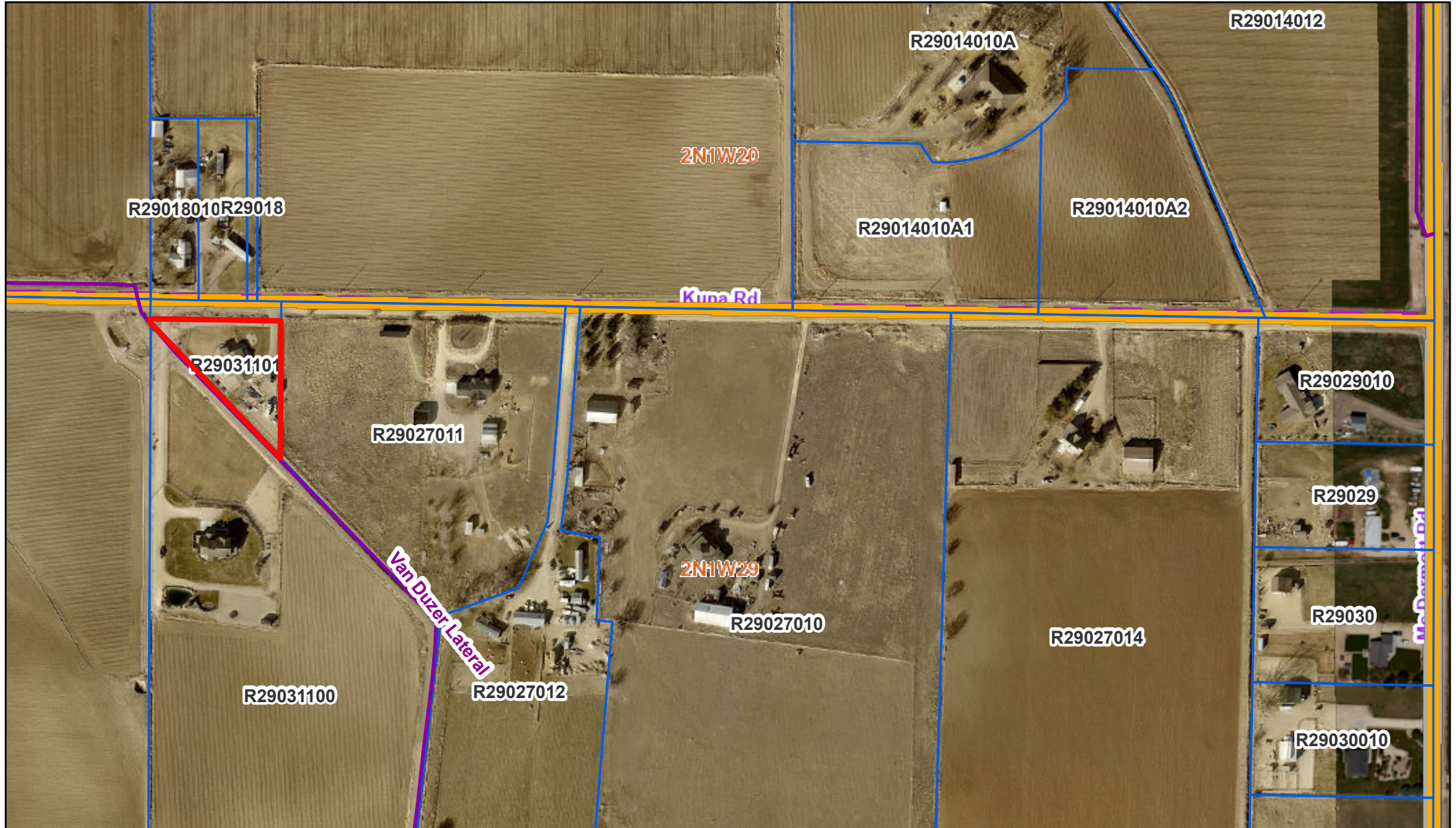
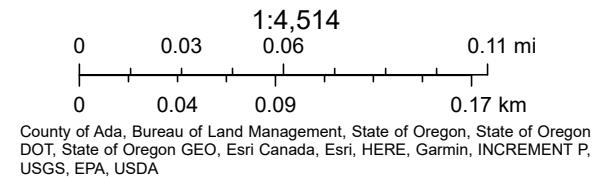


