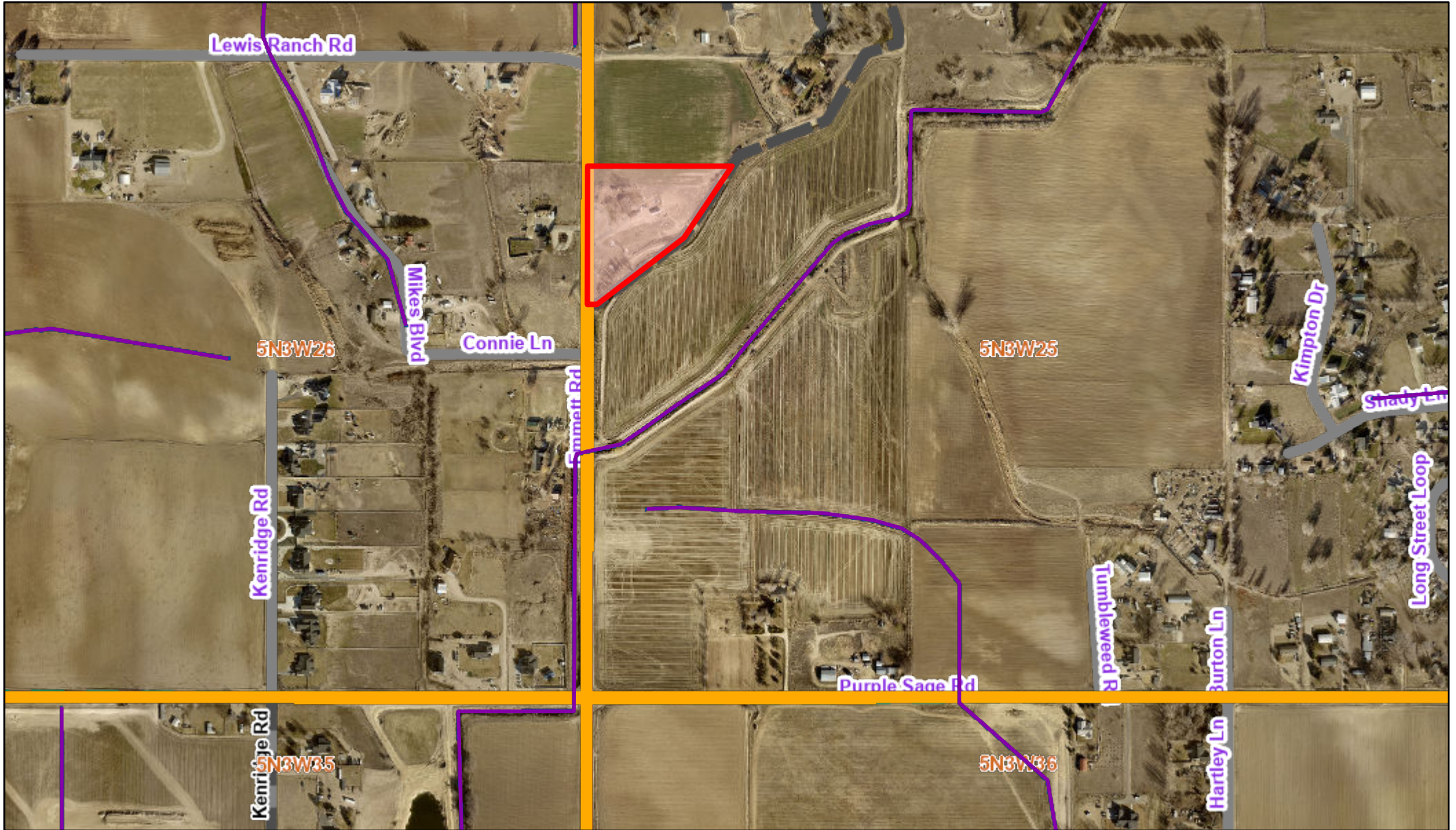
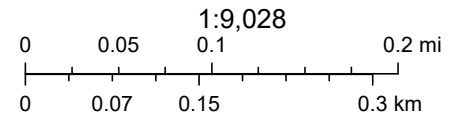


