



# APPLICATION FOR AMENDMENT OF COMPREHENSIVE PLAN

PLANNING AND ZONING DEPARTMENT

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

Nonrefundable Fee: \$421.00 (1 acre or less) Nonrefundable Fee: \$842.00 (more than 1 acre)  
Or \$213.00 for a text amendment

Applicant/Representative Name Engineering Solutions, LLP			Home Number (208) 938-0980
Street Address 1029 N. Rosario Street, Suite 100			Mobile Number
City Meridian	State Idaho	Zip code 83642	Email agequity@hughes.net
Property Owner Name AgEquity, LLC			Home Number (208) 938-0980
Street Address P. O. Box 265			Mobile Number (208) 598-0355
City Glens Ferry	State Idaho	Zip Code 83623	Email agequity@hughes.net

Applicant's interest in property: (  ) Own (    ) Rent (    ) Other

**ADDRESS OF SUBJECT PROPERTY:** South of Shannon Street and West of N. Broadmore Way

- Please provide the following REQUIRED DOCUMENTATION to complete the amendment:**
- 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)
  - 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 requested zoning, the land use change(s) and the reason for the proposed change(s) and the use(s) which will be involved: Light Industrial (IL) and Community Business (BC) - See attached letter

**If this application is for a change of plain text complete the following:**

➤ State (or attach a letter stating) the text change requested, the page numbers in the plan, the reason for the proposed changes and why they would be in the interest of the public (attach the full text of the proposed amendment, as necessary): N/A

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Dated this 13th day of July, 20 17

Bucky McKay  
Applicant Signature

**OFFICE USE ONLY**

FILE NUMBER: CMA/CTA-00041 - 2017 PROJECT NAME PARKS TO LIGHT IND. + GENERAL COMM

**BROADMORE BUSINESS PARK**



APPLICATION FOR AMENDMENT OF ZONING ORDINANCE OR MAP

PLANNING AND ZONING DEPARTMENT

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

Nonrefundable Fee: \$406.00 (1 acre or less) Nonrefundable Fee: \$811.00 (more than 1 acre)

Or \$213.00 for a text amendment

Applicant/Representative Name: Engineering Solutions, LLP (Becky McKay, representative) Home Number: (208) 938-0980 (work) Street Address: 1029 N. Rosario Street, Suite 100 Mobile Number: City: Meridian State: Idaho Zip code: 83642 Email: es-beckym@qwestoffice.net

Property Owner Name: AqEquity, LLC Home Number: (208) 366-3008 Street Address: P. O. Box 265 Mobile Number: (208) 598-0355 City: Glens Ferry State: Idaho Zip Code: 83623 Email: agequity@hughes.net

Applicant's interest in property: ( x ) Own ( ) Rent ( ) Other

ADDRESS OF SUBJECT PROPERTY: S. of Shannon Street and W. of N. Broadmore Way

- Please provide the following REQUIRED DOCUMENTATION: [x] Completed Application [x] A copy of one of the following: [x] Warranty Deed [ ] Proof Of Option [ ] Earnest Money Agreement [x] 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) [x] Original Legal description of property AND a legible WORD formatted document with Closure Calcs. (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: Light Industrial (IL) and Community Business (BC) State (or attach a letter stating) the reason for the proposed change, together with any other information considered pertinent to the determination of the matter. In the case of a text amendment please attach the full text of the proposed amendment. See attached letter.

Dated this 13th day of July, 20 17 Becky McKay Applicant Signature

This application will be referred to the Nampa Planning Commission for its consideration. The Planning Commission shall hold a public hearing on the application and 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. In the case of map amendments notice shall also be posted on the premises not less than 1 week prior to the hearings and notices will 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: ZMA/ZPA-00095 - 20 17 PROJECT NAME: REZONE FROM UNZONED TO IL+BC BROADMORE BUSINESS PARK

