



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 City of Nampa		Home Number 208-468-5488	
Street Address 411 3rd Street South		Mobile Number 208-899-0075	
City Nampa	State ID	Zip code 83651	Email ineckb@cityofnampa.us
Property Owner Name See Attached Information		Home Number	
Street Address		Mobile Number	
City	State	Zip Code	Email
Applicant's interest in property: (<input type="checkbox"/>) Own (<input type="checkbox"/>) Rent (<input checked="" type="checkbox"/>) Other Representative			
ADDRESS OF SUBJECT PROPERTY: See Attached <i>Multiple</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: See Attached

➤ State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: The area has been of focus for the Nampa Development Corporation and the City of Nampa Economic Development office for future industrial development.

There are not currently and specific users but desire to prepare the land for development opportunity.

Dated this 20th day of November, 20 19

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** - 00143-2019

PROJECT NAME

Northside Properties Annex & Zoning to Light Industrial & Heavy Industrial



City of Nampa
Economic & Community Development

November 20, 2019

Norm Holm
Planning and Zoning Director
City of Nampa
411 3rd Street South
Nampa, ID 83651

Dear Director Holm,

The Economic Development Office is seeking annexation and zoning on behalf of ⁸ ~~seven~~ property owners representing ~~16~~ ¹⁶ parcels. The area located between Cherry Lane on the south, Ustick on the north, Midland Blvd on the west and Northside Blvd on the east has long been identified in the City of Nampa comprehensive land use plan for industrial development. In 2006 the area was included within the Nampa Economic Development Redevelopment Plan adopted by the City and serves as the guiding document for the Nampa Development Corporation. Within that plan document this area is specified for investment from NDC for infrastructure development to spur industrial projects.

Following meetings with property owners and subsequent communication owners were invited to participate in a joint application through the City for annexation and zoning in accordance with the Nampa Comprehensive plan future land use map. The owners and Economic Development staff recognize the process for annexation and zoning takes 4-6 months to complete. This is often a barrier to manufacturing firms looking to locate a facility in the area. We are seeking to create an opportunity for economic development that is attractive to industrial development. Each property owner has provided a signed affidavit granting permission to the City to annex and zone the property with their desired industrial zoning.

This is a proactive effort to provide property ready for development and facilitate a quicker development process. It is also the first step required for the Nampa Development Corporation to consider a public private partnership to move forward with construction of utilities to service the area. There are no specific development plans identified for the various parcels.

I look forward to working with Planning and Zoning to assist these properties in the annexation and zoning process.

