



Planning & Zoning Department
Master Application

Staff Use Only
Project Name: Magnolia Estates
File Number: SPP-091-21
Related Applications: ANN-215-21

Type of Application

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

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

Applicant Name: Trilogy Development
Phone: 208-860-8371
Applicant Address: 9839 W. Cable Car Suite 101
Email: shawn@trilogyidaho.com
City: Boise
State: Idaho
Zip: 83709
Interest in property: Own, Rent, Other

Owner Name: Corey Barton
Phone:
Owner Address: 1977 E. Overland Road
Email:
City: Meridian
State: Idaho
Zip: 83642

Contractor Name (e.g., Engineer, Planner, Architect): Jaro m Wagoner
Firm Name: JP Wagoner Planning
Phone: 208-761-2914
Contractor Address: 11846 Linden Road
Email: jpwagonerplanning@gmail.com
City: Caldwell
State: Idaho
Zip: 83605

Subject Property Information

Address: 18189 Northside Boulevard & 0 Northside Blvd (See email from Jarom Wagoner)

Parcel Number(s): R34357, R34357010 Total acreage: ~~22.2~~ 23.6 Zoning: County-Ag
total to be annexed

Type of proposed use: Residential Commercial Industrial Other: _____

Project/Subdivision Name: Magnolia Estates

Description of proposed project/request: Preliminary Plat of 22.2 acres to include a mix of Single-Family Dwellings and Multi-Family 4-plexes.

Proposed Zoning: RD Acres of each proposed zone: 23.6 (the 1.4 acre parcel is being annexed but is not a part of the prelim plat)

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	38 SFD Lots, 14 Four-Plex lots	22.2 11.13
Commercial		
Industrial (ROW)		2.17
Common (Landscape, Utility, Other)	13	6.2
Open Space		2.7
Total	65	22.2

Please answer all questions that are relevant to your project

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

Minimum property size (s.f.): 7,000 sq. ft. Average property size (s.f.): _____

Gross density: 4.24 DU/acre Net density: 8.44 du/acre

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

Duplex Multi-family Condo Other: _____

Proposed number of units: 38 Single-Family Dwelling Lots, 14 four-plex lots (56 units)

Total number of parking spaces provided: 126 (9 per 4-plex)

% of open space/common area: 12.4%

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

Authorization

Print applicant name: Jarom Wagoner

Applicant signature:  Date: 8/6/21

City Staff

Received by: JKW Received date: 8/16/21