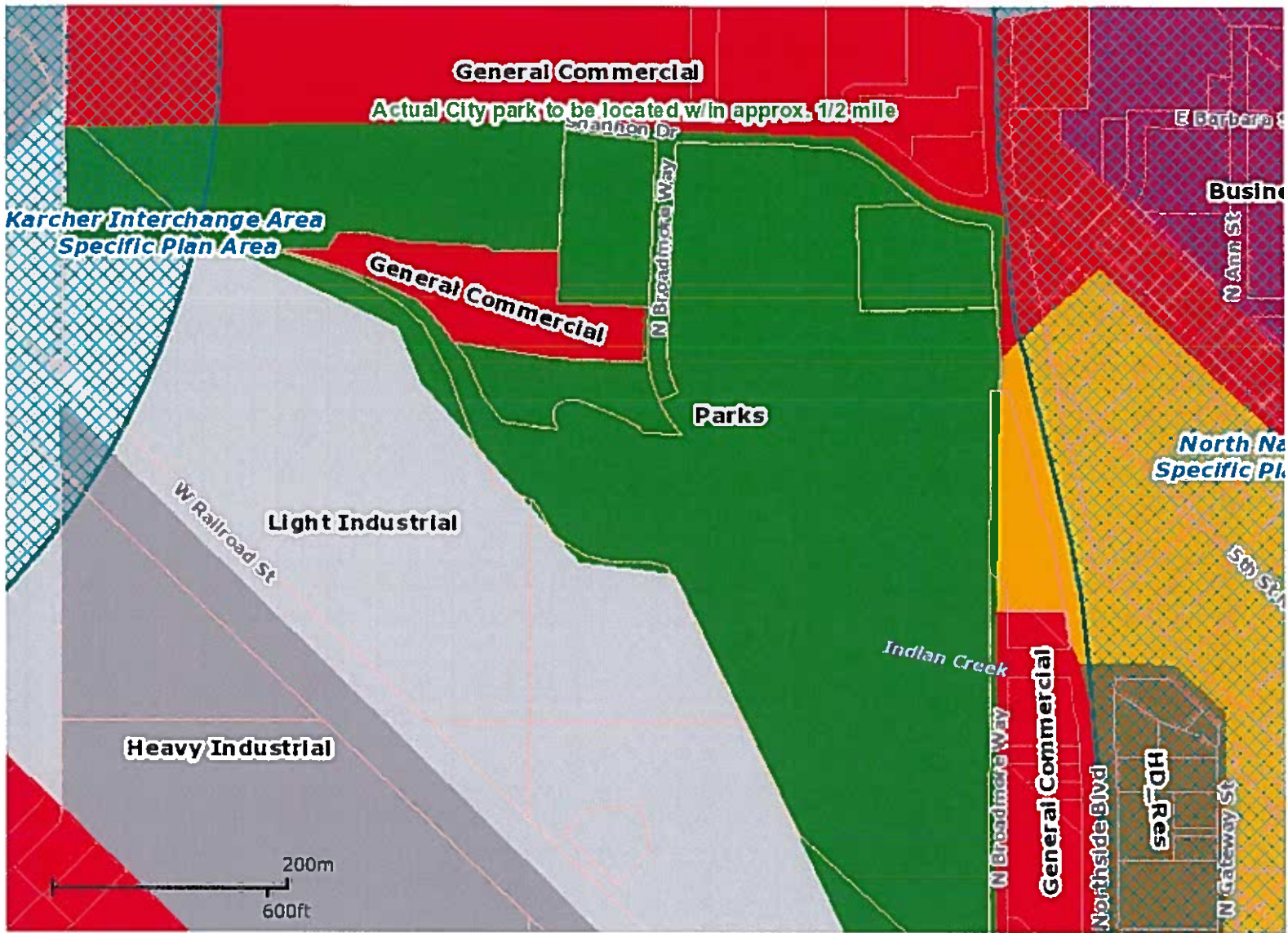
**AGEQUITY, LLC  
COMPREHENSIVE PLAN MAP AMENDMENT AND  
AMENDMENT OF ZONING MAP/REZONE  
WRITTEN NARRATIVE**

AgEquity, LLC, hereby applies for a comprehensive plan map amendment and amendment to the zoning map for 35.11 acres to I-L (Light Industrial) and 2.01 acres to BC (Community Business). The property is located south of Shannon Drive and west of N. Broadmore Way. The property formerly was the site of the Broadmore Country Club and Golf Course which is being redeveloped as a commercial and industrial park.

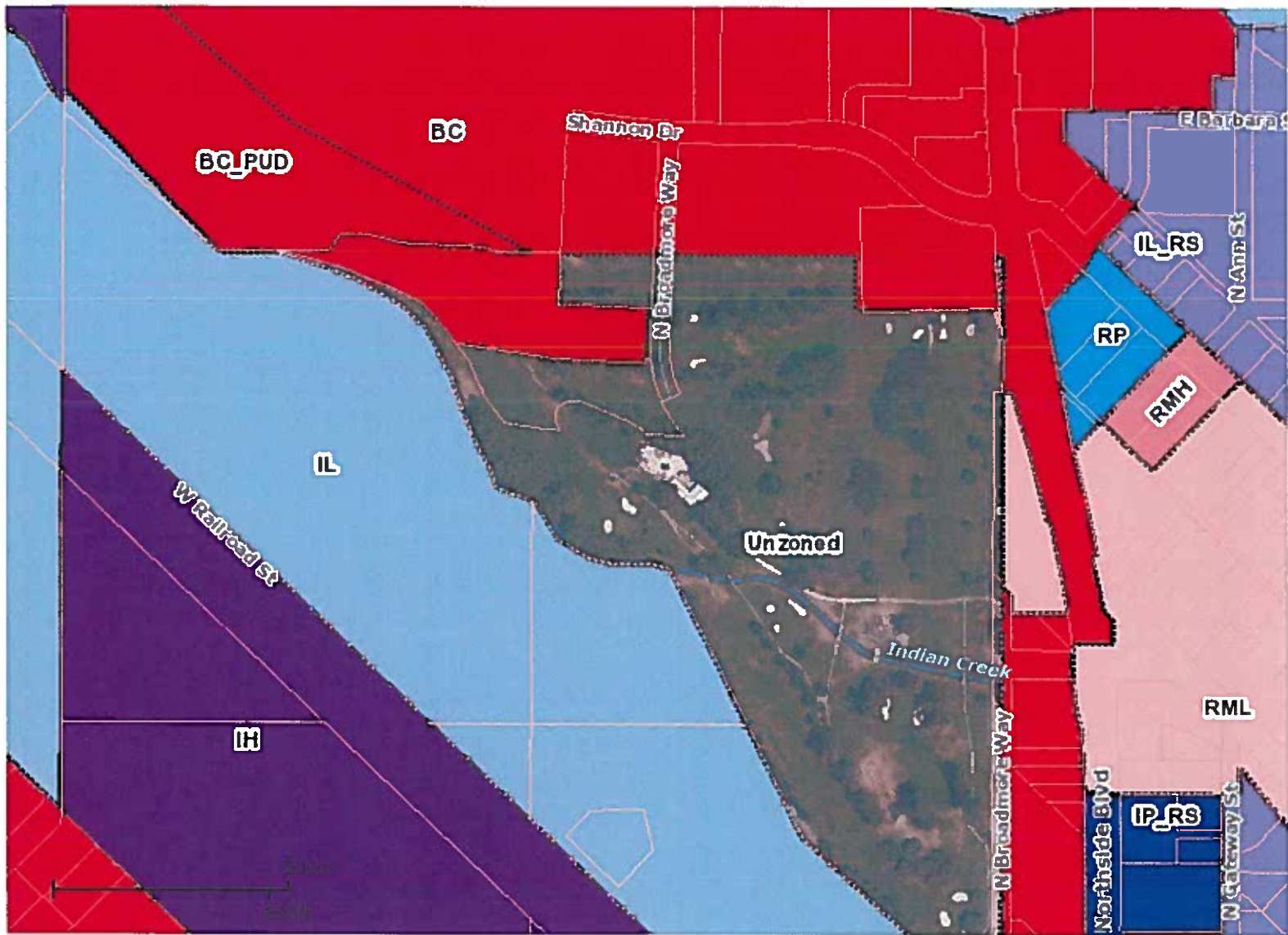
The property is somewhat of an anomaly in the City of Nampa, as the property is within the City Limits but is currently unzoned. The City of Nampa's Future Land Use Map depicts the property as a park. Our request is to modify the comprehensive plan map and change the park designation to the industrial and commercial designations per our zoning map amendment request. A Maverik convenience store, charter school and church have been constructed north of the site. The area is desirable for industrial and commercial uses, given the existing heavy industrial uses and Nampa Sewer Treatment Facility located south of the site, along with its proximity to I-84. Proper zoning of the property is necessary to continue planning of the property and to attract prospective tenants/buyers.

The development is currently serviceable with central sewer and water. The project will utilize City of Nampa services for both sewer and water. Any existing irrigation or drainage facilities that provide service to adjacent properties will be protected and piped accordingly.

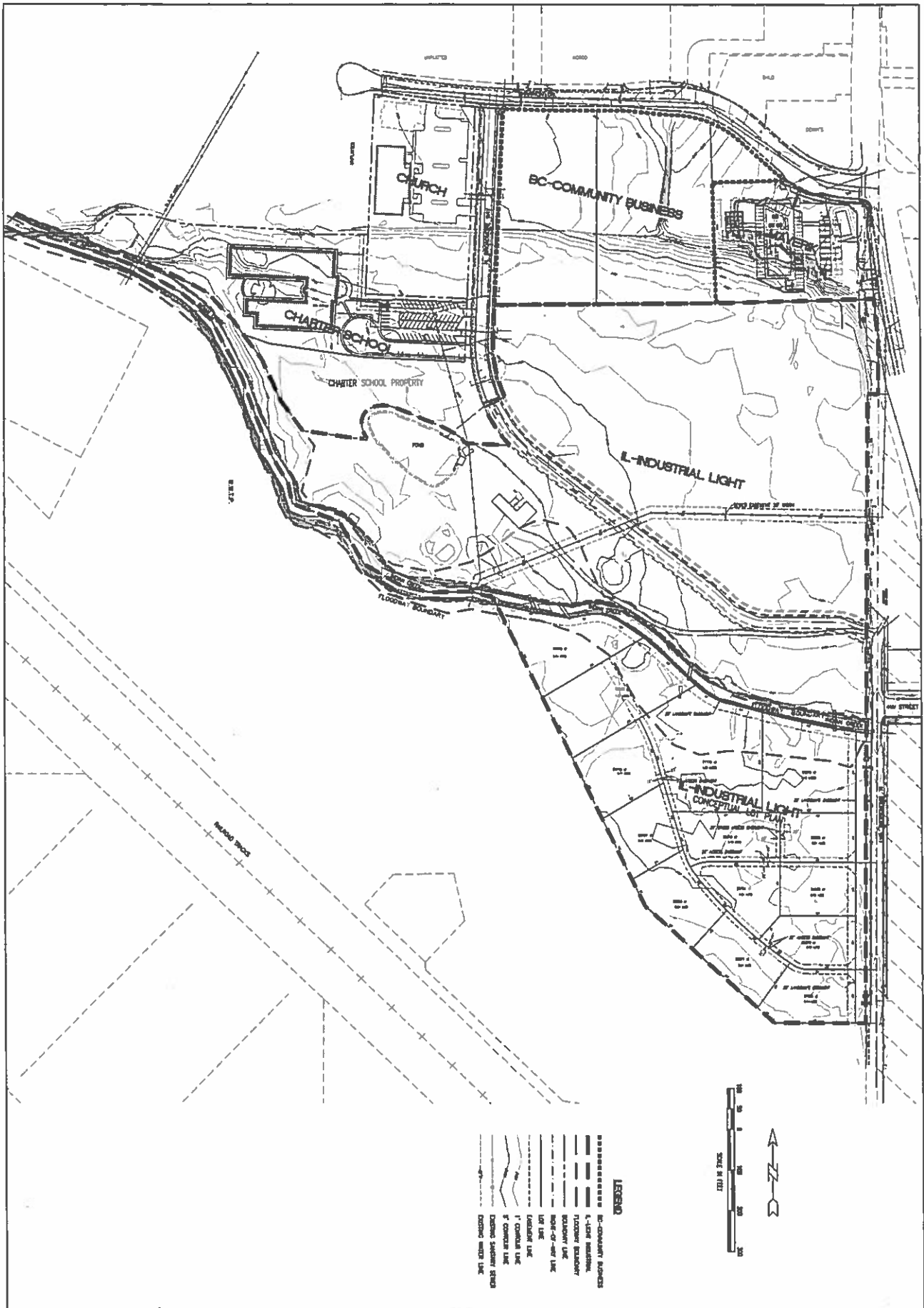
Provided with the application is a concept of how future lots may be developed and utilities provided. A future public roadway, N. Broadmore Way, will bisect the site and connect to Shannon Drive. This future road will be public and will be designed to City of Nampa Standards.