Sincerely,

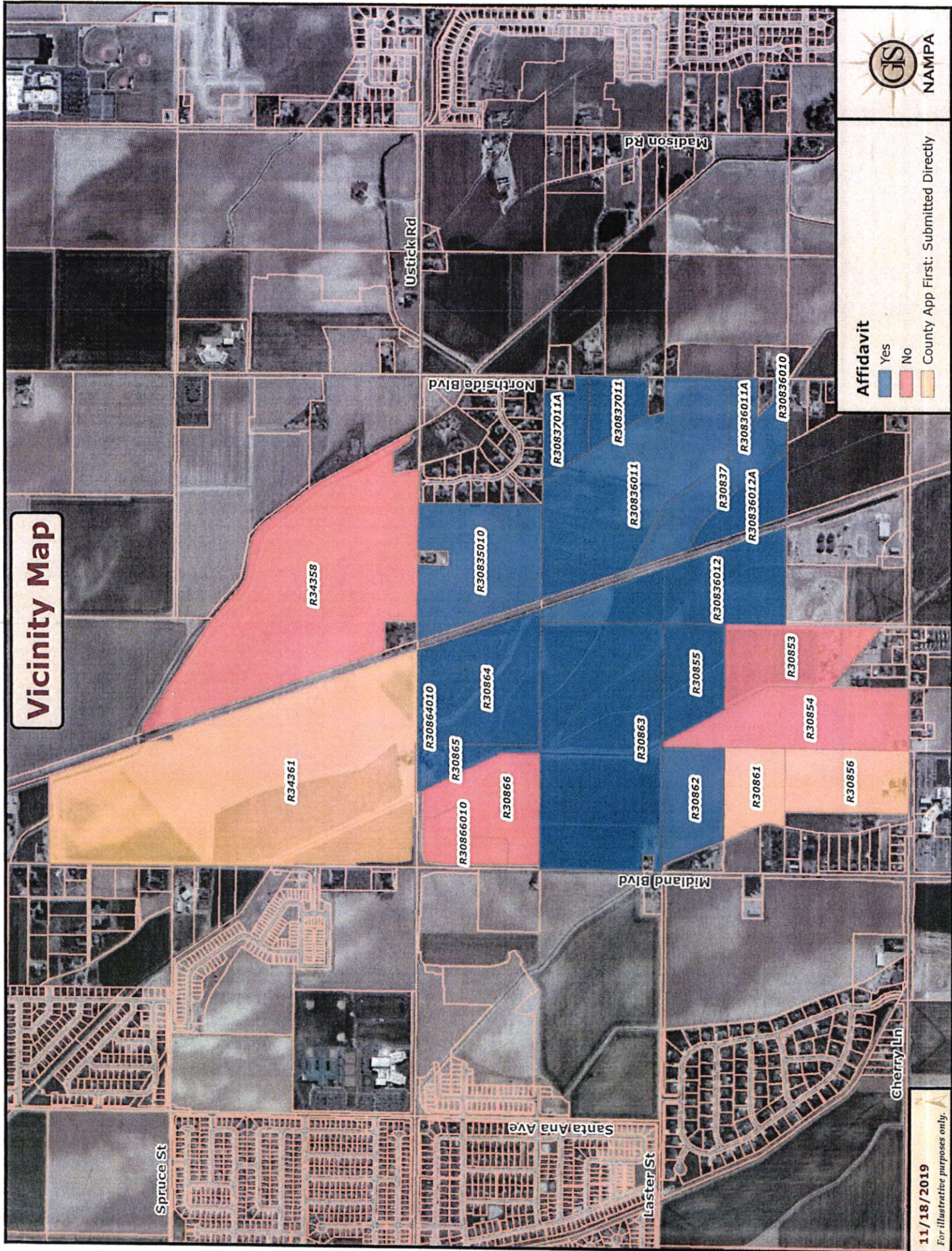
Beth Ineck
Economic Development Director

Beth Ineck, CECD, Director | Debbie Kling, Mayor
9 – 12th Ave South | Nampa, ID 83651 | 208-468-5430
Whynampa.com | visitnampa.com | cityofnampa.us

NAMPA Proud

Name	Parcel #	Address	Acres	Comp Plan	Zoning Request	Short Legal Description
Kinghorn Myrtice Life Estate	R30835010	0 W Ustick Road	38.36	Heavy Industrial	Heavy Industrial	04-3N-2W NE LT 2 E OF RR LS E 1.82 ACRES, LT 3 E OF RR
Johnson Shirley Family Trust	R30836011	0 Northside Blvd	60.2	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 96099 LS TX 11313 IN N1/2 SE1/4
Tuft Wayne LLC	R3083601	0 Northside Blvd	0.586	Heavy Industrial	Heavy Industrial	04-3N-2W SE TX 04770 & TX 04771 IN NESE
Tuft Wayne LLC	R30837011	0 Northside Blvd	8.77	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 04256 LS TX 07719 IN SENE
Tuft Wayne LLC	R30836012A	0 Northside Blvd	10.38	Heavy Industrial	Heavy Industrial	04-3N-2W NE N1/2 SE LYING E OF RR & W OF TX 96101
Tuft Wayne LLC	R30837	0 Northside Blvd	18.94	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 096101 IN S1/2 NE & N1/2 SE
Tuft Wayne LLC	R30836012	0 Northside Blvd	36.44	Heavy Industrial	Heavy Industrial	04-3N-2W NE S1/2 NE & N1/2 SE LYING W OF RR
JAG Investments LTD	R30855	0 Midland Blvd	16.73	Light Industrial	Light Industrial	04-3N-2W SW N 1/2 NESW LYING E OF CENTERLINE OF NOBLE SLOUGH DRAIN
JAG Investments LTD	R30862	17400 Midland Blvd	16.89	Light Industrial	Light Industrial	04-3N-2W SW N 1/2 NWSW LS TX 96729
JAG Investments LTD	R30863	17540 Midland Blvd	79.64	Light Industrial	Light Industrial	04-3N-2W NW S1/2 NW LESS TX 26
Corey Barton	R30837011A	0 Northside Blvd	9.77	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 07719 IN SENE
Adler Industrial	R30864	9641 Ustick Road	36.86	Heavy Industrial	Heavy Industrial	04-3N-2W NE LTS 2 & 3 LESS TX 19 W OF RR
Brad Miller, Adler Industrial	R30864010	9687 Ustick Road	0.72	Heavy Industrial	Heavy Industrial	04-3N-2W NW TAX 19 IN LOT 3
Brad Miller, Adler Industrial	R30865	9753 Ustick RD	7.28	Heavy Industrial	Heavy Industrial	04-3N-2W NW LT 4 N & E OF NOBLE SLOUGH DRAIN IN NWNW
JRL Properties LP	R30836011A	0 Northside Blvd	5.00	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 11313 IN SENESE
GZCJ Holdings LLC	R30866010	0 Ustick Road	9.10	Heavy Industrial	Heavy Industrial	04-3N-2W NW TX 19390 IN GOVT LT 4
			355.666			