Canyon County, ID Web Map



12/20/2024, 3:59:41 PM

- | | | | |
|------------------------------------|-----------------------------|----------------|---------------|
| Parcel Number Search _Query result | City Limits | Minor Arterial | Blue: Blue |
| Hydro_NHDFlowline | Sections | Urban_2023 | Imagery_2022 |
| County Boundary | ITDFunctionalClassification | Red: Red | Red: Band_1 |
| Current Impact Area | Major Collector | Green: Green | Green: Band_2 |





CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <u>JOSHUA WILKS</u>
	MAILING ADDRESS: <u>4437 W. KUNA RD. KUNA, ID. 83634</u>
<div style="background-color: black; height: 20px; width: 100%;"></div>	
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.	
Signature: <u>[Signature]</u> Date: <u>8/28/24</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME: <u>K-9 COUNTRY CLUB</u>	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: <u>4437 W. KUNA RD. KUNA, ID. 83634</u>	
	PARCEL NUMBER: <u>R32727 R29031101</u>	
	PARCEL SIZE: <u>.96 ACRE</u>	
	REQUESTED USE:	
	FLOOD ZONE (YES/NO) <u>(NO)</u>	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>C42024-0027</u>	DATE RECEIVED:	<u>12.19.24</u>
RECEIVED BY:	<u>LISTER</u>	APPLICATION FEE:	CK MO CC CASH



RECEIVED

DEC 17 2024

BY: Le

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	✓	DL
Letter of Intent (see standards on next page)	✓	DL
Site Plan (see standards on next page)	✓	DL
Operation Plan (see standards on next page)	✓	DL
Land Use Worksheet	✓	DL
Neighborhood Meeting sheet/letter completed and signed	✓	DL
Proof of application/communication with the following agencies:	✓	
Southwest District Health	✓	DL
Irrigation District	✓	DL
Fire District	✓	DL
Highway District/ Idaho Transportation Dept.	✓	DL
Area of City Impact (if applicable)	✗	H/A
Deed or evidence of property interest to the subject property	✓	DL
Fee: \$950.00		
\$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

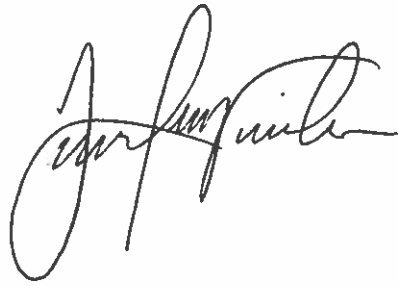
***DISCLAIMER:** The subject property shall be in compliance with the building code and the zoning code before the Director

Operation Plan is
part of the letter of
intent

INTENT IS TO OPERATE A DOG BOARDING BUSINESS IN OUR SHOP. WE HAVE 2 EMPLOYEES, HOURS OF OPERATION ARE FROM 9AM-6PM. DOGS WILL BE STAYING OVERNIGHT, BUT OWNERS CANT SHOW UP UNLESS IT IS DURING OPERATING HOURS. WE ARE ON WELL WATER, AND OPERATE OUT OF A DRY SHOP. CUSTOMER ACCESS WILL BE OFF KUNA ROAD. THERE WILL BE NO IMPACT TO TRAFFIC, SCHOOLS, IRRIGATION FACILITIES, OR EMERGENCY SERVICES.

MAXIMUM NUMBER OF KENNELS IS 15. DOGS WILL HAVE 3 FULLY FENCED AREAS TO GO IN, AS WELL AS A FULLY INSULATED AND TEMPERATURE CONTROLLED SHOP TO BE IN. DOG POOP IS PICKED UP MULTIPLE TIMES A DAY, AND DOG URINE SMELL IS MINIMIZED USING A STERILIZING COMPOUND MIXED INTO OUR PET FRIENDLY ASTRO-TURF.

JOSHUA WILKS



11/7/2024



Development Services Department



Canyon County, 111 North 11th Avenue, Suite 310, Caldwell, ID 83605

(208) 454 7458 ▪ (208) 454 6633 Fax ▪ DSDInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

COURTESY NOTICE

August 21, 2024

Sent US First ClassMail

Joshua and Emilee Wilks
4437 Kuna Road
Kuna, ID 83634

Development Services Department is investigating a violation of the Canyon County Zoning Ordinance on your property located at 4437 Kuna Road, Kuna, ID; also identified as Assessor Parcel Number R32727. This property is located in an area of Canyon County that is zoned "A" (Agricultural).