COMP PLAN



ZONING



SCALE  
1" = 100'  
INCHES 07/10/17  
FILE NO. 170810  
SHEET 1 OF 1  
**ZNE**

**BROADMORE BUSINESS PARK ZONING PLAN**  
Section 16, Township 3 North, Range 2 West, Boone Meridian, Canyon County, Idaho

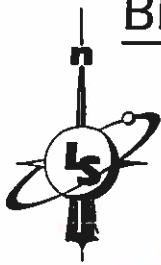
**ENGINEERING SOLUTIONS**  
1029 N. HOWARD STREET, SUITE 100  
MORNING STAR, IDAHO 83842  
Phone (208) 638-0989 Fax (208) 638-0941

REVISIONS

**PLANNER / CONTACT**  
BECKY McKAY  
1029 N. HOWARD ST., STE. 100  
MORNING STAR, IDAHO 83842  
Phone (208) 638-0989  
Fax (208) 638-0941

**OWNER/APPLICANT**  
AG COUNTY, LLC  
P.O. BOX 285  
OLDS FERRY, ID 83643  
Phone (208) 264-3020

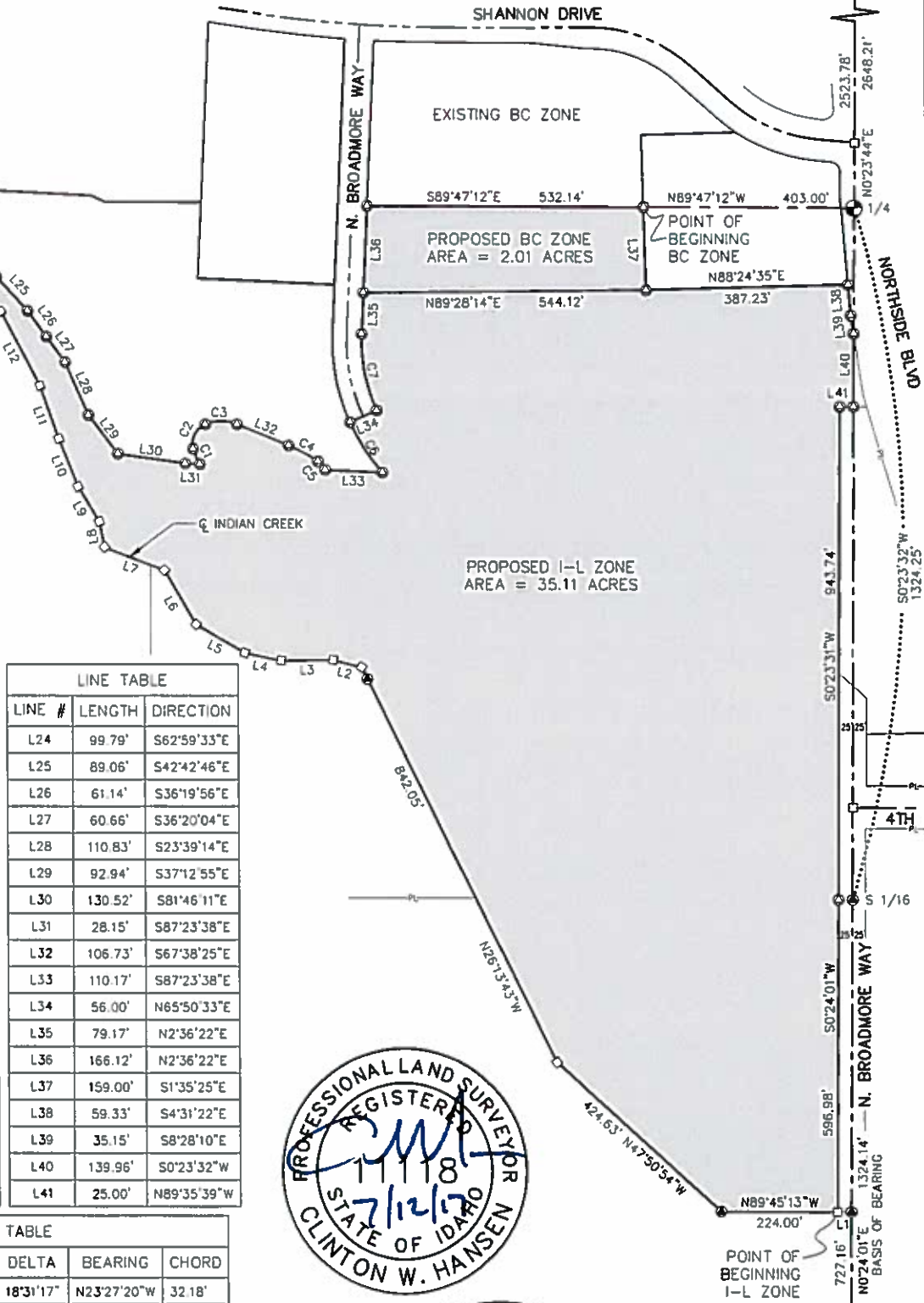
# BROADMORE PROPERTY - REZONE - EXHIBIT



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.00'	N89°45'13"W
L2	56.52'	N75°35'10"W
L3	99.30'	S89°11'36"W
L4	71.34'	N78°00'22"W
L5	107.65'	N59°42'14"W
L6	120.36'	N30°23'12"W
L7	122.72'	N68°54'16"W
L8	50.16'	N11°38'10"W
L9	77.92'	N30°48'11"W
L10	98.84'	N21°57'22"W
L11	107.69'	N19°35'41"W
L12	160.83'	N27°52'24"W
L13	70.16'	N47°04'37"W
L14	28.77'	N50°08'21"W
L15	137.61'	N60°18'24"W
L16	97.16'	N69°45'02"W
L17	147.42'	N72°36'03"W
L18	11.30'	S89°47'35"E
L19	68.78'	S76°39'05"E
L20	55.27'	S74°58'54"E
L21	83.19'	S72°41'57"E
L22	43.13'	S65°37'01"E
L23	81.76'	S70°26'41"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L24	99.79'	S62°59'33"E
L25	89.06'	S42°42'46"E
L26	61.14'	S36°19'56"E
L27	60.66'	S36°20'04"E
L28	110.83'	S23°39'14"E
L29	92.94'	S37°12'55"E
L30	130.52'	S81°46'11"E
L31	28.15'	S87°23'38"E
L32	106.73'	S67°38'25"E
L33	110.17'	S87°23'38"E
L34	56.00'	N65°50'33"E
L35	79.17'	N2°36'22"E
L36	166.12'	N2°36'22"E
L37	159.00'	S1°35'25"E
L38	59.33'	S4°31'22"E
L39	35.15'	S8°28'10"E
L40	139.96'	S0°23'32"W
L41	25.00'	N89°35'39"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	32.33'	100.00'	18°31'17"	N23°27'20"W	32.18'
C2	57.13'	40.00'	81°50'00"	N26°43'18"E	52.40'
C3	62.44'	80.00'	44°43'17"	N89°59'57"E	60.87'
C4	64.09'	300.00'	12°14'24"	S61°31'13"E	63.97'
C5	21.37'	40.00'	30°36'29"	S40°05'46"E	21.12'
C6	114.88'	378.00'	17°24'46"	N32°51'51"W	114.44'
C7	150.41'	322.00'	26°45'49"	N10°46'33"W	149.05'



**LandSolutions**  
Land Surveying and Consulting

231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 (208) 288-2557 fax  
www.landsolutions.biz

Legal Description  
Broadmore Property – BC Rezone

A parcel located in the SE ¼ of Section 16, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the northeast corner of said SE ¼, from which a Brass Cap monument marking the northeast corner of said Section 16 bears N 0°23'44" E a distance of 2648.21 feet;

