



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 <b>RANDY HAVERFIELD</b> <b>ARCHITECTURE NORTHWEST, PA</b>			Home Number <b>208.467.3377</b>
Street Address <b>224 16<sup>th</sup> AVE. SOUTH</b>			Mobile Number <b>208.371.7733</b>
City <b>NAMPA,</b>	State <b>IDAHO</b>	Zip code <b>83651</b>	Email <b>randy@arcnw.com</b>
Property Owner Name (ACTUAL) <b>Nampa Medical Properties LLP</b>			Home Number
Street Address <b>215 E Hawaii Ave</b>			Mobile Number
City <b>Nampa</b>	State <b>Idaho</b>	Zip Code <b>83686</b>	Email

Applicant's interest in property: ( ) Own ( ) Rent (X) Other **PROPERTY UNDER CONTRACT**

ADDRESS OF SUBJECT PROPERTY: **TBD S Midland Blvd. Nampa ID 83685**

**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: **BC ZONE**

**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): **SEE LETTER ATTACHED.**

Dated this **12<sup>th</sup>** day of **JUNE**, 20 **17**

Applicant Signature

**OFFICE USE ONLY**

FILE NUMBER: **CMA/CTA- 00039 - 2017**

PROJECT NAME **Med Dens Res to Gen. Comm**

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RANDY HAVERFIELD, AIA  
PROJECT ARCHITECT

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randy@arcnw.com



208.467.3377

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June 19, 2017

ARCHITECTURE  
NORTHWEST, PA  
224 16<sup>th</sup> Avenue South  
Nampa, Idaho 83651



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**PROJECT: MIDLAND AT LAKE LOWELL STORAGE  
BUILDING COMPLEX**

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**PROJECT: MIDLAND AT LAKE LOWELL STORAGE BUILDING  
COMPLEX  
, NAMPA, IDAHO**

The Forge Building Company, LLC wishes to develop a Storage Building Complex on the NE corner of Lake Lowell and Midland Road. The project would consist of 6 enclosed buildings, with perimeter screening around the entire site.

The Main Entrance would be located on the NW corner of the site with a gated entry and office. A Fire Engine only access entrance would also be placed on the SE corner of the site. All roofs would be sloped to drain to the site interior and all site lighting would be shrouded to direct light downward and away from adjacent property lines.

A 20'-0" wide landscape area will be provided along the frontages of Lake Lowell and Midland Blvd. along with accommodating a 50'-0" Right-of-Way from centerline of the two roadways. There will also be a 50'-0" separation on the north side of the site to provide a landscape buffer along the green belt path on the Elijah Drain.

The building exteriors will be developed from a combination of stucco, exposed concrete base, vertical and horizontal pre-finished metal siding panels along with storefront glazing and metal awnings at the main entrance.

Sincerely,

Randy Haverfield, AIA  
Project Architect

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# 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, Hamish Bell whose address is 1116 S. Vista Ave #168 Boise ID, 83705 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 RANDY HAVERFIELD ARCHITECTURE NORTHWEST whose address is 224 16<sup>th</sup> AVE. SOUTH NAMPA, IDAHO 83651, 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.

