



Planning & Zoning Department

Master Application

Staff Use OnlyProject Name: BreckenwoodFile Number: ANN-00331-2025Related Applications: SPP-00157-2025 PUD-00019-2025**Type of Application**

- | | |
|---|--|
| ☐ Accessory Structure | ☐ Legal Non-Conforming Use |
| ☒ Annexation/Pre-Annexation | ☒ Planned Unit Development/MPC |
| ☐ Appeal | ☒ Subdivision |
| ☐ Design Review | ☐ Short |
| ☐ Comprehensive Plan Amendment | ☒ Preliminary |
| ☐ Conditional Use Permit | ☐ Final |
| ☐ Multi-Family Housing | ☐ Condo |
| ☐ Development Agreement | ☐ Temporary Use Permit |
| ☐ Modification | ☐ Fireworks Stand |
| ☐ Home Occupation | ☐ Vacation |
| ☐ Daycare | ☐ Variance |
| ☐ Kennel License | ☐ Staff Level |
| ☐ Commercial | ☐ Zoning Map/Ordinance Amendment (Rezone) |
| ☐ Mobile Home Park | ☐ Other: _____ |

PUD Application
received on
6/20/2025

You must attach any corresponding checklists with your application or it will not be acceptedApplicant Name: Becky Yzaguirre Phone: 208-941-8607Applicant Address: 13864 W Meadowdale Dr. Email: land.tccinc@gmail.comCity: Boise State: ID Zip: 83713Interest in property: ☐ Own ☐ Rent ☒ Other: RepresentativeOwner Name: Stanley Welton Phone: 208-941-8607Owner Address: 13864 W Meadowdale Dr. Email: land.tccinc@gmail.comCity: Nampa State: ID Zip: 83687Contractor Name (e.g., Engineer, Planner, Architect): Becky yzaguirre - PlannerFirm Name: Todd Campbell Custom Homes Phone: 208-941-8607Contractor Address: 13864 W Meadowdale Dr. Email: land.tccinc@gmail.comCity: Boise State: ID Zip: 83713

Subject Property Information

Address: R3073700000 - 0 N Can Ada Road, Nampa, ID, R30762000000 - 11Th Ave N, Nampa, ID
R3076201000 - 17500 11th Ave N, Nampa, ID

Parcel Number(s): _____ Total acreage: 81.78 Zoning: Agriculture

Type of proposed use: ☒ Residential ☒ Commercial ☐ Industrial ☐ Other: _____

Project/Subdivision Name: Brekanwood Subdivision

Description of proposed project/request: 81.78 ac subdivision consisting of commercial and residential

Proposed Zoning: RD and BC Acres of each proposed zone: RD: 77.87 & BC: 3.90

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	352	41.76
Commercial	4	2.82
Industrial	0	0
Total Common Area	38	15.16
Internal Roadways	Provide acres only	16.9
Frontage ROW to be dedicated	Provide acres only, if applicable	5.14
Total	394	81.78

Development Project Information (if applicable)

Minimum residential lot size (s.f.): 3,346 SF Maximum residential lot size (s.f.): 8,025 SF

Gross density: 4.52 DU/AC (# of lots divided by gross plat/parcel area)

Subdivision Qualified Open Space: 15.7 % of gross area 9.35 acres

Type of dwelling proposed: ☒ Single-family Detached ☒ Single-family Attached (townhouse)

☐ Duplex ☐ Multi-family ☐ Condo ☐ Other: _____

Commercial/Industrial/Multi-Family Project Information (if applicable)

Min. sq. feet of structure: N/A Max building height: 35' Gross Floor Area: N/A

Proposed number of residential (multi-family) units: N/A

Total number of parking spaces provided : N/A

Print applicant name: Becky Yzaguirre

Applicant signature:  Date: 5/14/2025

City Staff

Received by: CF Received date: 06/20/2025



May 13, 2025

City of Nampa
Planning & Zoning Department
500 12th Ave S
Nampa, ID 83651

RE: Brekanwood Subdivision | Annexation, Preliminary Plat & PUD Applications

Dear Planning Staff, Commissioners, and Council Members,
Todd Campbell Construction Inc. is pleased to submit applications for annexation, preliminary plat with a Planned Unit Development for approval to facilitate the development of the Brekanwood Subdivision, located at the northwest corner of Landry Street and Can Ada Road. As discussed in the pre-application meeting, dated June 19, 2024, Brekanwood is proposed as a master-planned mixed-use community that includes a mix of single-family homes, townhomes, and commercial lots.

Comprehensive Plan & Zoning Designation:

The City of Nampa Comprehensive Plan designates the subject property primarily for residential development. This application proposes annexation and zoning to RD (Residential) and BC (Community Business), consistent with surrounding land uses and future land use planning for this area.

Annexation:

This application includes three Canyon County parcels (R307370000, R307620000, and R3076201000), totaling approximately 81.78 acres. These parcels are contiguous to Nampa city limits and within the city's Area of Impact, making them eligible for annexation.

Project Description:

The Brekanwood Subdivision encompasses 81.78 acres and is designed as a mixed-use community with a range of housing options and limited commercial uses. The development includes:

- 352 residential lots across five housing types totaling 41.76 acres
 - 68 townhome lots (avg. 3,382 SF)
 - 87 forty-foot-wide lots (avg. 4,548 SF)
 - 33 forty-five-foot-wide lots (avg. 5,281 SF)
 - 145 fifty-foot-wide lots (avg. 6,117 SF)
 - 19 sixty-foot-wide lots (avg. 6,915 SF)
- 4 commercial lots (2.82 acres)
- 38 common lots (15.16 acres)
- Internal public roads (16.9 acres)
- Open space totaling 15.16 acres (25% of the site), with 9.35 acres (15.7%) qualifying per city standards.
- Total residential gross density of 4.52 units per acre

- The development is proposed to be constructed in seven phases.
- This thoughtful mix of land uses, housing variety, and integrated amenities ensures Brekanwood will become a vibrant and livable neighborhood that complements the City's long-range planning goals.

The project design emphasizes internal pedestrian circulation, access to amenities, and transitions between residential and commercial areas, aligning with the intent of a PUD to create a cohesive and context-sensitive neighborhood. Brekanwood's location, layout, and mix of uses demonstrate superior site planning and land use integration, supporting the City's goals for sustainable, high-quality development.

Planned Unit Development:

Brekanwood is being proposed as a Planned Unit Development (PUD) in accordance with Nampa City Code §10-25. The PUD framework supports the project's mixed-use and multi-phased character by allowing flexibility in lot configuration, housing types, and integrated open spaces. The subdivision includes a thoughtful variety of housing—ranging from townhomes to 60-foot-wide single-family lots—organized into walkable blocks that support internal connectivity, livability, and visual interest.

