



Planning & Zoning Department

Conditional Use Permit Checklist

Nonrefundable Fee: **\$350.00**

Staff Use Only

Project Name: _____ File Number: _____

Date Received: _____ Code Referenced: _____

Please ensure that you have had a pre-application meeting or discussion with a member of Planning and Zoning staff prior to submitting your application.

Did you discuss this application with a planner? Yes No

Date of Pre-App Meeting/Discussion: 04 / 20 / 2022 Type (in person, phone, email, etc.) in-person

Please provide the following required documentation to complete the application. Applications should be submitted through the Citizen Self Service (CSS) portal online. Instructions can be found on our website cityofnampa.us/255/Planning-Zoning under the *Apply for a Planning Permit* link.

| Applicant | Staff | Description |
|---|-------|---|
| A copy of <u>ONE</u> of the following | | |
| | | A recorded warranty deed for the property |
| X | | Proof of option |
| | | Earnest money agreement |
| One copy of <u>EACH</u> of the following | | |
| X | | A sketch drawing of the site & any adjacent property affected, showing all existing & proposed locations of streets, easements, property lines, uses structures, driveways, pedestrian walks, off-street parking & off-street loading facilities and landscaped areas, preliminary or final building plans & building elevations, together with any other information considered pertinent to the determination of this matter. |
| X | | Signed & Notarized Affidavit of Legal Interest. Form must be completed by the legal owner (if the owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that the person signing is an authorized agent) |
| X | | A Professional Land Surveyor or Engineer verified <u>original legal description</u> of property. <ul style="list-style-type: none"> If the legal description provided is not clean and legible, a retyped Microsoft Word formatted document must be submitted. |
| X | | Narrative fully describing the reason for the proposed Conditional Use Permit. |
| X | | Associated fees |
| X | | Master Application form |

NOTICE TO APPLICANT

This application will be referred to the Nampa Planning Commission for its consideration. The Planning Commission shall hold a public hearing on the application and it shall be granted or denied. Notice of public hearing must be published in the Idaho Press-Tribune 15 days prior to said hearing. Notice shall also be posted on the premises not less than 1 week prior to the hearing. Hearing notices will also be mailed to property owners or purchasers of record within 300 feet of the subject property. You will be given notice of the public hearing and should be present to answer any questions.

If a Conditional Use Permit is granted by the Planning Commission, it shall not become effective until after an elapsed period of 15 days from the date of Planning Commission action. During this time any interested person may appeal the action to the City Council. You will be notified of any pending appeals.

If the conditional use permit is denied by the Planning Commission, you may appeal the decision to the City Council within 15 days from the date such action is taken by the Planning Commission. At the time the Conditional use permit becomes effective you will be sent a document which constitutes an official "Conditional Use Permit". This document will enumerate the conditions attached to the issuance of the permit and state the consequences of failure to comply.



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 type="checkbox"/> Annexation | <input type="checkbox"/> Planned Unit Development/MPC |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Building & Site Design Review | <input type="checkbox"/> Short |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final |
| <input checked="" 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: The Housing Company Phone: 855-505-4700 Ext: 4810

Applicant Address: 565 W. Myrtle Ste 250 Email: erina@ihfa.org

City: Boise State: ID Zip: 83702

Interest in property: Own Rent Other: _____

Owner Name: The Housing Company Phone: 855-505-4700 Ext: 4810

Owner Address: 565 W Myrtle Ste 250 Email: erina@ihfa.org

City: Boise State: ID Zip: 83702

Contractor Name (e.g., Engineer, Planner, Architect): Keith Tasker

Firm Name: Hutchison-Smith Architects Phone: 208-338-1212

Contractor Address: 270 N 27th St A Email: ktasker@hsaarchitects.com

City: Boise State: ID Zip: 83702

Subject Property Information

Address: 0 12th Ave Rd, 203 & 211 E Florida, 1224 S Nectarine, & 200 E Hawaii

Parcel Number(s): R116530100, R116540000, Total acreage: 3.189 Zoning: BC
R116550000, R116560000, R117680000

Type of proposed use: Residential Commercial Industrial Other: _____

Project/Subdivision Name: The Core

Description of proposed project/request: 74-unit multi-family

Proposed Zoning: BC (Community Business) Acres of each proposed zone: total 3.189

Development Project Information (if applicable)

| Lot Type | Number of Lots | Acres |
|---|----------------|-------|
| Residential | | |
| Commercial | 5 | 3.189 |
| Industrial | | |
| Common (Landscape, Utility, etc.) | | |
| Right of Way (internal roadways, ROW to be dedicated, etc.) | | |
| Qualified Open Space | | |
| Total | 5 | 3.189 |

Please answer all questions that are relevant to your project

Minimum square footage of structure: 29,932 Maximum building height: 30 F.T.

