



# MASTER APPLICATION/PETITION REQUEST

ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, Idaho 83702. www.adaweb.net phone: (208) 287-7900 fax: (208) 287-7909

### TYPE OF ADMINISTRATIVE APPLICATION:

- ACCESSORY USE\*
- FARM DEVELOPMENT RIGHT
- FLOODPLAIN PERMIT
- HILLSIDE DEVELOPMENT\*
- HIDDEN SPRINGS ADMINISTRATIVE
- HIDDEN SPRINGS SPECIAL EVENT
- LIGHTING PLAN
- LANDSCAPE PLAN
- DRAINAGE PLAN
- MASTER SITE PLAN\*
- EXPANSION NONCONFORMING USE
- ONE TIME DIVISION
- PRIVATE ROAD
- PROPERTY BOUNDARY ADJUSTMENT
- PLANNED UNIT DEVELOPMENT (PUD)
- SIGN PLAN
- TEMPORARY USE\*

### TYPE OF HEARING LEVEL APPLICATION:

- CONDITIONAL USE
- DEVELOPMENT AGREEMENT
- SUBDIVISION, PRELIMINARY\*
- PLANNED COMMUNITIES\*
- SUBDIVISION, SKETCH PLAT\*
- VACATION
- VARIANCE
- ZONING MAP AMENDMENT
- ZONING TEXT AMENDMENT

### TYPE OF HEARING LEVEL PETITION:

- COMPREHENSIVE PLAN MAP OR TEXT AMENDMENT PETITION CHECKLIST

### TYPE OF ADDENDA:

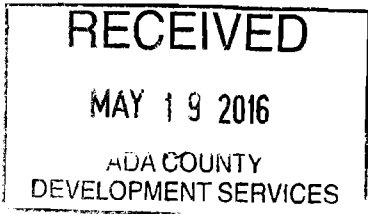
- APPEAL
- ADMINISTRATIVE MODIFICATION
- DEVELOPMENT AGREEMENT MODIFICATION
- FINAL PLAT
- TIME EXTENSION

### REQUIRED SUBMITTALS:

- CHECKLIST for applicable application(s). If multiple applications, do not duplicate submittals.
- \*SUPPLEMENTAL WORKSHEET REQUIRED

### SITE INFORMATION:

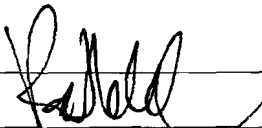
Section: 2 Township: 2 Range: 1 EAST Total Acres: 9.8  
 Subdivision Name: - Lot: - Block: -  
 Site Address: 6267 S. MADE GROVE RD. City: BOISE  
 Tax Parcel Number(s): S140211011, S140211030, S140211052  
 Existing Zoning: RL Proposed Zoning: R20/C2 Area of City Impact: BOISE Overlay  
 District(s): SOUTHWEST PLANNING AREA

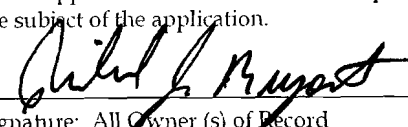


master site: \$350.00  
 (.12 x 144794 sf)  
 Dev. Agree. \$17,375.28  
 Zoning map \$859.00  
18,884.28

OFFICE USE ONLY

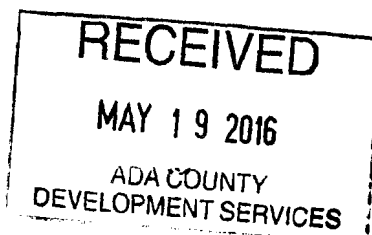
Project #: <u>201600795 - MSP DA ZC</u>	Planning Fees/GIS: <u>\$18,884.28</u>	Engineering Fees:
Received By: <u>BA</u> Date: <u>5/19/16</u> Stamped <input checked="" type="checkbox"/>		

APPLICANT/AGENT: (Please print)		ADDITIONAL CONTACT if applicable: (Please Print)	
Name: <u>DAVE EVANS CONSTRUCTION / ROE KRAWELL</u>		Name: _____	
Address: <u>7761 W. RIVERSIDE DRIVE</u>		Address: _____	
City: <u>BOISE</u> State: <u>10</u> Zip: <u>83714</u>		City: _____ State: _____ Zip: _____	
Telephone: <u>853-1203</u> Fax: <u>853-1220</u>		Telephone: _____ Fax: _____	
Email: <u>robertpe@devansconstruction.com</u>		Email: _____	
I certify this information is correct to the best of my knowledge.		ENGINEER/SURVEYOR if applicable: (Please Print)	
Name: _____		Name: <u>KM ENGINEERING - TIM MAKWA</u>	
Address: _____		Address: <u>9233 W. STATE ST.</u>	
City: _____ State: _____ Zip: _____		City: <u>BOISE</u> State: <u>10</u> Zip: <u>83714</u>	
Telephone: _____ Fax: _____		Telephone: <u>639-6939</u> Fax: _____	
Email: _____		Email: <u>Tmakwa@kmengllp.com</u>	
Signature: (Applicant) 		Date: <u>5/4/16</u>	

OWNER (S) OF RECORD: (Please Print)		OWNER (S) OF RECORD: (Please Print)	
Name: <u>RICHARD J. MURLOITTO</u>		Name: _____	
Address: <u>6725 S. STARSTONK AVE.</u>		Address: _____	
City: <u>BOISE</u> State: <u>10</u> Zip: <u>83709</u>		City: _____ State: _____ Zip: _____	
Telephone: <u>(208) 342-1959</u>		Telephone: _____	
Fax: _____		Fax: _____	
Email: _____		Email: _____	
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.		I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.	
Signature:  All Owner (s) of Record		Date: <u>5-6-2016</u>	
Signature: All Owner (s) of Record		Date: _____	

ALL OWNER(S) OF RECORD (ON THE CURRENT DEED) MUST SIGN (Additional Sheets are Available Online)

If the property owner(s) are a business entity, please include business entity documents, including those that indicate the person(s) who are eligible to sign documents.



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## MASTER SITE PLAN CHECKLIST (ACC 8-4D)

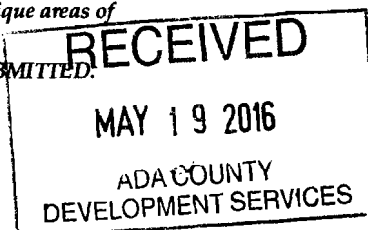
A Master Site Plan request does not require a public hearing. It is a staff level application, as long as it is not associated with a conditional use.

### GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
✓	One paper copy and one electronic copy of all required submittals.	✓
✓	Completed and signed Master Application.	✓
✓	Completed Supplemental Information.	
✓	DETAILED LETTER by the applicant fully describing the request or project and address the information on supplemental sheet;	✓
✓	DEED or evidence of proprietary interest.	✓
✓	IDAHO DEPARTMENT OF FISH AND GAME LETTER.	✓
✓	FULL SIZE SCALED PLOT PLAN, showing all existing and proposed easements, property lines, and structures drawn to scale, including one electronic copy and one copy reduced to 8 1/2 X 11. (Address required information on supplemental sheet)	✓
NA	FULL SIZE NATURAL FEATURES ANALYSIS ACC 8-4E-4D, including one electronic copy and one copy reduced to 8 1/2 X 11. (Address required information on supplemental sheet)	N/A
✓	LANDSCAPING (ACC 8-4F) (Address required information on supplemental sheet) One electronic copy, one full size, and one 8 1/2 X 11 copy.	✓
	Drawn by a landscape professional. (within an area of impact)	
ON SITE PLAN & LETTER ✓	OFF STREET PARKING & LOADING FACILITIES (ACC 8-4G) (Address required information on supplemental sheet)	✓
✓	LIGHTING (ACC 8-4H) (Address required information on supplemental sheet)	not submitted
NA	SIGN PLAN (ACC 8-4I)	N/A
	NA Indicate all proposed and existing signs.	
NA	NATURAL FEATURES ANALYSIS (ACC 8-4E-4D) see supplemental info.	N/A
	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	
	HILLSIDE DEVELOPMENT (ACC 8-3H)	
	FLOOD HAZARD (ACC 8-3F)	
ADDRESSED IN LETTER ✓	WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)	
	SOUTHWEST PLANNING AREA (ACC 8-3C)	✓
	PLANNED UNIT DEVELOPMENT (ACC 8-3D)	
	BOISE RIVER GREENWAY (ACC 8-3G)	
	BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)	
	APPLICATION FEE: Call County or go to www.adaweb.net for fees	

Supplementary information at the discretion of the Director or County Engineer may be required to sufficiently detail the proposed development within any special development area, including but not limited to hillside, planned unit development, floodplain, southwest, WUFI, Boise River Greenway, airport influence, and/or hazardous or unique areas of development.

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED.



MSP SUPPLEMENTAL INFORMATION (to be completed by the applicant)	
<b>DETAILED LETTER MUST ADDRESS THE FOLLOWING (If applicable)</b>	
✓	Proposed use (s):
✓	Is the project associated with a Conditional Use YES NO ✓
✓	Conditional Use #
✓	Area of city impact:
-	Is this application a modification of an approved master site plan? Original MSP #
-	Is this application a change or expansion of an approved master site plan? Original MSP #
✓	Total square feet of all proposed structures:
-	Hours of operation:
-	Days of operation:
✓	Required parking:
✓	Required bicycle parking:
✓	Required ADA parking:
-	Number of employees during the largest shift:
-	Maximum number of patrons expected:
-	Outdoor speaker system YES ( ) NO (✓)
✓	Proposed Sewer: CITY OF BOISE
✓	Proposed Water: SNEZ
✓	Pressurized Irrigation YES (✓) NO ( )
✓	Multifamily structures shall have varied setbacks within the same structure and staggered and/or reversed unit plans. Structures within a multi-family development shall be rotated, staggered, and/or reversed.
✓	Explain if the utilities are underground or if screening is provided.
<b>SITE PLAN</b>	
✓	Structure location.
✓	Pedestrian access and circulation.
✓	Building elevations.
-	Well locations.
-	Drain fields.
✓	Hydrant location, fire department access, fire flow resources, etc.
-	Pressurized Irrigation if required. ON LANDSCAPE
✓	Parking plan. (required) ACC 8-4G
✓	ADA parking identified.
✓	Automobile access and circulation.
-	Lighting plan. (condition of approval) ACC 8-4H
-	Sign Plan. (If proposed, condition of approval) ACC 8-4I
<b>LANDSCAPING (If applicable)</b>	
✓	Location, size, type, 75% maturity
-	Vegetation to be saved YES ( ) NO ( )
-	Phased project YES ( ) NO ( )
-	Verification that standards are met.
-	Fences over 100' YES ( ) NO ( )
-	Size at planting:
-	Flood Hazard Overlay YES ( ) NO ( )
-	Sound walls YES ( ) NO ( )

