



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 CIF Enterprises, L.L.C./Jeffrey H. Bernson	Home Number (801) 550-2515
Street Address 7324 S. Union Park Ave., Suite 200	Mobile Number (801) 550-2515
City Midvale	State Utah
Zip code 84047	Email jbernson@jhbra.com
Property Owner Name CIF Enterprises, L.L.C., Utah limited liability company (Derk Pardoe)	Home Number (801) 808-2357
Street Address 1858 Lake Line Drive	Mobile Number (801) 808-2357
City Salt Lake City	State UT
Zip Code 84109	Email derkpardoe@gmail.com
Applicant's interest in property: (<input checked="" type="checkbox"/>) Own (<input type="checkbox"/>) Rent (<input type="checkbox"/>) Other	
ADDRESS OF SUBJECT PROPERTY: 0 Cherry Lane, Parcel # 309710120 0	

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: Proposed to construct a 260 unit apartment complex

Dated this 9th day of February, 20 18


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 - 0101 - 20 18** PROJECT NAME CUP APARTMENTS IN 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 UTAH)
 :SS
COUNTY OF SALT LAKE)

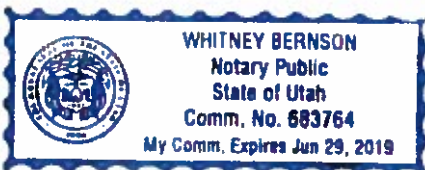
- A. I, Derk Pardoe, whose address is 3464 Stone Mountain Lane, Sandy, UT 84092, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.
- B. I grant my permission to Jeffrey H. Bernson, whose address is 7324 S. Union Park Ave., Midvale, UT, 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 25th day of November, 2017.