Thence N 89°47'12" W along the northerly boundary of said SE ¼ a distance of 403.00 feet to the **POINT OF BEGINNING**;

Thence leaving said northerly boundary S 1°35'25" E a distance of 159.00 feet to a point;

Thence S 89°28'14" W a distance of 544.12 feet to a point on the easterly right-of-way of N. Broadmore Way;

Thence N 2°36'22" E along said easterly right-of-way a distance of 166.12 feet to a point on the northerly boundary of said SE ¼;

Thence S 89°47'12" E along said northerly boundary a distance of 532.14 feet to the **POINT OF BEGINNING**.

This parcel contains 2.01 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS  
Land Solutions, PC  
July 12, 2017





Legal Description  
**Broadmore Property – I-L Rezone**

A parcel located in the SE ¼ of Section 16, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southeast corner of said Section 16, from which a 5/8 inch diameter iron pin marking the northeast corner of the SE ¼ of the SE ¼ of said Section 16 bears N 0°24'01" E a distance of 1324.14 feet;

Thence N 0°24'01" E along the easterly boundary of said SE ¼ of the SE ¼ a distance of 727.16 feet to a 5/8 inch diameter iron pin;

Thence leaving said easterly boundary N 89°45'13" W a distance of 25.00 feet to a point on the westerly right-of-way of N. Broadmore Way and the **POINT OF BEGINNING**;

Thence leaving said right-of-way N 89°45'13" W a distance of 224.00 feet to a 5/8 inch diameter iron pin;

Thence N 47°50'54" W a distance of 424.63 feet to a point;

Thence N 26°13'43" W a distance of 842.05 feet to a point on the centerline of Indian Creek;

Thence along said centerline of Indian Creek the following described courses:

Thence N 75°35'10" W a distance of 56.52 feet to a point;

Thence S 89°11'36" W a distance of 99.30 feet to a point;

Thence N 78°00'22" W a distance of 71.34 feet to a point;

Thence N 59°42'14" W a distance of 107.65 feet to a point;

Thence N 30°23'12" W a distance of 120.36 feet to a point;

Thence N 68°54'16" W a distance of 122.72 feet to a point;

Thence N 11°38'10" W a distance of 50.16 feet to a point;

Thence N 30°48'11" W a distance of 77.92 feet to a point;

Thence N 21°57'22" W a distance of 98.84 feet to a point;

Thence N 19°35'41" W a distance of 107.69 feet to a point;

Thence N 27°52'24" W a distance of 160.83 feet to a point;

Thence N 47°04'37" W a distance of 70.16 feet to a point;

Thence N 50°08'21" W a distance of 28.77 feet to a point;

Thence N 60°18'24" W a distance of 137.61 feet to a point;

Thence N 69°45'02" W a distance of 97.16 feet to a point;

Thence N 72°36'03" W a distance of 147.42 feet to a point;