	Outdoor speakers	YES ( ) NO ( <input checked="" type="checkbox"/> )	
-	Perimeter Landscaping & Screening		
	Required landscape points:		
	Minimum landscape width:		
-	Parking Area Landscaping & Screening		
	% of Shading required:		
	Screening	YES ( ) NO ( )	
	Pedestrian access required	YES ( ) NO ( )	
<b>PARKING</b>			
<input checked="" type="checkbox"/>	Identify all off street parking and loading.		
<input checked="" type="checkbox"/>	Phased project	YES ( <input checked="" type="checkbox"/> ) NO ( )	
	Restrictions on use	YES ( ) NO ( )	
<input checked="" type="checkbox"/>	Within 300' of the entrance:	YES ( <input checked="" type="checkbox"/> ) NO ( )	
-	Joint Parking Agreement (Submitt copy)	YES ( ) NO ( <input checked="" type="checkbox"/> )	
<input checked="" type="checkbox"/>	Identify width, angle, and depth of parking spaces.		
<input checked="" type="checkbox"/>	Address Bicycle Parking.		
<input checked="" type="checkbox"/>	List the number of required spaces for cars, bikes:		
<input checked="" type="checkbox"/>	List the number of off street loading spaces:		
<input checked="" type="checkbox"/>	List dimensionsof off street loading spaces:		
-	Detailed description of proposed paving materials.		
<b>LIGHTING (If applicable)</b>			
	Setbacks of the proposed lights:		
	Maximum Height:		
	Floodlights	YES ( ) NO ( )	
	Shielding	YES ( ) NO ( )	
<b>NATURAL FEATURES ANALYSIS</b>			
	<del>HYDROLOGY. ACC 8-4E-4D1</del>		
	<del>SOILS ACC 8-4E-4D2</del>		
	<del>TOPOGRAPHY ACC 8-4E-4D3</del>		
	<del>VEGETATION ACC 8-4E-4D4</del>		
	<del>SENSITIVE PLANT AND WILDLIFE SPECIES ACC 8-4E-4D5</del>		
	<del>HISTORIC RESOURCES ACC 9-4E-4D6</del>		
	<del>HAZARDOUS AREAS ACC 8-4E-4D7</del>		
	<del>IMPACT ON NATURAL FEATURES ACC 8-4E-4D8</del>		

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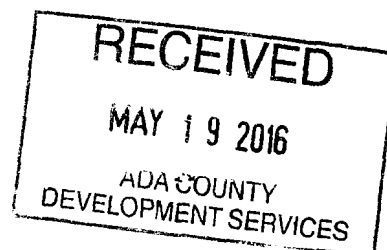
## ZONING ORDINANCE MAP AMENDMENT CHECKLIST (ACC 8-7-3)

Zoning Ordinance Map Amendment request require a public hearing.

### GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
	One paper copy and one electronic copy of all required submittals.	✓
✓	Completed and signed Master Application	✓
✓	DETAILED LETTER by the applicant fully describing the request or project and address the following:	✓
	✓ Reason for request	
	✓ Explain compliance with the appropriate Comprehensive Plan.	
	✓ Existing Zoning:	
	✓ Proposed Zoning:	
	✓ Total acreage to be re-zoned:	
✓	NEIGHBORHOOD MEETING CERTIFICATION	✓
✓	PRE-APPLICATION CONFERENCE NOTES	✓
✓	METES AND BOUNDS LEGAL DESCRIPTION of the property to be subdivided including a Microsoft Word® electronic Word document.	✓
✓	DEVELOPMENT AGREEMENT CHECKLIST	✓
✓	DEED or evidence of proprietary interest.	✓
	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net	

**APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED.**



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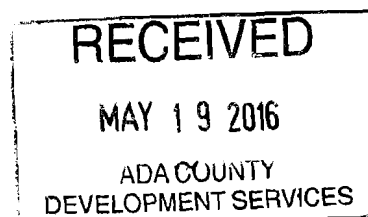
## DEVELOPMENT AGREEMENT CHECKLIST

A Development Agreement request requires a public hearing.

### GENERAL INFORMATION:

Applicant:		
Applicant	DESCRIPTION	Staff
(v) /	Completed and signed Master Application	(v) /
✓	DETAILED LETTER by the applicant fully describing the request or project and address the following:	✓
-	List of any proposed modifications to the standards imposed by other regulations of the zoning ordinance.	
-	The form and name of the organization proposed to own and maintain any dedicated open space.	
-	Substance of the covenants, grants, easements, or other restrictions proposed to be imposed upon the use of property and structures including any proposed easements for public utilities.	
✓	List Specific uses proposed.	
✓	Other terms and conditions related to the proposed project.	
✓	Proposed water system: <u>SURF</u>	
✓	Proposed Sewer system: <u>CITY OF BOISE - SEE LETTER</u>	
✓	Proposed storm water management: <u>SUB SURFACE ON-SITE</u>	
NA	FINANCING PROPOSAL OF PUBLIC FACILITIES (If applicable)	
✓	NEIGHBORHOOD MEETING CERTIFICATION	✓
✓	PRE-APPLICATION CONFERENCE NOTES	✓
✓	LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE DEVELOPMENT AGREEMENT	✓
✓	AFFIDAVIT by property owner agreeing to the submission of the Development Agreement	✓
✓	PHASING PLAN MAP & SCHEDULE (If applicable)	n/a
✓	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
✓	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net	

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED. THIS APPLICATION SHALL NOT BE CONSIDERED COMPLETE (NOR WILL A PUBLIC HEARING BE SET) UNTIL STAFF HAS RECEIVED ALL REQUIRED INFORMATION.





May 6, 2016

Ada County Development Services  
200 W. Front Street  
Boise, ID 83702-7300

**Re: Lake Hazel Apartments; Master Site Plan, Zoning Ordinance Map Amendment, & Development Agreement Application**

The proposed application is for an 8.8 acre mixed use project consisting of 6.8 acres of multi-family development as well as 2.0 acres of future commercial development. The project will be phased due to circumstances related to available utility services as well as market demand. The proposed first phase will include 120 dwelling units, related buildings and supporting infrastructure. The details of the proposed second phase, which includes 2.0 acres of commercial, are undetermined at this point.

The project is located on the southwest corner of S Maple Grove Rd & W Lake Hazel Rd. The current parcels involved are S1402110052 (also known as 6267 S Maple Grover Rd), S1042110030, and S1042110011. They all currently have an R6 zoning designation.

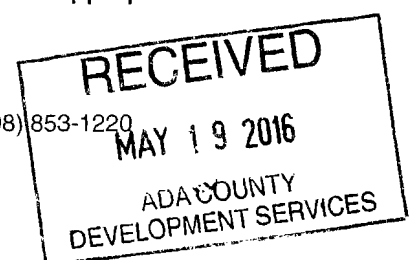
We are submitting applications for a Zoning Ordinance Map Amendment and request an R20 designation to accommodate the proposed density, a Master Site Plan for the multi-family use, site layout and design, and a Development Agreement as required. We are requesting a C-2 zoning designation for the commercial portion.

We appreciate the time and cooperation received from the planning staff during the planning and design stages of this project and look forward to a continued partnership in seeing this valued project come to fruition.

We have likewise communicated with City of Boise Development Services and Public Works Departments. This property is within the City of Boise's Area of Impact and we have received helpful preliminary input from the city's planning staff. We have also received an exception from the City of Boise's Engineer regarding the current sewer service moratorium in effect and will be allowed to connect. This exception is currently only for the multi-family portion. This allows for compliance with the Southwest Area Overlay District requirement to be served by urban public facilities. The project will be served by Suez Water for domestic water as well.

Staff has expressed concerns of the rezone request for the corner to the C-2 District without a commitment from the City of Boise to provide sewer service. We have requested from the city a written commitment for future service once the property is annexed or the policy changes. With this we are hopeful the County will see the logic in granting the rezone while attaching a condition that further development will not be permitted until the service is connected and operational. This would relieve us and the county from having to go through this process again. It seems appropriate for this condition to happen within the Development Agreement.

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Per the City of Boise's Comprehensive Plan the property is in the Neighborhood Activity Center and has a Mixed Use land use designation. The intention of these areas is to provide a higher density of mixed uses that may include 'attached housing' and 'small-scale services' and to promote pedestrian activity and access from nearby neighborhoods. The proposed housing will offer a specific housing choice in an area that is primarily comprised of single family detached homes. In conjunction with the Neighborhood Activity designation the project is in line with the city's 'Mixed-Use Design Principles'.

Attention has been paid to the existing and future anticipated neighborhood with adequate internal pedestrian paths and connections as well as connections to the adjacent existing apartments to the south and the existing park to the west. This internal network is enhanced with multiple outdoor public seating and activity areas, open areas and ample landscaping. The buildings are pushed to the streets as much as possible and spaced throughout to keep parking areas into smaller compact areas.

Another objective is safe and effective vehicle access and circulation. We have met with ACHD to be apprised of future intentions and improvements to Lake Hazel and Maple Grove, and to ensure compliance with their policies regarding access locations. We anticipate the dedication of over an acre of land to the highway district along both streets. The proposed layout provides for an internal drive and round-about as a safe way to control traffic accessing the multi-family project and future commercial building(s). Both the vehicle and non-vehicular circulation is consistent with design standards specified in section 8-4E-4, items B & C of the county's code.

One important concern in the design and construction of a multi-family project is adequate parking. This has been expressed by a few neighbors in light of the apparent lack of parking provided in the existing multi-family project directly south. The county's requirements are very much in line with the market demand for this type of housing and are being met. Per Table Section 8-4-5: Schedule of Parking Requirements in the code, projects are required to provide (2) stalls for every dwelling unit with 2 or more bedrooms, and (1) stall for every dwelling unit with 1 bedroom. At least one of the parking stalls for each unit is required to be covered. In addition, (.25) stalls are required for each dwelling unit to handle all guest parking. The total required amount for the proposed mix of units is (252) stalls. Including the enclosed garages, and parking stalls the proposed project provides (253) parking spaces. Please refer to the 'Building and Site Properties' table on Sheet A1.0 for more information.

The proposed schematic architectural plans for the buildings are consistent with section 8-4E-4, item A. All of the buildings employ a variety of materials, multiple reliefs and jogs in the walls to provide architectural character and interest. The two structures along Lake Hazel have been reversed to vary the streetscape appearance as well. Please refer to the architectural rendering, elevations and plans for more detailed information. Air conditioning condensing units for each building will be placed on the ground, but screened with fencing and landscaping. All new proposed utilities will be placed underground.

Section 8-5-3-71, Item B requires multi-family projects in R20 to have a minimum of 30% open space. The open space for this project is at 39%. This includes all landscaped area, sidewalks, patios, and yards. It does not include the parking, drive aisles and building footprints, or space that will be dedicated for ACHD right of way. We have included, with the application, a conceptual landscape plan. It is our intent to submit the County's landscape and drainage checklists, and supporting documents once civil design is complete.

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The project provides various amenities. These include a clubhouse, fitness facility (within the clubhouse building), enclosed garages, outdoor playground and play structure, and several outdoor public spaces with park benches and picnic tables. The patios and/or balconies provided for each dwelling unit provides 80 sf of private outdoor space for residents.

Site lighting is shown on the site plan being submitted. Most of the lighting will be provided by pole lights. The exact provisions, county regulations and lighting specifications will be addressed at a later time if the county will permit. Likewise, a number of signs will be included within this development. The general locations are indicated on the submitted site plan. More detail on proposed signage will be submitted for approval at a later time if permitted by the county.

In relation to the proposed Development Agreement and required information, the affected property is and will remain under one ownership entity and there is no need for an association or covenants to maintain and control dedicated open space or public facilities. Easements will be in place to protect facilities and/or utilities owned by City of Boise, Suez Water, and Joint Trench. The proposed storm water management will all be on-site retention with subsurface infiltration.

Please refer to the attached submitted materials for additional information. Thank you for your time and consideration. Please feel free to contact me with any questions.

A handwritten signature in black ink, appearing to read 'Rob Powell', with a stylized, flowing script.

Rob Powell - Dave Evans Construction

**DAVE EVANS CONSTRUCTION**

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May 11, 2016  
Project No.: 16-008

**EXHIBIT A  
LEGAL DESCRIPTION FOR REZONE TO C2**

A parcel of land being a portion of the NE 1/4 of the NE 1/4 of Section 2, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the north 1/4 corner of said Section 2, which bears N89°52'16"W a distance of 2,672.14 feet from a found brass cap marking the northeast corner of said Section 2, thence following the northerly line of the NE 1/4 of said Section 2, S89°52'16"E a distance of 2,353.20 feet to the **POINT OF BEGINNING**.

Thence following said northerly line, S89°52'16"E a distance of 318.94 feet to said found brass cap marking the northeast corner of Section 2;

Thence leaving said northerly line and following the easterly line of said NE 1/4 of Section 2, S00°30'13"W a distance of 320.77 feet to a point;

Thence leaving said easterly line, S90°00'00"W a distance of 68.93 feet to a point;

Thence 35.82 feet along the arc of a reverse curve to the right, said curve having a radius of 50.93 feet, a delta angle of 40°17'59", a chord bearing of N68°36'44"W and a chord distance of 35.09 feet to a point;

Thence 58.52 feet along the arc of a reverse curve to the left, said curve having a radius of 83.60 feet, a delta angle of 40°06'18", a chord bearing of N69°09'03"W and a chord distance of 57.33 feet to a point;

Thence 133.07 feet along the arc of a reverse curve to the right, said curve having a radius of 127.98 feet, a delta angle of 59°34'29", a chord bearing of N60°34'54"W and a chord distance of 127.16 feet to a point;

Thence 25.45 feet along the arc of a compound curve to the right, said curve having a radius of 23.50 feet, a delta angle of 62°03'19", a chord bearing of N02°45'49"W and a chord distance of 24.23 feet to a point;

Thence 117.17 feet along the arc of a reverse curve to the left, said curve having a radius of 54.50 feet, a delta angle of 123°11'09", a chord bearing of N33°19'44"W and a chord distance of 95.88 feet to a point;

Thence 28.16 feet along the arc of a reverse curve to the right, said curve having a radius of 24.50 feet, a delta angle of 65°51'20", a chord bearing of N61°59'39"W and a chord distance of 26.64 feet to a point;

Thence 58.41 feet along the arc of a compound curve to the right, said curve having a radius of 84.21 feet, a delta angle of 39°44'25", a chord bearing of N09°11'46"W and a chord distance of 57.24 feet to a point;

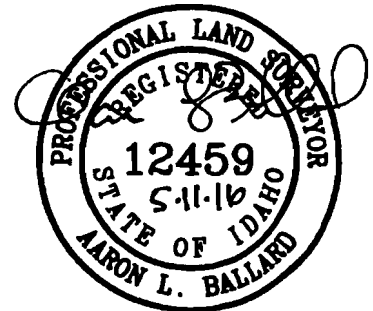
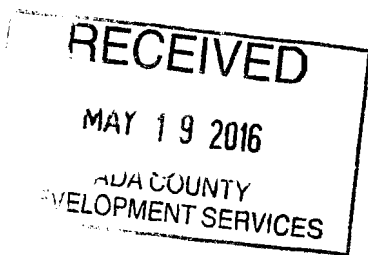
Thence N10°40'26"E a distance of 8.08 feet to a point;

Thence 48.85 feet along the arc of a circular curve to the right, said curve having a radius of 35.00 feet, a delta angle of 79°58'29", a chord bearing of N50°39'41"E and a chord distance of 44.98 feet to a point;

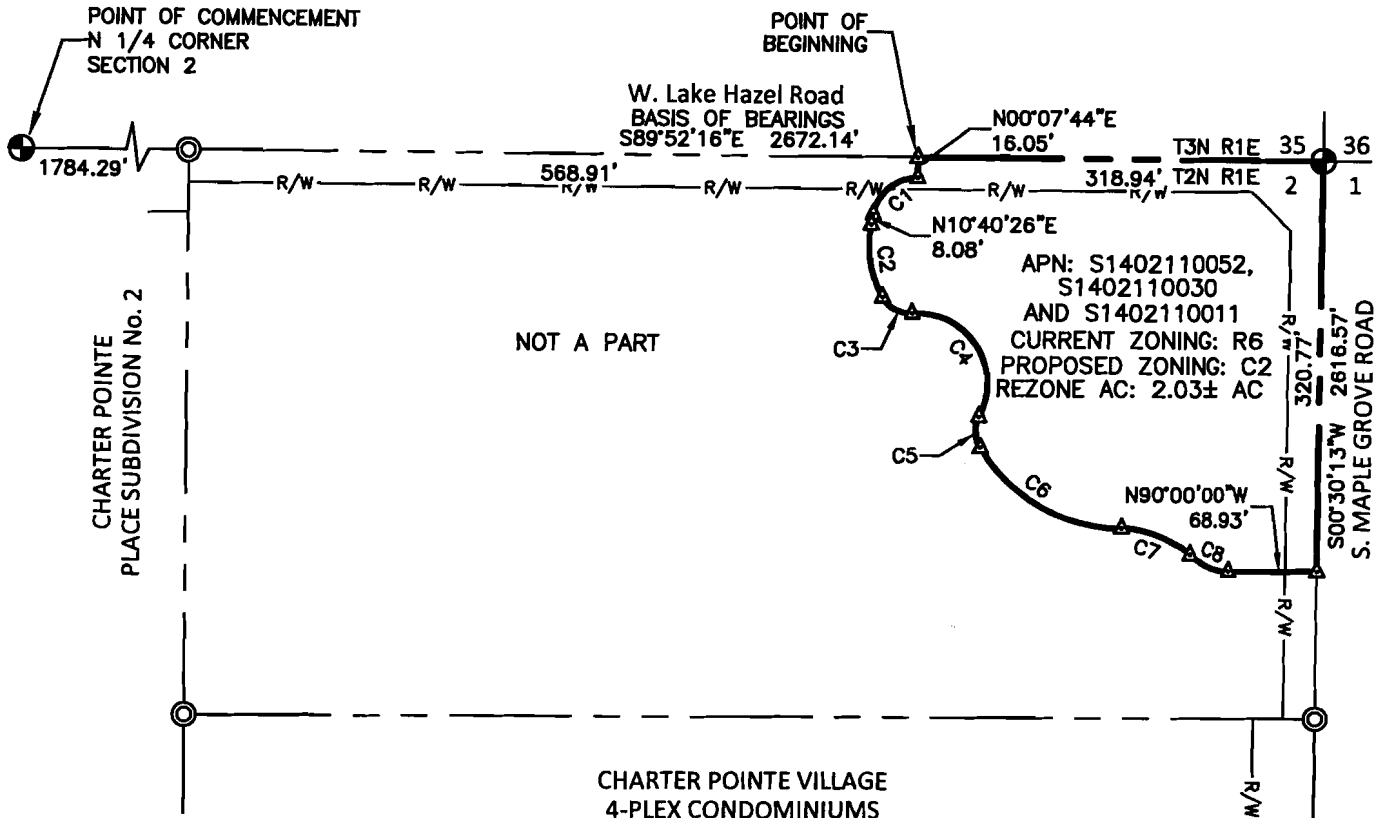
Thence N00°07'44"E a distance of 16.05 feet to the **POINT OF BEGINNING**.

Said parcel description contains 2.03 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached is **EXHIBIT B** and by this reference made a part of.