# Canyon County, ID Web Map



12/14/2023, 8:57:42 AM

- |                                     |                     |                   |                             |
|-------------------------------------|---------------------|-------------------|-----------------------------|
| Multiple Parcel Search_Query result | Current Impact Area | CanyonCountyRoads | ITDFunctionalClassification |
| Hydro_NHDFlowline                   | City Limits         | Roads             | Major Collector             |
| Hydro_NHDFlowline                   | Sections            | CC_PrivateRoads   | Minor Arterial              |
| County Boundary                     |                     |                   | Imagery_2022                |
|                                     |                     |                   | Red: Band_1                 |



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



## CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME: Sheree Surber & Michael Surber	
	MAILING ADDRESS: 25366 Emmett Road, Caldwell, ID 83607	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: _____ Date: <u>12-13-2023</u></p>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

<b>SITE INFO</b>	STREET ADDRESS: 25366 Emmett Road, Caldwell, ID 83607	
	PARCEL NUMBER: R38010	
	PARCEL SIZE: 4.72	
	REQUESTED USE: Dog breeding with potential to expand into training/hosting events	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT:

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER	CU 2023 - 0025	DATE RECEIVED:	12-13-2023
RECEIVED BY:	E. Kiestler	APPLICATION FEE:	\$ 950.00 CK MO CC CASH



# CONDITIONAL USE PERMIT

## PUBLIC HEARING - CHECKLIST

**CONDITIONAL USE PERMIT - CCZO Section 07-07-05**

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	✓	✓
Letter of Intent (see standards on next page)	✓	✓
Site Plan (see standards on next page)	✓	✓
Land Use Worksheet	✓	✓
Neighborhood Meeting sheet/letter completed and signed	✓	✓
Proof of application/communication with (varies per application):	✓	
Southwest District Health	✓	✓
Irrigation District	✓	✓
Fire District	✓	✓
Highway District/ Idaho Transportation Dept.	✓	✓
Area of City Impact	N/A	OK
Deed or evidence of property interest to the subject property	✓	✓
Fee: <del>\$950.00</del> \$600.00 (CUP Modification)		
**Fees are non-refundable**		

**An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:**

- Contractor Shop
- Mineral Extraction (Long Term)
- Wind Farm
- Staging Area
- Manufacturing or processing of hazardous chemicals or gases
- Ministorage Facility

*\*If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

\*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

## Letter of Intent

The following is an explanation regarding the application for a Conditional Use Permit for the residential property situated at 25366 Emmett Road, Caldwell, ID 83607.

### Objective:

To seek approval for the utilization of the property for dog breeding, with the potential incorporation of training activities/hosting of events in the future.

### Current Intended Use:

The property spans 4.72 acres and encompasses an existing residence of approximately 3,000 square feet, including both finished and unfinished areas. This dwelling is slated for extensive renovation in 2024, with the anticipated final area of 3,800-3,900 square feet of finished living space upon completion. Permitting is being/has been submitted separately for the renovation of the residence.

Within the next one to two years, we intend to install fencing around the perimeter of the property, as well as within the property boundaries to create fenced-in dog run(s)/pasture(s). Fencing will likely be constructed of poly split-rail and/or chain-link.

Within the next 15 years, we intend to submit for a separate building permit allowing for the construction of a distinct structure, similar to a heated/cooled shop, within the southern expanse of the property. The envisioned facility will provide additional shelter for the animals (kennel).

We propose the permanent housing of a maximum of twenty adult dogs (greater than one year) on the premises. However, the precise number of dogs at any given period will hinge upon the progression of our expansion efforts, ensuring that adequate space and shelter are available to responsibly care for the animals.