Thence leaving said centerline S 89°47'35" E a distance of 11.30 feet to a point;

Thence S 76°39'05" E a distance of 68.78 feet to a point;

Thence S 74°58'54" E a distance of 55.27 feet to a point;

Thence S 72°41'57" E a distance of 83.19 feet to a point;

Thence S 65°37'01" E a distance of 43.13 feet to a point;

Thence S 70°26'41" E a distance of 81.76 feet to a point;

Thence S 62°59'33" E a distance of 99.79 feet to a point;

Thence S 42°42'46" E a distance of 89.06 feet to a point;

Thence S 36°19'56" E a distance of 61.14 feet to a point;

Thence S 36°20'04" E a distance of 60.66 feet to a point;

Thence S 23°39'14" E a distance of 110.83 feet to a point;

Thence S 37°12'55" E a distance of 92.94 feet to a point;

Thence S 81°46'11" E a distance of 130.52 feet to a point;

Thence S 87°23'38" E a distance of 28.15 feet to a point;

Thence a distance of 32.33 feet along the arc of a 100.00 foot radius non-tangent curve right, said curve having a central angle of 18°31'17" and a long chord bearing N 23°27'20" W a distance of 32.18 feet to a point;

Thence a distance of 57.13 feet along the arc of a 40.00 foot radius curve right, said curve having a central angle of 81°50'00" and a long chord bearing N 26°43'18" E a distance of 52.40 feet to a point;

Thence a distance of 62.44 feet along the arc of a 80.00 foot radius curve right, said curve having a central angle of 44°43'17" and a long chord bearing N 89°59'57" E a distance of 60.87 feet to a point;

Thence S 67°38'25" E a distance of 106.73 feet to a point;

Thence a distance of 64.09 feet along the arc of a 300.00 foot radius curve right, said curve having a central angle of 12°14'24" and a long chord bearing S 61°31'13" E a distance of 63.97 feet to a point;

Thence a distance of 21.37 feet along the arc of a 40.00 foot radius curve right, said curve having a central angle of 30°36'29" and a long chord bearing S 40°05'46" E a distance of 21.12 feet to a point;

Thence S 87°23'38" E a distance of 110.17 feet to a point;

Thence a distance of 114.88 feet along the arc of a 378.00 foot radius non-tangent curve right, said curve having a central angle of 17°24'46" and a long chord bearing N 32°51'51" W a distance of 114.44 feet to a point;

Thence N 65°50'33" E a distance of 56.00 feet to a point;

Thence a distance of 150.41 feet along the arc of a 322.00 foot radius non-tangent curve right, said curve having a central angle of 26°45'49" and a long chord bearing N 10°46'33" W a distance of 149.05 feet to a point;

Thence N 2°36'22" E a distance of 79.17 feet to a point;

Thence N 89°28'14" E a distance of 544.12 feet to a point;

Thence N 88°24'35" E a distance of 387.23 feet to a point on the westerly right-of-way of Northside Blvd;

Thence along said westerly right-of-way the following described courses:

Thence S 4°31'22" E a distance of 59.33 feet to a point;

Thence S 8°28'10" E a distance of 35.15 feet to a point on the easterly boundary of said SE ¼ of Section 16;

Thence leaving said westerly right-of-way and along said easterly boundary S 0°23'32" W a distance of 139.96 feet to a point;

Thence leaving said easterly boundary N 89°35'39" W a distance of 25.00 feet to a point on the westerly right-of-way of N. Broadmore Ave.;

Thence along said westerly right-of-way S 0°23'31" W a distance of 943.74 feet to a point;

Thence continuing along said westerly right-of-way S 0°24'01" W a distance of 596.98 feet to the **POINT OF BEGINNING.**

This parcel contains 35.11 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS  
Land Solutions, PC  
July 12, 2017





# City of Nampa

PLANNING and ZONING DEPARTMENT

OFFICE (208) 468-5484

CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651 FAX (208) 465-2261

## AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO )

:SS

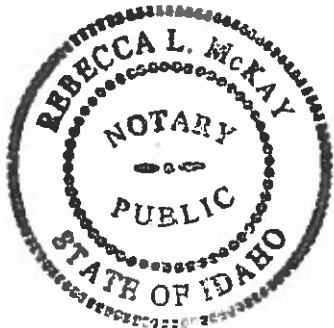
COUNTY OF CANYON )

- A. I, Jon Brennan (AgEquity, LLC), whose address is P. O. Box 265, Glenns Ferry, ID 83623, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.
- B. I grant my permission to Engineering Solutions, LLP, whose address is 1029 N. Rosario St., Ste. 100, Meridian, Idaho 83709, to submit the accompanying application pertaining to the property described on the attached application.
- C. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 10 day of July, 2017.

[Handwritten Signature]  
Signature

SUBSCRIBED AND SWORN to before me the 10 day of July, 2017.