We are requesting a deviation from the minimum lot size requirement to allow 183 lots under 6,000 square feet. These lots are located within Blocks 1 through 6. (Block 1- lots 2,3,4,5,6,7,8,9,10,11,13,14,15,16,17,18,19,20,21,22,24,25,26,27,28,29,30,31. Block 2- lots 2,3,4,5,6,7,8,9,10,11,12,13, 14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34, 35,36,37. Block 3 lots -2,3,4,5,6,7,8,9,10,11,12,13,14,15,17,18,19,20,21,22,23. Block 4 lots - 2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18. Block 5 lots - 2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17, 18,20,21,22,23,24,25,26,27,30,31,32,36,37,38,39,40,41,42,43,44,45,46,47,48,52,53,54,55,56,57, 58,59,60,61,63,64,65,66,67,68,69,70,71,72,73. Block 6 lots - 2,3,4,5,6,7,8,9,10,11,14,15,16,17, 18,19,20,21,22.





This approach enables a more diverse, attainable, and community-oriented neighborhood design that aligns with the intent of the PUD ordinance.

Open Space, Landscaping, & Amenities:

Brekanwood is proposed as a Planned Unit Development (PUD) and meets the requirements of Nampa City Code §10-25, which include a minimum of 10% open space, internal connectivity, and transitions between land uses. The subdivision provides 15.16 acres of total open space, with 9.3 acres (15.7%) qualifying under §10-26-5, exceeding the 15% requirement for developments over 5 acres.

Open space is distributed across 38 common lots and includes a mix of turf, native seed areas, walking paths, picnic areas, and stormwater facilities.

Key Features:

- Two qualifying open space elements:
 - Playground with picnic area
 - Multi-use path network
- Street frontage landscaping along E. Landry Street and Road A:
 - 150+ trees and 1,300 shrubs
 - 85,420 SF buffer along Landry, 46,618 SF along Road A
- Turf in ROW areas:
 - Landry Street: 42% turf (vs. 50% max)
 - Road A: 45% turf (vs. 50% max)
- Plant Material:
 - Includes drought-tolerant and regionally appropriate species:

- Trees: Dawn Redwood, Shumard Oak, Serbian Spruce, Sugar Maple

Shrubs/Grasses: Spirea, Mockorange, Butterfly Bush, Blue Grama

All common areas and ROW buffers will be irrigated with a pressurized system and maintained by the HOA.

Brekanwood's open space and landscape plan meets all PUD and open space standards and supports a functional, attractive neighborhood layout.

Roadways:

The Brekanwood Subdivision has been designed with an interconnected street network that prioritizes safe access, emergency circulation, and pedestrian connectivity. The internal roadway system will consist of local public streets constructed to City of Nampa standards, with curb, gutter, and five-foot-wide sidewalks throughout the development. All internal streets will be dedicated to the public and maintained by the City of Nampa.

Primary access to the subdivision will be provided from E. Landry Street and Can Ada Road, with multiple points of ingress/egress strategically distributed to promote traffic dispersion and emergency access. No residential lots will take direct access from E. Landry Street, in accordance with city access management policies.

Frontage improvements along both E. Landry Street and Can Ada Road will include the construction of detached sidewalks and landscape buffers, provide a safe and attractive pedestrian environment while ensuring compliance with the City's roadway cross-section standards. The development will also provide appropriate ROW dedication where necessary to meet ACHD and City of Nampa requirements for future street widening or extension.

The proposed street layout supports long-term connectivity to adjacent parcels and planned future phases. Right-of-way widths will vary based on street classification, but all local roads will meet minimum city standards for fire apparatus turning, utility corridors, and pedestrian circulation. Intersections have been spaced and aligned to accommodate smooth traffic flow and visibility.

All new public streets will include:

- Curb and gutter on both sides
- Five-foot-wide concrete sidewalks
- Landscape strips or buffers where required
- ADA-compliant ramps at intersections
- Utility easements in accordance with City of Nampa requirements

The subdivision is also designed with adequate cul-de-sac turnarounds, T-intersections, and block lengths in accordance with city subdivision standards to ensure efficient traffic circulation and emergency vehicle access.

Utilities:

Water & Sewer: Will be provided by the City of Nampa. A complete utility network will serve all lots, with stub extensions for future connectivity.

Irrigation: Pressurized irrigation will be provided via the City of Nampa's waters division, with individual services to each lot.

Stormwater: Managed through on-site retention facilities, both above and below ground, and sized to meet city standards.

Estimated Project Value:

The estimated project value is: 52 million at full buildout.

Brekanwood Subdivision will provide a well-integrated neighborhood with diverse housing options and quality open spaces. We believe this project supports the goals of the City of Nampa's Comprehensive Plan and provides needed housing in a rapidly growing part of the city. Please contact me at land.tccinc@gmail.com or 208-941-8607 with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Becky Yzaguirre", with a long horizontal flourish extending to the right.

Becky Yzaguirre

Land Use Planner

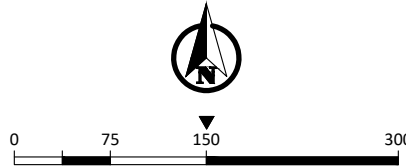
Todd Campbell Construction Inc.

NOTES:

- ALL COMMON LOTS WILL BE OWNED AND MAINTAINED BY THE HOA.
- BUILDING SETBACKS AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH APPLICABLE ZONING REGULATIONS OF THE CITY OF NAMPA.
- A GENERAL UTILITY EASEMENT OF 10' WILL EXIST ALONG ALL FRONT AND REAR LOT LINES, AND 5' ALONG ALL SIDE LOT LINES PER CITY OF NAMPA CONSTRUCTION REQUIREMENTS UNLESS OTHER WISE NOTED.
- ALL COMMON LOTS CAN BE USED FOR IRRIGATION AND STORM DRAINAGE IN LIEU OF EASEMENTS.
- TEN MILE CREEK HAS A KNOWN FLOOD WAY AND FLOOD PLAIN. BASED ON THE CANYON CREEK CLOMR AND EXISTING TOPOGRAPHY THE BFE IS CONTAINED WITHIN THE CHANNEL AND EASEMENT.
- DIRECT LOT ACCESS OFF LANDRY ROAD SHALL BE PROHIBITED
- STORM DRAINAGE WILL BE TREATED AND STORED ON SITE.
- INDIVIDUAL PRESSURE IRRIGATION SERVICES WILL BE PROVIDED IN THE FRONT OF EACH LOT. PRESSURE IRRIGATION SHALL BE PROVIDED BY THE CITY OF NAMPA.
- POTABLE WATER SHALL BE PROVIDED BY THE CITY OF NAMPA
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF NAMPA.
- ALL EXISTING OBSTRUCTIONS ARE TO BE REMOVED FROM THE ROADWAY AREAS.
- ALL STREETS ARE TO BE DEDICATED TO THE PUBLIC. ROADS WILL BE OWNED AND MAINTAINED BY THE CITY OF NAMPA.

PRELIMINARY PLAT FOR
BREKANWOOD SUBDIVISION

LOCATED IN THE S 1/2 OF THE N 1/2 AND THE N 1/2 OF THE N 1/2 SW 1/4 OF SECTION 1
TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2025



SITE DATA

DEVELOPER
TBC LAND HOLDINGS LLC
TODD CAMPBELL
13864 W. MEADOWDALE DR
BOISE, ID 83713
PH: (208) 941-8607

ENGINEER
UPLAND ENGINEERS LLC
ZANE CRADIC, PE
PO BOX 190316
BOISE, ID 83719
PH: (208) 918-4050

SURVEYOR
TIMBERLINE SURVEYING
KEVIN SORENSON, PLS
316 S. KIMBALL AVE, STE 207
CALDWELL, ID 83605
PH: (208) 465-5687

LANDSCAPE ARCHITECT
BRECKON LAND DESIGN
JON BRECKON, PLA
6661 N. GLENWOOD ST
BOISE, ID 83714
PH: (208) 376-5153

PARCELS
#R307370000, R307620000, R307320100

SEWER
CITY OF NAMPA WASTEWATER DIVISION

WATER
CITY OF NAMPA WATERWORKS DIVISION

IRRIGATION DISTRICT
PIONEER IRRIGATION DISTRICT

PRESSURE IRRIGATION
CITY OF NAMPA WATERS DIVISION

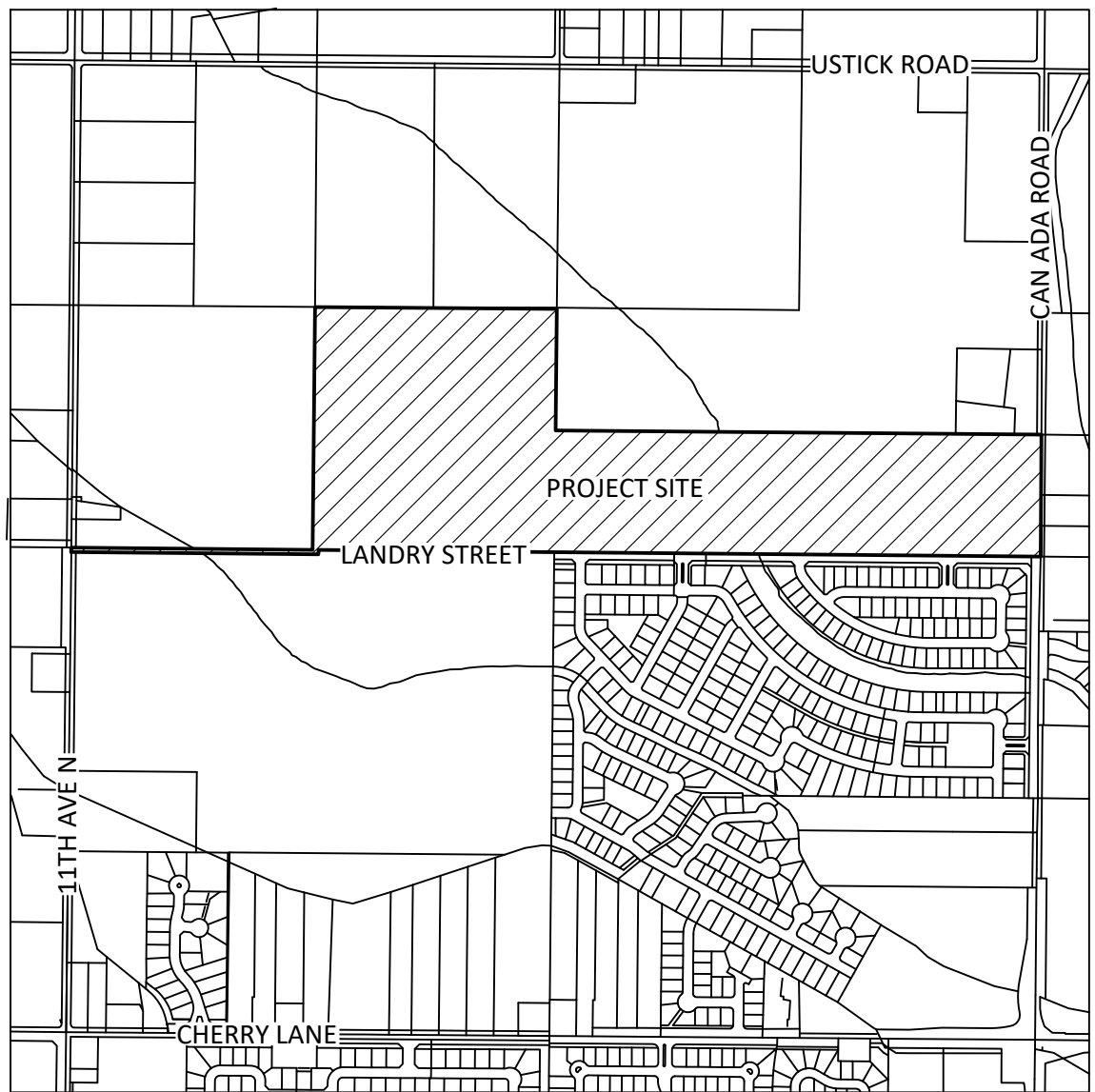
HIGHWAY DISTRICT
NAMPA HIGHWAY DISTRICT

FIRE DISTRICT
NAMPA FIRE PROTECTION DISTRICT

ZONING
CURRENT ZONING: (AG) AGRICULTURAL
PROPOSED ZONING: RD (RESIDENTIAL)
BC (COMMERCIAL)

AREA AND LOT SUMMARY

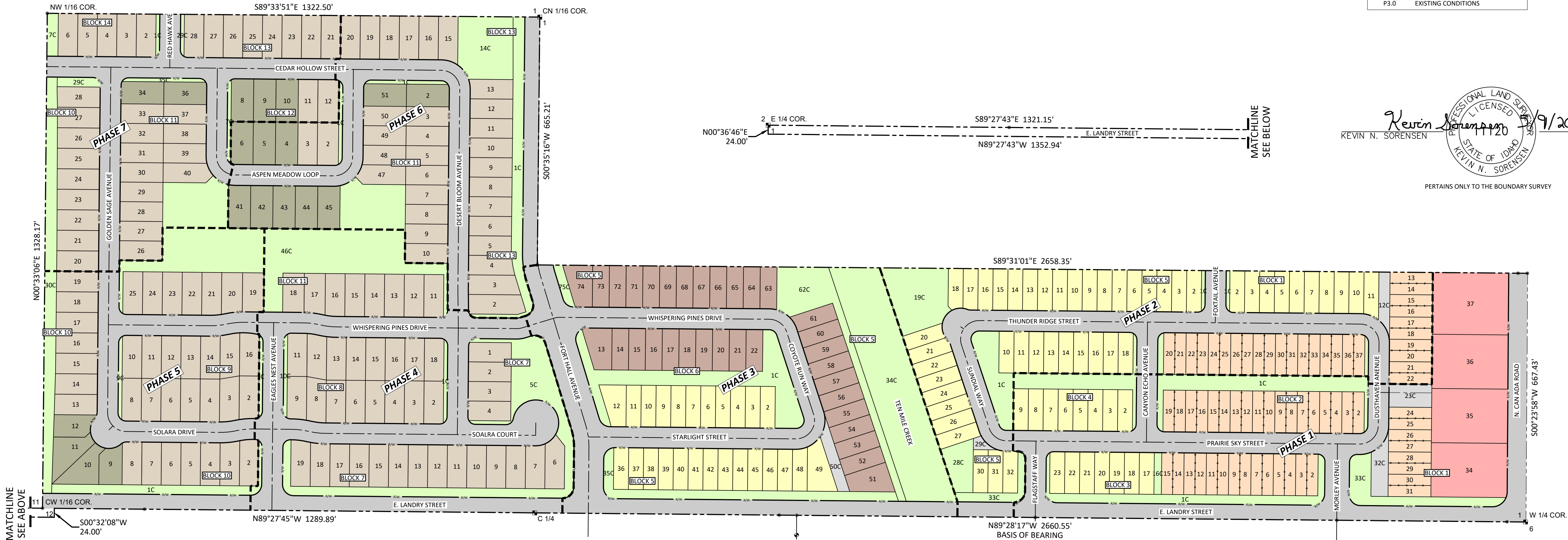
TOTAL AREA	±81.78	
TOTAL RIGHT OF WAY	22.04	
TOTAL OPEN SPACE	15.16	25%
TOTAL QUALIFYING OPEN SPACE	9.35	15.7%
	COUNT	ACRES
TOWNHOME STYLE LOT	68	5.27
40' WIDE SINGLE FAMILY LOTS	87	9.09
45' WIDE SINGLE FAMILY LOTS	33	4.00
50' WIDE SINGLE FAMILY LOTS	145	20.38
60' WIDE SINGLE FAMILY LOTS	19	3.01
RESIDENTIAL LOTS (ZONE RD)	352	41.76
COMMERCIAL LOTS (ZONE BC)	4	2.82
COMMON LOTS	38	
TOTAL NUMBER OF LOTS	394	
RESIDENTIAL GROSS DENSITY	4.52	UNIT/AC
LOT SIZES	AVG (SF)	MIN (SF)
TOWNHOME	3382	3346
40' SINGLE FAMILY	4548	4307
45' SINGLE FAMILY	5281	5040
50' SINGLE FAMILY	6117	6010
60' SINGLE FAMILY	6915	6021
TOTAL RESIDENTIAL	5119	3346



VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX

P0.0	PRELIMINARY PLAT
P0.1	ZONING MAP
P0.2	PHASING MAP
P1.0	LOT DIMS NORTHWEST
P1.1	LOT DIMS SOUTHWEST
P1.2	LOT DIMS EAST
P1.3	LOT DIMS EAST CONT.
P2.0	PRELIMINARY SITE PLAN NORTHWEST
P2.1	PRELIMINARY SITE PLAN SOUTHWEST
P2.2	PRELIMINARY SITE PLAN EAST
P2.3	PRELIMINARY SITE PLAN EAST CONT.
P2.4	OFFSITE SEWER + ROAD SECTIONS
P3.0	EXISTING CONDITIONS



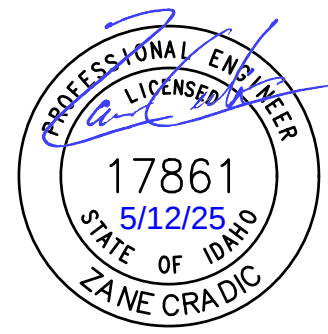
Kevin N. Sorensen
KEVIN N. SORENSEN
P.L.S. 11120
5/9/2025
P.L.S. 11120
PERTAINS ONLY TO THE BOUNDARY SURVEY

PRELIMINARY PLAT FOR

BREKANWOOD SUBDIVISION

PRELIMINARY PLAT

REVISIONS	NUMBER	DATE
DESIGNER: ZC		
DRAFTER: ZC		
REVIEWER: ZC		
DATE: 5/9/2025		
PROJECT #: 240001		
SHEET:		
P0.0		



REVISIONS	DESCRIPTION
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REVIEWER:	ZC
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PROJECT #:	240001
SHEET:	P0.1

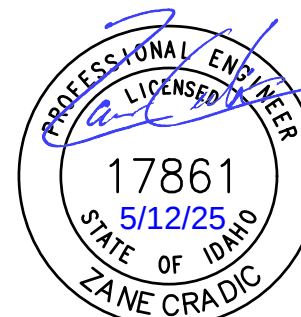
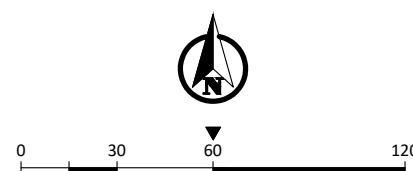
P0.1

BC - COMMERCIAL ±3.90 AC

RD - RESIDENTIAL ±77.88 AC



MATCHLINE
SEE ABOVE



WWW.IPI-ENGINEERS.COM P O BOX 190316 ROSE IN 833709

PRELIMINARY PLAT FOR
BREKANWOOD SUBDIVISION
LOT DIMS NORTHWEST

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DESIGNER: ZC

DRAFTER: ZC

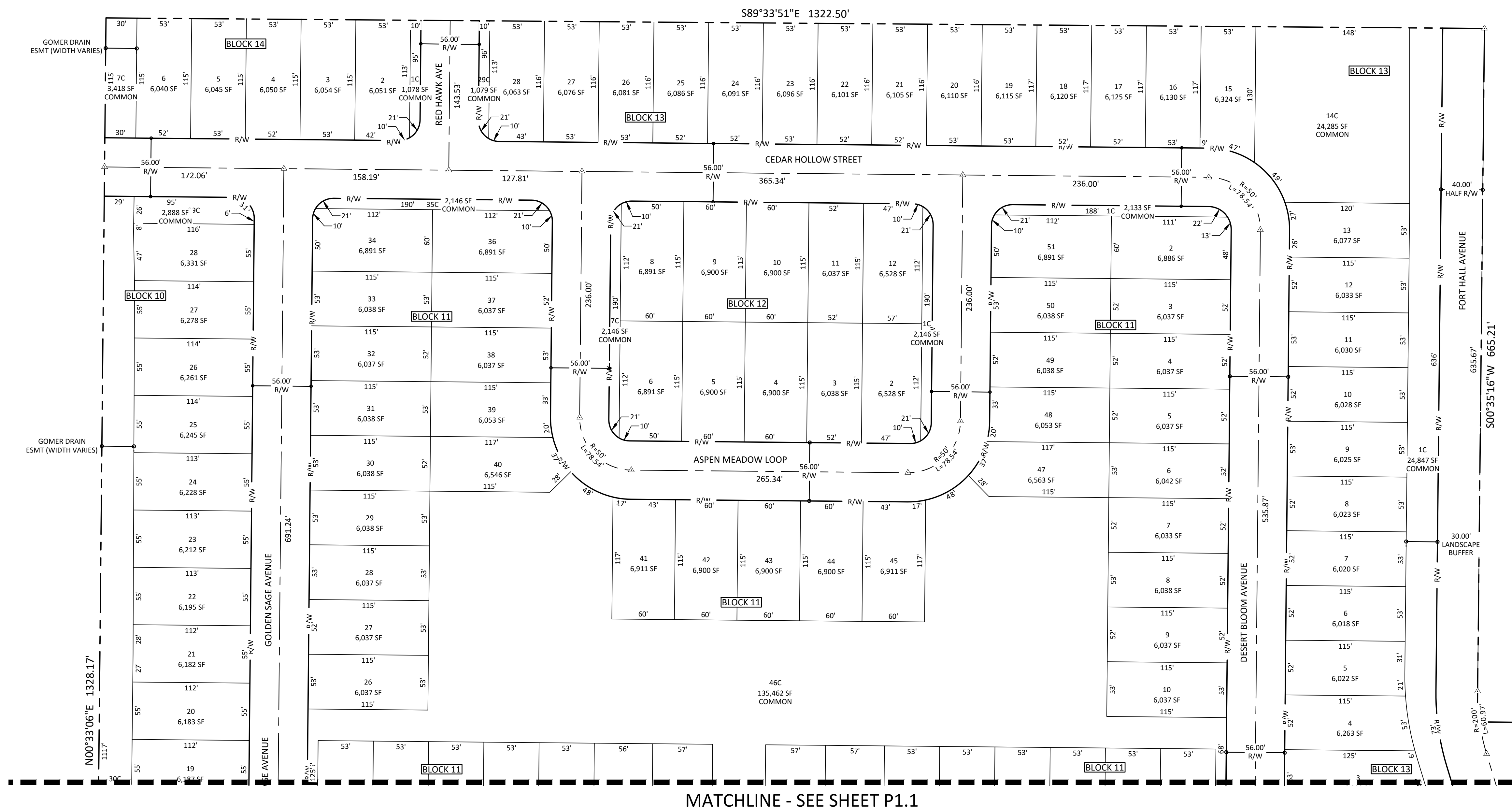
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DATE: 5/9/2025

