

City of Star

P.O. Box 130  
Star, Idaho 83669  
208-286-7247  
Fax 208-286-7569

[www.staridaho.org](http://www.staridaho.org)



Mayor:  
Trevor A. Chadwick

Council:  
Kevin Nielsen  
Jennifer Salmonsens  
Kevan Wheelock  
David Hershey

October 11, 2022

**CITY OF STAR  
NOTICE OF PUBLIC HEARING**

Dear Agency Representative:

You have been identified as an agency having jurisdiction on the following matter, which will come before the Star City Council at a future date.

**Application:** Burnett Storage Annexation & CUP  
Files #'s AZ-22-13 Annexation and Zoning  
CU-22-06 Conditional Use Permit

**Applicant:** Jeff Hatch, Hatch Design Architecture, 200 W. 36<sup>th</sup> Street, Boise, ID

**Owner:** Brian Burnett

**Action:** The Applicant is seeking approval of an Annexation and Zoning, Development Agreement and Conditional Use Permit for a Storage Unit Facility. The property is located at 771 N. Hwy 16 in Star, Idaho, and consists of 16.76 acres.

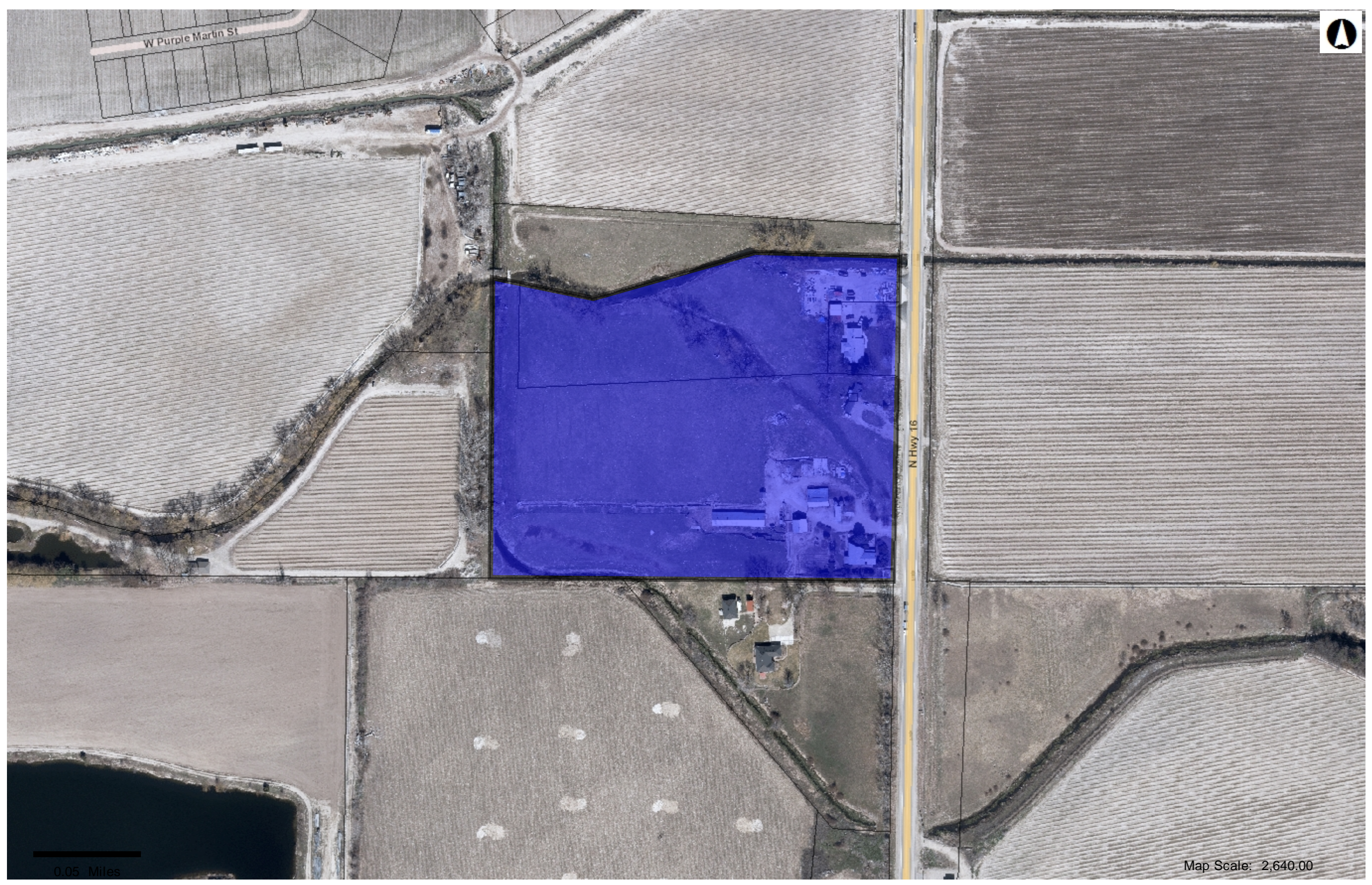
**Property Location:** The subject property is generally located on the west side of N. Hwy 16, south of Floating Feather Road. Ada County Parcel No. S0409131605, S0409131500 & S0409131700.

