

#117 Planned Unit Development

Case #: PUD19-00040

Property Information

Address

Street Number:	Prefix:	Street Name:	Unit #:			
7201	W	FAIRVIEW AVE				
Subdivision name:	Block:	Lot:	Section:	Township:	Range:	Zoning:
	0	0	E7	3	2	
Parcel Number:	Additional Parcel Numbers:					
S1007223490	S1007223491					

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:		
Bruce	Bastian		
Company:			
JB Earl Company			
Address:	City:	State:	Zip:
75 E Center St. #26	Springville	UT	84663
E-mail:	Phone Number:	Cell:	Fax:
bruce@jbearlco.com	(801) 882-0588		

Agent/Representative Information

 Role Type:
 Architect
 Land Developer
 Engineer
 Contractor
 Other

First Name:	Last Name:		
Bruce	Bastian		
Company:			
JB Earl Company			
Address:	City:	State:	Zip:
75 E Center St. #26	Springville	UT	84663
E-mail:	Phone Number:	Cell:	Fax:
bruce@jbearlco.com	(801) 882-0588		

Owner Information

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

First Name:	Last Name:		
Steven	Usdan		
Company:			
CCA Acquisition Co LLC			
Address:	City:	State:	Zip:
5670 Wilshire Blvd Suite 1250	LA	CA	90036
E-mail:	Phone Number:	Cell:	Fax:
stevenu@kornwasser.net	(323) 965-1510		

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

1. Neighborhood Meeting Held (Date):

2. Neighborhood Association:

3. Comprehensive Planning Area:

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

5. Size of Property:
 Acres Square Feet

6. Water Issues:

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

B. Number of hydrants (show location on site plan):
Note: Any new hydrants/hydrant piping require Suez Water approval.
Number of Existing: Number of Proposed:

C. Is the building "sprinklered"? Yes No

D. What volume of water is available? (Contact SUEZ (208) 362-7354):
 gpm

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

8. Are there any hazards on the property?
(Such as canals, hazardous material spills, soil or water contamination.) If so, describe them and give their locations:

9. Adjacent property information:

	Building types and/or uses	Number of Stories	Zone
North:	<input type="text" value="Commerical"/>	<input type="text" value="1"/>	<input type="text" value="(C-2D) General Commercial"/>
South:	<input type="text" value="Single Family &"/>	<input type="text" value="2"/>	<input type="text" value="(R-1C) Single Family Resider"/>
East:	<input type="text" value="Commercial"/>	<input type="text" value="2"/>	<input type="text" value="(C-2D) General Commercial"/>
West:	<input type="text" value="Commerical"/>	<input type="text" value="1"/>	<input type="text" value="(C-2D) General Commercial"/>

10. Non-Residential Structures:

A. Number of **Proposed** non-residential structures:

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

	Gross Square Feet	Net Leasable Square Feet
1st Floor	<input type="text" value="3465"/>	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>	<input type="text" value="0"/>

B. Maximum Proposed Height:

C. Number of stories:

D. Number of **EXISTING** non-residential structures to remain:

Square footage of existing non-residential structures or additions (If 5+ floors, attach narrative with chart):

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

E. Existing Structure Height(s):

F. Number of Stories:

11. Residential Structures:

A. Number of **Proposed** residential units (if applicable)::

B. Size of Proposed residential structures (if applicable):

	Number of Units	Square Foot per Unit	Total Square Feet
One-Bedroom:	<input type="text" value="128"/>	<input type="text" value="565"/>	<input type="text" value="72320"/>
Two-Bedroom:	<input type="text" value="83"/>	<input type="text" value="850"/>	<input type="text" value="70550"/>
Three-Bedroom:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Other:	<input type="text" value="24"/>	<input type="text" value="450"/>	<input type="text" value="10800"/>
Total Number:	<input type="text" value="235"/>	<input type="text" value="670"/>	<input type="text" value="157637"/>

C. Number of **Existing** units to remain:

D. Maximum Proposed Structure Height(s):

E. Number of Stories:

12. Site Design:

A. Percentage of site devoted to building coverage: 31

B. Percentage of site devoted to landscaping: 33

C. Percentage of site devoted to paving: 32

D. Percentage of site devoted to other uses: 4

E. Describe other use: Outdoor pool area

13. Loading Facilities, if proposed (For Commercial uses only):

Number: Location

Size: Screening

14. Parking:

A. Handicapped Spaces: Required 5 Proposed 5

B. Parking Spaces: Required 220 Proposed 224

C. Bicycle Spaces: Required 241 Proposed 241

D. Proposed Compact Spaces:

E. Restricted (assigned, garage, reserved spaces) parking spaces proposed: 38

F. Are you proposing off-site parking? Yes No If yes, how many spaces?

G. Are you requesting shared parking or a parking reduction? Yes No If yes, how many spaces?

Note: If you are requesting shared parking or a parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

15. Setbacks (Plans that are not graphically dimensioned will not be accepted.)

Table with 4 columns: Building (Proposed, Required), Parking (Proposed, Required). Rows for Front, Rear, Side 1, Side 2 setbacks.

16. Waivers Requested:

A. Lot size: Yes No Description:

B. Internal Setbacks: Yes No Description:

C. Frontage: Yes No Description:

17. Sidewalks:

Proposed: Attached Detached
 Adjacent: Attached Detached

18. Amenities:

Number:
 Description:

19. Density:

Allowed Density:
 Proposed Density:

20. Building Exterior:

	Materials	Colors
Roof:	<input type="text" value="Metal Panel (club house), EPDM"/>	<input type="text" value="Dark Grey, white"/>
Walls:	<input type="text" value="Metal panel, brick & fiber cem"/>	<input type="text" value="Dark Grey, black, wh"/>
Windows/Doors:	<input type="text" value="Wood/glass panel Windows: blac"/>	<input type="text" value="black, wood, clear"/>
Fascia, Trim etc.:	<input type="text" value="Metal panel"/>	<input type="text" value="Light Grey"/>

21. Drainage (Proposed method of on-site retention):

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

24. Street Layout:

A. PUBLIC Street Layout Review

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) will be generally required by the Ada County Highway District, if the proposed development contains no more than 100 dwelling units (includes hotels and motels as well as private dwelling units), more than 30,000 square feet of commercial use, or more than 50,000 square feet of industrial or institutional use, or has associated it with special circumstances deemed by ACHD to warrant an impact study. A copy of this study must be submitted with this application.

Is a Traffic Impact Study required?

Yes No

B. PRIVATE Street Layout Review

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) prepared by a traffic engineer will be required by Public Works and Planning & Development Services for the interior roadway and parking system. This requirement may be waived when it can be shown by the applicant that no section of on-site roadway will exceed 240 vehicle trips per day.

Is a Traffic Impact Study required?

Yes No

Are you proposing public street connection to adjacent properties?

Yes No

25. 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:

4

C. Proposed screening method:

Stacked block with enclosure gate (same material as stair wa

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

Yes No

E. Is recycling proposed?

Yes No

Verification of Legal Lot or Parcel Status

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: