



# Planning & Zoning Department Master Application

**Staff Use Only**  
 Project Name: Chisum Estates  
 File Number: SPP-095-21  
 Related Applications: ANN-220-21; PUD-008-21

### Type of Application

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Annexation        | <input checked="" type="checkbox"/> Planned Unit Development/MPC |
| <input type="checkbox"/> Appeal                       | <input type="checkbox"/> RV Park                                 |
| <input type="checkbox"/> Building & Site Design       | <input checked="" type="checkbox"/> Subdivision                  |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Short                                   |
| <input type="checkbox"/> Conditional Use Permit       | <input checked="" type="checkbox"/> Preliminary                  |
| <input type="checkbox"/> Development Agreement        | <input type="checkbox"/> Final                                   |
| <input type="checkbox"/> Modification                 | <input type="checkbox"/> Condo                                   |
| <input type="checkbox"/> Home Occupation              | <input type="checkbox"/> Temporary Use Permit                    |
| <input type="checkbox"/> Daycare                      | <input type="checkbox"/> Fireworks Stand                         |
| <input type="checkbox"/> Kennel License               | <input type="checkbox"/> Vacation                                |
| <input type="checkbox"/> Commercial                   | <input type="checkbox"/> Variance                                |
| <input type="checkbox"/> Mobile Home Park             | <input type="checkbox"/> Zoning Map/Ordinance Amendment          |
| <input type="checkbox"/> Legal Non-Conforming Use     | <input type="checkbox"/> Other: _____                            |

**You must attach any corresponding checklists with your application or it will not be accepted**

Applicant Name: Triple Crown Investments LLC Phone: 208-466-2503  
 Applicant Address: 455 S. Kings Road Email: lance@tciid.com  
 City: Nampa State: ID Zip: 83687  
 Interest in property:  Own  Rent  Other: Developer

Owner Name: Thornton-Gallup LLC Phone: \_\_\_\_\_  
 Owner Address: P O Box 1495 Email: \_\_\_\_\_  
 City: Nampa State: ID Zip: 83653

Contractor Name (e.g., Engineer, Planner, Architect): Andrew Newell  
 Firm Name: Blaine A. Womer Civil Engineering Phone: (208) 593-7555  
 Contractor Address: 4355 W. Emerald Street, Suite 145 Email: andrew@bawce.com  
 City: Boise State: ID Zip: 83706

**Subject Property Information**

Address: SWC Happy Valley and Amity

Parcel Number(s): R221600000 R3239501000 R3238900000 R323900000 R3239100000  
R3239501200 R32394010F0 R32392011A0 Total acreage: 124.66 Zoning: NA  
R3238901000 125.66 (total to be annexed based on total acreage on legal descriptions)

Type of proposed use:  Residential  Commercial  Industrial  Other: \_\_\_\_\_

Project/Subdivision Name: Chisum Estates Subdivision

Description of proposed project/request: requesting to annex roughly 124 acres concurrently with a preliminary plat for 192 residential, 11 industrial and 2 commercial lots on 118 acres

Proposed Zoning: IL, RMH, RS6, BC Acres of each proposed zone: 42.03, 15.86, 62.72, 4.05

**Development Project Information (if applicable)**

40.83 (IL) 15.86 (RMH) 63.79 (RS6) 5.18 (BC)  
 \*Each of the above was taken directly from the legal descriptions is Indian Creek, not apart of plat

Lot Type	Number of Lots	Acres
Residential	192	36.44
Commercial	<del>4</del> 2	3.74
Industrial	<del>12</del> 11	31.85
Common (Landscape, Utility, Other)	31	10.41 +21.3 ROW
Open Space	4	20.42
<b>Total</b>	<b>240</b>	<del>102.24</del> 102.86 (124.66)

**Please answer all questions that are relevant to your project**

Minimum square footage of structure: NA Maximum building height: NA

Minimum property size (s.f.): 3,949 Average property size (s.f.): 6,240

Gross density: 1.53 Net density: 1.85

Type of dwelling proposed:  Single-family Detached  Single-family Attached

Duplex  Multi-family  Condo  Other: Commercial/Industrial

Proposed number of units: ~~202~~ 191 single family units, multi family units unknown at present

Total number of parking spaces provided: 40

% of open space/common area: 29.9

**Completed applications and checklists can be sent to: [pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)**

**Authorization**

Print applicant name: Lance Thueson

Applicant signature:  Date: Aug 25, 2021

City Staff	
Received by: <u>JKW</u>	Received date: <u>9/8/21</u>