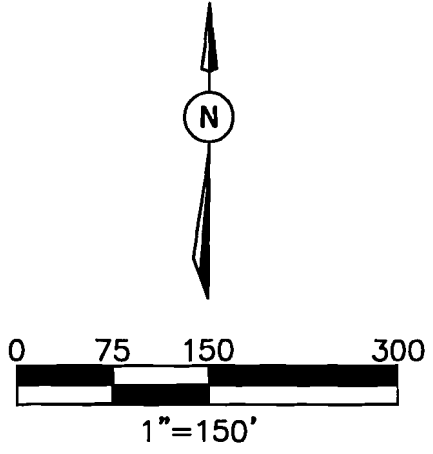
P:\16-008\CAD\SURVEY\16-008 C2 REZONE EXHIBIT.DWG , AARON BALLARD, 5/11/2016, KYOCERA TASKALFA 4550CI KX.PC3, ---



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	35.00'	48.85'	79°58'29"	N50°39'41"E	44.98'
C2	84.21'	58.41'	39°44'25"	N9°11'46"W	57.24'
C3	24.50'	28.16'	65°51'20"	N61°59'39"W	26.64'
C4	54.50'	117.17'	123°11'09"	N33°19'44"W	95.88'
C5	23.50'	25.45'	62°03'19"	N2°45'49"W	24.23'
C6	127.98'	133.07'	59°34'29"	N60°34'54"W	127.16'
C7	83.60'	58.52'	40°06'18"	N69°09'03"W	57.33'
C8	50.93'	35.82'	40°17'59"	N68°36'44"W	35.09'

**LEGEND**

- BRASS CAP
- ALUMINUM CAP
- 5/8-INCH REBAR
- CALCULATED POINT
- REZONE BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE



**ENGINEERS . SURVEYORS . PLANNERS**

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BOISE, IDAHO 83714  
PHONE (208) 639-6939  
FAX (208) 639-6930

---

DATE: 5-11-2016

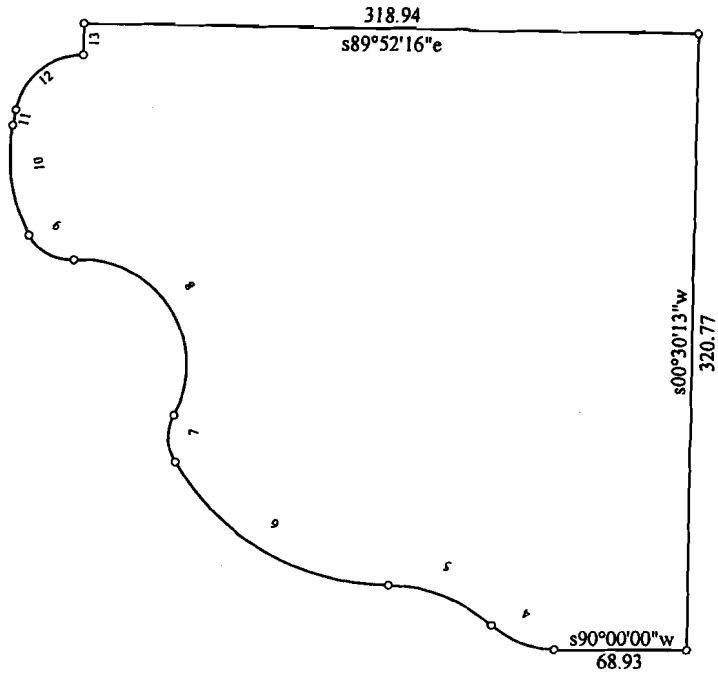
PROJECT: 16-008

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SHEET: 1 OF 1

**EXHIBIT B  
REZONE TO C2**

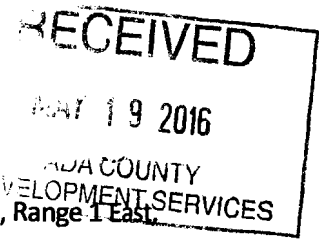
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 2, T. 2 N., R. 1 E., B.M., ADA COUNTY, IDAHO



Title:		Date: 05-11-2016
Scale: 1 inch = 100 feet	File:	
Tract 1: 2.027 Acres: 88291 Sq Feet: Closure = s39.5941e 0.01 Feet: Precision = 1/127385: Perimeter = 1238 Feet		
001=s89.5216e 318.94	006: Rt, R=127.98, Delta=59.3429 Bng=n60.3454w, Chd=127.16	011=n10.4026e 8.08
002=s00.3013w 320.77	007: Rt, R=23.50, Delta=62.0319 Bng=n02.4549w, Chd=24.23	012: Rt, R=35.00, Delta=79.5829 Bng=n50.3941e, Chd=44.98
003=s90.0000w 68.93	008: Lt, R=54.50, Delta=123.1109 Bng=n33.1944w, Chd=95.88	013=n00.0744e 16.05
004: Rt, R=50.93, Delta=40.1759 Bng=n68.3644w, Chd=35.09	009: Rt, R=24.50, Delta=65.5120 Bng=n61.5939w, Chd=26.64	
005: Lt, R=83.60, Delta=40.0618 Bng=n69.0903w, Chd=57.33	010: Rt, R=84.21, Delta=39.4425 Bng=n09.1146w, Chd=57.24	



May 11, 2016  
Project No.: 16-008



**EXHIBIT A  
LEGAL DESCRIPTION FOR REZONE TO R20**

A parcel of land being a portion of the NE 1/4 of the NE 1/4 of Section 2, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the northeast corner of said Section 2, which bears S89°52'16"E a distance of 2,672.14 feet from an aluminum cap marking the north 1/4 corner of said Section 2, thence following the northerly line of the NE 1/4 of said Section 2, N89°52'16"W a distance of 318.94 feet to the **POINT OF BEGINNING.**

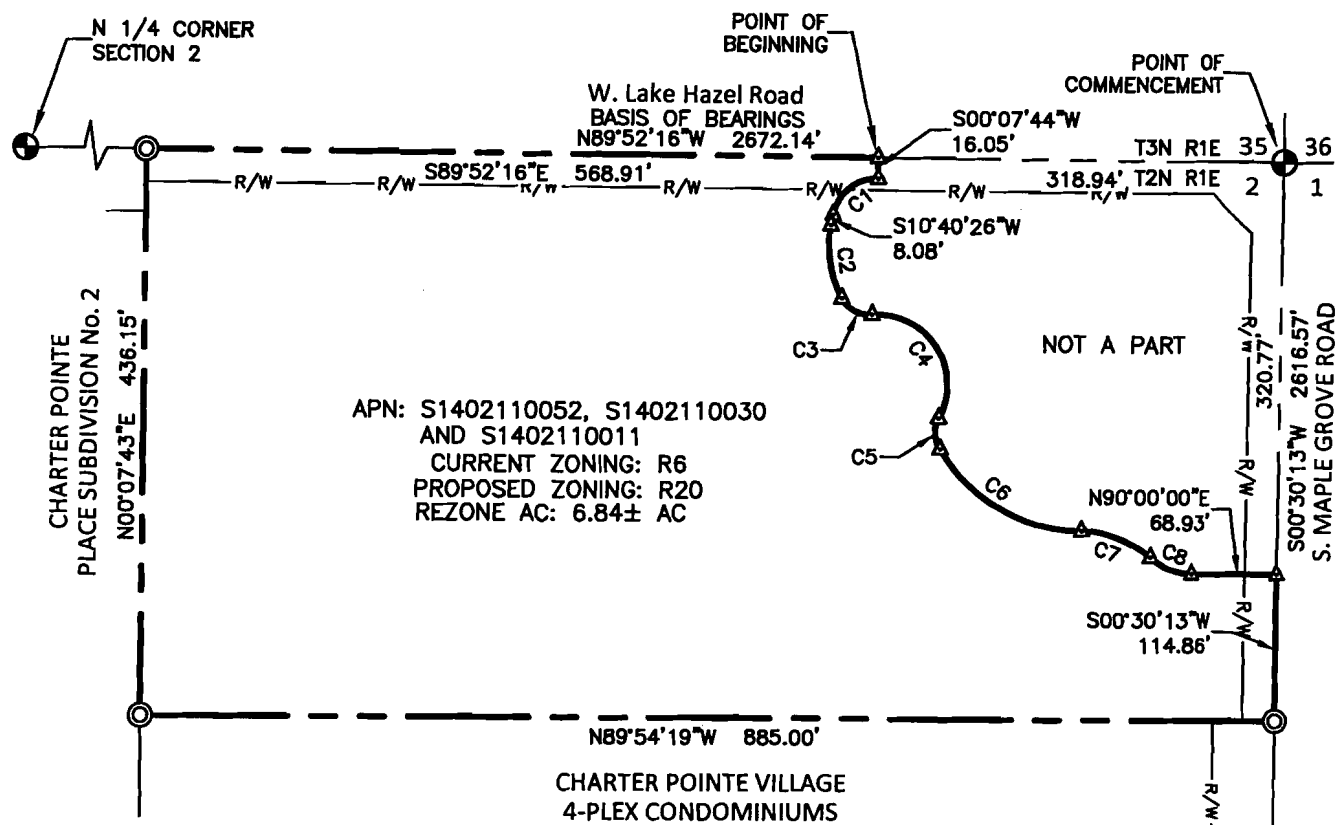
Thence leaving said northerly line, S00°07'44"W a distance of 16.05 feet to a point;  
Thence 48.85 feet along the arc of a circular curve to the left, said curve having a radius of 35.00 feet, a delta angle of 79°58'29", a chord bearing of S50°39'41"W and a chord distance of 44.98 feet to a point;  
Thence S10°40'26"W a distance of 8.08 feet to a point;  
Thence 58.41 feet along the arc of a circular curve to the left, said curve having a radius of 84.21 feet, a delta angle of 39°44'25", a chord bearing of S09°11'46"E and a chord distance of 57.24 feet to a point;  
Thence 28.16 feet along the arc of a compound curve to the left, said curve having a radius of 24.50 feet, a delta angle of 65°51'20", a chord bearing of S61°59'39"E and a chord distance of 26.64 feet to a point;  
Thence 117.17 feet along the arc of a reverse curve to the right, said curve having a radius of 54.50 feet, a delta angle of 123°11'09", a chord bearing of S33°19'44"E and a chord distance of 95.88 feet to a point;  
Thence 25.45 feet along the arc of a reverse curve to the left, said curve having a radius of 23.50 feet, a delta angle of 62°03'19", a chord bearing of S02°45'49"E and a chord distance of 24.23 feet to a point;  
Thence 133.07 feet along the arc of a compound curve to the left, said curve having a radius of 127.98 feet, a delta angle of 59°34'29", a chord bearing of S60°34'54"E and a chord distance of 127.16 feet to a point;  
Thence 58.52 feet along the arc of a reverse curve to the right, said curve having a radius of 83.60 feet, a delta angle of 40°06'18", a chord bearing of S69°09'03"E and a chord distance of 57.33 feet to a point;  
Thence 35.82 feet along the arc of a reverse curve to the left, said curve having a radius of 50.93 feet, a delta angle of 40°17'59", a chord bearing of S68°36'44"E and a chord distance of 35.09 feet to a point;  
Thence N90°00'00"E a distance of 68.93 feet to a point on the easterly line of said NE 1/4;  
Thence following said easterly line S00°30'13"W a distance of 114.86 feet to a found 5/8-inch rebar;  
Thence leaving said easterly line and following the northerly line of Charter Pointe Village 4-Plex Condominiums, N89°54'19"W a distance of 885.00 feet to a found 5/8-inch rebar;  
Thence leaving said northerly line and following the easterly line of Charter Pointe Place Subdivision No. 2, N00°07'43"E a distance of 436.15 feet to a found 5/8-inch rebar on the northerly line of said NE 1/4;  
Thence leaving said easterly line and following said northerly line, S89°52'16"E a distance of 568.91 feet to the **POINT OF BEGINNING.**

Said parcel description contains 6.84 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached is **EXHIBIT B** and by this reference made a part of.



