

PLANNING & ZONING DEPARTMENT
Before the Planning & Zoning Commission
Meeting of 10 December 2024

CONSENT AGENDA ITEM
STAFF REPORT

By Candace Fry, Assistant Planner

Subdivision Final Plat approval for Audrey Acres subdivision in an RS6 (Single Family Residential) zoning district, a 6.11 acres parcel #R32182010, at 0 Lake Lowell Ave, located in the NW 1/4 of Section 33, T3N, R2W, BM, for Eric Scheck of Hayden Homes Idaho, LLC representing Keyhole Park LLC (SPF-00274-2024).

Original concept: 20 buildable lots for single family detached dwelling units and 6 common lots.

(Action: *Consent Item for recommendation to City Council*)

STAFF RECOMMENDATION

Staff finds that the proposed subdivision final plat substantially conforms within acceptable limits to the approved preliminary plat for Audrey Acres Subdivision and complies with relevant RS6 zoning codes that were in effect at the time the preliminary plat was approved and City of Nampa subdivision standards pertaining to the proposed Project.

CORRESPONDENCE

Agency/City department comments have been received regarding this matter. Such correspondence as received from agencies regarding this application package is attached (responses of 'no comment' are not listed here but are attached to this staff report).

Engineering Department

The Engineering Department has completed a review of the Construction Drawings and Final Plat for Audrey Acres Subdivision and provide the followig comments and recommended conditions of approval.

Nampa Fire District

This application is for approval of a new single-family residential subdivision consisting of 20 buildable lots and 6 common lots on 6.11 acres.

The Nampa Fire Department does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

Fire Access Comments:

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. No Parking signs shall be installed throughout **cul- de-sacs**, turnarounds and at gates or bollards controlling emergency access.

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 1.3 miles from Nampa Fire Station 6 with an approximate response time of 4 minutes.

Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each home at the time of building permit applications will total approximately \$31,340.

To properly serve the public for an all-hazards response, the Nampa Fire Department should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 56 residents to 20 single-family residential lots, with an increased personnel demand of .06 firefighter positions.

Nampa Police Department

The Nampa Police Department (NPD) has reviewed the proposal for Audrey Acres. This development is for 20 Single Family Residential lots resulting in 20 new dwelling units.

NPD projects future service needs based on overall population, population density, and development type. Audrey Acres is projected to add 53.4 new residents to the City of Nampa's current population.

Therefore, NPD is recommending a commitment to fund 0.07 additional officers and 0.03 additional support staff if this project is approved to maintain current police service levels. NPD is currently authorized 146 sworn personnel and 66 non-sworn personnel.

The cost for the additional officers is \$9,420 and additional support staff is \$3,429 for the first year of employment.

The following factors impact police response and demand on police resources and is provided as a reference for decision making:

1. The closest police department is 2.50 miles away. Officers patrol in different areas of the city and are often closer when calls occur, but support units are frequently at the police department or in other areas of the city further away when priority calls requiring multiple units occur.
2. Developments near this reporting district have a call volume of 2697 service calls annually.
3. The following are the top Officer Initiated and Reactive call types that we respond to near the proposed development:

Rank	Officer Initiated Calls for Service	Total
1	Traffic Stop	527
2	Drug Offense	185
3	School Time	179
4	Directed Patrol	163
5	K-9 Assist	58
6	Follow Up	51
7	Fight	48
8	JUV Juv Problem	41
9	Battery	35
10	PI Accident	19

Rank	Reactive Calls for Service	Total
1	PD Accident	162
2	1050 Unknown	74
3	Attempt-Locate	72
4	Theft	70
5	Alarm	66
6	Suspicious	54
7	Drug Offense	53
8	Fraud	41
9	Hit and Run	37
10	Battery	26

STAFF ANALYSIS

History:

October 2023 – Planning and Zoning Commission recommended approval for the Annexation and Zoning and subdivision preliminary plat for Audrey Acres Subdivision.

December 2023 – City Council approved Annexation and Zoning to RS 6, Ord # 4787, Subdivision Preliminary Plat

Surrounding Zoning:

North: BC (Community Business)

South: RS 6 (Single Family Residential)

East: RS 6 (Single Family Residential)

West: RS6 (Single Family Residential) & BC (Community Business)

LAYOUT:

Total, Proposed Residential Lot Count-	20
Total Common Lot Count-	6
Total Acreage	6.11

SUGGESTED CONDITIONS OF APPROVAL

Should the Planning and Zoning Commission vote to recommend approval of the Project final plat to the City Council, then Staff would suggest the following as (a) Condition(s) of Approval(s) for adoption with any such recommending vote (note: the Commission may obviously add, subtract and/or modify conditions as it deems appropriate):

1. The Developer's Surveyor shall address all Final Plat comments prior to City Engineer signature of the plat.
2. Developer's Engineer shall address all Construction Drawing and Drainage Report comments identified in the "Audrey Acres Subdivision – Construction Drawings & Final Plat – 1st Review" letter from the Nampa Engineering Division prior to construction drawing approval.
3. The Developer and their Engineer and Contractor shall adhere to the "Construction Duty and Responsibility Policy", Section 108 of the 2023 City of Nampa Engineering Development & Policy Manual, during the construction process. The Developer shall sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.
4. Developer shall provide documentation from the Irrigation District that all irrigation assessments for the property have been paid in full prior to City Engineer signature of the plat
5. Correct any spelling, grammar and punctuation and numbering errors that may be evident on the plat face and/or in the proposed Project plat development notes.
6. The following changes must be made prior to submitting for signatures: Add the approved street names to the final plat.
 - Propose new, unique street names for W Brookwood Ct. This portion of road will not be a continuation of the existing W Brookwood Ct. This section of road should be named S (New Name) Way.
7. Landscape plan revisions shall be submitted prior to final plat signature.
8. Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

<Any other conditions as may be levied by the Commission....

ATTACHMENTS

- Final Plat Application
- Narrative
- Legal Description
- Vicinity/ Zoning Map
- Final Plat
- Preliminary Plat
- Landscape Plan
- Inter-departmental/agency/citizen correspondence



Planning & Zoning Department

Master Application

Staff Use Only

Project Name: Audrey Acres

File Number: SPF-00274-2024

Related Applications: SPP-00123-2023

Type of Application

- | | |
|---|--|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Legal Non-Conforming Use |
| <input 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 type="checkbox"/> Preliminary |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" 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 checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Kennel License | <input checked="" 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: Hayden Homes Idaho, LLC Phone: 208-948-7012

Applicant Address: 2464 SW Glacier Place Email: escheck@hayden-homes.com

City: Redmond State: OR Zip: 97756

Interest in property: ☒ Own ☐ Rent ☐ Other: _____

Owner Name: Keyhole Park LLC Phone: 208-484-8630

Owner Address: 13287 W Silverbrook Drive Email: thepirate5151@gmail.com

City: Boise State: ID Zip: 83713

Contractor Name (e.g., Engineer, Planner, Architect): Andrew Newell, Engineer


Firm Name: BAWCE Phone: 208-593-7555

Contractor Address: 4355 W. Emerald Street, Suite 145 Email: andrew@bawce.com

City: Boise State: ID Zip: 83706

Subject Property InformationAddress: 0 Lake Lowell AvenueParcel Number(s): R32182010 Total acreage: 6.11 Zoning: RS6Type of proposed use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Other: _____Project/Subdivision Name: Audrey AcresDescription of proposed project/request: request for approval of a new proposed residential subdivision consisting of 20 buildable lots on roughly 6.1 acres.Proposed Zoning: NA Acres of each proposed zone: NA**Development Project Information (if applicable)**

Lot Type	Number of Lots	Acres
Residential	20	3.88
Commercial	0	0
Industrial	0	0
Total Common Area	6	0.91
Internal Roadways	Provide acres only	1.32
Frontage ROW to be dedicated	Provide acres only, if applicable	0
Total	26	6.11

Development Project Information (if applicable)Minimum residential lot size (s.f.): 2,250 Maximum residential lot size (s.f.): 20,642Gross density: 3.27 (# of lots divided by gross plat/parcel area)Subdivision Qualified Open Space: 15 % of gross area 0.91 acresType of dwelling proposed: ☒ Single-family Detached ☐ Single-family Attached (townhouse)☐ Duplex ☐ Multi-family ☐ Condo ☐ Other: _____**Commercial/Industrial/Multi-Family Project Information (if applicable)**Min. sq. feet of structure: NA Max building height: NA Gross Floor Area: NAProposed number of residential (multi-family) units: NATotal number of parking spaces provided : NAPrint applicant name: Hayden Homes Idaho LLC Eric Scheck, Senior Land Development ManagerApplicant signature:  Date: 9/3/24**City Staff**Received by: JKW Received date: 9/23/2024



October 28, 2024
Project No.: H4224001

City of Nampa Planning and Zoning Department
500 12th Avenue South
Nampa, ID 83651

**RE: Audrey Acres Subdivision – City of Nampa, ID
Application for Final Plat**

On behalf of Hayden Homes Idaho, LLC we are pleased to submit the attached applications for the development of the Audrey Acres Subdivision (Project), located southeast of the intersection of Lake Lowell and Midland Boulevard in Canyon County, ID. More specifically, this Project is within the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, Township 3 North, Range 2 West, Boise Meridian. The purpose of this letter is to provide supplemental information for the Project to assist in the review process of this application.

Overview

Our applications include: 1) Final Plat for a new residential subdivision consisting of 20 single family lots.

Existing Use of the Property

The property currently has an existing home and associated buildings. All existing structures/materials will be removed from the property. The parcel has historically been used as a residence, for pastures and agriculture. The land generally slopes from east to west.

Comprehensive Plan, Zoning and Surrounding Land Uses

The Audrey Acres community totals 6.11 acres. The City of Nampa's Future Land Use Map designates the area as Medium Density Residential. The current zoning of the property is RS6 (City). The surrounding land uses within the immediate area are as follows: North, East, South, West – Medium Density Residential. The surrounding property zones within the immediate area are as follows: North, East, South, West – Residential (RS6). The development of the Project is consistent with other approved projects and the comprehensive plan.