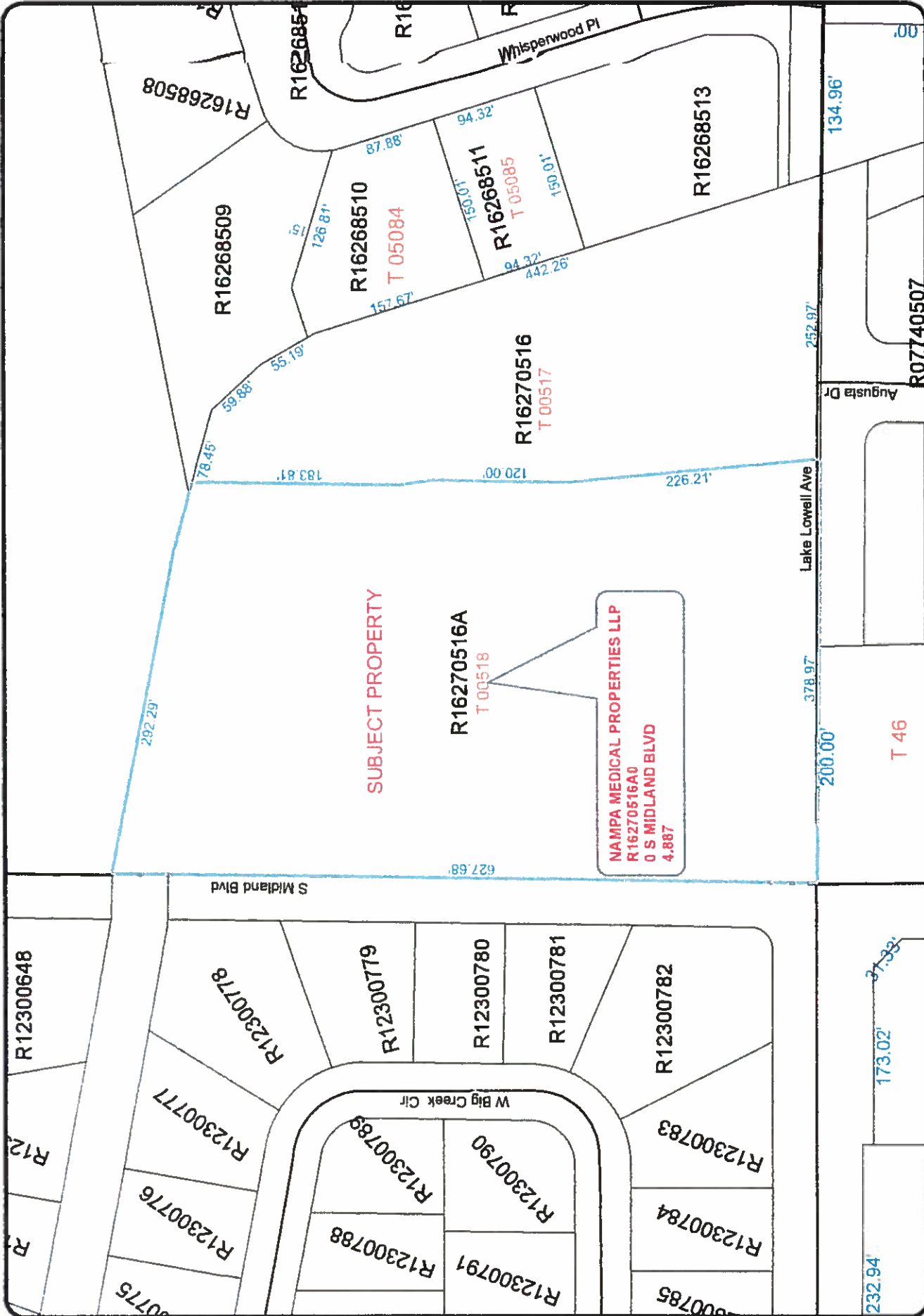
Dated this 8<sup>th</sup> day of JUNE, 2017.

[Signature]  
Signature

SUBSCRIBED AND SWORN to before me the 8 day of June 2017.



Pamela J. Croft  
Notary Public for Idaho  
Residing at: Meridian, ID  
Commission Expires: 7/24/2018