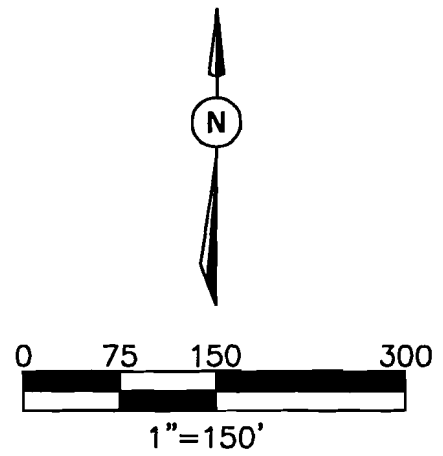
P:\16-008\CAD\SURVEY\16-008 R20 REZONE EXHIBIT.DWG, AARON BALLARD, 5/11/2016, KYOCERA TASKALFA 4550CI KX.PC3, ---



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	35.00'	48.85'	79°58'29"	S50°39'41"W	44.98'
C2	84.21'	58.41'	39°44'25"	S9°11'46"E	57.24'
C3	24.50'	28.16'	65°51'20"	S61°59'39"E	26.64'
C4	54.50'	117.17'	123°11'09"	S33°19'44"E	95.88'
C5	23.50'	25.45'	62°03'19"	S2°45'49"E	24.23'
C6	127.98'	133.07'	59°34'29"	S60°34'54"E	127.16'
C7	83.60'	58.52'	40°06'18"	S69°09'03"E	57.33'
C8	50.93'	35.82'	40°17'59"	S68°36'44"E	35.09'

**LEGEND**

- BRASS CAP
- ALUMINUM CAP
- 5/8-INCH REBAR
- CALCULATED POINT
- REZONE BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE



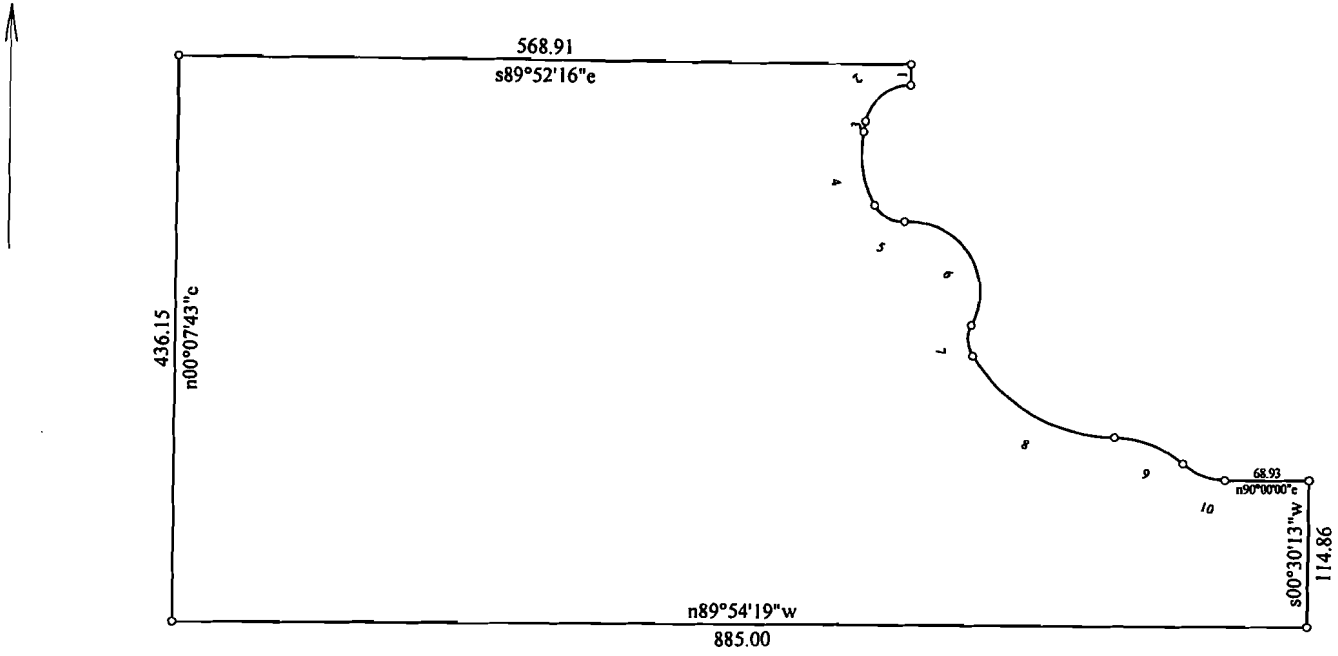
ENGINEERS . SURVEYORS . PLANNERS  
9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6939  
FAX (208) 639-6930

DATE: 5-11-2016  
PROJECT: 16-008

SHEET:  
1 OF 1

**EXHIBIT B  
REZONE TO R20**

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF  
SECTION 2, T. 2 N., R. 1 E., B.M., ADA COUNTY, IDAHO

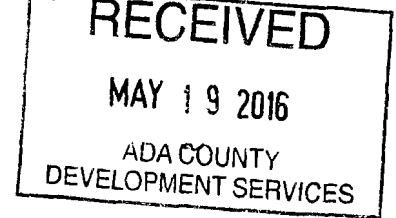


Title:		Date: 05-11-2016
Scale: 1 inch = 150 feet	File:	
Tract 1: 6.843 Acres: 298092 Sq Feet: Closure = n41.4257w 0.01 Feet: Precision = 1/330966: Perimeter = 2603 Feet		
001=s00.0744w 16.05	007: Lt, R=23.50, Delta=62.0319 Bng=s02.4549e, Chd=24.23	013=n89.5419w 885.00
002: Lt, R=35.00, Delta=79.5829 Bng=s50.3941w, Chd=44.98	008: Lt, R=127.98, Delta=59.3429 Bng=s60.3454e, Chd=127.16	014=n00.0743e 436.15
003=s10.4026w 8.08	009: Rt, R=83.60, Delta=40.0618 Bng=s69.0903e, Chd=57.33	015=s89.5216e 568.91
004: Lt, R=84.21, Delta=39.4425 Bng=s09.1146e, Chd=57.24	010: Lt, R=50.93, Delta=40.1759 Bng=s68.3644e, Chd=35.09	
005: Lt, R=24.50, Delta=65.5120 Bng=s61.5939e, Chd=26.64	011=n90.0000e 68.93	
006: Rt, R=54.50, Delta=123.1109 Bng=s33.1944e, Chd=95.88	012=s00.3013w 114.86	



9233 WEST STATE STREET | BOISE, ID 83714 | 208.639.6939 | FAX 208.639.6930

May 11, 2016  
Project No.: 16-008



**EXHIBIT A  
LEGAL DESCRIPTION FOR REZONE TO R20**

A parcel of land being a portion of the NE 1/4 of the NE 1/4 of Section 2, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the northeast corner of said Section 2, which bears S89°52'16"E a distance of 2,672.14 feet from an aluminum cap marking the north 1/4 corner of said Section 2, thence following the northerly line of the NE 1/4 of said Section 2, N89°52'16"W a distance of 318.94 feet to the **POINT OF BEGINNING.**