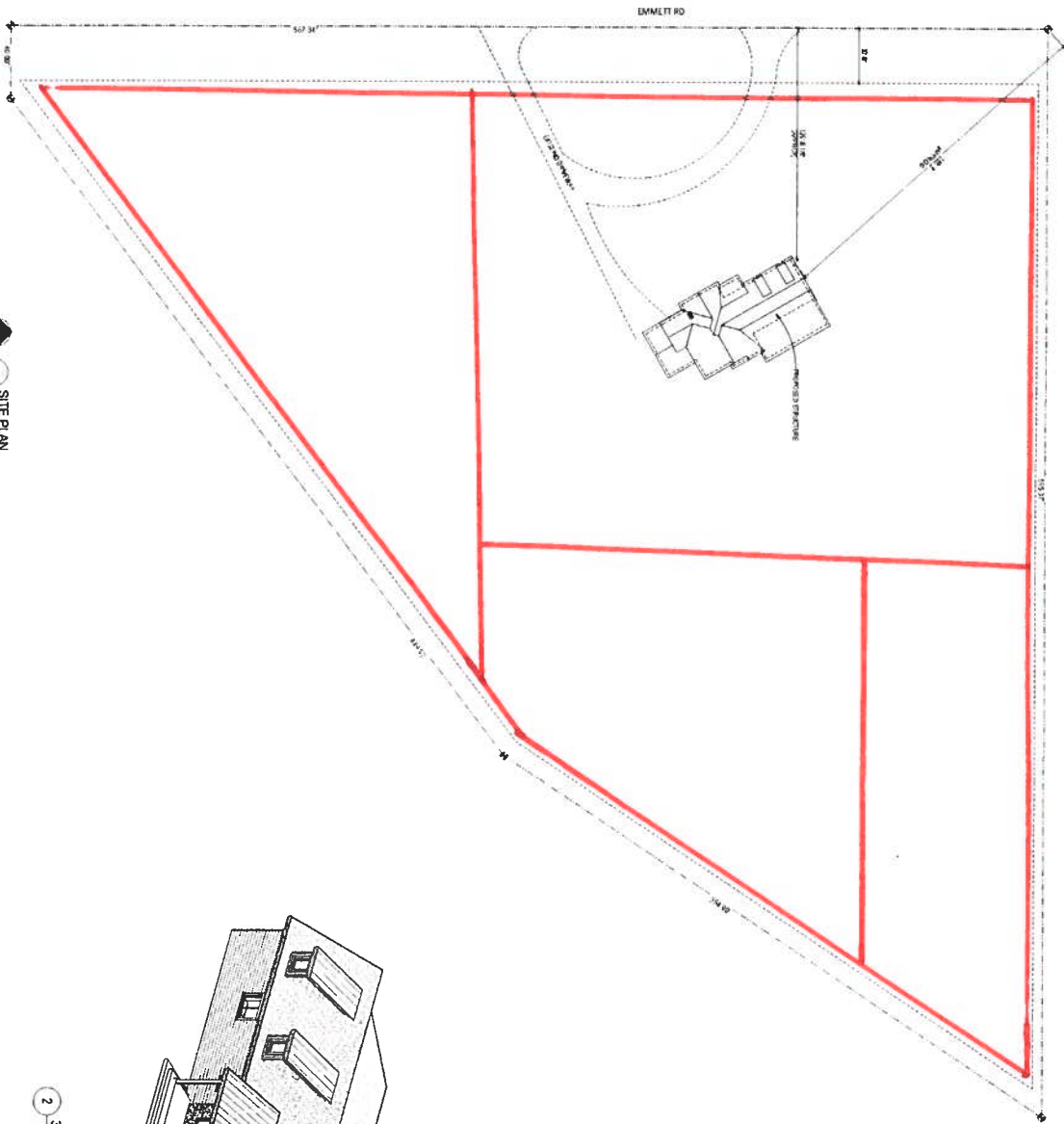
There are currently no plans to hire employees.

Public interactions will be kept to a minimum to help ensure the health and safety of the litters. They will primarily consist of limited visits to view existing litters and the collection of puppies on placement day. These visits may occur Monday through Sunday by appointment. Because no more than a handful of people would be accessing the property per year, we intend to utilize the existing circular driveway as access points and parking. Any impact on traffic and/or essential services would be minimal, if any.

