



APPLICATION FOR ANNEXATION/ZONING

PLANNING AND ZONING DEPARTMENT

411 3RD STREET S., NAMPA, IDAHO 83651 P: (208) 468-4487 F: (208) 465-2261

Nonrefundable Fee: **\$452.00** (1 acre or less) Nonrefundable Fee: **\$910.00** (more than 1 acre)

Applicant Name BNS Properties, LLC	Home Number (208) 454-0779
Street Address 1010 Holman Ct.	Mobile Number
City Caldwell State ID Zip code 83605	Email bholman@holmantransport.com
Property Owner Name BNS Properties, LLC	Home Number (208) 454-0779
Street Address 1010 Holman Ct.	Mobile Number
City Caldwell State ID Zip Code 83605	Email bholman@holmantransport.com
Applicant's interest in property: (<input checked="" type="checkbox"/>) Own (<input type="checkbox"/>) Rent (<input type="checkbox"/>) Other	
ADDRESS OF SUBJECT PROPERTY: 82 South Middleton Road, Nampa, ID 83651 (Parcel # R3203000000)	

Please provide the following required documentation

- Completed Application
- A copy of one of the following: Warranty Deed Proof Of Option Earnest Money Agreement
- Signed & Notarized Affidavit of Legal Interest (attached). Form **must** be completed by the legal owner (If 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) -N/A, applicant is the legal owner.
- Original Legal description of property AND a legible WORD formatted document. (Must have for final recording) Old or illegible title documents will need to be retyped in a WORD formatted document.

Project Description

- State the zoning desired for the subject property: BC: Community Business
 - State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: _____
- To propose the development of a commercial and storage unit facility;**
see attached letter for more information.

Dated this 31 day of April, 2017

Applicant Signature

Bob Holman

NOTICE TO APPLICANT

This application will be referred to the Nampa Planning Commission for a recommendation on the requested zoning. The Planning Commission shall hold a public hearing and will then make its recommendation to the City Council. The City Council will then hold a second public hearing. Notice of the public hearings must be published in the Idaho Press-Tribune 15 days prior to said hearings. Notice shall also be posted on the premises of the subject property not less than 1 week prior to the hearings. 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 hearings and should be present to answer any questions.

OFFICE USE ONLY

FILE NUMBER: **ANN - 00051 - 20 17** PROJECT NAME **ANNEX + BC 82 S. MIDDLETON FOR COMMERCIAL LOT AND STORAGE FACILITY**



T-O ENGINEERS

March 31, 2017

Robert Hobbs
City of Nampa – Planning & Zoning
411 Third St. South
Nampa, ID 83651

RE: BNS Properties, LLC Request for Annexation and Zoning of Parcel # R3203000000

Dear Mr. Hobbs:

We are delivering the accompanying application for Annexation and Zoning for Parcel #R3203000000, located northeast of the Roosevelt Ave & Middleton Road intersection, on behalf of BNS Properties, LLC (Applicant). We have met with yourself and other City of Nampa staff regarding this property over the last few months. The Applicant recently purchased the original +/-36.5 acre property, and finalized an administrative land division with Canyon County today (03/31/2017).

The Applicant is requesting to annex the newly created southerly Parcel A (+/-20.0 acres) into the City of Nampa, with a zoning of "BC-Community Business". The Applicant intends to develop approximately 14 acres of the parcel as an upscale RV and Mini Storage facility. The remaining parcel area would be reserved for potential future commercial development. The Applicant intends to keep the northerly Parcel B in the County at this time, and may request annexation in the future as a residential zoning/use.

Per our discussions with City staff, we feel the "BC-Community Business" zoning is acceptable for this area due to existing "BC" zoned land directly to the south and west. We also feel a storage facility will be a benefit to this area of the City due to existing surrounding residential communities, and that there are presently no options for RV and mini storage in the near vicinity.

