



APPLICATION FOR CONDITIONAL USE PERMIT

PLANNING AND ZONING DEPARTMENT

411 3RD STREET S., NAMPA, IDAHO 83651 P: (208) 468-4487 F: (208) 465-2261

Nonrefundable Fee: **\$234.00** (1 acre or less) Nonrefundable Fee: **\$463.00** (more than 1 acre)

Applicant Name BILTMORE COMPANY		Home Number 208-895-0500	
Street Address 1548 CAYUSE CREEK WAY		Mobile Number	
City MERIDIAN	State ID	Zip code 83646	Email JEREMY@BILTMORECO.COM
Property Owner Name CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS		Home Number 208-895-0500	
Street Address 50E NORTH TEMPLE RM 2225		Mobile Number	
City SALT LAKE CITY	State UT	Zip Code 84150	Email JEREMY@BILTMORECO.COM
Applicant's interest in property: () Own () Rent (X) Other			
ADDRESS OF SUBJECT PROPERTY: 0 IDAHO CENTER BLVD			

Please provide the following REQUIRED DOCUMENTATION to complete the CUP

- A copy of one of the following: Warranty Deed Proof Of Option Earnest Money Agreement
- A sketch drawing of the site & any adjacent property affected, showing all existing & proposed locations of streets, easements, property lines, uses, structures, driveways, pedestrian walks, off-street parking & off-street loading facilities and landscaped areas, preliminary or final building plans & building elevations, together with any other information considered pertinent to the determination of this matter.
- 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 (or attach a letter stating) the reason for the proposed Conditional Use Permit: _____

Dated this _____ day of _____, 20 _____

Applicant Signature

NOTICE TO APPLICANT

This application will be referred to the Nampa Planning Commission for its consideration. The Planning Commission shall hold a public hearing on the application and it shall be granted or denied. Notice of public hearing must be published in the Idaho Press-Tribune 15 days prior to said hearing. Notice shall also be posted on the premises not less than 1 week prior to the hearing. Hearing 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 hearing and should be present to answer any questions.

If a Conditional Use Permit is granted by the Planning Commission, it shall not become effective until after an elapsed period of 15 days from the date of Planning Commission action. During this time any interested person may appeal the action to the City Council. You will be notified of any pending appeals.

If the conditional use permit is denied by the Planning Commission, you may appeal the decision to the City Council within 15 days from the date such action is taken by the Planning Commission. At the time the Conditional use permit becomes effective you will be sent a document which constitutes an official "Conditional Use Permit". This document will enumerate the conditions attached to the issuance of the permit and state the consequences of failure to comply.

OFFICE USE ONLY

FILE NUMBER: **CUP - 123 - 20 18** PROJECT NAME **Apartments in GB-2 2014**

KENT BROWN PLANNING SERVICES

October 4, 2018

Nampa City Planning & Zoning Department
411 Third Street SO
Nampa ID 83651

RE: Conditional Use for Idaho Center Blvd Apartments

Commissioners:

On behalf of my client, Biltmore Company Inc., please accept the attached application for Conditional Use for Idaho Center Boulevard Apartments. The site is located on the westside of Idaho Center Boulevard between Cherry Lane and Birch Lane just south of the Phyllis Canal. The development encompasses two parcels, that total 5.62 acres and is zoned GB-2.

PROJECT SUMMARY

Nampa City Comprehensive Plan designated site and the surrounding area as a Community Mixed Use Area. In general Community Mixed Use is recommended for areas in the City along major transportation corridors. For commercial and office uses with higher density residential developments, being located nearby.

This method is what exists in the adjacent development to the south of this site. There are commercial and office uses, in the Willow Creek Center with some multi family uses to the west on Cherry Lane.

SITE DESIGN

This site is the last remaining undeveloped property, south of the Phyllis Canal. The site is also located directly across street from College of Western Idaho. Biltmore Company, is proposing 102 units on 5.62 acres, in an existing GB-2 zone. Site design has five apartment buildings placed in locations to blend into to the existing neighborhood. Three of larger buildings are placed along the Phyllis Canal. One of apartment buildings is along Idaho Center Blvd and the last building in the center near the clubhouse. This placement has been done minimized impact on our neighboring property owners. The design helps place the more active uses, with it's accompanying noise and lights in the center of the site. The amenities are also located in the center of the site. They are a clubhouse with meeting or gathering room and a fitness workout room. Plus, gazebo with picnic tables. There are a total of 225 parking stalls and 70 bike parking spaces

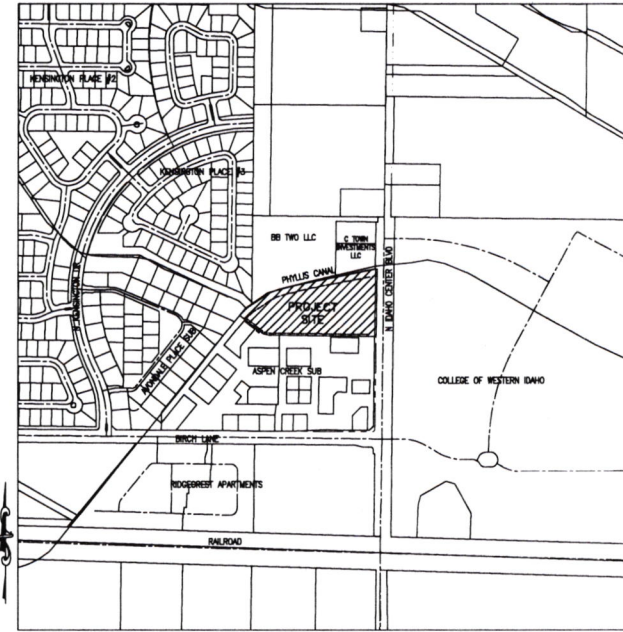
Please contact me if you have any questions regarding any of this application.

Sincerely,

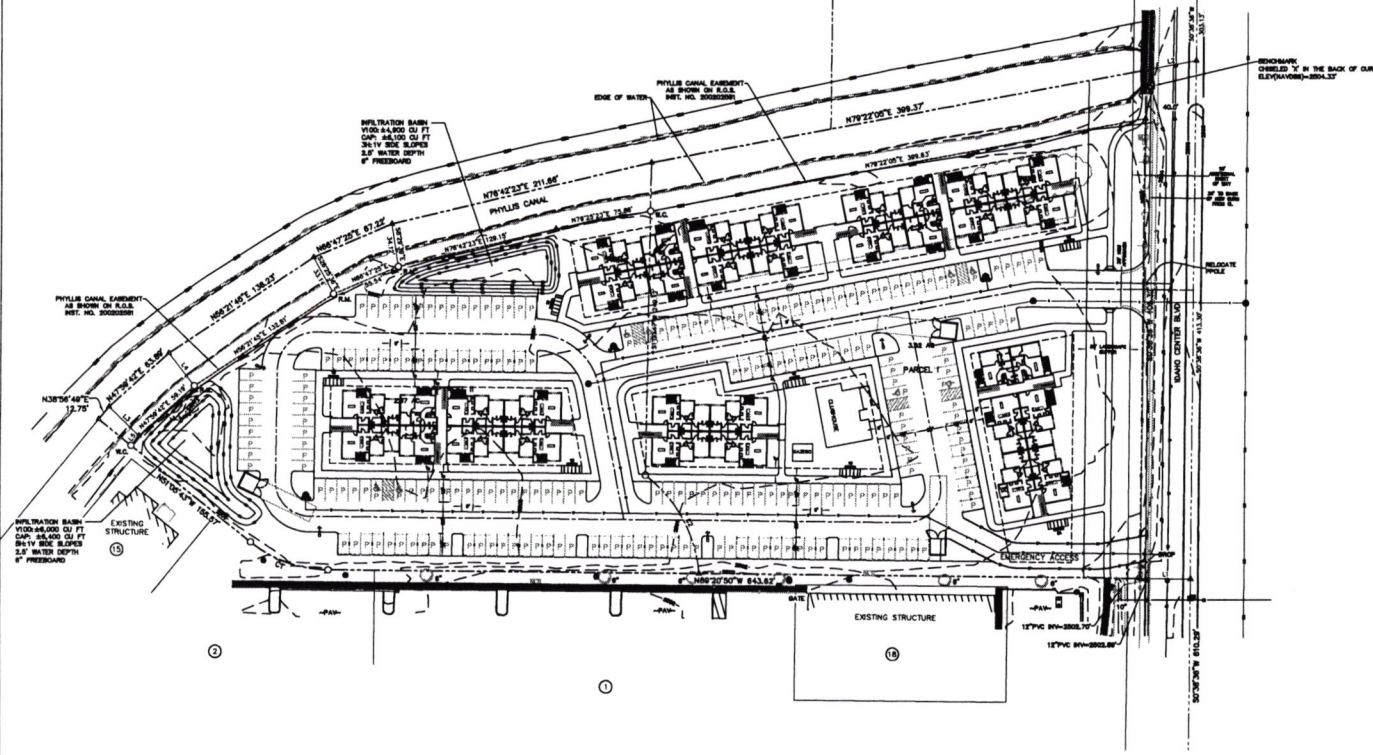


Kent Brown

CUP/DESIGN REVIEW CIVIL SITE PLAN
IDAHO CENTER APARTMENTS
 A PORTION OF THE SE 1/4 NE 1/4 OF SECTION 18
 TOWNSHIP 5 NORTH, RANGE 3 WEST, BOISE MERIDIAN
 NAMPA, CANYON COUNTY, IDAHO
 8018

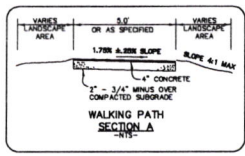
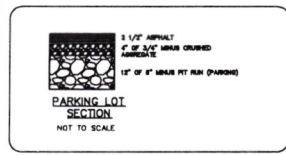
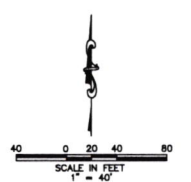
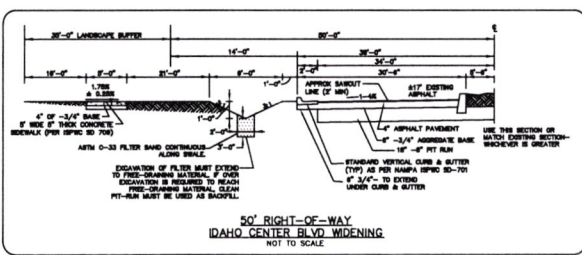
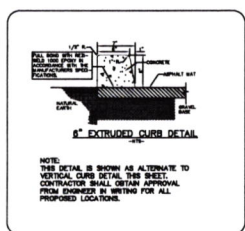
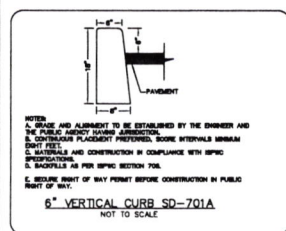


VICINITY MAP
1"=300'



- SITE FEATURES**
- BUILDINGS**
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 - PARKING**
 - 25 TOTAL PARKING STALLS
 - 1 STALL STANDING 20'0" WIDE BY 8'0" DEEP WITH 14'0" CLEARANCE
 - 1 HICUP VAN ACCESSIBLE STALL
 - 1 PARKING RATE 8'0" X 20'0" STALLS PER SUIT
 - 1 BICYCLE PARKING (1) 10'0" SPACE BIKERACKS
 - TRASH**
 - THREE (3) 12'X12' SCREENED ENCLOSURE
 - MANUFACTURING AREA DELETED
 - FIRE ACCESS**
 - NO DEAD ENDS
 - 10'0" MANUFACTURING AREA DELETED
 - SEWER**
 - NONE PROPOSED WITH THIS APPLICATION
 - LIGHTING**
 - 10'0" BICYCLE PARKING AREA EACH STANDARD
 - 1 LIGHTS AT ENTRIES ON EACH BUILDING

PROPERTY ADDRESS	DEVELOPMENT FEATURES
501 IDAHO CENTER BLVD NAMPA, ID 83657	ACREAGE TOTAL ACRES: 1.561 ACRES TOTAL LOTS: 1 BUILDABLE LOTS: 1 ZONING FUTURE: 1-080 PREVIOUS: 1-080
OWNER CITY OF NAMPA, IDAHO 101 N. MAIN ST. SUITE 100 NAMPA, IDAHO 83657	SEWER DISPOSAL NAMPA'S 2 FLOWERS NAMPA CITY WATER CITY
DEVELOPER BILTMORE COMPANY 1000 N. MAIN ST. SUITE 100 NAMPA, IDAHO 83657	SCHOOL DISTRICT VALLEY FIRE DISTRICT NAMPA
ENGINEER DAVE BILTMORE BILTMORE ENGINEERING, INC. 401 N. BROADWAY NAMPA, IDAHO 83657	PLANNING/CONTACT DAVE BILTMORE 3111 10TH AVENUE DR. NAMPA, IDAHO 83657
SURVEYOR CIVIL SURVEY GROUP 505 N. EMERALD ST. BOISE, IDAHO	RECREATION DISTRICT NAMPA VALLEY RECREATION DISTRICT



- LEGEND**
- STREET LIGHT
 - EXISTING CONTOUR
 - BUILDING ENVELOPE (DASHED LINE)
 - PHASE LINE
 - ZONING LINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - GRAVEL BRIGADION LINE
 - SEWER LINE
 - WATER LINE
 - PRESSURE IRRIGATION LINE
 - STORM DRAIN LINE
 - ROAD CENTERLINE
 - ROLLED CURB/OUTLET AND SIDEWALK
 - LOT NUMBER
 - PROXY NUMBER
 - FLOW ARROW
 - STREET NAME
 - HANDCUP RAMP
 - COVERED PARKING

- SURVEY LEGEND**
- FOUND BRASS CAP MONUMENT
 - FOUND 1/2" IRON PIN
 - SET 5/8" IRON PIN
 - FOUND 5/8" IRON PIN
 - PROPERTY BOUNDARY LINE
 - SECTION LINE
 - BOTTOM OF DITCH

- NOTES**
- NAMPA CITY SEWER AND WATER SERVICE SHALL BE EXTENDED TO ALL BUILDINGS.
 - THE SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE. REFERENCE FEMA PANEL 180220080F EFFECTIVE MAY 24, 2011.
 - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF NAMPA AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
 - THE SUBJECT PROPERTY LIES WITHIN THE NAMPA MERIDIAN IRRIGATION DISTRICT. IRRIGATION WATER WILL BE PROVIDED TO EACH LOT.
 - STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SUBSURFACE FACILITIES AS APPROVED BY THE CITY OF NAMPA.
 - ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE.
 - THIS PROPERTY IS NOT SUBJECT TO HILLSIDE DEVELOPMENT REGULATIONS.
 - FIRE DEPARTMENT ACCESS WITHIN PARKING LOT AS SHOWN ON PLAN.



REVISIONS























NO.	DATE	DESCRIPTION

Bailey Engineering, Inc.
 CIVIL ENGINEERING/PLANNING/CADD
 401 N. BROADWAY
 BOISE, IDAHO 83721
 (208) 333-8888
 FAX: (208) 333-8888

DESIGN BY: DWM | CHECKED BY: DWM & MILEY PZ | PROJECT: 2018-017 | DATE: 10-23-2018

CUP/DESIGN REVIEW CIVIL SITE PLAN
IDAHO CENTER BLVD APARTMENTS
BILTMORE COMPANY

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	SYM	COMMON NAME	BOTANICAL NAME	SIZE
DISPERSED TREES							
	AUSTRIAN PINE	PINUS NIGRA	6'-0" HT 8" DB	SHRUBS/ORNAMENTAL GRASSES/TERRIENALS			
	FAT ALBERT CO BLUE SPRUCE	PICEA FURGENS 'FAT ALBERT'	6'-0" HT 8" DB	ARIZONA SUN GALLIARDIA	GALLIARDIA x ARIZONA SUN	1 GAL	
	NORWAY SPRUCE	PICEA ABIES	6'-0" HT 8" DB	BLACK EYED SUSAN	RUBICOLA PULCHRA 'SOLDSTRUM'	1 GAL	
	SCOT'S PINE	PINUS SCOPULORUM 'BAILEIGH'	6'-0" HT 8" DB	BLUE GRAMA GRASS	BOULDERIA GRACILIS 'BLONDE AMBITION'	2 GAL	
	VANDERHULPS PINE	PINUS SYLVESTRIS	6'-0" HT 8" DB	BLUE HST SPIREA	CARYOPTERIS x GLANDOVENSIS 'BLUE HST'	1 GAL	
		PINUS FLEXILIS 'VANDERHULPS'	6'-0" HT 8" DB	BLUE OAT GRASS	HELICTOTRICHUM SEMPERVIRENS	1 GAL	
SHADE TREES (CLASS III)							
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL 8" DB	PURPLE CORNFLOWER	UNIFERUS HORIZONTALIS 'WILTON'	3 GAL	
	SHAHP OAK	QUERCUS BICOLOR	2" CAL 8" DB	RED FLOWER GARRET ROSE	ROSA FLOWER GARRET - INDIAN	2 GAL	
SHADE STREET TREES (CLASS III)							
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL 8" DB	DARTS SOLD NINEBARK	DARTS SOLD NINEBARK	3 GAL	
	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2" CAL 8" DB	HELLBORGALLIS 'STELLA D'ORO'	HELLBORGALLIS 'STELLA D'ORO'	1 GAL	
	SKYLINE HONEYLOCUST	GLYPTISIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL 8" DB	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL	
	LITTLELEAF LINDEN	TILIA GORDATA	2" CAL 8" DB	KOBLD SATYRATHER	EGHINAZIA PURPUREA	1 GAL	
	HANGARIAN ASH	FRAXINUS HANGARICA	2" CAL 8" DB	GRD-LON SUMAC	RHUS ARZMANTICA 'GRD-LON'	3 GAL	
	AMERICAN SWEETGUM	LIQUIDAMBER STRYACIFLUA	2" CAL 8" DB	RED HOT FOKER	RED HOT FOKER	1 GAL	
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL 8" DB	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL	
ORNAMENTAL TREES (CLASS II)							
	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6'-0" HT. MULTI-STEM	IVORY HALO DOGWOOD	IVORY HALO DOGWOOD	5 GAL	
	CANADA RED CHOCHEBERRY	FRAXINUS VIRGINIANA 'CANADA RED'	6'-0" HT. MULTI-STEM	KARL FORSTER REED GRASS	KARL FORSTER REED GRASS	1 GAL	
	GRIZAN GRASSIER HAWTHORN	CRATAEGUS CRUS-GALLI 'GRIZAN'	2" CAL 8" DB	LITTLE DEVIL NINEBARK	PHYSOCARPUS OBLIFOLIUS 'DONNA MAY'	5 GAL	
	CHANTICLEER PEAR	PFYRUS CALLERIANA 'SLEN'S FORM'	2" CAL 8" DB	HICCOTE BLUE ENGLISH LAVENDER	HICCOTE BLUE ENGLISH LAVENDER	3 GAL	
	HOTWING MAPLE	ACER TATARICUM 'SARANY'	6'-0" HT. MULTI-STEM	MAIDEN GRASS	YUCCA FILAMENTOSA 'VIOLET TOWER'	3 GAL	
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JPS-KOY'	2" CAL 8" DB	MOUNTAIN PLANE ICE PLANT	DELOSPHERA x PHM3025	1 GAL	
	SPRING SNOW CRABAPPLE	MALUS SPRINGSNOW	2" CAL 8" DB	DRAKELIGHTS RED YUCCA	YUCCA FILAMENTOSA 'DRAKELIGHTS'	3 GAL	
				PURPLE EMPEROR STONECROP	SEDOUM x 'PURPLE EMPEROR'	1 GAL	
				'SUMMERVINE NINEBARK	PHYSOCARPUS OBLIFOLIUS 'SEWARD'	5 GAL	
				TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL	

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	PROVIDED
IDAHO CENTER BLVD.	35'	975'	18 TREES
NUMBER OF TREES PROVIDED ON INTERIOR LOTS:			81 TREES
TOTAL NUMBER OF TREES:			99 TREES
ALL TREES ON-SITE WILL BE REMOVED.			

DEVELOPMENT DATA

TOTAL AREA	5.62 ACRES
BUILDABLE LOTS	
TOTAL LOTS	
BUILDINGS	
(B) 24 UNIT 3 STORY	
(I) 12 UNIT 3 STORY	
TOTAL DWELLING UNITS	102
EXISTING ZONING	682
PROPOSED ZONING	682

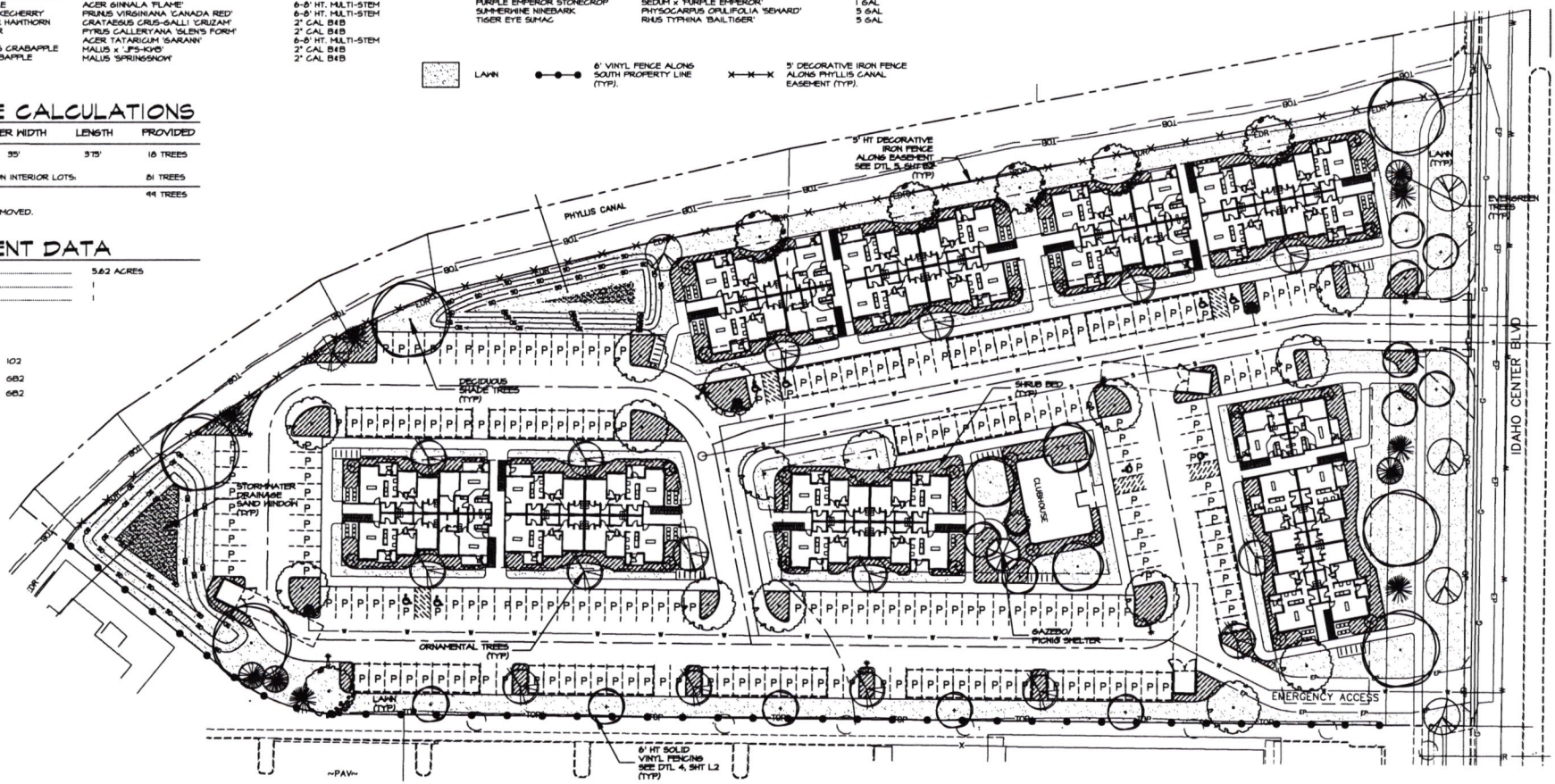
DEVELOPER
BILTMORE CO.
1548 CAYUSE CREEK STE 100
MERIDIAN, IDAHO 83646
(208) 893-0500

OWNER OF RECORD
CHURCH OF JESUS CHRIST OF
LATTER DAY SAINTS
50 E. TEMPLE ST. FL. 12
SALT LAKE CITY, UT 84150

PLANNER/CONTACT
PLANNING SERVICES
KENT BROWN
3181 SPRINGWOOD DR.
MERIDIAN, IDAHO 83642
(208) 871-6842

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NAMPA.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL STORM DRAIN PIPE STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 48" IN DIAMETER. NO LAWN SOED TO BE PLACED OVER DRAINAGE SHALE SAND WINDOWS.
- NO TREES SHALL IMPEDIE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ROH. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREES CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.



IDAHO CENTER BLVD. APARTMENTS

NAMPA, IDAHO

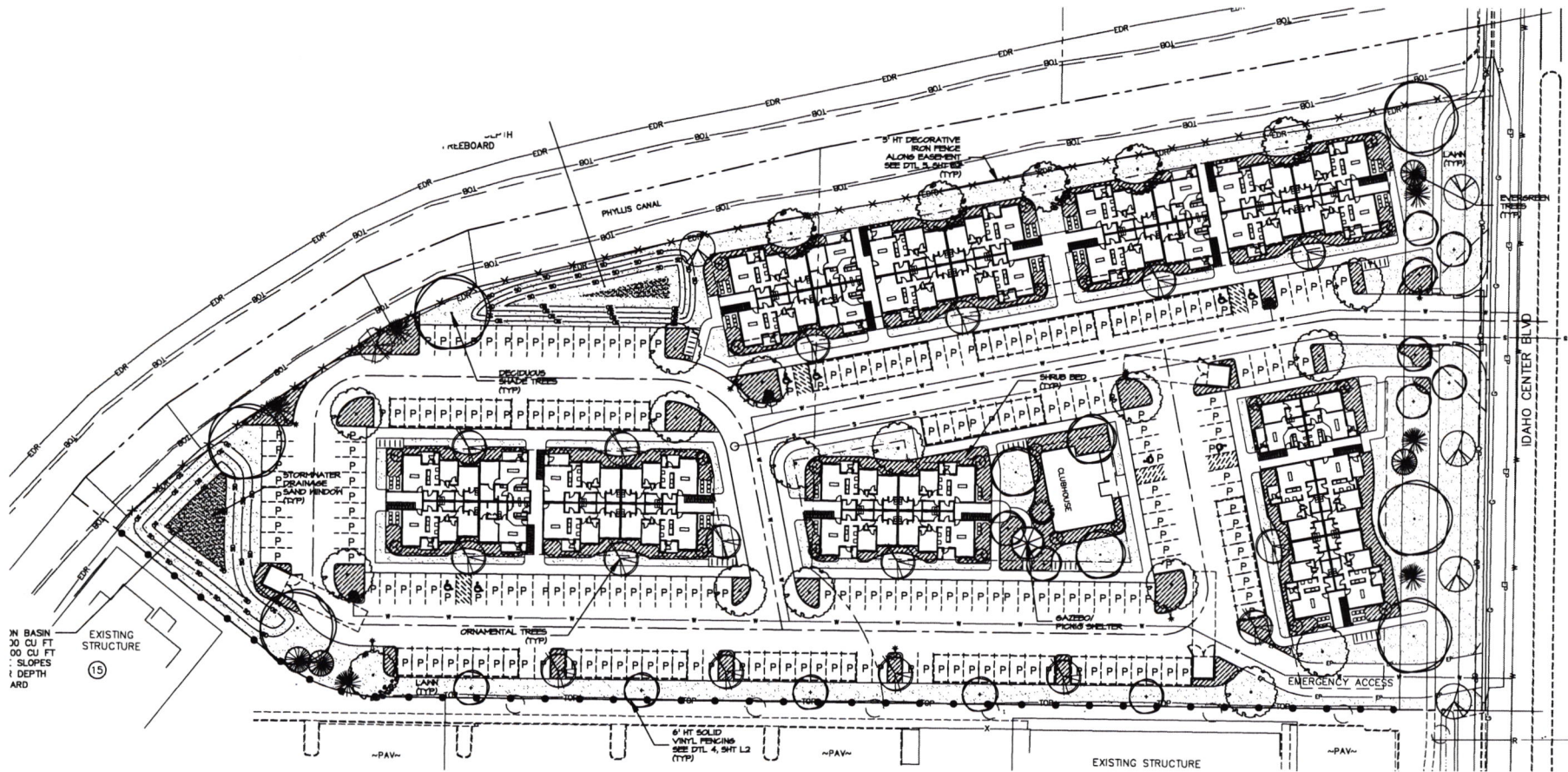
PRELIMINARY PLAT LANDSCAPE PLAN



JENSEN BELTS ASSOCIATES
Site Planning / Landscape Architecture
200 West Lane, Ste. 400 Boise, ID 83726
P. 208-348-7776 F. 208-348-7778



OCTOBER 4, 2018
SCALE 1" = 30'



IN BASIN
30 CU FT
00 CU FT
: SLOPES
: DEPTH
ARD

EXISTING STRUCTURE

15

PLANT PALETTE

(REFERENCE SHEET L2)

SYM	COMMON NAME	SYM	COMMON NAME	SYM
EVERGREEN TREES				
	AUSTRIAN PINE	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS		
	FAT ALBERT GO BLUE SPRUCE		ARIZONA SUN GAILLARDIA	
	NORWAY SPRUCE		BLACK EYED SUSAN	
	SKY HIGH JUNIPER		BLUE GRAMMA GRASS	
	SCOTS PINE		BLUE MIST SPIREA	
	VANDYVOLS PINE		BLUE OAT GRASS	
SHADE TREES (CLASS III)				
	BLOODGOOD LONDON PLANER TREE		BLUE RUG JUNIPER	
	SWAMP OAK		PURPLE CONEFLOWER	
SHADE STREET TREES (CLASS II)				
	AUTUMN PURPLE ASH		RED FLOWER GAMBEL ROSE	
	COMMON HACKBERRY		DARBY GOLD NINEBARK	
	SKYLINE HONEYLOCUST		STELLA DE ORO DAYLILY	
	LITTLELEAF LINDEN		FINE LINE BLACKTIGER	
	MANCHURIAN ASH		KOBOLD GAYFEATHER	
	AMERICAN SWEETGUM		RED HOT POKER	
	TULIP TREE		HUSKER RED PENSTEMON	
ORNAMENTAL TREES (CLASS II)				
	FLAME ASH MAPLE		IVORY HALO DOGWOOD	
	CANADA RED CHOKECHERRY		KARL ROEBSTER REED GRASS	
	ROYAL CRUSADER HAWTHORN		LITTLE DEVIL NINEBARK	
	CHANTICLEER PEAR		HEDGOTE BLUE ENGLISH LAVENDER	
	HOT WINGS MAPLE		IVORY TOWER YUCCA	
	ROYAL RAINDROPS CRABAPPLE		MOUNTAIN FLAME ICE PLANT	
	SPRING SNOW CRABAPPLE		MAIDEN GRASS	
			BRAKELIGHTS RED YUCCA	
			PURPLE EMPEROR STONECROP	
			SUMMERWINE NINEBARK	
			TIGER EYE SUNAG	

NOTES

1. REFER TO SHEET L2 FOR PLANT PALETTE, LANDSCAPE NOTES & DETAILS, FENCING DETAILS, AND DEVELOPMENT CALCULATIONS.



JENSEN BELTS ASSOCIATES

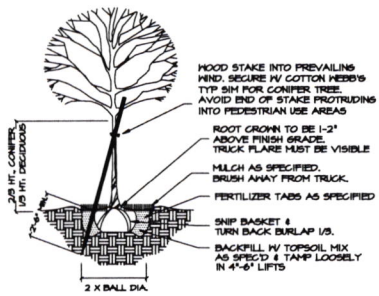


REVISED	DATE	DESCRIPTION
	11/15/21	DRY COMMENTS

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

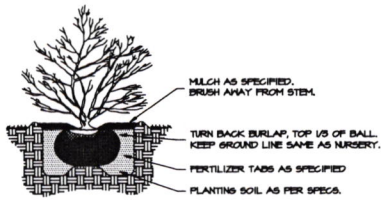
DRAWN BY: jmh | CHECKED BY: hcs | PROJECT: JBA - 1886 | DATE: 08-28-2018

CUP/DESIGN REVIEW CIVIL SITE PLAN
IDAHO CENTER BLVD APARTMENTS
BILTMORE COMPANY



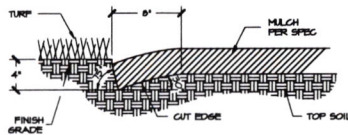
- NOTES:**
1. REMOVE ALL THINE, ROOTS, OR BINDINGS FROM ALL TRUNKS.
 2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP US OF ALL ROOT BALLS AFTER PLANTING.
 3. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.

1 TREE PLANTING/STAKING NOT TO SCALE

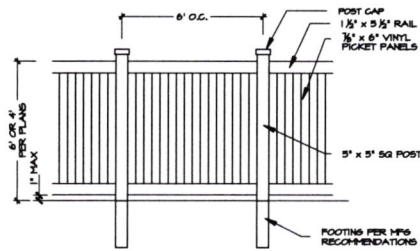


NOTE: DIG HOLE THICE THE SIZE OF ROOTBALL.

2 SHRUB PLANTING NOT TO SCALE

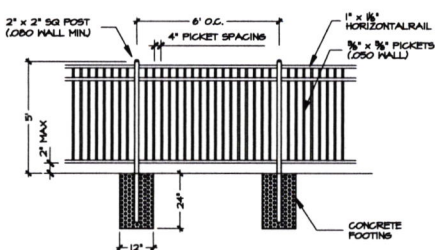


3 PLANTER CUT BED EDGE NOT TO SCALE



- NOTES:**
1. UPRIGHT IRON FENCE STYLE MAY VARY SLIGHTLY.
 2. FENCE TO STEP DOWN TO 5' HEIGHT 20' FROM ROK.

4 VINYL PRIVACY FENCE NOT TO SCALE

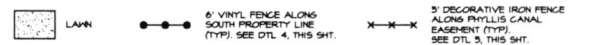


- NOTES:**
1. UPRIGHT IRON FENCE STYLE MAY VARY SLIGHTLY.