Rebecca L McKay  
Notary Public for Idaho  
Residing at: Esph. ID  
Commission Expires: 8/14/18





**Pioneer Title Co.**  
GOING BEYOND

8151 W. Rifleman Street  
Boise, ID 83704

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

REVIEWED & APPROVED

INITIAL

File No. 614662 SRM/HH

**WARRANTY DEED**

For Value Received Lets Golf LLC, an Idaho limited liability company  
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

AgEquity, LLC, an Idaho Limited Liability Company  
hereinafter referred to as Grantee, whose current address is PO Box 265 Glens Ferry, ID 83623

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: May 17, 2017

Lets Golf, LLC

By:

Bling, LLC Its Member

Russel D. Hunemiller  
Manager of Bling, LLC

State of Idaho, County of Ada

On this 19<sup>th</sup> day of May in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Russell D. Hunemiller as Manager of Bling, LLC, which LLC, known or identified to me to be the Member of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

Susan J. Merritt  
Notary Public  
Residing at: Caldwell ID  
Commission Expires: 5-5-2023

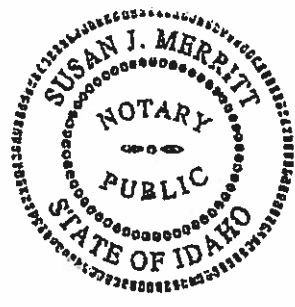


EXHIBIT A

A parcel being a portion of Lot 2 and all of Lot 1 of Block 2 of Broadmore Commercial Park First Addition as shown in Book 16 of Plats on Page 20, records of Canyon County, Idaho, a portion of the NE ¼ of Section 16, and a portion of the SE ¼ of Section 16, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southeast corner of said Section 16, from which a 5/8 inch diameter iron pin marking the northeast corner of the SE ¼ of the SE ¼ of said Section 16 bears N 0°24'01" E a distance of 1324.14 feet;

Thence N 0°24'01" E along the easterly boundary of said SE ¼ of the SE ¼ a distance of 727.16 feet to a 5/8 inch diameter iron pin;

Thence leaving said easterly boundary N 89°45'13" W a distance of 25.00 feet to a point on the westerly right-of-way of N. Broadmore Way and the POINT OF BEGINNING;

Thence leaving said right-of-way N 89°45'13" W a distance of 224.00 feet to a 5/8 inch diameter iron pin;

Thence N 47°50'54" W a distance of 424.63 feet to a point;

Thence N 26°13'43" W a distance of 842.05 feet to a point on the centerline of Indian Creek;

Thence along said centerline of Indian Creek the following described courses:

Thence N 75°35'10" W a distance of 56.52 feet to a point;

Thence S 89°11'36" W a distance of 99.30 feet to a point;

Thence N 78°00'22" W a distance of 71.34 feet to a point;

Thence N 59°42'14" W a distance of 107.65 feet to a point;

Thence N 30°23'12" W a distance of 120.36 feet to a point;

Thence N 68°54'16" W a distance of 122.72 feet to a point;

Thence N 11°38'10" W a distance of 50.16 feet to a point;

Thence N 30°48'11" W a distance of 77.92 feet to a point;

Thence N 21°57'22" W a distance of 98.84 feet to a point;

Thence N 19°35'41" W a distance of 107.69 feet to a point;

Thence N 27°52'24" W a distance of 160.83 feet to a point;

Thence N 47°04'37" W a distance of 70.16 feet to a point;

Thence N 50°08'21" W a distance of 28.77 feet to a point;

Thence N 60°18'24" W a distance of 137.61 feet to a point;

Thence N 69°45'02" W a distance of 97.16 feet to a point;

Thence N 72°36'03" W a distance of 147.42 feet to a point;

Thence leaving said centerline S 89°47'35" E a distance of 11.30 feet to a point;



Thence S 76°39'05" E a distance of 68.78 feet to a point;

Thence S 74°58'54" E a distance of 55.27 feet to a point;

Thence S 72°41'57" E a distance of 83.19 feet to a point;

Thence S 65°37'01" E a distance of 43.13 feet to a point;

Thence S 70°26'41" E a distance of 81.76 feet to a point;

Thence S 62°59'33" E a distance of 99.79 feet to a point;

Thence S 42°42'46" E a distance of 89.06 feet to a point;

Thence S 36°19'56" E a distance of 61.14 feet to a point;

Thence S 36°20'04" E a distance of 60.66 feet to a point;

Thence S 23°39'14" E a distance of 110.83 feet to a point;

Thence S 37°12'55" E a distance of 92.94 feet to a point;

Thence S 81°46'11" E a distance of 130.52 feet to a point;

Thence S 87°23'38" E a distance of 28.15 feet to a point;

Thence a distance of 32.33 feet along the arc of a 100.00 foot radius non-tangent curve right, said curve having a central angle of 18°31'17" and a long chord bearing N 23°27'20" W a distance of 32.18 feet to a point;

Thence a distance of 57.13 feet along the arc of a 40.00 foot radius curve right, said curve having a central angle of 81°50'00" and a long chord bearing N 26°43'18" E a distance of 52.40 feet to a point;

Thence a distance of 62.44 feet along the arc of a 80.00 foot radius curve right, said curve having a central angle of 44°43'17" and a long chord bearing N 89°59'57" E a distance of 60.87 feet to a point;

Thence S 67°38'25" E a distance of 106.73 feet to a point;

Thence a distance of 64.09 feet along the arc of a 300.00 foot radius curve right, said curve having a central angle of 12°14'24" and a long chord bearing S 61°31'13" E a distance of 63.97 feet to a point;

Thence a distance of 21.37 feet along the arc of a 40.00 foot radius curve right, said curve having a central angle of 30°36'29" and a long chord bearing S 40°05'46" E a distance of 21.12 feet to a point;

Thence S 87°23'38" E a distance of 110.17 feet to a point;

Thence a distance of 114.88 feet along the arc of a 378.00 foot radius non-tangent curve right, said curve having a central angle of 17°24'46" and a long chord bearing N 32°51'51" W a distance of 114.44 feet to a point;

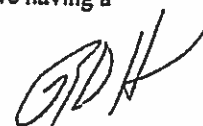
Thence N 65°50'33" E a distance of 56.00 feet to a point;

