



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 <i>Shawn Parks (T-O Engineers)</i>		Home Number <i>208-823-7288</i>
Street Address <i>2471 S. Titanium Place</i>		Mobile Number
City <i>Meridian</i>	State <i>Idaho</i>	Zip code <i>83642</i>
		Email <i>sparks@to-engineers.com</i>
Property Owner Name <i>Deek Pardoe</i>		Home Number
Street Address <i>3454 Stone Mountain Lane</i>		Mobile Number <i>801-808-2357</i>
City <i>Sandy</i>	State <i>Utah</i>	Zip Code <i>84092</i>
		Email <i>deek.pardoe@gmail.com</i>

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

ADDRESS OF SUBJECT PROPERTY: *Southwest corner of Cherry Lane and Midland Blvd.*

- 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: BC
- > State (or attach a letter stating) the reason for the proposed change, together with any other information considered pertinent to the determination of the matter. In the case of a text amendment please attach the full text of the proposed amendment. To propose the construction of a development to include: medical/professional offices, and/or commercial buildings

Dated this 29 day of March, 2017

Deek Pardoe
Applicant Signature

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 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 16 days prior to said hearings. In the case of map amendments notice shall also be posted on the premises not less than 1 week prior to the hearings and notices will 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: ZMA/3-00027-2017 PROJECT NAME Perone from AG 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

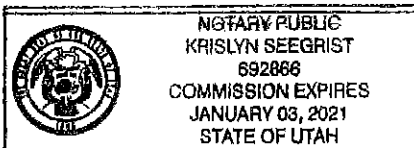
COUNTY OF CANYON)

- A. I, Derek Pearce, whose address is 3454 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 John Carpenter, whose address is 2471 South Titanium Place Mountain Sol, 87042, 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 31st day of March, 2017.

Derek Pearce
Signature

SUBSCRIBED AND SWORN to before me the 31 day of March, 2017.



Krislyn Seequist
Notary Public for Idaho Utah
Residing at: Sandy, Utah
Commission Expires: 1-3-2021

2015-037823

RECORDED

09/28/2015 03:07 PM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=5 EHOWELL

\$22.00

TYPE: DEED

FIRST AMERICAN TITLE AND ESCROW

ELECTRONICALLY RECORDED

AFTER RECORDING MAIL TO:

CIG Enterprises, L.L.C.
5999 S 2400 W
MT Sterling, UT 84339

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

WARRANTY DEED

File No.: 4102-2487732 (KY)

Date: **September 23, 2015**

For Value Received, **TVC Northwest LLC, an Idaho limited liability company as to a 55.6% tenant in common interest and Lionwood Properties, LLC, an Idaho limited liability company as to a 44.4% tenant in common interest**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **CIG Enterprises, L.L.C., a Utah limited liability company**, hereinafter referred to as Grantee, whose current address is **5999 S 2400 W, MT Sterling, UT 84339**, the following described premises, situated in **Canyon County, Idaho**, to wit:

Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

AFTER RECORDING MAIL TO:

CIG Enterprises, L.L.C.
5999 S 2400 W
MT Sterling, UT 84339

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
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**Lionwood Properties, LLC, an Idaho limited liability
company**

By: *James W. Smith*
James W. Smith, Manager

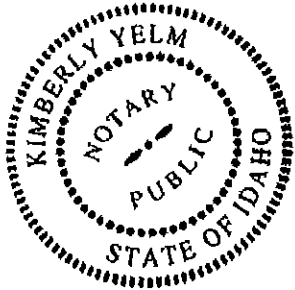
**TVC Northwest LLC, an Idaho limited liability
company**

By: *Don Brandt*
Don Brandt, Manager

STATE OF Idaho)
) ss.
COUNTY OF Ada)

On this 23rd day of **September, 2015**, before me, a Notary Public in and for said State, personally appeared **Don Brandt**, known or identified to me to be the person whose name is subscribed to the within instrument as **Manager** of the **TVC Northwest LLC**, limited liability company, and acknowledged to me that such limited company executed same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Kimberly Yelm
Notary Public for the State of Idaho
Residing at: Meridian, ID
My Commission Expires: 6/15/2019

