

5802 W HILL RD Boise, ID 83703

Residential Development Land

PRICE
REDUCTION



FOR SALE

PROPERTY INFORMATION

PROPERTY TYPE	Platted Subdivision Land
PRICE	\$2,600,000
ZONING	R-1C
BUILDING SIZE	2,858 SF Residence on site built in 1992
ACRES	±4.02 Acres
UTILITIES	All available
YEAR BUILT	1992

MAIN PARCEL HIGHLIGHTS

- Preliminary Plat unanimously approved 4/5/21 for eight view lots of the Boise Valley
- Close proximity to downtown Boise
- Easy access to amenities, including grocery, school, and medical
- All utilities available
- Residence is in great shape and holds significant resale value for developer
- Rare opportunity for unbelievable view lots

ADJACENT PARCEL HIGHLIGHTS

- Adjacent 2.23 acres also available with concept plan for 12 units
- Potential for increased density up to 8 units/acre with PUD
- **CALL FOR PRICING**

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ERIC GUANELL

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RALLENS REALTY CONSULTANTS | 1520 W WASHINGTON ST BOISE, ID 83702 | 208.996.1055

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Vicinity Aerial



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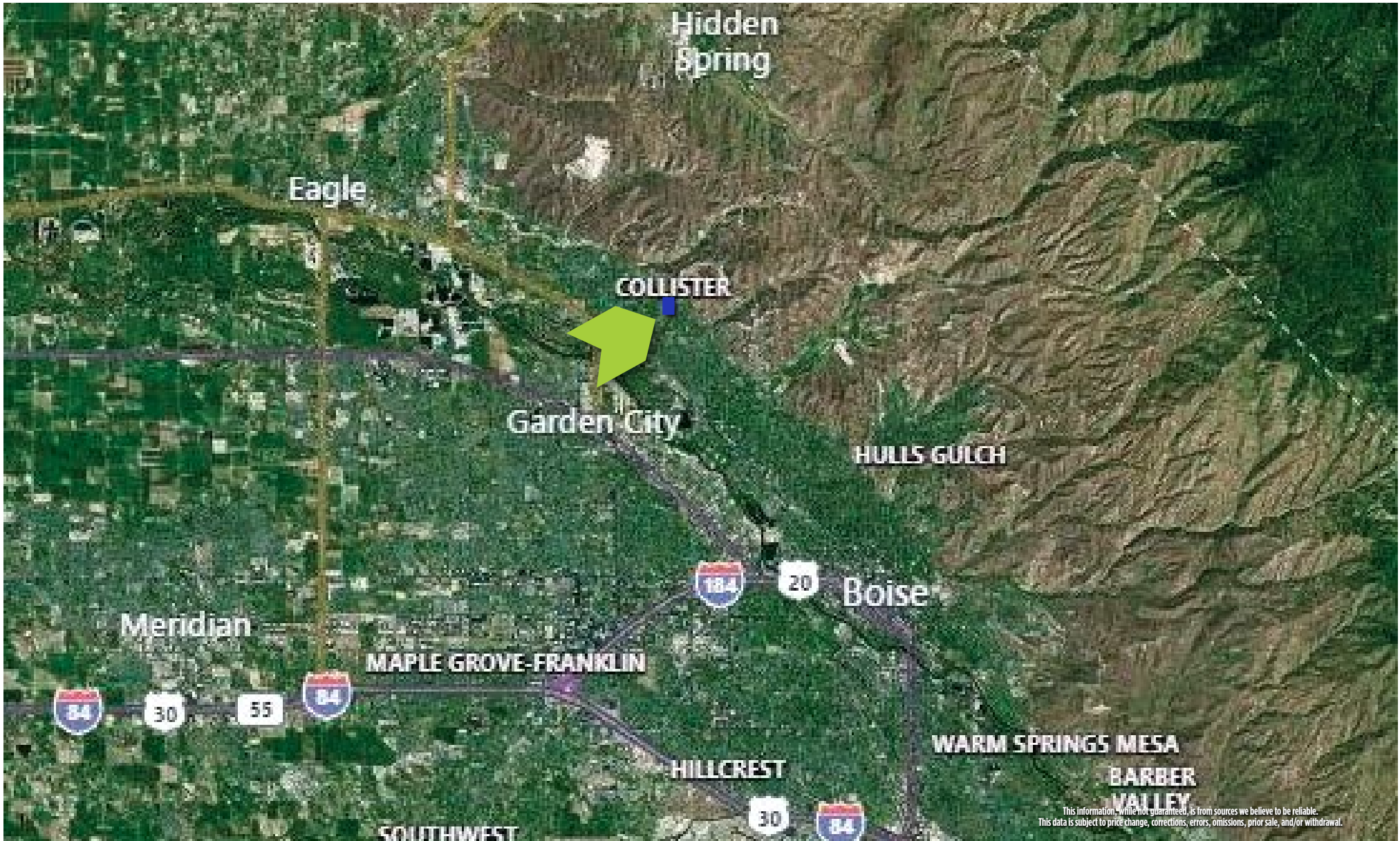
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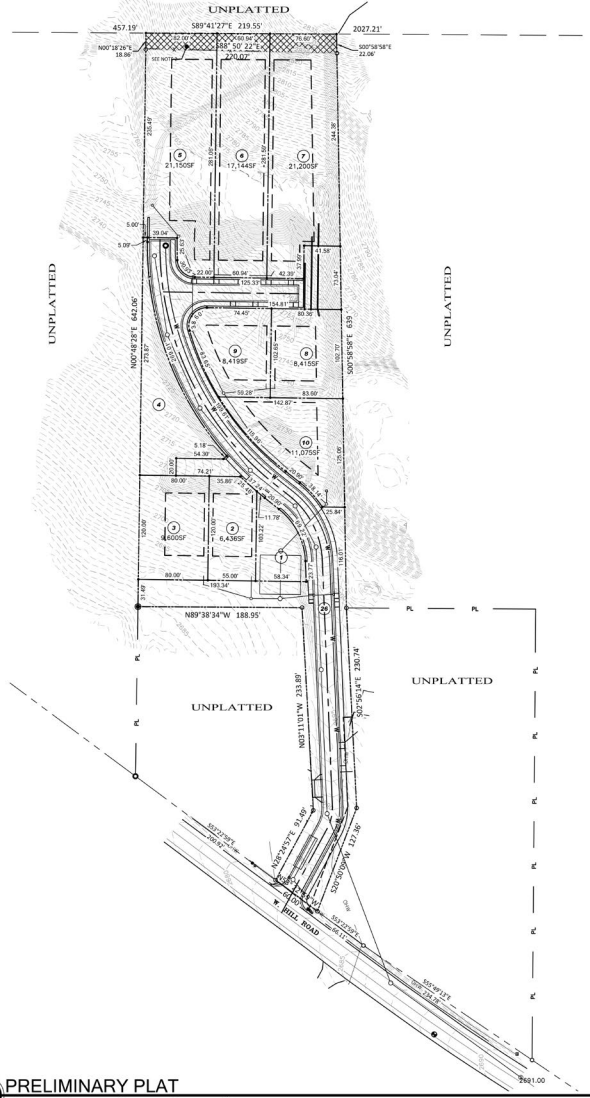
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HAYES SILVERS SUBDIVISION