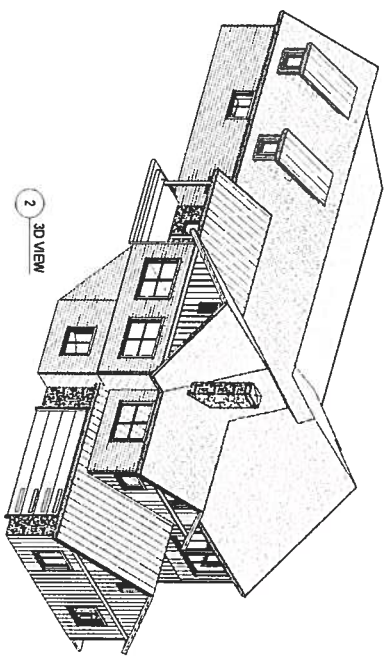
### Future Intended Use:

Should we expand to encompass training services/hosting of events in the future, public interaction would naturally become more frequent. While we do not currently foresee hiring employees, we estimate it would not exceed four in the event it becomes necessary.

Upon the expansion into training/event hosting, the entrances, interior roads/driveway, and parking areas will be enhanced/constructed per code, a separate septic system will be addressed, and additional permits will be obtained for those projects as required at the time of construction.



1 SITE PLAN  
1/1/22



2 3D VIEW

THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR PERMITS OR CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS SITE PLAN. THE DESIGNER'S LIABILITY IS LIMITED TO THE CONTRACT PRICE.

**GENERAL CONDITIONS:**  
1. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.  
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.  
3. THE DESIGNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION TO THE OWNER.  
4. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION TO THE DESIGNER.  
5. THE DESIGNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION TO THE OWNER.

DATE: 1/1/22  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT NUMBER: A1.0  
SHEET NUMBER: 0

SHEET TITLE  
SITE PLAN

NO.	DESCRIPTION	DATE
0	ISSUE FOR CONTRACT	1/1/22

**SURBER ADDITION**  
25366 EMMETT RD  
CALDWELL, ID 83807  
SITE PLAN

THIS DRAWING IS THE PROPERTY OF RISEN HOME DESIGN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RISEN HOME DESIGN.



# LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

## GENERAL INFORMATION

1. **DOMESTIC WATER:**  Individual Domestic Well  Centralized Public Water System  City  
 N/A – Explain why this is not applicable: \_\_\_\_\_  
 How many Individual Domestic Wells are proposed? Property contains one existing well

2. **SEWER (Wastewater)**  Individual Septic  Centralized Sewer system  
 N/A – Explain why this is not applicable: \_\_\_\_\_

3. **IRRIGATION WATER PROVIDED VIA:**  
 Surface  Irrigation Well  None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**  
 Pressurized  Gravity

5. **ACCESS:**  
 Frontage  Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

6. **INTERNAL ROADS:**  
 Public  Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

7. **FENCING**  Fencing will be provided (Please show location on site plan)  
Type: Poly 3-rail with wire barrier fencing attached and/or chain link fencing Height: 3-4 ft

8. **STORMWATER:**  Retained on site  Swales  Ponds  Borrow Ditches  
 Other: Drainage ditch along East/South property lines

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)  
Irrigation provided by Black Canyon Irrigation

**RESIDENTIAL USES**

**1. NUMBER OF LOTS REQUESTED:**

- Residential One       Commercial \_\_\_\_\_       Industrial \_\_\_\_\_  
 Common \_\_\_\_\_       Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

- Water supply source: Private well

**3. INCLUDED IN YOUR PROPOSED PLAN?**

- Sidewalks     Curbs     Gutters     Street Lights     None

**NON-RESIDENTIAL USES**

**1. SPECIFIC USE:** Dog breeding with potential to expand into training/hosting events in the future

**2. DAYS AND HOURS OF OPERATION:**

- Monday      By appt only      to \_\_\_\_\_  
 Tuesday      By appt only      to \_\_\_\_\_  
 Wednesday      By appt only      to \_\_\_\_\_  
 Thursday      By appt only      to \_\_\_\_\_  
 Friday      By appt only      to \_\_\_\_\_  
 Saturday      By appt only      to \_\_\_\_\_  
 Sunday      By appt only      to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?**  Yes If so, how many? 1-4       No  
There are no plans for employees at this time but it is possible in the future

**4. WILL YOU HAVE A SIGN?**  Yes     No     Lighted     Non-Lighted

Any lighting would be on the building above signage  
Height: 3.5 ft      Width: 4 ft.      Height above ground: TBD ft

What type of sign:  Wall \_\_\_\_\_ Freestanding \_\_\_\_\_ Other \_\_\_\_\_

**5. PARKING AND LOADING:**

How many parking spaces? Existing driveway - If expansion takes place, parking will be provided in the lower pasture per code requirements.

