



APPLICATION FOR AMENDMENT OF COMPREHENSIVE PLAN
City of Nampa, Idaho

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: MARK L. HESS Phone: 249-1577
 Address: 519 E Karcher Rd City: Nampa State: Id Zip Code: 83682
 Applicant's interest in property: (circle one) Own Rent Other _____
 Owner Name: Jerry Hess Phone: 466-7949
 Address: 519 E Karcher Rd City: Nampa State: Idaho Zip Code: 83682

Address of subject property: _____

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 Fruity Acres Lot 12 Block 1 Book 19 Page 42

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: BC zoning with community mixed use

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):

Dated this 24 day of May, 20 14

Signature of applicant

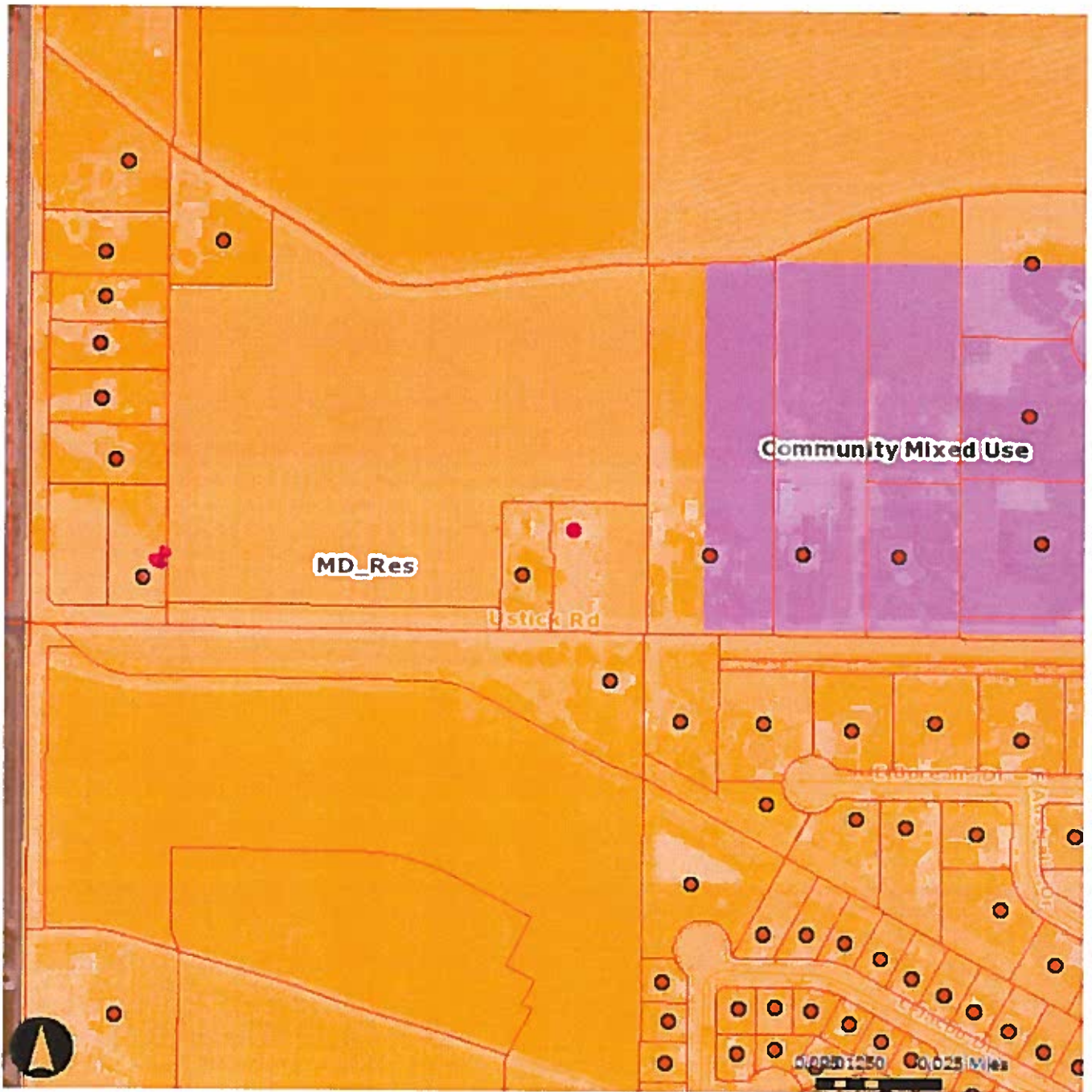
NOTICE TO APPLICANT

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: CMP 25 - 2014 Project Name: _____





APPLICATION FOR ANNEXATION/ZONING
City of Nampa, Idaho

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 \$452.00 (for 1 acre or less), and \$910.00 (for more than 1 acre).

Applicant Information

Name of Applicant/Representative: MARK L HESS Phone: 249-1577
Address: 519 E. Karcher Rd City: Nampa State: Idaho Zip Code: 83682

Applicant's interest in property: (circle one) Own Rent Other _____
Owner Name: Jerry Hess Phone: 466 7749
Address: 519 E Karcher Rd City: Nampa State: Idaho Zip Code: 83682

Address of subject property: North east corner of US 21th & MAPLE

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

Subject Property Information

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Original Legal description of property AND a legible WORD formatted document. (Must have for final recording)
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Subdivision Frosty Acres Lot 12 Block 1 Book 19 Page 42

Project Description

State the zoning desired for the subject property: BC

State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property:

Dated this 24 day of May, 2016

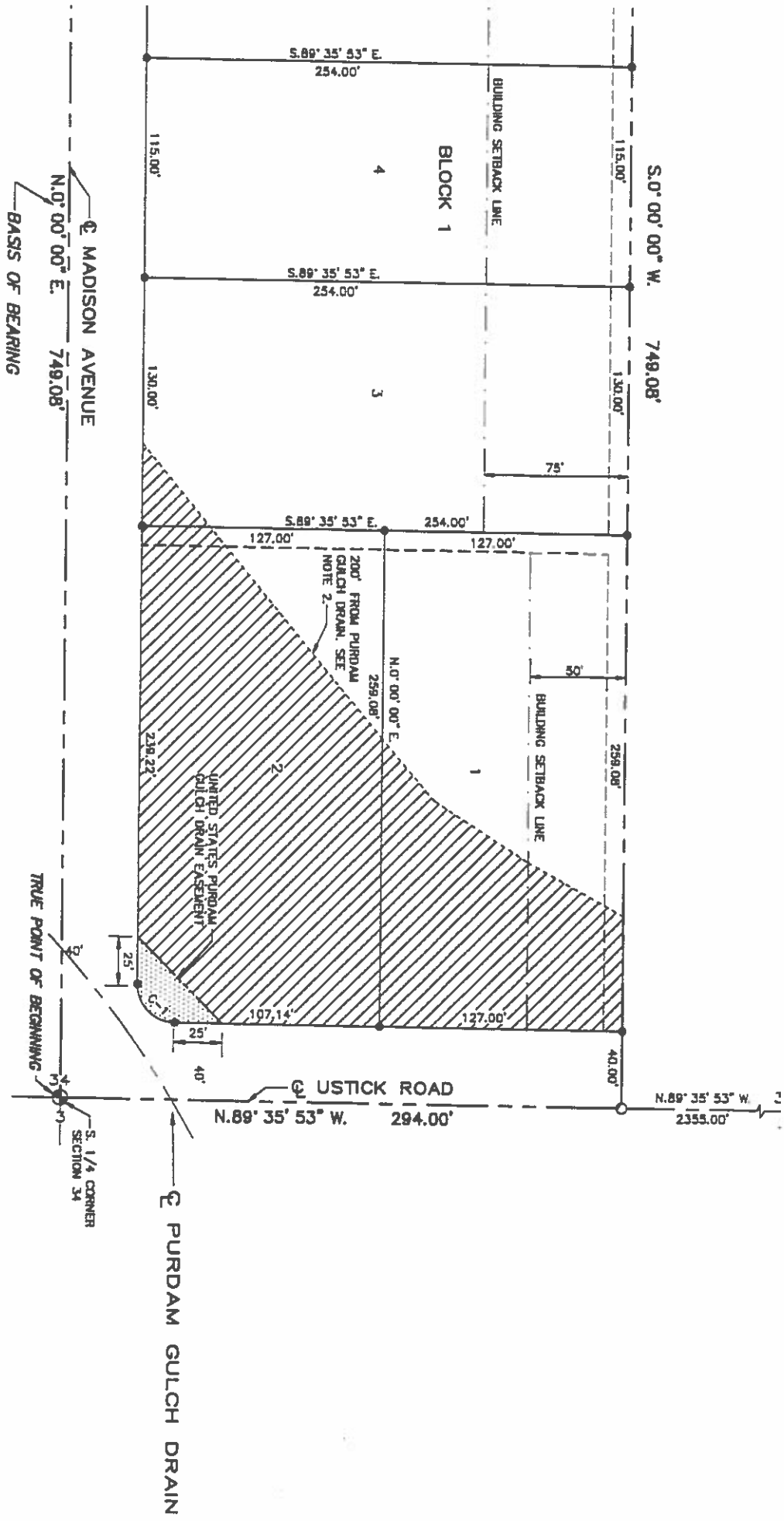
Applicant Signature

NOTICE TO APPLICANT

This application will be referred to the Nampa Planning Commission for a recommendation on the requested zoning. The Planning Commission shall hold a public hearing 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. Notice shall also be posted on the premises of the subject property not less than 1 week prior to the hearings. 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 hearings and should be present to answer any questions.

For Office Use Only:

File Number: ANN 43 - 2016 Project Name: _____



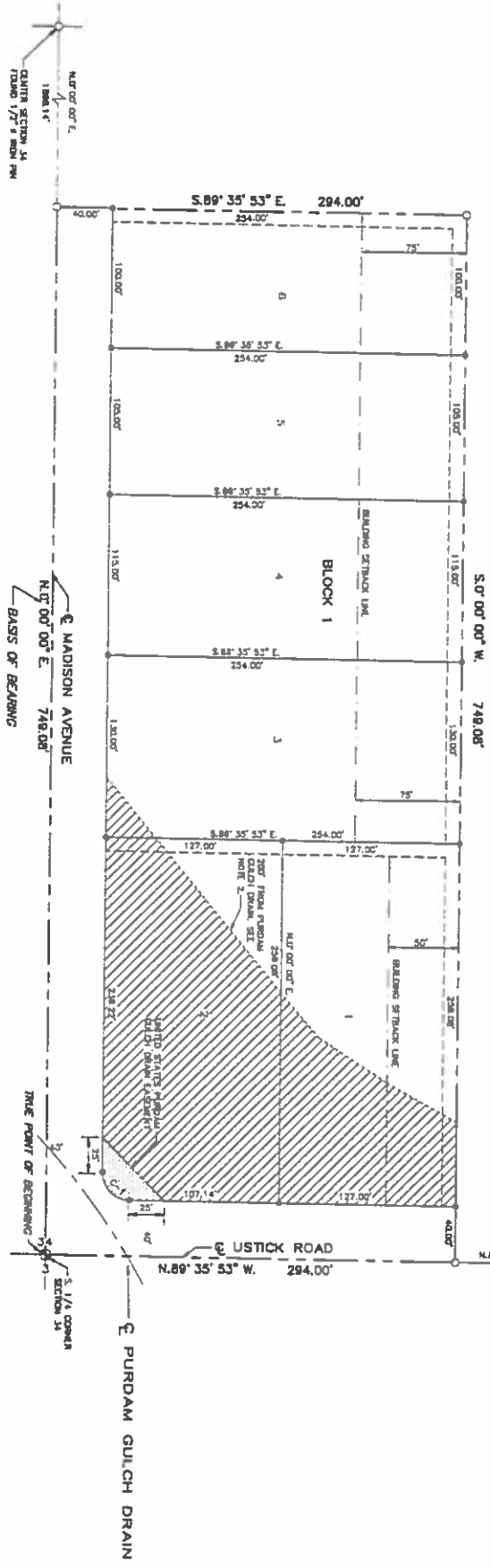
PLAT SHOWING FROSTY ACRES SUBDIVISION

IN THE SW 1/4 SE 1/4 SECTION 34,
T.4N., R.2E., B.1E.,
CANYON COUNTY, IDAHO
1991

SCALE: 1" = 50'



- LEGEND**
- Found Brass Cap Monument
 - Found 5/8" Iron Pin w/ Plastic Cap
 - Set 1/2" Iron Pin w/ Plastic Cap
 - Boundary Line
 - Lot Line
 - Public Utilities, Irrigation and Drainage Easement Ten (10') Wide from Lot Line. Area in which Subsurface Sewage Disposal Drains are not Permitted due to Setback from Purdam Gulch Drain.
 - ▨ Building Setback Line



CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C-1	89° 35' 53"	20.00'	19.84'	31.27'	20.11'	N 44° 47' 35" W

- NOTES**
- Lots shall not be reduced in size without prior approval from the Southwest District Health Department.
 - Sanitary sewer drainfields must be positioned to meet the following minimum setback requirements: 100 feet from Well; Other setbacks as required by the State of Idaho Department of Health and Welfare Division of Environmental Quality shall also apply.
 - Septic tanks and building sewers must be a minimum distance of 50 feet from any well.
 - Soil, Saturated Engineering Report on file with the Southwest District Health Department for installation of Subsurface Sewage Disposal System.
 - Driveway approaches are permitted only of the 1st, 2nd, 3rd, 4th, 5th and 6th. Light use approaches will be required at the above locations. Entrance onto Ustick Road and Madison Avenue shall be by forward vehicular movement only.
 - An Approach Permit must be obtained from the appropriate Highway District prior to construction of the approach. All approaches shall be constructed in accordance with Highway District Standards.
 - Domestic water for the lots included herein shall be supplied from individual wells. Well locations shall be in accordance with requirements of the Southwest District Health Department.
 - Stemwinder travel shall be retained at each individual lot.

