



APPLICATION FOR AMENDMENT OF COMPREHENSIVE PLAN

City of Nampa, Idaho

7/2/16 FZ
ROBERT

This application must be filled out in detail and submitted to the office of the Planning Director for the City of Nampa, Idaho, accompanied by a nonrefundable fee of \$421.00 (for 1 acre or less), and \$842.00 (for more than 1 acre) for a map amendment; or \$213.00 for a text amendment.

Name of Applicant/Representative: DEAN ANDERSON / DAKEN ANDERSON Phone: 3533043 9821818
Address: 915 N Cole Rd City: Boise State: Id Zip Code: 83704

Applicant's interest in property: (circle one) Own Rent Other _____
Owner Name: DEAN ANDERSON Phone: 3533043
Address: 915 N Cole Rd City: Boise State: Id Zip Code: 83704

Address of subject property: 347 W ORCHARD NAMPA ID

Is a copy of one of the following attached? (circle one) Warranty Deed Proof Of Option Earnest Money Agreement.

Subject Property Information

(Please provide one form of the following REQUIRED DOCUMENTATION to complete the amendment):

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

Subdivision Legal Attached Lot _____ Block _____ Book _____ Page _____

Project Description

State (or attach a letter stating) the requested zoning, the land use change(s) and the reason for the proposed change(s) and the use(s) which will be involved: The property has 2 zones (RES + Multi family) we want to change to one zone Multi family to build apartments.

If this application is for a change of plan text complete the following: _____
State (or attach a letter stating) the text changes 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):
General commercial to HD Residential

Dated this 9 day of JUNE, 2016

Dean Anderson
Signature of applicant

NOTICE TO APPLICANT

This application shall be referred to the Nampa Planning Commission for consideration at a public hearing. The Planning Commission will then make its recommendation to the City Council.

If the amendment is recommended for approval a second hearing shall be held before the City Council. If the amendment is recommended for denial you may appeal the decision to the City Council within 15 days from the date of such action by the Planning Commission. At least 15 days prior to each hearing, notice of time and place and a summary of the amendment(s) to be discussed shall be published in the Idaho Press-Tribune. 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.

Any person may apply for a plan amendment at any time to correct errors in the original plan or to recognize substantial changes in the actual conditions of an area.

For Office Use Only:
File Number: CMA 26 - 2016 Project Name: Orchard Apartments



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, DEAN ANDERSON, whose address is 915 N COLE ROAD Boise ID 83704 being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.

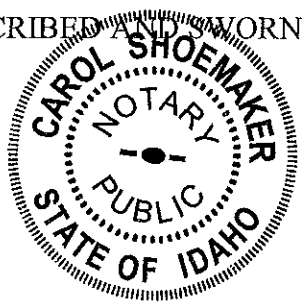
B. I grant my permission to DEAN ANDERSON, whose address is NAMPA AS ABOVE, to submit the accompanying application pertaining to the property described on the attached application.

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 3 day of June 2016.

Dean Anderson
Signature

SUBSCRIBED AND SWORN to before me the 3rd day of June 2016.



Carol Shoemaker
Notary Public for Idaho
Residing at: Canyon Co.
Commission Expires: 03-15-19

EXHIBIT A

Lot 4 Westview, Nampa, Canyon County, Idaho, according to the Assessor's Plat thereof, filed May 4, 1912 in Book 4 of Plats at page 31, in the office of the County Recorder, Canyon County, Idaho. Being a part of the NW ¼ NE ¼ of Section 21, Township 3 North, Range 2 West NA.
Lot 4 N of Canal.

LESS THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

Commencing at a point 25 feet South of the North line of Section 21, Township 3 North, Range 2 West of the Boise Meridian, in Canyon County, Idaho, and 214 feet East of the West line of the NW ¼ NE ¼ of said Section; and running thence East along the South line of Orchard Avenue, in the City of Nampa, Idaho, 238.9 feet to the West boundary line of the right of way of the Boise Valley Traction Company (now abandoned); thence Southeasterly, at an angle of 43° 36', to the right, 292.7 feet, measured along said boundary line of the Boise Valley Traction Company; thence at right angles, Southwesterly, 25.7 feet to the North boundary of the Phyllis Canal; thence Westerly along the said North line of the Phyllis Canal, 64° 12' to the right, 100 feet; 14° 18' left, 100 feet; 18° 32' left, 81.8 feet; 10° 30' left, 177 feet; thence North parallel with the West line of the NW ¼ NE ¼ of Section 21, 276 feet to the point of beginning;

ALSO

Commencing at a point 25 feet South of the North line of Section 21, Township 3 North, Range 2 West of the Boise Meridian, in Canyon County, Idaho; and 452.9 feet East of the West line of the NW ¼ NE ¼ of said Section, and running South 43° 36' East, along the West boundary line of the right of way of the Boise Valley Traction Company, 292.7 feet; thence Northeast at right angles, 21 feet; thence North 43° 36' West, 270.65 feet; thence West along the South line of Orchard Avenue extended, 30.45 feet to the point of beginning.