Is there is a loading or unloading area? Existing driveway



**ANIMAL CARE-RELATED USES**

1. **MAXIMUM NUMBER OF ANIMALS:** 20 adult dogs/bitches (greater than 1 year of age)

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

Building     Kennel     Individual Housing     Other Residence

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

Building     Enclosure     Barrier/Berm     Bark Collars

4. **ANIMAL WASTE DISPOSAL**

Individual Domestic Septic System     Animal Waste Only Septic System

Other: Additional waste system will be addressed as needed

**NEIGHBORHOOD MEETING SIGN-UP**  
**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**  
 111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605  
 zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



**NEIGHBORHOOD MEETING SIGN UP SHEET**  
**CANYON COUNTY ZONING ORDINANCE §07-01-15**

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION		
Site Address: 25366 Emmett Road	Parcel Number: R38010	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date: <u>October 26, 2023</u>	Number of Acres: 4.72	Current Zoning: <u>Res.</u>
Description of the Request: Dog breeding with possible future expansion into training		

APPLICANT / REPRESENTATIVE INFORMATION		
Contact Name: Sheree Surber		
Company Name: Macushla Labradors		
Current address: 25366 Emmett Road		
City: Caldwell	State: ID	ZIP Code: 83607
Phone: [REDACTED]	Cell: [REDACTED]	Fax:
Email: [REDACTED]		

MEETING INFORMATION		
DATE OF MEETING: <u>11-8-2023</u>	MEETING LOCATION: 25366 Emmett Road	
MEETING START TIME: <u>6:00 pm</u>	MEETING END TIME: <u>7:00 pm</u>	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Denise Burnett	<u>Denise Burnett</u>	25498 Emmett Rd
2. Stewart Voss	<u>[Signature]</u>	25367 Emmett Rd
3. Randy Robertson	<u>[Signature]</u>	13247 Lewis Ranch Rd
4. Dawn Robertson	<u>Dawn Robertson</u>	13247 Lewis Ranch
5.		
6.		
7.		
8.		
9.		

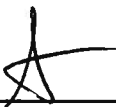
10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

**NEIGHBORHOOD MEETING CERTIFICATION:**

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

**APPLICANT/REPRESENTATIVE (Please print):**

Sheree Surber

**APPLICANT/REPRESENTATIVE (Signature):** 

**DATE:** 11/8/23

Sheree Surber  
25366 Emmett Road, Caldwell, ID 83607

October 26, 2023

Dear Neighbor,

I am in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance §07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date, you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit is applied.

The Neighborhood Meeting details are as follows:

Date: Wednesday, November 8, 2023

Time: 6:00 PM

Location: 25366 Emmett Road, Caldwell, ID 83607

Property Description: Residential Property

The project is summarized below:

Site Location: 25366 Emmett Road, Caldwell, ID 83607

Proposed access: Existing driveway(s)

Total Acreage: 4.72

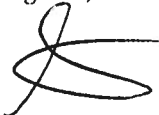
Proposed Lots: R38010

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do **not** call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me directly.

Warm regards,



**Sheree Surber**



# AGENCY ACKNOWLEDGMENT

Date: \_\_\_\_\_  
 Applicant: Sheree Surber  
 Parcel Number: R38010  
 Site Address: 25366 Emmett Road, Caldwell, ID 83607

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### Southwest District Health:

Applicant submitted/met for official review.