Vicinity Map



Affidavit
Yes
No
County App First: Submitted Directly





AFFIDAVIT OF LEGAL INTEREST

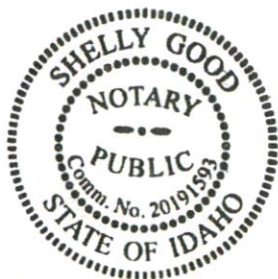
STATE OF IDAHO)
:SS
COUNTY OF CANYON)

- A. I Adler AB Owner II, LLC, whose address is 10259 W Emerald St Boise, ID 83704 being duly sworn upon oath, depose and say that I am the owner of record of the property described as 9753 Ustick Road, Parcel No. R30865 a total of 7.28 acres.
- B. I grant my permission to City of Nampa Economic Development and Planning and Zoning Departments to submit the accompanying application pertaining to the property described with a zoning of IH Industrial.
- 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 8th day of November.

[Signature]
Signature

SUBSCRIBED AND SWORN to before me the 8th day of November, 2019.



[Signature]
Notary Public for Idaho
Residing at: Meridian Idaho
Commission Expires: 8/8/25





AFFIDAVIT OF LEGAL INTEREST

Utah
STATE OF ~~IDAHO~~)
:SS
Davis
COUNTY OF ~~CANYON~~)

717 E, 20050, Bountiful, UT 84010

- A. I Kinghorn Myrtice Life Estate, whose address is ~~9359 Ustick Road Nampa, ID 83687~~ being duly sworn upon oath, depose and say that I am the owner of record of the property described as 9359 W Ustick Road, Parcel No. ~~R30835~~ ⁸⁶³⁵⁰¹⁰ a total of 38.36.
- B. I grant my permission to City of Nampa Economic Development and Planning and Zoning Departments to submit the accompanying application pertaining to the property described with a zoning of Heavy Industrial.
- 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 8th day of Nov 2019.

Myrtice Kinghorn
Signature

SUBSCRIBED AND SWORN to before me the 8 day of NOVEMBER, 2019.

[Signature]

Notary Public for ~~Idaho~~ ^{Utah}

Residing at: SYRACUSE

Commission Expires: JAN. 29 2022





AFFIDAVIT OF LEGAL INTEREST

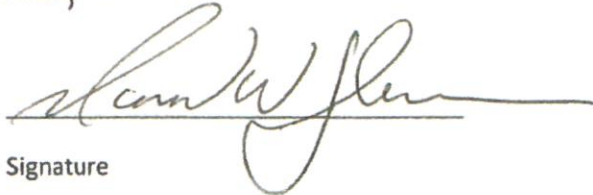
STATE OF IDAHO)

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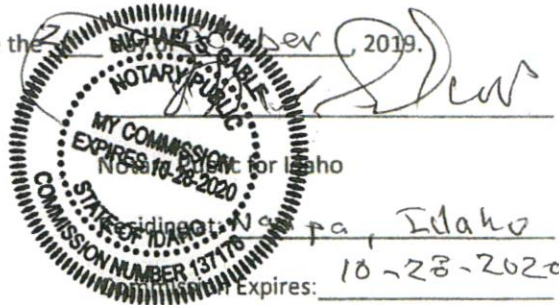
COUNTY OF CANYON)

- A. I Johnson Shirley Family Trust, whose address is 11481 Spring Stone Dr South Jordan, UT 84095 being duly sworn upon oath, depose and say that I am the owner of record of the property described as 0 Northside Blvd, Parcel No. R30836011 a total of 60.20.
- B. I grant my permission to City of Nampa Economic Development and Planning and Zoning Departments to submit the accompanying application pertaining to the property described with a zoning of HEAVY Industrial.
- 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 21ST day of OCTOBER, 2019


Signature

SUBSCRIBED AND SWORN to before me the 21ST day of OCTOBER, 2019.