PROJECT #: 240001

SHEET:

P1.0



MATCHLINE - SEE SHEET P1.1



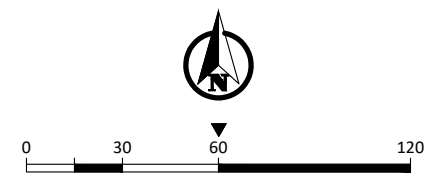
PRELIMINARY PLAT FOR
BREKANWOOD SUBDIVISION
LOT DIMS SOUTHWEST

DESIGNER: ZC
DRAFTER: ZC
REVIEWER: ZC
DATE: 5/9/2025
PROJECT #: 240001

P1.1



MATCHLINE
SEE ABOVE



PRELIMINARY PLAT FOR

BREKANWOOD SUBDIVISION

LOT DIMS EAST

DESIGNER: ZC

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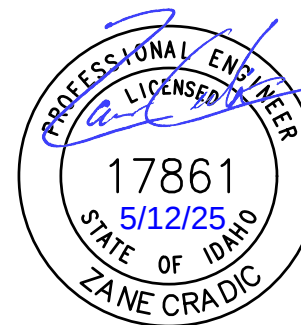
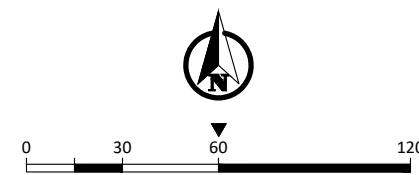
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DATE: 5/9/2025

PROJECT #: 240001

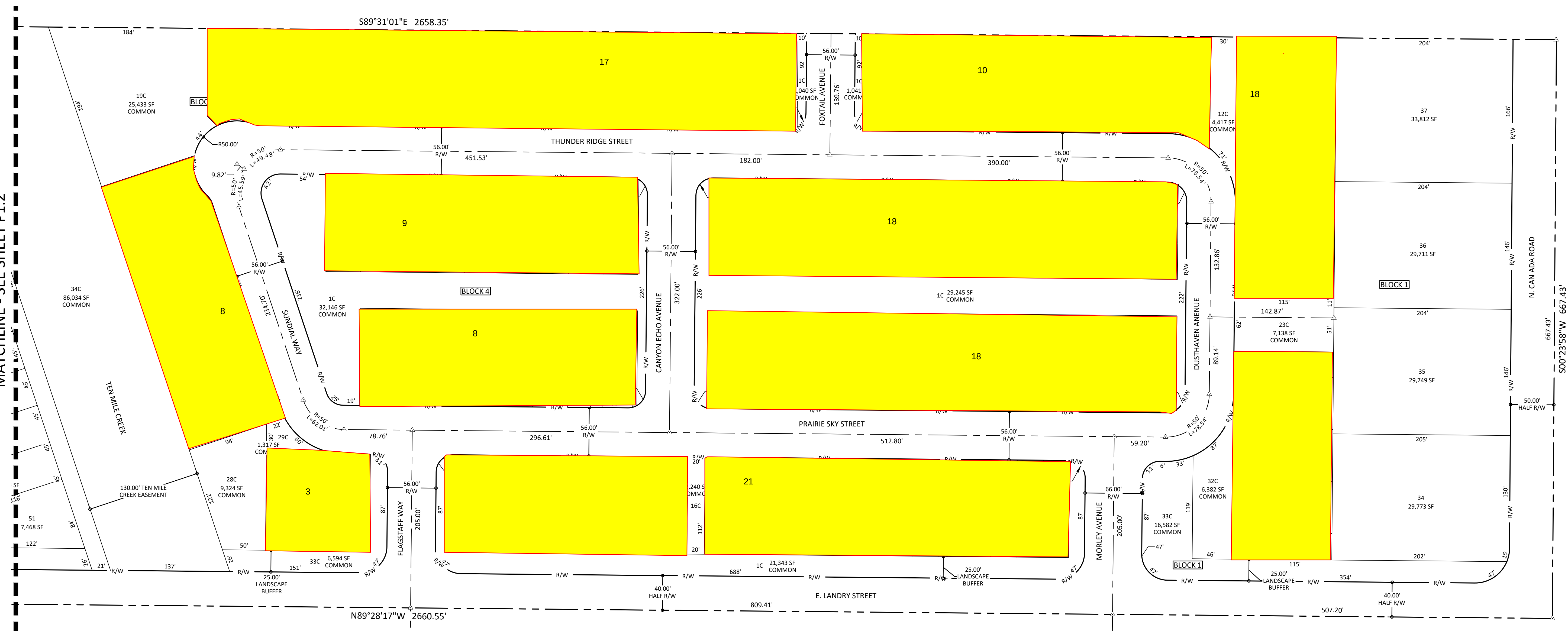
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P1.2



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MATCHLINE - SEE SHEET P1.2



PRELIMINARY PLAT FOR

BREKANWOOD SUBDIVISION

LOT DIMS EAST CONT.