**Information/Comments:** Additional materials are available for review at Star City Hall. Please submit any comments on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669 or at [snickel@staridaho.org](mailto:snickel@staridaho.org) **within 30 days of the date of this transmittal**, or your agency's response will be documented as "No Comment". For further information, please call 208-286-7247.

Shawn L. Nickel  
Planning Director and Zoning Administrator

# Vicinity Map

**Burnett Storage Condos**  
771 N Hwy 16, Eagle, ID 83616



- Legend**
- + Railroad
  - Roads (2,000 - 4,000 scale)
    - <all other values>
    - Interstate
    - Ramp
    - Principal Arterial
    - Collector
    - Minor Arterial
    - Local
  - Parks
  - Water
  - Condos
  - Parcels

0.05 Miles

Map Scale: 2,640.00

8/31/2022



## ANNEXATION & ZONING - REZONE APPLICATION

\*\*\*All information must be filled out to be processed.

FILE NO.: _____ Date Application Received: _____ Fee Paid: _____ Processed by: City: _____
--------------------------------------------------------------------------------------------------

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant  Owner  Representative

Applicant Name: Jeff Hatch  
Applicant Address: 200 W 36th St. Boise, ID Zip: 83714  
Phone: 2074753204 Email: jeff@hatchda.com

Owner Name: Brian Burnett  
Owner Address: 1125 W Two Rivers Ln. Eagle, ID Zip: 83616  
Phone: 2089941607 Email: invest1977@yahoo.com

Representative (e.g., architect, engineer, developer):  
Contact: same as applicant Firm Name: Hatch Design Architecture  
Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Property Information:

Site Address: 771 N Hwy 16 Eagle, ID 83616 Parcel Number: S0409131605, S0409131500, S0409131700  
Total Acreage of Site: 15.2  
Total Acreage of Site in Special Flood Hazard Area: 0  
Proposed Zoning Designation of Site: MU

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT	Mixed use	Undeveloped
Proposed	MU	Mixed use	Self Storage
North of site	R-3	Estate urban residential	Undeveloped
South of site	RUT and MU	Mixed use	Residential
East of site	RUT	Mixed use transition overlay (City of Eagle)	Undeveloped
West of site	R-3 and RUT	Estate urban residential	Undeveloped

**Special On-Site Features** (Yes or No – If yes explain):

Areas of Critical Environmental Concern - No

Evidence of Erosion - No

Fish Habitat - No

Floodplain - No

Mature Trees - Yes, healthy mature trees will be preserved when possible.

Riparian Vegetation - No

Steep Slopes - No

Stream/Creek - No

Unique Animal Life - No

Unique Plant Life - No

Unstable Soils - No

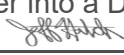
Wildlife Habitat - No

Historical Assets - No

**Application Requirements:**

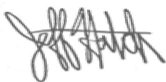
*(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Prelim Plat, CUP, etc.) please include one paper copy for all applications**)*

Applicant (√)	Description	Staff (√)
x	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
x	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. <b><u>(Please contact the City for addresses &amp; labels)</u></b> (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
x	Completed and signed Annexation & Zoning/Rezone Application	
	Fee: (Include Development Agreement Fee). Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
x	Narrative fully describing the proposed project (must be signed by applicant)	
x	Legal description of the property to be annexed and/or rezoned: <ul style="list-style-type: none"> <li>• Include a metes &amp; bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet.</li> <li>• Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h.</li> <li>• If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map.</li> <li>• Submit word.doc and pdf version with engineer's seal.</li> </ul>	
x	Recorded warranty deed for the subject property	

X	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
X	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
X	One (1) full-size 24" X 36" copy and one (1) 11" X 17" copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, please submit conceptual development plan for the property.	
X	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	
X	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
X	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. <b>Please contact the City to request addresses and labels.</b>	
X	Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site plans) on two (2) thumb drives only (no discs)</u> with the files named with project name and plan type.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
X	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: <u></u>	
X	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. Please contact SSWD for details.	

**FEE REQUIREMENT:**

*\*\* I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.*



Applicant/Representative Signature

9/01/2022

Date



## CONDITIONAL USE PERMIT APPLICATION

\*\*\*All applicable information must be filled out to be processed.

FILE NO.: _____ Date Application Received: _____ Fee Paid: _____ Processed by: City: _____
--------------------------------------------------------------------------------------------------

### Applicant Information:

**PRIMARY CONTACT IS: Applicant  Owner  Representative**

Applicant Name: Jeff Hatch  
Applicant Address: 200 W 36th St. Boise, ID Zip: 83714  
Phone: 2084753204 Email: jeff@hatchda.com

Owner Name: Brian Burnett  
Owner Address: 1125 W Two Rivers Ln. Eagle, ID Zip: 83616  
Phone: 2089941607 Email: invest1977@yahoo.com

Representative (e.g., architect, engineer, developer):  
Contact: same as applicant Firm Name: Hatch Design Architecture  
Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Property Information:

Site Address: 771 N Hwy 16 Eagle, ID 83616 Parcel Number: S0409131605, S0409131500, S0409131700

Requested Condition(s) for Conditional Use: Proposed self-storage facility in the MU zone.