5 DECORATIVE IRON FENCE NOT TO SCALE

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
●	AUSTRIAN PINE	PINUS NIGRA	6-8' HT. B&B
●	FAT ALBERT GO BLUE SPRUCE	PICEA FURGENS 'FAT ALBERT'	6-8' HT. B&B
●	NORWAY SPRUCE	PICEA ABIES	6-8' HT. B&B
●	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BAILEIGH'	6-8' HT. B&B
●	SCOTS PINE	PINUS SYLVESTRIS	6-8' HT. B&B
●	VANDERKULPS PINE	PINUS FLEXILIS 'VANDERKULPS'	6-8' HT. B&B
SHADE TREES (CLASS III)			
○	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2' CAL. B&B
○	SHARP OAK	QUERCUS BICOLOR	2' CAL. B&B
SHADE/TREELET TREES (CLASS II)			
○	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2' CAL. B&B
○	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2' CAL. B&B
○	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'INERMIS SKYCOLE'	2' CAL. B&B
○	LITTLELEAF LINDEN	TILIA GORDATA	2' CAL. B&B
○	AMERICAN SHEETGUM	FRAXINUS MANSHURICA	2' CAL. B&B
○	TULIP TREE	LIQUIDAMBER STYRACIFLUA	2' CAL. B&B
○		LIRIODENDRON TULIPIFERA	2' CAL. B&B
ORNAMENTAL TREES (CLASS II)			
○	FLAME AMAR MAPLE	ACER BINALBA 'FLAME'	6-8' HT. MULTI-STEM
○	CANADA RED CHOCOCERRY	PRUNUS VIRGINIANA 'CANADA RED'	2' CAL. B&B
○	CRAZAN CRUSADEER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRIZAN'	2' CAL. B&B
○	CHANTRELLE	FRAXINUS CALLERIANA 'BLENS FORM'	2' CAL. B&B
○	HOTTINGS MAPLE	ACER 'TATARIGUM' 'SARANN'	6-8' HT. MULTI-STEM
○	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-104'	2' CAL. B&B
○	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2' CAL. B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
○	ARIZONA SUN GALLARDIA	GALLARDIA x 'ARIZONA SUN'	1 GAL.
○	BLACK EYED SUSAN	RUDBECKIA FLEISIDA 'GOLDSTRAH'	1 GAL.
○	BLUE GRAMAHA GRASS	BOULELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.
○	BLUE HST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE HST'	2 GAL.
○	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.
○	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'VELTONI'	3 GAL.
○	PURPLE CONEFLOWER	ECHEINACEA PURPUREA	1 GAL.
○	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET - NOARE'	2 GAL.
○	DARTS GOLD NINEBARK	PHYSCOCARPUS OXYLIPOLIUS 'DARTS GOLD'	3 GAL.
○	STELLA DE ORO DARTY LILY	HEPEROGALLIS 'STELLA D'ORO'	1 GAL.
○	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'IRON WILLIAMS'	5 GAL.
○	KOBOLD SWEETHEART	LIASTRIS SPICATA 'KOBOLD'	1 GAL.
○	GRD-LOW SUMAC	RHUS ARCHAMATICA 'GRD-LOW'	3 GAL.
○	RED HOT POKER	KNIPHOFIA INVARIA 'FLAMENCO'	1 GAL.
○	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL.
○	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL.
○	KARL FORSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL.
○	LITTLE DEVIL NINEBARK	PHYSCOCARPUS OXYLIPOLIUS 'DONNA MAY'	3 GAL.
○	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1 GAL.
○	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	5 GAL.
○	MOUNTAIN FLAME ICE PLANT	DELOSPHERA x PHANEOSES	1 GAL.
○	HAIDEN GRASS	HISCANTHUS SINENSIS 'BRACILLIUM'	1 GAL.
○	BRACKELIGHTS RED YUCCA	HEPEROGALLIS PAVYFLOREA 'YERVA'	5 GAL.
○	PURPLE EMPEROR STONECROP	SEDUM x 'PURPLE EMPEROR'	1 GAL.
○	SUMMERWINE NINEBARK	PHYSCOCARPUS OXYLIPOLIUS 'SEWARD'	5 GAL.
○	TIGER EYE SUMAC	RHUS TYRHINA 'BAILTIGER'	5 GAL.



NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF Nampa.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOID TO BE PLACED OVER DRAINAGE SHALE SAND WINDOWS.
4. NO TREES SHALL INFRINGE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 8' HIGH AT MATURITY SHALL BE LOCATED WITHIN VISION TRIANGLE OR ROK. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 30' FROM INTERSECTION STOP SIGNS.
5. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLANT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
6. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	PROVIDED
IDAHO CENTER BLVD.	35'	975'	18 TREES
NUMBER OF TREES PROVIDED ON INTERIOR LOTS:			61 TREES
TOTAL NUMBER OF TREES:			91 TREES

ALL TREES ON-SITE WILL BE REMOVED.

DEVELOPMENT DATA

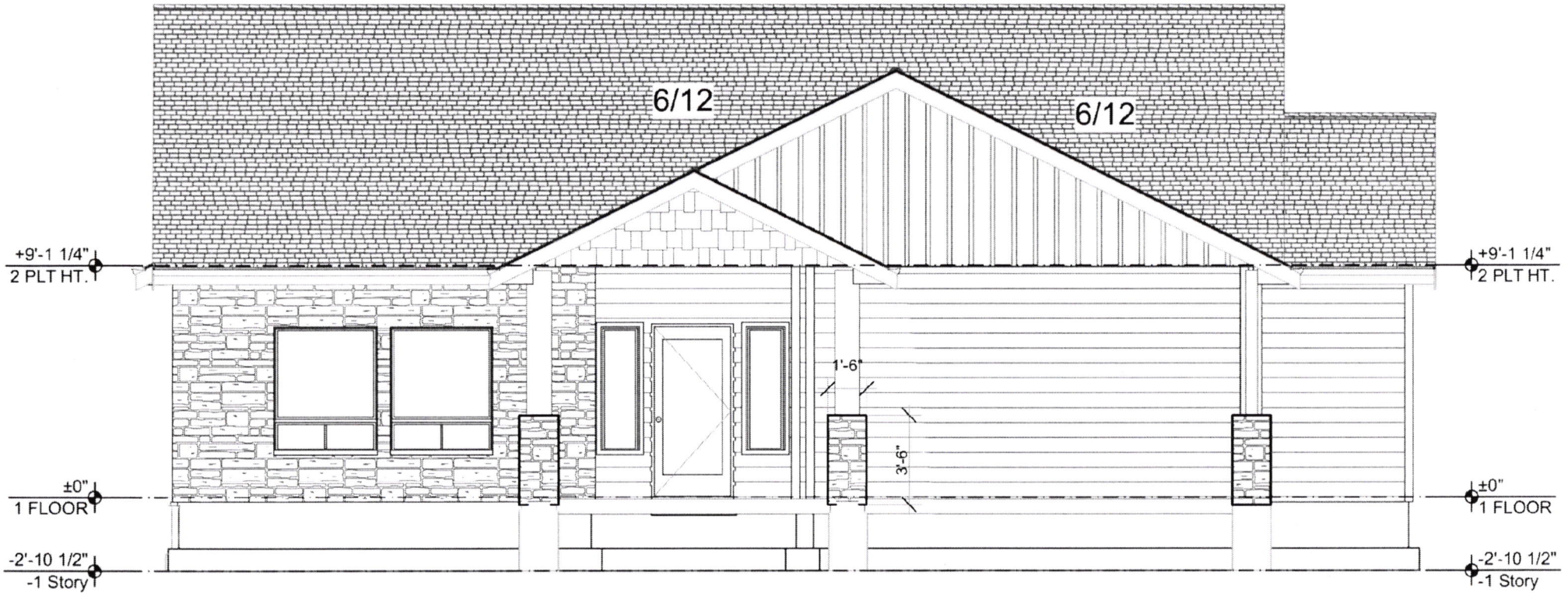
TOTAL AREA	5.62 ACRES
BUILDABLE LOTS	1
TOTAL LOTS	1
BUILDINGS	
(B) 24 UNIT 3 STORY	
(U) 16 UNIT 3 STORY	
(L) 12 UNIT 3 STORY	
TOTAL DWELLING UNITS	102
EXISTING ZONING	6B2
PROPOSED ZONING	6B2



JENSENBELTS ASSOCIATES

Site Planning / Landscape Architecture
 9800 Tyndal Lane, Ste. 100 Boise, ID 83709
 P: 208-348-7774 F: 208-348-7778

REVISED	NO. DATE DESCRIPTION	Bailey Engineering, Inc. CIVIL ENGINEERING PLANNING CADD 4242 N. BROOKSIDE LANE BOISE, ID 83703 TEL: 208-348-7774 WWW.BAILEYENGINEERING.COM
1	12/15/18 CITY COMMENTS	
DRAWN BY: JAH	CHECKED BY: MCB	PROJECT: JBA - 1808
CUP/DESIGN REVIEW CIVIL SITE PLAN		DATE: 08-28-2018
IDAHO CENTER BLVD APARTMENTS		SCALE: 1/8" = 1'-0"
BILTMORE COMPANY		SHEET: 12