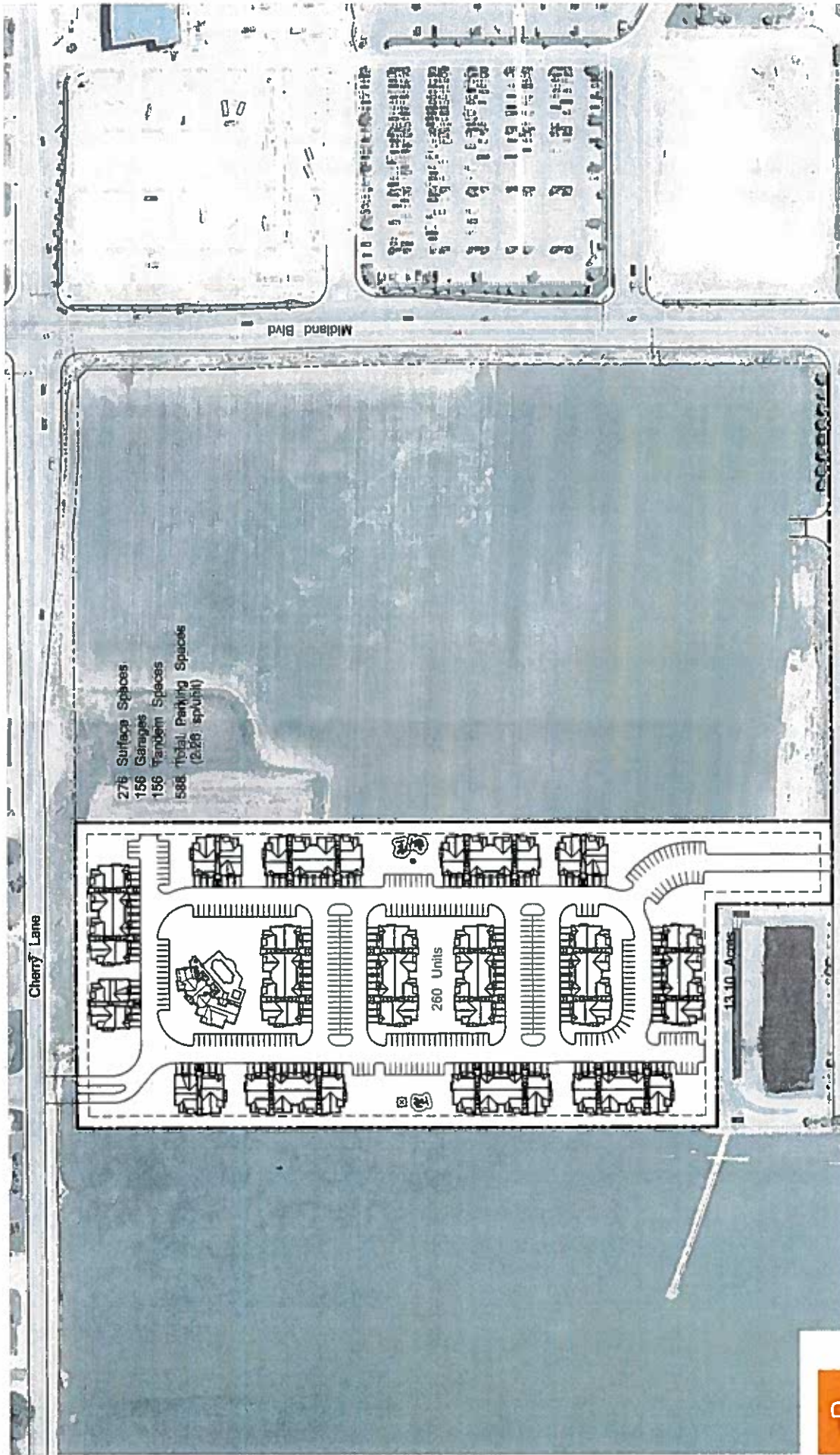
Derk Pardoe
Signature

SUBSCRIBED AND SWORN to before me the 28 day of November, 2017.

Whitney Bernson
Notary Public for Utah



Residing at: 4981 Rosedale Road, Herriman, UT 84096
Commission Expires: 6/29/2019



Concept Plan

Nampa, Idaho Property

January 18, 2018



February 8, 2018

Sylvia,

It was a pleasure meeting you Tuesday afternoon. Hopefully, now that you have given me the benefit of your knowledge the correct applications are enclosed in this packet. For the SW corner of Cherry and Midland I have included a Development Agreement-Modified application together with a Conditional Use Application for the apartments on the 13.1 acre west portion of the property as noted on the site plan. I have also included a concept plan with some reference pictures of the product we intent to construct on the site together with the surveyors display and legal for the acreage. You will also note the check in the amount of \$910 is also attached. Let me know if there is anything else you require.

For the 76 plus acre site located on the NW corner of Cherry and Midland I noticed I initially sent in a rezone app but not the annexation/zoning application (that is now included). I also, neglected to include a conditional use app for the Assisted Living facility to built on part of the 10 plus acres designated for the BC zone. That is now included together with the concept plan for the facility. The concept for the remaining BC acreage is similar to the previous application. We are not quite what the demand for medical office will be on this site since a good portion of our other property is going to be focused on the that use. We do intend to have retail on the corner similar to that previously presented. I have attached a page demonstrating the concept. As to the RP acreage we are in the process of finalizing our concept and should have that to you within the next two weeks. We are working with a local civil engineer to draw up the subdivisions. I have also included the legal descriptions and displays from our surveyor as well.

Please let me know if you have any questions. I look forward to moving this forward and look ahead to a favorable disposition from the community and the City.

Best Regards,



Jeffrey H. Bernson, CCIM
JHB Realty Advisors

E 1/4
6" REBAR
NO CAP
N0°03'38"W
50.00'

**CHERRY LANE
BASIS OF BEARING**
N89°49'44"E - 1323.88'

NE COR
REBAR
001228
5
8
9

N89°49'44"E - 508.83'

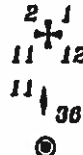
P.O.B.

Line Table		
Line #	Length	Direction
L1	192.10'	N00° 00' 00"E
L2	137.72'	S89° 46' 34"W
L3	15.00'	S00° 00' 00"E

N00°03'38"W - 1069.17'

Parcel Area
570,807 sq.ft.
13.10 acres

S00°03'35"E - 1262.25'



- SECTION COR. MONUMENT AS NOTED
- 1/4 COR. MONUMENT AS NOTED
- SET 5/8" REBAR W/ CAP "KHC PLS 9895"
- FOUND 1/2" REBAR AS NOTED
- FOUND 5/8" REBAR AS NOTED
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE

N90°00'00"W
371.29'

N00°03'38"W
208.55'

FOND LOT

15' SEWER LINE EASEMENT
FOR CITY OF NAMPANST.
NO. 700541744

N89°46'34"E - 371.08'

