



## Planning & Zoning Department

### Subdivision Preliminary Plat Checklist

<b>Staff Use Only</b>	
Project Name:	Spyglass Ridge
File Number:	SPP-00074-2021

**Pre-application conferences are required prior to submittal of a preliminary plat application.**

**All of the following materials must be provided or the application will not be accepted.**

Applicant	Staff	Description
✓	X	Pre-application meeting (Date of meeting: <u>12 / 30 / 20</u> )
✓	X	A recorded warranty deed for the property, proof of option, or earnest money agreement
✓	X	Affidavit of legal interest
	X	Auto CAD File and PDF of Preliminary Plat (full size)
✓	X	Full Geotechnical/Soils Reports with foundation recommendations
✓	X	Storm Water Reports
	N/A per Caleb's notes from pre-app meeting	Traffic Impact Study (if required by Engineering)
✓	X	Legal description of plat boundary of the plat
✓	X	PDF of landscape plans Show Tree details and planting specifics Show Fencing details to include location, Fence Material and Height
✓	X	Narrative fully describing the scope of the project
✓	X	Associated fees
✓	X	Master Application form

**Submit all materials digitally unless requested otherwise.**

#### Standard Preliminary Plat Fees

Planning Preliminary Plat Review Fee	\$244	\$
Plus \$5.98 per lot	\$5.98 x ( <u>82</u> ) = <u>490.36</u>	\$
Sewer Model Fee	\$250	\$
Water Model Fee	\$250	\$
Fire Department Review Fee	\$160	\$
Plus \$1.00 per lot	\$1.00 x ( <u>82</u> ) = <u>82</u>	\$
	Total=	\$

**NOTICE TO APPLICANT** 1476.36

**ROUTING** – Applications will be heard by the Nampa Planning and Zoning Commission. All information on this checklist shall be submitted at least 60 days prior to the desired public hearing date. Public Hearings are held on the 2<sup>nd</sup> & 4<sup>th</sup> Tuesday of each month.

**AGENCY SUBMITTALS:** The city notifies and solicits comment from outside agencies when the project falls within another jurisdiction (irrigation, highway, etc.). Please be sure to submit drawings for review with any agency that may have an interest in your project. The city will not be responsible for reviews outside of the typical city departments.





Planning & Zoning Department
Master Application

Staff Use Only

Project Name: Spyglass Ridge
File Number: SPP-00074-2021
Related Applications: ANN-00194-2021 and CUP-00215-2021

Type of Application

- Annexation
Appeal
Building & Site Design
Comprehensive Plan Amendment
Conditional Use Permit
Development Agreement
Home Occupation
Kennel License
Mobile Home Park
Legal Non-Conforming Use
Planned Unit Development/MPC
RV Park
Subdivision
Short
Preliminary
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: Copium Investment LLC
Applicant Address: 1151 E Iron Eagle Drive
City: Eagle
Interest in property: [X] Own [ ] Rent [ ] Other:

Owner Name: Copium Investment LLC
Owner Address: 1151 E Iron Eagle Drive
City: Eagle

Contractor Name (e.g. Engineer, Planner, Architect): Will Mason
Firm Name: Mason & Associates, Inc
Contractor Address: 924 3rd Street South, Ste B
City: Nampa

**Subject Property Information**

Address: 11642 Iowa Ave Nampa and 11544 Iowa Ave Nampa

Parcel Number(s): R32087010 R32087013 Total acreage: 9.76 Zoning: A9

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

Project/Subdivision Name: \_\_\_\_\_

Description of proposed project/request: Annexation and zone to R56 with a CUP for zero lot line for proposed townhomes.

Proposed Zoning: R56 Acres of each proposed zone: 8.88

**Development Project Information (if applicable)**

Lot Type	Number of Lots	Acres
Residential	<del>65</del> 66 <sup>BH</sup>	5.01
Commercial	0	0
Industrial	0	0
Common (Landscape, Utility, Other)	17	1.85
Open Space / Roadway	internal Roads	2.02
<b>Total</b>	<del>82</del> 83 <sup>BH</sup>	8.88

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

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

Minimum property size (s.f.): 3000 Average property size (s.f.): 3,360

Gross density: 7.31 lots/Acre <sup>7.43 u/acre<sup>BH</sup></sup> Net density: 12.97 lots/Acre <sup>13.17 u/acre<sup>BH</sup></sup>

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

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

Proposed number of units: ~~105~~ 66<sup>BH</sup>

Total number of parking spaces provided: 2 per unit = 130

% of open space/common area: 37%

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

**Authorization**

Print applicant name: Isaac Waitman

Applicant signature: [Signature] Date: 3/8/2021

**City Staff**

Received by: BH Received date: 03/23/21