



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.:
CUP23-00035

Conditional Use Permit Conditional Use

Property Information

Street No:	Direction:	Street Name:	Street Type:	Unit Type:	Unit No:
13984	W	JASMINE	LN		

Subdivision Name:	Parcel Legal Description:	Zoning District:
JASMINE ACRES	PAR #0202 N'LY POR LOT 2 BLK 1, JASMINE ACRES, PARCEL A ROS 9794, #0200S	C-2D/DA

Parcel Number:	Additional Parcel Numbers:
R4582530202	

Agent/Representative Information

First Name:	Last Name:	Type:
Tamara	Thompson	Other

Company:
The Land Group

Address:	City:	State:	Zip:
462 E Shore Dr	Eagle	ID	83616

Email:	Main Phone:	Cell Phone:
tamara@thelandgroupinc.com	(208) 939-4041	

Applicant Information

First Name: (Primary Contact)	Last Name:	Type:
Ella	Passey	Applicant

Company:

Address:	City:	State:	Zip:
426 E Shore Dr	Eagle	ID	83616

Email:	Main Phone:	Cell Phone:
epassey@thelandgroupinc.com	(208) 939-4041	

Owner Information

Name:

JASMINE LANE REAL ESTATE LLC

Address:

800 E FORT UNION BLVD

City:

MIDVALE

State:

UT

Zip:

84047

Email:

Phone:

Project Information

Project Name: (if applicable):

Stellar Senior Living

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.

New Assisted Living facilities

Project Details

Representatives

Are you applying for this record on behalf of a client or group:	Yes
Please list the Party's name:	Kenny Hrabar

General

Plans Submitted:	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:	
Phased Project:	No
Explain Any Project Phases:	

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:	NO
Flood Zone:	N/A
Wildland Urban Interface (WUI):	NO
WUI Name:	undefined
Airport Influence:	Not in Airport Influence Area
Size of Property:	5.14

Irrigation ditches or canals on or adjacent to property:	No
Overhead powerlines or utility lines on or adjacent to the property:	Yes
Please describe and give the location of any hazards on the property. Hazards include canals, hazardous material spills, and soil or water contamination.:	

Child Care

Does this project include Child Care:	No
Number of children:	
Indoor Child Care Area:	
Outdoor Child Care Area:	

Total Existing Structures

Building ID:	
Number of Existing Structures:	
Gross Sq Ft:	
Number of Stories:	
Explain Existing Structures to Remain:	
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 Bedrooms And Units

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

Total Proposed Structures

Number of Proposed Structures:	1
Notes:	

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

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

Proposed Materials

Type:	
Materials:	
Colors:	
Notes:	

Proposed Bedrooms And Units

Number of Bedrooms:	
Total Number of Proposed Units:	
Number of Units:	
Notes:	

Project Setbacks - Provide the required and proposed setbacks for Buildings and Parking on all sides of the property.

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:	
Type:	
Does this project include assigned or reserved parking?:	No
Number of assigned or reserved spaces:	
Proposed Spaces:	
Does this project include parking reduction?:	No
Number of spaces reduced from required:	
Required Spaces:	
Does this project include off-site parking?:	No
Notes:	
Number of off-site parking spaces:	

Fence - Indicate where any proposed or existing fences are on the property.

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

Fire Prevention

Fire Flow:	55
Is the building sprinklered?:	Yes
Number of Existing Hydrants:	1
Number of Proposed Hydrants:	4

Mechanical Units - Use this table to list the type and location of any mechanical units included in the project.

Unit Location:	
Type:	
Number of Units:	
Height:	
Proposed Screen Method:	
Notes:	

Public Works

On-Site Stormwater Retention Method:	Sand and Grease trap
Number of Street Lights:	

Trash And Recycling Storage

How will trash and recycling containers be stored:	Standard Enclosure
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Proposed Structures

Row 1

Building ID:	Stellar Senior Living
Gross Sq Ft:	153374
Number of Stories:	2
Height to Midline:	13' 6"
Height to Eave:	23' 6"
Height to Peak:	43' 0"
Height to Parapet:	29' 0"

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

Row 1

Enclosure ID:	1
Interior Enclosure Width:	18' 0"
Interior Enclosure Depth:	15' 0"

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:	6 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	R-1

Row 2

Service Type:	Trash
Receptacle Type:	6 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	T-1

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.

- [Conditional Use 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 5/23/2023, by Ella Passey