AFFIDAVIT OF LEGAL INTEREST

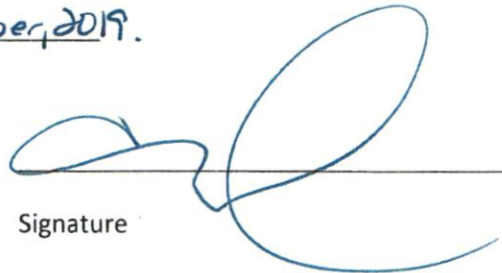
STATE OF IDAHO)

:SS

COUNTY OF CANYON)

- A. I Corey Barton, whose address is 1977 E Overland Road Meridian, ID 0 being duly sworn upon oath, depose and say that I am the owner of record of the property described as 0 Northside Blvd, Parcel No. R30837011A a total of 9.77.
- B. I grant my permission to City of Nampa Economic Development and Planning and Zoning Departments to submit the accompanying application pertaining to the property described with a zoning of Heavy Industrial.
- 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 25th day of October, 2019.


Signature

SUBSCRIBED AND SWORN to before me the 25th day of October, 2019.



Adair

Notary Public for Idaho

Residing at: Nampa, ID

Commission Expires: 6-05-22



AFFIDAVIT OF LEGAL INTEREST

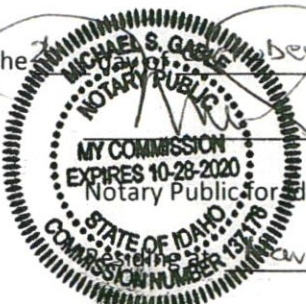
STATE OF IDAHO)
:SS
COUNTY OF CANYON)

- A. I Tuft Wayne LLC, whose address is 17851 Madison Road Nampa, ID 83687 being duly sworn upon oath, depose and say that I am the owner of record of the property described as 0 Northside Blvd, Parcel No. R3083601 a total of 0.586.
- B. I grant my permission to City of Nampa Economic Development and Planning and Zoning Departments to submit the accompanying application pertaining to the property described with a zoning of Heavy Industrial.
- 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 24th day of October, 2019

Craig Simpson
Signature

SUBSCRIBED AND SWORN to before me the 24th day of October, 2019.



Commission Expires: 10-28-2020





AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

:SS

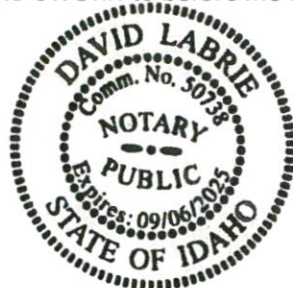
COUNTY OF CANYON)

- A. I JRL Properties LP, whose address is 9839 W Cable Car St Suite 101 Boise, ID 83709 being duly sworn upon oath, depose and say that I am the owner of record of the property described as 0 Northside Blvd, Parcel No. R30836011A a total of 5.
- B. I grant my permission to City of Nampa Economic Development and Planning and Zoning Departments to submit the accompanying application pertaining to the property described with a zoning of IH Industrial.
- 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 30th day of October.

Signature

SUBSCRIBED AND SWORN to before me the 30 day of October, 2019.



[Signature]

Notary Public for Idaho

Residing at: Boise ID

Commission Expires: 9/6/2025





AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

:SS

COUNTY OF CANYON)

- A. I Tuft Wayne LLC, whose address is 17851 Madison Road Nampa, ID 83687 being duly sworn upon oath, depose and say that I am the owner of record of the property described as 0 Northside Blvd, Parcel No. R30837011 a total of 8.77.
- B. I grant my permission to City of Nampa Economic Development and Planning and Zoning Departments to submit the accompanying application pertaining to the property described with a zoning of Heavy Industrial.
- 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 24 day of October, 2019

Carey Jones

Signature

SUBSCRIBED AND SWORN to before me the 24 day of October, 2019.

