



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 Rosalyn Edmonds			Home Number
Street Address 4422 Carina Way			Mobile Number 208.284.2641
City Meridian	State ID	Zip code 83642	Email rdesigns9@yahoo.com

Property Owner Name Same			Home Number
Street Address			Mobile Number
City	State	Zip Code	Email

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

ADDRESS OF SUBJECT PROPERTY: N/A NO STRUCTURE ON PROPERTY

Please provide the following required documentation ASSESSOR SHOWS "Ø ON HAND"

- 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: RS 6
- State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: A PRELIMINARY PLAT IS PROPOSED FOR SITE IN CONJUNCTION WITH ANNEXATION AND ZONING REQUEST

Dated this 26 day of MARCH, 20 18

P. CONSTANTINES
Applicant Signature (Riley)

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** - 083 - 20 18 PROJECT NAME Annex + Zone to RS 6

March 26, 2018

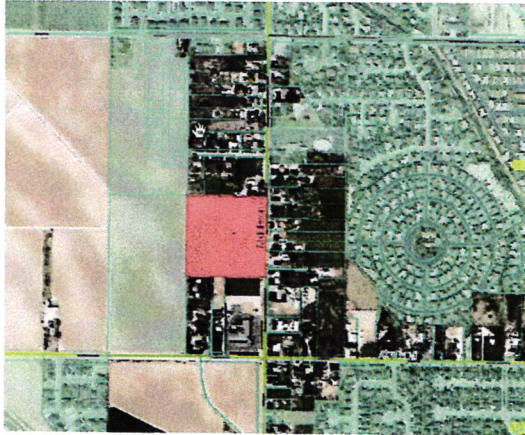
P.O. Box 405
Boise, ID 83701

City of Nampa Mayor and City Council
City of Nampa Planning & Zoning Commission
City of Nampa Planning & Zoning Department
411 3rd Street South
Nampa, ID 83651

**RE: EDMONDS HOLLOW
ANNEXATION AND ZONING / SUBDIVISION PRELIMINARY PLAT
PROJECT DESCRIPTION**

Dear Mayor, Council and Commissioners:

On behalf of Fran and Rosalyn Edmonds, please accept the attached annexation and zoning application, and preliminary plat application for Edmonds Hollows. Edmonds Hollow Subdivision is a 40 lot subdivision with 38 buildable lots and 2 common lots on the west side of Middleton Road between Flamingo Avenue to the north and Orchard Avenue to the south.



The vicinity map shown here provides a context for the proposed subdivision. Recently approved Eagle Stream Subdivision is on the west boundary of the site. Eagle Stream, when fully built out, will have about 135 residential lots.

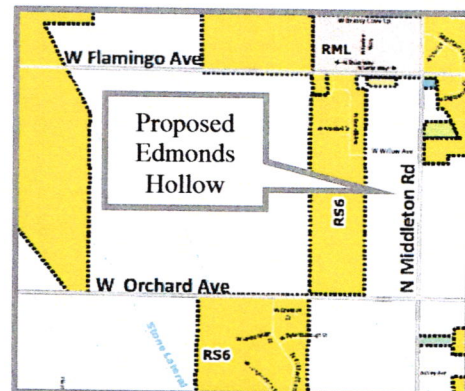
Suburban sized lots are to the north and east across Middleton Road, and to the southwest. A church and a small plot of vacant land are to the south.

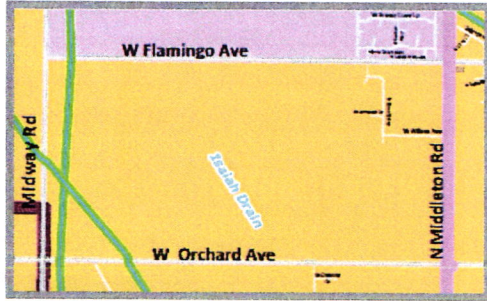
Multi-family housing is located on the north side of Flamingo and there is a strong presence of more urban sized lots in the near vicinity including Westminster and Lotus Springs.

The annexation pathway is derived from Eagle Stream Subdivision and the proposed Zoning Designation is RS6.

There is RS6 zoning adjacent to the site as well as in the vicinity of the proposed Edmonds Hollow Subdivision.

Nampa's Comprehensive Plan Future Land Use Map designates this area as MD – Medium Density Residential with 4 to 9 units per acre.