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DESIGNER: ZC

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REVIEWER: ZC

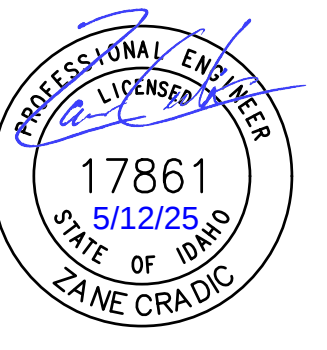
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PROJECT #: 240001

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P1.3

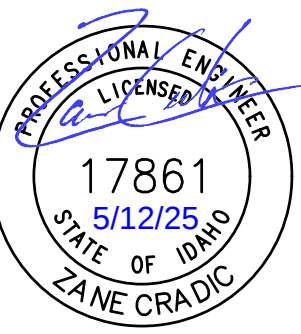
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REVISIONS	DESCRIPTION
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DESIGNER: ZC
DRAFTER: ZC
REVIEWER: ZC
DATE: 5/9/2025
PROJECT #: 2400001
SHEET: P2.0

P2.0



PRELIMINARY SITE PLAN SOUTHWEST

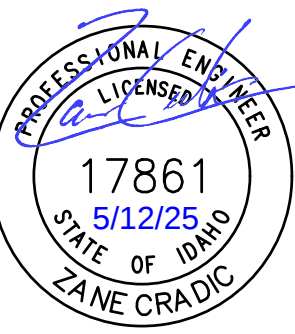
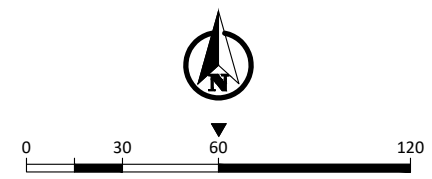
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DATE:	5/9/2025
PROJECT #:	240001

P2.1

MATCHLINE - SEE SHEET PT. 2

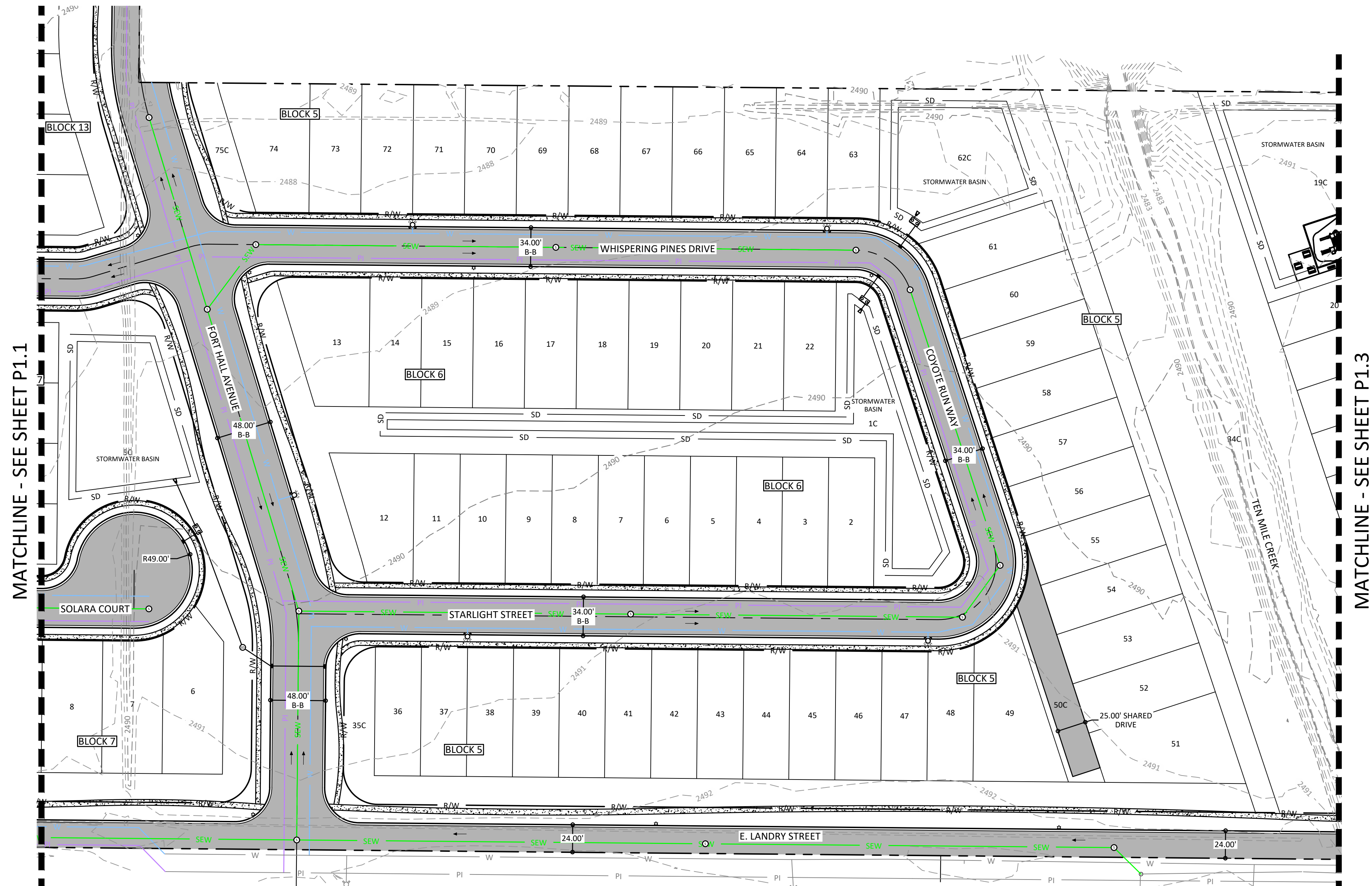
MATCHLINE
SEE ABOVE

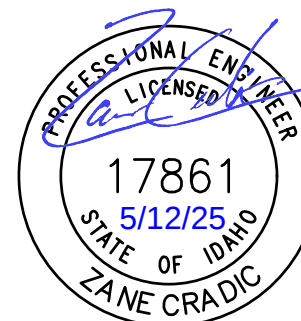
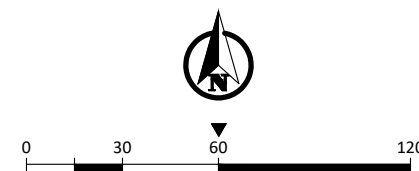
E. LANDRY STREET



WWW.UPLANDENGINEERS.COM P.O. BOX 190316 BOISE, ID 83709

PRELIMINARY PLAT FOR
BREKANWOOD SUBDIVISION
PRELIMINARY SITE PLAN EAST

[illegible]



WWW.IPIANDENGINEERS.COM P O BOX 190316 ROSE ID 833709

MATCHLINE - SEE SHEET P1.2



PRELIMINARY PLAT FOR

BREKANWOOD SUBDIVISION

PRELIMINARY SITE PLAN EAST CONT.