• ZONING ORDINANCE VIOLATIONS: Kennel (K-9 Country Club)

CCCO § 07-02-03 Definitions - KENNEL: Any portion of land, or any building, structure, enclosure or premises on the same or adjacent parcels, in which canines are housed, groomed, bred, boarded, trained, or sold, in which a total of six (6) or more dogs, three (3) months of age or over are kept or maintained in conformance with section 03-05-09 of this Code.

This type of activity is not allowed in an area zoned "A" (Agricultural) unless you apply for and are approved for a **Conditional Use Permit** (CCCO § 07-10-27):

07-10-27: LAND USE REGULATIONS (MATRIX): This section lists uses within each land use zone: allowed uses (A), permitted uses through a **conditional use permit (C)**, Director administrative decision (D), not applicable because covered by different use/section (n/a), or prohibited (-).

Zoning Classification	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Kennel	C	C	C	C	C	C	A	A	C

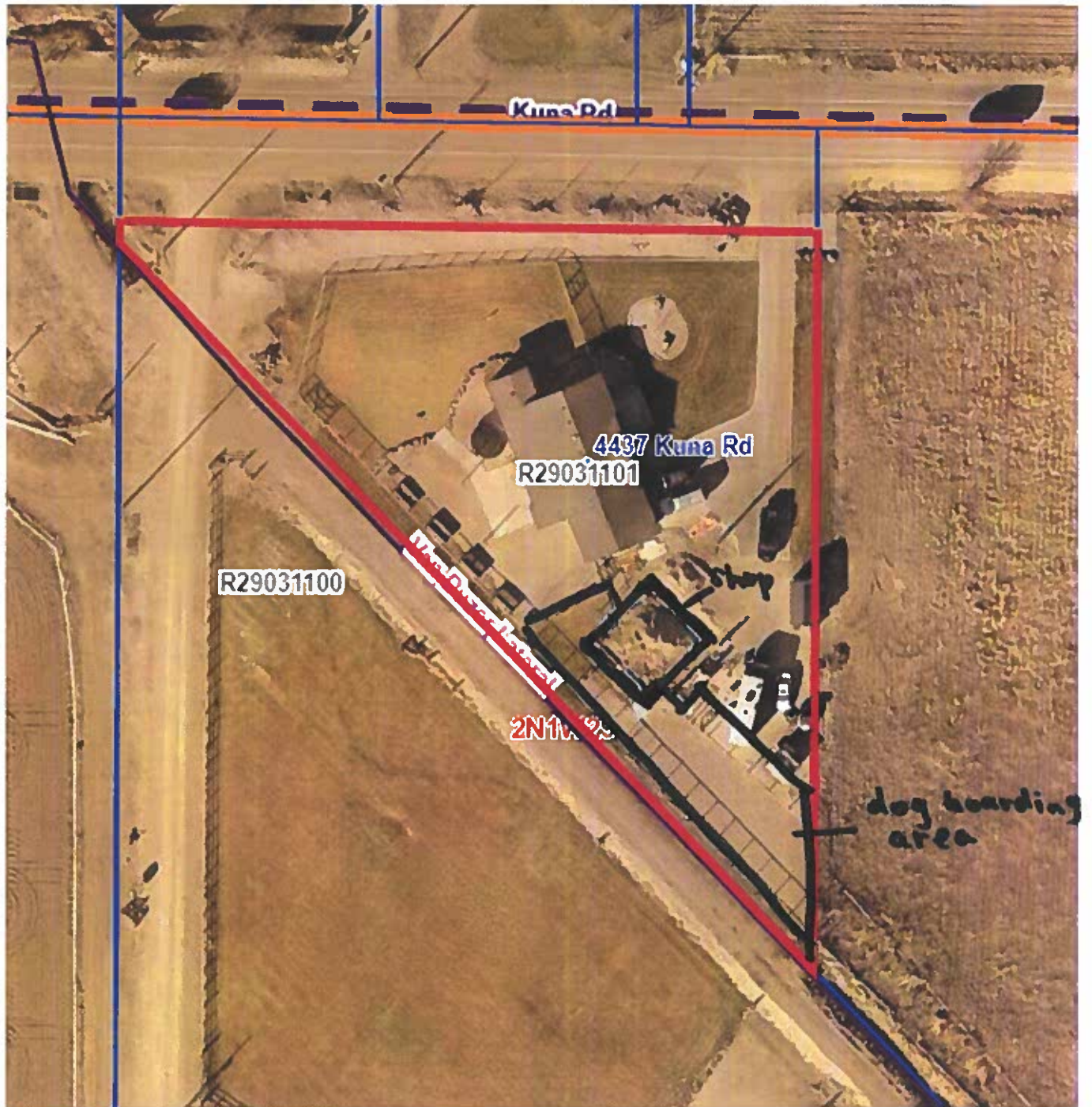
Please meet with Development Services Department **within the next 10 days, or no later than September 4, 2024**, to determine what options are available to you to continue these types of activities on this property; otherwise, the business will have to be moved off-site to a property zoned for this type activity.