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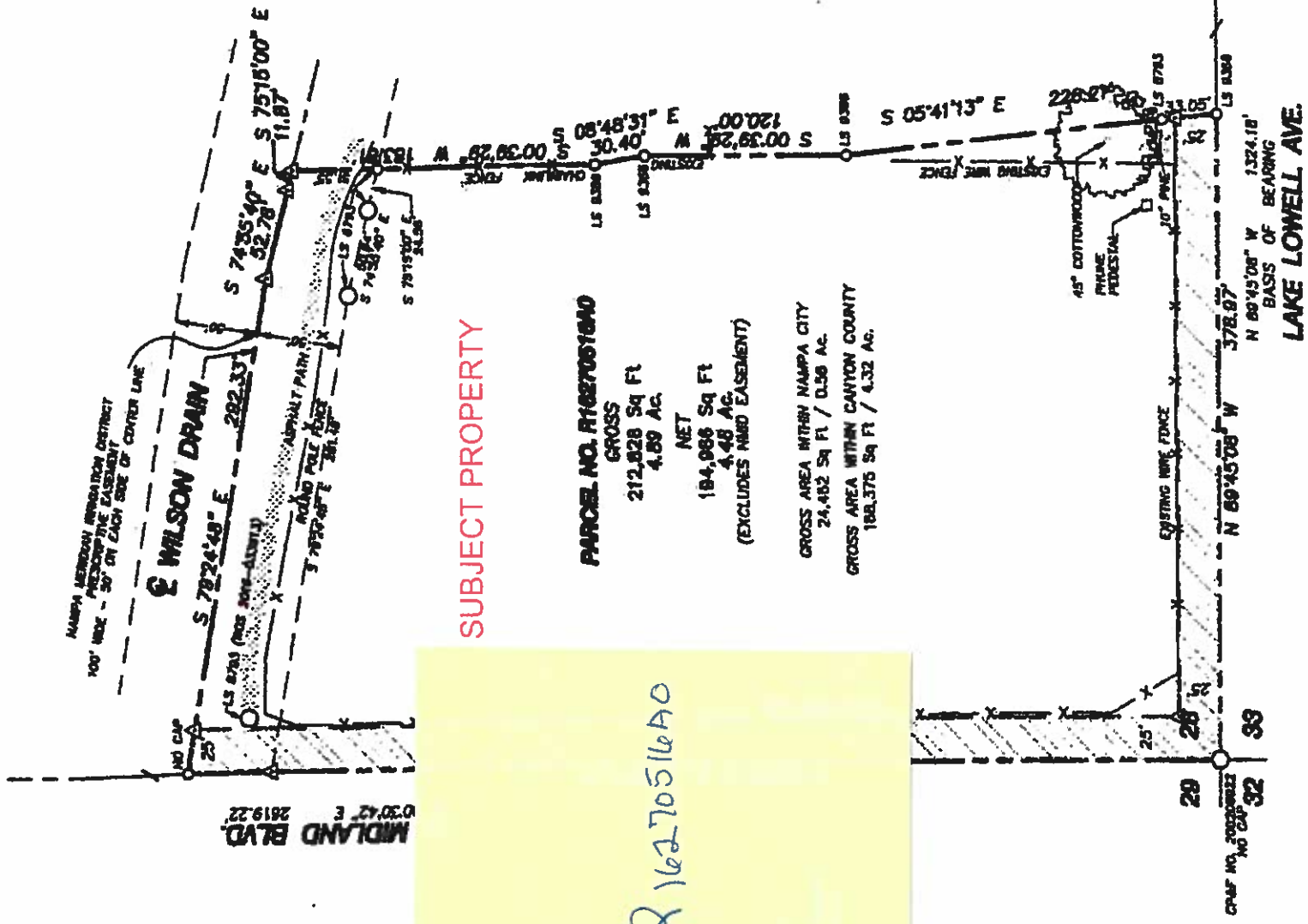
**SPS**  
Sage Point Solutions  
www.spsga.com

**CANY**  
**Pgs=1 L**  
**SURVEY**  
**ENGE BR**

- RECORD OF SURVEYS  
 INSTRUMENT NO  
 INSTRUMENT AC
- 1.
  - 2.
- NAMPA CITY ORDINANCE  
 INSTRUMENT NO  
 TO THE CITY OF  
 LOWELL AVENUE  
 AND EASTERN  
 INSTRUMENT IN  
 OF THE RIGHT-  
 AND LAKE LOW
- EASEMENT - ROADWAY  
 NAMPA MEDIC
- DEEDS  
 A. WARRANTY DEE  
 THE WILSON'S  
 CLITCLAM DEE  
 NAMPA TO N  
 PUBLIC STREE  
 RIGHTS-OF-W