	Zoning Designation	Comp Plan Designation
Existing	RUT	Mixed Use
Proposed	MU	Mixed Use
North of site	R-3	Estate urban residential
South of site	RUT and MU	Mixed Use
East of site	RUT	Mixed use transition overlay (City of Eagle)
West of site	R-3 and RUT	Estate urban residential

**Site Data:**

Total Acreage of Site: 15.2  
Proposed Percentage of Site Devoted to Bldg Coverage: 16.1  
Proposed Percentage of Site Devoted to Landscaping: 41.5  
Number of Parking spaces: Proposed Within individual units Required \_\_\_\_\_  
Requested Front Setback: 20' Requested Rear Setback: 10'  
Requested Side Setback: 10' Requested Side Setback: 10'  
Requested Side Setback: 10'  
Existing Site Characteristics: Large single family parcels

Number and Uses of Proposed Buildings: 14 self storage buildings  
Location of Buildings: Please see site plan on sheet A-1.0  
Gross Floor Area of Proposed Buildings: 274,750  
Describe Proposed On and Off-Site Traffic Circulation: \_\_\_\_\_  
Please see site plan on sheet A-1.0

Proposed Signs – number, type, location: Please see elevations on sheet A-4.0.  
(include draft drawing) \_\_\_\_\_

Public Services (state what services are available and what agency is providing the service):  
Potable Water - Star Sewer and Water  
Irrigation Water - Middleton  
Sanitary Sewer - Star Sewer and Water  
Schools - West Ada  
Fire Protection - Star  
Roads - ITD / ACHD

**Flood Zone Data (This Info Must Be Filled Out Completely Prior to Acceptance):**

Subdivision/Project Name: Hwy 16 Storage Phase: 1  
Special Flood Hazard Area: total acreage 0 number of homes/structures  
0

- a. A note must be provided on the site plan documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plan in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0130J  
FIRM effective date(s): mm/dd/year 06/19/2020  
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X  
Base Flood Elevation(s): AE\_\_\_\_.0 ft., etc.: \_\_\_\_\_
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

## Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted.)

Applicant (√)	Description	Staff (√)
x	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
x	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. <b>(Please contact the City for addresses &amp; labels)</b> (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
x	Completed and signed Conditional Use Application	
x	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
x	Narrative fully describing the existing use, and the proposed project. (must be signed by applicant)	
x	Legal description of the property (word.doc and electronic version with engineer's seal):	
x	Copy of recorded warranty deed.	
x	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
x	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
x	List of names(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
x	Vicinity map showing the location of the subject property	
x	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	
x	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	
x	Building elevations showing construction materials	
x	Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, shall be submitted in original pdf format (no scans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	

## Site Plan (If applicable):

	The following items must be included on the site plan:	
X	<ul style="list-style-type: none"> <li>Date, scale, north arrow, and project name</li> </ul>	
X	<ul style="list-style-type: none"> <li>Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan</li> </ul>	
X	<ul style="list-style-type: none"> <li>Existing boundaries, property lines, and dimensions of the lot</li> </ul>	
X	<ul style="list-style-type: none"> <li>Relationship to adjacent properties, streets, and private lanes</li> </ul>	
X	<ul style="list-style-type: none"> <li>Easements and right-of-way lines on or adjacent to the lot</li> </ul>	
X	<ul style="list-style-type: none"> <li>Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties</li> </ul>	
X	<ul style="list-style-type: none"> <li>Building locations(s) (including dimensions to property lines)</li> </ul>	
X	<ul style="list-style-type: none"> <li>Parking and loading areas (dimensioned)</li> </ul>	
X	<ul style="list-style-type: none"> <li>Traffic access drives and traffic circulation (dimensioned)</li> </ul>	



N/A	• Open/common spaces	
N/A	• Refuse and service areas	
X	• Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed)	
x	• All on-site lighting proposed – Must Meet City “Dark Sky” Ordinances	

**Landscape Plan (If applicable):**

	The following items must be included on the landscape plan:	
x	• Date, scale, north arrow, and project name	
x	• Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan	
x	• Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings	
X	• Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed.	
x	• Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements	
N/A	• Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours	
x	• Sight Triangles as defined in 8-4 A-7 of this Ordinance	
x	• Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size	
x	• Proposed screening structures	
	• Design drawings(s) of all fencing proposed	
x	• Calculations of project components to demonstrate compliance with requirements of this ordinance, including: <ul style="list-style-type: none"> <li>➤ Number of street trees and lineal feet of street frontage</li> <li>➤ Width of street buffers (exclusive of right-of-way)</li> <li>➤ Width of parking lot perimeter landscape strip</li> <li>➤ Buffer width between different land uses</li> <li>➤ Number of parking stalls and percent of parking area with internal landscaping</li> <li>➤ Total number of trees and tree species mix</li> <li>➤ Mitigation for removal of existing trees, including number of caliper inches being removed</li> </ul>	

**SIGNS (If applicable):**

All signs will require separate submittal of a sign application.

**FEE REQUIREMENT:**

**\*\* I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**

Applicant/Representative Signature

9/02/2022

Date



**HATCH  
DESIGN  
ARCHITECTURE**

200 w. 36th st., boise, idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

September 1, 2022

**Annex and Rezone Narrative**

Planning & Zoning  
City of Star  
10769 W. State St.  
Star, Idaho 83669

Re: **Annex and Rezone Application for Burnett Storage Condos  
771 N Hwy 16, Eagle, Idaho 83616**

Dear Planning Staff,

The owner of parcel numbers S0409131605, S0409131500, and S0409131605 is proposing to annex the properties into the City of Star and rezone from RUT to MU (Mixed Use) for the purpose of constructing a self-storage facility. The development would consist of 14 buildings totaling approximately 274,750 sf.

