



# 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.:  
PUD23-00028

## Planned Unit Development

### Property Information

<b>Street No:</b>	<b>Direction:</b>	<b>Street Name:</b>	<b>Street Type:</b>	<b>Unit Type:</b>	<b>Unit No:</b>
12548	W	OVERLAND	RD		

<b>Subdivision Name:</b>	<b>Parcel Legal Description:</b>	<b>Zoning District:</b>
3N 1E 16	PAR #9603 @ SW COR SE4SE4, SEC 16 3N 1E, #449601-B	C-2D/DA

<b>Parcel Number:</b>	<b>Additional Parcel Numbers:</b>
S1116449603	

### Applicant Information

<b>First Name:</b>	<b>Last Name:</b>	<b>Type:</b>
Jorre	Delgado	Applicant

**Company:**  
JD Planning & Consulting

<b>Address:</b>	<b>City:</b>	<b>State:</b>	<b>Zip:</b>
1109 W Main St Ste 700	Boise	ID	83702

<b>Email:</b>	<b>Main Phone:</b>	<b>Cell Phone:</b>
jorre@jdplanningandconsulting.com	(661) 742-4967	

<b>First Name: (Primary Contact)</b>	<b>Last Name:</b>	<b>Type:</b>
Jorre	Delgado	Applicant

**Company:**  
JD Planning & Consulting

<b>Address:</b>	<b>City:</b>	<b>State:</b>	<b>Zip:</b>
1109 W Main St Ste 700	Boise	ID	83702

<b>Email:</b>	<b>Main Phone:</b>	<b>Cell Phone:</b>
jorre@jdplanningandconsulting.com	(661) 742-4967	

### Owner Information

**Name:**  
HOOK FAMILY TRUST 03/11/2003

<b>Address:</b>	<b>City:</b>	<b>State:</b>	<b>Zip:</b>
105 S EL CAMINO REAL	SAN CLEMENTE	CA	92672

<b>Email:</b>	<b>Phone:</b>

## Project Information

Project Name: (if applicable):

HOOK

**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.

Please see uploaded narrative.

## Project Details

### Representatives

Are you applying for this record on behalf of a client or group:	No
Please list the Party's name:	

### Property Information

Zoning District:	C-2D/DA
Property in Historic District:	NO
Property In Design Review Zone:	YES
Property In Hillside:	NO
Property In Floodplain:	YES
Flood Zone:	AE
Wildland Urban Interface (WUI):	NO
WUI Name:	undefined
Airport Influence:	Not in Airport Influence Area
Size of Property:	5.41
Irrigation ditches or canals on or adjacent to property:	Yes
Overhead powerlines or utility lines on or adjacent to the property:	Yes
Number and location of loading/receiving facilities:	
Please describe and give the location of any hazards on the property. Hazards include canals, hazardous material spills, and soil or water contamination.:	N/A

### General

Plans submitted as:	Electronic
Is this a modification?:	No
Case Number Being Modified:	
Review Authority:	Planning & Zoning Commission
Is the proposal utilizing the Housing Bonus Ordinance in Section 11-06-03.4:	No
Please Provide which Housing Bonus Incentive you will be applying for:	
Existing Use:	Trailer Storage
Use:	Mixed Use
Is this a phased project?:	No
Explain Any Project Phases:	

## Density & Amenities

Describe all amenities:	Many amenities such as walking paths, a park area, swimming pool, and 4,000sf of indoor amenity space for spaces such as a gym and conference work space area. As well as the site will offer 6,000 sf of retail space.
Proposed Density:	
Allowed Density:	

**Waivers Requested** - If Waivers are requested, include the requirement along with what you are requesting.

Lot Size:	No
Lot Size Waiver Description:	
Internal Setbacks:	No
Internal Setbacks Waiver Description:	
Street Frontage:	No
Street Frontage Waiver Description:	

## Total Existing Structures

Building ID:	
Number of Existing Structures:	0
Gross Sq Ft:	
Number of Stories:	
Explain Existing Structures to Remain:	N/A
Height to Midline:	
Height to Eave:	
Height to Peak:	
Height to Parapet:	
Notes:	

**Existing Square Feet** - Provide the square footage of any existing buildings by floor.

Building ID:	
Floor:	
Gross Square Feet:	
Use:	
Number of Seats:	
Notes:	

## Existing Materials

Type:	
Materials:	
Colors:	
Notes:	

## Existing Bedrooms And Units

Total Number of Existing Units:	
Number of Bedrooms:	
Total Number of Existing Units to Remain:	0

Number of Units:	
Notes:	

**Total Proposed Structures**

Number of Proposed Structures:	5
Height to Midline:	
Height to Parapet:	
Notes:	