Residential Lots and Density

The Project provides lots ranging in size from 2,250 square feet (sf) to 20,642 sf, with an average residential lot size of 8,451 sf. The proposed gross density of the project is 3.27 dwelling units per acre. The development has varying lot widths and depths to accommodate different house plans and residential lifestyles. The Project is intended to be developed as one phase.

Open Space and Amenities

The open spaces for this Project meet the City's code requirements. The city code for a single-family residential development requires 15% open space, or 0.91± acres. We are currently providing 15% of total open space, or 0.91± acres. The qualified amount of open space provided is 15%, or 0.91± acres.

Common lots around the internal intersection of the project, as well as at the northern end, reserves space for a large amount of landscaping to buffer traffic noise and sight lines into the neighborhood, as well as providing areas for storm water retention. Quality landscaping will be provided throughout the community. All common lots will be owned and maintained by the HOA.

Streets and Utilities

The Project has been designed in compliance with the City of Nampa standards. Frontage roads will be built as required by the City of Nampa.

Potable water, sewer and pressurized irrigation are all readily available to the property and will be served by the City of Nampa. All utilities within the proposed development comply with the adopted master plans of the City of Nampa.

Irrigation water is provided to the Project from the southeast and generally flows to the northwest via ditches and pipes. These water ways will be piped to allow for the development of the site and all downstream users will be unaffected by these construction activities once completed.

Power lines along Lake Lowell will provide electrical power to all proposed lots. Special modifications outside of normal development are not anticipated at this time.

All storm water generated onsite will be handled and remain onsite. The current design shows retention ponds.

As the project progresses, we will work with the public utilities and associated agencies to ensure that adequate services are provided.

Neighborhood Meeting

The neighborhood meeting for this Project was held onsite at 5:00 pm on Tuesday, October 4, 2022. Attendees of the meeting received a copy of the most current lot layout at the time and an invitation to contact the project manager at any time with questions or concerns. The names of attendees are listed on the neighborhood meeting attendance sheet.

Traffic Impact Study

A Traffic Impact Study was not required for this Project.

Landscape Plan

A landscape plan has been provided with this application. This plan has been designed per Chapter 10-27-6 and Chapter 33 Nampa City Code.

Waivers and Requests

There are no development-related items the owner is required to complete beyond those detailed in the City Code, policies, or construction standards that we are aware of at this time. No restrictive covenants or deed restrictions are being proposed at this time.

Summary

We believe the residents of this proposed development will enjoy a quiet neighborhood, with the benefit of excellent access and proximity to the surrounding commercial uses and entertainment activities.

We are pleased to submit our application that will provide a desirable product at this special location in Nampa. We look forward to working with you, your staff and Nampa's decision makers through the approval process. Please do not hesitate to contact us if you have questions about our proposed development or the applications.

BLAINE A. WOMER CIVIL ENGINEERING

By: Andrew Newell
Andrew Newell, Project Manager



Client: Womer Engineering
Date: June 15, 2023
Job No.: 5522

REZONE RS 6
SINGLE FAMILY RESIDENTIAL DESCRIPTION

A parcel of land being a portion of the NW 1/4 NW 1/4 of Section 33, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at the Northwest corner of said NW 1/4 NW 1/4, (section corner common to sections 28, 29, 32 and 33), from which a found Brass Monument marking the Northeast corner of said NW 1/4, (North 1/4 corner) bears S. 89° 21' 07" E., a distance of 2648.41 feet;

Thence S. 89° 21' 07" E., a distance of 212.04 feet to the Northwest corner of Augusta Subdivision as on file in Book 20 of Plats at Page 5 in the Office of the Recorder of Canyon County, Idaho, recorded as Instrument No. 9220048;

Thence along the Westerly boundary of said Augusta Subdivision the following courses and distances:

Thence S. 01° 16' 01" E., a distance of 40.02 feet to the Southerly right of way of Lake Lowell Ave.;

Thence continuing S. 01° 16' 01" E., a distance of 245.69 feet to a found 5/8 inch diameter iron pin with no cap;

Thence S. 36° 51' 38" E., a distance of 212.91 feet to a found 5/8 inch diameter iron pin with illegible cap;

Thence S. 33° 52' 58" E., a distance of 69.04 feet to the POINT OF BEGINNING;

Thence continuing S. 33° 52' 58" E., a distance of 119.82 feet to a found 5/8 inch diameter iron pin stamped "LS 4998";

Thence S. 36° 32' 04" E., a distance of 350.45 feet to a found 5/8 inch diameter iron pin stamped "LS 4998";

Thence S. 43° 56' 06" E., a distance of 133.79 feet;

Thence S. 51° 03' 45" E., a distance of 532.50 feet to a found 1/2 inch diameter iron pin with no cap marking the Southwest corner of said Augusta Subdivision and also being the Northerly boundary of Oakmont Subdivision No. 3 as on file in Book 25 of Plats at Page 19 in the Office of the Recorder of Canyon County, Idaho, recorded as Instrument No. 9813569;

Thence along the Northerly boundary of said Oakmont Subdivision No. 3, N. 89° 10' 21" W., a distance of 99.38 feet to a found 5/8 inch diameter iron pin with no cap marking the Northeast corner of Muirfield Subdivision as on file in Book 23 of Plats at Page 19 in the Office of the Recorder of Canyon County, Idaho, recorded as Instrument No. 9620349;

Thence along the Northerly boundary of said Muirfield Subdivision, N. 89° 10' 21" W., a distance of 304.87 feet to a found 5/8 inch diameter iron pin with illegible cap marking the Southeast corner Brookwood Estates Subdivision as on file in Book 28 of Plats at Page 49 in the Office of the Recorder of Canyon County, Idaho, recorded as Instrument No. 200040110;

Thence along the Easterly boundary of said Brookwood Estates Subdivision, N. 48° 06' 07" W., a distance of 335.55 feet to a found 5/8 inch diameter iron pin stamped "Brownell PLS 8960" marking the Northeast corner of said Brookwood Estates Subdivision;

Thence leaving said Brookwood Estates Subdivision, N. 48° 10' 22" W., a distance of 112.68 feet to a found 5/8 inch diameter iron pin stamped "KHC PLS 9895";

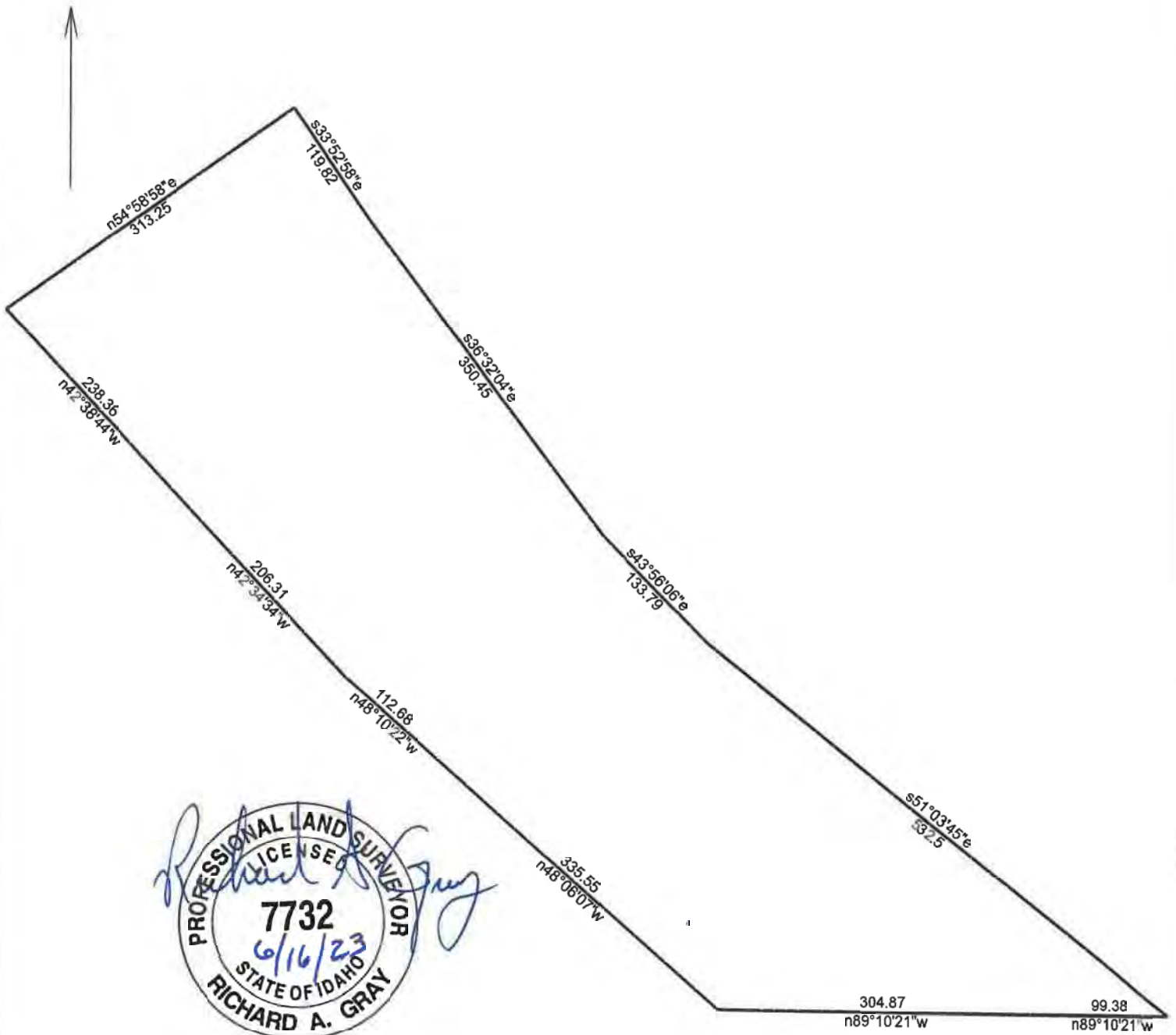
Thence N. 42° 34' 34" W., a distance of 206.31 feet to a found 5/8 inch diameter iron pin stamped "KHC PLS 9895";

Thence N. 42° 38' 44" W., a distance of 238.36 feet to a found 1/2 inch diameter iron pin with no cap;

Thence N. 54° 58' 58" E., a distance of 313.25 feet to the POINT OF BEGINNING.