- END
- BOUNDARY LINE
- CENTER LINE
- NAMPA MERRON
- INDICATES ARE  
PER ORDINANCE
- FOUND BRASS CAP MONUM
- FOUND 5/8" REBAR AS SHOWN
- FOUND 1/2" REBAR AS SHOWN
- CALCULATED, NOTHING SET OR FOUND



**SUBJECT PROPERTY**

**PARCEL NO. R16270516A0**

GROSS  
 212,828 Sq Ft  
 4.89 AC.

NET  
 194,986 Sq Ft  
 4.48 AC.

(EXCLUDES NIND EASEMENT)

GROSS AREA WITHIN NAMPA CITY  
 24,482 Sq Ft / 0.56 AC.

GROSS AREA WITHIN CANYON COUNTY  
 188,375 Sq Ft / 4.32 AC.

LAKE LOWELL AVE.



**RE-13 COUNTER OFFER #** 1 (1,2,3 etc.)  
**THIS COUNTER OFFER SUPERSEDES ALL PRIOR COUNTER OFFERS**

THIS IS A LEGALLY BINDING CONTRACT, READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS  
IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.



1 Today's Date: 05/03/2017  
2  
3 This is a COUNTER OFFER to the Purchase and Sale Agreement Dated 05/01/2017  
4  
5 ADDRESS: TBD S. Midland Blvd. Nampa ID 83686 ID# 05012017klwi  
6  
7 BUYER: Storage Units of Idaho LLC.  
8  
9 SELLER: Nampa Medical Properties LLP.

11 The parties accept all of the terms and conditions in the above-designated Purchase and Sale Agreement with the following changes:  
12  This is a SELLER counter offer. The SELLER reserves the right to withdraw this offer or accept any other offers prior to the receipt of a  
13 true copy of signed acceptance of this Counter Offer within the time frame specified herein.  
14  This is a BUYER counter offer. The undersigned BUYER reserves the right to withdraw this offer at any time prior to the receipt of a  
15 true copy of signed acceptance of this Counter Offer within the time frame specified herein.

- 16 **1. Page 2, Section 4 of the Re-24, delete lines 65-75 and replace with the following:**  
17 **A. Buyer and Seller agree to a due diligence period of 120 calendar days from fully ratified**  
18 **contract date to ensure indented use is permissible.**  
19 **B. It is agreed upon that should Buyer's due diligence not be completed within 120 days,**  
20 **Seller will grant a 60 day extension of the due diligence period upon the earnest money**  
21 **becoming non refundable and being released directly to the Seller.**  
22 **2. Buyer agrees to provide Seller within 5 business days from date of acceptance of this**  
23 **agreement by all parties written confirmation of sufficient funds necessary to close the**  
24 **transaction.**  
25 **3. Page 4, Section 25 of the Re-24, line 237 delete 17 July 2017 and replace with August 31, 2017.**  
26 **4. Environmental Inspection Phase 1 to be ordered by the Buyer. The Seller and Buyer agree to**  
27 **equally share the cost of the inspection.**  
28 **The Buyer agrees to provide the entire report to the Seller upon its completion.**  
29 **5. Page 5, Section 33 of the Re-24, delete lines 288-290.**  
30 **6. It is acknowledged that the Buyer's dates of 2/5/17 are intended to be May 2, 2017.**  
31 **7. All parties agree to close this transaction within 15 business days of City approval of the**  
32 **intended use or no later than September 15, 2017.**

41 To the extent the terms of this Counter Offer modify or conflict with any provisions of the Purchase and Sale Agreement including all prior  
42 Addendums, the terms in this Counter Offer shall control. All other terms of the Purchase and Sale Agreement including all prior  
43 Addendums not modified by this Counter Offer shall remain the same. Buyer and Seller acknowledge the down payment and/or loan  
44 amount on Page 1 of Purchase & Sale Agreement may change if purchase price is changed as part of this Counter Offer. Upon its  
45 execution by both parties, this agreement is made an integral part of the aforementioned Agreement.