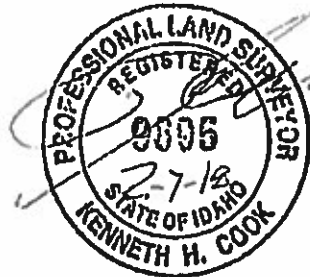
NE 1/4
FIND 1/2" REBAR
WITNESS CORNER
1' SOUTH & 9.37'
WEST OF CORNER
ORIGINAL LOCATION
FALLS ON HANDLE

TREASURE VALLEY CROSSING
BOOK 42, PAGE 21

8.0' LIGHT POLE AND ASSOCIATED
ELECTRICAL LINES EASEMENT
7' 30" ACCESS DRIVE
EASEMENT

N89°46'34"E - 1322.30'

N 1/4
CHECKED "X"
H HAN HOLE
COLLAR



BASIS OF BEARING:

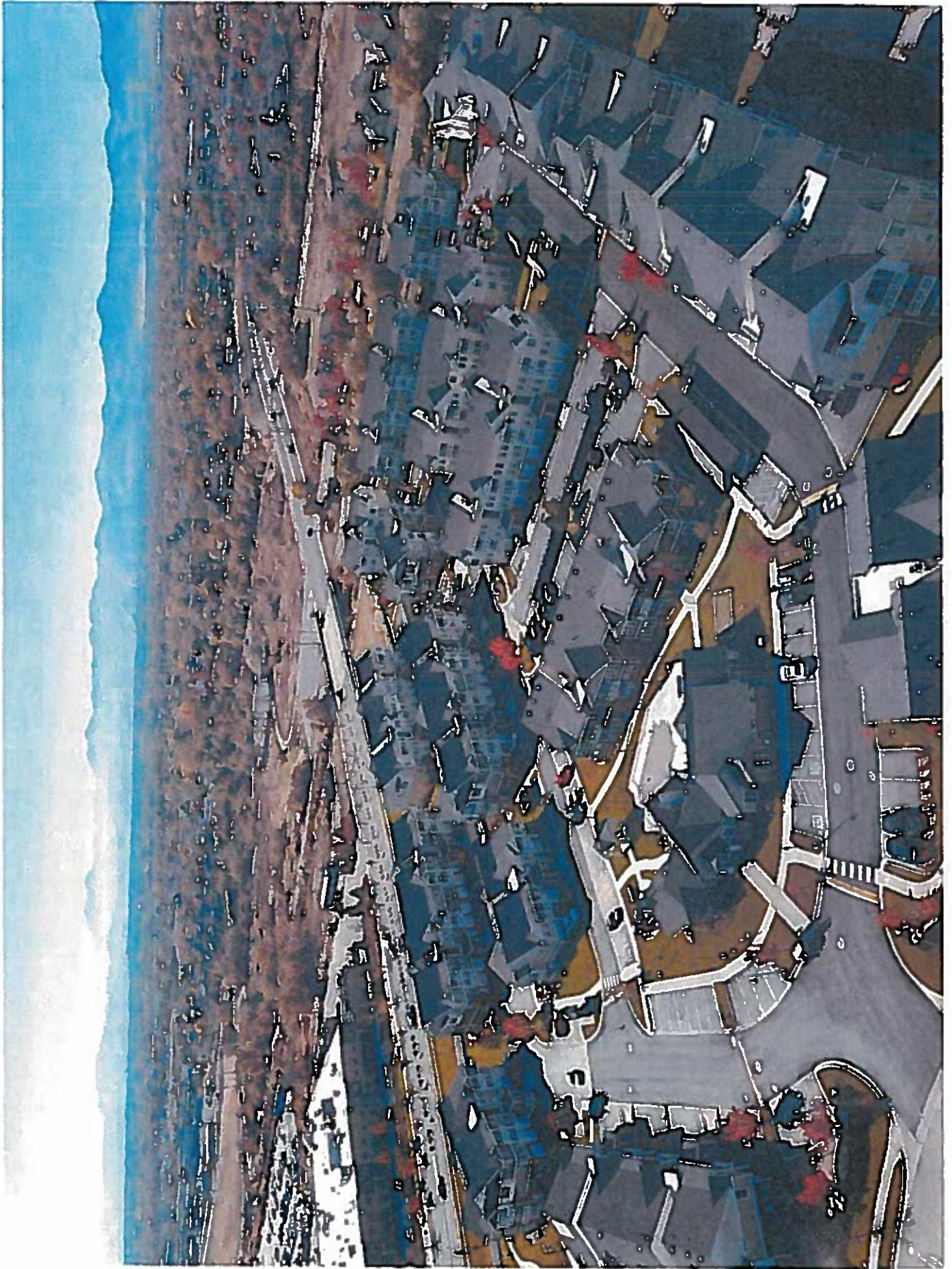
The North line of the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 3 North, Range 2 West, Boise Meridian, derived from found monuments and taken as North 89°49'44" East with the distance between monuments found to be 1323.88 feet.