The property is contiguous to the City of Star and is within the City's area of impact. The proposed use and zoning would be compatible with the surrounding area and the future land use designation of Mixed Use.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEEP AP



**HATCH  
DESIGN  
ARCHITECTURE**

200 w. 36th st., boise, idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

September 14, 2022

**Conditional Use Permit Narrative**

Planning & Zoning  
City of Star  
10769 W. State St.  
Star, Idaho 83669

Re: **Conditional Use Permit Application for Burnett Storage Condos  
771 N Hwy 16, Eagle, Idaho 83616**

Dear Planning Staff,

The owner of parcel numbers S0409131605, S0409131500, and S0409131605 is proposing new construction of an approximately 274,750 sf self-storage facility. The proposed development would consist of 14 buildings, which would be used for the storage of recreational vehicles. Site improvements would include paved drive aisles along with perimeter landscaping.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP



***Boundary Description***  
*September 15, 2022*

A portion of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 4 North, Range 1 West of the Boise Meridian, located in the County of Ada, State of Idaho, being more particularly described as follows:

**COMMENCING** at the Center 1/4 corner of said Section 9, from which the East 1/4 corner of said Section 9 bears South 89°35'15" East a distance of 2,627.68 feet; thence on the South line of said Southwest 1/4, South 89°35'15" East a distance of 312.60 feet to the **REAL POINT OF BEGINNING**;

thence North 00°54'26" East a distance of 520.71 feet;

thence South 89°34'17" East a distance of 13.64 feet;

thence North 00°36'00" East a distance of 172.43 feet to the centerline of the Middleton Canal;

thence on said centerline the following three (3) courses and distances:

South 77°28'30" East a distance of 232.78 feet;

North 74°28'52" East a distance of 393.59 feet;

South 87°51'56" East a distance of 331.83 feet to the Westerly Right-of-Way Line of State Highway 16;

thence on said Westerly Right-of-Way Line, South 00°54'53" West a distance of 742.37 feet to said South line;

thence on said South line, North 89°35'15" West a distance of 949.94 feet to the **REAL POINT OF BEGINNING**.

Containing an approximate area of 670,552 square feet or 15.39 acres, more or less.

End of Description.



Point#	Northing	Easting	Angle	Distance
PP	742507.6568	2394852.1892		
			N 00°54'26" E	520.7139
PP	743028.3054	2394860.4337		
			S 89°34'17" E	13.6367
PP	743028.2034	2394874.0700		
			N 00°36'00" E	172.4347
PP	743200.6286	2394875.8754		
			S 77°28'30" E	232.7816
PP	743150.1466	2395103.1171		
			N 74°28'52" E	393.5900
PP	743255.4544	2395482.3576		
			S 87°51'56" E	331.8266
PP	743243.0961	2395813.9540		
			S 89°05'07" E	80.0000
PP	743241.8188	2395893.9438		
			S 00°54'53" W	741.6715
PP	742500.2418	2395882.1025		
			N 89°35'15" W	1029.9400
PP	742507.6568	2394852.1892		

Closure Error Distance> 0.0000  
 Total Distance Inversed> 3516.5950  
 729914  
 16.76



ROSTI FARMS  
SUBDIVISION NO. 5  
(FUTURE)

ROSTI FARMS  
SUBDIVISION NO. 6  
(FUTURE)

