



APPLICATION FOR AMENDMENT OF ZONING ORDINANCE OR MAP

PLANNING AND ZONING DEPARTMENT

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

Nonrefundable Fee: \$406.00 (1 acre or less) Nonrefundable Fee: \$811.00 (more than 1 acre)

Or \$213.00 for a text amendment

Applicant/Representative Name: Jeremian Jenkins, Home Number: 208-573-9527, Street Address: 15619 S. Indiana Ave, Mobile Number: 208-972-6151, City: Caldwell, State: ID, Zip code: 83607, Email: cb1@countryboyslandscape.com

Property Owner Name: WJJ Real Estate Investments, Home Number: 208-972-6151, Street Address, Mobile Number, City, State, Zip Code, Email: cb1@countryboyslandscape.com

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

ADDRESS OF SUBJECT PROPERTY: 11460 W. Karcher Rd Nampa ID 83651

- Please provide the following REQUIRED DOCUMENTATION:
[X] Completed Application
[X] A copy of one of the following: [ ] Warranty Deed [ ] Proof Of Option [ ] Earnest Money Agreement
[X] Signed & Notarized Affidavit of Legal Interest (attached). Form must be completed by the legal owner...
[X] Original Legal description of property AND a legible WORD formatted document with Closure Calcs.

Project Description
State the zoning desired for the subject property: BC Commercial
State (or attach a letter stating) the reason for the proposed change... zone entire property to match already existing zoning for future Nursery/Landscape Business operation
Dated this 1 day of October, 20 18
Applicant Signature

OFFICE USE ONLY FILE NUMBER: ZMA-00102 - 20 18
PROJECT NAME: Rezone from RS-6 to BC.



# 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

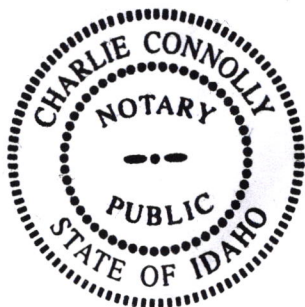
COUNTY OF CANYON )

- A. I, Jeremiah Jenkins, whose address is 11460 W. Karcher Rd Nampa ID 83651, 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 Jeremiah Jenkins, whose address is 11460 W. Karcher Rd Nampa ID 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.

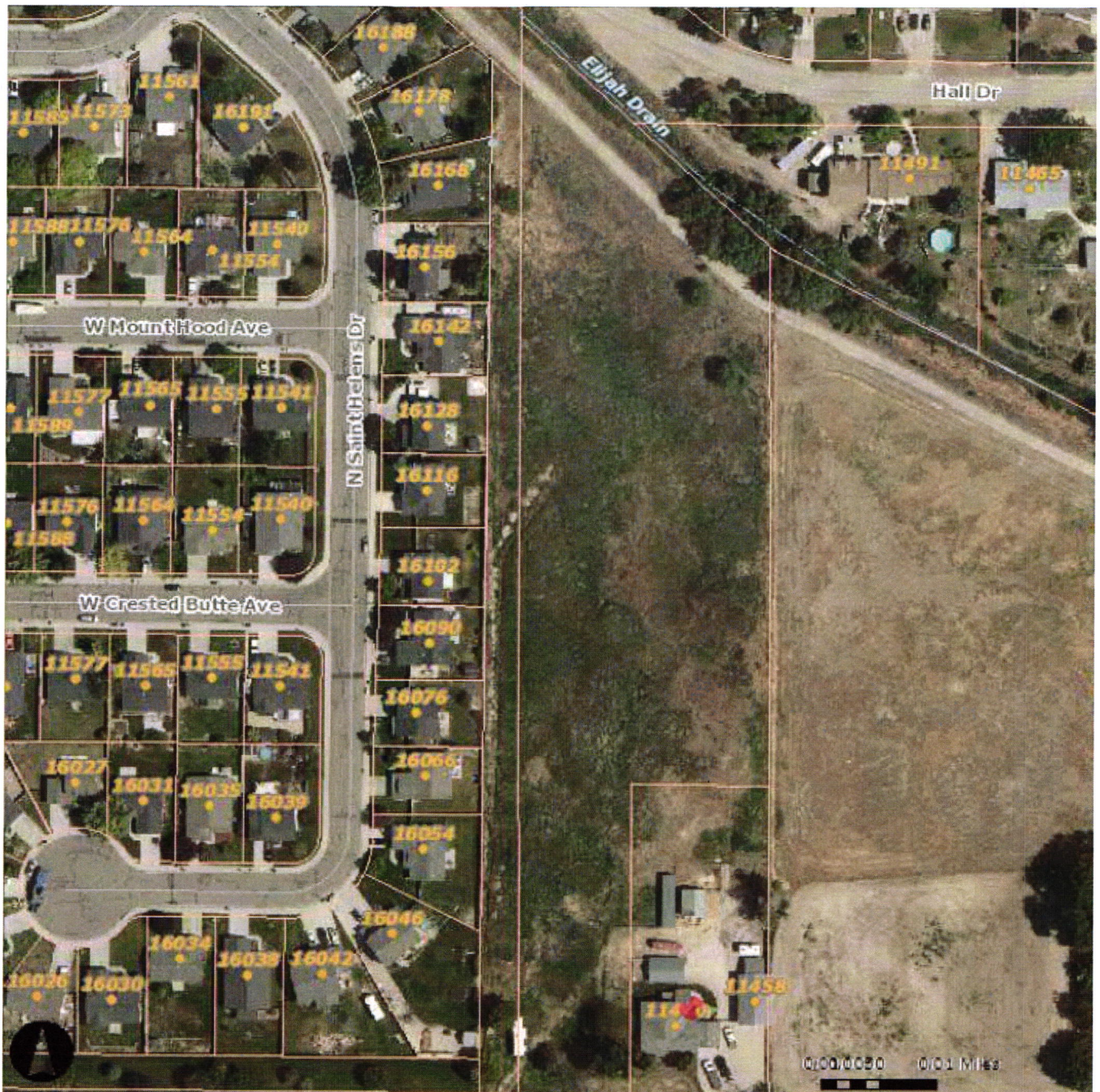
Dated this 1 day of October, 2018.