46 If a signed acceptance is not delivered on or before (date): 05/05/2017 at 5:00  A.M.  P.M.  
47 this Counter Offer shall be deemed to have expired.

49 DELIVERY. Delivery shall be to the agent/broker working with the maker of the Counter Offer in person, by mail, facsimile or electronic  
50 transmission of any signed original document, and retransmission of any signed original document. Retransmission of any signed facsimile  
51 or electronic transmission shall be deemed to be the same as delivery of an original.

54 SELLER John Kaiser Date 05-03-2017 1:27 PM PDT Time \_\_\_\_\_  A.M.  P.M.  
55 John Kaiser, Nampa Medical Properties LLP.  
56 SELLER \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_  A.M.  P.M.  
57  
58 BUYER [Signature] Date 5/3/17 Time \_\_\_\_\_  A.M.  P.M.  
59  
60 BUYER \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_  A.M.  P.M.  
61  
62

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## Title Fees & Breakdown

Policy Issuing Agent For:  
Old Republic National Title Insurance Company

File No.: 622057

### COVERAGE

<b>Sales Price</b>	\$395,000.00	<b>Owner's Coverage</b>	Standard
<b>Loan Amount</b>		<b>Lender's Coverage</b>	

### TITLE POLICY CALCULATIONS FOR DISCLOSURE

<b>Product</b>	<b>CD Disclosed Premiums</b>	<b>Actual Premiums</b>	<b>Premium Adjustments</b>
<b>Loan</b>		\$0.00	(Title Premium Adjustment)
<b>Owners</b>		\$1,556.00	(Short Term Discount – If Any) \$0.00

### OTHER FEES

**Owners Endorsements:**

**Lenders Endorsements:**

**Owners Inspection** N/A

**Owners Additional Chain** N/A

**Lenders Inspection:** N/A

**Lenders Additional Chain:** N/A

**Recording Fees:** \$10 for the first page / \$3 each additional page

**E-file Fee:** An additional \$4.50 per document

**CPL Fee:** \$25.00

Please contact Leslie Franks at [lfranks@pioneertitleco.com](mailto:lfranks@pioneertitleco.com) or (208) 455-7319 with any questions.



File No. 622057

*Please review the following questions and contact your Escrow Officer or Title Officer if the answer to any is "Yes."*

- Are any principals using a Power of Attorney?
- Are any of the parties in title incapacitated or deceased?
- Has a change in marital status occurred for any of the principals?
- Is the property now vested, or will the property be transferred, to a new trust, partnership, or corporation?
- Has any construction or remodeling been done to the property in the last 90 days?