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Nampa, Idaho

SHEET 1 OF 2
PLAT BOOK PAGE 522



RECORDED AT THE REQUEST OF:
EDWARD M. HESS
FILING FEE: \$11.00

5-17-91

52 JUN 15 9 31 18
CANYON COUNTY CLERK

FROSTY ACRES SUBDIVISION

CERTIFICATE OF OWNERS

BEFORE ALL MEY BY THESE PRESENTS, That Edward M. Howe and Marilyn Howe, husband and wife, do hereby certify that they are the owners of a certain tract of land...

A parcel of land being a portion of the SE 1/4 of the SE 1/4 of Section 34, T.4N., R.2E., B.M., Canyon County, Idaho and more particularly described as follows: Beginning at a Stone Cap marking the Southwest corner of the said SE 1/4 of the SE 1/4 of Section 34, and said point being the TRUE POINT OF BEGINNING...

The aforesaid, as shown on the plat of Frosty Acres Subdivision, are hereby dedicated to the use of the public, and the easements indicated on said plat are not intended to be created which the State of Idaho reserves for public utility and for any other uses as designated herein and no other.

Witness my hand and the seal of my office, this 28th day of May, 1952, in the office of the Canyon County Register, Canyon County, Idaho, for Building Occupancy Restrictions.

IN WITNESS WHEREOF, we hereunto set our hands this 28th day of May, 1952.

Edward M. Howe
Marilyn Howe

STATE OF IDAHO)
COUNTY OF CANYON) SS

ON THIS 28th day of May, 1952, before me a notary public in and for said State, personally appeared Edward M. Howe and Marilyn Howe, the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year first above written.



CERTIFICATE OF COUNTY TREASURER

I, Edna H. Cook, County Treasurer for the County of Canyon, State of Idaho, in accordance with the requirements of Idaho Code, SS-120A, do hereby certify that all taxes and all interest and all penalty property taxes for the property included in the proposed subdivision have been paid in full.

Edna H. Cook
County Treasurer
Date: 5-27-52

CERTIFICATE OF SURVEYOR

I, John T. Long, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that the plat of Frosty Acres Subdivision, as described in the Certificate of Owners and on the attached plat, was drawn from an actual survey made on the ground under my personal supervision and in accordance with the laws of the State of Idaho Code relating to public and private land surveying.



APPROVAL OF SOUTHWEST HEALTH DISTRICT

Sanitary restrictions of the plat are hereby removed according to the letter to be read on the with the County Register or his record books of the conditions of approval.

Date: 27th of January, 1952.
By: [Signature]
Title: Environmental Health Specialist

CERTIFICATE OF COUNTY SURVEYOR

I, Gerald L. Fort, Acting County Surveyor for Canyon County, Idaho, do hereby certify that I have checked the plat of Frosty Acres Subdivision and find that it complies with the State of Idaho Code relating to plats and surveys.



APPROVAL OF HIGHWAY DISTRICT

ACCEPTED AND APPROVED this 27th day of March, 1952, by the Commissioners of the Highway District No. 1.

[Signature]
Chairman of Highway District No. 1

ACCEPTED AND APPROVED this 16 day of March, 1952, by the Commissioners of Canyon Highway District No. 4.

[Signature]
Chairman of Canyon Highway District No. 4

APPROVAL OF BOARD OF COUNTY COMMISSIONERS APPROVAL OF COUNTY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED this 11 day of June, 1952, by the Board of County Commissioners of Canyon County, Idaho.

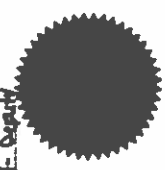
[Signature]
Chairman of Board of County Commissioners

ATTEST:

[Signature]
Secretary of the County Planning and Zoning Commission

ATTEST:

[Signature]
Secretary of the County Planning and Zoning Commission



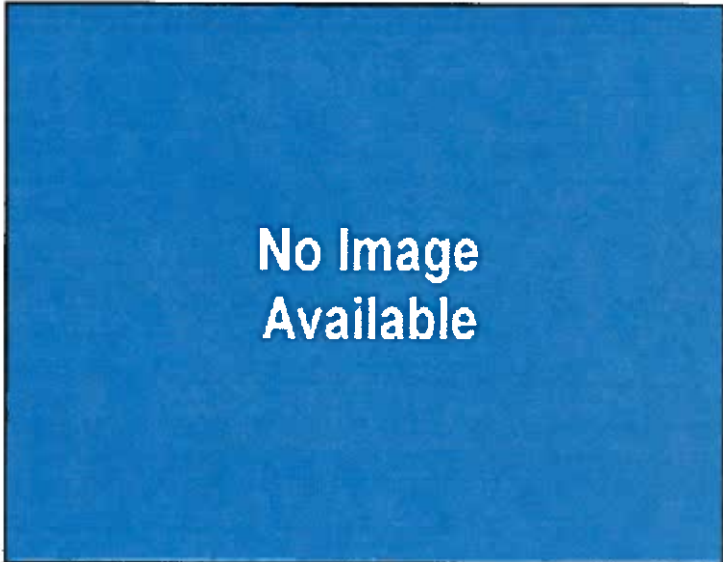


Canyon County Property Detail Report

General Information

Parcel #: R2203550100
Instrument #: 2014008031
Date Transferred:
Primary Owner: J&J HESS LLC
Secondary Owner:
Site Address: 0 MADISON RD
 NAMPA, ID 83687
Mailing Address: 519 E KARCHER RD
 NAMPA, ID 83687
Legal Description: 34-4N-2W SE FROSTY ACRES SUB LT 2 BLK 1

Subdivision/Tract: FROSTY ACRES SUB
Zoning: Enc
Schools: 770 VALLIVUE SCHOOL DIST #139
Description: 02 Irr pasture
Acres: 0.753
MLS Area: 1275



Financial Information

Tax Code Area: 1500000
Total Assessed Value: \$560.00
Home Owner's Exemption: \$0.00
Tax Year: 2015
Levy: 0.012157344
Estimated Taxes: \$6.81
Irrigation Value:

Land Value: \$560.00
Improvement Value: \$0.00

**** Tax information is provided courtesy of the Assessor's office and is for reference use only. We make no guarantee as the accuracy of the information and it is subject to change without notice. Please contact the Assessor's office with any questions regarding current or future tax estimates. Canyon County 454-7431.**

Property Characteristics

Year Built:	0	# Bedrooms:	0
Owner Occupied:	N	Bath 2 Fixtures:	0
Quality Class:		Bath 3 Fixtures:	0
Building Condition:		Bath 4 Fixtures:	0
Building Traits:		Bath 5 Fixtures:	0
# Stories:	0	Total # Fixtures:	0
Stories Height:	0	# Special Fixtures:	0
Has Mobile Home:		Floor 1 Area:	0
Footprint Area:	0	Floor 2 Area:	0
Garage Area:	0	Upper Flr Area:	0
# Garage Stalls:	0	Attic Area:	0
Detached Carport:	0	Attic Finished:	0
Detached Garage:	0	Basement SqFt:	0
Framing:		Basement Finished:	0
Roof Type:		Lower Flr SqFt:	0
Exterior Type:		# Decks:	0
Masonry Fireplace:	0	Deck SqFt:	0
Metal Fireplace:	0	# Porches:	0
Pool Size:	0	Total Porch SqFt:	0
Total SqFt:	0		