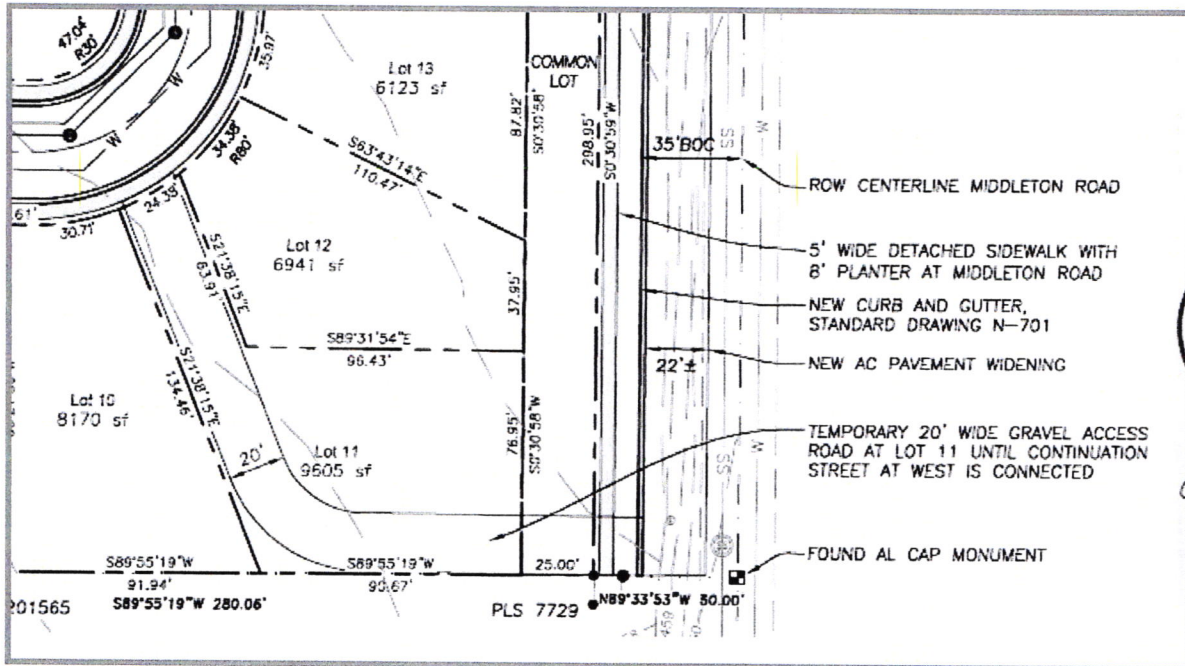


This snapshot of the Future Land Use Map shows the subject area and site as designated MD – Medium Density Residential.

The proposed Edmonds Hollow meets the RS6 Zoning Designation standards and the Comprehensive Plan Designation Criteria for Medium Density and utilizes the City of Nampa infill standard as provided in 10-27-4, 3. a.

The maximum dwelling units per acre is not exceeded, the required lot / property area standards are observed, the required property width and mean depth is provided and the lots have the required street frontage.

To develop the subdivision in one phase, the applicant proposes a temporary second access to Middleton Road until the development of Eagle Stream reached the stub street along the west property line.



Lot 11, Block 3, will provide a second emergency access to the site. This lot will be converted to a buildable lot when the stub street to the west is connected and provides public street access.

Page 2 of the Lot Analysis and Engineering Calculations Report prepared by Focus Engineering details the lot areas, densities by Block as well as the subdivision as a whole, and percentages of lots at specific square footage benchmarks. Through information gathered at multiple meetings with staff, the subdivision plat has been designed to meet all allowed and appropriate standards while maximizing the lot potential of the site. This report also includes storm water calculations and a cut and fill report for the subdivision.

A Traffic Impact Study (TIS) was prepared by Thompson Engineers based on an earlier iteration of the subdivision preliminary plat. The lot count for the submittal plat is slightly less than discussed in the TIS. Thompson Engineers prepared the TIS for the neighboring Eagle Stream Subdivision and carries some data and findings forward to the TIS for Edmonds Hollow. The TIS finds that the proposed Edmonds Hollow will have a negligible impact and special mitigation measures are not necessary. Copies of the TIS are included in the application packet. The recommendation that the Middleton Road frontage should be improved per City of Nampa Code has been implemented.