INST. NO.  
2021-041548

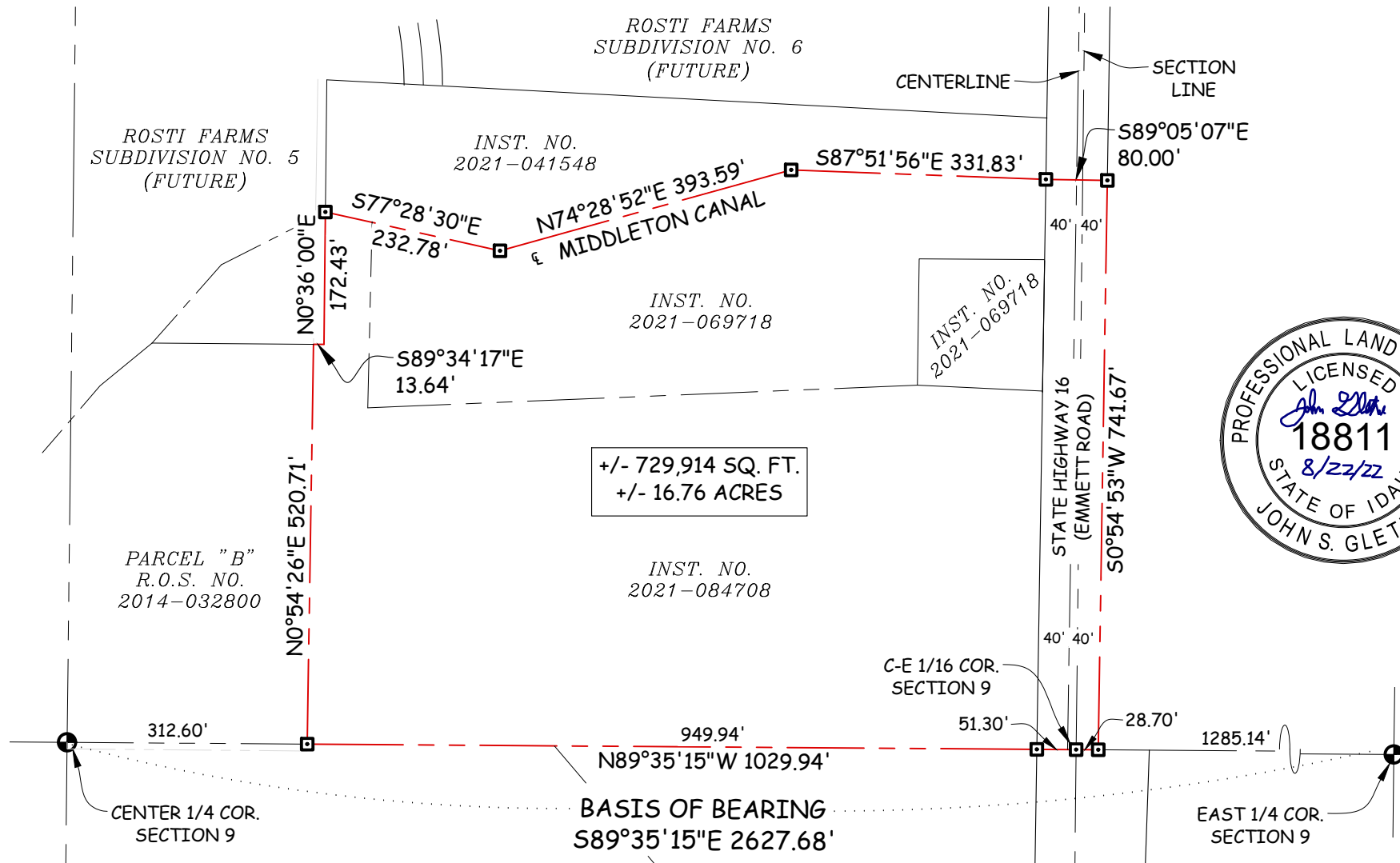
INST. NO.  
2021-069718

INST. NO.  
2021-069718

INST. NO.  
2021-084708

PARCEL "B"  
R.O.S. NO.  
2014-032800

+/- 729,914 SQ. FT.  
+/- 16.76 ACRES



PROJECT NO.  
22-125



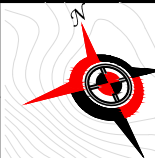
SCALE: 1"=200'



DRAWN BY  
J.S.G.

EXHIBIT DRAWING FOR  
CITY OF STAR ANNEXATION

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9,  
T.4N., R.1W., B.M., LOCATED IN THE COUNTY OF ADA, STATE OF IDAHO.