This parcel contains 6.10 acres more or less.





5522 Rezone RS6

6/16/2023

Scale: 1 inch= 134 feet

File:

Tract 1: 6.1093 Acres (266119 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2747 ft.

01 e0.00 n-93.52
 02 s33.5258e 119.82
 03 s36.3204e 350.45
 04 s43.5606e 133.79
 05 s51.0345e 532.5
 06 n89.1021w 99.38
 07 n89.1021w 304.87
 08 n48.0607w 335.55
 09 n48.1022w 112.68

10 n42.3434w 206.31
 11 n42.3844w 238.36
 12 n54.5858e 313.25

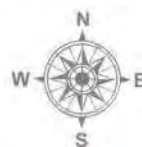


0 Lake Lowell Ave

Audrey Acres

Subdivision Final Plat

Visit Planning & Zoning
at cityofnampa.us
for more info.



0 175 350 525 700 Feet

11/26/2024

For illustrative purposes only.

Subject Area
County Parcels

Zoning

AG
BC
BF
BN
DB
DH
DV
Enc
GB1

GB2
GBE
HC
IH
IL
IL_RS
IP
IP_RS
RA
RD
RMH
RML

RP
RS4
RS6
RS7
RS8.5
RS12
RS15
RS18
RS22
U
Unzoned



NAMPAProud

SPF-00274-2024

PLAT OF AUDREY ACRES SUBDIVISION LOCATED IN THE NW1/4 NW1/4 OF SECTION 33, T. 3 N., R. 2 W., B.M., CITY OF NAMPA, CANYON COUNTY, IDAHO 2024

BR PG

NW Sec. 33
P.L.S. 11574
C2 & F No. 2024-004593

S 89°21'07" E 2084.41'

LAKE CONELL AVENUE

Sec. 28
NW Sec. 28
P.L.S. 11574
C2 & F No. 2024-004593

LEGEND

- Capitol post
- Found corner monument
- Found 3/4 inch dia. iron pin
- Found 1/2 inch dia. x 24 inch iron pin w/ plastic cap P.L.S. 7732
- Found 1/2 inch dia. x 24 inch iron pin w/ plastic cap P.L.S. 7732
- Found 1/2 inch dia. x 24 inch iron pin w/ plastic cap P.L.S. 7732
- Property line
- Subdiv. line
- Adjacent line
- Centerline
- Right of way

LINE #	DIRECTION	LENGTH
L1	N 89°28'27" E	25.06
L2	N 89°40'24" E	29.94
L3	N 89°39'24" E	70.02

SURVEYOR'S NARRATIVE

- 1) The Record of Survey prepared by Audrey Plummer to establish a Lot Split of the referenced parcels of land. All found monuments are referenced and accepted, as shown hereon unless otherwise noted. The boundary was established by introducing the evidence that is shown above.
- 2) The Record of Survey does not enable the owners of the property shown to convey ownership based solely on this map. A written conveyance of the new parcels must accompany such transfer in ownership. This Survey does not serve as a legal description for the property shown hereon. All deeds graphically depicted and support the intent of the new legal descriptions.
- 3) This drawing does not necessarily show all of the physical features of the property. Compass Land Surveying P.L.L.C. assumes no liability for present or future compliance or noncompliance with governing jurisdictional resolutions as it pertains to building permits, vehicle access permits or septic permits.

REFERENCE DATA

- A1) Record of Survey Inst. No. 2014-032672
- A2) Audrey Subdivision Bk. 20 Pg. 5
- A3) Canyon Subdivision Bk. 25 Pg. 19
- A4) Canyon Subdivision Bk. 25 Pg. 19
- A5) Canyon Subdivision Bk. 25 Pg. 19
- A6) Canyon Subdivision Bk. 25 Pg. 19
- A7) Canyon Subdivision Bk. 25 Pg. 19
- A8) Canyon Subdivision Bk. 25 Pg. 19
- A9) Canyon Subdivision Bk. 25 Pg. 19
- A10) Canyon Subdivision Bk. 25 Pg. 19
- A11) Canyon Subdivision Bk. 25 Pg. 19
- A12) Canyon Subdivision Bk. 25 Pg. 19
- A13) Canyon Subdivision Bk. 25 Pg. 19
- A14) Canyon Subdivision Bk. 25 Pg. 19
- A15) Canyon Subdivision Bk. 25 Pg. 19
- A16) Canyon Subdivision Bk. 25 Pg. 19
- A17) Canyon Subdivision Bk. 25 Pg. 19
- A18) Canyon Subdivision Bk. 25 Pg. 19
- A19) Canyon Subdivision Bk. 25 Pg. 19
- A20) Canyon Subdivision Bk. 25 Pg. 19
- A21) Canyon Subdivision Bk. 25 Pg. 19
- A22) Canyon Subdivision Bk. 25 Pg. 19
- A23) Canyon Subdivision Bk. 25 Pg. 19
- A24) Canyon Subdivision Bk. 25 Pg. 19
- A25) Canyon Subdivision Bk. 25 Pg. 19
- A26) Canyon Subdivision Bk. 25 Pg. 19
- A27) Canyon Subdivision Bk. 25 Pg. 19
- A28) Canyon Subdivision Bk. 25 Pg. 19
- A29) Canyon Subdivision Bk. 25 Pg. 19
- A30) Canyon Subdivision Bk. 25 Pg. 19
- A31) Canyon Subdivision Bk. 25 Pg. 19
- A32) Canyon Subdivision Bk. 25 Pg. 19
- A33) Canyon Subdivision Bk. 25 Pg. 19
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- A35) Canyon Subdivision Bk. 25 Pg. 19
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- A37) Canyon Subdivision Bk. 25 Pg. 19
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- A41) Canyon Subdivision Bk. 25 Pg. 19
- A42) Canyon Subdivision Bk. 25 Pg. 19
- A43) Canyon Subdivision Bk. 25 Pg. 19
- A44) Canyon Subdivision Bk. 25 Pg. 19
- A45) Canyon Subdivision Bk. 25 Pg. 19
- A46) Canyon Subdivision Bk. 25 Pg. 19
- A47) Canyon Subdivision Bk. 25 Pg. 19
- A48) Canyon Subdivision Bk. 25 Pg. 19
- A49) Canyon Subdivision Bk. 25 Pg. 19
- A50) Canyon Subdivision Bk. 25 Pg. 19
- A51) Canyon Subdivision Bk. 25 Pg. 19
- A52) Canyon Subdivision Bk. 25 Pg. 19
- A53) Canyon Subdivision Bk. 25 Pg. 19
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- A73) Canyon Subdivision Bk. 25 Pg. 19
- A74) Canyon Subdivision Bk. 25 Pg. 19
- A75) Canyon Subdivision Bk. 25 Pg. 19
- A76) Canyon Subdivision Bk. 25 Pg. 19
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- A80) Canyon Subdivision Bk. 25 Pg. 19
- A81) Canyon Subdivision Bk. 25 Pg. 19
- A82) Canyon Subdivision Bk. 25 Pg. 19
- A83) Canyon Subdivision Bk. 25 Pg. 19
- A84) Canyon Subdivision Bk. 25 Pg. 19
- A85) Canyon Subdivision Bk. 25 Pg. 19
- A86) Canyon Subdivision Bk. 25 Pg. 19
- A87) Canyon Subdivision Bk. 25 Pg. 19
- A88) Canyon Subdivision Bk. 25 Pg. 19
- A89) Canyon Subdivision Bk. 25 Pg. 19
- A90) Canyon Subdivision Bk. 25 Pg. 19
- A91) Canyon Subdivision Bk. 25 Pg. 19
- A92) Canyon Subdivision Bk. 25 Pg. 19
- A93) Canyon Subdivision Bk. 25 Pg. 19
- A94) Canyon Subdivision Bk. 25 Pg. 19
- A95) Canyon Subdivision Bk. 25 Pg. 19
- A96) Canyon Subdivision Bk. 25 Pg. 19
- A97) Canyon Subdivision Bk. 25 Pg. 19
- A98) Canyon Subdivision Bk. 25 Pg. 19
- A99) Canyon Subdivision Bk. 25 Pg. 19
- A100) Canyon Subdivision Bk. 25 Pg. 19



COMPASS LAND SURVEYING, PLLC
6223 1TH Avenue South
Caldwell, ID 83605
Phone: (208) 443-0115
Fax: (208) 443-0115
www.compasslandsurveying.com