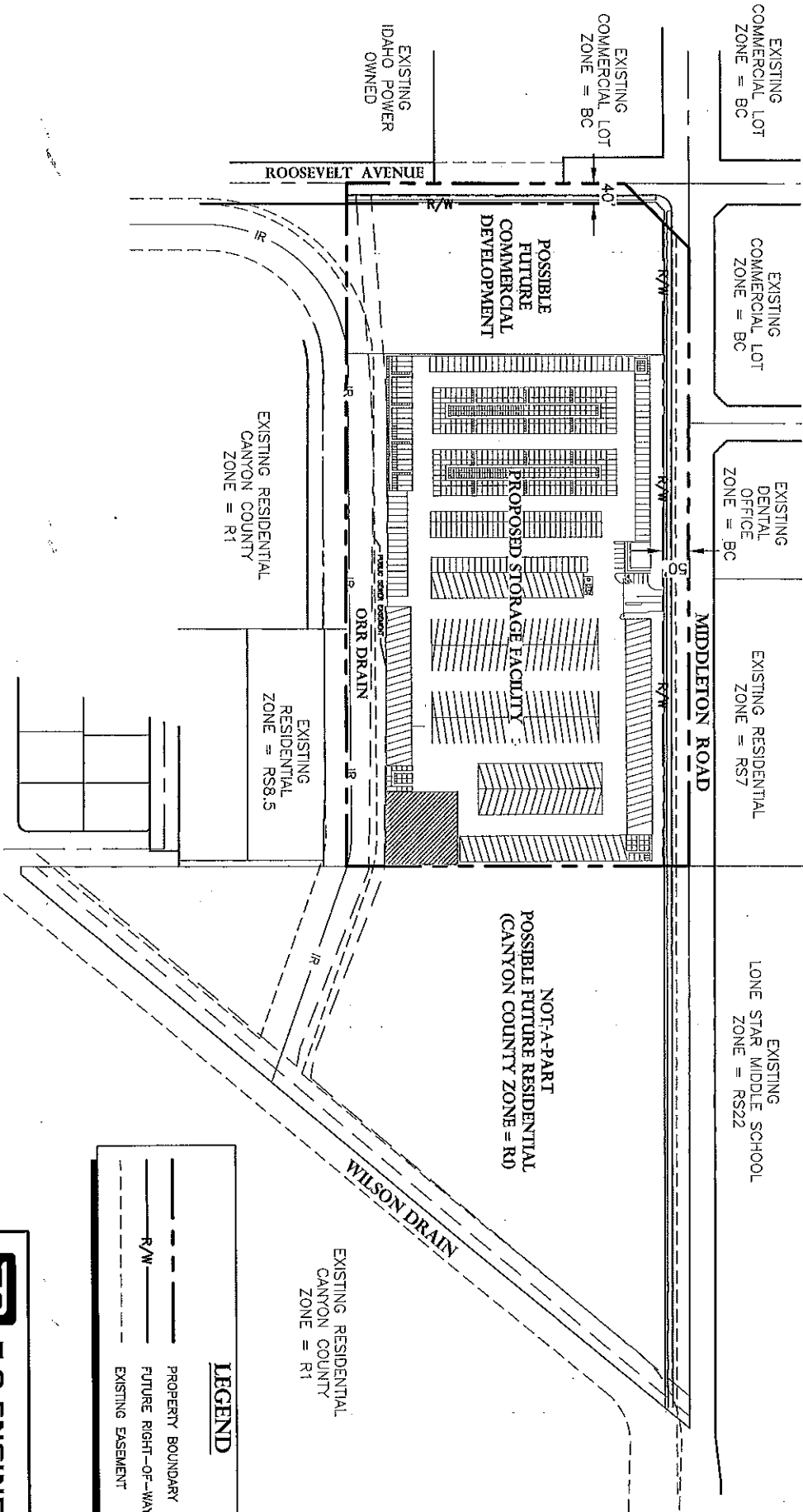
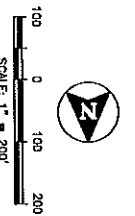
We appreciate your consideration of the application. Please contact us if there are any questions.