ALSO

Beginning at the NW corner of the NE ¼ of said Section 21, run thence South 25 feet to the South line of Orchard Avenue, run thence East 453 feet to the West boundary line of the Boise Valley Traction Company right of way; run thence Southeasterly at an angle of 43° 36' to the right 292.7 feet measured along said boundary line of the Boise Valley Traction Company to the real place of beginning; thence at right angles Southwesterly 25.7 feet to the North boundary line of the Phyllis Canal, thence Southeasterly along said North or Northerly boundary line of the said Phyllis Canal, to its intersection with the Westerly line of the right of way of said Boise Valley Traction Company, thence in a Northwesterly direction along the Westerly boundary line of said right of way to the real place of beginning.



8151 W. Rifleman Street
Boise, ID 83704

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

2015-025444
RECORDED
07/07/2015 01:20 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 DWILSON \$13.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 575685 DA/DM

WARRANTY DEED

For Value Received

James J. Cron and Corrine M. Cron, Trustees, or their successor in trust, under the James J. and Corrine M. Cron Living Trust, dated April 12, 2006, and any amendments thereto

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Dean A Anderson and Shirley Ware, husband and wife

hereinafter referred to as Grantee, whose current address is *915 N. Cole Road, Boise, ID 83704*

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the 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 U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: July 1, 2015

James J. and Corrine M. Cron Living Trust

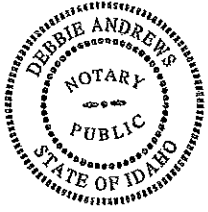
By: *James J. Cron*, TRUSTEE
James J. Cron, Trustee

By: *Corrine M. Cron*, Trustee
Corrine M. Cron, Trustee

State of Idaho, County of Ada

On this 6th day of July in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared James J. Cron and Corrine M. Cron as Trustee(s) of James J. and Corrine M. Cron Living Trust, dated April 12, 2006 known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument as said Trustee(s), and acknowledged to me that he/she/they executed the same as Trustee(s) of said trust and as his/her/their free and voluntary act and deed of said trust, for the uses and purposes therein mentioned.

Debbie Andrews
Residing at: _____ Residing in Boise, ID
Commission Expires: _____ My Commission Expires 11/8/15



QUITCLAIM DEED

FOR VALUE RECEIVED

Shirley I. Ware, a married person

do hereby convey, release, remise and forever quitclaim

unto *Dean A. Anderson, a married person*

whose address is: *3100 W. Crescent Rim Dr. # 308, Boise, ID.*

the following described premises, to wit:

*See attached Exhibit A and made
a part here of.*

2015-044577

RECORDED

11/12/2015 12:42 PM



00198278201800445770020020

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 RGRAY \$13.00

DEED

SHIRLEY I WARE

together with their appurtenances.

Dated: *11-2-2015*

Shirley I. Ware

STATE OF *Idaho* County of *Ada*, ss.

On this *2nd* day of *November*, in the year of *2015*, before me

Reana Gardner, a notary public,

personally appeared, *Shirley I. Ware*

known or identified to me to be the person(s) whose name(s) *is*

instrument, and acknowledged to me that *s* he executed the same.

Notary Public: *Reana Gardner*

Residing at: *Nampa, ID*

My Commission Expires: *07/16/2020*

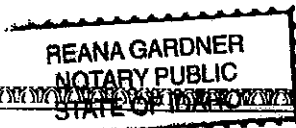


EXHIBIT A

Lot 4 Westview, Nampa, Canyon County, Idaho, according to the Assessor's Plat thereof, filed May 4, 1912 in Book 4 of Plats at page 31, in the office of the County Recorder, Canyon County, Idaho. Being a part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21, Township 3 North, Range 2 West NA.
Lot 4 N of Canal.

