

REC'D MAY 02 2024

2024-012209

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RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=46 LBERG

NO FEE

ORDINANCE

CITY OF NAMPA

ORDINANCE NO. 4803

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO DETERMINING THAT CERTAIN LANDS, COMMONLY KNOWN AS 3321 EAST VICTORY ROAD, NAMPA, ID (COUNTY PARCEL # R2467900000); COMPRISING APPROXIMATELY 17.83 ACRES, MORE OR LESS, LAY CONTIGUOUS TO THE LIMITS OF THE CITY OF NAMPA, CANYON COUNTY, STATE OF IDAHO, AND THAT SAID LANDS COMPRISING APPROXIMATELY 11.27 ACRES, MORE OR LESS, SHOULD BE ANNEXED INTO THE CITY OF NAMPA, AND BE ZONED RS4 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT AND THAT SAID LANDS COMPRISING APPROXIMATELY 6.56 ACRES, MORE OR LESS, SHOULD BE ANNEXED INTO THE CITY OF NAMPA AND BE ZONED RS6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF NAMPA; DETERMINING THAT SAID ANNEXATION AND ZONING ARE IN THE BEST INTEREST OF THE PUBLIC AND CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF NAMPA, AND TO DESIGNATE SAID PROPERTY AS RS4 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT ON THE OFFICIAL ZONING MAP AND OTHER AREA MAPS OF THE CITY; SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT BETWEEN THE APPLICANT AND THE CITY; PROVIDING FOR RECORDATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HERewith; AND, DIRECTING THE CITY CLERK TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.

BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF NAMPA, CANYON COUNTY, STATE OF IDAHO;

SECTION 1. The Nampa City Council, upon the recommendation of the Nampa Planning & Zoning Commission and compliance with the public notice and hearing processes required by Idaho Code chapter 65, Title 67, and Nampa City Code § 10-03-08 and Chapter 2, Title 10, approved the annexation and zoning application in Case No. ANN-00296-2023 at a public hearing held on January 23, 2024.

SECTION 2. It is hereby determined to be in the best interests of the public, and consistent with the Nampa Comprehensive Plan, that the following described property which is contiguous to the City of Nampa, Canyon County, Idaho, commonly known as 3321 East Victory Road, Nampa, ID (County Parcel #R2467900000); comprising approximately 11.27 acres, more or less, should be annexed into the City of Nampa and be zoned RS4 (Single-Family Residential) zoning district, and comprising approximately 6.56 acres, more or less, should be annexed into the City of Nampa and be zoned RS6 (Single-Family Residential) zoning district, to-wit:

See Exhibit “A” attached hereto and made a part hereof by this reference.

Said property is also visually depicted in the drawing marked as **Exhibit “B”** attached hereto and made a part hereof by this reference.

SECTION 3. That the above-described property is hereby annexed into the corporate limits of the City of Nampa and zoned RS4 (Single-Family Residential) and RS6 (Single-Family Residential) zoning districts.

SECTION 4. That the recordation of this ordinance shall be deemed for all intents and purposes as an amendment to the zoning ordinance and zoning map of the City of Nampa. The City Engineer and the Planning & Zoning Director of the City of Nampa, Idaho, are hereby instructed to so designate the same above-described property on the official zoning map and other area maps of the City of Nampa, Idaho as lying within the city limits and zoned RS4 (Single-Family Residential) and RS6 (Single-Family Residential) zoning districts.

SECTION 5. This ordinance shall be in full force and effect from and after its passage, approval, publication and recordation according to law. The aforementioned annexation and zoning approval is subject to the development agreement and conditions of approval adopted by the City Council in its decision. The development agreement is hereby approved- see **Exhibit “C”** attached hereto and made a part hereof by reference.

SECTION 6. All ordinances, rules and regulations, and parts thereof, in conflict herewith are repealed. This ordinance is severable.

SECTION 7. The Clerk of the City of Nampa, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner plainly and clearly designating the boundaries of the City of Nampa, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.


PASSED BY THE COUNCIL OF THE CITY OF NAMPA, IDAHO, THIS 15TH DAY OF APRIL 2024.

APPROVED BY THE MAYOR OF THE CITY OF NAMPA, IDAHO, THIS 15TH DAY OF APRIL 2024.

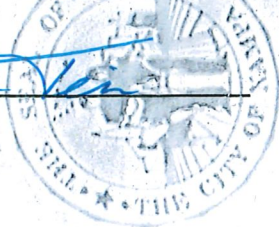


Mayor Debbie Kling

Attest:



City Clerk



State of Idaho)

Canyon County)

On this 15th day of April 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Debbie Kling known to be the Mayor and Charlene Tim known to be the City Clerk of the City of Nampa, a municipal corporation, who executed the foregoing instrument.

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



Residing at: Nampa, Canyon County, Idaho
My Commission Expires: 9-11-2029

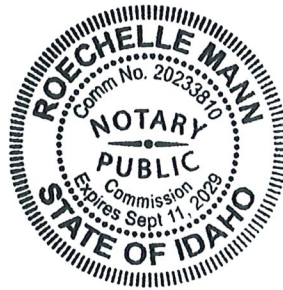


EXHIBIT A – LEGAL DESCRIPTION



J-U-B FAMILY OF COMPANIES

Exhibit "A"
Wagon Trail Annexation Boundary
Project No. 10-23-017 December 15, 2023

A tract of land situate in the northwest quarter of the northwest quarter of Section 25, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, County of Canyon, State of Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 25, from which the west sixteenth corner on the north line of said Section 25 bears South 89°32'46" East, coincident with the north line of said Section 25, a distance of 1,319.95 feet;

thence from said Point of Commencement, South 89°32'46" East, coincident with said north line, a distance of 659.98 feet to the **Point of Beginning** of this description;

thence from said **Point of Beginning**, the following eight (8) consecutive courses and distances:

1. South 00°09'51" West, a distance of 25.00 feet to the northwesterly corner of Lot 7 of the Map of Nampa Heights Addition to Nampa, Idaho, recorded in Book 4 of Plats, at Page 61, Canyon County Records,
2. South 00°09'51" West, coincident with the respective westerly lines of Lots 7 and 14 of said Nampa Heights Addition, a distance of 1,298.37 feet to the southwesterly corner of said Lot 14,
3. leaving said westerly lines, South 89°28'20" East, coincident with the respective southerly lines of Lots 14 and 13 of said Nampa Heights Addition, a distance of 516.49 feet,
4. leaving said southerly lines, North 00°11'06" East, a distance of 22.00 feet to the southwesterly corner of the tract of land shown on the Record of Survey for Jill Hilton recorded as Instrument No. 200220592, Canyon County Records,
5. continuing North 00°11'06" East, coincident with the westerly line of said tract, a distance of 153.00 feet to the northwesterly corner of said tract,
6. South 89°28'20" East, coincident with the northerly line of said tract, a distance of 143.00 feet to the northeasterly corner of said tract, said corner also being the intersection of the centerline of E. Kings Gate Drive with the easterly line of Lot 13 of said Nampa Heights Addition,
7. North 00°11'06" East, coincident with the easterly line of Lot 13 of said Nampa Heights Addition, a distance of 28.00 feet to a point on the northerly right-of-way line of E. Kings Gate Drive, and
8. continuing North 00°11'06" East, coincident with the respective easterly lines of Lots 13 and 8 of said Nampa Heights Addition, a distance of 600.75 feet to

the most southerly corner of the tract of land described in the Residence Quitclaim Deed recorded as Instrument No. 200705110, Official Records of Canyon County, said tract being hereinafter referred to as the "Luque Tract";

thence leaving said easterly lines, coincident with the westerly lines of said Luque Tract, the following two (2) consecutive courses and distances:

1. North 31°12'06" West, a distance of 176.35 feet, and
2. North 23°41'56" West, a distance of 378.47 feet to the northwesterly corner of said Luque Tract;

thence leaving said westerly lines, continuing North 23°41'56" West, a distance of 27.40 feet to a point on the north line of the aforesaid Section 25; thence North 89°32'46" West, coincident with said north line, a distance of 403.80 feet to the **Point of Beginning**.

Containing an area of 17.84 acres of land, more or less.


The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

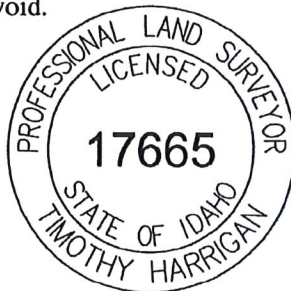
End of Description.

J-U-B ENGINEERS, Inc.

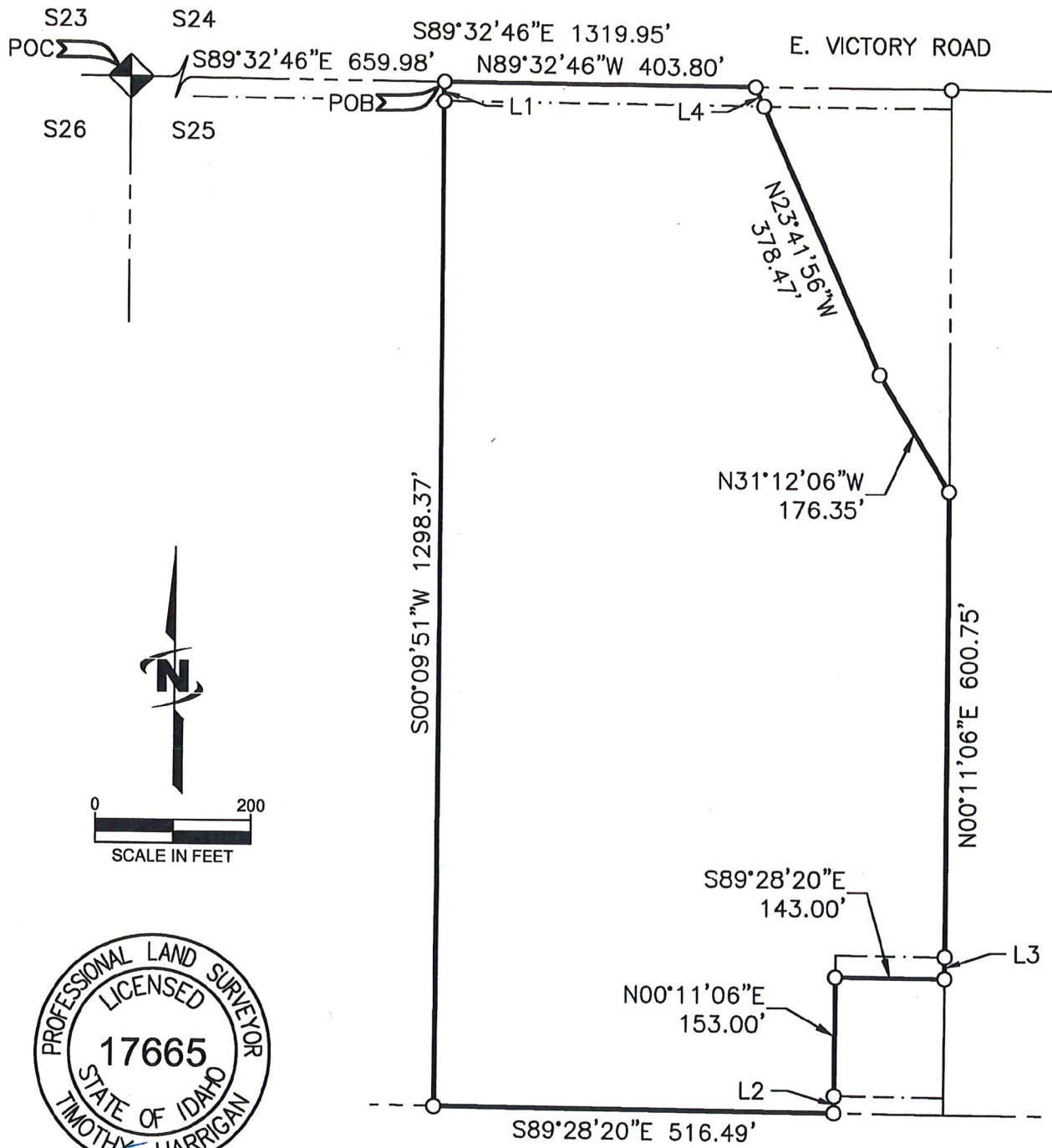
This description was prepared by me or under my supervision. If any portion of this description is modified and/or removed (including but not limited to, the graphic portion shown on the attached Exhibit "B") without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.