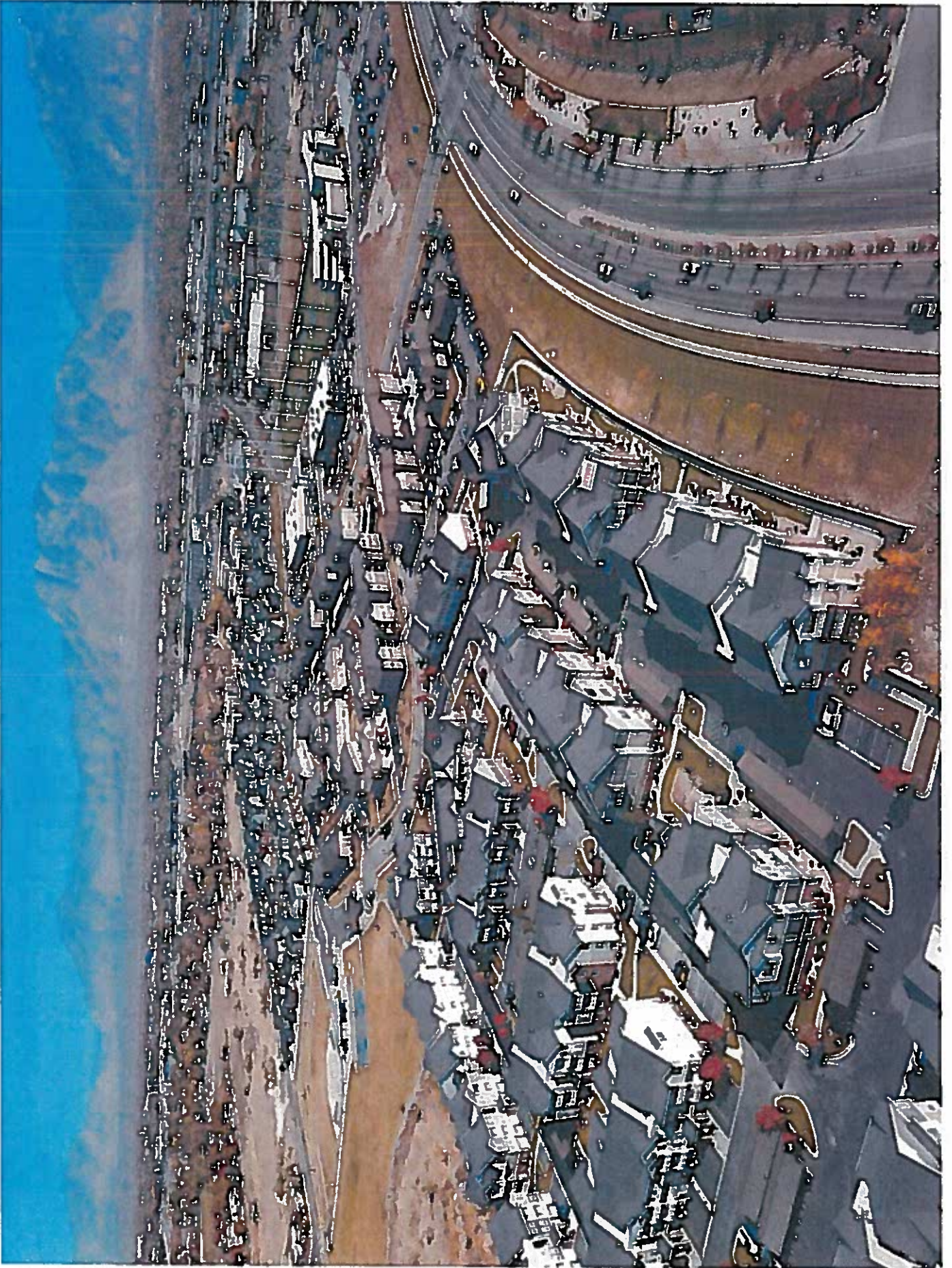


1" = 200'