[Signature]

Notary Public for Idaho

Residing at: Nampa, Idaho

Commission Expires: 10-28-2020





AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
 :SS
 COUNTY OF CANYON)

- A. I Tuft Wayne LLC, whose address is 17851 Madison Road Nampa, ID 83687 being duly sworn upon oath, depose and say that I am the owner of record of the property described as 0 Northside Blvd, Parcel No. R30836012A a total of 10.38.
- B. I grant my permission to City of Nampa Economic Development and Planning and Zoning Departments to submit the accompanying application pertaining to the property described with a zoning of Heavy Industrial.
- 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 24 day of October, 2019

Chay Doye
Signature

SUBSCRIBED AND SWORN to before me the 24

Michael Gable, 2019
 NOTARY PUBLIC
 MY COMMISSION Expires 10-28-2020
 STATE OF IDAHO
 COMMISSION NUMBER 13779
 Expires: 10-28-2020



AFFIDAVIT OF LEGAL INTEREST

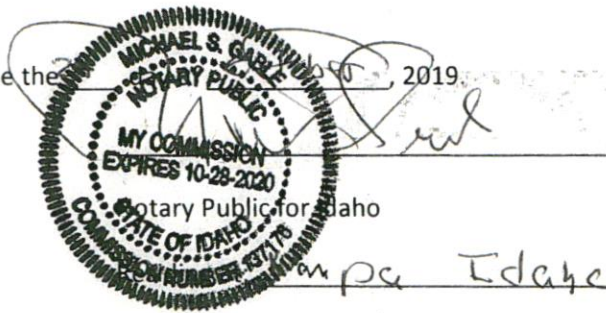
STATE OF IDAHO)
:SS
COUNTY OF CANYON)

- A. I Tuft Wayne LLC, whose address is 17851 Madison Road Nampa, ID 83687 being duly sworn upon oath, depose and say that I am the owner of record of the property described as 0 Northside Blvd, Parcel No. R30837 a total of 18.94.
- B. I grant my permission to City of Nampa Economic Development and Planning and Zoning Departments to submit the accompanying application pertaining to the property described with a zoning of Heavy Industrial.
- 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 24 day of October, 2019

Conan King
Signature

SUBSCRIBED AND SWORN to before me the _____, 2019.



Commission Expires: 10-28-2020



AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

:SS

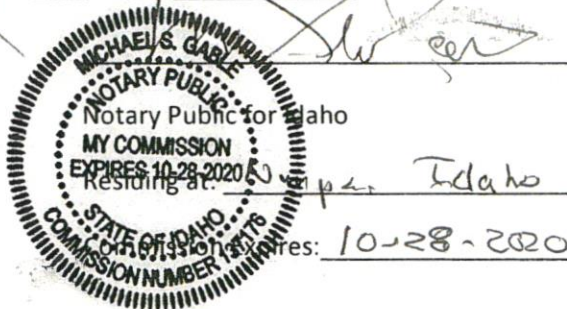
COUNTY OF CANYON)

- A. I Tuft Wayne LLC, whose address is 17851 Madison Road Nampa, ID 83687 being duly sworn upon oath, depose and say that I am the owner of record of the property described as 0 Northside Blvd, Parcel No. R30836012 a total of 36.44.
- B. I grant my permission to City of Nampa Economic Development and Planning and Zoning Departments to submit the accompanying application pertaining to the property described with a zoning of Heavy Industrial.
- 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 24 day of October, 2019

Carly Ann
Signature

SUBSCRIBED AND SWORN to before me the 24 day of October, 2019.





AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

:SS

COUNTY OF CANYON)

- A. I JAG Investments LTD, whose address is PO Box 367 Star, ID 83669 being duly sworn upon oath, depose and say that I am the owner of record of the property described as 0 Mildand Blvd, Parcel No. R30855 a total of 16.73.
- B. I grant my permission to City of Nampa Economic Development and Planning and Zoning Departments to submit the accompanying application pertaining to the property described with a zoning of LIGHT Industrial.
- 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 11-6 day of 2019.