Timothy Harrigan, PLS 17665


Date



\\jub.com\Central\Clients\ID\Trilogy\Projects\10-23-017_Wagon Trail\Survey\Legals\Dwg\10-23-017_Wagon Trail_Annex.dwg, 12/15/23 10:24:41am, tharrigan



Timothy Harrigan
12/15/2023

SEE SHEET 2
FOR LEGEND AND
LINE TABLE




EXHIBIT "B"



**WAGON TRAIL SUBDIVISION
ANNEXATION BOUNDARY**
SITUATE IN THE NW QUARTER OF THE NW QUARTER OF SECTION 25, T3N, R2W,
BOISE MERIDIAN, CITY OF NAMPA, COUNTY OF CANYON, STATE OF IDAHO

SHEET
1 OF 2

LEGEND

- — — — — SECTION LINE
- - - - - ADJOINER PARCEL LINE
-  - ANNEXATION AREA: 17.84± ACRES OF LAND
-  - SECTION CORNER
-  - QUARTER CORNER
- - DIMENSION POINT
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING

LINE TABLE		
NO.	BEARING	DIST.
L1	S00°09'51"W	25.00'
L2	N00°11'06"E	22.00'
L3	N00°11'06"E	28.00'
L4	N23°41'56"W	27.40'



[Handwritten Signature]
12/15/2023

EXHIBIT "B"

**WAGON TRAIL SUBDIVISION
ANNEXATION BOUNDARY**

SITUATE IN THE NW QUARTER OF THE NW QUARTER OF SECTION 25, T3N, R2W,
BOISE MERIDIAN, CITY OF NAMPA, COUNTY OF CANYON, STATE OF IDAHO

SHEET
2 OF 2



J-U-B FAMILY OF COMPANIES

Exhibit "A"
Wagon Trail Rezone – RS-4
Project No. 10-23-017 December 15, 2023

A tract of land situate in the northwest quarter of the northwest quarter of Section 25, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, County of Canyon, State of Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 25, from which the west sixteenth corner on the north line of said Section 25 bears South 89°32'46" East, coincident with the north line of said Section 25, a distance of 1,319.95 feet;

thence from said Point of Commencement, South 89°32'46" East, coincident with said north line, a distance of 659.98 feet to the **Point of Beginning** of this description;

thence from said **Point of Beginning**, the following eighteen (18) consecutive courses and distances:

1. continuing South 89°32'46" East, coincident with said north line, a distance of 240.91 feet,
2. leaving said north line, South 00°27'14" West, a distance of 25.00 feet,
3. continuing South 00°27'14" West, a distance of 170.00 feet,
4. South 89°32'46" East, a distance of 73.24 feet,
5. along the arc of a tangent curve to the right, concave southwesterly, having a radius of 45.00 feet, through a central angle of 65°50'50", an arc length of 51.72 feet, and a chord bearing South 56°37'21" East, a distance of 48.92 feet,
6. South 23°41'56" East, a distance of 216.02 feet,
7. along the arc of a tangent curve to the left, concave northeasterly, having a radius of 250.00 feet, through a central angle of 7°30'10", an arc length of 32.74 feet, and a chord bearing South 27°27'01" East, a distance of 32.71 feet,
8. South 31°12'06" East, a distance of 102.78 feet,
9. along the arc of a tangent curve to the right, concave westerly, having a radius of 100.00 feet, through a central angle of 31°23'12", an arc length of 54.78 feet, and a chord bearing South 15°30'30" East, a distance of 54.10 feet,
10. South 00°11'06" West, a distance of 301.65 feet,
11. along the arc of a tangent curve to the right, concave northwesterly, having a radius of 45.00 feet, through a central angle of 90°20'34", an arc length of 70.96 feet, and a chord bearing South 45°21'23" West, a distance of 63.83 feet,
12. North 89°28'20" West, a distance of 98.54 feet,
13. South 00°31'40" West, a distance of 130.00 feet,
14. North 89°28'20" West, a distance of 51.92 feet,

15. South 00°31'40" West, a distance of 130.00 feet,
16. North 89°28'20" West, a distance of 152.54 feet,
17. South 00°09'51" West, a distance of 4.89 feet, and
18. North 89°50'09" West, a distance of 174.71 feet to a point on the westerly line of Lot 14 of the map of Nampa Heights Addition to Nampa, Idaho, recorded in Book 4 of Plats, at Page 61, Canyon County Records;

thence North 00°09'51" East, coincident with the respective westerly lines of Lot 14 and Lot 7 of said Nampa Heights Addition, a distance of 1,174.37 feet to the northwesterly corner of said Lot 7; thence continuing North 00°09'51" East, a distance of 25.00 feet to the **Point of Beginning**.

Containing an area of 11.27 acres of land, more or less.

The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

J-U-B ENGINEERS, Inc.

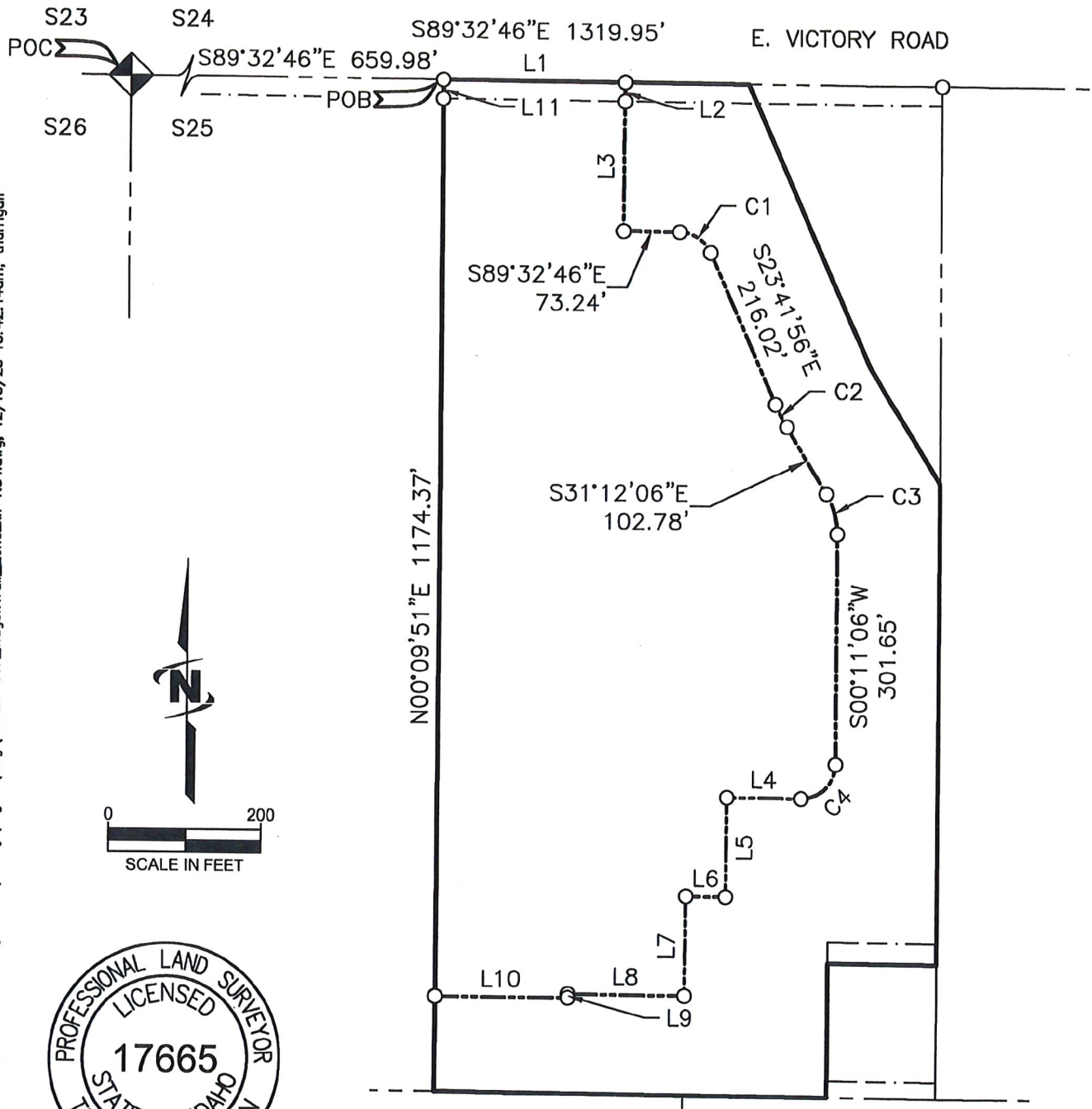
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Timothy Harrigan, PLS 17665

12/15/2023
Date



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12/15/2023

SEE SHEET 2
FOR LEGEND AND
LINE TABLE

EXHIBIT "B"