Survey materials included with the application include the legal description and exhibit required for the Annexation and Zoning Application. A description and exhibit for right-of-way dedication along the Middleton Road frontage is also included in the packet.

Edmonds Hollow Subdivision includes a stub street on the west side which connects to the approved Eagle Stream Subdivision stub street. Lots along the north boundary comply with the 'compatibility standard' required in the Nampa Zoning Ordinance for platting at 80% of the pre-existing lot area within 85 feet.

A landscape plan is provided. The plan shows an attractive tree and planter bed combination along the Middleton Road frontage with a turf planted center island, parkway strip and common lots. These common lots, Lot 14, Block 1, and Lot 18, Block 3, provide storm water detention. No CCR's are proposed with Edmonds Hollow.

We appreciate staff's assistance in understanding the Nampa Code and believe that the proposed Edmonds Hollow Subdivision meets all relevant City of Nampa standards.

Please do not hesitate to contact me if you have questions or need additional materials.

Best regards,

RILEY PLANNING SERVICES LLC



Penelope Constantikes
Principal



NXID-0228263 TT

2016-025378
 RECORDED
06/29/2016 12:20 PM
 CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
 Pgs=2 HGRAY \$13.00
 TYPE: DEED
 NEXTITLE - IDAHO
 ELECTRONICALLY RECORDED

The grantees herein have read and approved the following: Rosalyn Edmonds Hubble
 Title File No.: NXID-0228263

CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

A & A Development, Inc

a corporation organized and existing under the laws of the State of Idaho, with its principal office at 4635 N Buckboard, Boise, ID 83713 of County of Ada, State of Idaho, GRANTOR, does hereby GRANT, BARGAIN, SELL and CONVEY unto:

R Designs by Rosalyn LLC, an Idaho Limited Liability Company

GRANTEE, whose current address is: 442 Carina Way, Meridian, ID 83642 the following described real property in Canyon County, State of Idaho more particularly described as follows, to wit:

Legal description attached hereto and made a part hereof marked Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee, and Grantee heirs and assigns forever. And the said Grantor does hereby covenant to and with said Grantee, that Grantor is the owner 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; and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any), of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the Grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name to be hereunto affixed by its duly authorized officer this ~~30th~~ ^{27th} day of June, 2016.

A & A Development, Inc

BY: Brian K. Anderson
 Brian K. Anderson
 Vice President

STATE OF IDAHO)
) ss.
 COUNTY OF ADA)
) 27th

On this 27th day of June, 2016, before me, Tayler Tibbitts, a Notary Public in and for said state, personally appeared Brian K. Anderson, known or identified to me to be the Vice President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation 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.

Tayler Tibbitts
 Notary Public for Idaho
 Residing at: _____
 My commission expires: _____
 Residing in: Boise, Idaho
 My Commission Expires: 3/29/2022

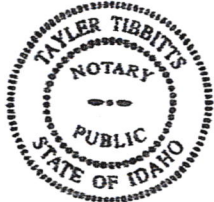


EXHIBIT "A"

A portion of the East half of the Southeast Quarter of the Southeast Quarter of Section 18, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described to wit:

Commencing at a found brass monument marking the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 18, Township 3 North, Range 2 West of the Boise Meridian; thence North $00^{\circ}13'38''$ West 660.00 feet along the Easterly boundary of the said East half of the Southeast Quarter of the Southeast Quarter to a PK nail set on the center line of Middleton Road, which is the INITIAL POINT OF THIS DESCRIPTION; thence

South $89^{\circ}38'10''$ West 330.00 feet along a line parallel with the Southerly boundary of the said East half of the Southeast Quarter of the Southeast Quarter to a set 1/2 inch iron pin with a plastic cap; thence North $89^{\circ}05'16''$ West 104.17 feet to a found 1/2 inch iron pin with a plastic cap; thence North $89^{\circ}38'11''$ West 216.99 feet to the Southwest corner of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of said Section 18, marked by a found 1/2 inch iron pin with a plastic cap; thence

North $00^{\circ}13'52''$ West 662.35 feet along the Westerly boundary of the said Northeast Quarter of the Southeast Quarter of the Southeast Quarter to the Northwest corner thereof, marked by a set 1/2 inch iron pin with a plastic cap; thence

North $89^{\circ}54'04''$ East 651.17 feet along the Northerly boundary of the said Northeast Quarter of the Southeast Quarter of the Southeast Quarter to the Northeast corner thereof, marked by a found brass monument; thence along the Easterly boundary of the said Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 18,

South $00^{\circ}13'38''$ East 664.32 feet to the INITIAL POINT OF THIS DESCRIPTION.



CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Title 30, Chapters 21 and 25, Idaho Code

Filing fee: \$100 typed, \$120 not typed

Complete and submit the application in duplicate.

FILED EFFECTIVE

2016 APR -6 AM 11:37

**SECRETARY OF STATE
STATE OF IDAHO**

1. The name of the limited liability company is:

R DESIGNS BY ROSALYN LLC

(Remember to include the words "Limited Liability Company," "Limited Company," or the abbreviations L.L.C., LLC, or LC)

2. The complete street and mailing addresses of the principal office is:

4422 S CARINA WAY, MERIDIAN, ID 83642

(Street Address)

(Mailing Address, if different)

3. The name of the registered agent and street address of the registered agent:

ROSALYN EDMONDS HUBBLE 4422 S CARINA WAY, MERIDIAN, ID 83642

(Name)

(Address cannot be a post office box or postal mail box)

4. The name and address of at least one governor of the limited liability company:

ROSALYN EDMONDS HUBBLE 4422 S CARINA WAY, MERIDIAN, ID 83642

(Name)

(Address)

(Name)

(Address)

(Name)

(Address)

(Name)

(Address)

5. Mailing address for future correspondence (annual report notices):

4422 S CARINA WAY, MERIDIAN, ID 83642

(Address)

Signature of organizer(s).

Signature: Rosalyn Edmonds Hubble

Printed Name: ROSALYN EDMONDS HUBBLE

Signature: _____

Printed Name: _____

Secretary of State use only

IDAHO SECRETARY OF STATE

04/06/2016 05:00

CK:3752234 CT:172099 BH:1522341

10 100.00 = 100.00 ORGAN LLC #2

W164853



City of Nampa

PLANNING and ZONING DEPARTMENT
CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651

OFFICE (208) 468-5484
FAX (208) 465-2261

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
 :SS
COUNTY OF CANYON)

A. I, Rosalyn Edmonds, whose address is 4422 S. Carina Way Meridian Id., 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 Penelope Riley, Riley Planning Services LLC, whose address is P.O. Box 405, Boise, ID 83701, 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 15th day of March, _____.

Rosalyn Edmonds
Signature

SUBSCRIBED AND SWORN to before me the 15 day of March, 2017.



Penelope Riley
Notary Public for Idaho
Residing at: BOISE, ID
Commission Expires: 3/18/19



A Professional Corporation

1602 West Hays Street, Suite 306

Boise, ID 83702

www accuratesurveyors.com

Land Description

Annexation

A parcel of land being a portion of the Southeast Quarter of the Southeast Quarter of Section 18, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the found aluminum cap monument representing the position of the corner common to Sections 17, 18, 19 and 20, T3N, R2W B. M. as perpetuated by document 2012023896, Records of Canyon County from which the found brass cap monument representing the position of the quarter corner common to said Sections 17 and 18 as perpetuated by document 2007049094, Records of Canyon County bears N 00° 30' 58" E a distance of 2648.71 feet; thence N 00° 30' 58" E along the section line and centerline of N. Middleton Road for a distance of 662.13 feet to a found aluminum cap monument and the **REAL POINT OF BEGINNING**;

Thence N 89° 33' 53" W for a distance of 50.00 feet to a set 5/8th inch diameter iron pin labeled PLS 11463;

Thence S 89° 55' 19" W for a distance of 280.06 feet to a found 5/8th inch diameter iron pin labeled PLS 11463;

Thence N 88° 24' 19" W for a distance of 103.93 feet to a 5/8th inch diameter iron pin labeled illegibly;

Thence N 89° 33' 54" W for a distance of 216.73 feet 5/8th inch diameter iron pin labeled PLS 11463;

Thence N 00° 32' 19" E for a distance of 662.44 feet to a found 5/8th inch diameter iron pin labeled PLS 11463 at the southwest corner of Lyle-Horn Subdivision No. 1, Book 10 of Plats, Page 30, Canyon County Records;

Thence S 89° 35' 07" E along the southerly line of said Subdivision for a distance of 600.43 feet to a set 5/8th inch diameter iron pin labeled PLS 11463;

(CONTINUED ON NEXT PAGE)

Accurate Surveying & Mapping



A Professional Corporation

1602 West Hays Street, #306

Boise, ID 83702

www.accuratesurveyors.com

Thence continuing S 89° 35' 07" E for a distance of 50.00 feet to the sixteenth corner on the section line;

Thence S 00° 30' 58" W for a distance of 662.27 feet to the **REAL POINT OF BEGINNING**.

