



PLANNING AND DEVELOPMENT SERVICES

BOISE CITY HALL: 150 N. CAPITOL BLVD | MAIL: PO BOX 500, BOISE, ID 83701-0500
 CITYOFBOISE.ORG/PDS | P: 208-608-7100 | F: 208-384-3753 | TTY/TTD: 800-377-3529

Record No.:
 CAR22-00033

Annexation/Rezone

Rezone

Property Information

Street No: 703 Direction: S Street Name: AMERICANA Street Type: BLVD Unit Type: Unit No:

Subdivision Name: 3N 2E 09 Parcel Legal Description: PAR #0860 OF NE4 #2 R S #1769, SEC 9 3N 2E, #120893 S 0920 C Zoning District: C-2DD

Parcel Number: S1009120860 Additional Parcel Numbers:

Agent/Representative Information

First Name: Deborah Last Name: Nelson Type: Attorney

Company: Givens Pursley LLP

Address: 601 W Bannock St City: Boise State: ID Zip: 83702

Email: den@givenspursley.com Main Phone: (208) 388-1225 Cell Phone:

First Name: Ryan Last Name: Morgan Type: Developer

Company: Morgan Stonehill Partners

Address: 333 Josephine St Unit 2 City: Denver State: CO Zip: 80203

Email: ryan@morganstonehill.com Main Phone: (858) 229-6182 Cell Phone:

First Name: Jonathan	Last Name: Fragoso	Type: Developer
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Company:
Morgan Stonehill Partners

Address: 7301 Peak Drive Suite 200	City: Las Vegas	State: NV	Zip: 89128
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Email: jonathan@morganstonehill.com	Main Phone: (702) 460-1244	Cell Phone:
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Applicant Information

First Name: (Primary Contact) Kristen	Last Name: McNeill	Type: Applicant
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Company:
Givens Pursley LLP

Address: 601 W. Bannock St	City: Boise	State: ID	Zip: 83702
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Email: kristenmcneill@givenspursley.com	Main Phone: (208) 388-1200	Cell Phone:
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Owner Information

Name:
ASHVILLE LLC

Address: PO BOX 7156	City: BOISE	State: ID	Zip: 83707
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Email:	Phone:
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Project Information

Project Name: (if applicable):
Americana West - Rezone

Project Proposal: Please provide a brief narrative of your project in the Project Proposal field, and answer all other questions to the best of your ability.

This application proposes a rezone of 3.09 acres at 703 S Americana Blvd. from C-2/C-3 to C-5DD-DA to allow for the development of a mixed-use, multi-family residential community.

See narrative for details.

Project Details

Property Information

Zoning District:	C-2DD
Property in Historic District:	NO
Property In Design Review Zone:	YES
Property In Hillside:	NO
Property In Floodplain:	NO

Flood Zone:	N/A
Wildland Urban Interface (WUI):	NO
WUI Name:	undefined
Airport Influence:	Not in Airport Influence Area
Irrigation ditches or canals on or adjacent to property:	No
Overhead powerlines or utility lines on or adjacent to the property:	Yes
Total Size of Property to be Annexed or Rezoned:	3.08

General

Plans submitted as:	Electronic
Existing Use:	Commercial

Annexation And Rezone

Current Zone:	C-3D and C-2DD
Does this remove a Historic District designation:	No
Requested Zone:	C-5DD-DA
Will this Annexation and/or Rezone include a Development Agreement:	Yes

Each planning application includes a Required Submittal Checklist. If you do not already have a current checklist, please use the links below to download the correct form for your application.

- [Annexation and Rezone Submittal Checklist](#)

By checking this box:

1. The undersigned is the owner of the indicated property or acting as the owner's authorized representative.
2. The undersigned declares that the above provided information is true and accurate, and 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 to any applicable penalties.
3. The checked box represents a digital signature for all legal purposes as allowed by [Idaho Code \(Uniform Electronic Transactions Act\)](#).

This application was submitted electronically through the Permitting & Licensing Public Portal.

Signed electronically on 8/26/2022, by Kristen McNeill