Development Services desires that property owners voluntarily correct all ordinance violations. You may call 208-454-7458 for Development Services to discuss available options and obtain appropriate permits; or select option four to contact a Code Enforcement Officer. To view the Canyon County Code, please visit our website at <http://www.canyoncounty.id.gov>.

Thank you for your cooperation in this matter.

G. Westerfield

Gary Westerfield, Code Enforcement Officer
gary.westerfield@canyoncounty.id.gov
cc: Case File CDEF2024-0180



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? _____

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: WIRE/POST & RAIL Height: 5 FT.

8. STORMWATER:

☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

DITCH

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: KENNEL

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 9 AM to 6 PM
☒ Tuesday 9 AM to 6 PM
☒ Wednesday 9 AM to 6 PM
☒ Thursday 9 AM to 6 PM
☒ Friday 9 AM to 6 PM
☒ Saturday 9 AM to 6 PM
☒ Sunday 9 AM to 6 PM

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 2 OR 3 ☐ No

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

Height: 6 ft Width: 6 ft. Height above ground: 0 ft

What type of sign: ☒ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 3

Is there is a loading or unloading area? YES

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 20

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☒ Building ☒ Kennel ☐ Individual Housing ☐ Other _____

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: _____

NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETINGS

CANYON COUNTY ZONING ORDINANCE §07-01-15

Before submitting an application for a public hearing, these steps must be completed:

- (1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
 - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
 - B. The meeting shall be held at one of the following locations:
 1. On the property subject to the application;
 2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
 3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

Joshua and Emilee Wilks

4437 W Kuna Rd Kuna Idaho 83634

[REDACTED]

09/02/2024

Dear Neighbor,

I hope this letter finds you well. I am writing to inform you that I am in the process of submitting an application to Canyon County Development Services for a Conditional Use Permit. One of the requirements for this process is to hold a "Neighborhood Meeting," which provides an opportunity for our surrounding neighbors to learn more about our application and share any feedback or concerns.

This neighborhood meeting is intended solely for informational purposes. We value the input of our neighbors as we navigate the land use application process with the county, and we hope to hear your thoughts during this meeting.

Please note that this meeting is **not** a public hearing before any governing body of Canyon County. Once our application is formally submitted to the county's Development Services Department, a public hearing date will be scheduled. You will receive an official notification from the county via postal mail once our application is accepted and the public hearing date is confirmed. Additionally, notice of the hearing will be published in the newspaper, and a sign will be displayed on the parcel to inform the public of the upcoming county planning and zoning land use hearing.

notification from the county via postal mail once our application is accepted and the public hearing date is confirmed. Additionally, notice of the hearing will be published in the newspaper, and a sign will be displayed on the parcel to inform the public of the upcoming county planning and zoning land use hearing.

We sincerely appreciate your attention to this matter and look forward to your feedback during the neighborhood meeting. Your input is important to us as we move forward with our application.

Neighborhood Meeting Details As Follows:

- **Date: 10/11/2024**
- **Time: 7:00 PM**
- **Location: 4437 W Kuna Rd Kuna Idaho**
- **Property Description: K9 County Club and Wilks Farm**

If you have any questions or would like more information, please do not hesitate to contact me at 208-420-0534 or emileejoshw@gmail.com. The county does not have information on our application at this time as this is a pre-application requirement at this time.

Thank you for your time and consideration.