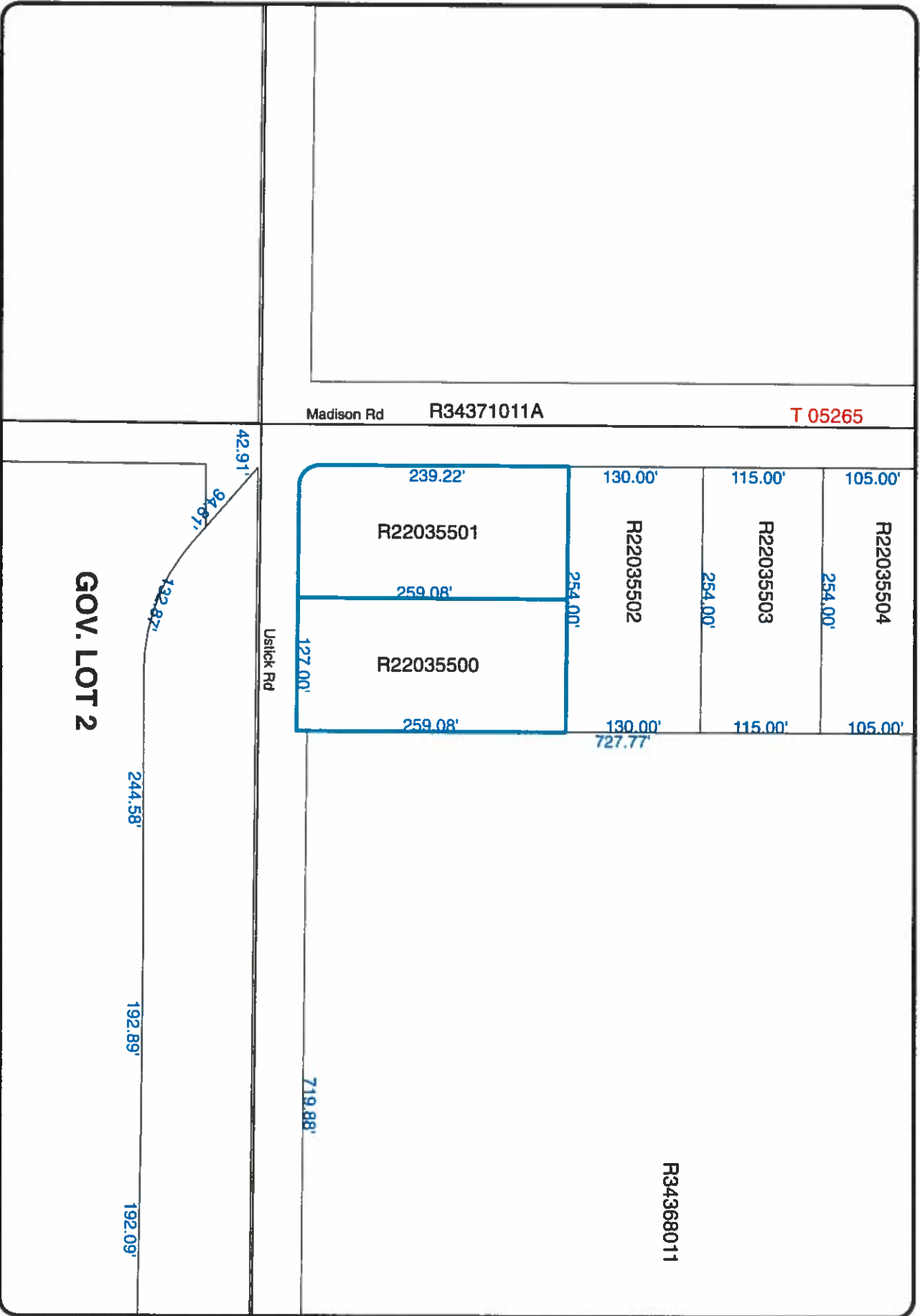
This Map and data displayed is a graphic representation derived from the Clayton County Geographic Information System (GIS) data. It was designed and amended for staff use only. It is not guaranteed survey accuracy.

This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Clayton County and Single Point Solutions, Inc. are not liable for errors or omissions resulting from the use of this product for any purpose.



Pioneer Title Co.

GOING BEYOND



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100 10th Avenue South
Nampa, ID 83651

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

2014-008031
RECORDED
03/05/2014 04:25 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Page: 1 MBROWN \$10.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 547395

WARRANTY DEED

For Value Received

the Hess Living Trust dated November 11, 2010

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

J & J Hess, LLC

hereinafter referred to as Grantee, whose current address is 519 E. Karcher Rd Nampa, ID 83687

The following described premises, to-wit:

Lots 1 and 2, Block 1, Frosty Acres Subdivision, according to the plat thereof, filed in Book 19 of Plats at page(s) 42, records of Canyon County, Idaho.

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: March 3, 2014

The Hess Living Trust dated November 11, 2010

By: Marilyn S. Hess
Marilyn S. Hess, Trustee

State of Idaho, County of Canyon

On this 3rd day of March in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Marilyn S. Hess, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee and acknowledged to me that he/she/they executed the same as such Trustee

[Signature]
Residing at: _____
Commission Expires: _____

Residing in Nampa, Idaho
My Commission Expires 7-31-18



CITY OF NAMPA
RECEIPT

15979

DATE 5/24/16

RECEIVED FROM J+J HESS LLC

ADDRESS 519 E. KARCHER RD

NAMPA, ID 83687

DOLLARS \$ 910.⁰⁰

JOB ADDRESS 519 E. KARCHER RD SUBDIVISION _____

WATER
METER _____
CAPACITY _____
SERVICE LINE _____
DISTRIBUTION _____
MAINLINE _____

SEWER
CAPACITY _____
TRUNKLINE _____
MAINLINE _____
TV SEWER _____
SEWER MODEL _____

IRRIGATION
CAPACITY _____
RISER _____
MAINLINE _____
INSPECTION FEES _____
ROW PERMITS _____

PLATS & ZONING
PRELIMINARY _____
FINAL _____

APPLICATION
ANNEX + BC
COND PLAN
AMEND TO
COMM. MIXED USE

CASH

CHECK # 1769

SIGNATURE [Signature]

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

1767

J & J HESS LLC
519 E. KARCHER RD.
NAMPA, ID 83687-8281

<IDAHO>
INDEPENDENT BANK
804 12TH AVENUE SOUTH
NAMPA, IDAHO 83651
92-373/1231

5/23/2016

PAY TO THE ORDER OF City of Nampa \$ **910.00

Nine Hundred Ten and 00/100 *****
DOLLARS

MEMO Rezone Frosty Acres

[Signature]
AUTHORIZED SIGNATURES



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈0001767⑈ ⑆123103732⑆ 0600043202⑈

RECEIPT (TRC-1392569-24-05-2016)

BILLING CONTACT
MARK HESS
HESS CONSTRUCTION, INC.
East 519 Karcher Rd
Nampa, IDAHO 83687



REFERENCE NUMBER	FEE NAME	TRANSACTION TYPE	PAYMENT METHOD	AMOUNT PAID
ANN-00043-2016	Annexation (More than 1 Acre)	Fee Payment	Check #1787	\$910.00
			SUB TOTAL	\$910.00
			TOTAL	\$910.00



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Name of Applicant/Representative: MARK L HESS Phone: 249-1577
 Address: 519 E. Kercher Rd City: Nampa State: Idaho Zip Code: 83682
 Applicant's interest in property: (circle one) Own Rent Other _____
 Owner Name: Jerry Hess Phone: 466 7749
 Address: 519 E Kercher Rd City: Nampa State: Idaho Zip Code: 83682

Address of subject property: North east corner of US 27th & MAPLE

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

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

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- Subdivision Frustry Acres Lot 12 Block 1 Book 19 Page 42

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State the zoning desired for the subject property: BC

State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property:

Dated this 24 day of May, 2016

Applicant Signature

NOTICE TO APPLICANT

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<u>For Office Use Only:</u>	
File Number: ANN <u>43</u> - 20 <u>16</u>	Project Name: _____



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Dated this 21 day of May, 20 16

Signature of applicant

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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, Jerry M Hess, whose address is 519 E. KARONER, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.