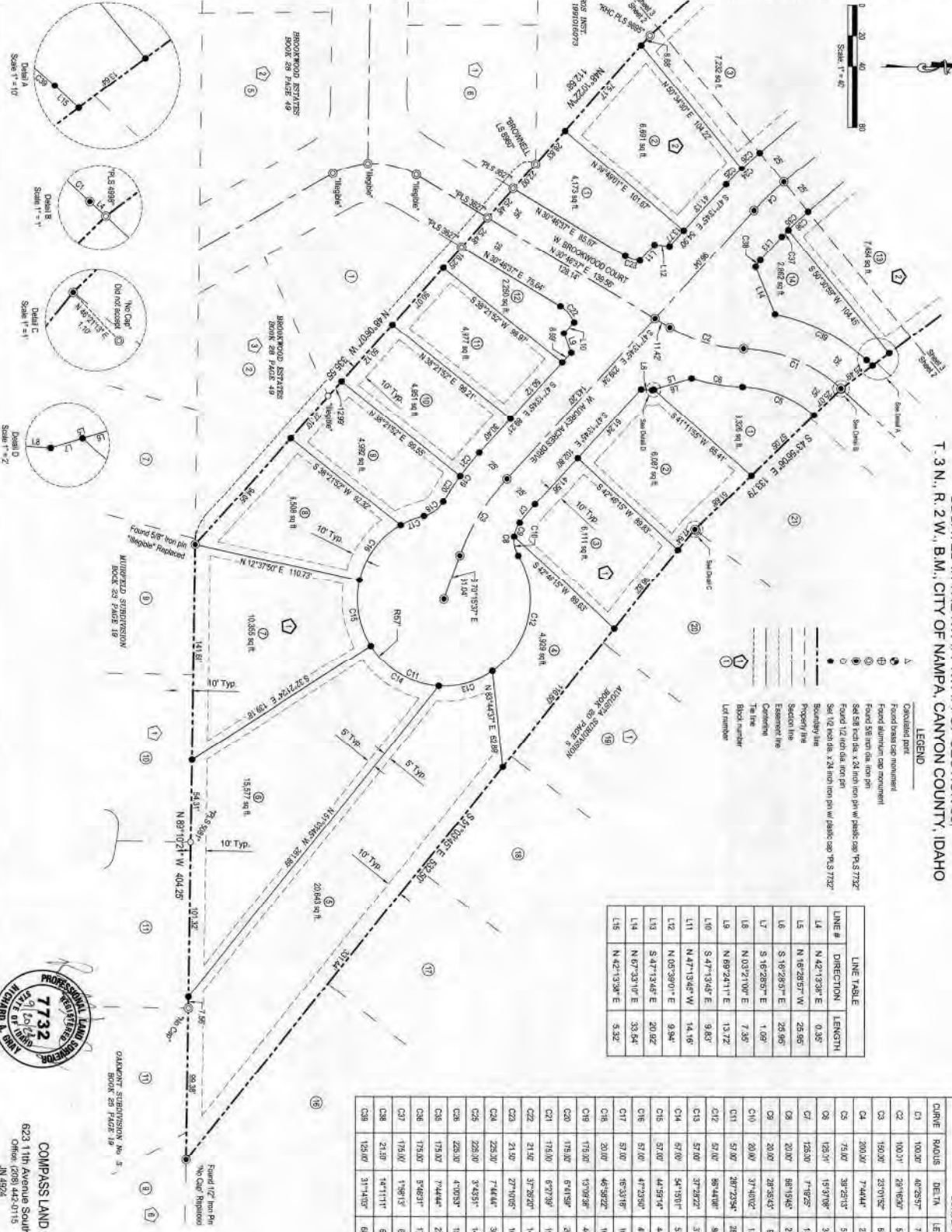
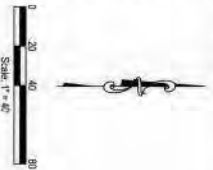
PROFESSIONAL LAND SURVEYOR
IDaho
7732
RICHARD L. BROWN
JULY 2014

Scale: 1" = 80'

SHEET 1 OF 3

PLAT OF AUDREY ACRES SUBDIVISION LOCATED IN THE NW1/4 NW1/4 OF SECTION 33, T. 3 N., R. 2 W., B.M., CITY OF NAMPA, CANYON COUNTY, IDAHO

BK _____ PG _____



LEGEND

- 1. Calculated point
- 2. Found chain cap measurement
- 3. Found survey cap measurement
- 4. Found 5/8 inch dia. x 24 inch iron pin w/ plastic cap "P.L.S. 7732"
- 5. Found 5/8 inch dia. x 24 inch iron pin w/ plastic cap "P.L.S. 7732"
- 6. Found 1/2 inch dia. iron pin
- 7. Found 1/2 inch dia. x 24 inch iron pin w/ plastic cap "P.L.S. 7732"
- 8. Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "P.L.S. 7732"
- 9. Boundary line
- 10. Property line
- 11. Section line
- 12. Easement line
- 13. The line
- 14. Block number
- 15. Lot number

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 42° 13' 36" E	0.35'
L2	N 42° 13' 36" E	0.35'
L3	S 16° 28' 57" E	25.65'
L4	S 16° 28' 57" E	25.65'
L5	N 69° 24' 11" E	13.72'
L6	N 69° 24' 11" E	13.72'
L7	S 47° 13' 46" W	14.16'
L8	N 47° 13' 46" W	14.16'
L9	N 47° 13' 46" W	14.16'
L10	N 47° 13' 46" W	14.16'
L11	N 47° 13' 46" W	14.16'
L12	N 47° 13' 46" W	14.16'
L13	N 47° 13' 46" W	14.16'
L14	N 47° 13' 46" W	14.16'
L15	N 47° 13' 46" W	14.16'

CURVE TABLE

CURVE	RAIUS	DELTA	LENGTH	BEARING	CHORD
C1	100.00'	46° 23' 57"	70.57'	S 22° 00' 58" W	64.11'
C2	100.00'	29° 16' 00"	51.07'	N 46° 09' 19" E	50.55'
C3	100.00'	23° 01' 52"	60.30'	S 68° 44' 41" E	59.69'
C4	200.00'	7° 44' 44"	27.94'	S 49° 22' 25" E	27.42'
C5	74.00'	39° 28' 13"	51.60'	S 21° 30' 17" W	50.69'
C6	125.00'	7° 19' 25"	15.88'	S 50° 52' 27" E	15.87'
C7	20.00'	88° 15' 46"	23.13'	S 87° 41' 02" E	21.85'
C8	20.00'	28° 38' 43"	8.86'	S 60° 51' 01" E	8.85'
C9	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C10	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C11	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C12	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C13	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C14	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C15	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C16	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C17	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C18	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C19	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C20	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C21	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C22	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C23	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C24	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C25	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C26	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C27	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C28	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C29	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'
C30	57.00'	28° 12' 54"	28.81'	N 62° 38' 02" E	27.49'



COMPASS LAND SURVEYING, PLLC
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Office: (208) 447-0715
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JN 4924
SHEET 1 OF 5

File 4924 Audrey Acres Sub 5-17-2003.dwg

AUDREY ACRES SUBDIVISION

LOCATED IN THE NW 1/4 NW 1/4 OF SECTION 33,
T. 3 N., R. 2 W., B.M., CITY OF NAMPA, CANYON COUNTY, IDAHO

Sec. 28, Sec. 33
NW Sec. 33
PLS 11574
CP & P No. 2024-00455
S 89°21'07" E 284.61'
LANE CORRELL AVENUE
Sec. 28, Sec. 33
MIA CO.
CP & P No. 860335

LINE #	DIRECTION	LENGTH
L1	N 89°38'37" E	26.08'
L2	N 89°40'04" E	29.94'
L3	N 89°39'24" E	70.02'

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	200.00'	27.04°	3.4371337' E	27.02°	
C4	226.00'	7°44.44'	30.42'	S 43°13'37" E	30.39'
C4	226.00'	7°44.44'	30.42'	S 43°13'37" E	30.39'
C5	226.00'	3°53'37"	14.65'	S 42°15'07" E	14.65'
C6	226.00'	4°00'57"	15.17'	S 41°29'57" E	15.78'
C7	20.00'	64°14'18"	19.37'	N 66°18'12" W	18.22'
C8	57.00'	208°28'36"	786.80'	S 89°30'58" W	88.42'
C8	57.00'	50°14'52"	59.96'	S 87°17'27" E	58.88'
C8	57.00'	42°05'12"	41.87'	S 28°16'22" W	40.84'
C11	57.00'	41°12'24"	41.17'	S 28°16'22" W	40.84'
C2	57.00'	100°28'56"	69.46'	N 87°30'58" W	67.64'
C4	20.00'	64°14'18"	18.83'	S 12°15'24" E	18.23'
C8	175.00'	7°14'44"	23.86'	S 43°17'07" E	23.64'
C8	175.00'	3°46'21"	17.64'	S 42°24'18" E	17.83'

LEGEND

- Found brass cap monument
- Found aluminum cap monument
- Found 5/8 inch dia. iron pin
- Found 1/2 inch dia. x 24 inch iron pin w/ plastic cap T1S 77°27'
- Found 1/2 inch dia. x 24 inch iron pin w/ plastic cap T1S 77°27'
- Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap T1S 77°27'
- Boundary line
- Property line
- Section line
- Eschential line
- Caveat line
- Tie line
- Block number
- Lot number



COMPASS LAND SURVEYING, PLLC
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Fax: (208) 527-2106
09/20/2024



PLAT OF
AUDREY ACRES SUBDIVISION
LOCATED IN THE NW1/4 NW1/4 OF SECTION 33,
T. 3 N., R. 2 W., B.M., CITY OF NAMPA, CANYON COUNTY, IDAHO

CERTIFICATE OF OWNERS

Known all men by these presents that Keyhole Park, L.L.C., Does Heretby Certify that they are the Owners of the Real Estate of Land Hereinbefore Described and that it is their intention to include said Real Property in this Subdivision Plat.

The following describes a parcel of land being a portion of the NW 1/4 NW 1/4 of Section 33, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County, Idaho, more particularly described as follows:

COMMENCEING At a found aluminum cap marking the Northwest corner of said NW 1/4 NW 1/4, section corner common to sections 28, 29, 32 and 33, from which a found Brass Monument marking the Northeast corner of said NW 1/4, (North 1/4 corner) bears S 89°21'07" E, a distance of 2848.41 feet.

Thence along the West line of the NW 1/4 NW 1/4 of Section 33, S 00°14'44" E, a distance of 696.21 feet.

Thence leaving said West line, N 48°39'24" E, a distance of 125.02 feet to a found 12-inch diameter iron pin with No Cap replaced with a 5/8-inch iron pin stamped "PLS 7732", which is the POINT OF BEGINNING.

Thence, N 51°58'24" E, a distance of 313.25 feet to a found 5/8-inch diameter iron pin stamped "PLS 7732" marking a point on the Westerly boundary of Augusta Subdivision as on file in Book 20 at Page 5 in the office of the Recorder of Canyon County, Idaho, Recorded as a Instrument No. 199202048.