[Handwritten Signature]  
Signature

SUBSCRIBED AND SWORN to before me the 2<sup>ND</sup> day of OCTOBER, 2018.



[Handwritten Signature]  
Notary Public for Idaho  
Residing at: MERIDIAN, ID  
Commission Expires: 5/10/22



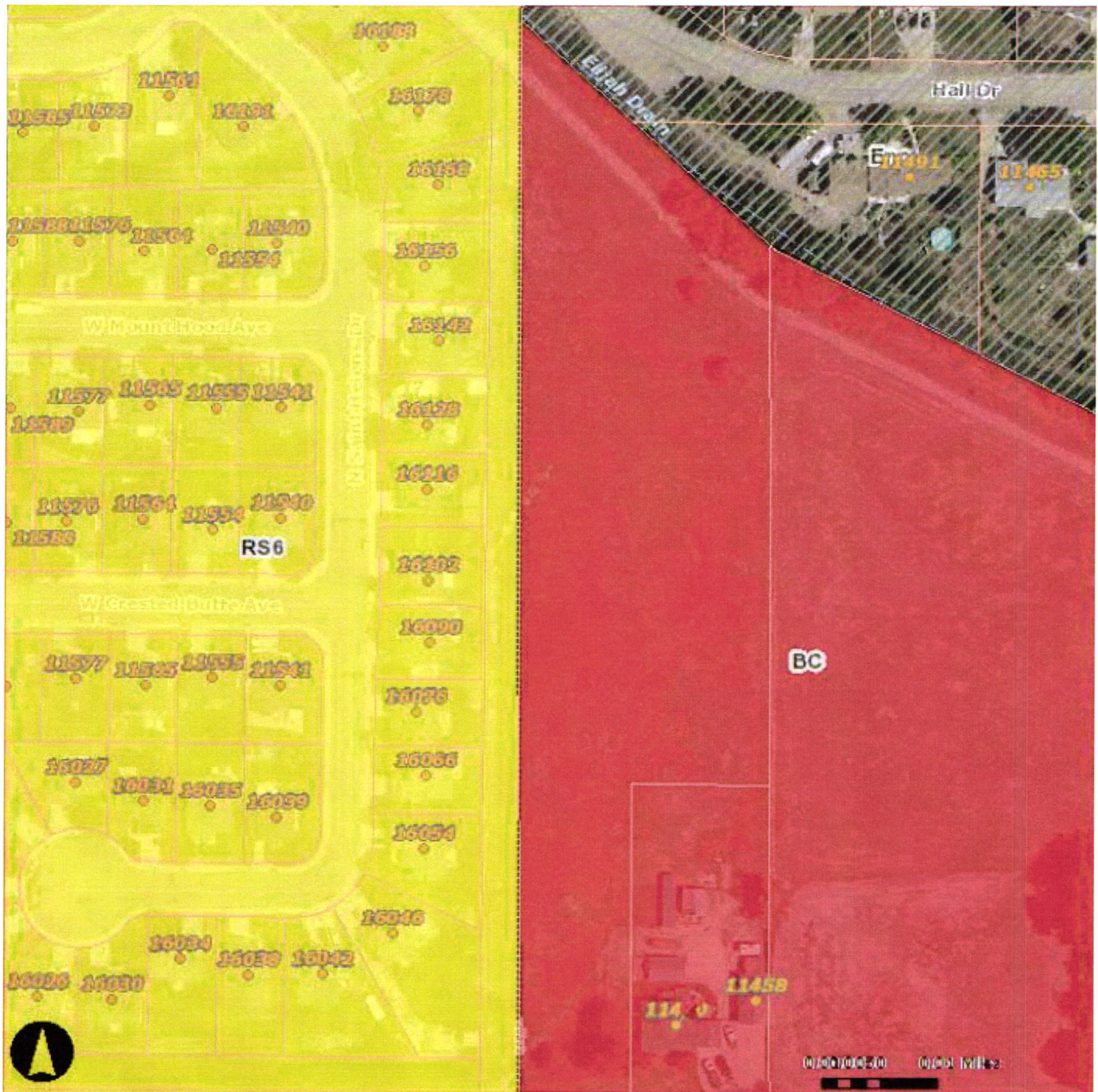


EXHIBIT A

PARCEL 1:

BEGINNING at the Southwest corner of the Southeast Quarter of Section 7, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and bearing

North 1048 feet, along the West boundary of the aforesaid Southeast Quarter to the center of the Elijah Drain; thence

South 48° 0' East 310 feet, along the center of the Elijah Drain; thence

South 839.9 feet along a line parallel to the West boundary of the aforesaid Southeast Quarter to the intersection of the South boundary of the aforesaid Section 7; thence

West 230.8 feet along the aforesaid South boundary to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

BEGINNING at the Southwest corner of the Southeast Quarter of Section 7, Township 3 North, Range 2 West Boise Meridian, Canyon County, Idaho and running

East along the South line of the aforesaid Southeast Quarter a distance of 103.8 feet to the REAL POINT OF BEGINNING; thence continuing

East along the South line of the aforesaid Southeast Quarter a distance of 127 feet; thence

North on a line parallel with the West line of the aforesaid Southeast Quarter a distance of 342 feet; thence

West on a line parallel with the South line of the aforesaid Southeast Quarter a distance of 127 feet; thence

South on a line parallel with the West line of the aforesaid Southeast Quarter a distance of 342 feet to the REAL POINT OF BEGINNING.

PARCEL 2:

BEGINNING at the Southwest corner of the Southeast Quarter of Section 7, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho and running

East along the South line of the aforesaid Southeast Quarter a distance of 103.8 feet to the REAL POINT OF BEGINNING; thence continuing

East along the South line of the aforesaid Southeast Quarter a distance of 127 feet; thence

North on a line parallel with the West line of the aforesaid Southeast Quarter a distance of 342 feet; thence

West on a line parallel with the South line of the aforesaid Southeast Quarter a distance of 127 feet; thence

South on a line parallel with the West line of the aforesaid Southeast Quarter a distance of 342 feet to the REAL POINT OF BEGINNING.

PARCEL 3:

Lot 2 in Block 3 of Crestwood Estates Subdivision No. 1, according to the official plat thereof, filed in Book 29 of Plats at Page(s) 33, Amended by an Affidavit recorded August 28, 2001 as Instrument No. 200135016, and further Amended by an Affidavit recorded May 1, 2002 as Instrument No. 200220081, records of Canyon County, Idaho.