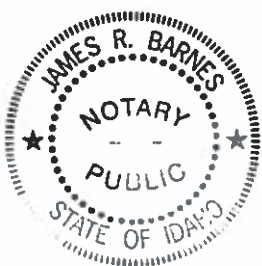
B. I grant my permission to MARK WESS, whose address is 12243 Orchard Ave., to submit the accompanying application pertaining to the property described on the attached application.

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.

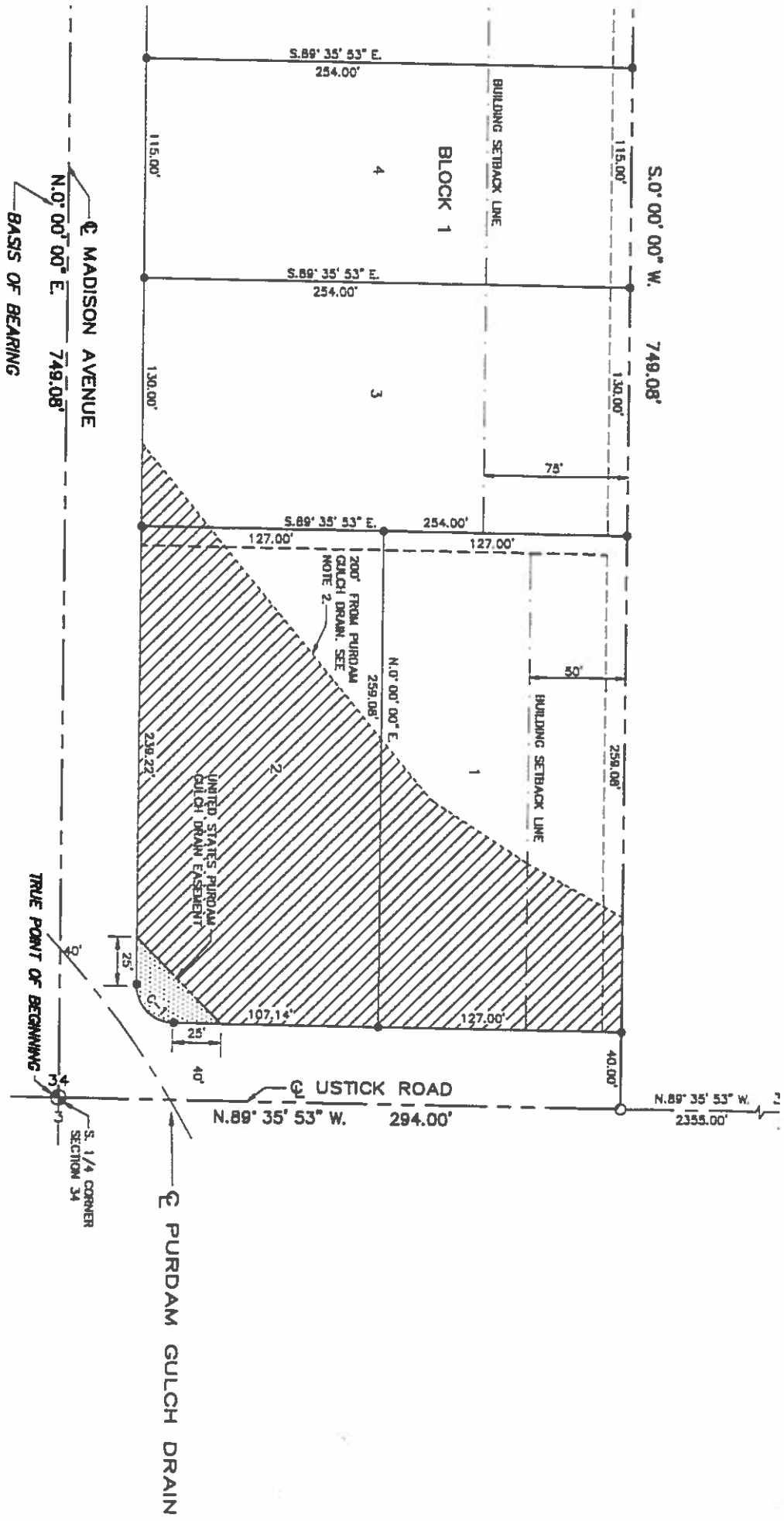
Dated this 23 day of MAY, 2016.

Jerry M Hess
Signature

SUBSCRIBED AND SWORN to before me the 23rd day of MAY, 2016.



James R Barnes
Notary Public for Idaho
Residing at: Bose, 20040
Commission Expires: JAN 1, 2017



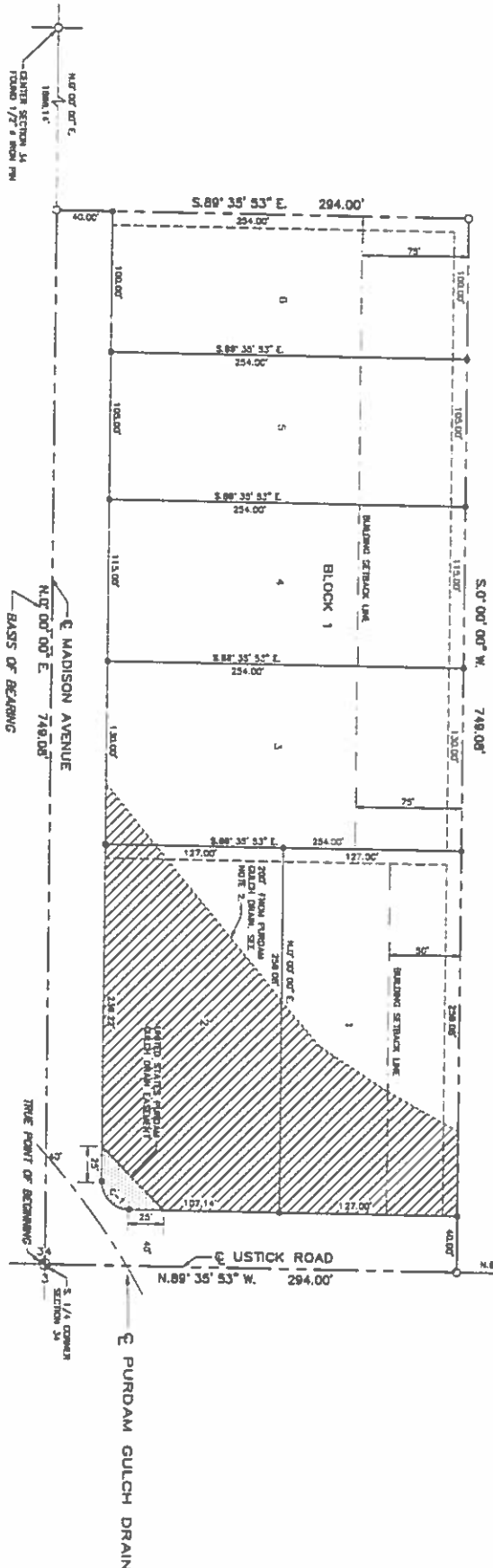
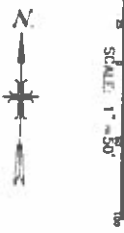
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IN THE SW 1/4 SE 1/4, SECTION 34,
T4N., R2W., B1W.,
CANYON COUNTY, IDAHO
1991