Signature

SUBSCRIBED AND SWORN to before me the 6th day of NOVEMBER, 2019.

Notary Public for Idaho

Residing at: NAMPA, ID

Commission Expires: 04/28/2021

SELENA WALLACE
Notary Public - State of Idaho
Commission Number 17437
My Commission Expires 04-28-2021





AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

:SS

COUNTY OF CANYON)

- A. I JAG Investments LTD, whose address is PO Box 367 Star, ID 83669 being duly sworn upon oath, depose and say that I am the owner of record of the property described as 17400 Midland Blvd, Parcel No. R30862 a total of 16.89.
- B. I grant my permission to City of Nampa Economic Development and Planning and Zoning Departments to submit the accompanying application pertaining to the property described with a zoning of LIGHT Industrial.
- 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 11-6 day of 2019.

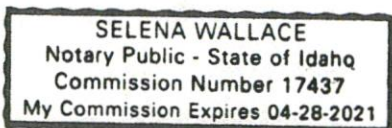
Signature

SUBSCRIBED AND SWORN to before me the 6th day of NOVEMBER, 2019.

Notary Public for Idaho

Residing at: NAMPA, ID

Commission Expires: 04/28/2021





AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

:SS

COUNTY OF CANYON)

- A. I JAG Investments LTD, whose address is PO Box 367 Star, ID 83669 being duly sworn upon oath, depose and say that I am the owner of record of the property described as 17540 Midland Blvd, Parcel No. R30863 a total of 79.64.
- B. I grant my permission to City of Nampa Economic Development and Planning and Zoning Departments to submit the accompanying application pertaining to the property described with a zoning of LIGHT Industrial.
- 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 11-6 day of 2019.

Signature

SUBSCRIBED AND SWORN to before me the 06th day of NOVEMBER, 2019.

Notary Public for Idaho

Residing at: NAMPA, ID

Commission Expires: 04/28/2021

SELENA WALLACE
Notary Public - State of Idaho
Commission Number 17437
My Commission Expires 04-28-2021






AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
:SS
COUNTY OF CANYON)

- A. I Adler AB Owner II, LLC, whose address is 10259 W Emerald St Boise, ID 83704 being duly sworn upon oath, depose and say that I am the owner of record of the property described as 9641 Ustick Road, Parcel No. R30864 a total of 36.86 acres.
- B. I grant my permission to City of Nampa Economic Development and Planning and Zoning Departments to submit the accompanying application pertaining to the property described with a zoning of IH Industrial.
- 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.

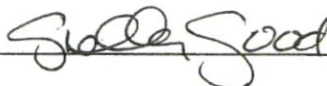
Dated this 8th day of November.



Signature

SUBSCRIBED AND SWORN to before me the 8th day of November, 2019.





Notary Public for Idaho
Residing at: Meridian, Idaho
Commission Expires: 8/8/25





AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
:SS
COUNTY OF CANYON)

- A. I Adler AB Owner II, LLC, whose address is 10259 W Emerald St Boise, ID 83704 being duly sworn upon oath, depose and say that I am the owner of record of the property described as 9687 Ustick Road, Parcel No. R30864010 a total of .72 acres.
- B. I grant my permission to City of Nampa Economic Development and Planning and Zoning Departments to submit the accompanying application pertaining to the property described with a zoning of IH Industrial.
- 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 8th day of November.

[Signature]
Signature

SUBSCRIBED AND SWORN to before me the 8th day of November, 2019.



[Signature]
Notary Public for Idaho
Residing at: Mendham, Idaho
Commission Expires: 01/01/25





AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

:SS

COUNTY OF CANYON)

- A. I GZCJ Holdings LLC, whose address is 1207 Morningside Dr Rexburg, ID 83440 being duly sworn upon oath, depose and say that I am the owner of record of the property described as 0 Ustick Road, Parcel No. R30866010 a total of 9.10.
- B. I grant my permission to City of Nampa Economic Development and Planning and Zoning Departments to submit the accompanying application pertaining to the property described with a zoning of _____ Industrial.
- 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 27th day of November

John Burkshaw
Signature

SUBSCRIBED AND SWORN to before me the 27th day of November, 2019.

Jami Mathews
Notary Public for Idaho

Residing at: Idaho Falls, Id.
Commission Expires: 8-12-2025