American Land Title Association

ALTA Settlement Statement - Buyer  
Adopted 05-01-2015

File No./Escrow No.: 657350  
Officer/Escrow Officer: Blanca Acosta

Pioneer Title Company of Canyon  
County  
100 10th Avenue South  
Nampa, ID 83651  
(208)466-6100



Property Address: 11460 WEST KARCHER ROAD  
NAMPA, ID 83651 (CANYON)  
(30956000 0)

11470 WEST KARCHER ROAD  
NAMPA, ID 83651 (CANYON)

Buyer: WJJ REAL ESTATE INVESTMENTS, LLC  
15618 S Inidana Avenue  
Caldwell, ID 83607

1st Lender: D.L. Evans Bank  
1536 Caldwell Boulevard, Nampa, ID 83651

2nd Lender: D.L. Evans Bank  
1536 Caldwell Boulevard, Nampa, ID 83651

Settlement Date: 9/27/2018  
Disbursement Date: 9/28/2018

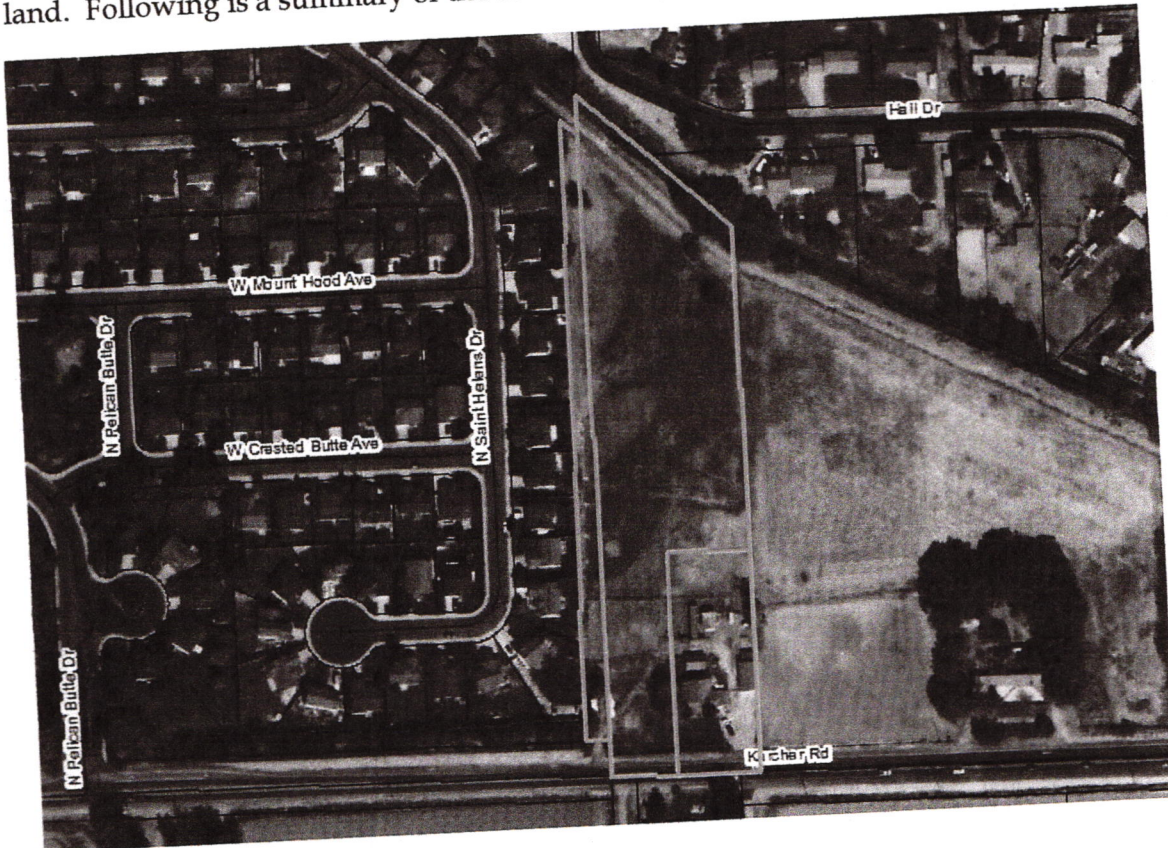
Description	Buyer		
	P.O.C.	Debit	Credit
<b>Deposits, Credits, Debits</b>			
Contract sales price			
Earnest Money from Team Realty, Inc.		\$475,000.00	
Principal amount of new loan from D.L. Evans Bank			\$5,000.00
<b>New Loans</b>			\$194,944.00
Principal amount of new loan			
Our origination charge \$3,036.56			\$243,681.00
Appraisal Fee to D.L. Evans Bank		\$3,036.56	
Credit Report to D.L. Evans Bank		\$2,575.00	
Reconveyance Fee to D.L. Evans Bank		\$20.00	
SBA Participation Fee to D.L. Evans Bank		\$160.00	
Tax Transcripts to D.L. Evans Bank		\$1,230.32	
Loan Fee to D.L. Evans Bank		\$56.00	
Collateral Loan Support fee to D.L. Evans Bank		\$2,512.50	
Reconveyance Fee to D.L. Evans Bank		\$444.00	
Doc Prep Fee to D.L. Evans Bank		\$160.00	