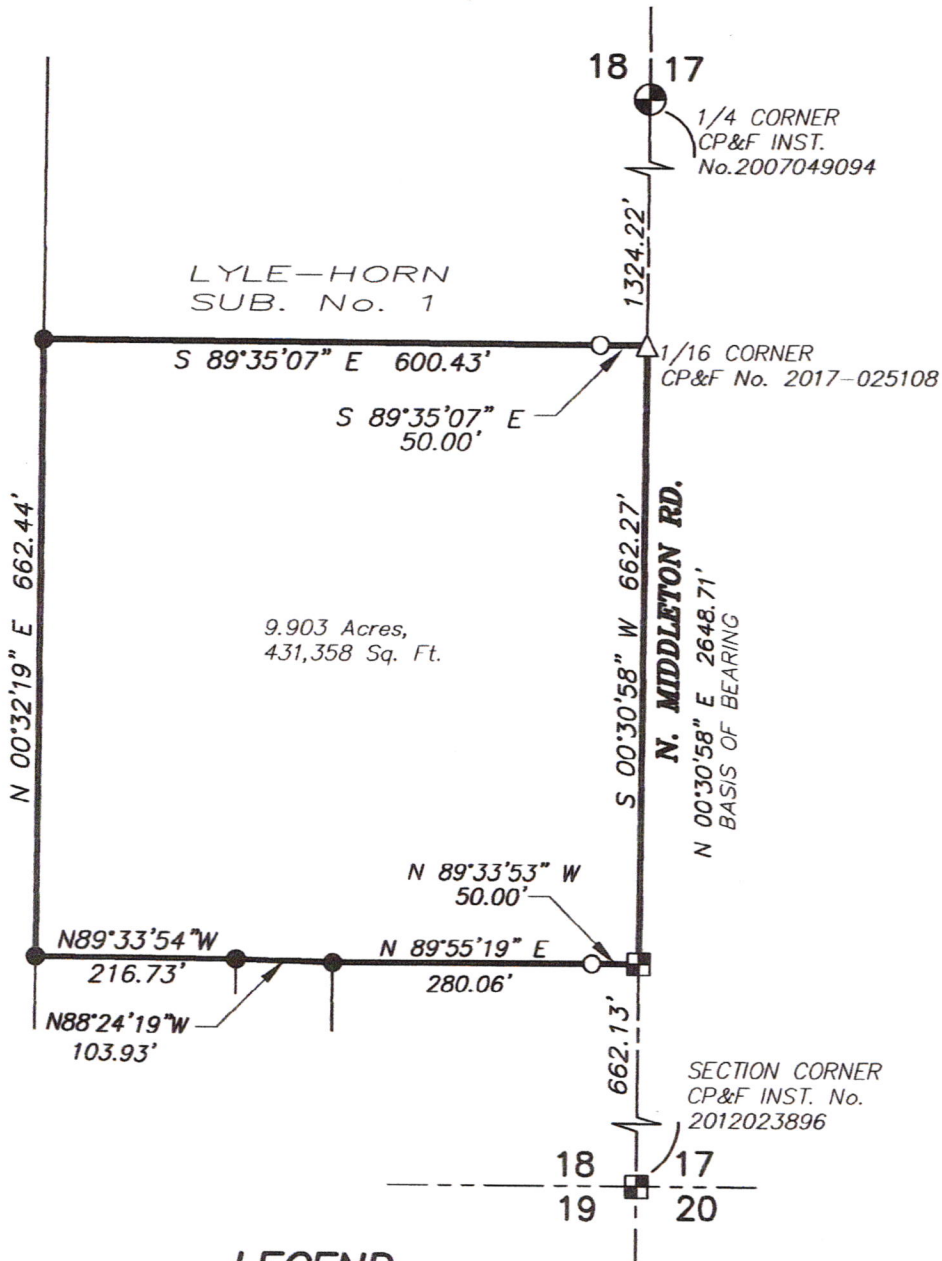
Parcel contains 9.903 acres, or 431,358 square feet, more or less.