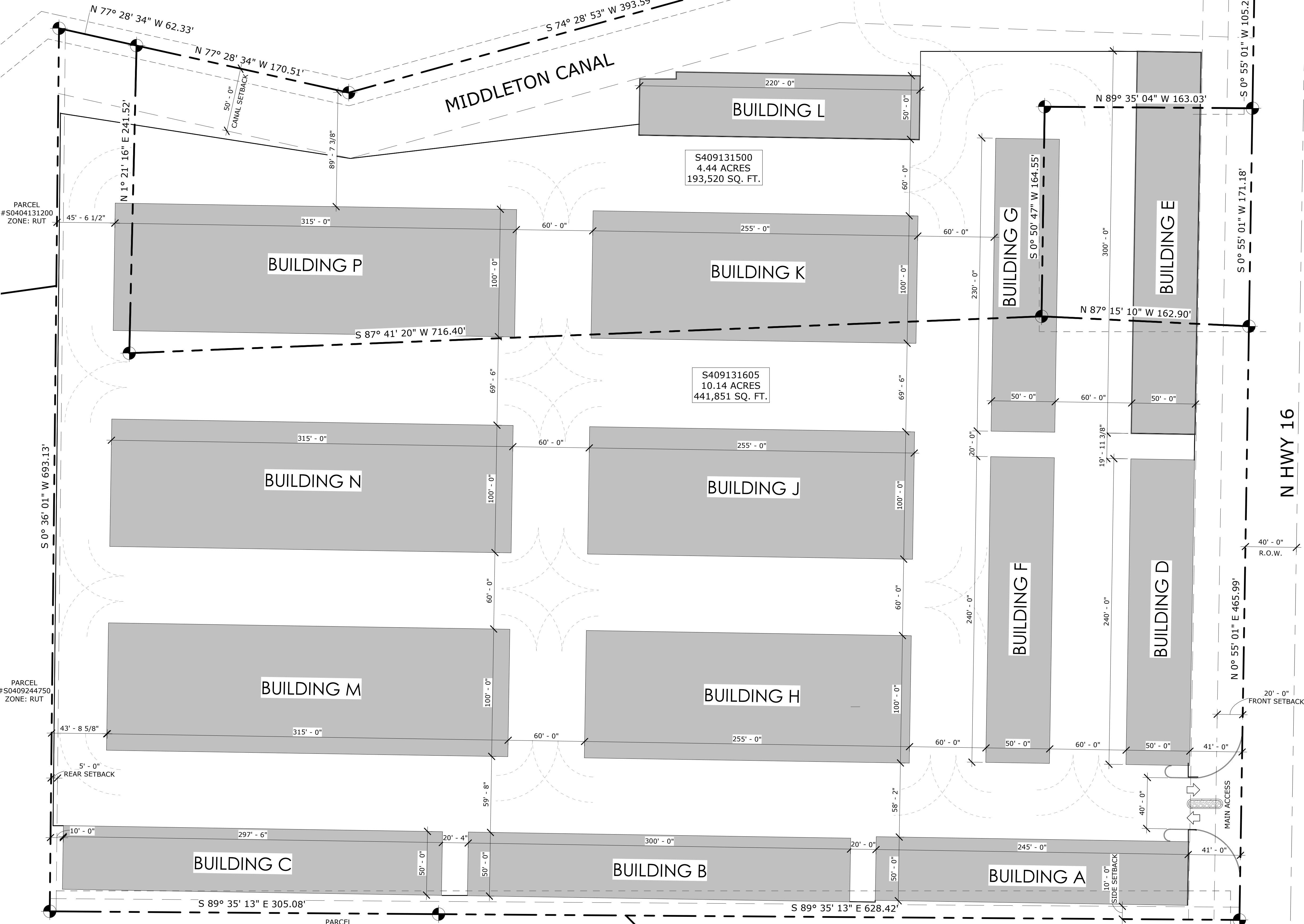


**VALLEY**  
**LAND SURVEYING**  
PROFESSIONAL LIMITED LIABILITY COMPANY  
5099 S. Valley St. Boise, ID 83709  
www.valleylandsurveying.com  
Phone: (208) 261-2226

DATE  
08/22/2022

SHEET NO.  
1 OF 1

PARCEL #S0409131400  
ZONE: RUT



**SITE RECAP**

ZONING:  
EXISTING- RUT  
PROPOSED- MU

TOTAL PROJECT SITE:

S409131500	4.443 acres	193,520 SF
S409131605	10.144 acres	441,851 SF
S409131700	0.628 acres	27,348 SF
<b>TOTAL PROJECT SITE</b>	<b>15.214 acres</b>	<b>662,720 SF</b>

PROPOSED BUILDING FOOTPRINT:

BUILDING A	12,250 SF
BUILDING B	15,000 SF
BUILDING C	15,000 SF
BUILDING D	12,000 SF
BUILDING E	15,000 SF
BUILDING F	12,000 SF
BUILDING G	11,500 SF
BUILDING H	25,500 SF
BUILDING J	25,500 SF
BUILDING K	25,500 SF
BUILDING L	11,000 SF
BUILDING M	31,500 SF
BUILDING N	31,500 SF
BUILDING P	31,500 SF
<b>TOTAL</b>	<b>274,750 SF</b>

PERCENT OF BUILDING S.F. ON SITE:  
A PROPOSED 41.5 % OF THE SITE IS TO BE BUILT ON.

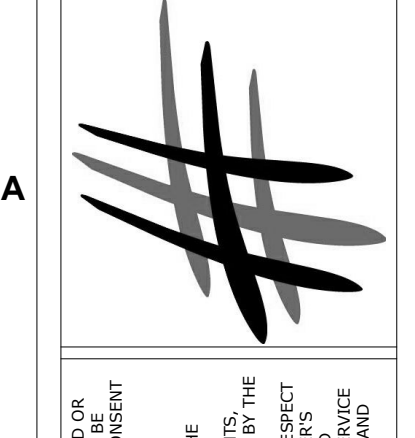
SETBACKS:  
FRONT - 20'-0"  
REAR - 5'-0"  
SIDE - 10'-0"

PARKING:  
PARKING PROPOSED TO BE WITHIN INDIVIDUAL UNITS.

**GENERAL NOTES**

- 1. ALL PROPOSED DRAINAGE TO REMAIN ON SITE.
- 2. SEWER AND WATER ARE AVAILABLE AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE PROPERTY.
- 3. ONSITE TRASH ENCLOSURE NOT PROPOSED.
- 4. POWER IS PROPOSED TO COME FROM HWY 16.

HATCH DESIGN  
ARCHITECTURE  
200 W. 36TH ST.  
BOISE, IDAHO 83714  
OFFICE: (208) 475-3204  
FAX: (208) 475-3205  
BOISE OFFICE: (208) 475-3222  
BOISE OFFICE: (208) 475-3222  
HATCH DESIGN  
ARCHITECTURE



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NEW CONSTRUCTION FOR:  
**HIGHWAY 16 STORAGE**  
771 N HWY 16 EAGLE, ID 83616