Document Preparation Fee to D.L. Evans Bank		\$250.00	
Tax service to D.L. Evans Bank		\$250.00	
Flood certification to D.L. Evans Bank		\$60.00	
<b>Title Charges</b>		\$18.00	
Lender's coverage \$243,681.00 Premium \$416.00 to Pioneer Title Company of Canyon County		\$416.00	
ALTA 22 Location Endorsement(s) to Pioneer Title Company of Canyon County		\$10.00	
ALTA 8.1-06 Environmental Protection Lien Endorsement(s) to Pioneer Title Company of Canyon County		\$10.00	
ALTA 9-06 ORT4344 Endorsement Restrictions, Encroachments, Minerals - Loan Polic Endorsement(s) to Pioneer Title Company of Canyon County		\$30.00	
Settlement or closing fee to Pioneer Title Company of Canyon County \$787.50		\$787.50	
Wire Fee to Pioneer Title Company of Canyon County \$25.00		\$25.00	
E-File Fee to Pioneer Title Company of Canyon County \$13.50		\$13.50	
Doc Download Fee to Pioneer Title Company of Canyon County \$25.00		\$25.00	
Courier Fee to Pioneer Title Company of Canyon County \$25.00		\$25.00	
Lenders title insurance on 2nd loan to Pioneer Title Company of Canyon County \$348.00		\$348.00	
<b>Government Recording and Transfer Charges</b>			
Recording fees: Mortgage \$45.00		\$45.00	
Recording fees: Deed \$15.00		\$15.00	
Recording fees: Deed \$15.00		\$15.00	
Recording fees: Mortgage \$45.00		\$45.00	
<b>Subtotals</b>	<b>P.O.C.</b>	<b>Debit</b>	<b>Credit</b>
Due From Buyer	\$0.00	\$487,582.38	\$443,625.00
<b>Totals</b>	<b>\$0.00</b>	<b>\$487,582.38</b>	<b>\$487,582.38</b>

