



# APPLICATION FOR ANNEXATION/ZONING

PLANNING AND ZONING DEPARTMENT

411 3<sup>RD</sup> 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)

1/9/18 PZ  
Norm

Applicant Name <i>Veronica Buxton &amp; Samuel Wolfe</i>		Home Number <i>208-899-5940</i>
Street Address <i>411 S. Happy Valley Rd.</i>		Mobile Number <i>208-407-7271</i>
City <i>Nampa</i>	State <i>ID</i>	Zip code <i>83687</i>
Email <i>sjwolfe@lvc.com</i>		
Property Owner Name <i>Veronica Buxton</i>		Home Number
Street Address <i>411 S. Happy Valley Rd.</i>		Mobile Number
City <i>Nampa</i>	State <i>ID</i>	Zip Code <i>83687</i>
Email <i>veronicaan@hotmail.com</i>		
Applicant's interest in property: (X) Own ( ) Rent ( ) Other		
ADDRESS OF SUBJECT PROPERTY: <i>411 S. Happy Valley Rd.</i>		

### 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)
- 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: att- BC
- State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: \_\_\_\_\_

Dated this 14 day of Dec, 20 17

  
Applicant Signature

### 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 - 067 - 20 17 PROJECT NAME Annex to BC zone





# 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 )

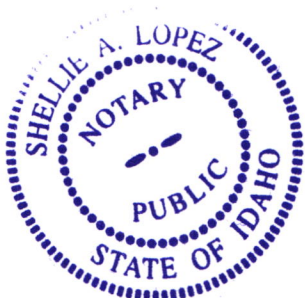
- A. I, Veronica Ann Buxton, whose address is 4115 happy valley rd., being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.
- B. I grant my permission to Samuel J. Wolfe, whose address is 4115 happy valley rd., to submit the 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 14th day of December, 2017.

Veronica A Buxton

Signature

SUBSCRIBED AND SWORN to before me the 14 day of Dec, 2017.



Shellie A Lopez

Notary Public for Idaho

Residing at: City of Nampa

Commission Expires My commission expires

**March 19, 2022**



#### What we are proposing:

We are proposing to use part of the property located at, 411 South Happy Valley Road, Nampa, ID 83687 as a wedding venue. At the front of the property is a large field, which will be utilized for parking, with approximately room for eighty vehicles. The large barn totaling 6,600sq ft. will be used for the events. It will include on the ground floor a Brides room, Groom's room, Children's room, Prep area, bathrooms, storage room, and utility room. On the second floor is a 3000 sq. ft. loft area with three staircases accessing it. Around the sides and behind the barn is grassed area for outside use.

#### Hours of operation:

Most all weddings would take place on the weekends; we would give them access to the property form 11:00am through 11:00pm on the desired day. This will give them time to decorate and get ready for the wedding and then time to clean up after. During the week we will have tours on Tuesdays and Wednesdays from 9:00am through 8:00pm. We expect to get one to two deliveries a week. We will not hold weddings at the barn during the coldest time of year mid November through mid February, however we will still do tours on Tuesdays and Wednesdays.

#### Employees:

This will be an owner run business with no employees.

#### Improvements:

This property had been neglected for well over a decade, from over grown trees to falling down structures. This caused not only an eyesore for the area but a safety hazarded due to the shared property line with the high school. The property has been cleaned up and unsafe structures removed, the fence between us and the school has been fixed in areas where students from the school would crossover. A new septic system, well, and power service have been installed. The property does have above ground irrigation water rights with a ditch that follows the property line. We would like to put a wooden sign at the front of the property, approximately 4' X 8' no more then 6' off the ground.

#### Patrons and impact:

The average size of wedding at the venue will be 150 people with a max of 225 people. Most often the majority of these will not arrive to the venue until just before the ceremony, which typically takes place around 4:00pm on the weekend. The reception starts winding down around 9:00pm, and cleanup starts at 10:30pm with everyone out by 11:00pm. Having a large parking area on site with two entrances helps with traffic flow. We will require if they have alcohol at the event it is provided by a licensed, insured, and permitted caterer. We will also encourage people to leave cars overnight and pick up the next day. We will also block out all days that have a home high school football game.



100 10th Avenue South  
Nampa, ID 83651

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

File No. 605919 TG/LF

B

**WARRANTY DEED**

For Value Received Deborah A. Mader and Craig G. Mader, trustees of The Deborah A. Mader Revocable Trust, under trust agreement dated October 30, 2008 AND Robert E. Black, as his sole and separate property

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Veronica Ann Buxton, an unmarried woman

hereinafter referred to as Grantee, whose current address is 411 South Happy Valley Road Nampa, ID 83686

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: September 23, 2016

\_\_\_\_\_  
Robert E. Black

The Deborah A. Mader Revocable Trust

By: \_\_\_\_\_  
Deborah A. Mader, Trustee

\_\_\_\_\_  
Craig G. Mader, Trustee

EXHIBIT A

A portion of the E1/2 SE1/4, Section 25, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of Section 25, Township 3 North, Range 2 West, Boise Meridian and running North 0°12'00" East 666.00 feet along the Easterly boundary of said Section 25 to the TRUE POINT OF BEGINNING;

thence continuing North 0°12'00" East 664.36 feet along said Easterly boundary of Section 25 to the Northeast corner of the SE1/4 SE1/4, said Section 25;

thence continuing North 0°12'00" East 188.19 feet along said Easterly boundary of Section 25 to a point;

thence North 88°59'36" West 543.00 feet to a point;

thence South 4°49'26" East 172.58 feet to a point on the Southwesterly bank of the Hubbard Lateral;

thence along said Southwesterly bank of the Hubbard Lateral the following courses and distances:

South 59°45'03" East 8.85 feet to a point;

thence South 34°54'54" East 17.92 feet to a point on the Northerly boundary of the said SE1/4 SE1/4, said Section 25, said point being North 89°15'27" West 509.88 feet from the said Northeast corner of the SE1/4 SE1/4, Section 25;

thence continuing South 34°54'54" East 14.82 feet to a point;

thence South 22°26'58" East 28.83 feet to a point;

thence South 37°43'10" East 89.19 feet to a point;

thence South 45°01'22" East 19.53 feet to a point;

thence South 39°11'32" East 62.37 feet to a point;

thence South 28°44'41" East 96.08 feet to a point;

thence South 15°51'49" East 58.47 feet to a point;

thence South 21°20'06" East 42.68 feet to a point;

thence South 31°44'29" East 48.88 feet to a point;

thence South 35'12"54" East 108.74 feet to a point;

thence South 38°30'12" East 189.13 feet to a point;

thence leaving said Southwesterly bank of the Hubbard Lateral South 0°12'00" West, 40.49 feet (formerly described as 34 feet) along a line parallel with and 96.50 feet Westerly from the said Easterly boundary of Section 25 to a point;

thence South 89°48'00" East 96.50 feet (formerly described as 96.5 feet) to the Point of Beginning.



# INVOICE

**BILLING CONTACT**

Samuel Wolfe  
S 411 Happy Valley Rd  
Nampa, ID 83687

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00015306	12/14/2017	12/14/2017	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
ANN-00067-2017	Annexation (More than 1 Acre)	\$910.00
411 S Happy Valley Rd Nampa, ID 83687		<b>SUB TOTAL</b> \$910.00

**TOTAL** \$910.00