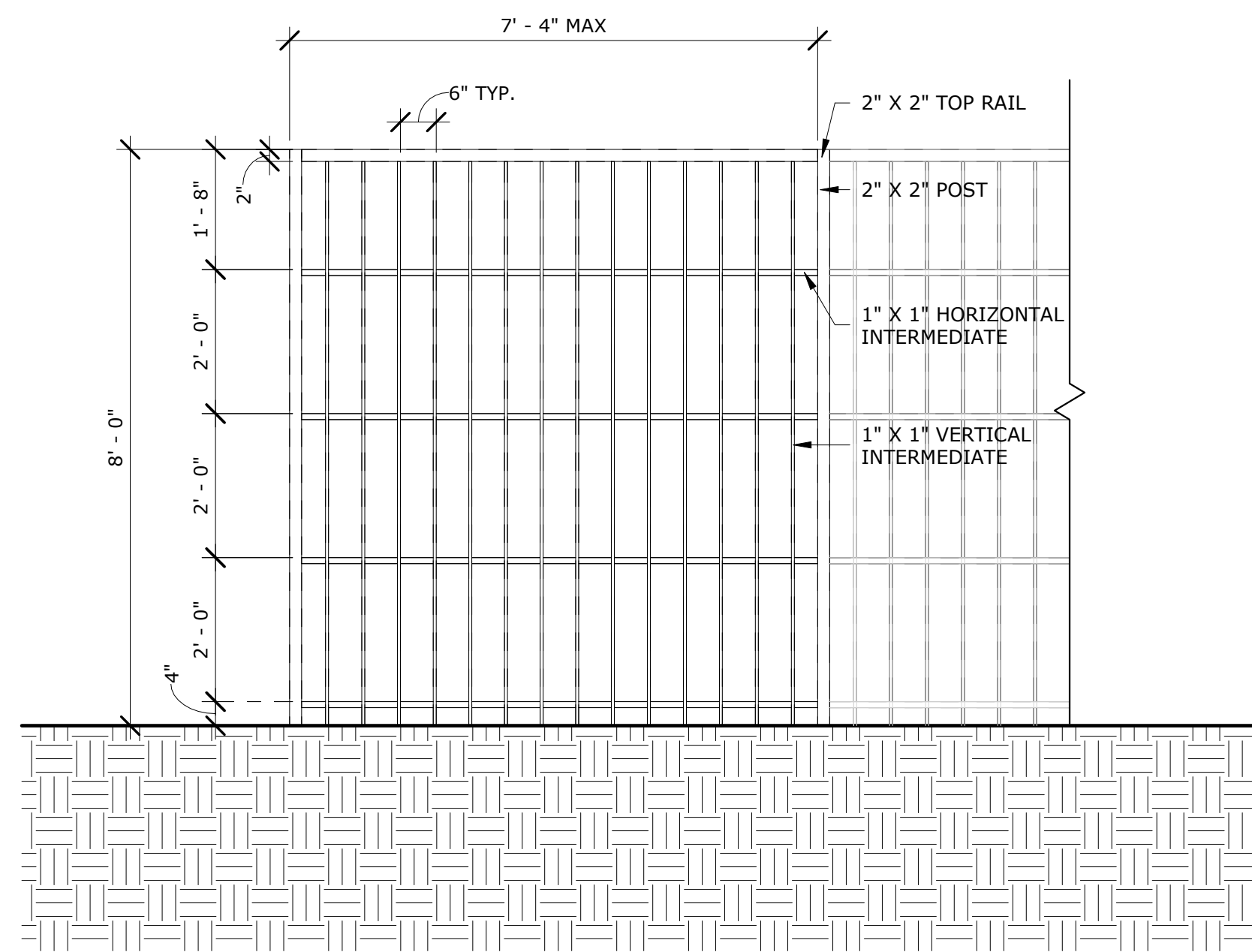
DATE	DESCRIPTION - COMMENTS
SEPTEMBER 2022	

DATE: SEPTEMBER 2022  
DRAWN BY: WE, NL  
CHECKED BY: JLN  
JOB NUMBER: MKT

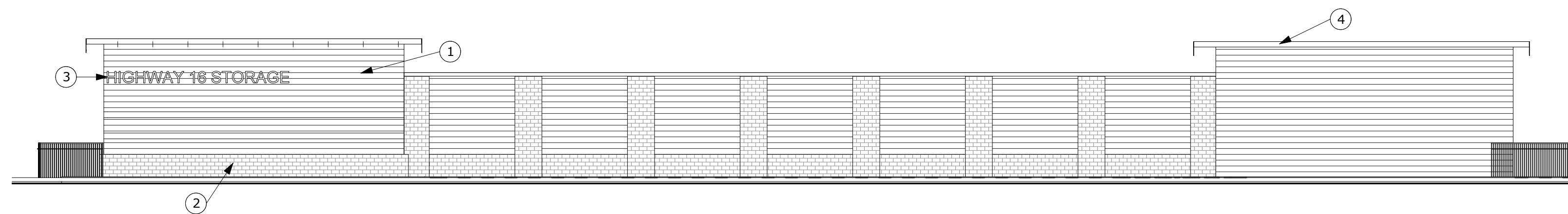
SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**A-1.0**

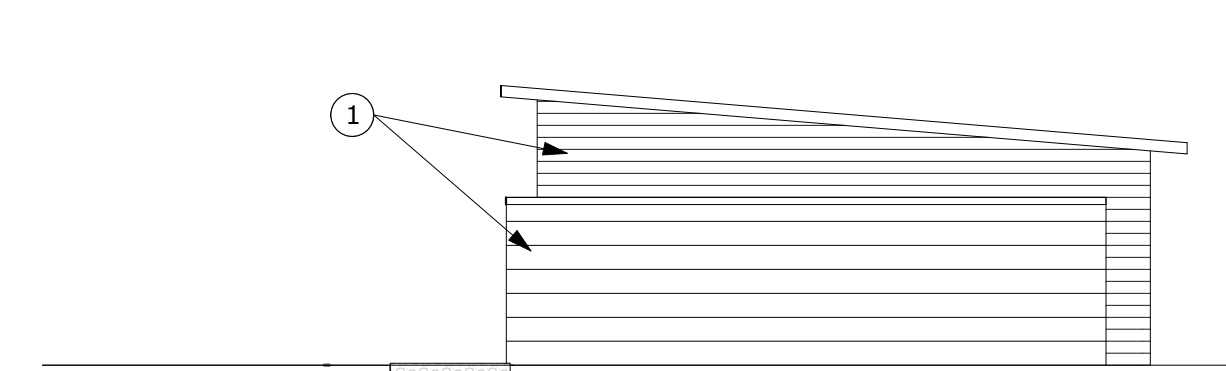
SITE PLAN  
SCALE: 1" = 40'-0"