Thence, along said Westerly boundary of Augusta Subdivision the following four courses:

S 33°52'58" E, a distance of 113.45 feet to a found 5/8-inch diameter iron pin stamped "LS 4988";

S 36°32'04" E, a distance of 350.45 feet to a found 5/8-inch diameter iron pin stamped "LS 4988";

S 43°56'06" E, a distance of 133.79 feet to a said 5/8-inch diameter iron pin stamped "PLS 7732";

S 51°03'49" E, a distance of 532.20 feet to a found 1/2-inch diameter iron pin with "No Cap" replaced with a 5/8-inch iron pin stamped "PLS 7732" marking the Southwest corner of said Augusta Subdivision and also being the Northern boundary of Clamont Subdivision No. 3 as on file in Book 25 of Plats at Page 19 in the Office of the Recorder of Canyon County, Idaho, recorded as Instrument No. 8913566.

Thence, along the Northern boundary of said Clamont Subdivision No. 3, N 89°10'21" W, a distance of 89.38 feet to a found 5/8-inch diameter iron pin with no cap marking the Northeast corner of Murfield Subdivision as on file in Book 23 of Plats at Page 19 in the Office of the Recorder of Canyon County, Idaho, recorded as Instrument No. 9602346.

Thence, along the Northern boundary of said Murfield Subdivision, N 89°10'21" W, a distance of 304.87 feet to a found 5/8-inch diameter iron pin with negligible cap marking the Southeast corner of Brookwood Estates Subdivision as on file in Book 26 of Plats at Page 49 in the Office of the Recorder of Canyon County, Idaho, recorded as Instrument No. 20004110.

Thence, along the Eastern boundary of said Brookwood Estates Subdivision, N 46°09'07" W, a distance of 333.55 feet to a found 5/8-inch diameter iron pin stamped "Brownell PLS 9960" marking the Northeast corner of said Brookwood Estates Subdivision.

Thence leaving said Brookwood Estates Subdivision, N 46°10'22" W, a distance of 112.08 feet to a found 5/8-inch diameter iron pin stamped "KVC PLS 9895";

Thence N 42°53'34" W, a distance of 209.31 feet to a found 5/8-inch diameter iron pin stamped "KVC PLS 9895";

Thence N 42°36'44" W, a distance of 239.56 feet to the POINT OF BEGINNING.

This parcel contains 265.128 square feet or 0.11 acres, more or less.

The rights and rights-of-way shown on this Plat are dedicated to the public. The Easements as shown on this Plat are not Dedicated to the Public. However the right to use said Easements is hereby Respectfully Reserved for Public Utilities and such other uses as Designated within this Plat and no Permanent Structures are to be erected within the lines of said Easements.

All Lots in this Plat will be Eligible to Receive Water Service from the City of Nampa, and the City of Nampa has agreed in writing to serve all Lots in this Subdivision.

Douglas Theodore Plummer, Manager
Keyhole Park, L.L.C. Date

ACKNOWLEDGEMENT
STATE OF IDAHO
COUNTY OF _____ } SS

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Douglas Theodore Plummer, known or identified to me to be Manager of Keyhole Park, L.L.C., that executed the instrument or the person who executed the instrument on behalf of said Limited Liability Company, and acknowledged to me that such Limited Liability Company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public For _____
Residing At _____
Commission Expires _____

CERTIFICATE OF SURVEYOR

I, Richard A. Gray, do hereby certify that I am a Professional Land Surveyor Licensed by The State of Idaho, and that the plat as presented to the Certificate of Owners and attached plat was drawn from an actual survey made on the ground made by me or under my direct supervision and that the survey represents the points related hereto, and is in conformity with State of Idaho Codes relating to Plats, Surveys and the Corner Perpetuation and Filing Act, Idaho Codes 55-1601 through 55-1612.

RICHARD A. GRAY

P.L.S. LICENSE NO. 7732



PLAT OF
AUDREY ACRES SUBDIVISION
LOCATED IN THE NW1/4 NW1/4 OF SECTION 33,
T. 3 N., R. 2 W., B.M., CITY OF NAMPA, CANYON COUNTY, IDAHO

BK _____ PG _____

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk, in and for the City of Nampa, Canyon County, Idaho, do hereby certify that at a regular meeting of the City Council held on the _____ day of _____, in the year of 20____, this plat was duly accepted and approved.

City Clerk, Nampa, Idaho _____

Date _____

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer, in and for the City of Nampa, Canyon County, Idaho hereby approve this plat.

Nampa City Engineer _____

Date _____

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor, in and for Canyon County, Idaho, do hereby certify that I have checked this plat, and that it complies with the State of Idaho Code relating to Plats and Surveys.

Canyon County Surveyor _____

Date _____

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C. 50-1306, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full.
This certificate is valid for the next thirty (30) days only.

County Treasurer _____

Date _____

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (Q.L.P.E.) representing The City of Nampa and the Q.L.P.E. approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Water and sewer lines have been completed and services certified as available. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Health District Signature _____

Date _____

APPROVAL OF CITY OF NAMPA PLANNING AND ZONING COMMISSION

Chairman _____

Date _____



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83851
Office (208) 442-0115 Fax (208) 327-2106
JN 4924 09/20/2024

SHEET 5 OF 5

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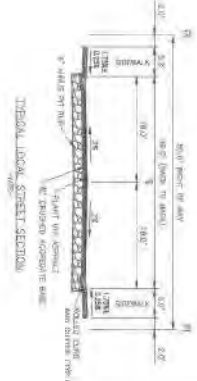
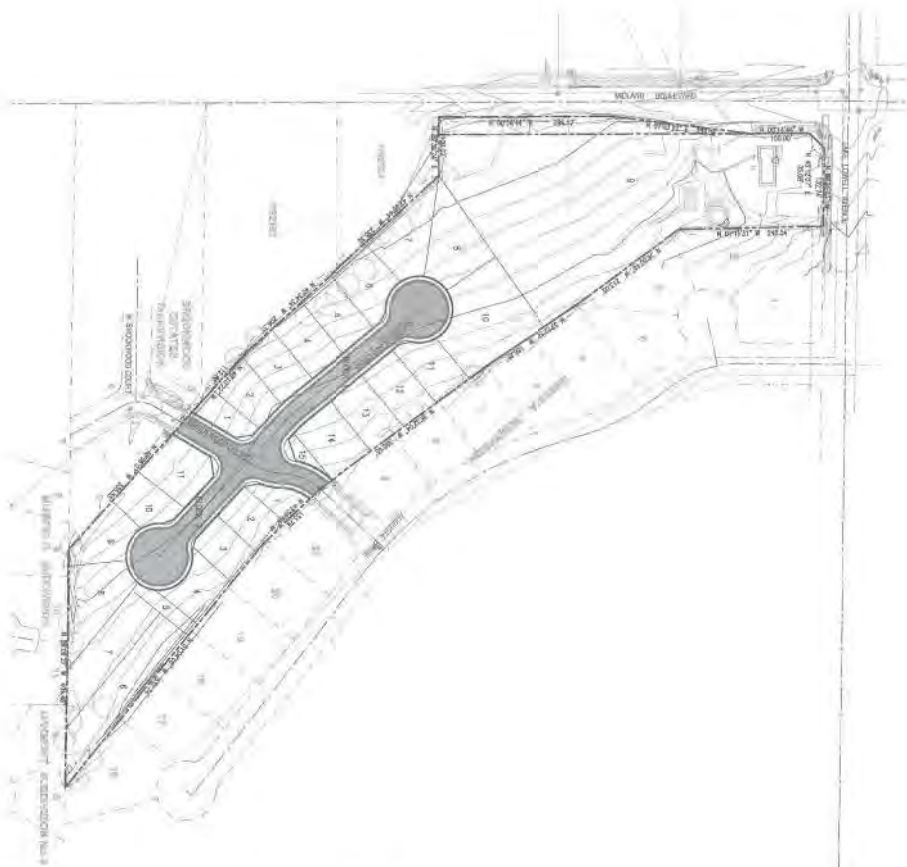
<p>ENGINEER/PANNER</p> <p>BLAKE A. WOOD, JR., ENGINEERING MANAGER, 10000 W. 10TH AVE., SUITE 100, DENVER, CO 80202 COWAN, ANDREW P., NIELSEN, M.E. DENVER, CO 80202</p>	<p>DEVELOPER/APPLICANT</p> <p>CONNELLY, J.L. 15881 N. SILVERBROOK DRIVE, SUITE 100, DENVER, CO 80227 COWAN, ANDREW P., NIELSEN, M.E. DENVER, CO 80202</p>	<p>ENGINEER/PANNER</p> <p>BLAKE A. WOOD, JR., ENGINEERING MANAGER, 10000 W. 10TH AVE., SUITE 100, DENVER, CO 80202 COWAN, ANDREW P., NIELSEN, M.E. DENVER, CO 80202</p>
<p>STRUCTURAL</p> <p>CONNELLY, J.L. 15881 N. SILVERBROOK DRIVE, SUITE 100, DENVER, CO 80227 COWAN, ANDREW P., NIELSEN, M.E. DENVER, CO 80202</p>	<p>DEVELOPER/APPLICANT</p> <p>CONNELLY, J.L. 15881 N. SILVERBROOK DRIVE, SUITE 100, DENVER, CO 80227 COWAN, ANDREW P., NIELSEN, M.E. DENVER, CO 80202</p>	<p>ENGINEER/PANNER</p> <p>BLAKE A. WOOD, JR., ENGINEERING MANAGER, 10000 W. 10TH AVE., SUITE 100, DENVER, CO 80202 COWAN, ANDREW P., NIELSEN, M.E. DENVER, CO 80202</p>