[illegible]

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DRAFTER: ZC

REVIEWER: ZC

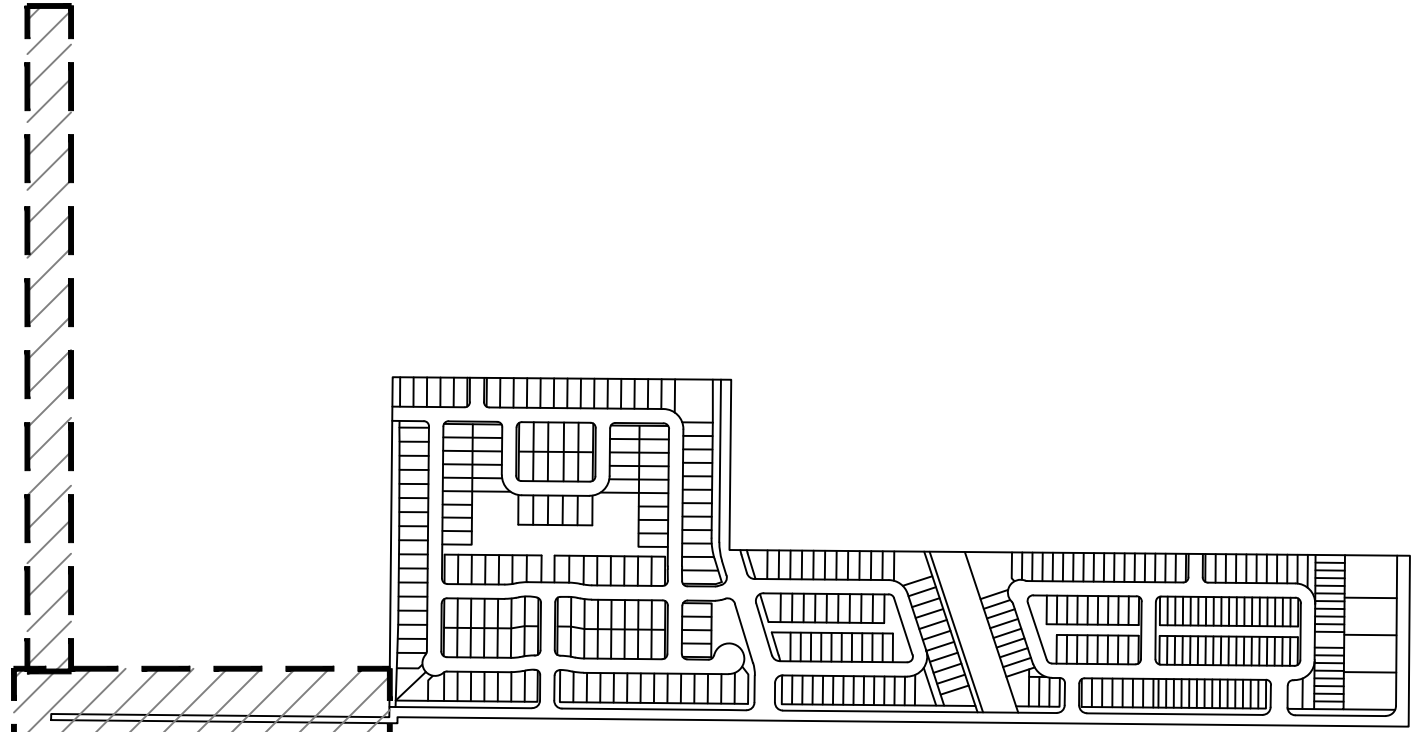
DATE: 5/9/2021

PROJECT #: 240001

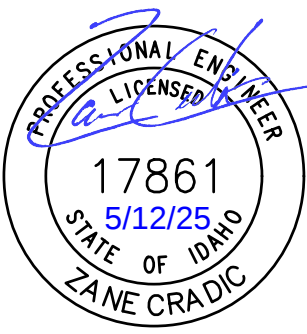
SHEET:

P2.3

\\Users\Leo Haase\UpAndEngineers\Zane Cradic - 2400001\CAD\Sheets\2400001-C-SITE PLAN.PP.dwg, 5/9/2025 2:17:27 PM, Leo Haase

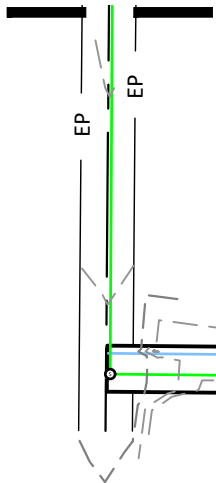


SITE KEY
SCALE: 1"=750'