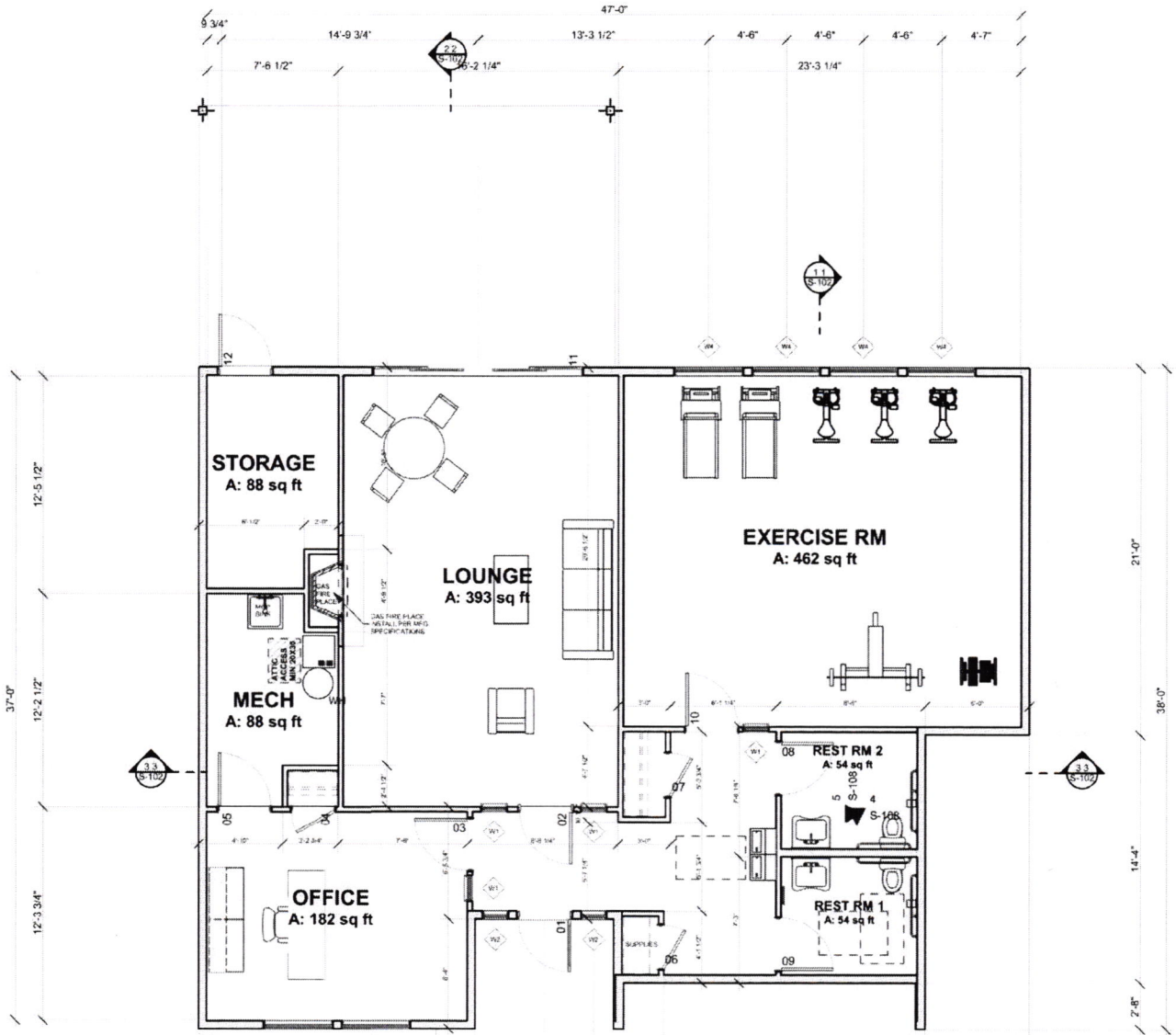
FRONT ELEVATION

IDAHO CENTER BOULEVARD APARTMENTS
CLUBHOUSE

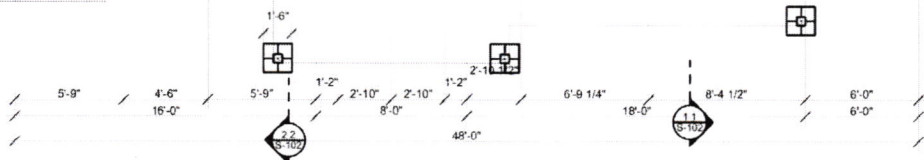


REAR ELEVATION

IDAHO CENTER BOULEVARD APARTMENTS CLUBHOUSE



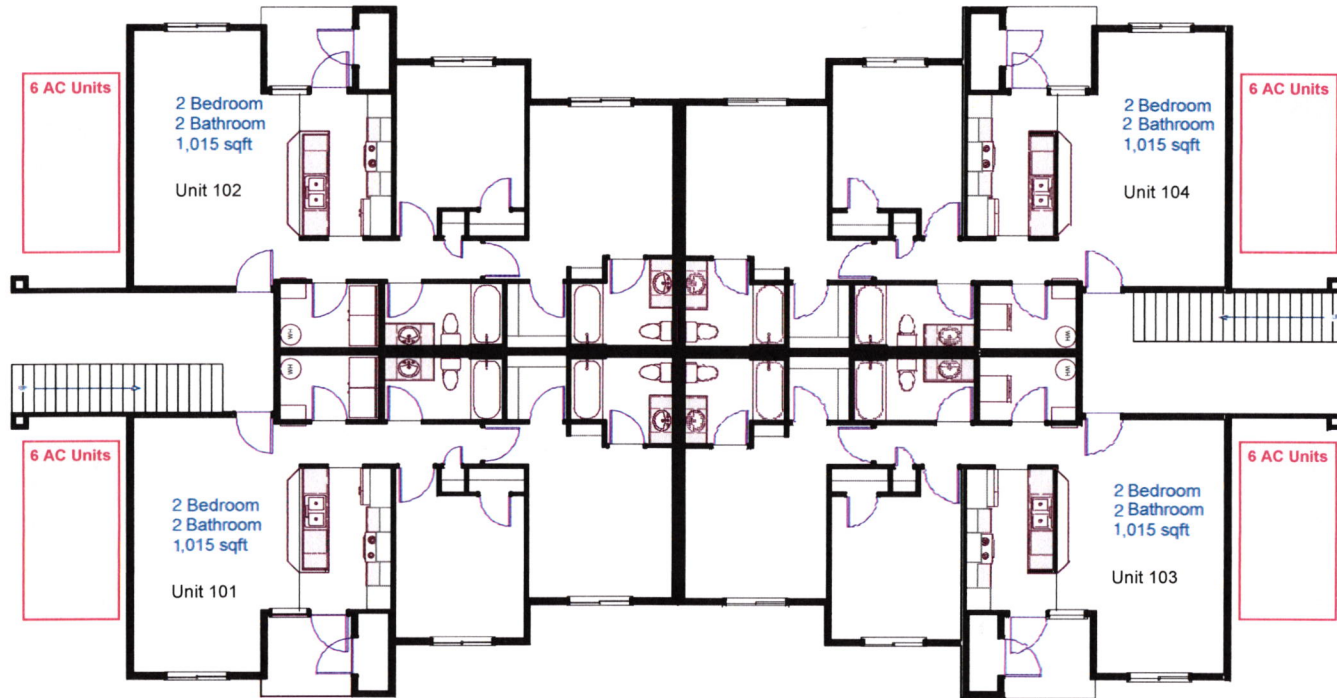
1 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



CLUBHOUSE
A: 1,626 sq ft
P: 190'-0"