**WAGON TRAIL SUBDIVISION
REZONE RS-4**

SITUATE IN THE NW QUARTER OF THE NW QUARTER OF SECTION 25, T3N, R2W,
BOISE MERIDIAN, CITY OF NAMPA, COUNTY OF CANYON, STATE OF IDAHO

SHEET
1 OF 2



LEGEND

-  - SECTION LINE
-  - ADJOINER PARCEL LINE
-  - RS-4 AREA: 11.27± ACRES OF LAND
-  - SECTION CORNER
-  - QUARTER CORNER
-  - DIMENSION POINT
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	45.00'	65°50'50"	51.72'	S56°37'21"E	48.92'
C2	250.00'	7°30'10"	32.74'	S27°27'01"E	32.71'
C3	100.00'	31°23'12"	54.78'	S15°30'30"E	54.10'
C4	45.00'	90°20'34"	70.96'	S45°21'23"W	63.83'

LINE TABLE		
NO.	BEARING	DIST.
L1	S89°32'46"E	240.91'
L2	S00°27'14"W	25.00'
L3	S00°27'14"W	170.00'
L4	N89°28'20"W	98.54'
L5	S00°31'40"W	130.00'
L6	N89°28'20"W	51.92'
L7	S00°31'40"W	130.00'
L8	N89°28'20"W	152.54'
L9	S00°09'51"W	4.89'
L10	N89°50'09"W	174.71'
L11	N00°09'51"E	25.00'



13
12/15/2023

EXHIBIT "B"

**WAGON TRAIL SUBDIVISION
 REZONE RS-4**

SITUATE IN THE NW QUARTER OF THE NW QUARTER OF SECTION 25, T3N, R2W,
 BOISE MERIDIAN, CITY OF NAMPA, COUNTY OF CANYON, STATE OF IDAHO



Exhibit "A"
Wagon Trail Rezone – RS-6
Project No. 10-23-017 January 4, 2024

A tract of land situate in the northwest quarter of the northwest quarter of Section 25, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, County of Canyon, State of Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 25, from which the west sixteenth corner on the north line of said Section 25 bears South 89°32'46" East, coincident with the north line of said Section 25, a distance of 1,319.95 feet;

thence from said Point of Commencement, South 89°32'46" East, coincident with said north line, a distance of 659.98 feet; thence continuing South 89°32'46" East, coincident with said north line, a distance of 240.91 feet to the **Point of Beginning** of this description;

thence from said **Point of Beginning**, the following seventeen (17) consecutive courses and distances:

1. leaving said north line, South 00°27'14" West, a distance of 25.00 feet,
2. continuing South 00°27'14" West, a distance of 170.00 feet,
3. South 89°32'46" East, a distance of 73.24 feet,
4. along the arc of a tangent curve to the right, concave southwesterly, having a radius of 45.00 feet, through a central angle of 65°50'50", an arc length of 51.72 feet, and a chord bearing South 56°37'21" East, a distance of 48.92 feet,
5. South 23°41'56" East, a distance of 216.02 feet,
6. along the arc of a tangent curve to the left, concave northeasterly, having a radius of 250.00 feet, through a central angle of 7°30'10", an arc length of 32.74 feet, and a chord bearing South 27°27'01" East, a distance of 32.71 feet,
7. South 31°12'06" East, a distance of 102.78 feet,
8. along the arc of a tangent curve to the right, concave westerly, having a radius of 100.00 feet, through a central angle of 31°23'12", an arc length of 54.78 feet, and a chord bearing South 15°30'30" East, a distance of 54.10 feet,
9. South 00°11'06" West, a distance of 301.65 feet,

10. along the arc of a tangent curve to the right, concave northwesterly, having a radius of 45.00 feet, through a central angle of $90^{\circ}20'34''$, an arc length of 70.96 feet, and a chord bearing South $45^{\circ}21'23''$ West, a distance of 63.83 feet,
11. North $89^{\circ}28'20''$ West, a distance of 98.54 feet,
12. South $00^{\circ}31'40''$ West, a distance of 130.00 feet,
13. North $89^{\circ}28'20''$ West, a distance of 51.92 feet,
14. South $00^{\circ}31'40''$ West, a distance of 130.00 feet,
15. North $89^{\circ}28'20''$ West, a distance of 152.54 feet,
16. South $00^{\circ}09'51''$ West, a distance of 4.89 feet, and
17. North $89^{\circ}50'09''$ West, a distance of 174.71 feet to a point on the westerly line of Lot 14 of the map of Nampa Heights Addition to Nampa, Idaho, recorded in Book 4 of Plats, at Page 61, Canyon County Records;

thence South $00^{\circ}09'51''$ West, coincident with said westerly line, a distance of 124.00 feet to the southwesterly corner of said Lot 14; thence leaving said westerly line, the following six (6) consecutive courses and distances:

1. South $89^{\circ}28'20''$ East, coincident with the respective southerly lines of Lots 14 and 13 of said Nampa Heights Addition, a distance of 516.49 feet,
2. leaving said southerly lines, North $00^{\circ}11'06''$ East, a distance of 22.00 feet to the southwesterly corner of the tract of land shown on the Record of Survey for Jill Hilton recorded as Instrument No. 200220592, Canyon County Records,
3. continuing North $00^{\circ}11'06''$ East, coincident with the westerly line of said tract, a distance of 153.00 feet to the northwesterly corner of said tract,
4. South $89^{\circ}28'20''$ East, coincident with the northerly line of said tract, a distance of 143.00 feet to the northeasterly corner of said tract, said corner also being the intersection of the centerline of E. Kings Gate Drive with the easterly line of Lot 13 of said Nampa Heights Addition,
5. North $00^{\circ}11'06''$ East, coincident with the easterly line of Lot 13 of said Nampa Heights Addition, a distance of 28.00 feet to a point on the northerly right-of-way line of E. Kings Gate Drive, and
6. leaving said right-of-way line, North $00^{\circ}11'06''$ East, coincident with the easterly lines of Lots 13 and 8 of said Nampa Heights Addition, a distance of 600.75 feet to the most southerly corner of the aforesaid Luque Tract;

thence leaving said easterly lines, coincident with the westerly lines of said Luque Tract, the following two (2) consecutive courses and distances:

1. North $31^{\circ}12'06''$ West, a distance of 176.35 feet, and

2. North 23°41'56" West, a distance of 378.47 feet to the northwesterly corner of said Luque Tract;

thence leaving said westerly lines, continuing North 23°41'56" West, a distance of 27.40 feet to a point on the north line of the aforesaid Section 25; thence North 89°32'46" West, coincident with said north line, a distance of 162.89 feet to the **Point of Beginning**.

Containing an area of 6.56 acres of land, more or less.

The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

J-U-B ENGINEERS, Inc.

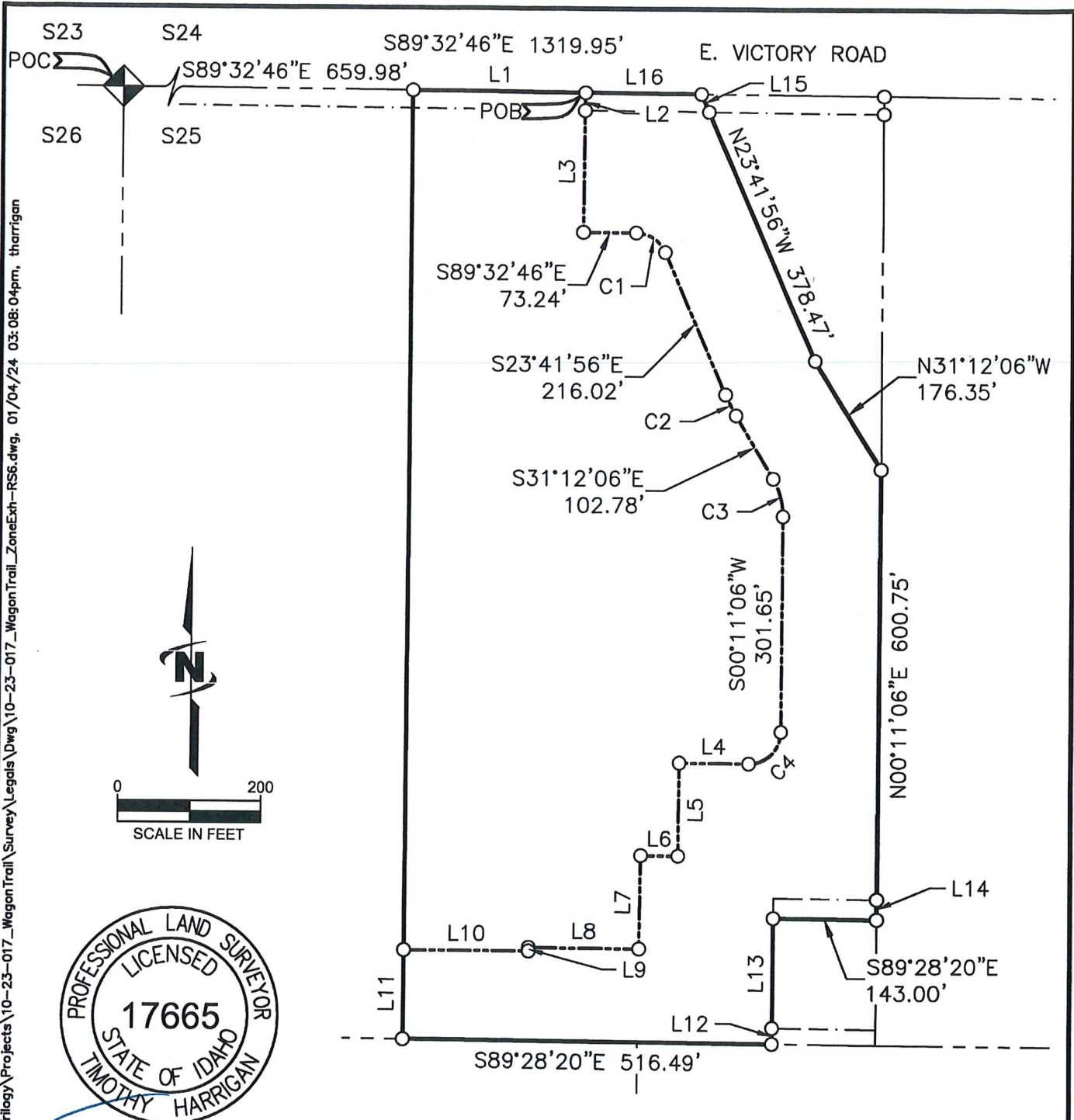
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Timothy Harrigan, PLS 17665