G. Vassou/SAGE/CC-BY-NC-ND 4.0 International license

[illegible]SCALE: _____
IN _____

CANYON COUNTY, ID
AUDREY ACRES PRELIMINARY PLAT
COVER SHEET

SHEET 40
PB-1

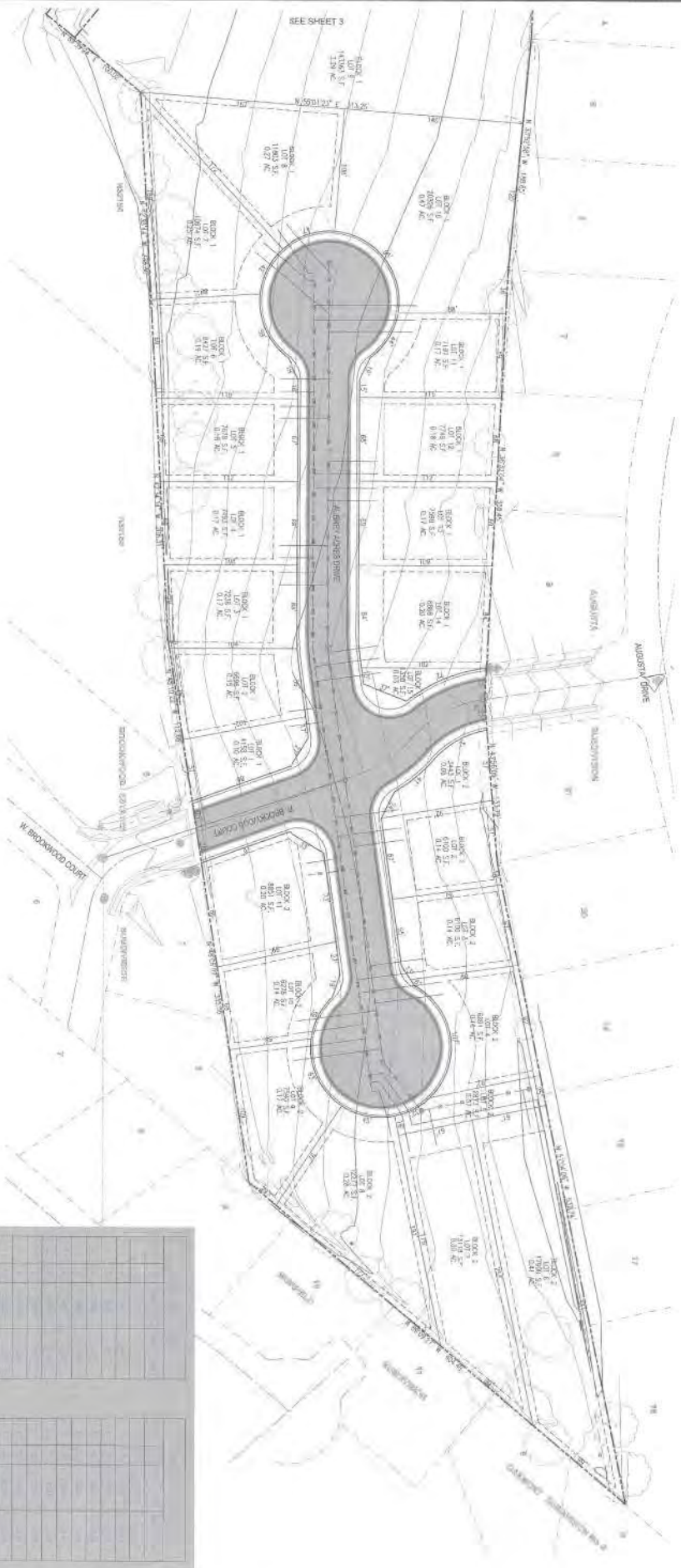


INDEX OF DRAWINGS

INDEX OF DRAWINGS		
Sheet	Sheet Title	
PP-1	CONC. PART	
PP-2	UP CONC.	
PP-3	1ST FLOOR	

LEGEND

[illegible]



WITH IDENTIFIED WITHIN THE 35 PLANTS SHALL NO COMMENCE LAYIN ENVIRONMENT PRESENT AND OR A ENAILING PLANT HAS BEEN ISSUED

[illegible]

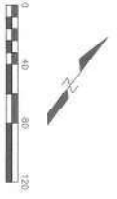
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W

BLAINE A. WOMER
CIVIL ENGINEERING

• PLANNING
• ACQUISITION
• DESIGN
• CONSTRUCTION
• MAINTENANCE

BEACHMARK
CANYON COUNTY, ID
MURFREY ACRES PRELIMINARY PLAT
LOT LAYOUT

PRELIMINARY PLAT OF AUDREY ACRES



SEE SHEET 2

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DATE: 01/01/2000

PROJECT: PRELIMINARY PLAT OF AUDREY ACRES

DESIGNER: BLAINE A. WOMER ENGINEERING, INC.

DATE: 01/01/2000

REVISION: 01/01/2000

DATE: 01/01/2000



BLAINE A. WOMER
CIVIL ENGINEERING
• PLANNING
• SURVEYING
• DESIGNING
• FIELD WORK

REVISION: 01/01/2000

CANYON COUNTY, ID
AUDREY ACRES PRELIMINARY PLAT
LOT LAYOUT

PROJECT NO: 01/01/2000
DATE: 01/01/2000

PLANT SCHEDULE

REFERENCE SHEET L4)

SYM COMMON NAME

EVERGREEN TREES

BH BLACK HILLS SPRUCE
 VP VANDERBILT PINE
 SHADY TREES CLASS III
 NO RED OAK

SHADY TREES CLASS II

SHADY TREES CLASS I
 PT PACIFIC SHEET PALLE
 OSORNUTAL TREES CLASS I

PT PACIFIC SHEET PALLE

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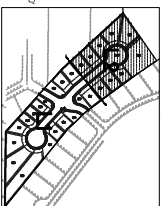
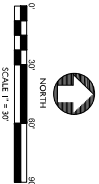
PT PACIFIC SHEET PALLE

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PT PACIFIC SHEET PALLE



NOTES

1. SEE SHEET L3 FOR LANDSCAPE IRRIGATION SCHEDULE PLAN.
2. SEE SHEET L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES, CALCULATIONS, AND DETAILS.
3. SEE SHEET L5 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

LANE

6" VINYL FENCE ALONG LANE

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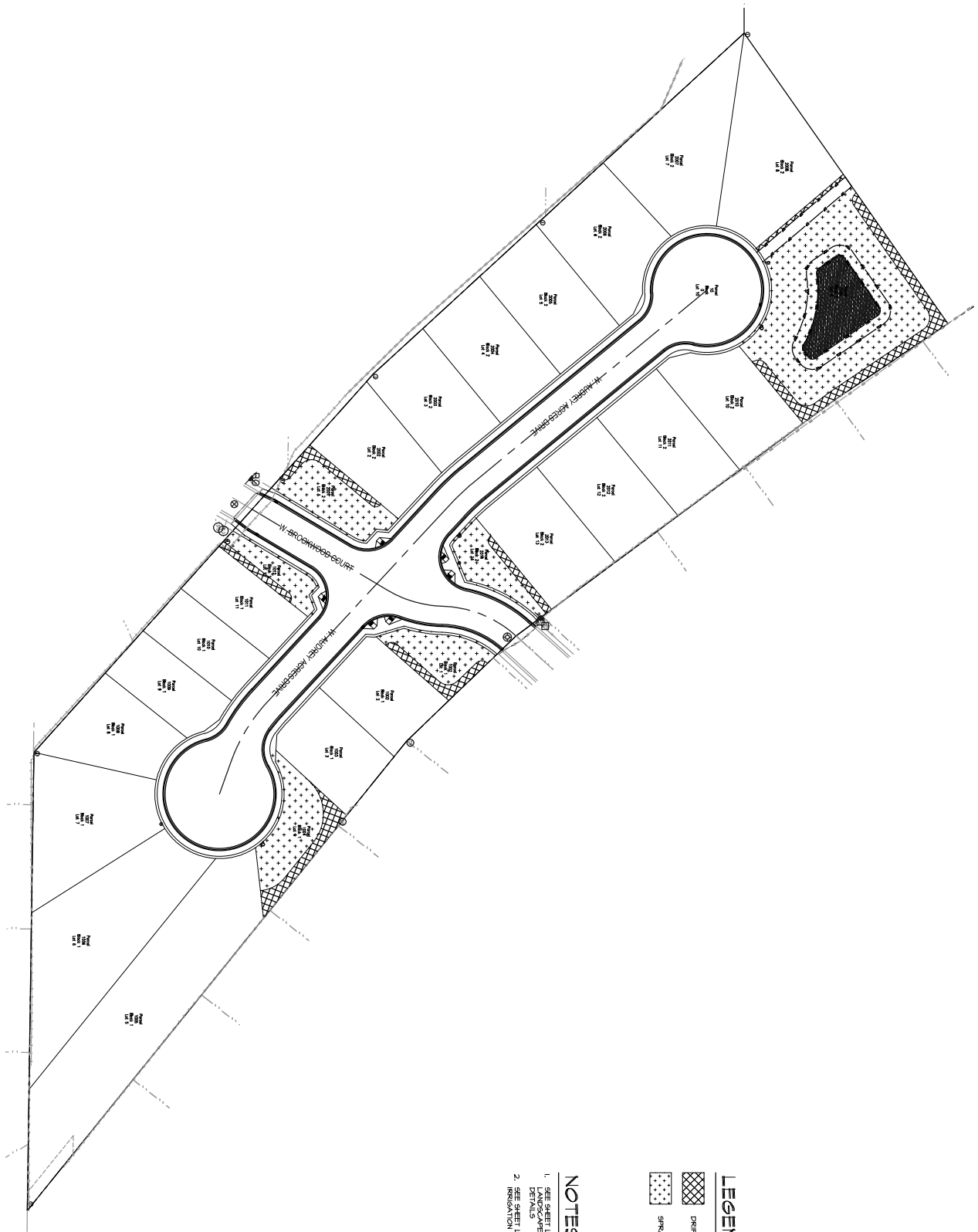