SUBJECT TO: Any easements or reservations of record or in use on or across the above-described parcel of land.



ANNEXATION MAP

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 18,
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN



LEGEND

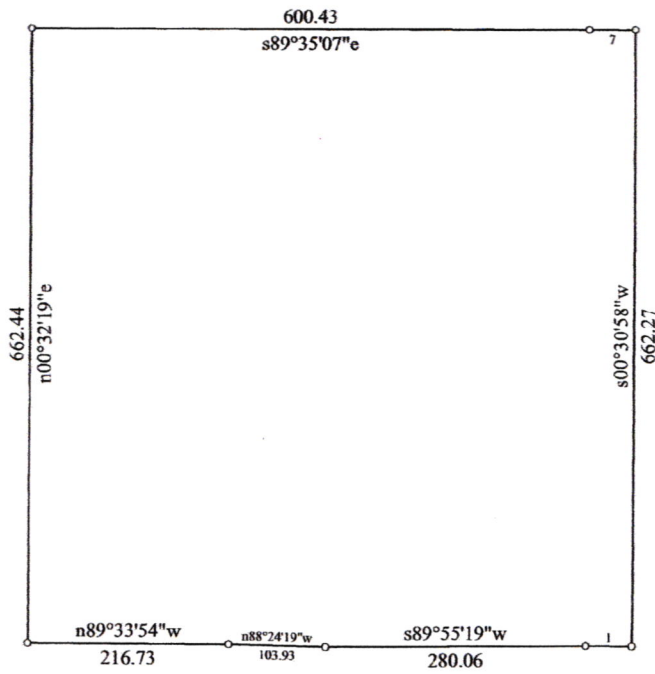
- BOUNDARY LINE
- SECTION LINE
- PARCEL LINE
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8" IRON PIN
- FOUND 5/8" IRON PIN
- CALCULATED POINT