Escrow Officer: Blanca Acosta

## DESCRIPTION OF THE SUBJECT

The analysis of the subject site provides the logical basis for the comparison of the subject property to other undeveloped sites, the basis for the Sales Comparison Approach.

An intimate knowledge of the subject site, its physical and locational nature, provides the framework for an effective comparison to other sites, which have sold. The impact of existing road frontage can have a significant impact upon the cost to develop. Finally, the locational nature of the subject, its distance to employment centers, and the quality and quantity of surrounding development can be significant factors in the eventual price and demand for homes and the underlying value of the land. Following is a summary of the characteristics of the subject site.



## PHYSICAL CHARACTERISTICS

Location

The subject is located along the north line of Karcher Road (Hwy 55) between Midway and Middleton Roads, at 11460 & 11470 W. Karcher Road, Nampa, Idaho 83651.

# INVOICE

**BILLING CONTACT**

Jeremiah Jenkins  
S 15618 Indiana Ave  
Caldwell, ID 83607



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00024816	10/04/2018	10/04/2018	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
ZMA-00102-2018	Zoning Map Amendment Fee (1 Acre or Less)	\$406.00
<b>SUB TOTAL</b>		\$406.00

**TOTAL** \$406.00





# NAMPA

I D A H O

City of Nampa  
PLANNING & ZONING  
411 3RD STREET SOUTH  
NAMPA, ID 83651-3721  
+1 (208) 468-5484

Welcome

001653-0001 Shellie L 10/04/2018 11:39AM

**ENERGOV INVOICE**

Jenkins, Jeremiah

ZMA-00102-2018

2018 Item: 00024816

Zoning Map Amendment

Fee (1 Acre or Less) 406.00

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406.00

**Subtotal 406.00**

**Total 406.00**

PZ CREDIT CARD 406.00

Visa \*\*\*\*\*3357

Ref=2157290701

Auth=004431

20181004C78C

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**Change due 0.00**

Paid by: Jenkins, Jeremiah

Comments: ZMA-00102-2018

**Signature:** \_\_\_\_\_

Thank you for your payment

CUSTOMER COPY  
DUPLICATE RECEIPT