JENSEN BILLY
 LANDSCAPE ARCHITECT
 1509 S. 1st Ave., Ste. 100
 Bismarck, ND 58101
 P: (701) 343-7775
 www.jensenbilly.com

AUDREY ACRES SUBDIVISION FINAL PLAT LANDSCAPE PLAN

Job Number 2302
 Drawn: JENSEN BILLY
 Scale: AS SHOWN
 Sheet Title: LANDSCAPE PLAN

Sheet Number: L2
 2 of 5 Sheets



LEGEND

DEEP IRRIGATION ZONES

SPRAY/MOTOR IRRIGATION ZONES

- NOTES**
1. SEE SHEET L3 FOR PLANT SCHEDULE, LANDSCAPE NOTES, CALCULATIONS, AND DETAILS.
 2. SEE SHEET L3 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

NORTH

0 40 80 120

SCALE 1" = 40'



JENSEN BILLY ASSOCIATES

Site Planning
Landscape Architecture
1509 S. Yogi Ln., Ste. 130
P.O. Box 945775
Charlotte, NC 28209
www.jensenbilly.com

AUDREY ACRES SUBDIVISION

FINAL PLAT LANDSCAPE PLAN

Job Number 2302

Drawn: [Name] Checked: [Name]
Units: KCS
Scale: AS SHOWN

Sheet Title
**IRRIGATION
CONCEPT
PLAN**

Sheet Number
L3

3 of 5 Sheets

From: [Michael Underwood](#)
To: [Teri Friend](#)
Subject: RE: Request for Dept/Agency Comments by 11/27/2024 for Hayden Homes Final Plat with waiver request for Audrey Acres at 0 Lake Lowell Ave (SPF-00274-2024)
Date: Thursday, November 21, 2024 4:56:28 PM
Attachments: [image004.png](#)
[image005.png](#)

Building has no comment



Michael Underwood
Plans Examiner Supervisor
P: (208) 250-4192
underwoodm@cityofnampa.us
[Department of Building Safety, Like us on Facebook](#)
NAMPA Ready

From: Teri Friend <friendt@cityofnampa.us>
Sent: Friday, October 25, 2024 7:56 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J Mufficcio <jmufficcio@idahopower.com>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Kimball <kimballj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Julie Linan <linanj@nampafire.org>; Ken Nutt <nuttkt@cityofnampa.us>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Larry Hoobery <hooberyl@cityofnampa.us>; Lenny Riccio <lriccio@hwydistrict4.org>; Lisa Boyd <lisa.boyd@vallivue.org>; Lumen (platreview) <platreview@lumen.com>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Michael

Candace Fry

From: Joshua Evans
Sent: Wednesday, November 6, 2024 12:06 PM
To: Planning-Zoning Staff
Subject: R32182010

Good Afternoon

There listed Parcel R32182010 currently has no code violations at this time.

Thank you

Joshua Evans
Code Compliance & Community Relations
O: 208.468. 5473 208 468 5705
2112 W. Flamingo Rd., Nampa, ID 83651
[City of Nampa – Like us on Facebook](#)



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DATE: November 20, 2024

TO: Andrew Newell, P.E., BAW Civil Engineering

FROM: Daniel Badger, P.E. – Nampa City Engineer

CC:

SUBJECT: Audrey Acres Subdivision – Construction Drawings & Final Plat – 1st Review

The Engineering Division has completed a 1st review of the Construction Drawings and Final Plat for Audry Acres Subdivision and have the following comments. Please resubmit electronically a PDF of the following for review and approval:

- Revised plans;
- Revised drainage report;
- Response letter addressing each of the following comments; and,

Documents may be submitted via email attachment or web storage/FTP download link. As a general note, additional requirements or comments may occur on subsequent submittals due to new information or incomplete plan corrections. Please contact us at 208-468-5458 to clarify any comments to ensure a timely review and approval process.

General Comments

1. None

Final Plat Comments

1. None.

Drainage Report Comments

1. Add comment...

Construction Drawing Comments – Address all plan redlines and the following comments

Sheet C1.0

1. Revise the vicinity map to only highlight the portion of the project being constructed.

Sheet C1.1

1. Revise grading note 12 to require an erosion and sediment control permit from the City of Nampa as well as the NOI.
2. The Irrigation Notes appear to be duplicative or not apply to this project remove as appropriate.

Sheet C1.3

1. You are showing putting a stop sign at the south corner of Brookwood and Audrey Acres. This should just be a street name sign remove the stop sign.

Sheet C2.0

1. Show the storm drain line in the profile I appears based on your depths that there are conflicts with the water and PI.
2. Call out transition to vertical curb at the catch basins.

Sheet C2.1

1. Anywhere there is a grade change over 2% a vertical curve is required revise accordingly.
2. Call out transition to vertical curb at the catch basins.

Sheet C2.2

1. If you are providing directional ped ramps provide them for each leg.

Sheet C3.0

1. Show how are you maintaining the drainage on your site for the west and south sides of the development.

Sheet C4.0

1. The design of the pond does not meet the criteria for a multi-use facility. Revise to meet the standards or provide documentation that you meet the open space requirements without this area.

Sheet C4.1

1. The proposed width of the seepage bed requires that it have parallel distribution lines per N-1023A.

Sheet C5.0 and C5.1

1. Show your utility crossings in the profile.

Sheet C6.0

1. Consider revising the water main as redlined.

Sheet C7.0

1. Provide an irrigation pump out as redlined on the plans.
2. Connections to the existing system should be hot tapped unless they are being done outside of irrigation season.
3. Provide a connection to the 4" line on the northeast side of the property.

Sheet C8.0 and 8.1

1. Provide the HGL on the gravity line.
2. Verify the line size and material type of the connection points, what is shown in your plans do not match the City's records of the lines.
3. Verify pipe bury depth is acceptable for the pipe type.
4. Revise the box locations at Brookwood Court to be at the right of way lines.
5. Revise the pipe type in the right of way per redlines.



DATE: November 19, 2024

TO: Nampa Planning & Zoning Department

FROM: Daniel Badger, P.E. – City Engineer

CC: Daniel Badger, P.E. – City Engineer

SUBJECT: SPF-00274-2024 – Audrey Acres Subdivision– Engineering Review Memo

The Engineering Division has completed a review of the Construction Drawings and Final Plat for Audrey Acres Subdivision and provide the following comments and recommended conditions of approval.

General Comments

1. None.

Final Plat Comments

1. None.

Conditions of Approval

1. The Developer's Surveyor shall address all Final Plat comments prior to City Engineer signature of the plat.
2. Developer's Engineer shall address all Construction Drawing and Drainage Report comments identified in the "Audrey Acres Subdivision – Construction Drawings & Final Plat – 1st Review" letter from the Nampa Engineering Division prior to construction drawing approval.
3. The Developer and their Engineer and Contractor shall adhere to the "Construction Duty and Responsibility Policy", Section 108 of the 2023 City of Nampa Engineering Development & Policy Manual, during the construction process. The Developer shall sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.
4. Developer shall provide documentation from the Irrigation District that all irrigation assessments for the property have been paid in full prior to City Engineer signature of the plat



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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: November 25, 2024

TO: City of Nampa – Planning and Zoning

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Hayden Homes Idaho, LLC

OWNER: Keyhole Park LLC

PROJECT ADDRESS: 0 Lake Lowell Ave., Parcel#: R32182010

RE: SPF-00274-2024; Audrey Acres Subdivision

This application is for approval of a new single-family residential subdivision consisting of 20 buildable lots and 6 common lots on 6.11 acres.

The Nampa Fire Department does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

Fire Access Comments:

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)



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9 – 12th Avenue South Nampa, ID 83651

208.468.5770

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. No Parking signs shall be installed throughout **cul-de-sacs**, turnarounds and at gates or bollards controlling emergency access.

General Conditions

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 1.3 miles from Nampa Fire Station 6 with an approximate response time of 4 minutes.

Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each home at the time of building permit applications will total approximately \$31,340.

To properly serve the public for an all-hazards response, the Nampa Fire Department should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 56 residents to 20 single-family residential lots, with an increased personnel demand of .06 firefighter positions.

Exhibits

“No Parking” Signs

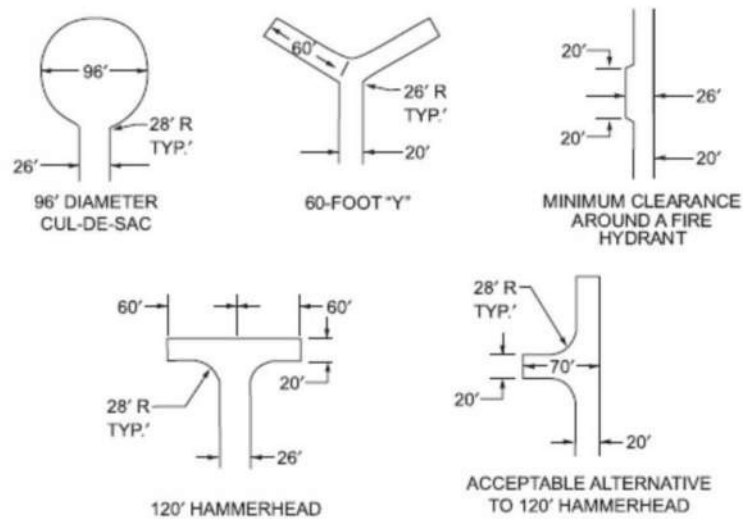


FIGURE D103.6 FIRE LANE SIGNS

“No Parking” signs for developments with parking stalls. Post at entrances.



Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

FLAT OF AUDREY ACRES SUBDIVISION LOCATED IN THE NW1/4 NW1/4 OF SECTION 33, T. 3 N., R. 2 W., B.M., CITY OF NAMPA, CANYON COUNTY, IDAHO 2024

BR PG

NW Sec. 33
P.L.S. 11574
C2 & F No. 2024-004593

S 89°23'17" E 2084.41'

LAKE CONELL AVENUE

Sec. 28
NW Sec. 28
P.L.S. 11574
C2 & F No. 2024-004593

LEGEND

- Capillary point
- Found brass monument
- Found aluminum cap monument
- Found 5/8 inch dia. iron pin
- Found 1/2 inch dia. x 24 inch iron pin w/ plastic cap P.L.S. 7732
- Found 1/2 inch dia. x 24 inch iron pin w/ plastic cap P.L.S. 7732
- Property line
- Subdivision line
- Section line
- Contour line
- Caution line
- Feet line

LINE #	DIRECTION	LENGTH
L1	N 89°28'27" E	25.06
L2	N 89°40'24" E	29.94
L3	N 89°39'24" E	70.02

SURVEYOR'S NARRATIVE

1) The Record of Survey prepared by Audrey Plummer to establish a Lot Split of the referenced parcels of land. All found monuments are referenced and accepted, as shown hereon unless otherwise noted. The boundary was established by introducing the evidence that is shown above. The historical monuments accepted reference the boundary are listed as such.

2) The Record of Survey does not enable the owners of the property shown to convey ownership based solely on this map. A written conveyance of the new parcels must accompany such transfer in ownership. This Survey does not serve as a legal description for the property shown hereon. All deeds graphically depicted and support the intent of the new legal descriptions.

3) This drawing does not necessarily show all of the physical features of the property. Compass Land Surveying P.L.L.C. assumes no liability for present or future compliance or noncompliance with governing jurisdictional resolutions as it pertains to building permits, vehicle access permits or septic permits.

REFERENCE DATA

- R1) Record of Survey Inst. No. 2014-032672
- R2) Audrey Subdivision Bk. 20 Pg. 5
- R3) Canyon Subdivision Bk. 25 Pg. 19
- R4) Canyon Subdivision Bk. 25 Pg. 19
- R5) Canyon Subdivision Bk. 25 Pg. 19
- R6) Canyon Subdivision Bk. 25 Pg. 19
- R7) Canyon Subdivision Bk. 25 Pg. 19
- R8) Canyon Subdivision Bk. 25 Pg. 19
- R9) Canyon Subdivision Bk. 25 Pg. 19
- R10) Canyon Subdivision Bk. 25 Pg. 19
- R11) Canyon Subdivision Bk. 25 Pg. 19



0 30 60 120
Scale: 1" = 60'

COMPASS LAND SURVEYING, PLLC
623 1TH Avenue South
Caldwell, ID 83605
Phone: (208) 443-0115
Fax: (208) 443-0115
www.compasslandsurveying.com

PROFESSIONAL LAND SURVEYOR
IDaho
7732
RICHARD L. BRADY

SHEET 1 OF 3



10/24/2024

RE: Audrey Acres - Final Plat

To: Andrew Newell

cc: City of Nampa Engineering; City of Nampa P&Z

The following changes must be made prior to submitting for signatures:

- Propose new, unique street names for W Brookwood Ct. This portion of road will not be a continuation of the existing W Brookwood Ct. This section of road should be named S (New Name) Way

Sincerely,

Donald Brown
GIS Tech I
Engineering Division
City of Nampa

From: [Niki Benyakhlef](#)
To: [Planning-Zoning Staff](#)
Cc: [Teri Friend](#)
Subject: RE: Request for Dept/Agency Comments by 11/27/2024 for Hayden Homes Final Plat with waiver request for Audrey Acres at 0 Lake Lowell Ave (SPF-00274-2024)
Date: Tuesday, October 29, 2024 2:04:47 PM
Attachments: [image004.png](#)

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After careful review of the transmittal submitted to ITD on October 25, 2024, regarding Hayden Homes Final Plat with waiver request for Audrey Acres at 0 Lake Lowell Ave (SPF-00274-2024), the Department has no comments or concerns to make at this time.

Thank you,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Teri Friend <friendt@cityofnampa.us>
Sent: Friday, October 25, 2024 7:56 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; D3 Development Services

From: [Timothy Jensen](#)
To: [Planning-Zoning Staff](#)
Subject: SPF-00274-2024
Date: Friday, October 25, 2024 4:06:43 PM

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Good Afternoon Teri!

Kuna School District has no official comment on this application as it does not lie within our boundaries.

Tim Jensen Ed.S
KSD Planning & Development Coordinator
Principal-Fremont MS
IMLA President

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From: [PlatReview](#)
To: [Planning-Zoning Staff](#)
Cc: [Garrett, James](#)
Subject: FW: Request for Dept/Agency Comments by 11/27/2024 for Hayden Homes Final Plat with waiver request for Audrey Acres at 0 Lake Lowell Ave (SPF-00274-2024)
Date: Wednesday, October 30, 2024 7:23:08 AM
Attachments: [image001.png](#)
[image003.png](#)

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Requester,

Our engineer has reviewed this plat and their comments are as follows: "It does not appear any conflicts exist if the developer determines otherwise they will need to contact Lumen for a customer paid relocations"

If you require signatures or have any further questions, please contact the engineer directly at James.Garrett@lumen.com.

Thank you!

LUMEN[®]

Lumen Plat Review

platreview@lumen.com

From: Teri Friend <friendt@cityofnampa.us>

Sent: Friday, October 25, 2024 9:56 AM

To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Bates, Camille <Camille.Bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield

From: [Eddy Thiel](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Request for Dept/Agency Comments by 11/27/2024 for Hayden Homes Final Plat with waiver request for Audrey Acres at 0 Lake Lowell Ave (SPF-00274-2024)
Date: Monday, October 28, 2024 8:18:34 AM
Attachments: [image001.png](#)

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Good Morning,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Teri Friend <friendt@cityofnampa.us>
Sent: Friday, October 25, 2024 7:56 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Thiel <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J Mufficcio <jmufficcio@idahopower.com>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Kimball <kimballj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes

From: [Cody Swander](#)
To: [Teri Friend](#); [Planning-Zoning Staff](#)
Cc: [Darrin Johnson](#); [Adam Mancini](#); [Carolynn Murray](#)
Subject: RE: Request for Dept/Agency Comments by 11/27/2024 for Hayden Homes Final Plat with waiver request for Audrey Acres at 0 Lake Lowell Ave (SPF-00274-2024) Parks ID# 837
Date: Monday, November 4, 2024 3:20:11 PM
Attachments: [image004.png](#)
[image005.png](#)

Hi Teri,

Nampa Parks has reviewed the final plat for Audrey Acres Subdivision, Project: SPF-00274-2024. We have no requests.

Thank you,



Cody Swander
Assistant Parks and Rec Director
O: 208.468.5890, F: 208.318.2270
[Nampa Parks – Facebook Page](#)
NAMPAReady

From: Teri Friend <friendt@cityofnampa.us>
Sent: Friday, October 25, 2024 7:56 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brent Carpenter, Brown Bus Co <brentc@brownbuscompany.com>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Craig Tarter <tarterc@cityofnampa.us>; Dalelyn Allen <dalelyn.allen@vallivue.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Darrin Johnson <johnsond@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfielddd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Genna Ashley <gashley@boiseproject.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J Mufficcio <jmufficcio@idahopower.com>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Kimball <kimballj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Julie Linan <linanj@nampafire.org>; Ken Nutt <nuttk@cityofnampa.us>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers

TO: PLANNING AND ZONING COMMISSION

FROM: DON PECK, LIEUTENANT
POLICE DEPARTMENT

DATE: October 31, 2024

SUBJECT: Subdivision Final Plat for Audrey Acres – SPF-00274-2024

HEARING DATE: December 10, 2024

The Nampa Police Department (NPD) has reviewed the proposal for Audrey Acres. This development is for 20 Single Family Residential lots resulting in 20 new dwelling units.

NPD projects future service needs based on overall population, population density, and development type. Audrey Acres is projected to add 53.4 new residents to the City of Nampa's current population.

Therefore, NPD is recommending a commitment to fund 0.07 additional officers and 0.03 additional support staff if this project is approved to maintain current police service levels. NPD is currently authorized 146 sworn personnel and 66 non-sworn personnel.

The cost for the additional officers is \$9,420 and additional support staff is \$3,429 for the first year of employment.

The following factors impact police response and demand on police resources and is provided as a reference for decision making:

1. The closest police department is 2.50 miles away. Officers patrol in different areas of the city and are often closer when calls occur, but support units are frequently at the police department or in other areas of the city further away when priority calls requiring multiple units occur.
2. Developments near this reporting district have a call volume of 2697 service calls annually.
3. The following are the top Officer Initiated and Reactive call types that we respond to near the proposed development:

Rank	Officer Initiated Calls for Service	Total
1	Traffic Stop	527
2	Drug Offense	185
3	School Time	179
4	Directed Patrol	163
5	K-9 Assist	58
6	Follow Up	51
7	Fight	48
8	JUV Juv Problem	41
9	Battery	35
10	PI Accident	19

Rank	Reactive Calls for Service	Total
1	PD Accident	162
2	1050 Unknown	74
3	Attempt-Locate	72
4	Theft	70
5	Alarm	66
6	Suspicious	54
7	Drug Offense	53
8	Fraud	41
9	Hit and Run	37
10	Battery	26

Candace Fry

From: Doug Critchfield
Sent: Monday, December 2, 2024 11:52 AM
To: Candace Fry
Subject: Audrey Acres Landscape Plan
Attachments: SPF-00274-2024_Audrey Acres_Landscape Plans REVISIONS REQUIRED.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Candace – Please see notes below. Doug

1. Nampa City Code 10-33 requires two trees per residential lot: 1 street tree and 1 tree planted on the lot in any location. Please specify this on the landscape plan.
2. All trees shall be staked per the attached tree detail.
3. An irrigation plan is required per 10-33-2.H.1. Please review this section for details on irrigation system requirements; including the use of a WaterSense labeled controller and flow control valve requirement.



Doug Critchfield, Principal Planner, ASLA

O: 208.468.5406, F: 208.468.5439

500 12th Ave. S., Nampa, ID 83651

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