

## NOTICE OF PUBLIC HEARING BEFORE THE CITY OF NAMPA, IDAHO

**Notice is hereby given that** on April 20, 2026, at 6:00 p.m. (or as soon after 6:00 p.m. as each matter may be heard), in the Council Chambers at City Hall, 411 3rd Street South, Nampa, Canyon County, Idaho, public hearings for the items listed below will be held before the City Council Commission.

For detailed information regarding how to participate: <https://www.cityofnampa.us/1612/Public-Meetings>.

**Zoning Map Amendment** from RS6 (Single-Family Residential) to BC (Community Business) zoning district at 1111 11th Ave N., parcel #R1298001000, located in the NW 1/4 of Section 23, T3N, R2W, BM, for Raquel Pedraza (ZMA-00209-2025). Original Concept: Mechanic and auto repair (materials and office for mobile auto repair service and no customers to visit property), on approximately .46 acres.

**Annexation and Zoning** to RS4 & RS6 (Single-Family Residential) and BC (Community Business) zoning districts at 0 N Franklin Blvd, with corresponding road and canal right-of-way, potential development agreement, and Subdivision Preliminary Plat approval for Highline Estates Subdivision, parcel #R3424401000, located in the SE 1/4 of Section 27, T4N, R2W, BM, for Asumendi Holdings LLC (ANN-00344-2025, SPP-00169-2025). Original Concept: 355 single-family detached dwelling units, 33 common lots, and 1 commercial lot on approximately 93.75 acres and right-of-way.

**Annexation and Zoning** to RS6 (Single-Family Residential) and BC (Community Business) zoning districts, potential development agreement, Planned Unit Development and Subdivision Preliminary Plat approval for Brekanwood Subdivision at 0 N Can Ada Rd & 0, 17500 11th Ave N, parcels #R3073700000, R307620000 & R3076201000, located in the NW 1/4 of Section 01, T3N, R2W, BM, for Becky Yzaguirre representing TBC Land Holding LLC (ANN-00347-2025, PUD-00020-2025, SPP-00171-2025). Original Concept: 296 single-family detached dwelling units, 4 commercial lots, and 44 common lots.

Copies of staff reports on each application will be available upon request for public review or available online for download through the staff reports link at <https://www.cityofnampa.us/1612/Public-Meetings> on the Thursday prior to the hearing date.

Individuals who require assistance to accommodate physical, vision, and/or hearing impairments, please contact the City Clerk's Office at Nampa City Hall, (208) 468-5415. Requests should be made at least three (3) days prior to the meeting to allow time to arrange accommodation. Requests that require county interpreter services need to be made at least seven (7) business days prior to the meeting.

Rodney Ashby, Planning Director  
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More Information about upcoming public hearings for Planning & Zoning applications can be found on these two additional pages:

- The [Upcoming Public Hearings](#) page includes links to public records available for the applications. The public hearing information on this page also includes any continued hearing items as well as Variance applications which do not require legal notice.
- The [Interactive Public Hearing Map](#) provides a visual of the location of applications currently in the public hearing process. A link to the public records related to the application is available from this view.
- Learn about the [Public Hearing Process](#) and more from our [Citizens Guide to Planning](#) magazine and video series.

We welcome your questions! You can contact the Planning & Zoning Department by email to: [pzall@cityofnampa.us](mailto:pzall@cityofnampa.us) or by phone at 208-468-4430.

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