RECORDED AT THE REQUEST OF:
GENERAL
PLUMBING FEE: \$11.00

3, 4, 101
27 JUN 15 03 11 PM
CANYON COUNTY REGISTER

- LEGEND**
- Found Brass Cap Monument
 - Found 5/8" Iron Pin w/Plastic Cap
 - Set 1/2" Iron Pin w/Plastic Cap
 - Boundary Line
 - Lot Line
 - Public Utilities, Irrigation and Drainage Easement Ten (10') Wide from Lot Line.
 - Area in which Subsurface Sewage Disposal Ditchfields are not Permitted due to Subsoil from Purdam Gulch Drain.
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C-1	88° 35' 53"	20.00'	19.00'	31.27'	211.18' N.44° 47' 56" W.

- NOTES**
1. Lots shall not be reduced in size without prior approval from the Southwestern District Health Department.
 2. Sanitary sewer ditchfields must be positioned to meet the following minimum setback requirements: 200 feet from Purdam Gulch Drain; 100 feet from Well.
 3. Other setbacks as required by the State of Idaho Department of Health and Welfare Division of Environmental Quality shall also apply.
 4. Septic tanks and building sewers must be a minimum distance of 50 feet from any well.
 5. See Subdivision Engineering Report on file with the Southwestern District Health Department for installation of Subsurface Sewage Disposal Systems.

5. Driveway approaches are permitted only at the Lot Lines common to Lots 1 and 2; Lots 3 and 4; and Lots 5 and 6. Lot line approaches shall be required at the above locations. Entrances onto Ustick Road and Madison Avenue shall be by forward vehicular movement only.
6. An Approach Permit must be obtained from the appropriate Highway District prior to construction of the approach. All approaches shall be constructed in accordance with Highway District Standards.
7. Domestic water for the Lots included herein shall be supplied from individual wells. Well locations shall be in accordance with requirements of the Southwestern District Health Department.
- A. Stormwater runoff shall be retained at each individual lot.

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Nampa, Idaho



FROSTY ACRES SUBDIVISION

CERTIFICATE OF OWNERS

BEFORE ME BY THESE PRESIDENTS, Ed Edward M. Hess and Marilyn Hess, husband and wife, do hereby certify that they are the owners of a certain tract of land as shown on this plat and described as follows:

A parcel of land being a portion of the SE 1/4 of the SE 1/4 of Section 34, T.9N., R.2E., S.14E., Canyon County, Idaho and more particularly described as follows: Beginning at a Brass Cap marking the Southwest corner of the said SW 1/4 of the SE 1/4 of Section 34, and said point being the TRUE POINT OF BEGINNING, thence S 02° 00' East 743.00 feet along the Westerly boundary of the said SW 1/4 of the SE 1/4 of Section 34, which is also the centerline of Madison Thence South 88° 35' 35" East 284.00 feet along a line parallel with the Southwesterly boundary of the said SW 1/4 of the SE 1/4 of Section 34 to an iron pin; or 02° 00' East 748.00 feet along a line parallel with the Southwesterly boundary of the said SW 1/4 of the SE 1/4 of Section 34 to an iron pin on the line of the said Southwesterly boundary of the SW 1/4 of the SE 1/4 of Section 34; thence North 88° 35' 35" West 284.00 feet along the said Southwesterly boundary of the SW 1/4 of the SE 1/4 of Section 34, which is also the centerline of Madison Thence to the point of beginning, comprising 2.00 acres, more or less.

The above, as shown on the plat of Frosty Acres Subdivision, are hereby dedicated to the use of the public, and the easements indicated on said plat are not intended to be in violation of the public use, and the easements indicated on said plat are not intended to be in violation of the public use. The lots within this Subdivision shall be subject to the provisions of the Idaho Public Use Act, and for any other use as designated herein and no other use. The lots within this Subdivision shall be subject to the provisions of the Idaho Public Use Act, and for any other use as designated herein and no other use.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of May, 1952.

STATE OF IDAHO)
COUNTY OF CAYTON) SS
On this 11th day of May, 1952, before me a notary public in and for said State, personally appeared Edward M. Hess and Marilyn Hess, the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of May, 1952.

CERTIFICATE OF COUNTY TREASURER
I, Edna Wick, County Treasurer in and for the County of Canyon, State of Idaho, in accordance with the requirements of Idaho Code 50-1-106, do hereby certify that any and all current and/or delinquent property taxes for the property indicated in the proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

CERTIFICATE OF SURVEYOR

I, John T. Legg, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that the plat of Frosty Acres Subdivision, as described in the Certificate of Owners and on the attached plat, was drawn from an actual survey made on the ground under the provisions of the laws of the State of Idaho, and that the same is in accordance with the laws of the State of Idaho Code 50-1-101 through 50-1-112.



APPROVAL OF SOUTHWEST HEALTH DISTRICT

Sanitary restrictions of the plat are hereby removed according to the letter to be read on file with the County Recorder on the equal books of the minutes of approval.

Date: May 11, 1952. By: [Signature] Secretary of Health District. Title: [Signature] Health District.

CERTIFICATE OF COUNTY SURVEYOR

I, Carol E. Lee, Acting County Surveyor for Canyon County, Idaho, do hereby certify that I have checked the plat of Frosty Acres Subdivision and find that it complies with the State of Idaho Code relating to plats and surveys.



APPROVAL OF HIGHWAY DISTRICT

ACCEPTED AND APPROVED this 11th day of May, 1952, by the Commissioners of Canyon Highway District No. 1.

By: [Signature] Chairman of Canyon Highway District No. 1.

ACCEPTED AND APPROVED this 11th day of May, 1952, by the Commissioners of Canyon Highway District No. 4.

By: [Signature] Chairman of Canyon Highway District No. 4.

APPROVAL OF BOARD OF COUNTY COMMISSIONERS APPROVAL OF COUNTY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED this 11th day of June, 1952, by the Board of County Commissioners of Canyon County, Idaho.

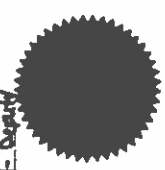
By: [Signature] Chairman of the County Planning and Zoning Commission.