**CONDITIONAL USE DISPLAY
FOR HIGH POINT AT MIDLAND
APARTMENT COMPLEX
NAMPAN, IDAHO**

**TIMBERLINE
SURVEYING**
877 PARKCENTRE WAY, SUITE 1, NAMPAN, IDAHO 83400
208-461-1687





Map



Address Points

- Active
- Hold
- Proposed
- Retired
- Other

County Parcels

-

Draft Centerline

-

Centerline_ <8k

- Road
- Trail
- Railroad
- Waterway
- Golf Course
- Fairway
- Green
- Sand Trap

Landuse <8k

Imagery 2015

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Map

ZONING



Address Points

- Active
- Hold
- Proposed
- Retired
- Other

County Parcels



Draft Centerline



Centerline <8k

- Road
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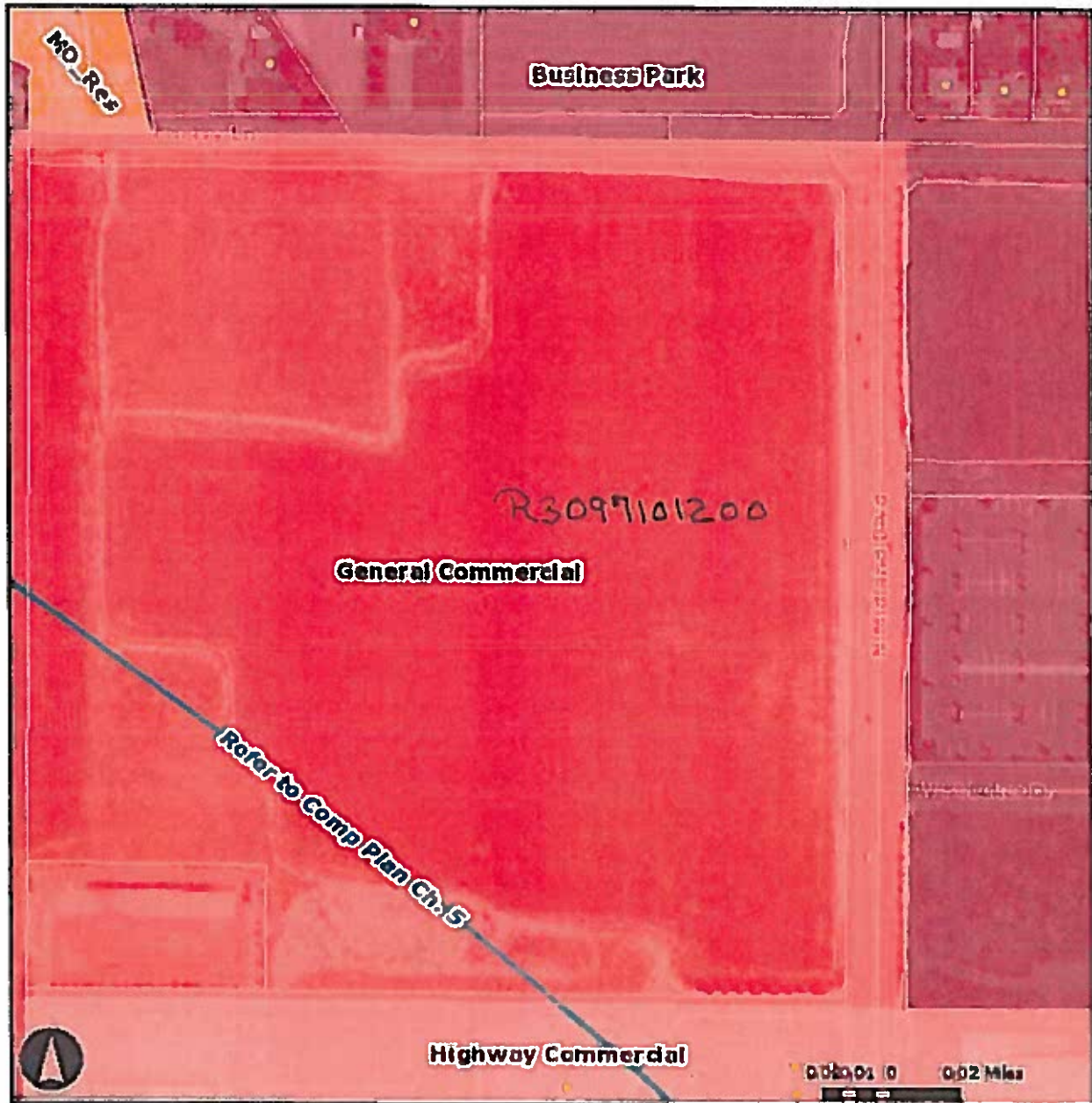
Landuse <8k