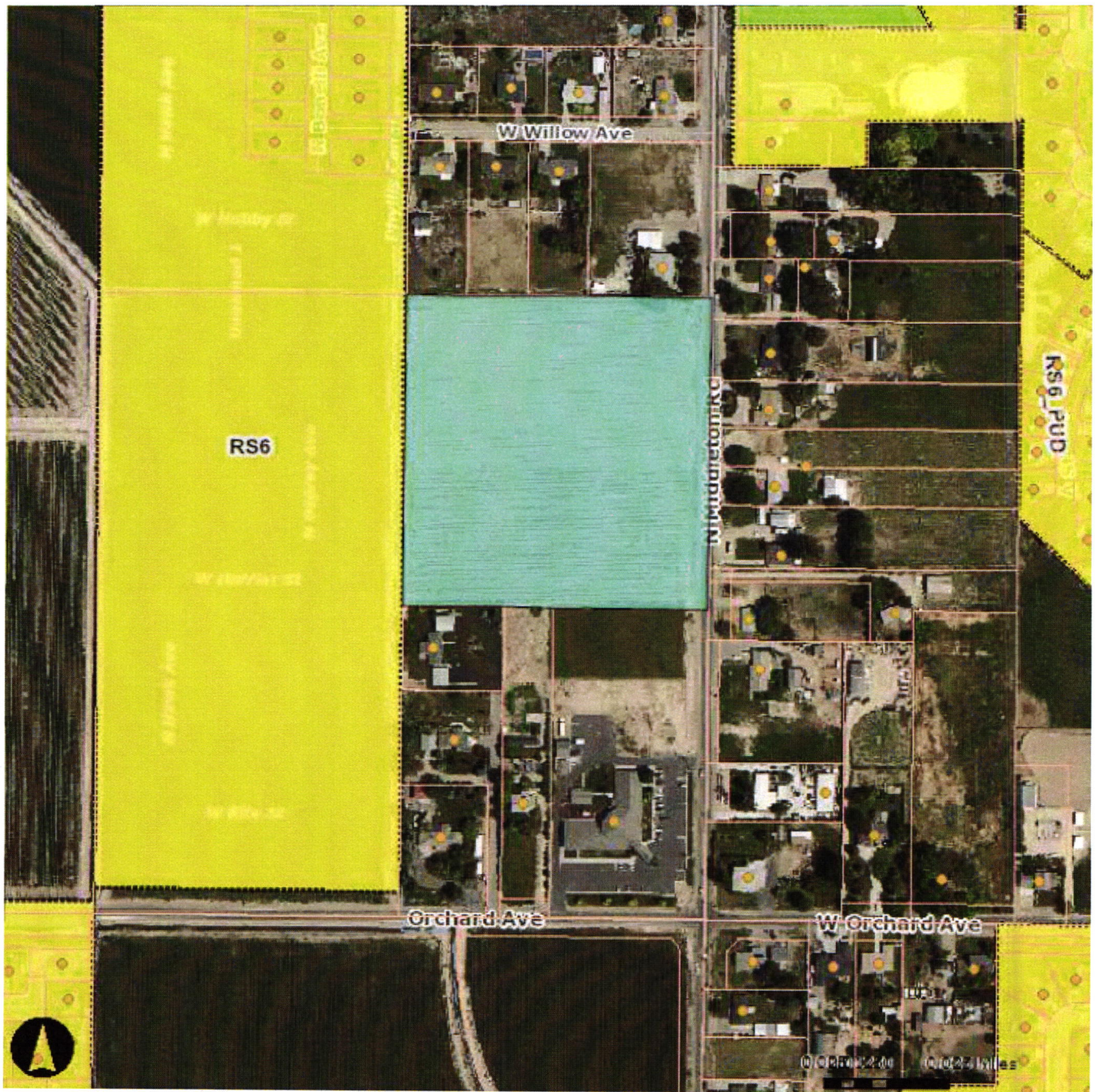
Accurate
Surveying &
Mapping

1602 W. Hays Street #306
Boise, Idaho 83702
(208) 488-4227
www accuratesurveyors.com

DATE: NOV., 2017 JOB 17-243



Title:		Date: 11-04-2017
Scale: 1 inch = 200 feet	File: ANNEXATION.des	
Tract 1: 9.903 Acres: 431358 Sq Feet: Closure = n33.2927w 0.01 Feet: Precision = 1/513088: Perimeter = 2626 Feet		
001=n89.3353w 50.00	004=n89.3354w 216.73	007=s89.3507e 50.00
002=s89.5519w 280.06	005=n00.3219e 662.44	008=s00.3058w 662.27
003=n88.2419w 103.93	006=s89.3507e 600.43	



IAMPA PLANNING AND ZONING DEPT.
RECEIPT

20471

DATE 3/27/18

RECEIVED FROM CASA ANGELINA

ADDRESS 2297 N. CHANDRAWAY

DOLLARS \$ 2093.²⁰

JOB ADDRESS _____ SUBDIVISION _____

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

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


PLATS & ZONING
PRELIMINARY _____
FINAL _____
SHORT _____
CONDOS _____

APPLICATION
ANNEX
FINAL PLAT

CASH

CHECK # 1145

SIGNATURE Lt. Marshall

CASA ANGELINA		1145	
ROSALYN D EDMONDS		92-358/1241	
FRAN EDMONDS		14	
2297 N CHANDRA WAY		<u>3-27-18</u>	
MERIDIAN, ID 83646-8063		Date	
Pay to the	<u>City of Nampa</u>	\$	<u>2,093.20</u>
Order of	<u>Two thousand, ninety three - 20/100</u>	Dollars	
D.L. EVANS BANK		D.L. EVANS BANK	
(208) 895-8320		Meridian, Idaho 83642	
2560 E. Fairview		24-HOUR EXPRESS BANKING	
1-888-873-9777		For <u>Edmonds Wallow</u>	
For <u>Edmonds Wallow</u>		<u>Fran Edmonds</u> MP	
1145		1145	

RECEIPT (TRC-1445769-03-04-2018)
FOR CITY OF NAMPA, ID

BILLING CONTACT

Rosalyn Edmonds
4422 Carina Way
Meridian, Id 83642



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
ANN-00083-2018	Annexation (More than 1 Acre)	Fee Payment	Check #1145	\$910.00
SUB TOTAL				\$910.00
TOTAL				\$910.00