1/4/2024
Date





\\Jub.com\Central\Clients\ID\Trilogy\Projects\10-23-017_WagonTrail\Survey\Legals\Dwg\10-23-017_WagonTrail_ZoneExh-RS6.dwg, 01/04/24 03:08:04pm, tharrigan



1/4/2024

SEE SHEET 2
FOR LEGEND AND
LINE TABLE







EXHIBIT "B"

**WAGON TRAIL SUBDIVISION
REZONE RS-6**

SITUATE IN THE NW QUARTER OF THE NW QUARTER OF SECTION 25, T3N, R2W,
BOISE MERIDIAN, CITY OF NAMPA, COUNTY OF CANYON, STATE OF IDAHO

SHEET
1 OF 2

LEGEND

-  - SECTION LINE
-  - ADJOINER PARCEL LINE
-  - RS-6 AREA: 6.56± ACRES OF LAND
-  - SECTION CORNER
-  - QUARTER CORNER
-  - DIMENSION POINT
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING

CURVE TABLE					
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C3	100.00'	31°23'12"	54.78'	S15°30'30"E	54.10'
C4	45.00'	90°20'34"	70.96'	S45°21'23"W	63.83'

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L5	S00°31'40"W	130.00'
L6	N89°28'20"W	51.92'
L7	S00°31'40"W	130.00'
L8	N89°28'20"W	152.54'
L9	S00°09'51"W	4.89'
L10	N89°50'09"W	174.71'
L11	S00°09'51"W	124.00'
L12	N00°11'06"E	22.00'
L13	N00°11'06"E	153.00'
L14	N00°11'06"E	28.00'
L15	N23°41'56"W	27.40'
L16	N89°32'46"W	162.89'



17665
1/4/2024

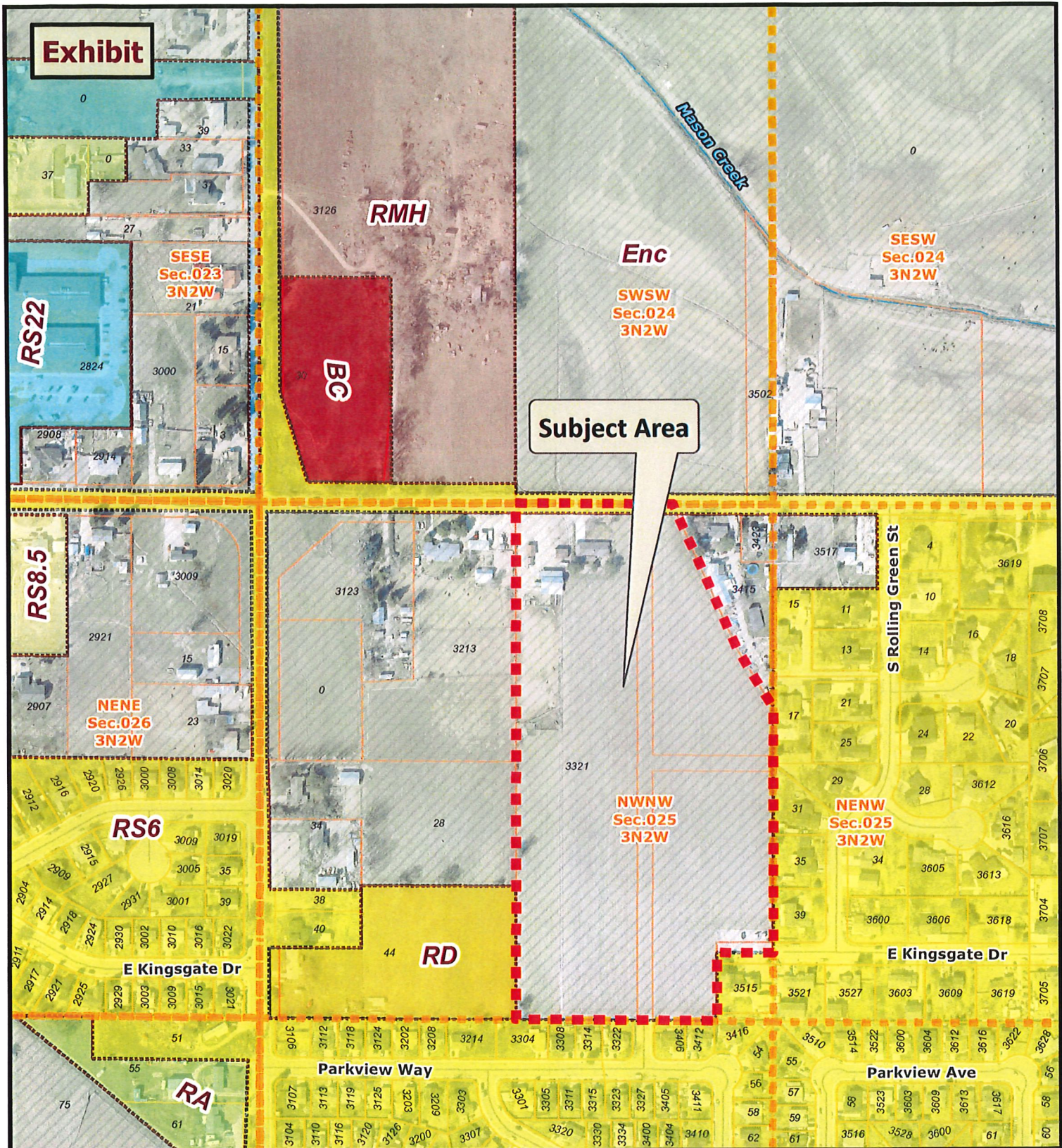
EXHIBIT "B"

**WAGON TRAIL SUBDIVISION
 REZONE RS-6**

SITUATE IN THE NW QUARTER OF THE NW QUARTER OF SECTION 25, T3N, R2W,
 BOISE MERIDIAN, CITY OF NAMPA, COUNTY OF CANYON, STATE OF IDAHO

SHEET
 2 OF 2

EXHIBIT B – MAPS/DEPICTION



NAMPAProud

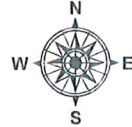
3321 E Victory Rd Annexation

Annexation & Zoning to RS4 and RS6 for Wagon Trail Subdivision

ANN-00296-2023

4/5/2024
For illustrative purposes only.

Visit Planning & Zoning at cityofnampa.us for more info.



Subject Area	DV	RD_PUD	RS12
County Parcels	Enc	RMH	RS12_PUD
PLS	GB1	RML	RS15
Zoning	GB2	RML_PUD	RS15_PUD
AG	BH	RP	RS18
BC	L	RP_PUD	RS18_PUD
BC_PUD	L_PUD	RS6	RS22
BF	L_RS	RS6_PUD	RS22_PUD
BN	P	RS7	U
BN_PUD	P_RS	RS7_PUD	UnZoned
DB	RA	RS8.5	
DH	RD	RS8.5_PUD	

EXHIBIT C- DEVELOPMENT AGREEMENT

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Nampa Planning and Zoning Department
500 12th Avenue South
Nampa, ID 83651

(Space Above for Recorder's Use)

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (“**Agreement**”), is made and entered into on the ^{15th} day of April, 2024 (the “**Effective Date**”), by and between the City of Nampa, a municipal corporation of the State of Idaho, hereinafter referred to as the “**City**”, Endurance Holdings, LLC, registered to do business in Idaho, hereinafter referred to as “**Owner**”, and Challenger Development, registered to do business in Idaho, hereinafter referred to as “**Developer**”. City, Owner, and Developer may be referred to individually as a “**Party**” or collectively as the “**Parties**” as warranted under the circumstances.

RECITALS

A. Owner owns that certain real property located in the City of Nampa, which is approximately 17.84 acres and legally described in **Exhibit “A”**, attached hereto and incorporated herein (the “**Property**”). The Property is annexed into the City of Nampa.

B. Owner applied to City on November 15, 2023 (the “**date of application**”) for annexation and zoning of the Property to RS4 & RS6 (Single-Family Residential) zoning districts in anticipation of the eventual use of the Property for the Wagon Trail Subdivision (the “**Project**”). The conceptual site plan approved by the City and which is to be substantially complied with by the Parties is attached hereto as **Exhibit “B”** and is incorporated in its entirety and made part hereof (the “**Conceptual Site Plan**”).

C. City, pursuant to Section 10-2-5, Nampa City Code, and Idaho Code Section 67-6511A, has the authority to rezone the Property and enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for specific purposes and/or uses that are appropriate in the area.

D. City’s Planning and Zoning Commission and City Council have held public hearings as prescribed by law with respect to the zoning and development of the Property and adoption of this Agreement. City has approved the requested annexation and zoning to RS 4 & RS 6 (Single-Family Residential) zoning districts, subject to the terms, conditions, and commitments contained in this Agreement.

E. On March 4, 2024, City issued a decision approving the annexation and zoning to RS4 & RS6 (Single-Family Residential) zoning districts together with the approval of this agreement, which decision sets forth specific conditions of approval that guide the development

of the Property, which conditions of approval are attached hereto and incorporated fully herein as Exhibit "C" (the "Conditions of Approval").

AGREEMENT

NOW THEREFORE, in consideration of the above recitals, which are incorporated herein, and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. This Agreement shall not prevent City, in subsequent actions applicable to the Property, from applying new ordinances and regulations of general application adopted by City in the exercise of its police powers that do not conflict with the Parties' commitments applicable to the Property, as set forth herein, or the zoning designation approved hereby, as the Property has been deemed suitable for the uses allowed within said zoning designation.

2. The final building design and/or layout of the Project on the Property shall be in substantial conformance with the Conceptual Site Plan, provided, however, Developer shall have flexibility to develop the Property to meet market conditions or adjust to accommodate site constraints or access issues if such changes are not substantial as determined by the City. All development of the Property shall be in accordance with all applicable laws and regulations and shall also be consistent with the development standards set forth in this Agreement and the Conditions herein.

3. This Agreement is intended to be supplemental to all other local, city, state and federal code law, requirements, rules and regulations, and is established to help assure the compatibility of the resulting land use with the surrounding area. Provided, however, that to the extent this Agreement conflicts with any provision of the Nampa City Code, this Agreement shall prevail to the extent permitted by law.

4. The provisions and stipulations of this Agreement shall be binding on City, Owner, and Developer, each subsequent owner of the Property or any portion thereof, and each other person acquiring an interest in the Property, and are, in no particular order, as set forth in the conditions of approval attached hereto as Exhibit "C", and by this reference incorporated herein.

5. Other than as specifically provided herein, this Agreement may be modified only by the written agreement of Owner, Developer, and the City after complying with the notice and hearing procedures required under Idaho Code Section 67-6511A or Nampa City Code Section 10-2-5 (D) or successor provisions.