Date: 08/14/2023 Signed: Anthony Lee  
 Authorized Southwest District Health Representative  
 (This signature does not guarantee project or permit approval)

#### Fire District:

District: SWDH

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Authorized Fire District Representative  
 (This signature does not guarantee project or permit approval)

#### Highway District:

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Authorized Highway District Representative  
 (This signature does not guarantee project or permit approval)

#### Irrigation District:

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: 8/24/23 Signed: [Signature]  
 Authorized Irrigation Representative  
 (This signature does not guarantee project or permit approval)

*All right of ways & easements must stay clear of all structures/buildings/fences/landscape!*

#### Area of City Impact:

City: Black Canyon Irrigation District  
Notus, ID

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Authorized AOCI Representative  
 (This signature does not guarantee project or permit approval)

#### *Received by Canyon County Development Services:*

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



## Pre-Development Meeting

Name of Development: Macuchla Labadors  
Applicant: Sheree Surber  
P.E./P.G.: \_\_\_\_\_  
All others in Attendance: \_\_\_\_\_

EHS#035 Date 08/14/2023

Number of Lots or Flow: 1 Acreage of Proposed Development: 4.72  
Location of Development: 25366 Emmett Rd, Caldwell ID 83607

Project in Area of Concern: No Groundwater/Rock <10' Unknown  
Level 1 NP Necessary for N: Unknown


LSAS/CSS Proposed: No  
BRO meeting for P or above: No  
Proposed Drinking Water: Individual , City , Community , Public Water Supply   
BRO meeting for PWS, Com: No

Information Distributed: SER , NP Guidance , Non-Domestic WW ap.

Additional Comments: Applicant discussed with SWDH potential plans for a separate facility for dog breeding & training in addition to abandoning the existing septic system & installing a new system. It was proposed that a maximum of 20 dogs for breeding will be on the premise. In the future, it would be advantageous to install a separate septic system for the expanded facility. SWDH has no concerns at this time. When the applicant is ready to move forward with the construction of the house, they will need to apply for a septic permit. A letter of intended use was provided along with floor plans for the proposed house. 08/14/2023 Anthony Lee

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.



DATE: October 26, 2023  
TO: Sherce Surber  
Canyon County P&Z  
FROM: Victor Islas, Deputy Chief   
SUBJECT: Fire District Comment  
PROJECT NAME: Conditional Use Permit - 25366 Emmett Rd., Caldwell Idaho

### Fire District Summary Report:

1. **Overview:**

- a. This development can be serviced by the Middleton Rural Fire District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the Canyon County, Idaho.

2. **Fire Response Time:**

- a. The property listed above will be served by the Middleton Rural Fire District Station 53, located at 302 E. Main St., Middleton, ID. Station 53 is 4.1 miles with a travel time of 8 minutes under ideal driving conditions.
- b. Middleton Rural Fire District Station 54 will be located at 26476 Harvey Rd., Caldwell Idaho. When construction is complete, and the station is in service, the property listed above will be 2.1 miles with a travel time of 3 minutes under ideal driving conditions.

3. **Accessibility: Roadway Access, Traffic, Radio Coverage**

- a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
- b. A parking and circulation plan will need to be approved by the fire district.
- c. The parking shall not create obstruction for emergency service access to the property.
- d. Vehicles shall be parked in designated areas only.

4. **Additional Comments:**

- a. Any additions or future building on this site will require commercial plan review/permits for access and water supply by the fire district prior to building permits being issued.



CANYON HIGHWAY DISTRICT No. 4  
15435 HIGHWAY 44  
CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135  
FAX 208/454-2008

## Pre-Development Meeting Minutes

**Project Name:** Emmett-Surber Dog Breeding  
**Project Owner/Representative:** Sheree Surber  
**Phone:** [REDACTED]  
**Email:** [REDACTED]  
**Project Location:** R38010  
**Jurisdiction:** CHD4-Roads

### Public Roads

Name	Classification	Exist. R/W	Ultimate R/W	Notes
Emmett Road	Principal Arterial	35' ROW west of centerline, 25' easement east of centerline	100' full width 50' half-width	

### Access:

Existing circular driveway 1,950 north of Purple Sage may remain; however, no new approaches allowed. Applicant may relocate driveway if needed. Will review approach at time of approach permit.

### Improvement Requirements:

Based upon using the existing residence to breed up to 25 dogs per year, traffic impacts are anticipated to be minimal as customer pickups occur at time of dog purchase—customers are not expected daily.