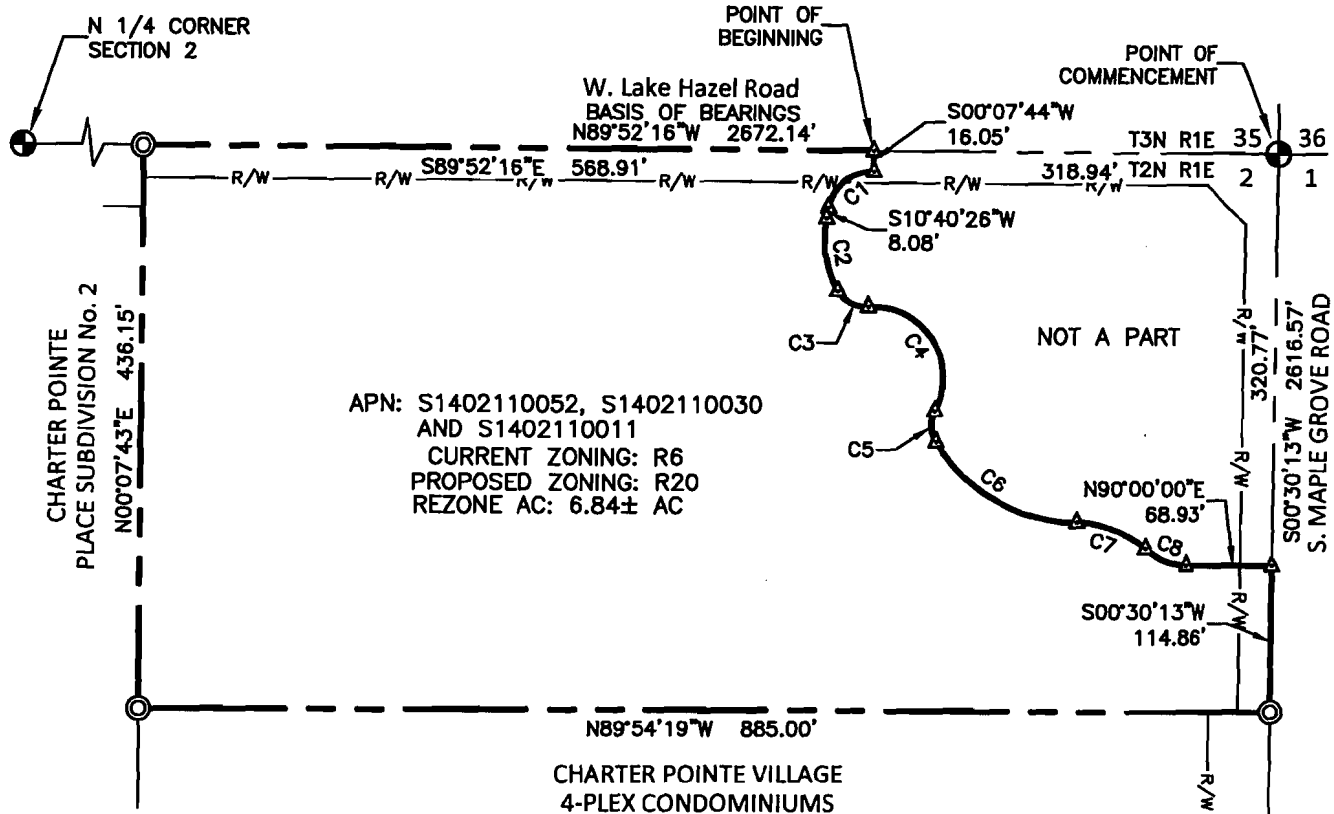
Thence leaving said northerly line, S00°07'44"W a distance of 16.05 feet to a point;  
Thence 48.85 feet along the arc of a circular curve to the left, said curve having a radius of 35.00 feet, a delta angle of 79°58'29", a chord bearing of S50°39'41"W and a chord distance of 44.98 feet to a point;  
Thence S10°40'26"W a distance of 8.08 feet to a point;  
Thence 58.41 feet along the arc of a circular curve to the left, said curve having a radius of 84.21 feet, a delta angle of 39°44'25", a chord bearing of S09°11'46"E and a chord distance of 57.24 feet to a point;  
Thence 28.16 feet along the arc of a compound curve to the left, said curve having a radius of 24.50 feet, a delta angle of 65°51'20", a chord bearing of S61°59'39"E and a chord distance of 26.64 feet to a point;  
Thence 117.17 feet along the arc of a reverse curve to the right, said curve having a radius of 54.50 feet, a delta angle of 123°11'09", a chord bearing of S33°19'44"E and a chord distance of 95.88 feet to a point;  
Thence 25.45 feet along the arc of a reverse curve to the left, said curve having a radius of 23.50 feet, a delta angle of 62°03'19", a chord bearing of S02°45'49"E and a chord distance of 24.23 feet to a point;  
Thence 133.07 feet along the arc of a compound curve to the left, said curve having a radius of 127.98 feet, a delta angle of 59°34'29", a chord bearing of S60°34'54"E and a chord distance of 127.16 feet to a point;  
Thence 58.52 feet along the arc of a reverse curve to the right, said curve having a radius of 83.60 feet, a delta angle of 40°06'18", a chord bearing of S69°09'03"E and a chord distance of 57.33 feet to a point;  
Thence 35.82 feet along the arc of a reverse curve to the left, said curve having a radius of 50.93 feet, a delta angle of 40°17'59", a chord bearing of S68°36'44"E and a chord distance of 35.09 feet to a point;  
Thence N90°00'00"E a distance of 68.93 feet to a point on the easterly line of said NE 1/4;  
Thence following said easterly line S00°30'13"W a distance of 114.86 feet to a found 5/8-inch rebar;  
Thence leaving said easterly line and following the northerly line of Charter Pointe Village 4-Plex Condominiums, N89°54'19"W a distance of 885.00 feet to a found 5/8-inch rebar;  
Thence leaving said northerly line and following the easterly line of Charter Pointe Place Subdivision No. 2, N00°07'43"E a distance of 436.15 feet to a found 5/8-inch rebar on the northerly line of said NE 1/4;  
Thence leaving said easterly line and following said northerly line, S89°52'16"E a distance of 568.91 feet to the **POINT OF BEGINNING.**

Said parcel description contains 6.84 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached is **EXHIBIT B** and by this reference made a part of.



P:\16-008\CAD\SURVEY\16-008 R2D REZONE EXHIBIT.DWG , AARON BALLARD, 5/11/2016, KYOCERA TASKALFA 4550CI KX.PC3, ---

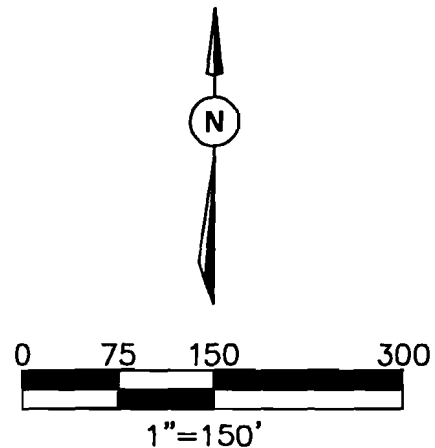


APN: S1402110052, S1402110030  
AND S1402110011  
CURRENT ZONING: R6  
PROPOSED ZONING: R20  
REZONE AC: 6.84± AC

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	35.00'	48.85'	79°58'29"	S50°39'41"W	44.98'
C2	84.21'	58.41'	39°44'25"	S9°11'46"E	57.24'
C3	24.50'	28.16'	65°51'20"	S61°59'39"E	26.64'
C4	54.50'	117.17'	123°11'09"	S33°19'44"E	95.88'
C5	23.50'	25.45'	62°03'19"	S2°45'49"E	24.23'
C6	127.98'	133.07'	59°34'29"	S60°34'54"E	127.16'
C7	83.60'	58.52'	40°06'18"	S69°09'03"E	57.33'
C8	50.93'	35.82'	40°17'59"	S68°36'44"E	35.09'

**LEGEND**

- BRASS CAP
- ALUMINUM CAP
- 5/8-INCH REBAR
- CALCULATED POINT
- REZONE BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE



ENGINEERS . SURVEYORS . PLANNERS

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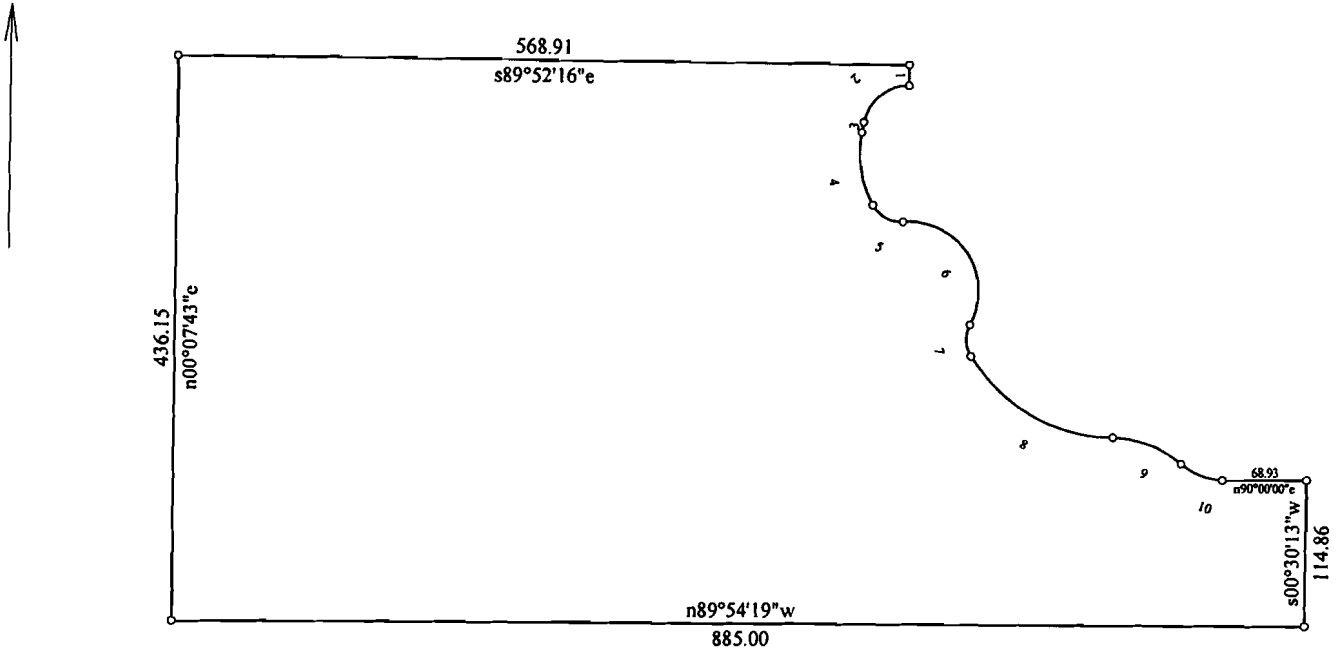
DATE: 5-11-2016

PROJECT: 16-008

SHEET:  
1 OF 1

**EXHIBIT B  
REZONE TO R20**

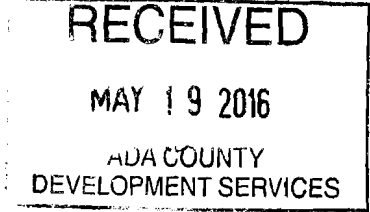
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF  
SECTION 2, T. 2 N., R. 1 E., B.M., ADA COUNTY, IDAHO



Title:		Date: 05-11-2016
Scale: 1 inch = 150 feet	File:	
Tract 1: 6.843 Acres: 298092 Sq Feet: Closure = n41.4257w 0.01 Feet: Precision = 1/330966: Perimeter = 2603 Feet		
001=s00.0744w 16.05 002: Lt, R=35.00, Delta=79.5829 Bng=s50.3941w, Chd=44.98 003=s10.4026w 8.08 004: Lt, R=84.21, Delta=39.4425 Bng=s09.1146e, Chd=57.24 005: Lt, R=24.50, Delta=65.5120 Bng=s61.5939e, Chd=26.64 006: Rt, R=54.50, Delta=123.1109 Bng=s33.1944e, Chd=95.88	007: Lt, R=23.50, Delta=62.0319 Bng=s02.4549e, Chd=24.23 008: Lt, R=127.98, Delta=59.3429 Bng=s60.3454e, Chd=127.16 009: Rt, R=83.60, Delta=40.0618 Bng=s69.0903e, Chd=57.33 010: Lt, R=50.93, Delta=40.1759 Bng=s68.3644e, Chd=35.09 011=n90.0000e 68.93 012=s00.3013w 114.86	013=n89.5419w 885.00 014=n00.0743e 436.15 015=s89.5216e 568.91



May 11, 2016  
Project No.: 16-008



**EXHIBIT A  
LEGAL DESCRIPTION FOR REZONE TO C2**

A parcel of land being a portion of the NE 1/4 of the NE 1/4 of Section 2, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the north 1/4 corner of said Section 2, which bears N89°52'16"W a distance of 2,672.14 feet from a found brass cap marking the northeast corner of said Section 2, thence following the northerly line of the NE 1/4 of said Section 2, S89°52'16"E a distance of 2,353.20 feet to the **POINT OF BEGINNING**.

