



# 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.:  
CAR22-00010

## Annexation/Rezone

### Rezone

#### Property Information

Street No:  Direction:  Street Name:  Street Type:  Unit Type:  Unit No:

Subdivision Name:  Parcel Legal Description:  Zoning District:

3N 2E 27 PAR #2400 POR NW4, SEC 27 3N 2E, PARCEL B ROS 13055, #122500-S A-1

Parcel Number:  Additional Parcel Numbers:

S1027212400

#### Applicant Information

First Name:  Last Name:  Type:

Rock Shill Applicant

Company:

Layton Construction

Address:  City:  State:  Zip:

9090 Sandy Parkway Sandy UT 84070

Email:  Main Phone:  Cell Phone:

rshill@laytonconstruction.com (602) 402-4122

First Name: (Primary Contact)  Last Name:  Type:

Alex Drecksel Applicant

Company:

Layton Construction

Address:  City:  State:  Zip:

9090 Sandy Parkway Sandy UT 84070

Email:  Main Phone:  Cell Phone:

adrecksel@laytonconstruction.com (619) 961-7878

**Owner Information**

Name:

EPC BOISE VICTORY ROAD LLC

Address:

4500 DORR ST

City:

TOLEDO

State:

OH

Zip:

43616

Email:

Phone:

**Project Information**

Project Name: (if applicable):

Vista Point

**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.

See the attached Project narrative/description for more detail.

The project site is currently designated as Mixed Use on the FLUM. The properties to the north and east are designated Compact, to the west is Mixed Use, and to the south across the canal and elevated above the site is Suburban. The Property is currently zoned A-1. Mixed Use areas are typically located along corridors. Within the Mixed Use land designation, R-3 zoning is appropriate based on the City's zoning compatibility matrix.

**Project Details****Property Information**

Zoning District:	A-1
Property in Historic District:	NO
Property In Design Review Zone:	NO
Property In Hillside:	YES
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:	Yes
Overhead powerlines or utility lines on or adjacent to the property:	Yes
Total Size of Property to be Annexed or Rezoned:	43.93

**General**

Plans submitted as:	Electronic
Existing Use:	Vacant Land

**Annexation And Rezone**

Current Zone:	A-1
Does this remove a Historic District designation:	No
Requested Zone:	R-3

Will this Annexation and/or Rezone include a Development Agreement:	Yes
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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 3/29/2022, by Rock Shill