Respectfully,

Caleb LaClair, P.E.
Project Manager

cc: 160253
BNS Properties, LLC

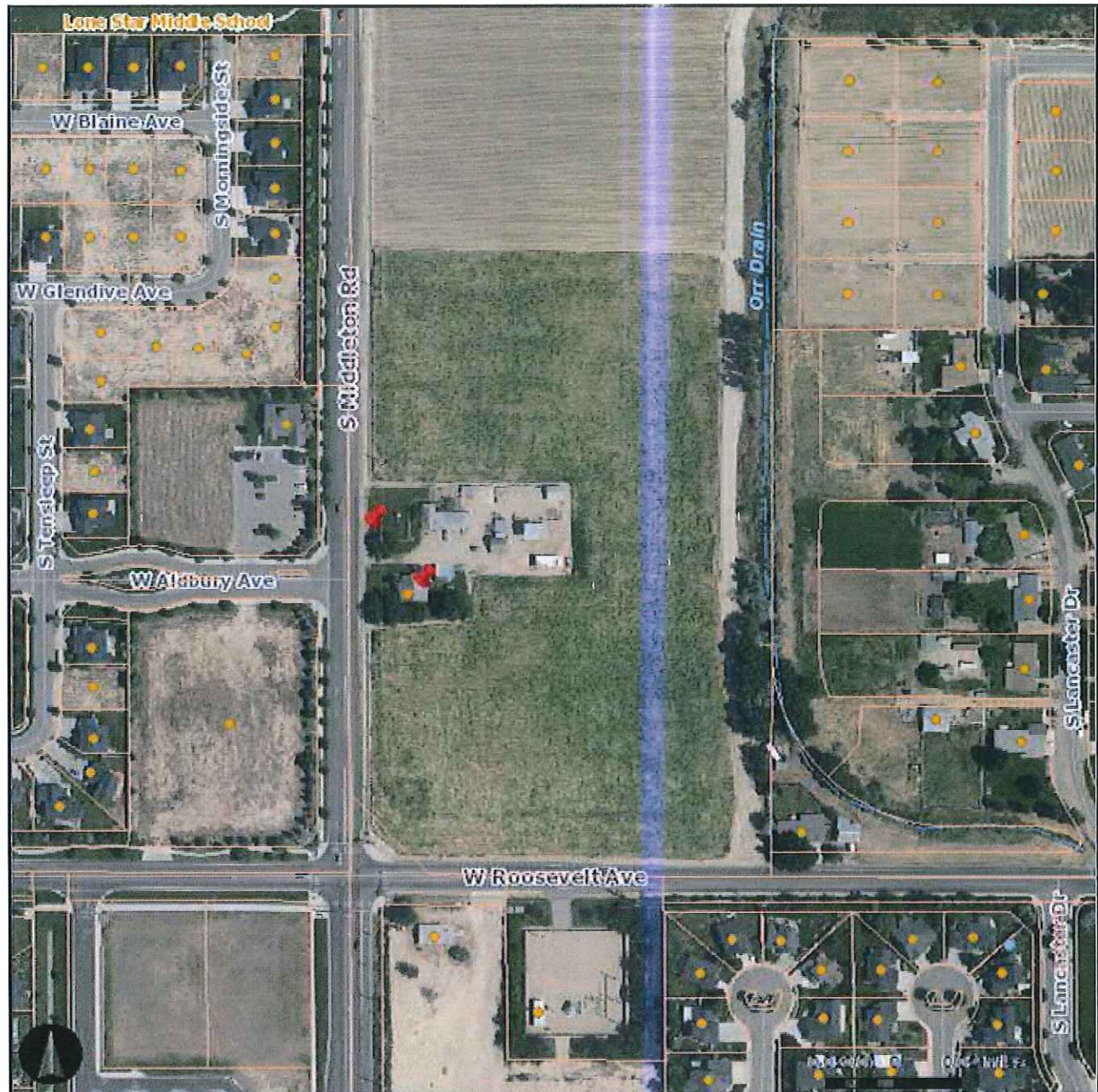
BNS PROPERTIES, LLC - PARCEL # R3203000000 (20.03 ACRES)
 ANNEXATION & ZONING EXHIBIT
 PROPOSED ZONE = BC "COMMUNITY BUSINESS"
 03/31/2017