6. The execution of this Agreement and the written commitments contained herein shall be deemed written consent to change the zoning of the Property to its prior designation upon failure of Owner and/or Developer to comply with the terms and conditions of this Agreement. Provided, however, that no such consent shall be deemed to have been given unless City provides

written notice of any such failure and Owner and/or Developer or its successors and/or assigns fails to cure such failure as set forth below.

7. Except as specifically set forth in this Agreement, the rules, regulations and official policies governing permitted uses of land, density, design, improvements and construction standards and specifications applicable to the Project and the Property shall be those rules, regulations and official policies in effect as of the Effective Date. Provided, however, that the applicable building codes for structures shall be the codes in effect when a complete application for a building permit is filed. Development impact fees, if imposed by ordinance, shall be payable as specified in said ordinance even if the ordinance's effective date is after the Effective Date of this Agreement.

8. It is intended by the Parties that this Agreement shall be recorded on the Effective Date or as soon as practicable thereafter. The Parties further intend that the provisions of this Agreement shall run with the Property and shall be binding upon City, Owner, and Developer, each subsequent owner of the Property, and each other person or entity acquiring an interest in the Property.

9. If any term or provision of this Agreement, to any extent, shall be held invalid or unenforceable, the remaining terms and provisions herein shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.

10. This Agreement sets forth all promises, inducements, agreements, conditions and understandings between Owner, Developer and City relative to the subject matter hereof. There are no promises, agreements, conditions or understandings, oral or written, express or implied, between Owner, Developer and City, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the Parties unless reduced to writing and signed by the Parties or their applicable successors-in-interests or their assigns, and pursuant, with respect to the City, to a duly adopted ordinance or resolution of the City.

11. Should any litigation be commenced between the Parties concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction.

12. This Agreement may be executed in counterparts, each of which shall constitute an original, all of which together shall constitute one and the same Agreement.

13. If the Property subject to this Development Agreement consists of multiple parcels or is subsequently divided and any parcel(s) which are a portion of the original subject property are sold to different parties then this Development Agreement may be modified in whole or in part or terminated as to a specific parcel or parcels upon compliance with the notice and public hearing requirements specified in this Development Agreement, applicable city ordinance and state code without the requirement that the owner(s) of any of the other parcels which were part of the original Property agree to or be party to such amendment or termination of this Development Agreement.

14. In the event Owner, Developer, its successors, assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, or in the event City, fails to faithfully and materially comply with all of the terms and conditions included in this Agreement, enforcement of this Agreement may be sought by either City, Owner, or Developer or by any successor or successors in title or interest or by the assigns of the Parties, in an action at law or in equity in any court of competent jurisdiction.

a. A waiver by City of any default by Owner and/or Developer of any one or more of the covenants or conditions hereof shall apply solely to the breach waived and shall not bar any other rights or remedies of City or apply to any subsequent breach of any such or other covenants and conditions. A waiver by Owner and/or Developer of any default by City of any one or more of the covenants and conditions hereof shall apply solely to the breach waived and shall not bar any other rights of remedies of Owner and/or Developer or apply to any subsequent breach of any such or other covenants and conditions.

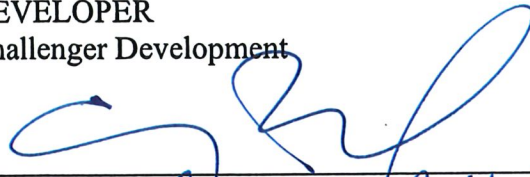
b. Notwithstanding anything to the contrary herein, in the event of a material default of this Agreement, the Parties agree that City, Owner and Developer shall have thirty (30) days after delivery of written notice of such default to correct the same prior to the non-defaulting party's seeking of any remedy provided for herein; provided, however, that in the case of any such default which cannot with diligence be cured within such thirty (30) day period and thereafter shall prosecute the curing of same with diligence and continuity, then the time within which such default may be cured shall be extended for such period as may be reasonably necessary to complete the curing of the same with diligence and continuity, but in any event not to exceed six (6) months; and provided further, however, no default by a subsequent owner of a portion of the Property shall constitute a default by Owner and/or Developer for the portion of the Property still owned by Owner. A default by a subsequent owner or successor to the Owner and/or Developer will be considered to be applicable to the defaulting subsequent owner or successor and their property only and not a default by Owner and/or Developer or other subsequent owners and successors that are not in default of this Agreement.

c. In the event the performance of any obligation to be performed hereunder by Owner, Developer or City is delayed for causes that are beyond the reasonable control of the party responsible for such performance, which shall include, without limitation, acts of civil disobedience, strikes, pandemic, or similar causes, the time for such performance shall be extended by the amount of time of such delay.

d. In addition to the remedies set forth above, in the event of a default by Owner and/or Developer, or any other party claiming an interest herein, City may withhold building permits on the portion of the property in default or other portions of the Property owned by Owner until such time as the default is cured.

15. This Development Agreement may be subsequently modified or terminated as to any specific portion(s) of the Property without the requirement that any of the owners of the other portions of the original Property consent to or be party to such modification or termination. Any action to terminate or modify this Development Agreement as to a specific portion(s) of the Property may only be taken following compliance with the notice and public hearing requirements

DEVELOPER
Challenger Development




Name/Title Corey Barton, President

STATE OF Idaho)
) ss.
County of Ada)

On this 2nd day of April, in the year 2024, before me, Adair Koltres, personally appeared Corey Barton, known or identified to me to the President of Challenger Development Inc., whose name is subscribed to the within and foregoing instrument and acknowledged to me that he/she executed the same and was so authorized to do so for and on behalf of said Challenger Development.

ADAIR KOLTES
Notary Public - State of Idaho
Commission Number 30052
My Commission Expires 06-05-2028



Notary Public
Residing at Nampa, ID
My Commission Expires 6-05-28

EXHIBIT "A"

Legal Description of the Property

Exhibit "A"
Wagon Trail Annexation Boundary
Project No. 10-23-017 December 15, 2023

A tract of land situate in the northwest quarter of the northwest quarter of Section 25, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, County of Canyon, State of Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 25, from which the west sixteenth corner on the north line of said Section 25 bears South 89°32'46" East, coincident with the north line of said Section 25, a distance of 1,319.95 feet;

thence from said Point of Commencement, South 89°32'46" East, coincident with said north line, a distance of 659.98 feet to the **Point of Beginning** of this description;

thence from said **Point of Beginning**, the following eight (8) consecutive courses and distances:

1. South 00°09'51" West, a distance of 25.00 feet to the northwesterly corner of Lot 7 of the Map of Nampa Heights Addition to Nampa, Idaho, recorded in Book 4 of Plats, at Page 61, Canyon County Records,
2. South 00°09'51" West, coincident with the respective westerly lines of Lots 7 and 14 of said Nampa Heights Addition, a distance of 1,298.37 feet to the southwesterly corner of said Lot 14,
3. leaving said westerly lines, South 89°28'20" East, coincident with the respective southerly lines of Lots 14 and 13 of said Nampa Heights Addition, a distance of 516.49 feet,
4. leaving said southerly lines, North 00°11'06" East, a distance of 22.00 feet to the southwesterly corner of the tract of land shown on the Record of Survey for Jill Hilton recorded as Instrument No. 200220592, Canyon County Records,
5. continuing North 00°11'06" East, coincident with the westerly line of said tract, a distance of 153.00 feet to the northwesterly corner of said tract,
6. South 89°28'20" East, coincident with the northerly line of said tract, a distance of 143.00 feet to the northeasterly corner of said tract, said corner also being the intersection of the centerline of E. Kings Gate Drive with the easterly line of Lot 13 of said Nampa Heights Addition,
7. North 00°11'06" East, coincident with the easterly line of Lot 13 of said Nampa Heights Addition, a distance of 28.00 feet to a point on the northerly right-of-way line of E. Kings Gate Drive, and
8. continuing North 00°11'06" East, coincident with the respective easterly lines of Lots 13 and 8 of said Nampa Heights Addition, a distance of 600.75 feet to

the most southerly corner of the tract of land described in the Residence Quitclaim Deed recorded as Instrument No. 200705110, Official Records of Canyon County, said tract being hereinafter referred to as the "Luque Tract";

thence leaving said easterly lines, coincident with the westerly lines of said Luque Tract, the following two (2) consecutive courses and distances:

1. North 31°12'06" West, a distance of 176.35 feet, and
2. North 23°41'56" West, a distance of 378.47 feet to the northwesterly corner of said Luque Tract;

thence leaving said westerly lines, continuing North 23°41'56" West, a distance of 27.40 feet to a point on the north line of the aforesaid Section 25; thence North 89°32'46" West, coincident with said north line, a distance of 403.80 feet to the **Point of Beginning**.

Containing an area of 17.84 acres of land, more or less.

The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

J-U-B ENGINEERS, Inc.