Imagery 2015

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Map

COMP. PLAN



Address Points

- Active
- Hold
- Proposed
- Retired
- Other

County Parcels

-

Draft Centerline

-

Centerline_<8k

- Road
- Trail
- Railroad
- Waterway
- Golf Course
- Fairway
- Green
- Sand Trap

Landuse <8k

Imagery 2015

- Red: Band_1
- Green: Band_2
- Blue: Band_3

**LEGAL DESCRIPTION FOR
HIGH POINT AT MIDLAND
APARTMENT COMPLEX**

A parcel of land located in the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The North line of the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 3 North, Range 2 West, Boise Meridian, derived from found monuments and taken as North 89°49'44" East with the distance between monuments found to be 1323.88 feet.

BEGINNING at a point on the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 8, Township 3 North, Range 2 West, Boise Meridian from which the East 1/16 Corner of said Section 16 bears North 00°03'38" West a distance of 50.00 feet;

Thence leaving said West line and being 50.00 feet South of and parallel with the North line of the Northeast 1/4 of the Northeast 1/4 of said Section 8 North 89°49'44" East, a distance of 508.83 feet;

Thence leaving said parallel line, South 00°03'35" East, a distance of 1,262.25 feet;

Thence along a line being 15.00 feet North of and parallel with the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 8 South 89°46'34" West, a distance of 137.72 feet;

Thence leaving said parallel line, North 00°00'00" East, a distance of 192.10 feet;

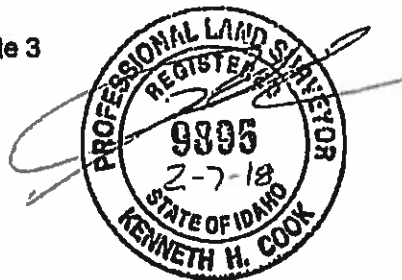
Thence West, to a point on the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 8, a distance of 371.29 feet;

Thence along said West line, North 00°03'38" West, a distance of 1,069.17 feet to the **POINT OF BEGINNING.**

Said Parcel containing 570,807 square feet or 13.10 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83851
(208) 465-5687





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 UTAH)

:SS

COUNTY OF SALT LAKE)

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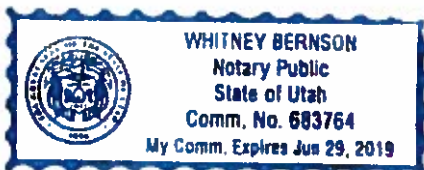
Signature

SUBSCRIBED AND SWORN to before me the 28 day of November, 2017

Notary Public for Utah

Residing at: 4981 Risedale Road, Herriman, UT 84096

Commission Expires: 6/29/2019



RECEIPT (TRC-1444176-13-02-2018)



BILLING CONTACT

Jeffery Bemson
 CIF Enterprises, LLC / JHB Realty Advisors, INC.
 S 7324 Union Park Ave, 200
 Midvale, UT 84047

REFERENCE NUMBER	FEE NAME	TRANSACTION TYPE	PAYMENT METHOD	AMOUNT PAID
DAMO-00020-2018	Development Agreement - Mod (More than 1 Acre)	Fee Payment	Check #1562	\$910.00
SUB TOTAL				\$910.00
TOTAL				\$910.00

S.A.N.C. investments LLC 1562
 3454 stone mountain lane
 Sandy, UT 84092

2/7 2018

Pay to the
 Order of Nampa City \$ 910⁰⁰

Nine Hundred Ten dollars & 00/100 Dollars

Wells Fargo Bank
 wells Fargo.com

For Deak Powell