ATTEST

By: [Signature] Secretary of the County Planning and Zoning Commission.

ATTEST

By: [Signature] Secretary of Canyon County.



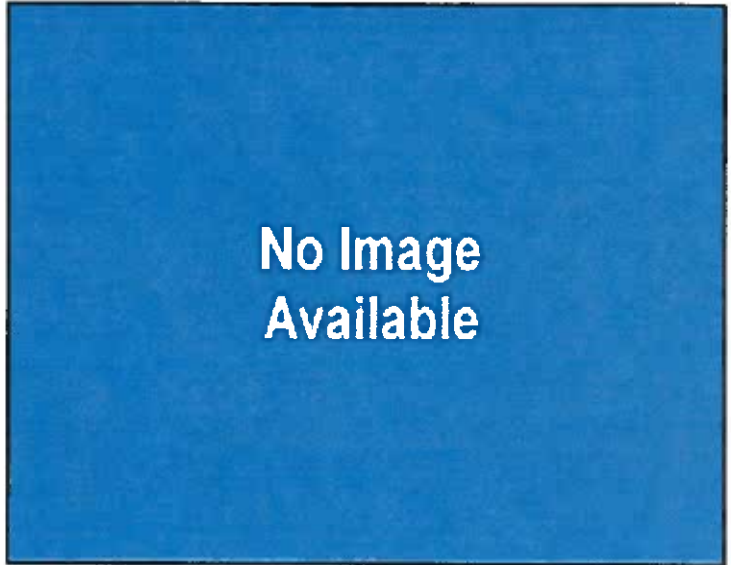


Canyon County Property Detail Report

General Information

Parcel #: R2203550100
Instrument #: 2014008031
Date Transferred:
Primary Owner: J&J HESS LLC
Secondary Owner:
Site Address: 0 MADISON RD
 NAMPA, ID 83687
Mailing Address: 519 E KARCHER RD
 NAMPA, ID 83687
Legal Description: 34-4N-2W SE FROSTY ACRES SUB LT 2 BLK 1

Subdivision/Tract: FROSTY ACRES SUB
Zoning: Enc
Schools: 770 VALLIVUE SCHOOL DIST #139
Description: 02 Irr pasture
Acres: 0.753
MLS Area: 1275



Financial Information

Tax Code Area:	1500000	Land Value:	\$560.00
Total Assessed Value:	\$560.00	Improvement Value:	\$0.00
Home Owner's Exemption:	\$0.00		
Tax Year:	2015		
Levy:	0.012157344		
Estimated Taxes:	\$6.81		
Irrigation Value:			

**** Tax information is provided courtesy of the Assessor's office and is for reference use only. We make no guarantee as the accuracy of the information and it is subject to change without notice. Please contact the Assessor's office with any questions regarding current or future tax estimates. Canyon County 454-7431.**

Property Characteristics

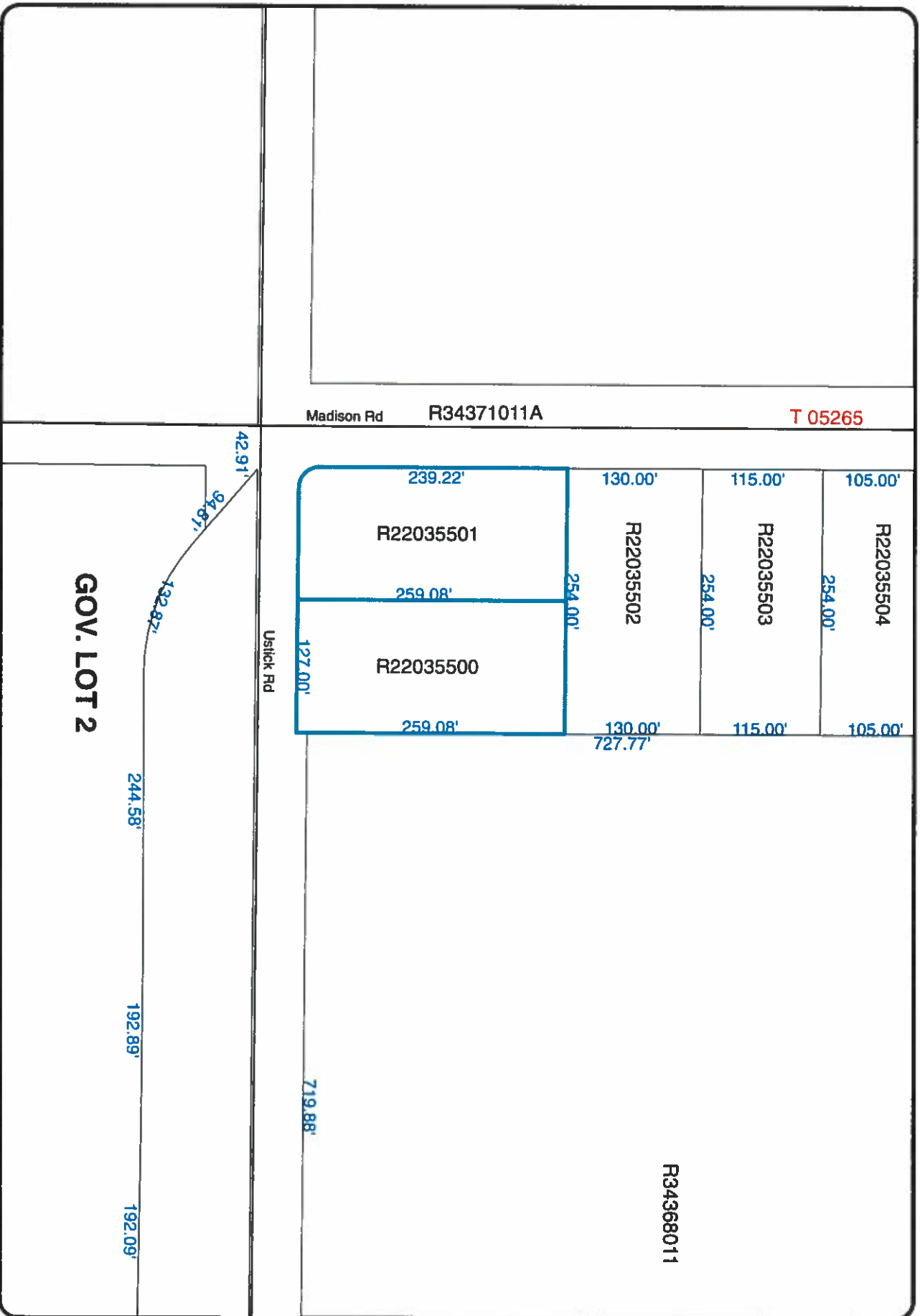
Year Built:	0	# Bedrooms:	0
Owner Occupied:	N	Bath 2 Fixtures:	0
Quality Class:		Bath 3 Fixtures:	0
Building Condition:		Bath 4 Fixtures:	0
Building Traits:		Bath 5 Fixtures:	0
# Stories:	0	Total # Fixtures:	0
Stories Height:	0	# Special Fixtures:	0
Has Mobile Home:		Floor 1 Area:	0
Footprint Area:	0	Floor 2 Area:	0
Garage Area:	0	Upper Flr Area:	0
# Garage Stalls:	0	Attic Area:	0
Detached Carport:	0	Attic Finished:	0
Detached Garage:	0	Basement SqFt:	0
Framing:		Basement Finished:	0
Roof Type:		Lower Flr SqFt:	0
Exterior Type:		# Decks:	0
Masonry Fireplace:	0	Deck SqFt:	0
Metal Fireplace:	0	# Porches:	0
Pool Size:	0	Total Porch SqFt:	0
Total SqFt:	0		





This map and data displayed is a graphic representation derived from the Clayton County Geographic Information System (GIS) data. It was designed and attended for staff use only. It is not guaranteed survey accuracy. This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to hold verify this information. Clayton County and Single Point Solutions, Inc. are not liable for errors or omissions resulting from the use of this product for any purpose.