**Proposed Square Feet** - Provide the square footage of any proposed buildings by floor.

Building ID:	
Floor:	
Gross Square Feet:	
Use:	
Number of Seats:	
Notes:	

**Proposed Materials**

Colors:	
Notes:	

**Proposed Bedrooms And Units**

Total Number of Proposed Units:	
Notes:	

**Project Setbacks**

Location:	
Proposed Building Setback:	
Required Building Setback:	
Proposed Parking Setback:	
Required Parking Setback:	
Notes:	

**Parking** - 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.

Does this project include shared parking?:	No
Number of shared spaces:	
Does this project include assigned or reserved parking?:	No
Number of assigned or reserved spaces:	
Does this project include parking reduction?:	No
Number of spaces below required:	
Required Spaces:	
Does this project include off-site parking?:	No
Notes:	

Number of off-site parking spaces:	
------------------------------------	--

**Fence**

Existing or Proposed:	
Location:	
Type:	
Height:	
Notes:	

**Fire Prevention**

Fire Flow:	70
Is the building sprinklered?:	Yes
Number of Existing Hydrants:	0
Number of Proposed Hydrants:	2

**Mechanical Units**

Number of Units:	
Height:	
Proposed Screen Method:	
Notes:	

**Public Works**

On-Site Stormwater Retention Method:	seepage beds
Number of Street Lights:	

**Solid Waste**

How will trash and recycling containers be stored:	Standard Enclosure
----------------------------------------------------	--------------------

**Trash And Recycling Containers** - To receive Trash/Recycling service, access requirements must be met. The Solid Waste Design Standards can be found here: [Service Location Design Standards Policy](#). Please provide the project details below. If assistance is needed, contact City of Boise Materials Management staff at (208) 608-7555 or (208) 608-7161.

Enclosure ID:	
---------------	--

**Enclosures** - Please list each standard Trash/Recycling enclosure and associated dimensions. Garages, indoor waste rooms, and non-enclosed alley access do not count as enclosures.

Interior Enclosure Width:	
Interior Enclosure Depth:	

## Proposed Structures

### Row 1

Building ID:	Building A
Gross Sq Ft:	44404
Number of Stories:	4
Height to Eave:	40' 0"
Height to Peak:	45' 0"

### Row 2

Building ID:	Building A
Gross Sq Ft:	44404
Number of Stories:	4
Height to Eave:	40' 0"
Height to Peak:	45' 0"

### Row 3

Building ID:	Building B
Gross Sq Ft:	44404
Number of Stories:	4
Height to Eave:	40' 0"
Height to Peak:	45' 0"

### Row 4

Building ID:	Building C
Gross Sq Ft:	22656
Number of Stories:	4
Height to Eave:	39' 6"
Height to Peak:	45' 0"

### Row 5

Building ID:	Building D
Gross Sq Ft:	39195
Number of Stories:	4
Height to Eave:	40' 0"
Height to Peak:	45' 0"

## Proposed Materials

### Row 1

Type:	Canopy/Awnings
Materials:	aluminum

### Row 2

Type:	Walls
Materials:	Brick

### Row 3

Type:	Walls
Materials:	stucco

### Row 4

Type:	Walls
Materials:	stone

### Row 5

Type:	Fascia/Trim
Materials:	wood

## Proposed Bedrooms And Units

### Row 1

Number of Bedrooms:	1 Bedroom
Number of Units:	84

### Row 2

Number of Bedrooms:	2 Bedroom
Number of Units:	72

## Parking

### Row 1

Type:	Accessible
Proposed Spaces:	21

### Row 2

Type:	Bike
Proposed Spaces:	304

### Row 3

Type:	Vehicle
Proposed Spaces:	321

## Mechanical Units

### Row 1

Unit Location:	At Grade
Type:	Meter Panel

### Row 2

Unit Location:	Rooftop
Type:	Air Conditioner

**Trash And Recycling Containers** - To receive Trash/Recycling service, access requirements must be met. The Solid Waste Design Standards can be found here: [Service Location Design Standards Policy](#). Please provide the project details below. If assistance is needed, contact City of Boise Materials Management staff at (208) 608-7555 or (208) 608-7161.

### Row 1

Service Type:	Recycling
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	2
In Standard Enclosure:	No

### Row 2

Service Type:	Trash
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	2
In Standard Enclosure:	No

**Enclosures** - Please list each standard Trash/Recycling enclosure and associated dimensions. Garages, indoor waste rooms, and non-enclosed alley access do not count as enclosures.

### Row 1

Enclosure ID:	dumpster
---------------	----------

### Row 2

Enclosure ID:	dumpster
---------------	----------

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.

- [Planned Unit Development 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 10/4/2023, by Jorre Delgado