



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 <u>Rogelio H Gallegos</u>			Home Number <u>208-250-4522</u>		
Street Address <u>29 N. happy valley Rd</u>			Mobile Number		
City <u>Nampa</u>	State <u>ID</u>	Zip code <u>83687</u>	Email <u>rherrera01@live.com</u>		
Property Owner Name <u>Rogelio H Gallegos, Maria Gallegos</u>			Home Number		
Street Address <u>29 N. happy valley Rd.</u>			Mobile Number		
City <u>Nampa</u>	State <u>ID</u>	Zip Code <u>83687</u>	Email		
Applicant's interest in property: (<input checked="" type="checkbox"/>) Own () Rent () Other					
ADDRESS OF SUBJECT PROPERTY: <u>29 N Happy Valley</u>					

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: IL
- State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: Annex to ID - Proposed split & auto repair on split parcel.

Dated this 01 day of 30, 20 18

Rogelio H Gallegos
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 - 077 - 20 18** PROJECT NAME Annex to IL



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

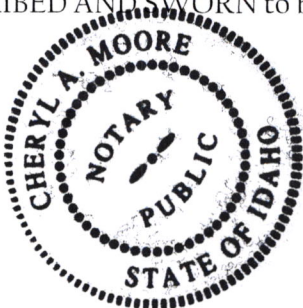
COUNTY OF CANYON)

- A. I, Rogelio H Gallegos, Maria D Gallegos whose address is 29 N. happy valle Rd Nampa ID 83687, 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 City of Nampa, whose address is 411 3rd St. S Nampa ID, 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 16th day of February, 2018.