Thence a distance of 150.41 feet along the arc of a 322.00 foot radius non-tangent curve right, said curve having a central angle of 26°45'49" and a long chord bearing N 10°46'33" W a distance of 149.05 feet to a point;

Thence N 2°36'22" E a distance of 562.12 feet to a point on the northerly boundary of said Lot 2 of Block 2 of Broadmore Commercial Park First Addition and the southerly right-of-way of Shannon Drive;

Thence along said northerly boundary and said southerly right-of-way the following described courses:

Thence a distance of 136.30 feet along the arc of a 2705.00 foot radius non-tangent curve left, said curve having a central angle of 2°53'13" and a long chord bearing S 88°21'14" E a distance of 136.28 feet to a point;



Thence S 89°47'50" E a distance of 167.93 feet to a point;

Thence S 84°05'12" E a distance of 100.50 feet to a point marking the northwest corner of said Lot 1 of Block 2 of Broadmore Commercial Park First Addition;

Thence continuing along said southerly right-of-way and the northerly boundary of said Lot 1 the following described courses:

Thence S 89°47'50" E a distance of 11.95 feet to a point;

Thence a distance of 181.45 feet along the arc of a 250.00 foot radius curve right, said curve having a central angle of 41°35'04" and a long chord bearing S 69°00'18" E a distance of 177.49 feet to a point;

Thence S 48°12'45" E a distance of 102.10 feet to a point;

Thence continuing along said southerly right-of-way a distance of 47.43 feet along the arc of a 330.00 foot radius curve left, said curve having a central angle of 8°14'09" and a long chord bearing S 52°19'50" E a distance of 47.39 feet to a point;

Thence leaving said southerly right-of-way and along the northerly boundary of that parcel as shown in Warranty Deed Instrument No. 2016-015145, records of Canyon County, Idaho, S 88°24'35" W a distance of 181.60 feet to a point marking the northwest corner of said parcel;

Thence S 1°35'25" E along the westerly boundary of said parcel a distance of 297.00 feet to a point marking the southwest corner of said parcel;

Thence N 88°24'35" E along the southerly boundary of said parcel a distance of 387.23 feet to a point on the westerly right-of-way of Northside Blvd;

Thence leaving said southerly boundary of said parcel and along said westerly right-of-way the following described courses:

Thence S 4°31'22" E a distance of 59.33 feet to a point;

Thence S 8°28'10" E a distance of 35.15 feet to a point on the easterly boundary of said SE ¼ of Section 16;

Thence leaving said westerly right-of-way and along said easterly boundary S 0°23'32" W a distance of 139.96 feet to a point;

Thence leaving said easterly boundary N 89°35'39" W a distance of 25.00 feet to a point on the westerly right-of-way of N. Broadmore Ave.;

Thence along said westerly right-of-way S 0°23'31" W a distance of 943.74 feet to a point;

Thence continuing along said westerly right-of-way S 0°24'01" W a distance of 596.98 feet to the POINT OF BEGINNING.

# RECEIPT (TRC-1421484-18-07-2017)



**BILLING CONTACT**

BECKY MCKAY AND/OR KATHY STROSCHEIN  
ENGINEERING SOLUTIONS, LLP  
N 1029 Rosario St, Suite 100  
Meridian, ID 83642

REFERENCE NUMBER	FEE NAME	TRANSACTION TYPE	PAYMENT METHOD	AMOUNT PAID
CMA-00041-2017	Comp Plan Map Amendment (More than 1 Acre)	Fee Payment	Check #7798	\$842.00
			<b>SUB TOTAL</b>	<b>\$842.00</b>
			<b>TOTAL</b>	<b>\$842.00</b>

NAMPA PLANNING AND ZONING DEPT.  
RECEIPT

20355

DATE 7/14/17

RECEIVED FROM ENGINEERING SOLUTIONS LLP

ADDRESS 1029 N ROSARIO ST, STE 100

MERIDIAN

DOLLARS \$ 842.<sup>00</sup>

JOB ADDRESS BROADMORE

SUBDIVISION \_\_\_\_\_

WATER  
METER \_\_\_\_\_  
CAPACITY \_\_\_\_\_  
SERVICE LINE \_\_\_\_\_  
DISTRIBUTION \_\_\_\_\_  
MAINLINE \_\_\_\_\_

SEWER  
CAPACITY \_\_\_\_\_  
TRUNKLINE \_\_\_\_\_  
MAINLINE \_\_\_\_\_  
TV SEWER \_\_\_\_\_  
SEWER MODEL \_\_\_\_\_

PLATS & ZONING  
PRELIMINARY \_\_\_\_\_  
FINAL \_\_\_\_\_  
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APPLICATION  
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ENGINEERING SOLUTIONS L.L.P.  
1029 N ROSARIO STREET, SUITE 100  
MERIDIAN, ID 83645  
(208) 938-0980

U.S. BANK

7798

92-1/1241

7/14/2017

PAY TO THE ORDER OF City of Nampa

\$ \*\*842 00

Eight Hundred Forty-Two and 00/100\*\*\*\*\*

DOLLARS

City of Nampa  
401 3rd Street South  
Nampa, ID 83651

[Signature]  
AUTHORIZED SIGNATURE

MEMO

170610 Broadmore-Rezone

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ENGINEERING SOLUTIONS L.L.P.

7798

Date	Type	Reference	Original Amt	Balance Due	7/14/2017 Discount	Payment
7/14/2017	Bill	170610 Rezone	842.00	842.00		842.00
					Check Amount	842.00