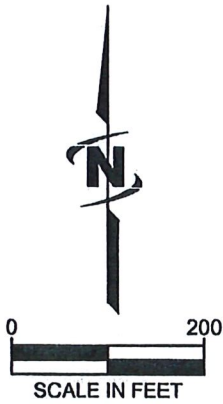
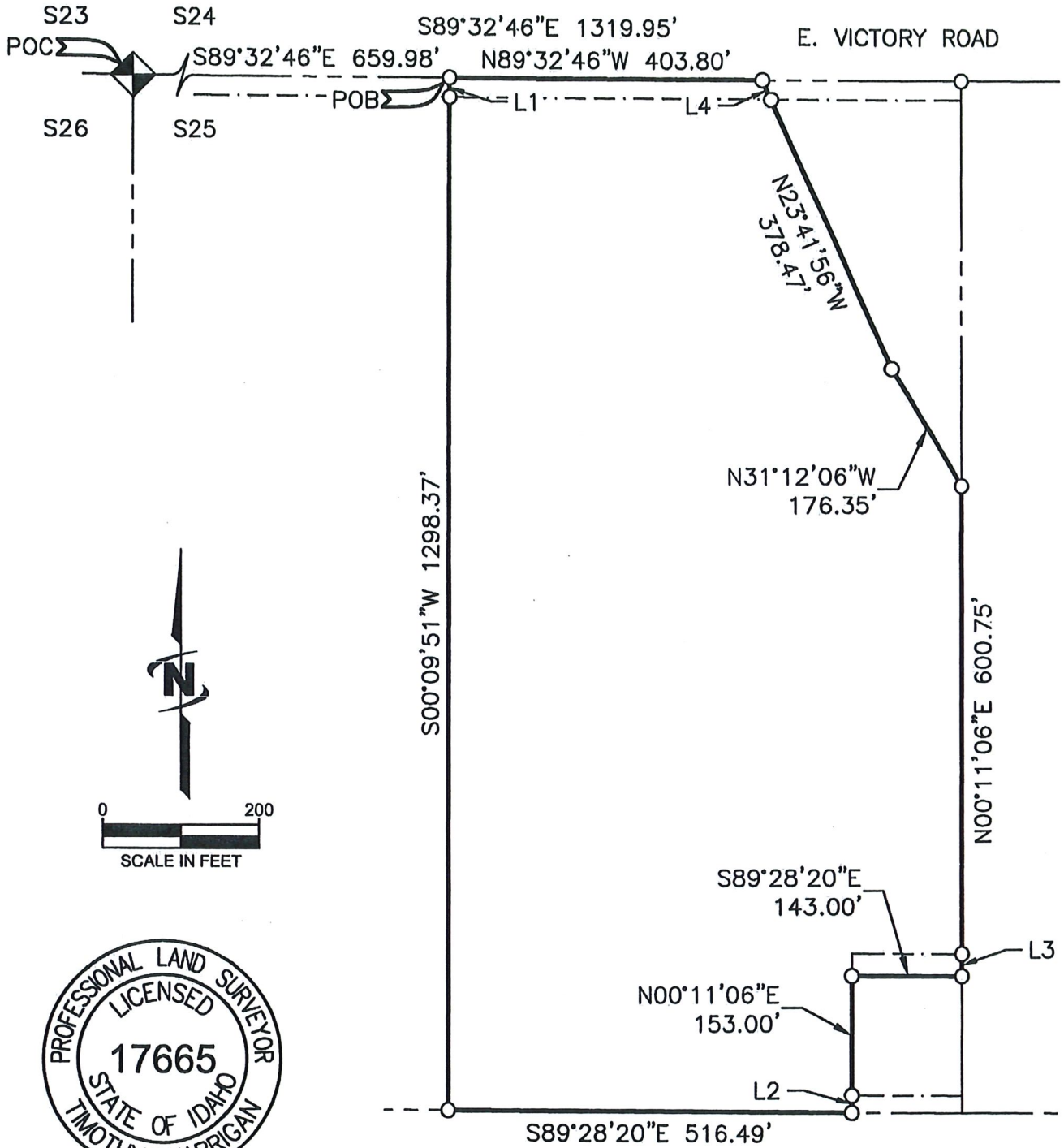
This description was prepared by me or under my supervision. If any portion of this description is modified and/or removed (including but not limited to, the graphic portion shown on the attached Exhibit "B") without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.


Timothy Harrigan, PLS 17665

12/15/2023
Date



\\jub.com\Central\Clients\Trilogy\Projects\10-23-017_Wagon Trail\Survey\Legals\Dwg\10-23-017_Wagon Trail_Annex.dwg, 12/15/23 10:24:41am, tharrigan



[Signature]
12/15/2023

SEE SHEET 2
FOR LEGEND AND
LINE TABLE

EXHIBIT "B"

**WAGON TRAIL SUBDIVISION
ANNEXATION BOUNDARY**


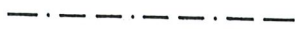




SITUATE IN THE NW QUARTER OF THE NW QUARTER OF SECTION 25, T3N, R2W,
BOISE MERIDIAN, CITY OF NAMPA, COUNTY OF CANYON, STATE OF IDAHO

SHEET
1 OF 2



PRJNO: 10-23-017

LEGEND


-  - SECTION LINE
-  - ADJOINER PARCEL LINE
-  - ANNEXATION AREA: 17.84± ACRES OF LAND
-  - SECTION CORNER
-  - QUARTER CORNER
-  - DIMENSION POINT
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING

LINE TABLE		
NO.	BEARING	DIST.
L1	S00°09'51"W	25.00'
L2	N00°11'06"E	22.00'
L3	N00°11'06"E	28.00'
L4	N23°41'56"W	27.40'



[Handwritten Signature]
12/15/2023

EXHIBIT "B"

PRJ NO: 10-23-017  J-U-B ENGINEERS, INC.	WAGON TRAIL SUBDIVISION ANNEXATION BOUNDARY	SHEET 2 OF 2
	SITUATE IN THE NW QUARTER OF THE NW QUARTER OF SECTION 25, T3N, R2W, BOISE MERIDIAN, CITY OF NAMPA, COUNTY OF CANYON, STATE OF IDAHO	



J-U-B ENGINEERS, INC.



THE LANGDON GROUP



GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

Exhibit "A"
Wagon Trail Rezone – RS-4
Project No. 10-23-017 December 15, 2023

A tract of land situate in the northwest quarter of the northwest quarter of Section 25, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, County of Canyon, State of Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 25, from which the west sixteenth corner on the north line of said Section 25 bears South 89°32'46" East, coincident with the north line of said Section 25, a distance of 1,319.95 feet;

thence from said Point of Commencement, South 89°32'46" East, coincident with said north line, a distance of 659.98 feet to the **Point of Beginning** of this description;

thence from said **Point of Beginning**, the following eighteen (18) consecutive courses and distances:

1. continuing South 89°32'46" East, coincident with said north line, a distance of 240.91 feet,
2. leaving said north line, South 00°27'14" West, a distance of 25.00 feet,
3. continuing South 00°27'14" West, a distance of 170.00 feet,
4. South 89°32'46" East, a distance of 73.24 feet,
5. along the arc of a tangent curve to the right, concave southwesterly, having a radius of 45.00 feet, through a central angle of 65°50'50", an arc length of 51.72 feet, and a chord bearing South 56°37'21" East, a distance of 48.92 feet,
6. South 23°41'56" East, a distance of 216.02 feet,
7. along the arc of a tangent curve to the left, concave northeasterly, having a radius of 250.00 feet, through a central angle of 7°30'10", an arc length of 32.74 feet, and a chord bearing South 27°27'01" East, a distance of 32.71 feet,
8. South 31°12'06" East, a distance of 102.78 feet,
9. along the arc of a tangent curve to the right, concave westerly, having a radius of 100.00 feet, through a central angle of 31°23'12", an arc length of 54.78 feet, and a chord bearing South 15°30'30" East, a distance of 54.10 feet,
10. South 00°11'06" West, a distance of 301.65 feet,
11. along the arc of a tangent curve to the right, concave northwesterly, having a radius of 45.00 feet, through a central angle of 90°20'34", an arc length of 70.96 feet, and a chord bearing South 45°21'23" West, a distance of 63.83 feet,
12. North 89°28'20" West, a distance of 98.54 feet,
13. South 00°31'40" West, a distance of 130.00 feet,
14. North 89°28'20" West, a distance of 51.92 feet,

15. South 00°31'40" West, a distance of 130.00 feet,
16. North 89°28'20" West, a distance of 152.54 feet,
17. South 00°09'51" West, a distance of 4.89 feet, and
18. North 89°50'09" West, a distance of 174.71 feet to a point on the westerly line of Lot 14 of the map of Nampa Heights Addition to Nampa, Idaho, recorded in Book 4 of Plats, at Page 61, Canyon County Records;

thence North 00°09'51" East, coincident with the respective westerly lines of Lot 14 and Lot 7 of said Nampa Heights Addition, a distance of 1,174.37 feet to the northwesterly corner of said Lot 7; thence continuing North 00°09'51" East, a distance of 25.00 feet to the **Point of Beginning**.

Containing an area of 11.27 acres of land, more or less.

The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

J-U-B ENGINEERS, Inc.

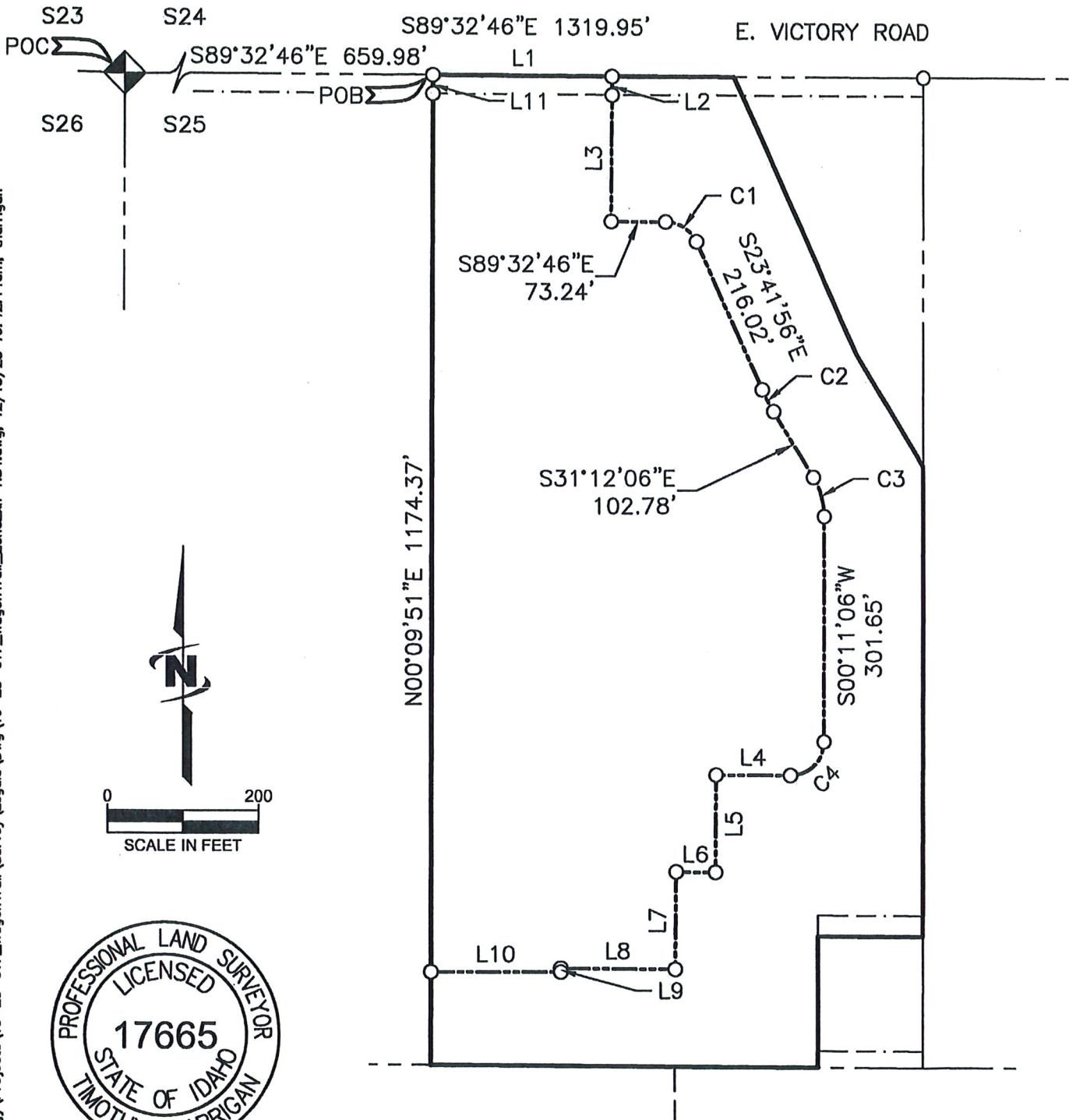
This description was prepared by me or under my supervision. If any portion of this description is modified and/or removed (including but not limited to, the graphic portion shown on the attached Exhibit "B") without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.