Rogelio H Gallegos
Signature

SUBSCRIBED AND SWORN to before me the 16th day of Feb, 2018

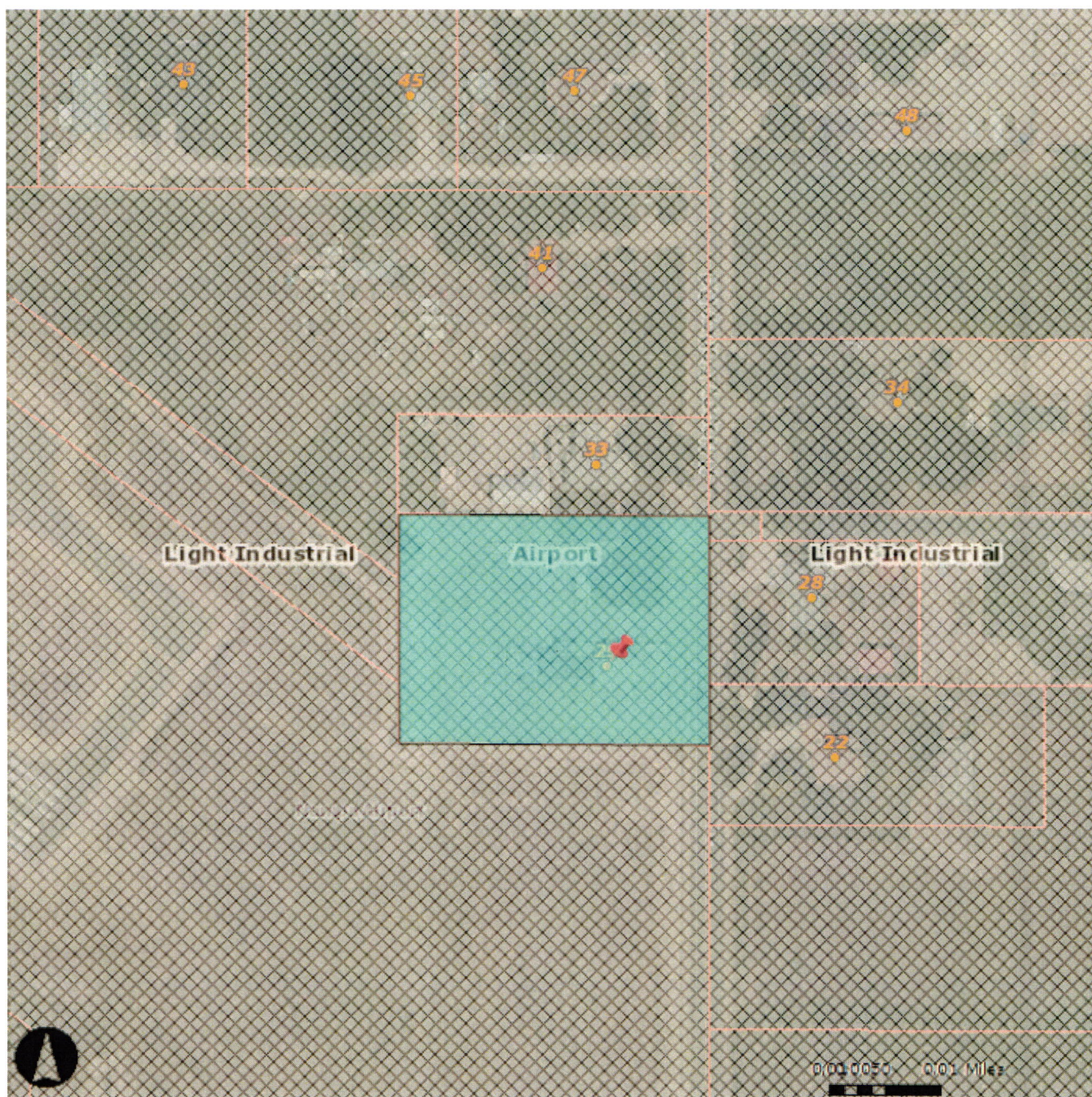


Cheryl A Moore
Notary Public for Idaho

Residing at: Ada City

Commission Expires: 4/14/18





TIME RECEIVED
February 15, 2018 at 4:01:23 PM MST

REMOTE CSID
2084596635

DURATION
66

PAGES
3

STATUS
Received

02/15/2018 16:03 Pioneer Title Caldwell

(FAX)2084596635

P.004/006



610 S. Kimball Avenue
Caldwell, ID 83605

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

2014-006579
RECORDED
02/21/2014 02:09 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs:3 MBROWN \$16.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

Property Address: 29 North Happy Valley Road, Nampa, ID 83687

File No. 540291

SPECIAL WARRANTY DEED
(For Lender Owned Foreclosures Only)

FOR THE consideration of ten dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Alpha Fixed Return Fund I, an Idaho limited liability company, as Trustee for the benefit on a Parity of (series "1-A") Debenture Holders, GRANTOR, conveys and specially warrants to Rogelio H. Gallegos a married man as his sole and separate property, GRANTEE, whose address is 29 N. Happy Valley Rd., Nampa, ID 83687, their successors and assigns forever the following described real property:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO taxes and assessments for the year 2013 and all subsequent years, together with any and all existing easements, rights of way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

THIS CONVEYANCE shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

THE GRANTOR covenants to the Grantee that Grantor is the owner in fee simple of said premises; that the premises are free from encumbrances created or suffered by the Grantor, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant defend the same from all lawful claims of or through Grantor, but none other.

Dated: February 20, 2014

Alpha Fixed Return Fund 1, an Idaho limited liability company, as Trustee for the benefit on a Parity of (series "1-A") Debenture Holders

By: *Terence Woods*
by: Alpha Lending, LLC, Managing Member
by: Timbra Wolfe, President

State of Idaho, County of Ada

On this 20 day of February in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Timbra Wolfe, known or identified to me to be the President of Alpha Lending LLC, Managing Member of Alpha Fixed Return Fund 1 of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

Terence Woods
Residing at: PAISIE, IDAHO
Commission Expires: 2-2-2016



Property Address: 29 North Happy Valley Road, Nampa, ID 83687

EXHIBIT A

Beginning at the Southeast corner of the North One-Half of the Southeast Quarter of Southeast Quarter of Section 24 in Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and bearing North 254 feet, along the East boundary of the aforesaid Section 24; thence West 297 feet; thence South 254 feet to the South boundary of the aforesaid North One-Half of the Southeast Quarter of the Southeast Quarter; thence East 297 feet along the aforesaid South boundary to the point of beginning.

And the North 60 feet of the East 297 feet of the South One-Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho.

EXCEPT THEREFROM the following described tract:

This parcel is a portion of the North One-Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the Southeast corner of said North One-Half of the Southeast Quarter of the Southeast Quarter; thence North 00° 15' 30" West (formerly North) along the East boundary of said North One-Half of the Southeast Quarter, a distance of 159.06 feet to the TRUE POINT OF BEGINNING; thence North 89° 45' 37" West parallel with the South boundary of said North One-Half of the Southeast Quarter of the Southeast Quarter, a distance of 296.99 feet; thence North 00° 15' 19" West (formerly North), a distance of 95.04 feet; thence South 89° 45' 09" East (formerly East), a distance of 296.98 feet (formerly 297.00 feet) to a point on the East boundary of said North One-Half of the Southeast Quarter of the Southeast Quarter; thence South 00° 15' 30" East (formerly South) along the East boundary of said North One-Half of the Southeast Quarter of the Southeast Quarter, a distance of 95.00 feet to the TRUE POINT OF BEGINNING.

RECEIPT (TRC-1444292-16-02-2018)



BILLING CONTACT
ROGELIO GALLEGOS
N 29 Happy Valley Rd
Nampa, ID 83687

REFERENCE NUMBER	FEE NAME	TRANSACTION TYPE	PAYMENT METHOD	AMOUNT PAID
ANN-00077-2018	Annexation (More than 1 Acre)	Fee Payment	Cash	\$910.00
			SUB TOTAL	\$910.00
			TOTAL	\$910.00