LEGEND	
	PROPERTY BOUNDARY
	FUTURE RIGHT-OF-WAY
	EXISTING EASEMENT

T-O ENGINEERS
 332 N. BROADMORE WAY
 Nampa, IDAHO 83687-5123
 PHONE: (208) 442-6300 FAX: (208) 468-0944
 FTE: 802503/BL/NG DATE: MARCH 2017 JOB: 160253

Map



Address Candidates

-  Address Candidates
-  Address Points
-  Active
-  Hold
-  Proposed
-  Retired
-  Other
-  County Parcels







Future Interchanges

-  Future Interchanges




Specific Plan Areas

-  Specific Plan Areas

Proposed Land Use

-  Ag
-  LD_Res
-  MD_Res
-  HD_Res
-  Residential Mixed Use
-  Community Mixed Use

Proposed Land Use (continued)

-  Highway Commercial
-  General Commercial
-  Business Park
-  Downtown
-  Employment Center
-  Light Industrial
-  Heavy Industrial
-  Parks
-  Public
-  Airport

Map



Address Candidates

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- County Parcels

Future Interchanges

- Specific Plan Areas

Proposed Land Use

- Ag
- LD_Res
- MD_Res
- HD_Res
- Residential Mixed Use
- Community Mixed Use

Proposed Land Use (continued)

- Highway Commercial
- General Commercial
- Business Park
- Downtown
- Employment Center
- Light Industrial
- Heavy Industrial
- Parks
- Public
- Airport



T-O ENGINEERS

CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
332 N. BROADMORE WAY SUITE 101
NAMPA, IDAHO 83687
208-442-6300 • FAX 208-466-0944



Project: 160253
Date: March 31, 2017
Page: 1 of 2

EXHIBIT "A-1" *ANNEXATION AND RE-ZONE*

A parcel of land situated in a portion of the SW1/4 of the NW1/4 of Section 29, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

- 1) **BEGINNING** at a point marking the southwest corner of the NW1/4 of said Section 29 (W1/4 corner), thence along the west line of said NW1/4 N00°16'17"E a distance of 1323.74 feet to a brass cap monument marking the northwest corner of the SW1/4 of the NW1/4 of said Section 29 (N1/16 corner), from which an aluminum cap monument marking the northwest corner of said Section 29 bears N00°15'45"E a distance of 1323.73 feet;
- 2) Thence leaving said west line and along the north line of said SW1/4 of the NW1/4 S89°45'02"E a distance of 665.25 feet to a point marking the northwest corner of Lancaster Villa Subdivision as recorded in the official records of Canyon County in Plat Book 42 at Page 8, from which a 5/8 inch rebar witness corner bears S89°45'02"E a distance of 14.45 feet;
- 3) Thence leaving said north line and along the west line of said Lancaster Villa Subdivision and Lancaster Subdivision as recorded in the official records of Canyon County in Plat Book 8 at Page 15 S00°15'40"W a distance of 1322.05 feet to a 5/8 inch rebar on the south line of said NW1/4;
- 4) Thence leaving said west line and along the south line of said NW1/4 N89°53'45"W a distance of 665.49 feet to the **POINT OF BEGINNING**.