A PLAT LYING WITHIN THE NW 1/4 OF THE NE 1/4
OF SECTION 19, T. 4 N., R. 2 E., B.M.
BOISE CITY — COUNTY OF ADA — STATE OF IDAHO
JANUARY 2021



LEGEND

- PARCEL BOUNDARY
- RECORD BOUNDARY
- RIGHT-OF-WAY
- SECTIONAL
- EXISTING EASEMENT
- FENCE LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- BURIED COMMUNICATION
- BURIED POWER
- OVERHEAD WIRES
- NATURAL GAS
- BUILDING EAVE
- FOUND 1/2" REBAR, AS NOTED
- FOUND 5/8" REBAR, AS NOTED
- FOUND BRASS CAP
- SET 5/8" REBAR "PLS 12464"

ZONING AND SETBACKS

EXISTING ZONING DESIGNATION:	-	R-1C
PROPOSED ZONING DESIGNATION:	-	R-1C
MINIMUM LOT SIZE:	-	6,436 S.F.
SETBACKS:	FRONT	20 FEET
	SIDE	5 FEET
	REAR	15 FEET
	PERIMETER	30 FEET (DEFENSIBLE SPACE)

GENERAL SITE NOTES

PROPERTY SIZE: 175,111.20 S.F. ±
4.02 ACRES ±

PROPOSED USE: 8 SINGLE FAMILY RESIDENTIAL LOTS
3 COMMON LOTS

SITE ADDRESS: 5802 W. HILL RD., BOISE, ID 83703

PARCEL ID NO: 80619120862

NOTES

- THE BOUNDARY SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY ON THE GROUND OF PARCEL "2", AS DEPICTED ON RECORD OF SURVEY NO. 1897 (R1), ADA COUNTY RECORDS. THE EASEMENTS AS SHOWN WERE BASED UPON A REVIEW OF TITLE REPORT EXCEPTIONS PROVIDED BY THE CLIENT.
- (R1) DEPICTS AN "OWNERSHIP GAP" ALONG THE NORTHERLY BOUNDARY, BUT NO NOTES OR EVIDENCE OF SAID GAP ARE DESCRIBED. THERE SEEMS TO BE AN ERROR WITHIN THE VESTING DEED (D1) THAT WILL REQUIRE QUIET TITLE ACTION TO RESOLVE, AND THIS EXTEND THE NORTHERLY BOUNDARY TO THE SECTIONAL LINE.
- REFER TO RECORD OF SURVEY NO. XXXX FOR ADDITIONAL BOUNDARY INFORMATION.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- MINIMUM BUILDING SETBACKS DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE.
- DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- ALL LOTS ARE SUBJECT TO A PUBLIC UTILITY EASEMENT ALONG THE SUBDIVISION BOUNDARY AND INTERIOR LOT LINE, AS DIMENSIONED AND DEPICTED HEREON.
- LOTS 1 AND 4 ARE SUBJECT TO A SHARED ACCESS, UTILITY, AND USE EASEMENT FOR THE BENEFIT OF ALL LOTS IN THE SUBDIVISION, AS SHOWN HEREON.
- LOT 13 IS SUBJECT TO A PRIVATE STREET, SHARED ACCESS, UTILITY, DRAINAGE, AND USE EASEMENT FOR THE BENEFIT OF ALL LOTS IN THE SUBDIVISION, AS SHOWN HEREON.
- ALL LOTS IN THE SUBDIVISION ARE SUBJECT TO RESTRICTIVE COVENANTS, ORIGINALLY RECORDED AS INSTRUMENT NUMBER _____, TOGETHER WITH ANY FURTHER RECORDED AMENDMENTS THERE TO.
- PER IDAHO CODE 31-3805, ITS PROVISIONS THAT APPLY TO IRRIGATION WATER CONCERNING IRRIGATION RIGHTS, TRANSFER AND DISCLOSURE, THE PROPERTY LYING WITHIN THE BOUNDARIES OF THIS PLAT IS IN BOISE VALLEY IRRIGATION DITCH COMPANY DISTRICT. THE OWNER/DEVELOPER AND IRRIGATION DISTRICT WILL BE PROVIDING IRRIGATION WATER TO THE LOTS OF THIS SUBDIVISION.

OWNER

HAYES SUB ONE, LLC
1201 N. 17TH ST.
BOISE, ID 83702

APPLICANT

HAYES SUB ONE, LLC
1201 N. 17TH ST.
BOISE, ID 83702

SURVEYOR

AARON RUSH
LR GEOMATICS, PLLC
2850 W. MIRAMONTE ST.
MERIDIAN, ID 83646
(208) 869-2805

LANDSCAPE ARCHITECT

BEN SEMPLE
ROONEY EVANS + PARTNERS, PLLC
P.O. BOX 2463
BOISE, ID 83701
(208) 814-3300

CIVIL ENGINEER

KENT ADAMSON
RIVERIDGE ENGINEERING CO.
2447 S. VISTA AVE.
BOISE, ID 83705
(208) 344-1180

REFERENCES

- R1. RECORD OF SURVEY No. 1807; FEBRUARY 1991
- R2. RECORD OF SURVEY No. 7359; APRIL 2006
- D1. QUITCLAIM DEED I.N. 102001222; JANUARY 2002
- D2. WARRANTY DEED I.N. 2018-094786; OCTOBER 2018

HORIZONTAL DATUM (NAD 83)

THE PROJECT IS PROJECTED TO THE IDAHO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) 2010.00 DATUM, WEST ZONE. GROUND COORDINATES WERE ACHIEVED BY APPLYING A COMBINED SCALE FACTOR OF 1.000189089 ABOUT THE ORIGIN OF COORDINATE SYSTEM (0,0).

BASIS OF BEARINGS

THE BASIS OF BEARING IS GRID NORTH, IDAHO WEST ZONE PROJECTION OF NAD83, BEING 888.05225° BETWEEN THE MONUMENTS AT THE INTERSECTIONS OF 30TH AND NEFF, AND 28TH AND NEFF.

VERTICAL DATUM (NAVD 88)

THE REFERENCE BENCHMARK FOR THIS SURVEY IS THE NAVD 88, ELEVATION BROUGHT TO SITE VIA STATIC GPS OBSERVATIONS AND PROCESSED USING THE NATIONAL GEODETTIC SURVEY "OPUS" UTILITY.

ANY BENCHMARK OR CONTROL POINT MUST BE CHECKED WITH A SECOND ON-SITE BENCHMARK/CONTROL POINT PRIOR TO USE.