Escrow Officer

Tiffany Griffin  
Ph: (208)467-0156  
Email: tgriffin@pioneertitleco.com

Title Officer

Leslie Franks  
Ph: (208) 455-7319  
Email: lfranks@pioneertitleco.com

Property Address: TBD South Midland Boulevard, Nampa, ID 83686

Buyer/Borrower: Storage Units of Idaho LLC

Seller: Nampa Medical Properties LLP





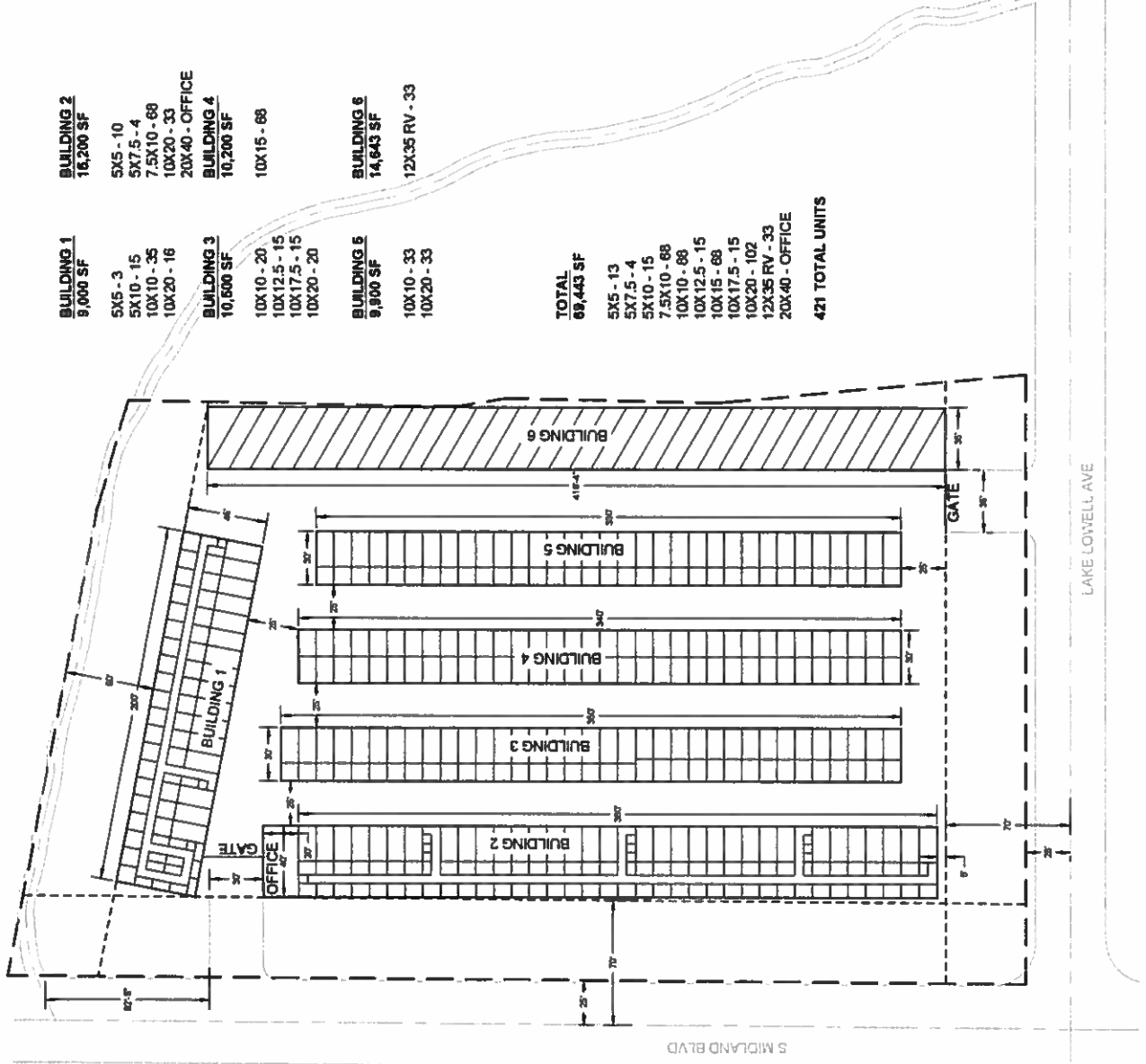


2619 Lampert Drive Boise, ID 83705  
 Phone: (208) 629-2845  
 Fax: (208) 343-0782  
 Email: fbc@forgebuildings.com

MIDLAND & LAKE LOWELL

Client	On completion
Project Name	FRAGILE SITE LAYOUT
Drawn By	
Checked By	
Scale	AS SHOWN
Sheet No.	24.1.2
Issue Date	
Drawn By	
Checked By	
Scale	
Sheet No.	
Issue Date	

FBC-



- BUILDING 1**  
9,000 SF  
5X5 - 3  
5X10 - 15  
10X10 - 35  
10X20 - 16
- BUILDING 2**  
16,200 SF  
5X5 - 10  
5X7.5 - 4  
7.5X10 - 68  
10X20 - 33  
20X40 - OFFICE
- BUILDING 3**  
10,600 SF  
10X10 - 20  
10X12.5 - 15  
10X17.5 - 15  
10X20 - 20
- BUILDING 4**  
10,200 SF  
10X15 - 68
- BUILDING 5**  
9,900 SF  
10X10 - 33  
10X20 - 33
- BUILDING 6**  
14,643 SF  
12X35 RV - 33