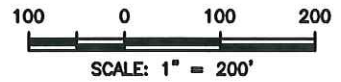
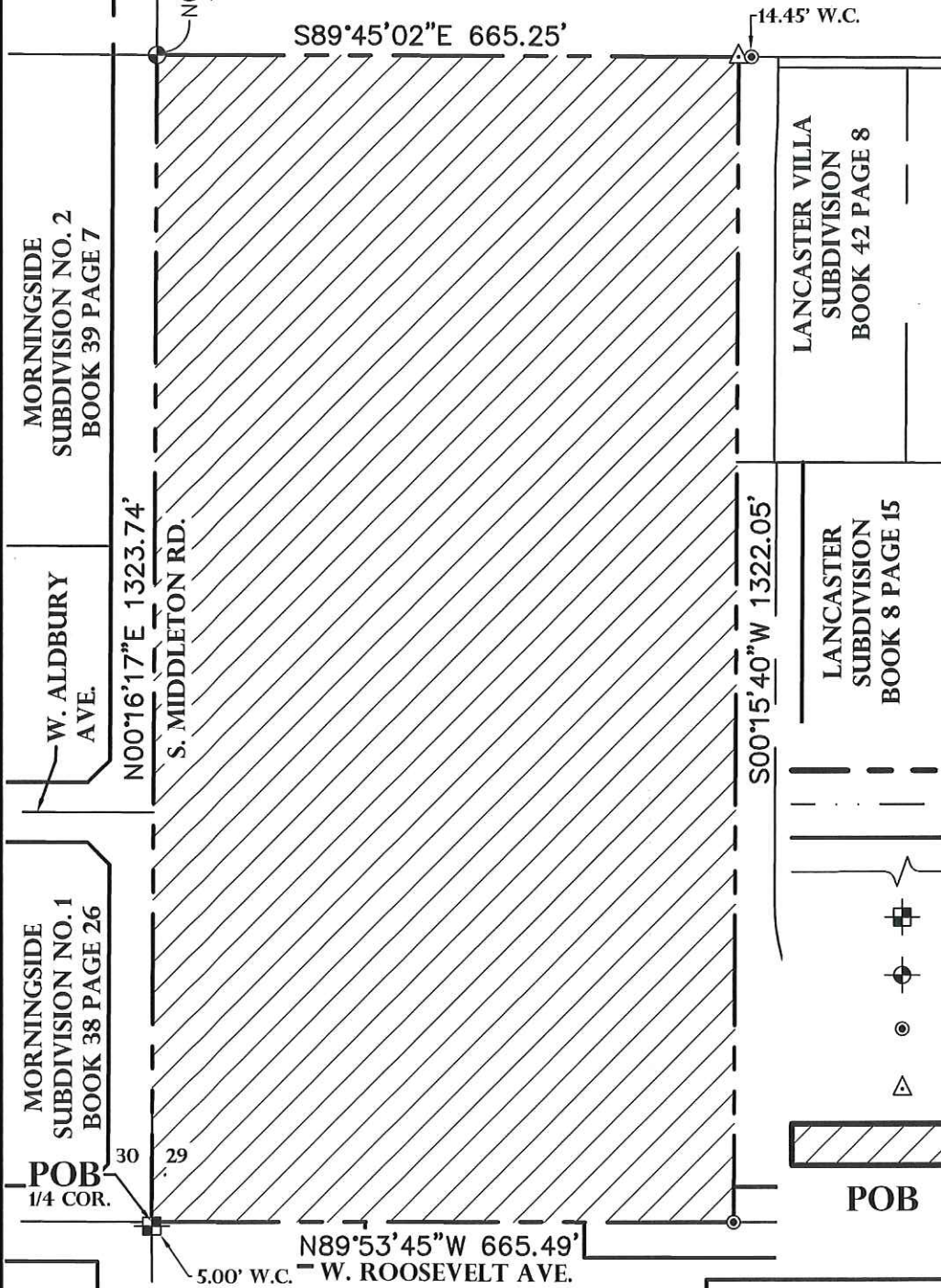
Said parcel containing 20.21 acres or 880,214 square feet, more or less, and is subject to all existing easements and rights-of-way of record or implied.

Attached hereto is Exhibit "A-2" and by this reference made a part hereof.

RE-ZONE/ANNEXATION EXHIBIT "A-2"

SITUATED IN A PORTION OF THE SW1/4 OF THE NW1/4 OF SECTION 29,
TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

2017



LEGEND

- RE-ZONE BOUNDARY LINE
- SECTION LINE
- ROAD RIGHT-OF-WAY LINE
- LINE NOT TO SCALE
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8 INCH REBAR
- CALCULATED POINT
- NOTHING SET OR FOUND
- RE-ZONE/ANNEXATION AREA
- POINT OF BEGINNING



T-O ENGINEERS

332 N. BROADMORE WAY
NAMPA, IDAHO 83687-5123

PHONE: (208) 442-6300

FAX: (208) 466-0944

E-FILE: 160253-V-RE-ZONE EXHIBIT.DWG

DATE: March 31, 2017 JOB: 160253

Map



Address Candidates

- Address Points
- Active
- Hold
- Proposed
- Retired
- Other
- County Parcels

Future Interchanges

- Specific Plan Areas

Proposed Land Use

- Ag
- LD_Res
- MD_Res
- HD_Res
- Residential Mixed Use
- Community Mixed Use

Proposed Land Use (continued)

