



Planning & Zoning Department

Master Application

Staff Use Only

Project Name: Harvest Creek

File Number: ANN-199-2021

Related Applications: SPP-077-2021

Type of Application

- | | |
|---|---|
| <input checked="" type="checkbox"/> Annexation | <input 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: Hayden Homes Idaho LLC represented by Tim Mokwa Phone: (208)869-9785

Applicant Address: 1406 N Main St, Suite 109 Email: tmokwa@hayden-homes.com

City: Meridian State: ID Zip: 83642

Interest in property: Own Rent Other: Contract to Purchase

Owner Name: Cynthia Moss Phone: (208)922-8388

Owner Address: 5201 E Locust Lane Email: cindylmoss@gmail.com

City: Nampa State: ID Zip: 83686

Contractor Name (e.g., Engineer, Planner, Architect): David Bailey

Firm Name: Bailey Engineering, Inc. Phone: (208)938-0013

Contractor Address: 4242 N Brookside Ln Email: dbailey@baileyengineers.com

City: Eagle State: ID Zip: 83714

Subject Property Information

Address: 0 E Locust Ln.; 0 Robinson Rd.; and 4417 S Happy Valley Rd, Nampa, ID 83686

Parcel Number(s): R2891801000, R2891700000, R29512010A0, R2951401000 Total acreage: 76.2 Zoning: RR
*Some of these parcels are not being annexed in their entirety^{BH} Total to be annexed^{BH}

Type of proposed use: Residential Commercial Industrial Other: _____

Project/Subdivision Name: Harvest Creek Subdivision

Description of proposed project/request: Requesting annexation with a Zone of RS-6 and a concurrent application for Preliminary Plat approval of Harvest Creek. The Subdivision proposes 214 detached, single-family lots

Proposed Zoning: RS-6 Acres of each proposed zone: 76.2

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	214	approx. 39 acres
Commercial		
Industrial		
Common (Landscape, Utility, Other)	35	16.4 acres 14.88 acres in ROW/other ^{BH}
Open Space		
Total	249	70.28 acres total for prelim plat ^{BH}

Please answer all questions that are relevant to your project

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

Minimum property size (s.f.): 5,000 Average property size (s.f.): 8,007

Gross density: 3.05 Net density: 6% 5.5 u/acre^{BH}

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

Duplex Multi-family Condo Other: _____

Proposed number of units: 214 detached, single-family lots

Total number of parking spaces provided: _____

% of open space/common area: 23.3%

Completed applications and checklists can be sent to: pzall@cityofnampa.us

Authorization

Print applicant name: Tim Mokwa

Applicant signature:  Date: 4/12/21

City Staff

Received by: JKW Received date: 05-03-2021