



# Planning & Zoning Department

## Master Application

**Staff Use Only**

Project Name: Lakeview Neighborhood

File Number: ANN-00293-2023

Related Applications: SPP-00135-2023

### Type of Application

- |   |  |
|---|--|
| <input type="checkbox"/> Accessory Structure                  | <input type="checkbox"/> Legal Non-Conforming Use                |
| <input checked="" type="checkbox"/> Annexation/Pre-Annexation | <input type="checkbox"/> Planned Unit Development/MPC            |
| <input type="checkbox"/> Appeal                               | <input checked="" type="checkbox"/> Subdivision                  |
| <input type="checkbox"/> 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 type="checkbox"/> Development Agreement                | <input type="checkbox"/> Temporary Use Permit                    |
| <input 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 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: FlexSpace LLC Phone: 208.336.5355

Applicant Address: 4824 W Fairview Ave Email: marcel@congergroup.com

City: Boise State: ID Zip: 83706

Interest in property:  Own  Rent  Other: Purchase Agreement

Owner Name: Karen Lea and Bob Lee Anderson Phone: \_\_\_\_\_

Owner Address: 12529 S Midway Road Email: \_\_\_\_\_

City: Nampa State: ID Zip: 83686

Contractor Name (e.g., Engineer, Planner, Architect): Ben Thomas

Firm Name: Civil Innovations, PLLC Phone: 208.884.8181

Contractor Address: 1043 E. Park Blvd., Suite 100 Email: ben@civil-innovations.com

City: Boise State: ID Zip: 83712

**Subject Property Information**

Address: 12529 Midway Road; 0 Iowa Ave., Nampa, ID 83686

Parcel Number(s): R3310800000; R3311500000 Total acreage: 57.1 Zoning: ~~AG~~ **County**

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

Project/Subdivision Name: Lakeview Neighborhood

Description of proposed project/request: Annexation, zoning and preliminary plat of 156 lot  
single family residential neighborhood with one existing residential house.

Proposed Zoning: RS 8.5 Acres of each proposed zone: 57.16

**Development Project Information (if applicable)**

Lot Type	Number of Lots	Acres
Residential	156	34.62
Commercial	0	0
Industrial	0	0
Common (Landscape, Utility, etc.)	11	8.84
Right of Way (internal roadways, ROW to be dedicated, etc.)	Staff Use Only	13.70
Qualified Open Space	Staff Use Only	8.8
<b>Total</b>	<b>167</b>	<b>57.16</b>

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

Minimum square footage of structure: \_\_\_\_\_ Maximum building height: 30'

Minimum property size (s.f.): 8,500 Average property size (s.f.): 9,667

Gross density: \_\_\_\_\_ Net density: 2.73

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

Duplex  Multi-family  Condo  Other: \_\_\_\_\_

Proposed number of units: \_\_\_\_\_

Total number of parking spaces provided: \_\_\_\_\_

% of qualified open space: \_\_\_\_\_

**Additional information may be requested after submittal.**

**Authorization**

Print applicant name: Marcel Lopez

Applicant signature:  Date: 08.18.2023

**City Staff**

Received by: JKW Received date: 9/25/2023