Minimum property size (s.f.): N/A Average property size (s.f.): N/A

Gross density: 23.20 Net density: 27.55

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

Duplex Multi-family Condo Other: _____

Proposed number of units: 74

Total number of parking spaces provided: 166

% of qualified open space: 30%

Additional information may be requested after submittal.

Authorization

Print applicant name: Erin Anderson

Applicant signature: *Erin Anderson* Date: 06-17-2022

| |
|---|
| City Staff |
| Received by: _____ Received date: _____ |



City of Nampa

PLANNING and ZONING DEPARTMENT

OFFICE (208) 468-5484

CITY HALL

411 THIRD STREET SO.

NAMPA, IDAHO 83651

FAX (208) 465-2261

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
:SS
COUNTY OF CANYON)

A. I, DL Evans Bank, whose address is 375 N Overland Ave, Burley, ID 83318, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.

B. I grant my permission to The Housing Company, whose address is 565 W. Myrtle, Suite 250, Boise ID, to submit the accompanying application pertaining to the property described on the attached application.

C. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 17th day of May.

Signature by Robert Squire, VP General Counsel

SUBSCRIBED AND SWORN to before me the 17 day of May, 2022

Notary Public for Idaho

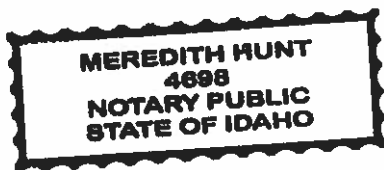
Residing at:

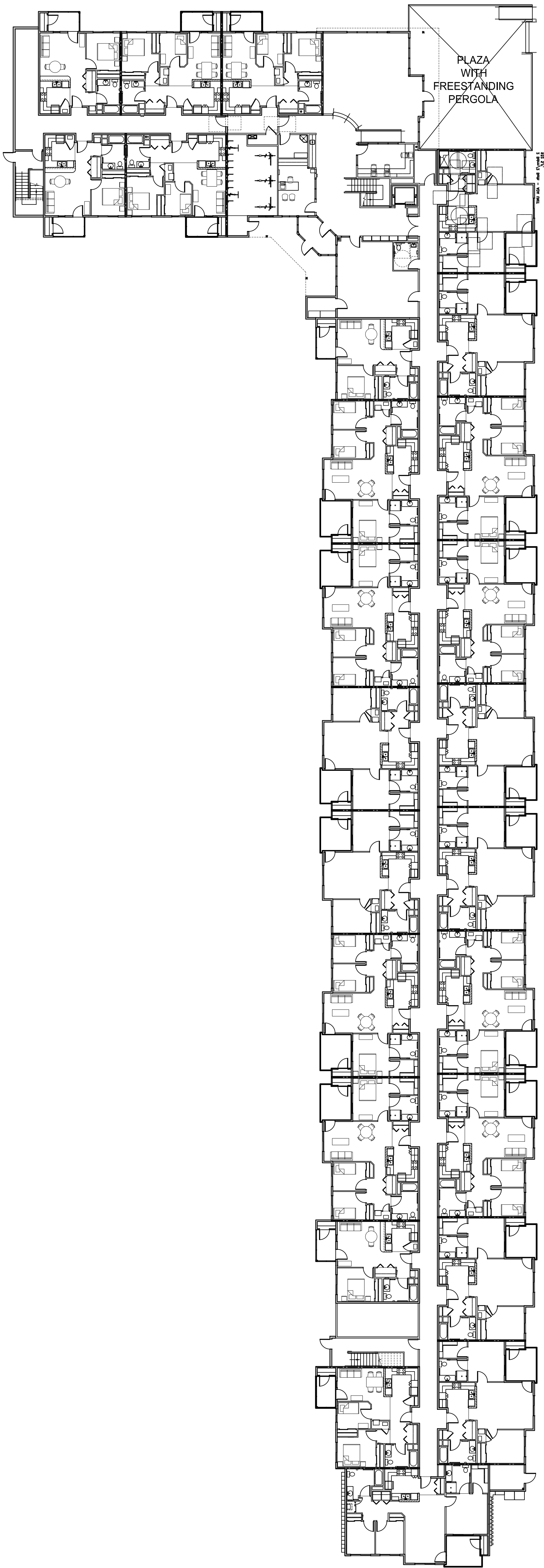
Commission Expires:

MY COMMISSION

EXPIRES 04-28-2028

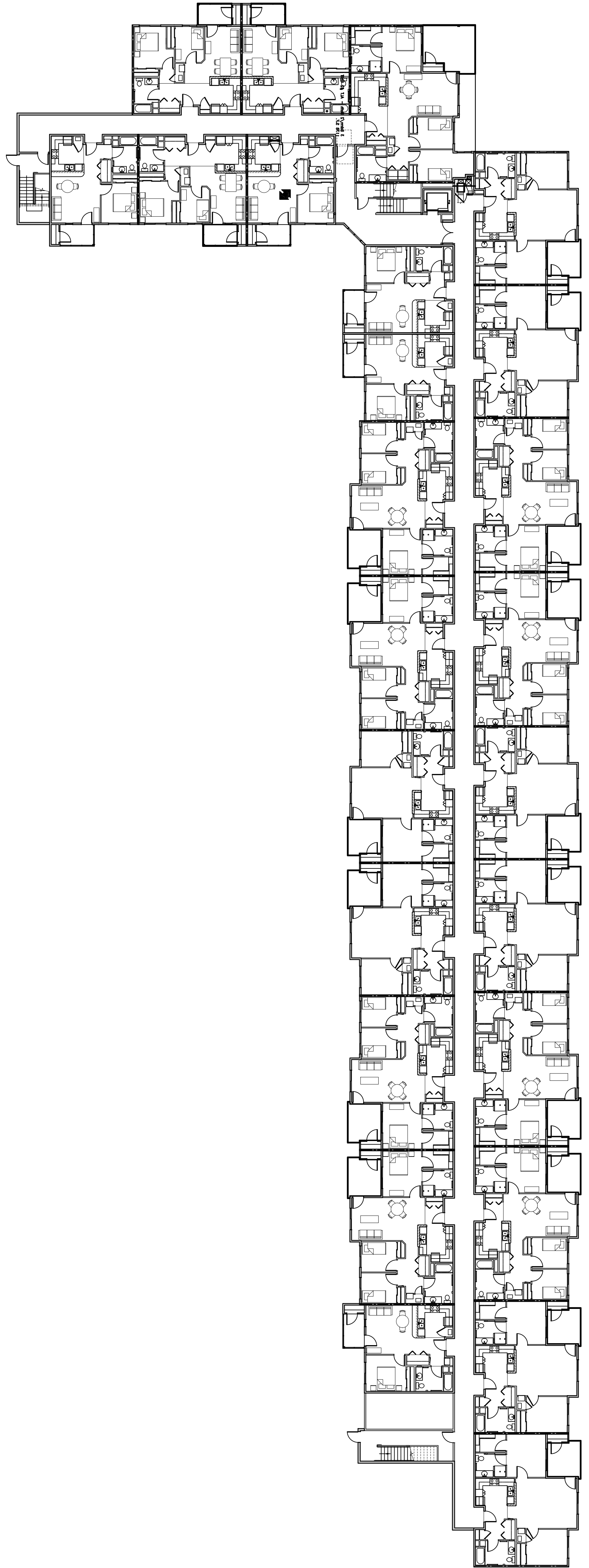
Residing at Burley, Idaho



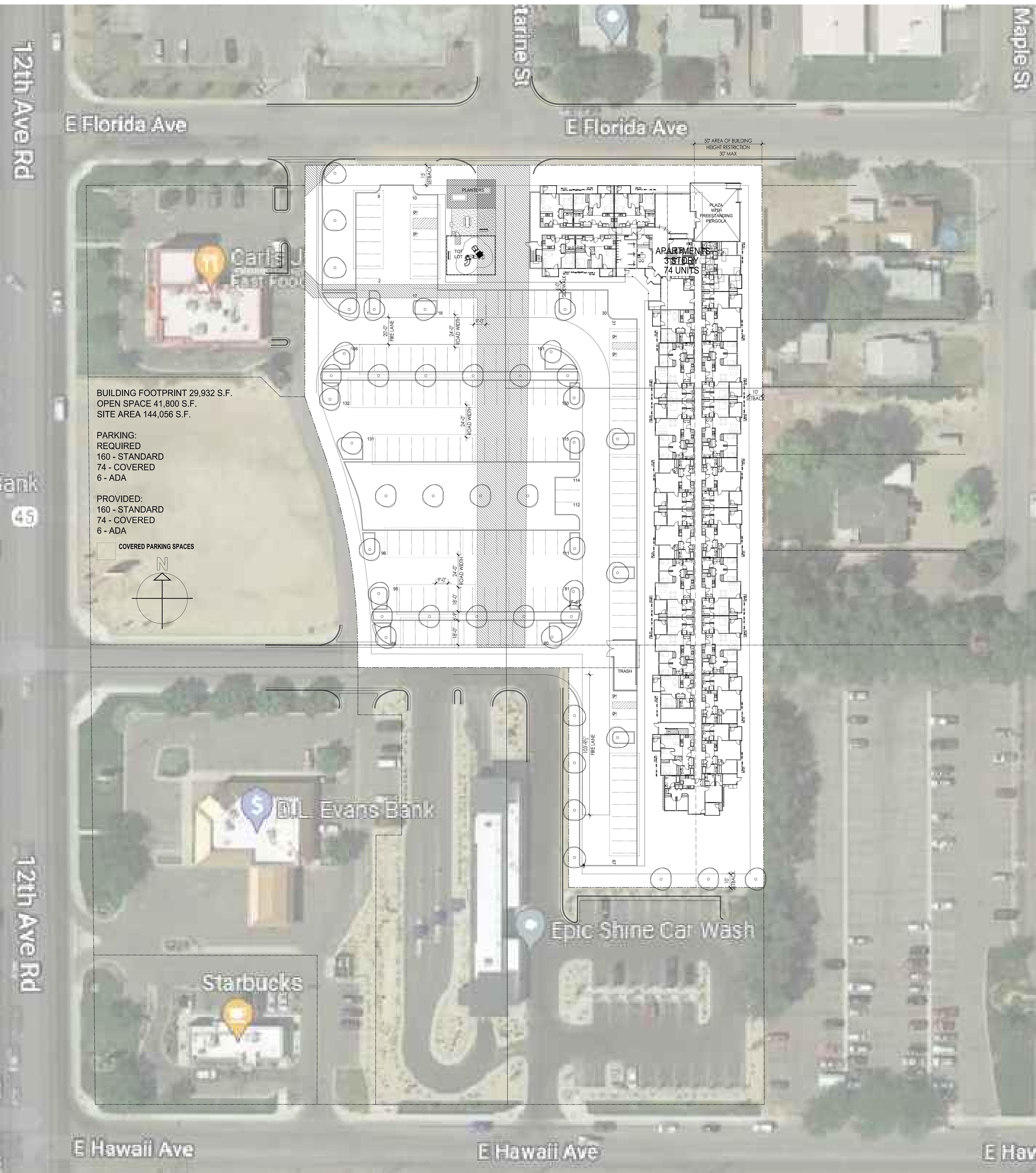


Ground Floor Plan

Unit Mix:
 1 Beds - 14
 2 Beds - 38
 3 Beds - 22
 Total - 74



Second and Third Floor Plan

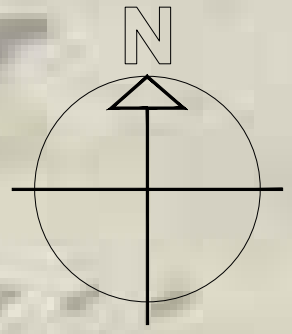


BUILDING FOOTPRINT 29,932 S.F.
OPEN SPACE 41,800 S.F.
SITE AREA 144,056 S.F.

PARKING:
REQUIRED
160 - STANDARD
74 - COVERED
6 - ADA

PROVIDED:
160 - STANDARD
74 - COVERED
6 - ADA

COVERED PARKING SPACES



57' AREA OF BUILDING
HEIGHT RESTRICTION
30' MAX

APARTMENTS
3 STORY
74 UNITS

PLAZA WITH
FREESTANDING
PERGOLA

Epic Shine Car Wash

Evans Bank

Starbucks

12th Ave Rd

12th Ave Rd

Tarline St

Maple St

E Florida Ave

E Florida Ave

E Hawaii Ave

E Hawaii Ave

E Hawaii Ave