APN: 30971012 0

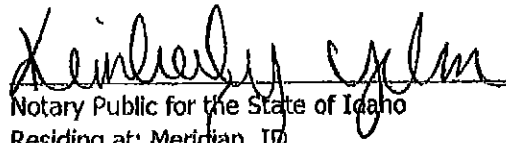
Warranty Deed
- continued

File No.: 4102-2467732 (KY)
Date: 09/23/2015

STATE OF Idaho)
 SS.
COUNTY OF Ada)

On this 25 day of **September, 2015**, before me, a Notary Public in and for said State, personally appeared **James W. Smith**, known or identified to me to be the person whose name is subscribed to the within instrument as **Manager** of the **Lionwood Properties, LLC** , limited liability company, and acknowledged to me that such limited company executed same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Idaho
Residing at: Meridian, ID
My Commission Expires: 6/15/2019

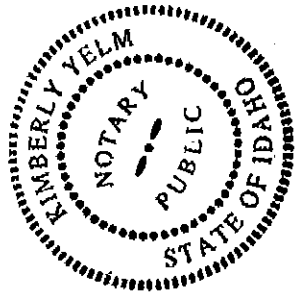


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

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 BEARINGS:

The East line of the Northeast 1/4 of the Northeast 1/4 of Section 8 Township 3 North, Range 2 West, Boise Meridian, taken as South 00°00'28" West with the distance between monuments found to be 1,326.51 feet.

COMMENCING at the Section corner common to Sections 4, 5, 8, and 9; thence along the East line of the Northeast 1/4 of the Northeast 1/4 of Section 8, South 00°00'28" West a distance of 1326.51 feet to the North 1/16 corner of said Section 8; thence leaving said East line South 89°46'34" West a distance of 50.00 feet to the Northeast corner of Treasure Valley Crossing as found in the records of the County of Canyon Book 42 Page 21; thence leaving said corner North 00°00'28" East a distance of 22.05 feet to a point on the Westerly right-of-way of North Midland Blvd. being the POINT OF BEGINNING; thence leaving said right-of-way along a curve to the right with a radius of 34.50 feet and a central angle of 37°16'39" and arc length of 22.45 feet with a chord bearing of South 71°08'14" West, and a chord distance of 22.05 feet; thence South 89°46'34" West a distance of 880.36 feet to a point on the East boundary line of Lot 14, Block 1 of said Treasure Valley Crossing; thence along said Lot 14 the following two (2) courses; North 00°00'00" West a distance of 192.10 feet; North 90°00'00" West a distance of 371.29 feet to a point on the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 8; thence leaving said boundary line and along said West line North 00°03'38" West a distance of 1,069.17 feet to the Southerly right-of-way line of Cherry Lane; thence along said Southerly right-of-way the following four (4) courses; North 89°49'44" East a distance of 992.39 feet; South 85°29'22" East a distance of 122.52 feet; North 89°49'44" East a distance of 134.52 feet; South 45°04'31" East a distance of 21.10 feet to a point on the Westerly right-of-way of North Midland Blvd.; thence along said Westerly right-of-way line the following five (5) courses; South 00°00'28" West a distance of 153.99 feet; along a curve to the left with a radius of 3,050.00 feet and a central angle of 01°49'43" an arc length of 97.34 feet with a chord bearing of South 00°54'23" East, and a chord distance of 97.34 feet;

APN: 30971012 0

Warranty Deed
- continued

File No.: 4102-2487732 (KY)
Date: 09/23/2015

**South 01°49'15" East a distance of 172.34 feet; along a curve to the right with a radius of 5,450.00 feet and a central angle of 01°49'43" an arc length of 173.94 feet with a chord bearing of South 00°54'23" East, and a chord distance of 173.93 feet;
South 00°00'28" West a distance of 632.06 feet to the POINT OF BEGINNING.
APN: 30971012 0**

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

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 BEARINGS:

The East line of the Northeast 1/4 of the Northeast 1/4 of Section 8 Township 3 North, Range 2 West, Boise Meridian, taken as South 00°00'28" West with the distance between monuments found to be 1,326.51 feet.