- Highway Commercial
- General Commercial
- Business Park
- Downtown
- Employment Center
- Light Industrial
- Heavy Industrial
- Parks
- Public
- Airport

AFTER RECORDING MAIL TO:

BNS Properties, LLC
1010 Holman Court
Caldwell, ID 83605

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

2017-011767	
RECORDED	
03/31/2017 08:58 AM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 SDUPUIS	\$16.00
TYPE: DEED	
FIRST AMERICAN TITLE AND ESCROW	
ELECTRONICALLY RECORDED	

-Accommodation-

QUITCLAIM DEED

Date: **March 30, 2017**

For Value Received, **BNS Properties, LLC, an Idaho limited liability company**, do(es) hereby convey, release, remise, and forever quit claim unto **BNS Properties, LLC, an Idaho limited liability company**, whose address is **1010 Holman Court, Caldwell, ID 83605**, the following described premises in **Canyon County, Idaho**, to-wit:

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

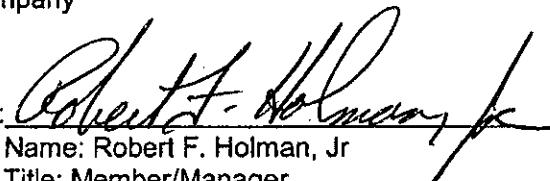
See attached Exhibit "A"

APN: **32030000 0**

together with their appurtenances.

Dated: March 30, 2017

BNS Properties, LLC, an Idaho limited liability company

By: 
Name: Robert F. Holman, Jr
Title: Member/Manager

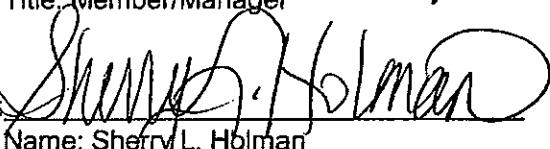
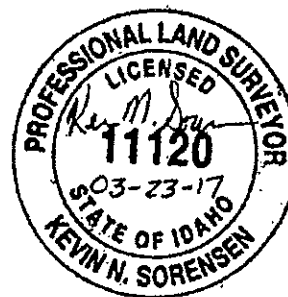
By: 
Name: Sherry L. Holman
Title: Member/Manager



EXHIBIT "A"
T-O ENGINEERS

CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
332 N. BROADMORE WAY SUITE 101
NAMPA, IDAHO 83687
208-442-6300 • FAX 208-466-0944



Project: 160253
Date: March 16, 2017
Page: 1 of 1

PARCEL "A"

A parcel of land situated in a portion of the SW1/4 of the NW1/4 of Section 29, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at a point marking the southwest corner of the NW1/4 of said Section 29 (W1/4 corner), from which an aluminum cap monument witness corner bears $S00^{\circ}16'17''W$ a distance of 5.00 feet, thence along the west line of said NW1/4 $N00^{\circ}16'17''E$ a distance of 125.00 feet to a 5/8 inch rebar marking the **POINT OF BEGINNING**;

- 1) Thence continuing along said west line $N00^{\circ}16'17''E$ a distance of 1198.74 feet to a brass cap monument marking the northwest corner of the SW1/4 of the NW1/4 of said Section 29 (N1/16 corner), from which an aluminum cap monument marking the northwest corner of said Section 29 bears $N00^{\circ}15'45''E$ a distance of 1323.73 feet;
- 2) Thence leaving said west line and along the north line of said SW1/4 of the NW1/4 $S89^{\circ}45'02''E$ a distance of 665.25 feet to a point marking the northwest corner of Lancaster Villa Subdivision as recorded in the official records of Canyon County in Plat Book 42 at Page 8, from which a 5/8 inch rebar witness corner bears $S89^{\circ}45'02''E$ a distance of 14.45 feet;
- 3) Thence leaving said north line and along the west line of said Lancaster Villa Subdivision and Lancaster Subdivision as recorded in the official records of Canyon County in Plat Book 8 at Page 15 $S00^{\circ}15'40''W$ a distance of 1322.05 feet to a 5/8 inch rebar on the south line of said NW1/4;
- 4) Thence leaving said west line and along the south line of said NW1/4 $N89^{\circ}53'45''W$ a distance of 540.49 feet to a 5/8 inch rebar;
- 5) Thence leaving said south $N44^{\circ}48'44''W$ a distance of 176.52 feet to the **POINT OF BEGINNING**.