WWW.UPLANDENGINEERS.COM
P.O. BOX 19916 BOISE, ID 83709

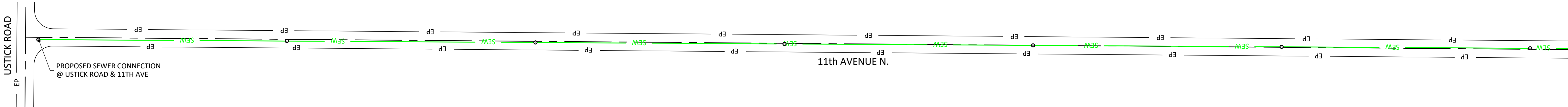
MATCHLINE - SEE BELOW



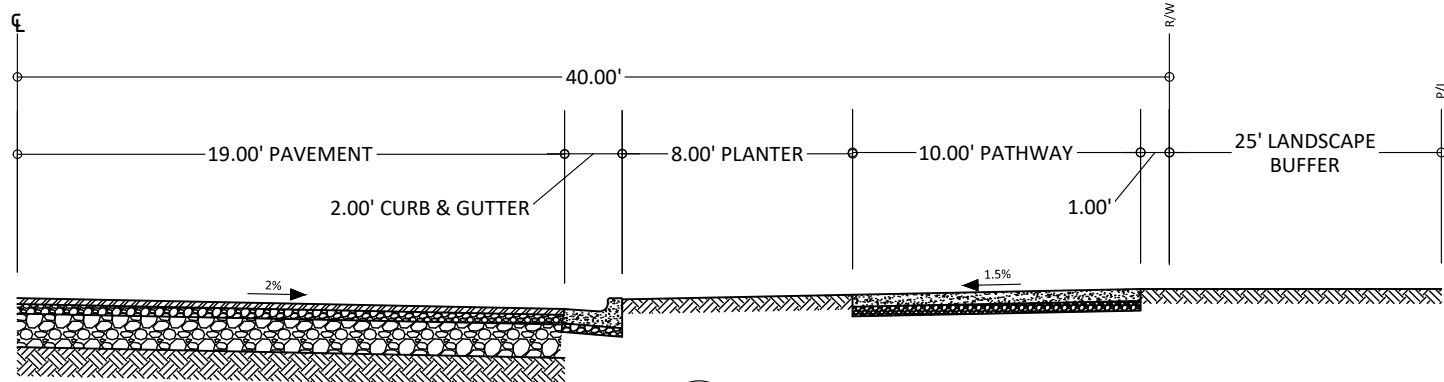
MATCHLINE
SEE SHEET C2.1

USTICK ROAD

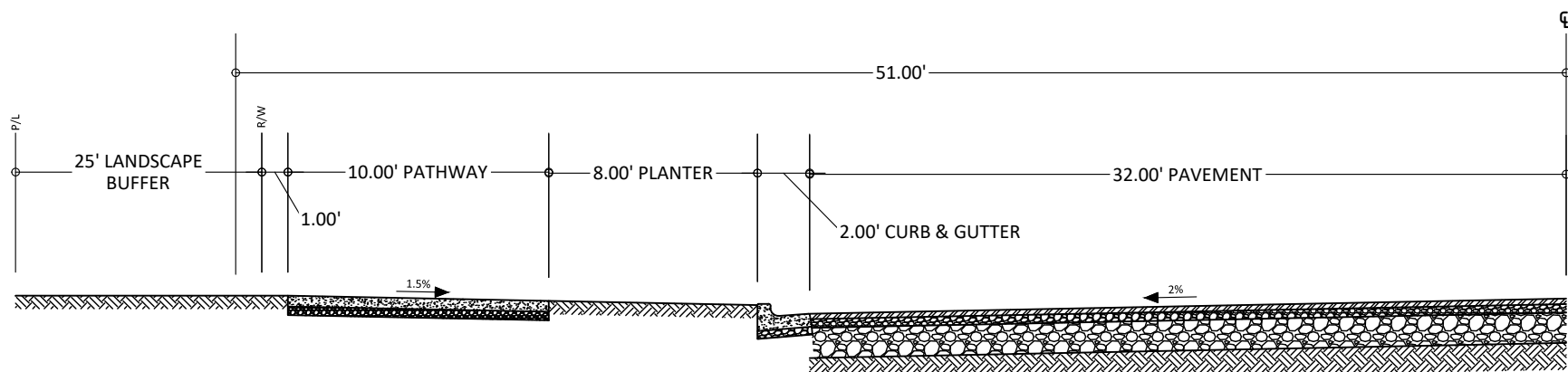
PROPOSED SEWER CONNECTION
@ USTICK ROAD & 11TH AVE



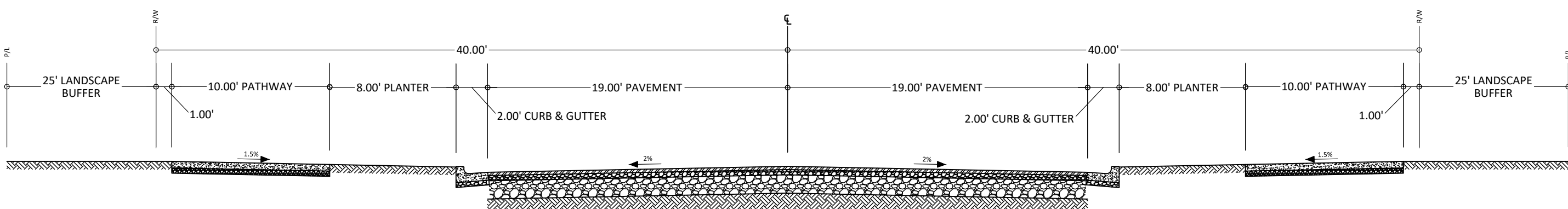
MATCHLINE
SEE ABOVE



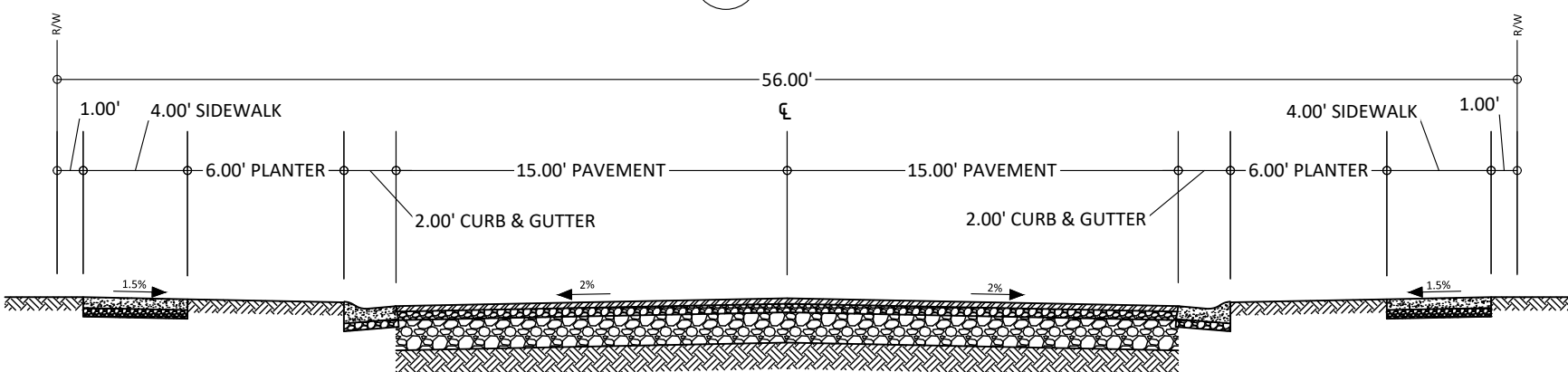
1 LANDRY STREET WIDENING
P2.4
NOTE: NOT TO SCALE



3 CAN-ADA ROAD WIDENING
P2.4
NOTE: NOT TO SCALE



2 FORT HALL AVENUE
P2.4
NOTE: NOT TO SCALE



4 LOCAL STREET
P2.4
NOTE: NOT TO SCALE

PRELIMINARY PLAT FOR
BREKANWOOD SUBDIVISION
OFFSITE SEWER + ROAD SECTIONS

NUMBER	REVISIONS DESCRIPTION	DATE

DESIGNER: ZC

DRAFTER: ZC

REVIEWER: ZC

DATE: 5/9/2025

PROJECT #: 240001

SHEET:

P2.4



35	R307382710	EDWARD & MARGARET KEUBLER	6418 E. CANYON CROSSING DR, NAMPA, ID 83687
36	R307382700	CHRISTOPHER & JENNIFER KIESMAN	6430 E. CANYON CROSSING DR, NAMPA, ID 83687
37	R307382690	JODRAN & MINDI BLACKBURN	6442 E. CANYON CROSSING DR, NAMPA, ID 83687
38	R307383050	BRYCEN & SAVANNA TAYLOR	17455 N. FORT HALL AVE, NAMPA, ID 83687
39	R307382570	FAIRHAVEN HOA, INC	3140 W BELLTOWER DR, MERIDIAN, ID 83646
40	R307600000	LOUIE ASUMENDI	17727 11TH AVE N., NAMPA, ID 83687
41	R209270110	MICHAEL & HAZEL NUTSCH	17341 11TH AVE N., NAMPA, ID 83687
42	R30779012A0	ENDURANCE HOLDINGS, LLC	1977 E. OVERLAND RD, MERIDIAN, ID 83642
43	R307790100	DOUGLAS & DARLENE ESELMAN	17531 11TH AVE N., NAMPA, ID 83687
44	R307630100	FRED & VANESSA SLEIGHT	17520 11TH AVE N., NAMPA, ID 83687
45	R307630110	KEITH & MARILYN BRANDT	203 11TH AVE N., NAMPA, ID 86351
46	R307650000	VIPER INVESTMENTS	1977 E. OVERLAND RD, MERIDIAN, ID 83642
47	R307710000	TAKEUCHI FARMS, LLC	6626 USTICK ROAD, NAMPA, ID 83687
48	R307720000	LONE TREE FARMS, LLC	18083 N. CAN ADA RD, NAMPA, ID 83687
49	R307320000	NICHOLAS MASSOTH REVOCABLE TRUST	6251 USTICK RD, NAMPA, ID 83687
50	R307350000	WILD, LLC	1840 N. LAKES PL, MERIDIAN, ID 83646

DESIGNER:	ZC
DRAFTER:	ZC
REVIEWER:	ZC
DATE:	5/9/2025
PROJECT #:	240001
SHEET:	P3.0

EXISTING CONDITIONS