COMMENCING at the Section corner common to Sections 4, 5, 8, and 9, thence along the East line of the Northeast 1/4 of the Northeast 1/4 of Section 8,

South 00°00'28" West a distance of 1326.51 feet to the North 1/16 corner of said Section 8; thence leaving said East line

South 89°46'34" West a distance of 50.00 feet to the Northeast corner of Treasure Valley Crossing as found in the records of the County of Canyon Book 42 Page 21, thence leaving said corner

North 00°00'28" East a distance of 22.05 feet to a point on the Westerly right-of-way of North Midland Blvd. being the POINT OF BEGINNING, thence leaving said right-of-way along a curve to the right with a radius of 34.50 feet and a central angle of 37°16'39" and arc length of 22.45 feet with a chord bearing of

South 71°08'14" West, and a chord distance of 22.05 feet; thence

South 89°46'34" West a distance of 880.36 feet to a point on the East boundary line of Lot 14, Block 1 of said Treasure Valley Crossing; thence along said Lot 14 the following two (2) courses;

North 00°00'00" West a distance of 192.10 feet;

North 90°00'00" West a distance of 371.29 feet to a point on the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 8, thence leaving said boundary line and along said West line

North 00°03'38" West a distance of 1,069.17 feet to the Southerly right-of-way line of Cherry Lane; thence along said Southerly right-of-way the following four (4) courses, North 89°49'44" East a distance of 992.39 feet,

South 85°29'22" East a distance of 122.52 feet;

North 89°49'44" East a distance of 134.52 feet,

South 45°04'31" East a distance of 21.10 feet to a point on the Westerly right-of-way of North Midland Blvd.; thence along said Westerly right-of-way line the following five (5) courses;

South 00°00'28" West a distance of 153.99 feet; along a curve to the left with a radius of 3,050.00 feet and a central angle of 01°49'43" an arc length of 97.34 feet with a chord bearing of

South 00°54'23" East, and a chord distance of 97.34 feet,

South 01°49'15" East a distance of 172.34 feet, along a curve to the right with a radius of 5,450.00 feet and a central angle of 01°49'43" an arc length of 173.94 feet with a chord bearing of

South 00°54'23" East, and a chord distance of 173.93 feet, South 00°00'28" West a distance of 632.06 feet to the POINT OF BEGINNING.

APN: 30971012 0



T-O ENGINEERS

Consulting Engineers, Surveyors and Planners

332 N. BROADMORE WAY
NAMPA, IDAHO 83687
PHONE: (208) 442-6300
FAX: (208) 466-0944

LETTER OF TRANSMITTAL

Date March 31, 2017	Job No. 160200
ATTENTION <i>Robert Hobbs, Planning and Zoning</i>	
RE: Midland and Cherry Southern 37 Acre Rezone	

TO:
City of Nampa
Planning and Zoning
411 Third St. South
Nampa, ID 83651

WE ARE SENDING Attached Under separate cover _____ the following:

Shop drawings Prints Plans Samples Specifications

Copy of letter Change

COPIES	DATE	NO.	DESCRIPTION
1	3-31-17		Completed Application for Amendment of Zoning Map
1			Warranty Deed
1			Signed and Notarized Affidavit of Legal Interest
1			Original Legal Description
1	3-31-17		Check No. 1152 for \$811.00

THESE ARE TRANSMITTED as checked below

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review comment _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Hand Delivered by Kristina Keith

RECEIVED BY: _____ Date
SIGNED: _____

RECEIPT (TRC-1417981-31-03-2017)



BILLING CONTACT

Shon Parks
T-O Engineers
S 2471 Titanium Pl
Meridian, ID 83642

REFERENCE NUMBER	FEE NAME	TRANSACTION TYPE	PAYMENT METHOD	AMOUNT PAID
ZMA-00027-2017	Zoning Map Amendment Fee (More than 1 Acre)	Fee Payment	Check #1152	\$811.00
			SUB TOTAL	\$811.00
			TOTAL	\$811.00