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100 10th Avenue South
Nampa, ID 83651

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

2014-008031
RECORDED
03/05/2014 04:25 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Page: 1 MBROWN \$10.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 547395

WARRANTY DEED

For Value Received

the Hess Living Trust dated November 11, 2010

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

J & J Hess, LLC

hereinafter referred to as Grantee, whose current address is 519 E. Karcher Rd Nampa, ID 83687

The following described premises, to-wit:

Lots 1 and 2, Block 1, Frosty Acres Subdivision, according to the plat thereof, filed in Book 19 of
Plats at page(s) 42, records of Canyon County, Idaho.

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: March 3, 2014

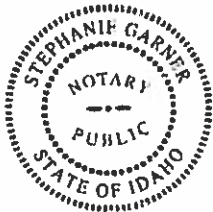
The Hess Living Trust dated November 11, 2010

By: Marilyn S. Hess
Marilyn S. Hess, Trustee

State of Idaho, County of Canyon

On this 3rd day of March in the year of 2014, before me, the undersigned, a Notary Public in and for
said State, personally appeared Marilyn S. Hess, known or identified to me to be the person whose name
is subscribed to the within instrument as Trustee and acknowledged to me that he/she/they executed the
same as such Trustee

[Signature]
Residing at: _____
Commission Expires: _____



Residing in Nampa, Idaho
My Commission Expires 7-31-18

CITY OF NAMPA
RECEIPT

15979

DATE 5/24/16

RECEIVED FROM J+J HESS LLC

ADDRESS 519 E. KARCHER RD

NAMPA, ID 83687 DOLLARS \$ 910.⁰⁰

JOB ADDRESS 519 E. KARCHER RD SUBDIVISION _____

WATER
METER _____
CAPACITY _____
SERVICE LINE _____
DISTRIBUTION _____
MAINLINE _____

SEWER
CAPACITY _____
TRUNKLINE _____
MAINLINE _____
TV SEWER _____
SEWER MODEL _____

IRRIGATION
CAPACITY _____
RISER _____
MAINLINE _____
INSPECTION FEES _____
ROW PERMITS _____

PLATS & ZONING
PRELIMINARY _____
FINAL _____

APPLICATION
ANNEX + BC
COND PLAN
AMEND TO
COMM. MIXED USE

CASH

CHECK # 1769

SIGNATURE [Signature]

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

1767

J & J HESS LLC
519 E. KARCHER RD.
NAMPA, ID 83687-8281

<IDAHO>
INDEPENDENT BANK
804 12TH AVENUE SOUTH
NAMPA, IDAHO 83651
92-373/1231

5/23/2016

PAY TO THE ORDER OF City of Nampa

\$ ****910.00**

Nine Hundred Ten and 00/100*****

DOLLARS

MEMO Rezone Frosty Acres

[Signature]
AUTHORIZED SIGNATURES



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈0001767⑈ ⑆123103732⑆ 0600043202⑈

RECEIPT (TRC-1392569-24-05-2016)

BILLING CONTACT
MARK HESS
HESS CONSTRUCTION, INC.
East 519 Karcher Rd
Nampa, IDAHO 83687



REFERENCE NUMBER	FEE NAME	TRANSACTION TYPE	PAYMENT METHOD	AMOUNT PAID
ANN-00043-2016	Annexation (More than 1 Acre)	Fee Payment	Check #1767	\$910.00
			SUB TOTAL	\$910.00
			TOTAL	\$910.00

Tina Fuller

From: Shellie Lopez <lopezs@cityofnampa.us>
Sent: Wednesday, May 25, 2016 10:45 AM
To: Tina Fuller
Subject: RE: Annexation & Comprehensive Plan Map Amendment / ANN 043-16 & CMA 025-16

Hi Tina,

It doesn't look like he mentioned anything about that in his application. Sorry!

Thank you & have a great day!



Shellie A. Lopez, Administrative Assistant II

O: 208.468.4487, F: 208.468.5439

411 3rd Street South, Nampa, ID 83651

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NAMPA*Proud*

From: Tina Fuller [mailto:fuller@compassidaho.org]
Sent: Wednesday, May 25, 2016 9:01 AM
To: Shellie Lopez <lopezs@cityofnampa.us>
Subject: RE: Annexation & Comprehensive Plan Map Amendment / ANN 043-16 & CMA 025-16

Hi Shellie!

Do you happen to know if they intend to provide access on to Ustick or Madison?

From: Shellie Lopez [mailto:lopezs@cityofnampa.us]
Sent: Wednesday, May 25, 2016 8:22 AM
To: Amanda Morse <morsea@cityofnampa.us>; Beth Ineck <ineckb@cityofnampa.us>; Brent Hoskins <hoskinsb@cityofnampa.us>; Carl Miller <CMiller@compassidaho.org>; Craig Tarter <tarterc@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Don Barr <barrd@cityofnampa.us>; Eric Skoglund <skoglundl@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooksj@cityofnampa.us>; Michael Fuss <fussm@cityofnampa.us>; Neil Jones <jonesn@cityofnampa.us>; Patrick Sullivan <sullivanw@cityofnampa.us>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <collinsrr@cityofnampa.us>; Soyla Reyna <reynas@cityofnampa.us>; Sylvia Mackrill <mackrill@cityofnampa.us>; Tina Fuller <fuller@compassidaho.org>; Tom Laws <TLaws@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: Annexation & Comprehensive Plan Map Amendment / ANN 043-16 & CMA 025-16

Good Morning! ☺

ANN 043-16 & CMA 025-16:

Mark Hess, representing Jerry Hess has requested Annexation and Zoning to BC (Community Business) zone & Comprehensive Plan Map Amendment from Medium Density Residential to Community Mixed Use for the NE corner of Madison Rd and Ustick Rd (A 1.52 acre portion of Section 34, T4N, R2W, SE 1/4, Frosty Acres Sub, Lots 1-2, Block 1).

The Annexation & Comprehensive Plan Map Amendment applications will go before the Planning & Zoning Commission as a public hearing item on the June 28, 2016 agenda.

Please find attached the ANN 043-16 & CMA 025-16 files for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than June 15th.

Thank you & have a great day!



Shellie A. Lopez, Administrative Assistant II

O: 208.468.4487, F: 208.468.5439

411 3rd Street South, Nampa, ID 83651

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