



## Planning & Development Services

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

Phone: 208/384-3830  
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**Draft**

### LEGAL NOTICE OF PUBLIC HEARING

Legal notice is hereby given that the Boise City Planning & Zoning Commission will hold a public hearing on **Monday, August 13, 2007, at 6:00 P.M.** in the Boise City Hall Council Chambers to hear the following requests:

**Boise City** requests approval of an amendment to Section 9-20-08 of the Subdivision Ordinance to delete the provision allowing a waiver of the requirement for a pressurized irrigation system in new subdivisions where economic hardship is demonstrated. **CAR07-00044** *Scott Spjute*

**Silver Springs Homes, LLC** requests approval to rezone  $\pm .677$  acres located at 3811 W. Nez Perce Street from R-1C (Single Family Residential) to R-2 (Combined Residential). **CAR07-00046** *Diane Perkins*

**Silver Springs Homes, LLC** requests approval of a Conditional Use Permit to construct an 8-unit Planned Residential Development on  $\pm .677$  acres located at 3811 W. Nez Perce Street in a proposed R-2 (Combined Residential) zone. **CUP07-00096** *Diane Perkins*

**Boise Valley Habitat for Humanity** requests approval of a Conditional Use Permit to construct a 4-unit planned residential development on  $\pm .57$  acres located at 3880 N. Patricia Lane in an R-1C (Single Family Residential) zone. **CUP07-00091** *Josh Johnson*

**Boise Valley Habitat for Humanity** requests approval of a Conditional Use Permit to construct a 16-unit planned development on  $\pm 2.36$  acres located at 7950 W. Preece Drive in an R-2D (Combined Residential) zone. **CUP07-00092** *Josh Johnson*

**Wintercreek Properties, LLC** request approval of an annexation of  $\pm 5.84$  acres located at 11230 W. Joplin Road with a zoning designation of M-1D (Limited Industrial with Design Review). **CAR07-00045** *Susan Riggs*

**Greg Sabala** requests approval of a Conditional Use Permit to modify the lot lines/building configuration of a previously approved Planned Residential Development located at 406 S. Garden Street in an R-1C (Single Family Residential) zone. **CUP07-00093** *Sue Hansen*

**Josh Boyd** requests approval of a variance from the front, side and rear yard setback requirements for the construction of an addition to a single family home located at 909 W. O'Farrell Street in an R-2HD (Combined Residential with Historic Design Review Overlay) zone. **CVA07-00032** *Josh Johnson*



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**Boxwood Ranch, LLC, Ed Bews, Primeland Development Company, LLP, William Craig, & the Richard Dale Nelson Trust** request approval of an amendment to text of the Comprehensive Plan to create the Ten Mile Creek Planning Area on ± 337 acres outside the current Boise City Area of Impact, generally located on the northeast corner of Hubbard and Cloverdale Roads. The Planning and Zoning Commission recommended approval of the amendment to the Land Use map of the Comprehensive Plan on April 23, 2007, and seeks additional public review of the revised text amendment. **CAR07-00015** *Patricia Nilsson*

**Clint Boyle** requests approval of an amendment to the text of the Comprehensive Plan to create the Uplands Planning Area of ± 653 acres outside the current Boise City Area of Impact, generally located south of the New York Canal, between Cloverdale Road and Cole Road. The Planning and Zoning Commission recommended approval of the amendment to the Land Use map of the Comprehensive Plan on April 23, 2007, and seeks additional public review of the revised text amendment. **CAR07-00022** *Patricia Nilsson*

A complete description is on file in the Boise City Planning and Development Services Department at 150 N. Capitol Blvd., (208) 384-3830.

The Commission routinely conducts work sessions during the hour preceding the public hearing. All work sessions are open to the public. Call the Planning Staff at 384-3830 for the work session agenda two days prior to the hearing date if you are interested in attending.

Auxiliary aids or services for persons with disabilities are available upon request. Please call the Planning Department at 384-3830 three days prior to the hearing so that arrangements can be made.

### BOISE CITY PLANNING AND ZONING COMMISSION

Scott R. Spjute  
DEPUTY DIRECTOR  
BOISE CITY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

Publish One Time: **July 28, 2007**

Bill Account #16280

Number of Affidavits Requested: 1

Bonnie Cuber  
% Boise City Planning and Development Services Department  
P.O. Box 500  
Boise, Idaho 83701