Said parcel containing 20.03 acres or 872.402 square feet, more or less, and is subject to all existing easements and rights-of-way of record or implied.

2017-010581

RECORDED

03/23/2017 11:10 AM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=4 MBROWN

\$19.00

TYPE: DEED

FIRST AMERICAN TITLE INSURANCE

ELECTRONICALLY RECORDED

AFTER RECORDING MAIL TO:

BNS Properties, LLC
1010 Holman Court
Caldwell, ID 83605

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

2769849 RR

WARRANTY DEED

File No.: 4101-2769849 (RR)

Date: March 15, 2017

For Value Received, **Gail L. Oldham, Trustee of The Mariys Glee Hand and Byron David Hand Supplemental Needs Trust, an undivided one-quarter (1/4) interest and Judith Ann Oldham, a married woman dealing with her sole and separate property, an undivided three-fourths (3/4) interest**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **BNS Properties, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **1010 Holman Court, Caldwell, ID 83605**, the following described premises, situated in **Canyon County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

See attached Exhibit "A"

APN: 32030000 0

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN: 32030000 0

Warranty Deed
- continued

File No.: 4101-2769849 (RR)
Date: 03/15/2017

Gail L. Oldham, Trustee of the Marlys Glee
Hand and Byron David Hand Supplemental
Needs Trust, an undivided one-quarter
interest

Judith A. Oldham
Judith Ann Oldham

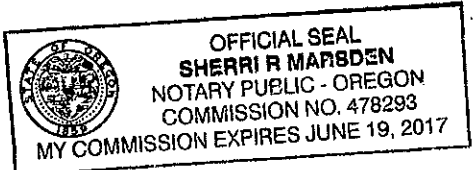
Gail L. Oldham, Trustee

STATE OF Oregon)
COUNTY OF *Clackamas*) ss.

On this 30 day of **March, 2017**, before me, a Notary Public in and for said State, personally appeared **Judith Ann Oldham**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they 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.

S Marsden
Notary Public for the State of Oregon
Residing at: *Portland, OR*
My Commission Expires: *6/19/17*



SEAL

APN: 32030000 0

Warranty Deed
- continued

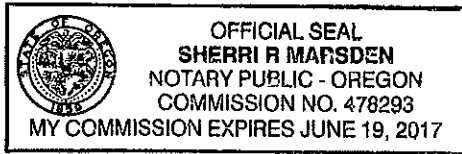
File No.: 4101-2769849 (RR)
Date: 03/15/2017

STATE OF Oregon)
COUNTY OF Clackamas)
SS.

On this 12 day of **March, 2017**, before me, a Notary Public in and for said State, personally appeared **Gail L. Oldham**, known or identified to me to be the person whose name is subscribed to the within instrument as the Trustee(s) of the **The Marlys Glee Hand and Byron David Hand Supplemental Needs Trust**, and acknowledged to me that he/she/they executed the same as such Trustee(s).

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

Sherril Marsden
Notary Public for the State of Oregon
Residing at: Old OR
My Commission Expires: 6/19/17



SEAL

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

The West One-half (W1/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Three (3) North, Range Two (2) West of the Boise Meridian, in Canyon County, Idaho.

EXCEPT:

A parcel of land located in the Northwest Quarter, Section 29, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho more particularly described as follows:

Commencing at the Quarter corner common to said Section 29 and 30, said point being the REAL POINT OF BEGINNING; thence North 89° 59' 51" East, a distance of 125.00 feet to a point; thence North 44° 51' 57" West, a distance of 176.36 feet to a point; thence South 00° 16' 15" West a distance of 125.00 feet to the REAL POINT OF BEGINNING.

