



Planning & Zoning Department

Master Application

Staff Use Only

Project Name: _____

File Number: _____

Related Applications: _____

Type of Application

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

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

Applicant Name: Challenger Development Inc. Phone: 208-288-5560

Applicant Address: 1977 E. Overland Road Email: jeffh@cbhhomes.com

City: Meridian State: ID Zip: 83642

Interest in property: Own Rent Other: Development Company

Owner Name: Endurance Holdings LLC Phone: 208-288-5560

Owner Address: 1977 E. Overland Road Email: jeffh@cbhhomes.com

City: Meridian State: ID Zip: 83642

Contractor Name (e.g., Engineer, Planner, Architect): Becky McKay, Project Planner

Firm Name: Engineering Solutions, LLP Phone: 208-938-0980

Contractor Address: 1029 N. Rosario Street, Suite 100 Email: beckym@engsol.org

City: Meridian State: ID Zip: 83642

Subject Property Information

Address: 0 Middleton Road, Nampa, Idaho

Parcel Number(s): R3203001000, R3203001100 Total acreage: 28.63 Zoning: BC and R-1

Type of proposed use: Residential Commercial Industrial Other: _____

Project/Subdivision Name: Clearcreek Subdivision Annexation/Zoning, Rezone, Development Agreement Modification and Preliminary Plat

Description of proposed project/request: Annexation & Rezoning of 2.64 acres to RS-8.5 and 26.97 acres to RML with a development agreement and preliminary plat for 107 townhome lots, 6 single-family lots, 23 four-plex lots and 20 common lots on 28.63 acres

Proposed Zoning: RS-8.5/RML Acres of each proposed zone: 2.64/26.97

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	136	13.91
Commercial	0	
Industrial	0	
Common (Landscape, Utility, etc.)	20	5.09
Right of Way (internal roadways, ROW to be dedicated, etc.)	N/A	5.15
Qualified Open Space		4.48
Total	156	28.63

Please answer all questions that are relevant to your project

Minimum square footage of structure: 1,400 s.f. (TH) Maximum building height: 30' (2 stories)

Minimum property size (s.f.): 2,303 Average property size (s.f.): 4,455

Gross density: 7.16 Net density: 14.74

Type of dwelling proposed: Single-family Detached Single-family Attached
 Duplex Multi-family Condo Other: Townhomes

Proposed number of units: 205

Total number of parking spaces provided: 230

% of qualified open space: 32.21

Additional information may be requested after submittal.

Authorization

Print applicant name: Becky McKay, Engineering Solutions, LLP

Applicant signature: *Becky McKay* Date: June 20, 2022

City Staff

Received by: _____ Received date: _____