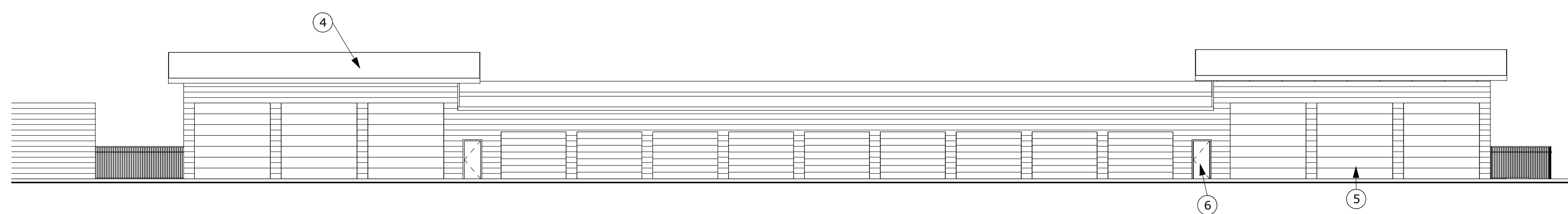
7 TYP. WROUGHT IRON FENCE DETAIL  
SCALE: 1/2" = 1'-0"



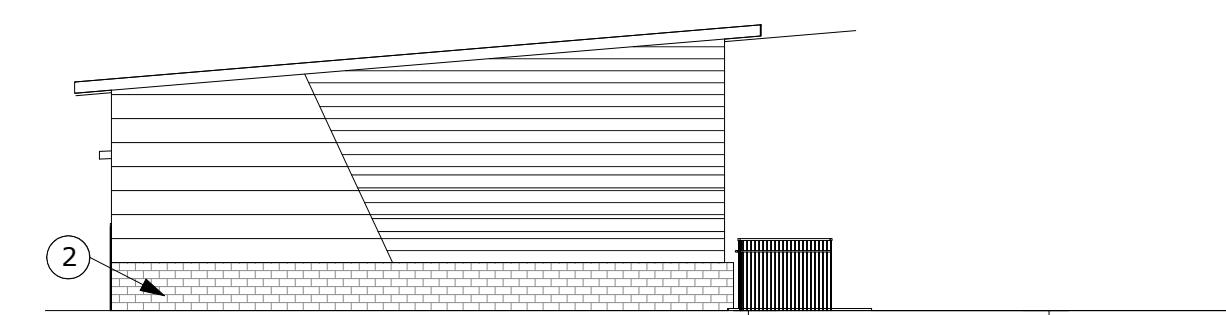
BLDG. 1 EAST ELEV.  
SCALE: 1/16" = 1'-0"



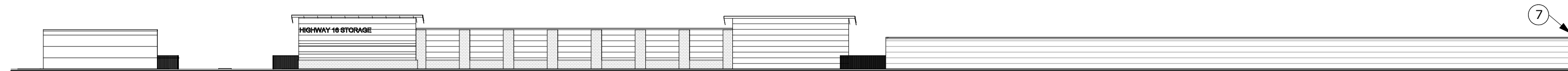
BLDG. 1 NORTH ELEV.  
SCALE: 1/16" = 1'-0"



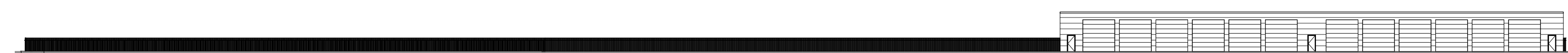
BLDG. 1 WEST ELEV.  
SCALE: 1/16" = 1'-0"



BLDG. 1 SOUTH ELEV.  
SCALE: 1/16" = 1'-0"



STREET FRONTAGE  
SCALE: 1" = 40'-0"

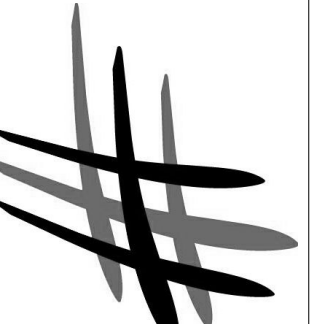


CANAL FRONTAGE  
SCALE: 1" = 40'-0"

### KEYNOTES

- 1 METAL SIDING.
- 2 MASONRY.
- 3 PROPOSED SIGNAGE (UNDER A SEPERATE PERMIT).
- 4 METAL PANEL ROOFING.
- 5 METAL OVERHEAD DOOR.
- 6 METAL MAN DOOR.
- 7 METAL COPING CAP.

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CONSTRUCTION

NEW CONSTRUCTION FOR:  
**HIGHWAY 16 STORAGE**  
771 N HWY 16 EAGLE, ID 83616

DATE	DESCRIPTION - COMMENTS

DATE: SEPTEMBER 2022  
DRAWN BY: Author  
CHECKED BY: Checker  
JOB NUMBER: MKT

SHEET TITLE

BUILDING  
ELEVATIONS

SHEET NUMBER

A-4.0