1. Applicant is required to improve circular approach per SD-106 (commercial approach).
2. Pick-up/drop-off
  - a. When entering Emmett Road it shall be by forward motion only.

These items will be reviewed at time of approach permit

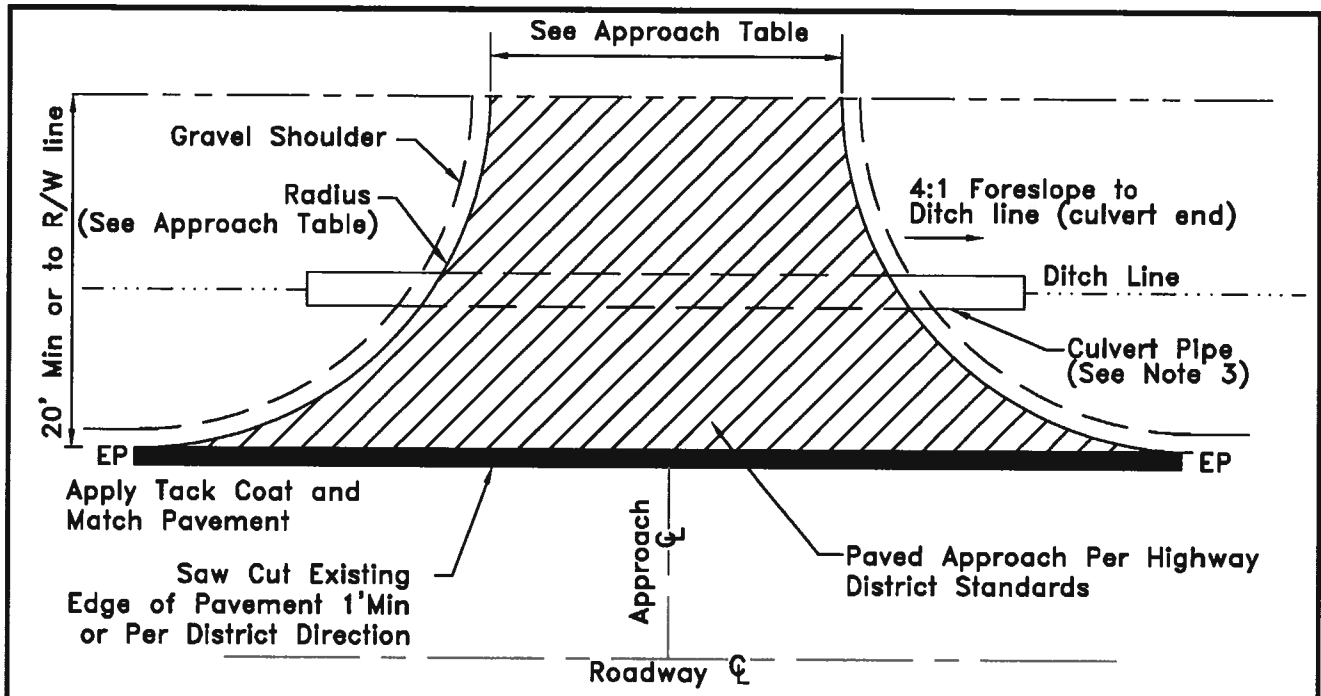
### Other Comments:

Comments applicable for dog breeding only. CHD4 policy requires any change in use to seek an approach permit. If at any time training, kennel, or other changes of use occur please apply for an approach permit with CHD4.

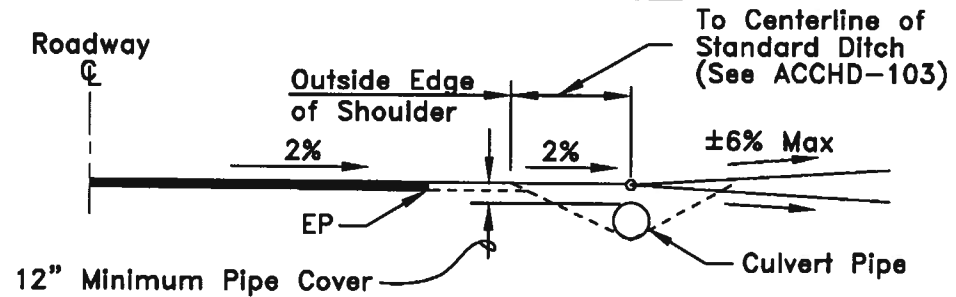
No work within the right-of-way can occur until approach permit is issued.