Timothy Harrigan, PLS 17665

12/15/2023
Date



\\Jub.com\Central\Clients\ID\Trilogy\Projects\10-23-017_Wagon Trail\Survey\Legals\Dwg\10-23-017_Wagon Trail_ZoneExh-RS4.dwg, 12/15/23 10:42:14am, tharrigan



12/15/2023

SEE SHEET 2
FOR LEGEND AND
LINE TABLE

EXHIBIT "B"







**WAGON TRAIL SUBDIVISION
REZONE RS-4**

SITUATE IN THE NW QUARTER OF THE NW QUARTER OF SECTION 25, T3N, R2W,
BOISE MERIDIAN, CITY OF NAMPA, COUNTY OF CANYON, STATE OF IDAHO

SHEET
1 OF 2



LEGEND

-  - SECTION LINE
-  - ADJOINER PARCEL LINE
-  - RS-4 AREA: 11.27± ACRES OF LAND
-  - SECTION CORNER
-  - QUARTER CORNER
-  - DIMENSION POINT
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	45.00'	65°50'50"	51.72'	S56°37'21"E	48.92'
C2	250.00'	7°30'10"	32.74'	S27°27'01"E	32.71'
C3	100.00'	31°23'12"	54.78'	S15°30'30"E	54.10'
C4	45.00'	90°20'34"	70.96'	S45°21'23"W	63.83'

LINE TABLE		
NO.	BEARING	DIST.
L1	S89°32'46"E	240.91'
L2	S00°27'14"W	25.00'
L3	S00°27'14"W	170.00'
L4	N89°28'20"W	98.54'
L5	S00°31'40"W	130.00'
L6	N89°28'20"W	51.92'
L7	S00°31'40"W	130.00'
L8	N89°28'20"W	152.54'
L9	S00°09'51"W	4.89'
L10	N89°50'09"W	174.71'
L11	N00°09'51"E	25.00'



Timothy Harrigan
12/15/2023

EXHIBIT "B"

**WAGON TRAIL SUBDIVISION
REZONE RS-4**

SITUATE IN THE NW QUARTER OF THE NW QUARTER OF SECTION 25, T3N, R2W,
BOISE MERIDIAN, CITY OF NAMPA, COUNTY OF CANYON, STATE OF IDAHO

Exhibit "A"
Wagon Trail Rezone – RS-6
Project No. 10-23-017 January 4, 2024

A tract of land situate in the northwest quarter of the northwest quarter of Section 25, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, County of Canyon, State of Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 25, from which the west sixteenth corner on the north line of said Section 25 bears South 89°32'46" East, coincident with the north line of said Section 25, a distance of 1,319.95 feet;

thence from said Point of Commencement, South 89°32'46" East, coincident with said north line, a distance of 659.98 feet; thence continuing South 89°32'46" East, coincident with said north line, a distance of 240.91 feet to the **Point of Beginning** of this description;

thence from said **Point of Beginning**, the following seventeen (17) consecutive courses and distances:

1. leaving said north line, South 00°27'14" West, a distance of 25.00 feet,
2. continuing South 00°27'14" West, a distance of 170.00 feet,
3. South 89°32'46" East, a distance of 73.24 feet,
4. along the arc of a tangent curve to the right, concave southwesterly, having a radius of 45.00 feet, through a central angle of 65°50'50", an arc length of 51.72 feet, and a chord bearing South 56°37'21" East, a distance of 48.92 feet,
5. South 23°41'56" East, a distance of 216.02 feet,
6. along the arc of a tangent curve to the left, concave northeasterly, having a radius of 250.00 feet, through a central angle of 7°30'10", an arc length of 32.74 feet, and a chord bearing South 27°27'01" East, a distance of 32.71 feet,
7. South 31°12'06" East, a distance of 102.78 feet,
8. along the arc of a tangent curve to the right, concave westerly, having a radius of 100.00 feet, through a central angle of 31°23'12", an arc length of 54.78 feet, and a chord bearing South 15°30'30" East, a distance of 54.10 feet,
9. South 00°11'06" West, a distance of 301.65 feet,

10. along the arc of a tangent curve to the right, concave northwesterly, having a radius of 45.00 feet, through a central angle of $90^{\circ}20'34''$, an arc length of 70.96 feet, and a chord bearing South $45^{\circ}21'23''$ West, a distance of 63.83 feet,
11. North $89^{\circ}28'20''$ West, a distance of 98.54 feet,
12. South $00^{\circ}31'40''$ West, a distance of 130.00 feet,
13. North $89^{\circ}28'20''$ West, a distance of 51.92 feet,
14. South $00^{\circ}31'40''$ West, a distance of 130.00 feet,
15. North $89^{\circ}28'20''$ West, a distance of 152.54 feet,
16. South $00^{\circ}09'51''$ West, a distance of 4.89 feet, and
17. North $89^{\circ}50'09''$ West, a distance of 174.71 feet to a point on the westerly line of Lot 14 of the map of Nampa Heights Addition to Nampa, Idaho, recorded in Book 4 of Plats, at Page 61, Canyon County Records;

thence South $00^{\circ}09'51''$ West, coincident with said westerly line, a distance of 124.00 feet to the southwesterly corner of said Lot 14; thence leaving said westerly line, the following six (6) consecutive courses and distances:

1. South $89^{\circ}28'20''$ East, coincident with the respective southerly lines of Lots 14 and 13 of said Nampa Heights Addition, a distance of 516.49 feet,
2. leaving said southerly lines, North $00^{\circ}11'06''$ East, a distance of 22.00 feet to the southwesterly corner of the tract of land shown on the Record of Survey for Jill Hilton recorded as Instrument No. 200220592, Canyon County Records,
3. continuing North $00^{\circ}11'06''$ East, coincident with the westerly line of said tract, a distance of 153.00 feet to the northwesterly corner of said tract,
4. South $89^{\circ}28'20''$ East, coincident with the northerly line of said tract, a distance of 143.00 feet to the northeasterly corner of said tract, said corner also being the intersection of the centerline of E. Kings Gate Drive with the easterly line of Lot 13 of said Nampa Heights Addition,
5. North $00^{\circ}11'06''$ East, coincident with the easterly line of Lot 13 of said Nampa Heights Addition, a distance of 28.00 feet to a point on the northerly right-of-way line of E. Kings Gate Drive, and
6. leaving said right-of-way line, North $00^{\circ}11'06''$ East, coincident with the easterly lines of Lots 13 and 8 of said Nampa Heights Addition, a distance of 600.75 feet to the most southerly corner of the aforesaid Luque Tract;

thence leaving said easterly lines, coincident with the westerly lines of said Luque Tract, the following two (2) consecutive courses and distances:

1. North $31^{\circ}12'06''$ West, a distance of 176.35 feet, and

2. North 23°41'56" West, a distance of 378.47 feet to the northwesterly corner of said Luque Tract;

thence leaving said westerly lines, continuing North 23°41'56" West, a distance of 27.40 feet to a point on the north line of the aforesaid Section 25; thence North 89°32'46" West, coincident with said north line, a distance of 162.89 feet to the **Point of Beginning**.

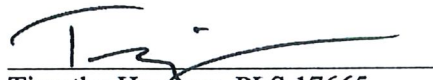
Containing an area of 6.56 acres of land, more or less.

The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

J-U-B ENGINEERS, Inc.

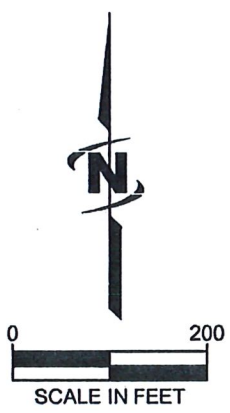
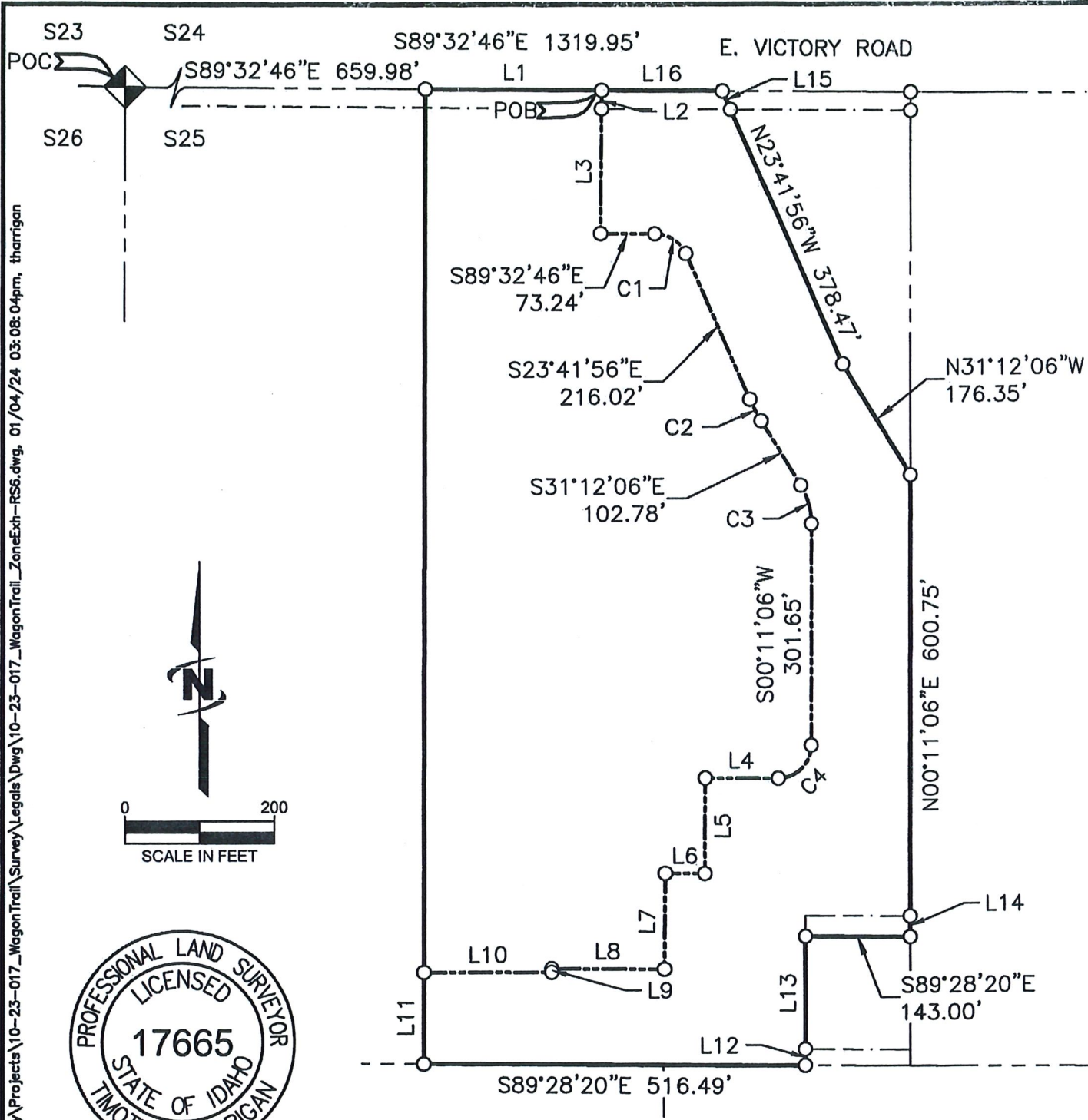
This description was prepared by me or under my supervision. If any portion of this description is modified and/or removed (including but not limited to, the graphic portion shown on the attached Exhibit "B") without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.