Thence following said northerly line, S89°52'16"E a distance of 318.94 feet to said found brass cap marking the northeast corner of Section 2;

Thence leaving said northerly line and following the easterly line of said NE 1/4 of Section 2, S00°30'13"W a distance of 320.77 feet to a point;

Thence leaving said easterly line, S90°00'00"W a distance of 68.93 feet to a point;

Thence 35.82 feet along the arc of a reverse curve to the right, said curve having a radius of 50.93 feet, a delta angle of 40°17'59", a chord bearing of N68°36'44"W and a chord distance of 35.09 feet to a point;

Thence 58.52 feet along the arc of a reverse curve to the left, said curve having a radius of 83.60 feet, a delta angle of 40°06'18", a chord bearing of N69°09'03"W and a chord distance of 57.33 feet to a point;

Thence 133.07 feet along the arc of a reverse curve to the right, said curve having a radius of 127.98 feet, a delta angle of 59°34'29", a chord bearing of N60°34'54"W and a chord distance of 127.16 feet to a point;

Thence 25.45 feet along the arc of a compound curve to the right, said curve having a radius of 23.50 feet, a delta angle of 62°03'19", a chord bearing of N02°45'49"W and a chord distance of 24.23 feet to a point;

Thence 117.17 feet along the arc of a reverse curve to the left, said curve having a radius of 54.50 feet, a delta angle of 123°11'09", a chord bearing of N33°19'44"W and a chord distance of 95.88 feet to a point;

Thence 28.16 feet along the arc of a reverse curve to the right, said curve having a radius of 24.50 feet, a delta angle of 65°51'20", a chord bearing of N61°59'39"W and a chord distance of 26.64 feet to a point;

Thence 58.41 feet along the arc of a compound curve to the right, said curve having a radius of 84.21 feet, a delta angle of 39°44'25", a chord bearing of N09°11'46"W and a chord distance of 57.24 feet to a point;

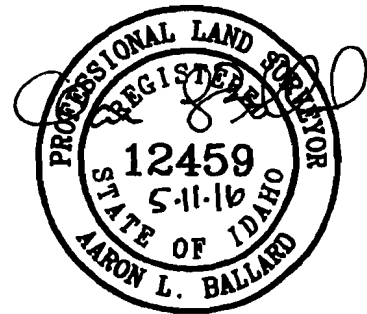
Thence N10°40'26"E a distance of 8.08 feet to a point;

Thence 48.85 feet along the arc of a circular curve to the right, said curve having a radius of 35.00 feet, a delta angle of 79°58'29", a chord bearing of N50°39'41"E and a chord distance of 44.98 feet to a point;

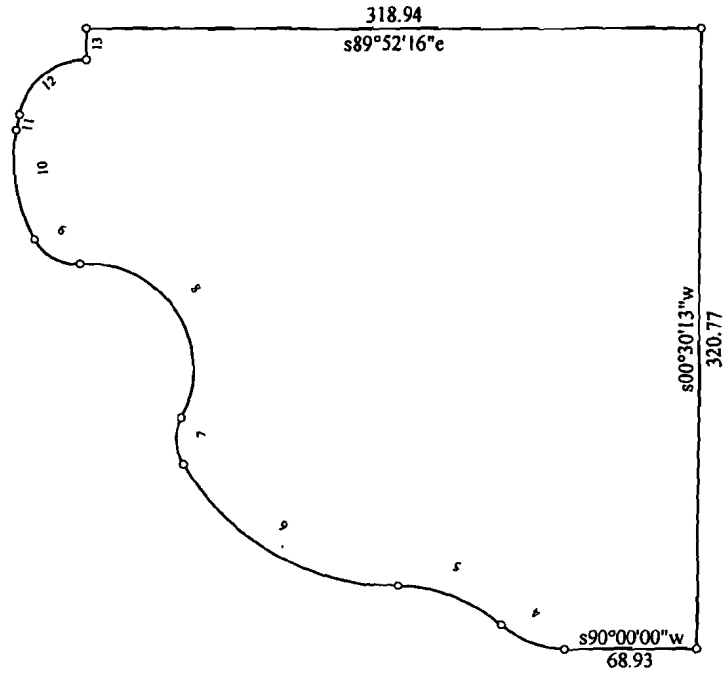
Thence N00°07'44"E a distance of 16.05 feet to the **POINT OF BEGINNING**.

Said parcel description contains 2.03 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached is **EXHIBIT B** and by this reference made a part of.







Title:		Date: 05-11-2016
Scale: 1 inch = 100 feet	File:	
Tract 1: 2.027 Acres: 88291 Sq Feet: Closure = s39.5941e 0.01 Feet: Precision = 1/127385: Perimeter = 1238 Feet		
001=s89.5216e 318.94	006: Rt, R=127.98, Delta=59.3429 Bng=n60.3454w, Chd=127.16	011=n10.4026e 8.08
002=s00.3013w 320.77	007: Rt, R=23.50, Delta=62.0319 Bng=n02.4549w, Chd=24.23	012: Rt, R=35.00, Delta=79.5829 Bng=n50.3941e, Chd=44.98
003=s90.0000w 68.93	008: Lt, R=54.50, Delta=123.1109 Bng=n33.1944w, Chd=95.88	013=n00.0744e 16.05
004: Rt, R=50.93, Delta=40.1759 Bng=n68.3644w, Chd=35.09	009: Rt, R=24.50, Delta=65.5120 Bng=n61.5939w, Chd=26.64	
005: Lt, R=83.60, Delta=40.0618 Bng=n69.0903w, Chd=57.33	010: Lt, R=84.21, Delta=39.4425 Bng=n09.1146w, Chd=57.24	



**Neal S. Oldemeyer, P.E.**  
Director

**Boise City Hall**  
150 N. Capitol Boulevard

**Mailing Address**  
P. O. Box 500  
Boise, Idaho 83701-0500

**Phone**  
208/384-3900

**Fax**  
208/433-5650

**TDD/TTY**  
800/377-3529

**Web**  
[www.cityofboise.org](http://www.cityofboise.org)

**Mayor**  
David H. Bieter

**City Council**  
**President**  
Maryanne Jordan

**Council Pro Tem**  
David Eberle

Elaine Clegg  
Lauren McLean  
Ben Quintana  
TJ Thomson

## Public Works

September 24, 2015

Mr. Rob Powell  
Dave Evans Construction  
7761 W. Riverside Dr. Suite 100  
Boise, Idaho 83714

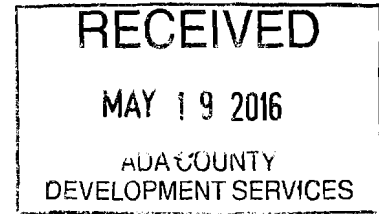
RE: Boise City Sewer Extension Policy within the Area of Impact

Dear Mr. Powell:

I am in receipt of your letter dated September 10, 2015 regarding sewer extensions within the Area of Impact and specifically regarding sewer service to the proposed 50<sup>th</sup> Lake Hazel Multi-Family/Mixed Use project located at 6267 S. Maple Grove Road at the intersection of S. Maple Grove and W. Lake Hazel Roads.

As you may be aware, the Boise City Council, at its August 12, 2014 meeting, approved a revised sewer extension policy for properties within the Boise Area of Impact (AOI). They did so after due consideration of the larger scale concerns you raised in your letter. The Council and the Mayor are of the firm belief that it is necessary to change the sewer extension policy to address growth and annexation issues outside the city limits, to encourage the development community to actively assist in establishing annexation pathways and to provide background for growth and annexation discussions with the County Commissioners. A copy of the approved Sewer Extension Policy is attached for your reference.

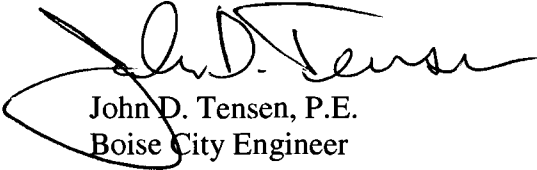
I have reviewed your request for sewer connection to the proposed 50<sup>th</sup> Lake Hazel Multi-Family/Mixed Use project. The proposed project consists of developing two lots, one lot is to be developed into six Multi-Family units and two commercial buildings are proposed to be constructed on the second lot. The current configuration of the property would require a lot line adjustment to create two buildable lots which does not meet the intent of the current Sewer Extension Policy. However, because there is an existing City of Boise owned and operated sewer main located in W. Lake Hazel Road and an existing 8-inch sewer stub extended to the property, the City of Boise will allow the connection to sewer of one parcel of the proposed project. Any additional connections to the City's sewer system will only be allowed after the project property is annexed or the Sewer Extension Policy changes and provided the development meets Council-approved development conditions and has requested annexation.



Rob Powell, Dave Evans Construction  
September 24, 2015  
Page 2

Thank you for bringing this matter to our attention. Please feel free to contact me or Mike Sheppard at 384-3900, if you have any questions or wish to discuss the issues laid out in your September 10, 2015 letter in further detail.

Sincerely,



John D. Tensen, P.E.  
Boise City Engineer

JDT/cvs

c: David H. Bieter, Mayor  
Amanda Brown, Boise City Council liaison  
Daren Fluke, City Planner  
Doug Strickling, Assistant Boise City Attorney  
Sewer Extension Policy

I:\PWA\Subjects\Sewer\Extension Policy\50th Lake Hazel Multi-Family Mixed Use.docx



**IDAHO DEPARTMENT OF FISH AND GAME**

SOUTHWEST REGION  
3101 South Powerline Road  
Nampa, Idaho 83686

C.L. "Butch" Otter / Governor  
Virgil Moore / Director

May 9, 2016

Donna Wilson  
KM Engineering, LLP  
9233 West State Street  
Boise, ID 83714  
[dwilson@kmenllp.com](mailto:dwilson@kmenllp.com)

**RE: Conditional Use Permit – Apartment Complex**

Dear Ms. Wilson,

The Idaho Department of Fish and Game (Department) has reviewed your request for an analysis of sensitive plant and wildlife species potentially affected by the development of an apartment complex on 6.6 acres at 6267 S. Maple Grove Rd., Boise, ID and generally located in Section 2, T2N, R1E, Boise Meridian.

Section 8-4E-4 of Ada County Code requires applicants to include a Natural Features Analysis as part of the Conditional Use Permit application. Subsection 8-4E-4D5 states:

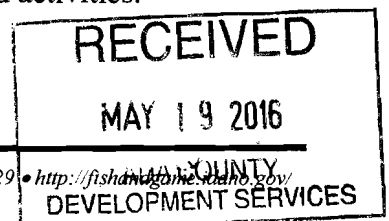
**Sensitive Plant and Wildlife Species:** Analysis of sensitive plant and wildlife species of the site including, but not limited to, those species listed in the Idaho conservation data center (state of Idaho department of fish and game).