IDAHO CENTER BOULEVARD APARTMENTS CLUBHOUSE

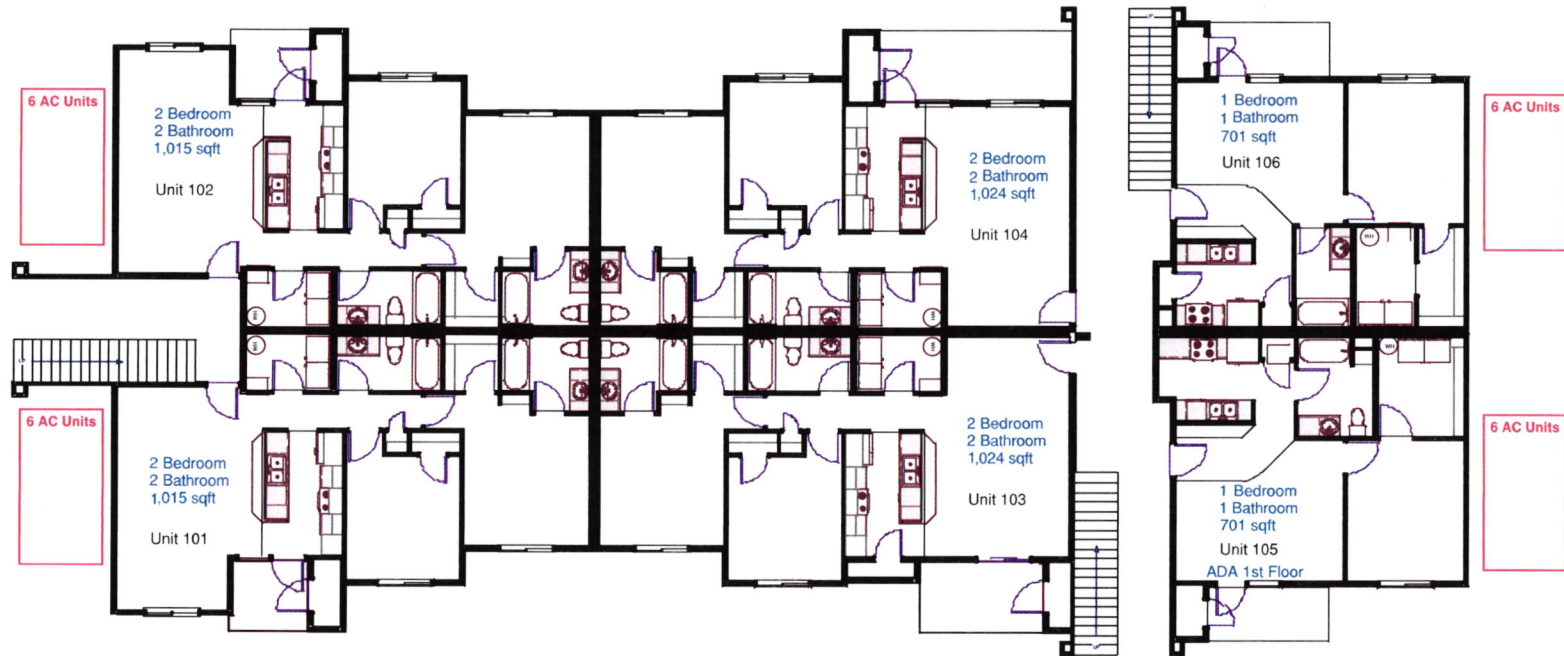
Proposed Floorplans



Building 1st Floor Plan
2nd & 3rd Floors Similar
12 Units Total in Building

3 Story, 12 Unit Building

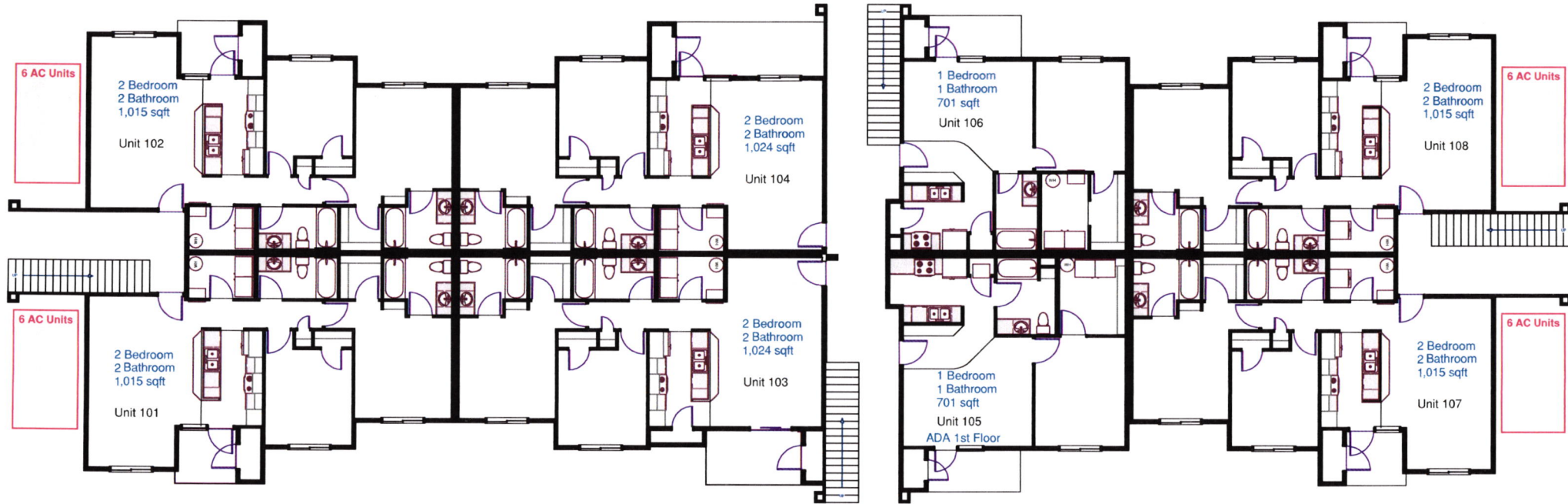
Proposed Floorplans



Building 1st Floor Plan
2nd & 3rd Floors Similar
18 Units Total in Building

3 Story, 18 Unit Building

Proposed Floorplans



Building 1st Floor Plan
2nd & 3rd Floors Similar
24 Units Total in Building

3 Story, 24 Unit Building





PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES							
[Symbol]	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B4B	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
[Symbol]	FAT ALBERT GO BLUE SPRUCE	PICEA MARSHII 'FAT ALBERT'	6-8' HT B4B	[Symbol]	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
[Symbol]	NORWAY SPRUCE	PICEA ABIES	6-8' HT B4B	[Symbol]	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
[Symbol]	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BALLHOG'	6-8' HT B4B	[Symbol]	BLUE GRAMMA GRASS	BOULEZUA GRACILIS 'BLONDE AMBITION'	2 GAL
[Symbol]	SCOTS PINE	PINUS SYLVESTRIS	6-8' HT B4B	[Symbol]	BLUE MIST SPIREA	CARYOPHTERIS x CLAUDONENSIS 'BLUE MIST'	1 GAL
[Symbol]	VANDERHOLTS PINE	PINUS FLEXILIS 'VANDERHOLTS'	6-8' HT B4B	[Symbol]	BLUE OAT GRASS	HELICTRICHON SEMPERVIRENS	1 GAL
SHADE TREES (CLASS III)							
[Symbol]	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2' CAL B4B	[Symbol]	PURPLE CONIFLOWER	ECHINACEA PURPUREA	1 GAL
[Symbol]	SHARP OAK	QUERCUS BICOLOR	2' CAL B4B	[Symbol]	RED FLOWER CARPET ROSE	ROSA FLORENCE CARPET 'NOAR'	2 GAL
SHADE/STREET TREES (CLASS II)							
[Symbol]	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2' CAL B4B	[Symbol]	RED FLOWER CARPET ROSE	ROSA FLORENCE CARPET 'NOAR'	2 GAL
[Symbol]	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2' CAL B4B	[Symbol]	RED FLOWER CARPET ROSE	ROSA FLORENCE CARPET 'NOAR'	2 GAL
[Symbol]	SKYLINE HONEYLOCUST	LEDITSA TRIACANTHOS INERMIS 'SKYCOLE'	2' CAL B4B	[Symbol]	RED FLOWER CARPET ROSE	ROSA FLORENCE CARPET 'NOAR'	2 GAL
[Symbol]	LITTLELEAF LINDEN	TELIA GORDATA	2' CAL B4B	[Symbol]	RED FLOWER CARPET ROSE	ROSA FLORENCE CARPET 'NOAR'	2 GAL
[Symbol]	MANCHURIAN ASH	FRAXINUS MANDSHURICA	2' CAL B4B	[Symbol]	RED FLOWER CARPET ROSE	ROSA FLORENCE CARPET 'NOAR'	2 GAL
[Symbol]	AMERICAN SHEETGUM	LIQUIDAMBAR STYRACIFLUA	2' CAL B4B	[Symbol]	RED FLOWER CARPET ROSE	ROSA FLORENCE CARPET 'NOAR'	2 GAL
[Symbol]	TULIP TREE	LIRIODENDRON TULIPIFERA	2' CAL B4B	[Symbol]	RED FLOWER CARPET ROSE	ROSA FLORENCE CARPET 'NOAR'	2 GAL
ORNAMENTAL TREES (CLASS I)							
[Symbol]	FLAME AMER MARLE	ACER GINNALA 'FLAME'	6-8' HT MULTI-STEM	[Symbol]	RED FLOWER CARPET ROSE	ROSA FLORENCE CARPET 'NOAR'	2 GAL
[Symbol]	CANADA RED CHOKECHERRY	CELTIS VIRGINIANA 'CANADA RED'	6-8' HT MULTI-STEM	[Symbol]	RED FLOWER CARPET ROSE	ROSA FLORENCE CARPET 'NOAR'	2 GAL
[Symbol]	CRUIZAN CRUSAIDER HAMTHORN	CRATAEGUS CRUS-GALLI 'CRUIZAN'	2' CAL B4B	[Symbol]	RED FLOWER CARPET ROSE	ROSA FLORENCE CARPET 'NOAR'	2 GAL
[Symbol]	CHANTICLEER BEAR	PIRUS CALLERYANA 'GILBENS FORM'	2' CAL B4B	[Symbol]	RED FLOWER CARPET ROSE	ROSA FLORENCE CARPET 'NOAR'	2 GAL
[Symbol]	HOTSPRING MARLE	ACER TATARICUM 'SARANN'	6-8' HT MULTI-STEM	[Symbol]	RED FLOWER CARPET ROSE	ROSA FLORENCE CARPET 'NOAR'	2 GAL
[Symbol]	ROYAL BANDERONS GRABAPPLE	MALUS x JBS-KOBE	2' CAL B4B	[Symbol]	RED FLOWER CARPET ROSE	ROSA FLORENCE CARPET 'NOAR'	2 GAL
[Symbol]	SPRING SNOW GRABAPPLE	MALUS 'SPRINGSNOW'	2' CAL B4B	[Symbol]	RED FLOWER CARPET ROSE	ROSA FLORENCE CARPET 'NOAR'	2 GAL

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	PROVIDED
IDAHO CENTER BLVD.	35'	375'	18 TREES
NUMBER OF TREES PROVIDED ON INTERIOR LOTS:			81 TREES
TOTAL NUMBER OF TREES:			99 TREES
ALL TREES ON-SITE WILL BE REMOVED.			