AND INCLUDING:

A tract of land lying and being in the Northwest Quarter of the Northwest Quarter of Section 29, Township 3 North Range 2 West of the Boise Meridian, in Canyon County, Idaho more particularly bounded and described as follows, to wit:

Commencing at the Northwest corner of the aforementioned Section 29 and running thence South along the West boundary line of said tract, a distance of 228.6 feet to the real point of beginning; thence continuing South along the West boundary line of the aforesaid Section 29 a distance of 1094.4 feet more or less to the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 29; thence East on the South line thereof a distance of 1310 feet more or less to a point which is 33 feet West of the Southeast corner of the Northwest Quarter of the Northwest Quarter said of Section 29; thence North 23 feet to the center of the Wilson Drain Ditch; thence North 50 degrees 45 feet West a distance of 1693.2 feet more or less along the center of the Wilson Drain Ditch to the REAL POINT OF BEGINNING.



T-O ENGINEERS

Consulting Engineers, Surveyors and Planners

332 N. BROADMORE WAY
NAMPA, IDAHO 83687
PHONE: (208) 442-6300
FAX: (208) 466-0944

LETTER OF TRANSMITTAL

Date March 31, 2017	Job No. 160253
ATTENTION <i>Robert Hobbs, Planning and Zoning</i>	
RE: Roosevelt & Middleton Parcel # R3203000000 Application for Annexation & Zoning	

TO:
City of Nampa
Planning and Zoning
411 Third St. South
Nampa, ID 83651

WE ARE SENDING Attached Under separate cover _____ the following:

Shop drawings Prints Plans Samples Specifications

Copy of letter Change _____

COPIES	DATE	NO.	DESCRIPTION
1	3-31-17		Completed Application for Annexation & Zoning
1	3-31-17		Letter RE: BNS Properties, LLC Request for Annexation and Zoning of Parcel # R3203000000
1	3-23-17		Warranty Deed (Recorded Document #2017-010581)
1	3-31-17		Quitclaim Deed for Parcel A (Recorded Document #2017-011767)
1	3-31-17		Original Legal Description
1	3-31-17		Fee Check for \$910

THESE ARE TRANSMITTED as checked below

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review comment _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Hand Delivered by Caleb LaClair

RECEIVED BY: _____ Date
SIGNED: _____

RECEIPT (TRC-1418054-04-04-2017)



BILLING CONTACT

Robert Holman
BNS Properties, LLC
1010 Holman Ct
Caldwell, ID 83605

REFERENCE NUMBER	FEE NAME	TRANSACTION TYPE	PAYMENT METHOD	AMOUNT PAID
ANN-00051-2017	Annexation (More than 1 Acre)	Fee Payment	Check #1454	\$910.00
			SUB TOTAL	\$910.00
			TOTAL	\$910.00

20319

NAMPA PLANNING AND ZONING DEPT.
RECEIPT

DATE 3/31/17

RECEIVED FROM BNS PROPERTIES LLC

ADDRESS 1010 HOLMAN CT
CALDWELL DOLLARS \$ 910.00

JOB ADDRESS 825 MIDDLETON RD. SUBDIVISION _____

WATER
METER _____
CAPACITY _____
SERVICE LINE _____
DISTRIBUTION _____
MAINLINE _____

SEWER
CAPACITY _____
TRUNKLINE _____
MAINLINE _____
TV SEWER _____
SEWER MODEL _____

PLATS & ZONING
PRELIMINARY _____
FINAL _____
SHORT _____
CONDOS _____


APPLICATION
ANNEX
+ BC
ZONING

CASH

CHECK # 1454

SIGNATURE [Signature]


92-372-1231 1454

 **BNS PROPERTIES, LLC**
1010 HOLMAN CT
CALDWELL, ID 83605
208-454-0779

US Bank® Check Fraud Protection for Business

03-31-17
date

Pay to the order of City of Nampa | \$**910.00**

***Nine Hundred Ten Dollars and no/100** *dollars*  Security Features Included Details on Back.

PLEASE HELP US PROTECT OUR PLANET

usbank. All of us serving you®
Annexation/Zoning
for planning Middleton/Roosvlt

[Signature] MP