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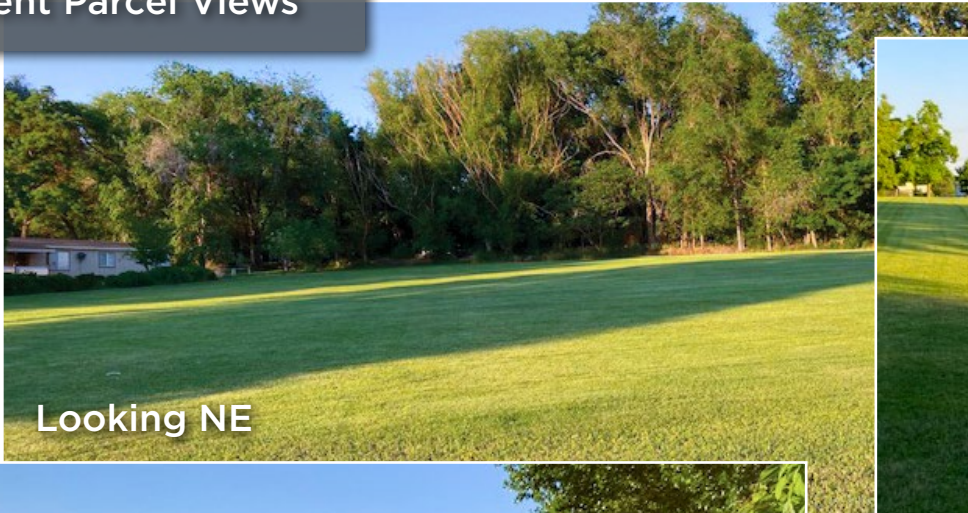
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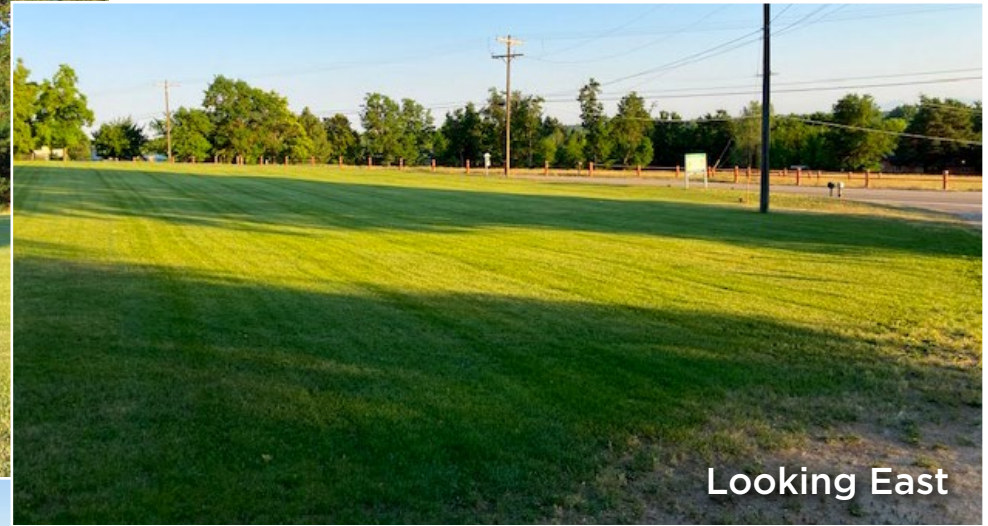
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Adjacent Parcel Views



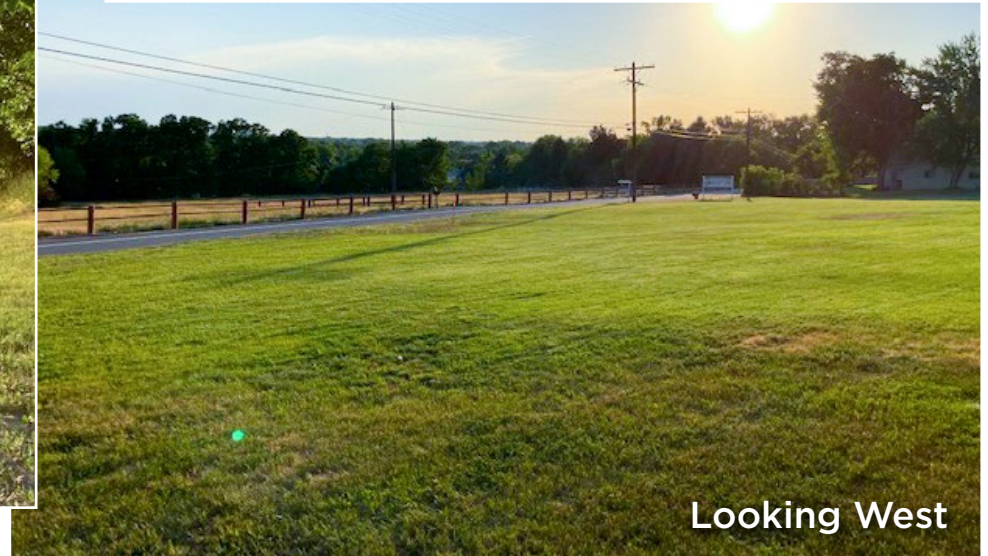
Looking NE



Looking East



Looking NW



Looking West

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