DEVELOPMENT DATA

TOTAL AREA	562 ACRES
BUILDABLE LOTS	
TOTAL LOTS	
BUILDINGS	
(3) 24 UNIT 3 STORY	
(1) 18 UNIT 3 STORY	
(1) 12 UNIT 3 STORY	
TOTAL DWELLING UNITS	102
EXISTING ZONING	6B2
PROPOSED ZONING	6B2

DEVELOPER
 BILMORE CO.
 1548 CAYUSE CREEK STE 100
 MERIDAN, IDAHO 83646
 (208) 895-0500

OWNER OF RECORD
 CHURCH OF JESUS CHRIST OF
 LATTER DAY SAINTS
 50 E. TEMPLE ST. FL. 12
 SALT LAKE CITY, UT 84143

PLANNER/CONTACT
 PLANNING SERVICES
 KENT BROWN
 3161 SPRINGWOOD DR.
 MERIDAN, IDAHO 83642
 (208) 871-6842

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NAMPA.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL STORY DRAIN PIPE STRUCTURES OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 1/3" IN DIAMETER. NO LAWN SOOD TO BE PLACED OVER DRAINAGE SHALE SAND WINDOWS.
- NO TREES SHALL IMPERE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.



IDAHO CENTER BLVD. APARTMENTS

NAMPA, IDAHO

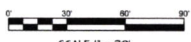
PRELIMINARY PLAT LANDSCAPE PLAN



JENSENBELTS ASSOCIATES
 Site Planning / Landscape Architecture
 1000 North 10th Street, Suite 100, Boise, ID 83725
 PH: 208-343-7766, FX: 208-343-7768



OCTOBER 4, 2018



SCALE 1" = 30'

THIS FORM FURNISHED COURTESY OF:

ALLIANCE TITLE & ESCROW CORP.

READ & APPROVED BY GRANTEE(S): _____

{4000}

REQUEST
BY *Ned J. Kerr*
ALLIANCE - NAME
CANYON CNT RECORDER
NED J. KERR

RECORDED

'98 AUG 19 PM 4 14

9831085

SPACE ABOVE THIS LINE FOR RECORDING DATA
Order No.: 98017936 KS

WARRANTY DEED

FOR VALUE RECEIVED RORY N. VAN DE KOP, also known as Rory N. Vandekop, and CONNIE VAN DE KOP, husband and wife

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

GRANTEE(S), whose current address is: 50 EAST NORTH TEMPLE STREET 22ND FLOOR, SALT LAKE CITY, UT 84105-3620
the following described real property in CANYON County, State of Idaho, more particularly described as follows, to wit:

As set forth on the attached EXHIBIT "A", which by this reference becomes a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that 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 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(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: August 12, 1998

Rory N. Van De Kop

Rory N. Van De Kop
Connie Van De Kop

Connie Van De Kop

(A)

STATE OF IDAHO, County of Ada, ss.

On this 13th day of August in the year of 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Rory N. Van De Kop and Connie Van De Kop known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Signature: _____

Name: _____

(Type or Print)

Residing At: _____

My Commission expires: _____

Boise
10-5-98



Land Description
for
Rory N. Van De Kop

A parcel of land located in SE $\frac{1}{4}$ /NE $\frac{1}{4}$, Section 12, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho; being more particularly described as follows:

Commencing at the Northeast corner of Section 12. Said point lies North 00°27'31" East 2653.41 feet from the East quarter corner of Section 12. Thence South 00°27'31" West 2043.08 feet along the East boundary of Section 12 to THE REAL POINT OF BEGINNING.

Thence North 89°32'35" West 390.21 feet,

Thence along a non-tangent curve left.

- Δ - 47°49'21"
- R - 110.00'
- A - 91.81'
- C - 89.17'
- T - 48.77'
- LCB - North 28°31'26" West

Thence North 00°48'05" East 249.16 feet to the centerline of the Phyllis Canal.

Thence North 79°10'20" East 440.44 feet along the centerline of the Phyllis Canal to the East boundary of Section 12.

Thence South 00°27'31" West 413.35 feet along the East boundary of Section 12 to THE REAL POINT OF BEGINNING.

Containing Approx. 3.63 acres



Property No. 545-6495

After recording, return to:

LDS Church Real Estate - 12th Fl East
50 East North Temple Street
Salt Lake City, UT 84150

INSTRUMENT NO. 200108104

Property No. 545-6495

Send Tax Statements to:

LDS Church Tax Admin. - 22nd Fl.
50 East North Temple Street
Salt Lake City, UT 84150-3620

WARRANTY DEED

PN 60692-

FOR VALUE RECEIVED RORY N. VAN DE KOP AND CONNIE VAN DE KOP,
husband and wife

the Grantors, do hereby grant, bargain, sell and convey unto CORPORATION OF THE PRESIDING
BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah
Corporation Sole

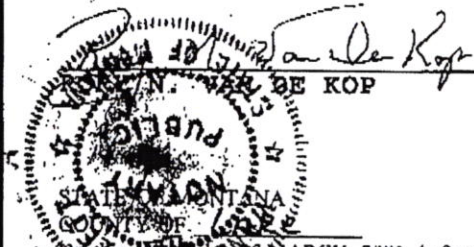
the Grantee, whose address is 50 EAST NORTH TEMPLE ST, SALT LAKE CITY, UT
84150

the following described premises, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, heirs and assigns
forever. And the said Grantor do hereby covenant to and with the said Grantees, that they the owners in fee simple of said
premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2001 and
subsequent years, covenants, conditions, restrictions and easements of record; and that they will warrant and defend the same
from all lawful claims whatsoever.

DATED: March 5, 2001



Rory N. Van De Kop
RORY N. VAN DE KOP

Connie Van De Kop
CONNIE VAN DE KOP

On this 5th day of MARCH, 2001, before me, a notary public,
personally appeared RORY N. VAN DE KOP AND CONNIE VAN
DE KOP, known or identified to me to be the person(s) who(se)
name(s) is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same.

Wanemah Hulet
Notary Public
Residing at *Swan Lake*
My commission expires: *7-11-01*

**PIONEER TITLE COMPANY
OF CANYON COUNTY**

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

423 SOUTH KIMBALL
CALDWELL, ID 83605

(B)

PN60692

Exhibit "A"

A portion of the Southeast Quarter of the Northeast Quarter, Section 12, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter, Section 12, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County, Idaho, and running North 0° 27'37" East 610.28 feet along the Easterly boundary of the Northeast Quarter, Section 12 a point; thence

North 89° 32'35" West 390.17 feet (formerly described as 390.21 feet) to the TRUE POINT OF BEGINNING; thence continuing

North 89° 32'35" West 293.55 feet to a point of curve; thence Northwestwardly along a curve to the right having a radius of 100.00 feet, tangents of 34.72 feet, a central angle of 38° 17'37" and whose long chord bears

North 70° 23'47" West 65.60 feet to a point of tangent; thence

North 51° 14'58" West 155.47 feet to a point on the centerline of the Phyllis Canal; thence along said centerline of the Phyllis Canal the following courses and distances;

North 38° 45'02" East 12.37 feet to a point; thence

North 47° 47'57" East 64.22 feet to a point; thence

North 56° 10'00" East 138.23 feet to a point; thence

North 66° 35'40" East 67.22 feet to a point; thence

North 76° 30'38" East 211.66 feet to a point; thence leaving said centerline of the Phyllis Canal, bearing

South 0° 49'02" West 249.12 feet (formerly described as S. 0° 48'05" W. 249.16 feet) to a point on curve; thence along a non-tangent curve to the right 91.80 feet (formerly described as 91.81 feet) having a radius of 110.00 feet, tangents of 48.76 feet, a central angle of 47° 48'54" and whose long chord bears

South 28° 27'48" East 89.16 feet (said curve formerly described as having tangents of 48.77 feet, a central angle of 47° 49'21" and a long chord bearing South 28° 31'26" East 89.17 feet) to the TRUE POINT OF BEGINNING

200108764

RECORDED

01 MAR 9 AM 10 57

G NOEL HALES
CANYON COUNTY RECORDER

BY *[Signature]*

REQUEST PIONEER-NAMPA
TYPE *[Signature]* FEE *[Signature]*