LESS THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

Commencing at a point 25 feet South of the North line of Section 21, Township 3 North, Range 2 West of the Boise Meridian, in Canyon County, Idaho, and 214 feet East of the West line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section; and running thence East along the South line of Orchard Avenue, in the City of Nampa, Idaho, 238.9 feet to the West boundary line of the right of way of the Boise Valley Traction Company (now abandoned); thence Southeasterly, at an angle of $43^{\circ} 36'$, to the right, 292.7 feet, measured along said boundary line of the Boise Valley Traction Company; thence at right angles, Southwesterly, 25.7 feet to the North boundary of the Phyllis Canal; thence Westerly along the said North line of the Phyllis Canal, $64^{\circ} 12'$ to the right, 100 feet; $14^{\circ} 18'$ left, 100 feet; $18^{\circ} 32'$ left, 81.8 feet; $10^{\circ} 30'$ left, 177 feet; thence North parallel with the West line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21, 276 feet to the point of beginning;

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ALSO

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APPLICATION FOR AMENDMENT OF ZONING ORDINANCE OR MAP

City of Nampa, Idaho

7/27/16 PE
ROBERT

This application must be filled out in detail and submitted to the office of the Planning Director for the City of Nampa, Idaho, accompanied by a nonrefundable fee of \$406.00 (for 1 acre or less), and \$811.00 (for more than 1 acre) for a map amendment; or \$213.00 for a text amendment.

Name of Applicant/Representative: DEAN ANDERSON / DAREN ANDERSON Phone: 353 3043 9821818
Address: 915 N Cole Road City: Boise State: ID Zip Code: 83704
Applicant's interest in property: (circle one) Own Rent Other
Owner Name: DEAN ANDERSON Phone: 353 3043
Address: SAME AS ABOVE City: State: Zip Code:
Address of subject property: 347 W ORCHARD NAMPA ID.

Is a copy of one of the following attached? (circle one) Warranty Deed Proof Of Option Earnest Money Agreement.

Subject Property Information

(Please provide one form of the following REQUIRED DOCUMENTATION to complete the amendment):

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

Subdivision Legal Attached Lot Block Book Page

Project Description

State the zoning desired for the subject property: Multi-family
Northernly 150'± IS RML Southernly balance RES6 TO R2ML
State (or attach a letter stating) the zoning amendment desired, text or map, and the reason for the 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.

Dated this 9 day of June, 2016

Signature of applicant

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 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 15 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.

For Office Use Only:
File Number: RES 15 - 2016
Project Name: Orchard Apartments

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8151 W. Rifleman Street
Boise, ID 83704

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2015-025444
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CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 DWILSON \$13.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 575685 DA/DM

WARRANTY DEED

For Value Received

James J. Cron and Corrine M. Cron, Trustees, or their successor in trust, under the James J. and Corrine M. Cron Living Trust, dated April 12, 2006, and any amendments thereto

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Dean A Anderson and Shirley Ware, husband and wife

hereinafter referred to as Grantee, whose current address is *915 N. Cole Road, Boise, ID 83704*

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the 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 U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: July 1, 2015

James J. and Corrine M. Cron Living Trust

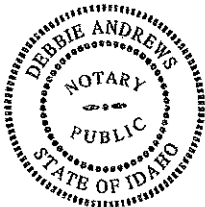
By: *James J. Cron, Trustee*
James J. Cron, Trustee

By: *Corrine M. Cron, Trustee*
Corrine M. Cron, Trustee

State of Idaho, County of Ada

On this 6th day of July in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared James J. Cron and Corrine M. Cron as Trustee(s) of James J. and Corrine M. Cron Living Trust, dated April 12, 2006 known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument as said Trustee(s), and acknowledged to me that he/she/they executed the same as Trustee(s) of said trust and as his/her/their free and voluntary act and deed of said trust, for the uses and purposes therein mentioned.

Debbie Andrews
Residing at: _____ Residing in Boise, ID
Commission Expires: _____ My Commission Expires 11/6/15



QUITCLAIM DEED

FOR VALUE RECEIVED

Shirley I. Ware, a married person

do hereby convey, release, remise and forever quitclaim

unto *Dean A. Anderson, a married person*

whose address is: *3100 W. Crescent Rim Dr. # 308, Boise, ID.*

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2015-044577

RECORDED

11/12/2015 12:42 PM



00198278201600448770020020

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 RGRAY \$13.00

DEED

SHIRLEY I WARE

together with their appurtenances.

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Shirley I. Ware

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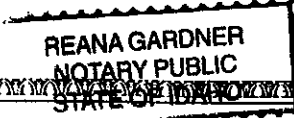
Reana Gardner, a notary public,

personally appeared, *Shirley I. Ware*,

known or identified to me to be the person(s) whose name(s) *is* subscribed to the within

instrument, and acknowledged to me that *s* he executed the same.

Notary Public: *Reana Gardner*
Residing at: *Nampa, ID*
My Commission Expires: *07/16/2020*



U1137

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