Timothy Harrigan, PLS 17665

1/4/2024
Date



\\jub.com\Central\Clients\ID\Trilogy\Projects\10-23-017_Wagon Trail\Survey\Legals\Draw\10-23-017_Wagon Trail_ZoneExt-RS6.dwg, 01/04/24 03:08:04pm, tharrigan



1/4/2024

SEE SHEET 2
FOR LEGEND AND
LINE TABLE

EXHIBIT "B"

**WAGON TRAIL SUBDIVISION
REZONE RS-6**




SITUATE IN THE NW QUARTER OF THE NW QUARTER OF SECTION 25, T3N, R2W,
BOISE MERIDIAN, CITY OF NAMPA, COUNTY OF CANYON, STATE OF IDAHO

SHEET
1 OF 2



PRJ NO: 10-23-017

LEGEND

- - SECTION LINE
- - ADJOINER PARCEL LINE
-  - RS-6 AREA: 6.56± ACRES OF LAND
-  - SECTION CORNER
-  - QUARTER CORNER
- - DIMENSION POINT
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	45.00'	65°50'50"	51.72'	S56°37'21"E	48.92'
C2	250.00'	7°30'10"	32.74'	S27°27'01"E	32.71'
C3	100.00'	31°23'12"	54.78'	S15°30'30"E	54.10'
C4	45.00'	90°20'34"	70.96'	S45°21'23"W	63.83'

LINE TABLE		
NO.	BEARING	DIST.
L1	S89°32'46"E	240.91'
L2	S00°27'14"W	25.00'
L3	S00°27'14"W	170.00'
L4	N89°28'20"W	98.54'
L5	S00°31'40"W	130.00'
L6	N89°28'20"W	51.92'
L7	S00°31'40"W	130.00'
L8	N89°28'20"W	152.54'
L9	S00°09'51"W	4.89'
L10	N89°50'09"W	174.71'
L11	S00°09'51"W	124.00'
L12	N00°11'06"E	22.00'
L13	N00°11'06"E	153.00'
L14	N00°11'06"E	28.00'
L15	N23°41'56"W	27.40'
L16	N89°32'46"W	162.89'



THH
1/4/2024

EXHIBIT "B"

**WAGON TRAIL SUBDIVISION
REZONE RS-6**

SITUATE IN THE NW QUARTER OF THE NW QUARTER OF SECTION 25, T3N, R2W,
BOISE MERIDIAN, CITY OF NAMPA, COUNTY OF CANYON, STATE OF IDAHO

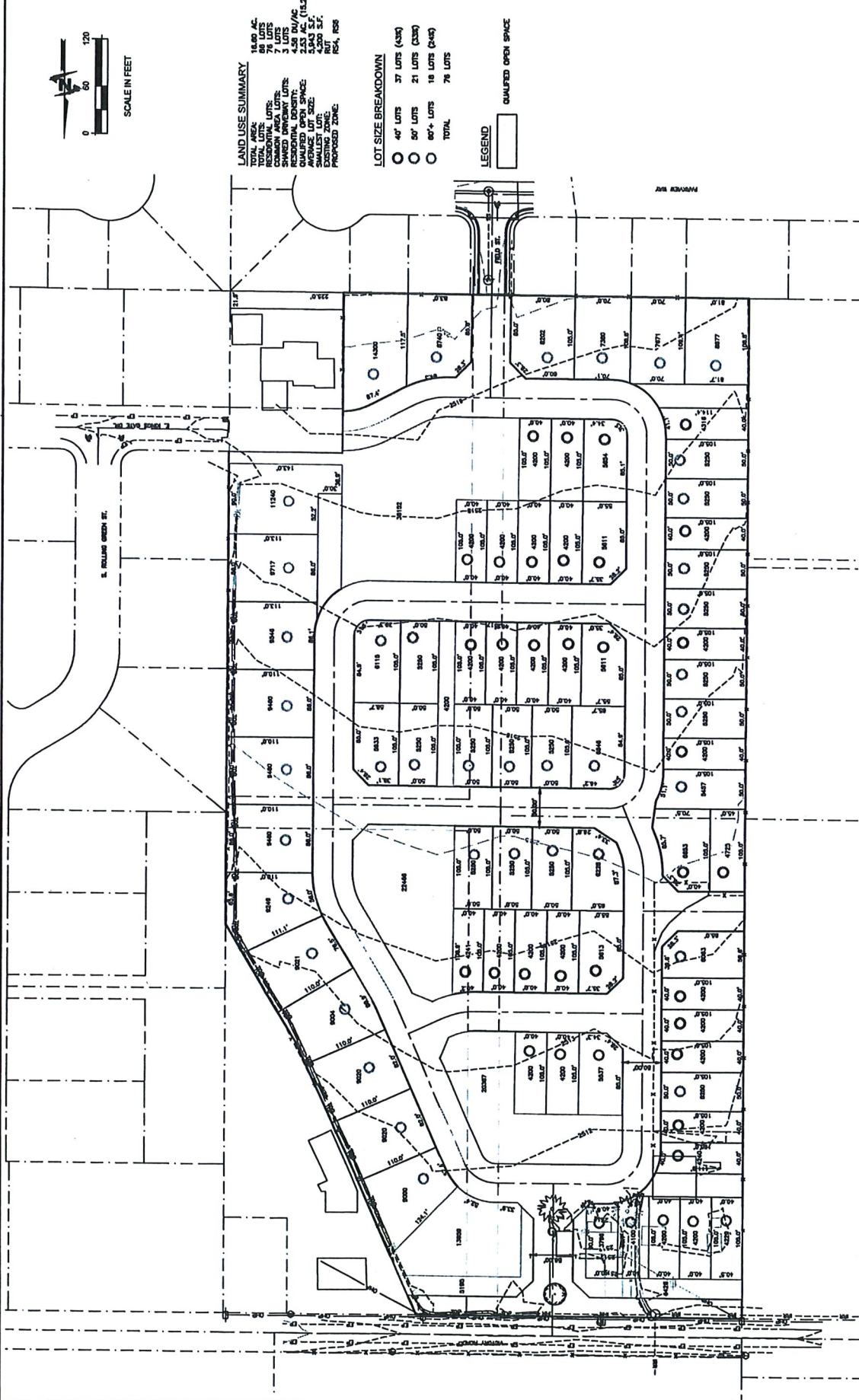
EXHIBIT "B"

Conceptual Site Plan

NO.	DESCRIPTION	DATE
1	CONCEPT PLAN	11/22/11
2	CONCEPT PLAN	11/22/11
3	CONCEPT PLAN	11/22/11
4	CONCEPT PLAN	11/22/11
5	CONCEPT PLAN	11/22/11
6	CONCEPT PLAN	11/22/11
7	CONCEPT PLAN	11/22/11
8	CONCEPT PLAN	11/22/11
9	CONCEPT PLAN	11/22/11
10	CONCEPT PLAN	11/22/11

WAGON TRAIL SUBDIVISION
 Nampa, IDAHO
 CONCEPT PLAN NO. 2

SHEET NUMBER
 1



LAND USE SUMMARY
 TOTAL ACRES: 88.00 AC
 TOTAL LOTS: 88 LOTS
 74 LOTS
 5 LOTS
 4.56 DU/AC
 RESIDENTIAL DENSITY:
 AVERAGE LOT SIZE:
 SMALLEST LOT:
 PROPOSED ZONE:

LOT SIZE BREAKDOWN
 TOTAL 76 LOTS
 407 LOTS
 56 LOTS
 21 LOTS
 12 LOTS
 27 LOTS

LEGEND
 QUALIFIED OPEN SPACE

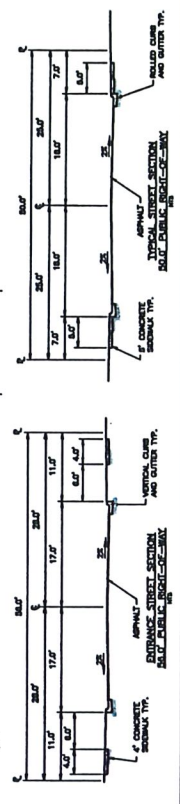
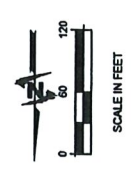


EXHIBIT "C"
Conditions of Approval

CONDITIONS OF APPROVAL

1. Provide a development agreement to include the following items and conditions:
 - Concept Plan
 - Zero lot line units shall not be allowed within any future development.
 - All perimeter lots on the south and east property line shall be limited to single-story residential structures (this does not restrict a bonus room above a garage).
2. Any onsite wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development and prior to connection to City services.
3. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
4. Owner and Developer shall comply with all City Codes, Policies, and Standards in place at the time of property development.
5. Owner shall dedicate the following public road right-of-way as a condition of annexation:
 - E Victory Rd – 25' from current right of way boundary for a total of 50' from Section Line.
6. Developer shall construct side path along the E Victory Rd frontage in accordance with current adopted specifications and policies at time of property development.
7. Developer shall construct frontage improvements along E Victory Rd in accordance with Nampa City Code Section 9-3-1 at time of property development.