**TOTAL**  
69,443 SF

5X5 - 13  
5X7.5 - 4  
5X10 - 15  
7.5X10 - 68  
10X10 - 68  
10X12.5 - 15  
10X15 - 68  
10X17.5 - 15  
10X20 - 102  
12X35 RV - 33  
20X40 - OFFICE

**421 TOTAL UNITS**

2819 Lampert Drive Boise, ID 83705  
 Phone: (208) 629-2945  
 Fax: (208) 343-0762  
 Email: fbc@forgebuildings.com



MIDLAND & LAKE LOWELL

Job Number	FBC-
Client	FBC
Drawn By	FBC
Scale	1" = 1'
Issue Date	
Drawn By	
Scale	
Issue Date	



Google

**IDAHO SELF STORAGE**  
1764 15th

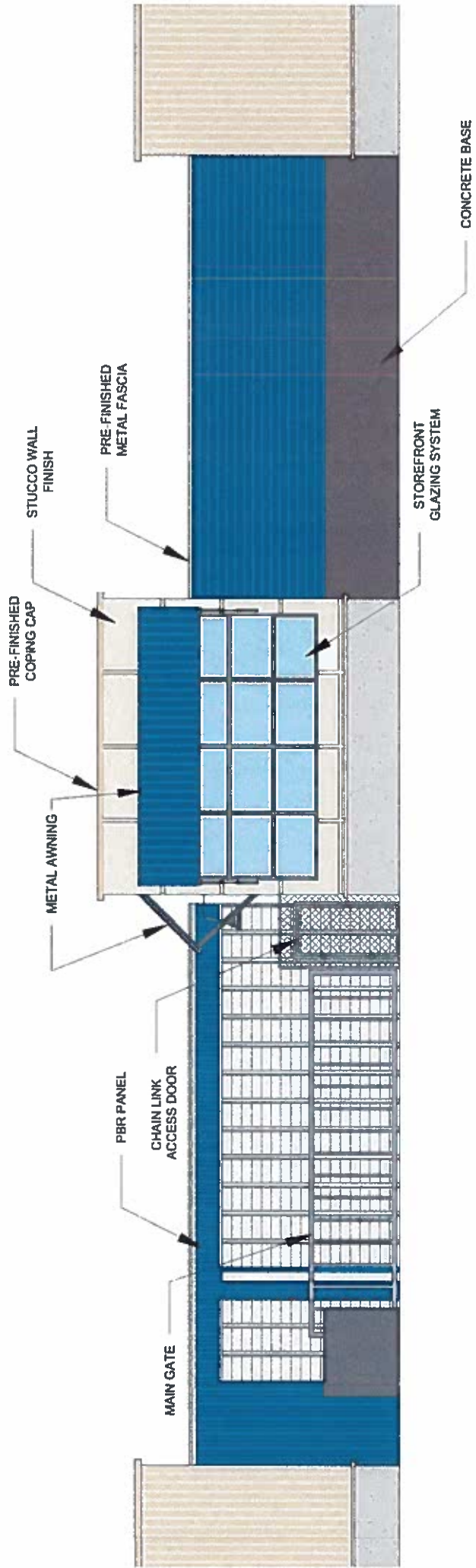
1201

1201

**IDAHO SELF STORAGE**

**IDAHO SELF STORAGE**  
1764 15th





2019 Lampert Drive Boise, ID 83705  
 Phone (208) 629-2945  
 Fax (208) 343-0762  
 Email: fbc@forgebuildings.com



MIDLAND & LAKE LOWELL

Job Number	FBC-
Client	City of Boise
Contract #	
Scale	1/8" = 1'-0"
Sheet	10
Project	Midland & Lake Lowell
Drawn	
Checked	
Approved	

