



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P.O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: CAR18-00001

Hearing Date: MARCH 2018

X-Ref:

6857 W VICTORY RD

Hearing Body: Planning and Zoning Commission

Applicant:

VICTORY PLACE, LLC

Transmittal Date: 1/31/18

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels & Final Subdivision Plats, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to PDSITransmittals@cityofboise.org and put the file number in the subject line.
- Paper copies are available on request. Please call (208) 608-7100 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call (208) 608-7084.

Ada County

- 911 (Sheriff Dispatch)
- ACHD
- Commissioners
- COMPASS
- COMPASS-Micropaths
- Development Services
- Parks & Waterways

Boise City

- Airport
- Building (ROS & Subdivisions)
- City Clerk
- DFA
- Fire
- Forestry
- Legal
- Library
- Parking Control
- Parks
- Police
- Public Works
- Public Works-Annexations
- Public Works-Floodplain
- Public Works-Hillside
- Public Works-Solid Waste
- Public Works-Subdivisions
- PDS-Noticing Copy

Federal

- Army Corp of Engineers
- BLM
- EPA
- Fish & Wildlife Service

Idaho State

- Dept of Lands
- Dept of Parks & Recreation
- Dept of Water Resources
- DEQ
- Division of Public Works
- Fish & Game (Region III)
- Historical Society
- Transportation District

Irrigation Districts

- Board of Control
- Boise City Canal
- Boise Valley
- Boise-Kuna
- Bureau of Reclamation
- Drainage District # _____
- Farmers Union
- Nampa & Meridian
- New York Irrigation
- Settlers
- South Boise Mutual
- South Boise Water
- Thurman Mill Ditch Co

Miscellaneous

- Boise Postmaster
- CCDC
- CDHD
- City of Eagle
- City of Garden City
- City of Meridian
- Preservation Idaho
- Union Pacific Railroad
- Valley Regional Transit
- Other _____

Neighborhood Associations

- Barber Valley
- Boise Heights
- Borah
- Central Bench
- Central Foothills
- Central Rim
- Collister
- Depot Bench
- Downtown
- East End
- Glenwood Rim
- Highlands
- Hillcrest
- Liberty Park
- Lusk District
- Morris Hill
- North End
- North West
- Pierce Park
- Quail Ridge
- Somerset
- South Boise Village
- South Cole
- South East
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista
- Warm Springs Mesa
- West Bench
- West Downtown
- West Valley

Schools

- Boise School District
- West Ada School District

Utilities

- Cable One
- Capital Water Corporation
- Century Link
- Chevron Pipeline
- Intermountain Gas
- United Water Idaho
- West Boise Sewer District

#105 - Annexation and Rezone

Property Information

CA RB-00001

Address

Street Number: 6857 Prefix: W Street Name: VICTORY RD Unit #:
Subdivision name: HOME ACRES SUB NO 09 Block: 0 Lot: 08 Section: 30 Township: 3 Range: 2 Zoning: R6
Parcel Number: R3719090411 Additional Parcel Numbers:
Primary Contact

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise city?

- Agent/Representative Applicant Owner

Applicant Information

First Name: Kenneth Last Name: McAfee
Company: Victory Place LLC
Address: PO Box 191055 City: Boise State: ID Zip: 83719
E-mail: dweiken@yahoo.com Phone Number: (208) 631-4003 Cell: Fax: (208) 362-5163

Agent/Representative Information

- Role Type: Architect Land Developer Engineer Contractor Other

First Name: Last Name: Company: City: State: ID Zip: E-mail: Phone Number: Cell: Fax:
Address: City: State: ID Zip: E-mail: Phone Number: Cell: Fax:

Owner Information

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

First Name: Last Name: Company: City: State: ID Zip: Address: City: State: ID Zip: E-mail: Phone Number: Cell: Fax:

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1. Neighborhood Meeting Held (Date):

07/13/2017

2. Neighborhood Association:

3. Comprehensive Planning Area:

Airport

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

To annex into City of Boise and rezone to M-1D for Industrial use of land for truck sales and repair shop and equipment storage

5. Type of Request:

Rezone Annexation & Rezone

6. Current Zone:

R6

7. Requested Zone:

M-1D

8. Size of Property:

1.26 Acres Square Feet

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

Residential Home and shop

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10. Are there any existing land uses in the general area similar to the proposed use?

If so, describe them and give their locations:

Yes, Horton fluid power is across the street and victory storage is just down the road. Both properties have been annexed into City of Boise and are zoned M-1D

11. On what street(s) does the property have frontage?

Victory Rd

12. Adjacent property information:

Uses:

Zone:

North: 6776 Victory North: (M-1D) Limited Industrial w/Design R

South: 6840 Elder South: (A-1) Open Land 1 Acre minimum lot

East: 6805 Victory East:

West: 6901 Victory West:

13. Why are you requesting annexation into the City of Boise?

In order to rezone property and use for industrial purposes.