The Department has no records of any federally listed threatened or endangered species or critical habitat within or immediately adjacent to the proposed project area, nor do we anticipate such species to be present. Additionally, the Department has no records of any Species of Greatest Conservation Need, nor do we anticipate such species to be present.

Subsection 8-4E-4D8 of the Natural Features Analysis states:

**Impact On Natural Features:** The applicant shall provide a written statement explaining how the design of the plan protects or mitigates impacts on the natural features of the site.

Ada County staff have indicated that wildlife is one component of the natural features of a site. Because the site has been heavily disturbed in the past, the Department does not anticipate significant additional impacts to wildlife resources as a result of the proposed activities.



*Keeping Idaho's Wildlife Heritage*

Thank you. Please contact Rick Ward in the Southwest Regional Office at (208)475-2763 or [rick.ward@idfg.idaho.gov](mailto:rick.ward@idfg.idaho.gov) if you have any questions.

Sincerely,



Scott Reinecker  
Southwest Regional Supervisor

SR/rw

ecc: Vecellio/ HQ  
R3 staff  
cc: Gold file









# LAKE HAZEL APARTMENTS

## SAMPLE RENDERING



24-PLEX  
FRONT ELEVATION

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### KEY NOTES

<p>1 4" CONCRETE SCHEDULE OVER 4" COMPACTED GRAVEL W/ REINFORCED CONCRETE JOISTS PER PLAN @ 5'-0" BAY O.C. - SEE CIVIL DRAWINGS.</p> <p>2 ASPHALT PAVING - SEE CIVIL.</p> <p>3 NEW CURB - SEE CIVIL.</p> <p>4 PROPOSED ELECTRICAL TRANSFORMER - SEE ELEC.</p> <p>5 BICYCLE RACK - SEE METAL 2/A1.0</p> <p>6 TRASH ENCLOSURE - SEE DETAIL 1/A1.0</p> <p>7 PROVIDE HANDICAP PARKING SIGN - SEE CIVIL.</p> <p>8 AIR CONDENSER UNITS - AS-CHECKED WITH 4" VINYL FENCE.</p> <p>9 4'-0" H. VINYL FENCE.</p> <p>10 PROPOSED SIGNMENT SIGN.</p> <p>11 PRE-FINISHED STEEL GARPORT ABOVE.</p>	<p>12 BARBOUT CONCRETE PLAZA AREA.</p> <p>13 RETAINING WALL - SEE CIVIL &amp; LANDSCAPE.</p> <p>14 6" VINYL FENCE.</p> <p>15 COMPANY MAILBOX LOCATION ON CONC. SLAB.</p> <p>16 NEW FIRE HYDRANT - SEE CIVIL.</p> <p>17 OVERHEAD WOOD TRUSS - SEE CLUBHOUSE ELEV.</p> <p>18 STAINED WOOD TRUSS OVERHEAD.</p> <p>19 LIGHT POLE - SEE ELECTRICAL PLANS.</p> <p>20 SURFACE MOUNT - 6" PARK BENCH WITH METAL FRAME.</p> <p>21 6" PICNIC TABLE WITH PRESSURE TREATED WOOD AND POWDER COATED PRE-CALUMINATED STRUCTURAL STEEL TUBING FRAME.</p> <p>22 MAP &amp; DIRECTORY OF COMPLEX.</p>	<p>23 REMOVE EXISTING MONUMENT.</p> <p>24 7' X 15' CONC. SLAB W/ 6" BENCH.</p> <p>25 DOWNSPOUT LOCATION FOR ROOF DRAIN.</p> <p>26 4" PIPE CONNECTED TO STORM DRAIN PER CIVIL - PROVIDE MIN. 2% SLOPE - USE GRANITE SCREEN COVER AT BRACK.</p>
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### BUILDING & SITE PROPERTIES

BUILDING	STORIES	HEIGHT	AREA	1 BED BATH	2 BED 1 BATH	3 BED 2 BATH	3 BED 3 BATH	TOTAL UNITS
A	3	36'-0"	28,053 SF	6	1	17	-	24
B	3	36'-0"	28,053 SF	4	1	17	-	24
C	3	36'-0"	28,053 SF	4	-	16	-	24
D	3	36'-0"	15,861 SF	-	-	-	12	12
E	3	36'-0"	15,861 SF	-	-	-	12	12
F	3	36'-0"	28,053 SF	6	-	18	-	24
CLUBHOUSE	1	18'-0"	2,200 SF	-	-	-	-	-
GARAGE 1	1	18'-0"	1,846 SF	-	-	-	-	-
GARAGES 2&3	1	18'-0"	2,576 SF	-	-	-	-	-
<b>TOTAL</b>			<b>144,784 SF</b>	<b>24</b>	<b>2</b>	<b>70</b>	<b>24</b>	<b>120</b>

PARKING	PROVIDED	REQUIRED
PARKING STALLS PROVIDED	230	230
COMBINED PARKING STALLS	150	150
GARAGE PARKING PROVIDED	25	25
PARKING REQUIRED PER ADA COUNTY	252	252
TOTAL PARKING PROVIDED	253	253
BICYCLE PARKING REQ'D PER COUNTY	11	11
TOTAL BICYCLE PARKING PROVIDED	25	25

MULTI-FAMILY PROJECT AREA	PROJECT DENSITY	ZONING DISTRICT	CLUBSET	PROPOSED
6.80 ACRES	17.80 UNITS/ACRE	CLUBSET	16	160

RECEIVED

MAY 19 2016

ADA COUNTY  
DEVELOPMENT SERVICES

May 04, 2016

LICENSED ARCHITECT  
AR-96461-3  
**PRELIMINARY**  
NOT FOR CONSTRUCTION  
ROBERT J. POWELL  
STATE OF IDAHO

**DAVE EVANS CONSTRUCTION**  
7761 W. Riverside Dr.  
Boise, ID 83714  
Office 855-1220 Fax 855-1220  
www.daveevansconstruction.com

LAKE HAZEL APARTMENTS

6287 S MAPLE GROVE RD  
BOISE, ID 83709

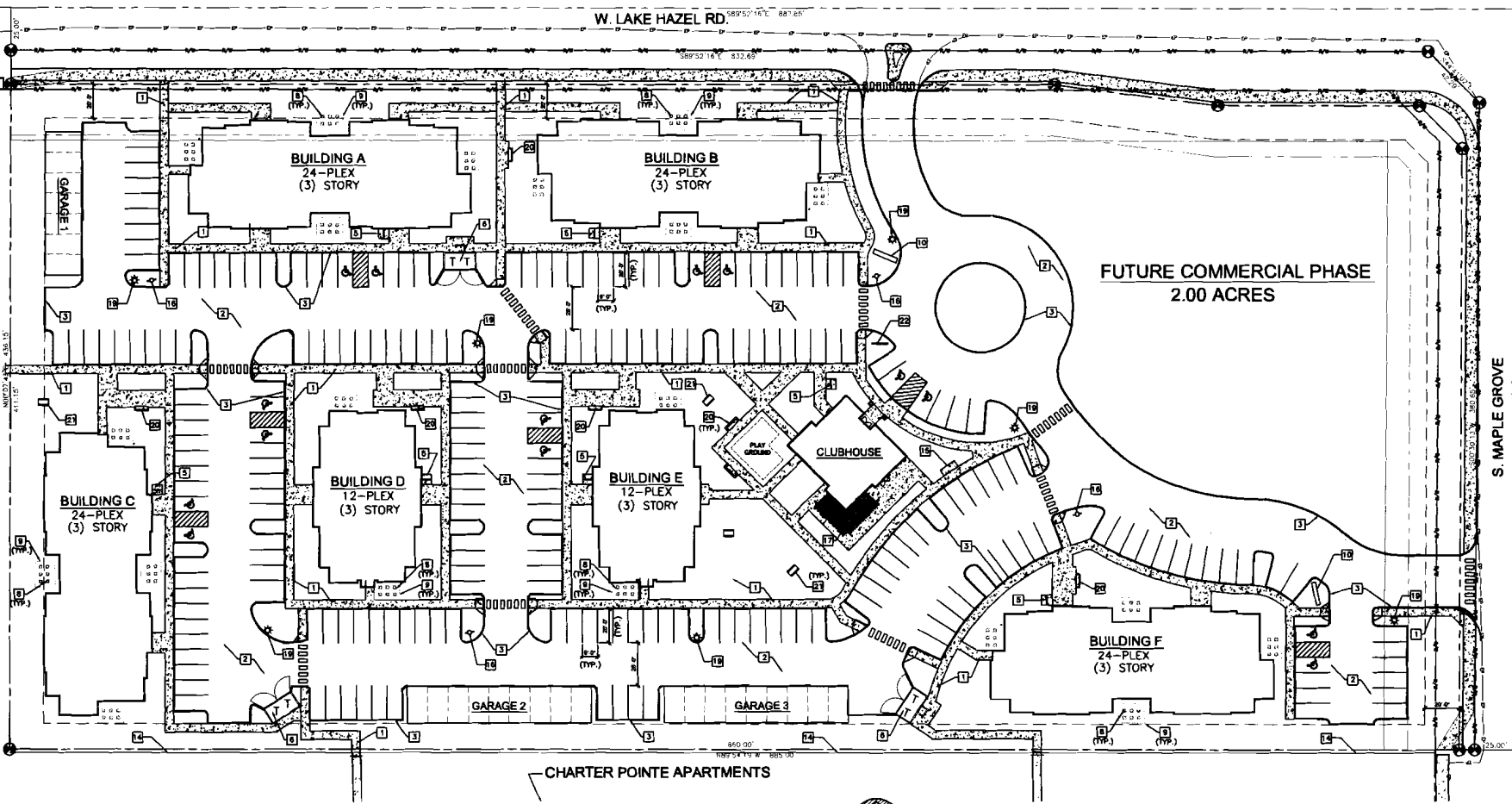
REVISIONS


ARCH. INDEX

A1.0	SITE PLAN
A2.0	FOUNDATION & ROOF FRAMING PLAN
A2.1	FLOOR PLAN
A4.0	ELEVATION
A6.0	SECTIONS & DETAILS
A8.0	ELECTRICAL PLAN
A9.0	ENERGY COMP.

A1.0

SITE PLAN



**SITE PLAN**  
SCALE: 1" = 30'-0"

