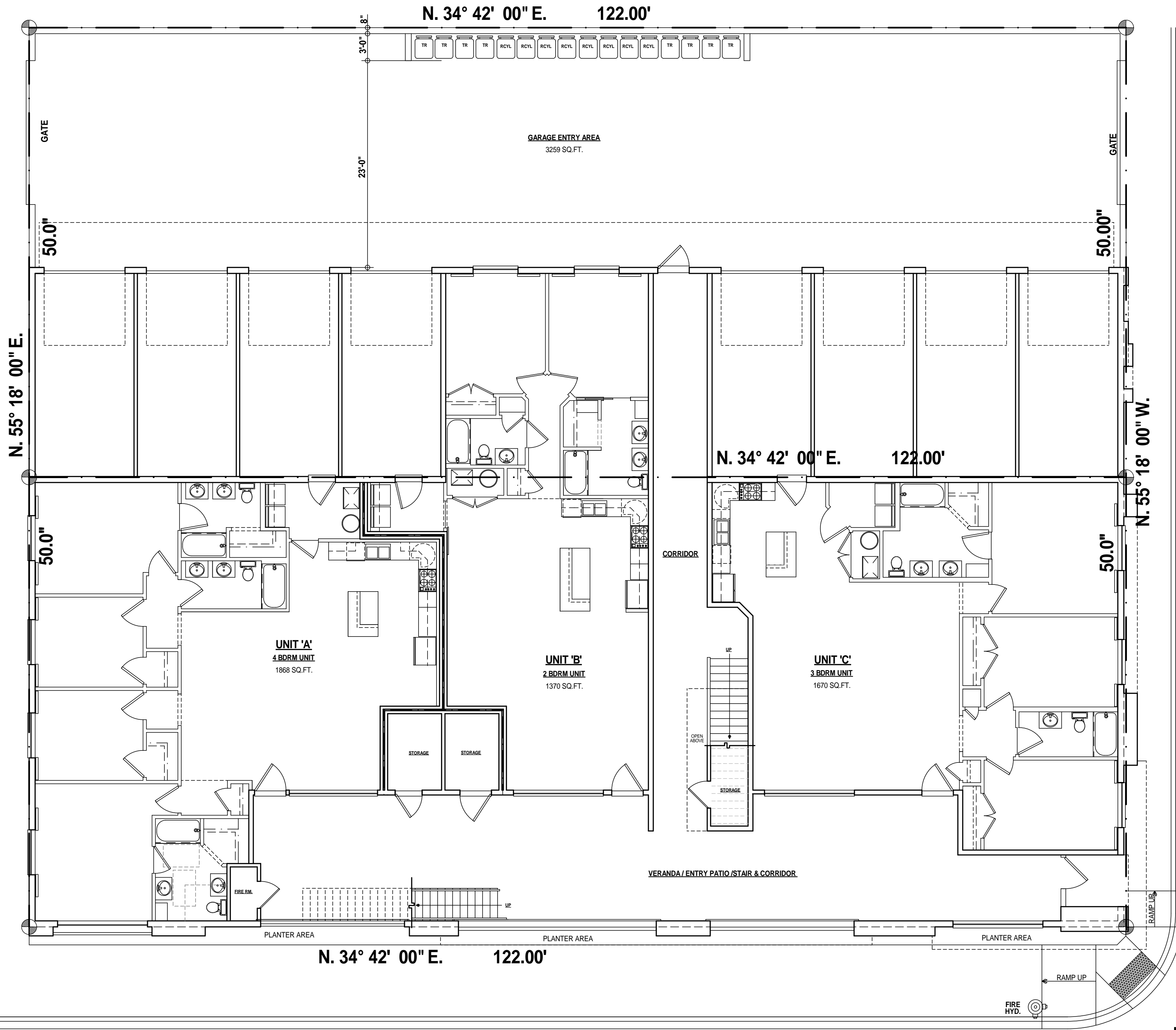
Grove St

Mouvanance W

S 14th St

805-0-91 HRD
DR# 16-0-508

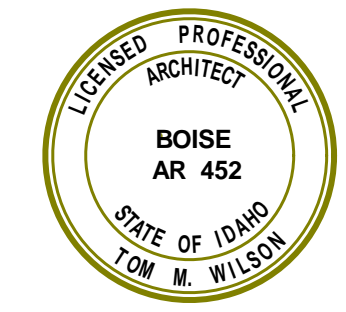
ALLEY CL



W. FRONT STREET

N. 34° 42' 00" E. 122.00'

15th Street



NEW SITE PLAN

SCALE: 1/8" = 1'-0"
 BLOCK 108, LOTS 1-2,
 1420 W. FRONT STREET,
 BOISE, ADA COUNTY, IDAHO

VERRASO DOWN TOWN
 Boise, Idaho

date: 11/28/16
 revised:
 sheet no: **S-1**

wjson architectural
 4961 BRADLEY, SUITE A
 GARDEN CITY, IDAHO 83714
 (208) 344 1800