14. What use, building or structure is intended for the property?

A truck sales and repair shop as well as equipment storage.

15. What changes have occurred in the area that justify the requested rezoning?

The property is in an airport overlay area and surrounding land is being converted to Industrial/Commercial use. Also this property is adjacent to land that has already been annexed into City of Boise

16. What Comprehensive Plan policies support your request?

The City of Boise Blueprint comprehensive plan for the airport planning area (Pg AP-5) is to promote compatible industrial and airport related development. Ada County has adopted the City of Boise plan in this area.

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:

Kenneth McCall

Date:

1-24-18

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Boise City Planning & Development Services

From Victory Place LLC,

The property located at 6857 W. Victory Rd. Boise, ID, we are planning on creating a Truck Sales yard, a repair shop, and a storage yard. We are planning on using one existing building for an office and adding on to the other existing building turning it into a shop building.

Thanks,

Ken McAfee

Ken McAfee – Owner

1.23.18

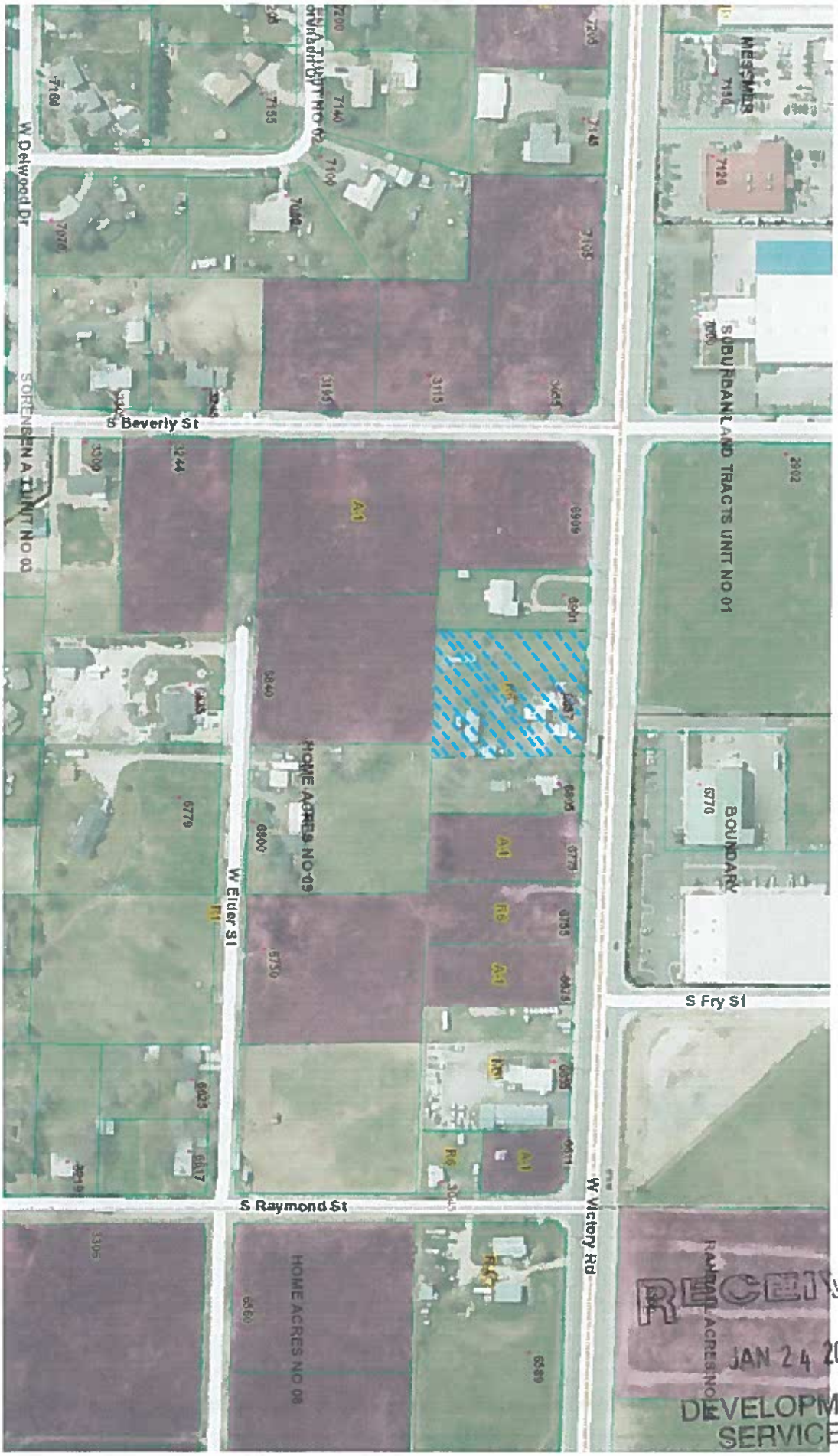
Date

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Vicinity map

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