The above represents the District's current policies to which the parcels may be subject to at time of development. These standards are subject to change and the standards/policies in effect at the time of approach permit application or improvement drawings shall apply. This is not an exhaustive list please see further details within the ACCHD: HSDP 2022.





**APPROACH PLAN**



**APPROACH SECTION**

**APPROACH TABLE**

APPROACH TYPE	Appr Width*		Min**
	Min	Max**	Radius
Residential, Three or More	24'	30'	20'
Commercial (One Way)	20'	30'	20'
Commercial (Two Way)	24'	40'	20'

**PAVED APPROACH**

**STRUCTURAL SECTION \*\***

- 2.5" Surfacing (Required)
- 6" Base
- 9" Subbase

\* Does not include required 2' gravel shoulder on each side of approach.  
 \*\* Or based on applicable commercial design vehicle.

**COMMERCIAL APPROACH OR RESIDENTIAL APPROACH  
 SERVING THREE (3) OR MORE PROPERTIES**

N.T.S.

**NOTES:**

1. Approaches spacing shall conform to section 3000 of the ACCHD Manual.
2. Ingress/Egress by forward motion only.
3. Culvert pipe shall be 12" min. diameter. Culvert pipe shall extend to the intersection of the ditch line and the 4:1 approach foreslope. Pipe material shall be either 0.064" thick corrugated steel, 0.060" corrugated Aluminum or Class V reinforced concrete.
4. For approach serving primarily commercial trucks refer to section 3061.050.
5. Serving One (1) Commercial Property or Three (3) or More Residences.

REVISED 01/22



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:603462

FOR VALUE RECEIVED

Sharon Kay Martin, an unmarried woman

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

A
Sheree J Surber and Michael S Surber, wife and husband

whose current address is

25366 Emmett Rd
Caldwell, ID 83607

the grantee(s), the following described premises, in Canyon County, Idaho, TO WIT:

SEE EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: March 30, 2022

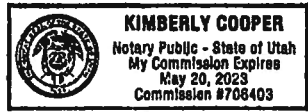
Sharon Kay Martin
Sharon Kay Martin

State of Utah, ss
County of Washington

On this 1st day of April, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared Sharon Kay Martin, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument.

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

Kimberly Cooper
the undersigned
Notary Public for the State of Utah
Residing at: Saint George
Commission Expires: May 10, 2023



File No. 603462

**Exhibit 'A'**

A part of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 5 North, Range 3 West of the Boise Meridian in Canyon County, Idaho, more particularly described to wit:

Commencing at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 5 North, Range 3 West of the Boise Meridian; thence

South 00°00' West 462.66 feet, along the West line of the said Section 25 to the initial point of this description; thence

North 90°00' East 595.32 feet; thence

South 33°53'30" West 354.90 feet; thence

South 52°39' West 449.62 feet; thence

North 90°00' West 40 feet to a point on the West line of the said Section 25; thence

North 00°00' East 567.34 feet, along the said West line to the initial point of this description.

**Canyon County Development Services**  
111 N. 11th Ave. Room 310, Caldwell, ID 83605  
(208) 454-7458

**Building Divsn Email:** buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

**Receipt Number:** 81280

Date: 12/14/2023

**Date Created:** 12/14/2023      **Receipt Type:** Normal Receipt      **Status:** Active  
**Customer's Name:** Sheree Surber  
**Comments:** CU2023-0025  
**Site Address:** 25366 EMMETT RD, Caldwell ID / Parcel Number: 38010000 0

**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit	CU2023-0025	\$950.00	\$0.00	\$0.00
<b>Sub Total:</b>		\$950.00		
<b>Sales Tax:</b>		\$0.00		
<b>Total Charges:</b>		\$950.00		

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	147808279	\$950.00
<b>Total Payments:</b>		\$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00