Sincerely,

Joshua and Emilee Wilks

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th 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: <u>4437 W. KUNA RD.</u>	Parcel Number: <u>R32727</u>
City: <u>KUNA</u>	State: <u>ID.</u> ZIP Code: <u>83634</u>
Notices Mailed Date:	Number of Acres: <u>.96</u> Current Zoning: <u>A</u>
Description of the Request: <u>LOOKING TO OBTAIN CONDITIONAL USE PERMIT FOR DOG BOARDING/KENNEL.</u>	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <u>JOSHUA WILKS</u>
Company Name: <u>K-9 COUNTRY CLUB</u>
Current address: <u>4437 W. KUNA RD.</u>
City: <u>KUNA</u> State: <u>ID.</u> ZIP Code: <u>83634</u>
Phone: [REDACTED] Fax: <u>N/A</u>
Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: <u>10/11/2024</u>	MEETING LOCATION: <u>4437 W. KUNA RD.</u>	
MEETING START TIME: <u>7:00 PM</u>	MEETING END TIME: <u>8:00 PM</u>	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <u>Thomas Wurtz</u>	<u>[Signature]</u>	<u>4484 W. Kuna Rd.</u>
2. <u>Thomas Wurtz</u>	<u>[Signature]</u>	<u>4472 W. Kuna Rd.</u>
3. <u>Mitchell DeCory</u>	<u>[Signature]</u>	<u>4335 Kuna Rd</u>
4. <u>Ashley Marray</u>	<u>[Signature]</u>	<u>4383 Kuna Rd</u>
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):

JOSHUA WILKS

APPLICANT/REPRESENTATIVE (Signature):



DATE: 12 / 17 / 2024

Notice Received From Wilks/ K9 CC

PLEASE SIGN BELOW

Kimberl.

1497

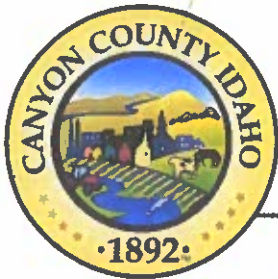
1484

4472

1335

1337

NO	NAME	PHONE	DATE	TIME	INITIALS
1	Julie and Brad		9/27/2024	12:00	JT
2	Tom		9-27-2024	5:35	JTW
3	Tom		9-27-2024	5:36	TEW
4	Ashley & Russell		9/27/2024	12:04	AR
5	Marv Flavel		9/27/2024	12:07	mf
6	Kendra ^{grand-father}		9/27/24	12:13	KD
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					



AGENCY ACKNOWLEDGMENT

Date: 8/28/24
Applicant: JOSHUA WILKS
Parcel Number: R32727
Site Address: 4437 W. KUNA RD. KUNA, ID. 83634

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 12/17/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☐ Applicant submitted/met for official review.

Date: 11/7/2024 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for official review.

Date: 11-7-24 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☒ Applicant submitted/met for official review.

Date: 11-7-2024 Signed: [Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Dog Boarding Facility BK 418-1

Area of City Impact:

☐ Applicant submitted/met for official review.

Date: N/A Signed: N/A
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

City: N/A

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

R29031101 PARCEL INFORMATION REPORT

11/7/2024 9:49:49 AM

PARCEL NUMBER: R29031101

OWNER NAME: WILKS JOSHUA

CO-OWNER: WILKS EMILEE

MAILING ADDRESS: 4437 KUNA RD KUNA ID 83634

SITE ADDRESS: 4437 KUNA RD

TAX CODE: 0990000

TWP: 2N RNG: 1W SEC: 29 QUARTER: NE

ACRES: 0.90

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

— HIGHWAY DISTRICT: NAMPA HWY DIST #1

— FIRE DISTRICT: KUNA FIRE

SCHOOL DISTRICT: KUNA SCHOOL DIST #3

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ AG

— IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ BOISE KUNA
IRRIGATION DISTRICT

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0525F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: Major Collector

INSTRUMENT NO. : 2021045714

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 29-2N-1W NE WEATHERFORD SUB LT 2 BLK 1

PLATTED SUBDIVISION: WEATHERFORD SUB

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM
THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

APPLICATION-Acknowledgement Notice



SOUTHWEST
DISTRICT HEALTH

Receipt No: _____	Date: _____
\$100 Fee: _____	Document No: _____

Parcel #: R32727

(Official Use Only)

Acres: .96

Property Address: 4437 W. KUNA RD. City KUNA Zip Code 83634

Legal Description: Township 2N Range 1W Section 29 County CANYON

Subdivision: _____ Lot _____ Block _____

Applicants Name: JOSHUA WILKS Email: _____

Mailing Address: 4437 W. KUNA RD. Phone # _____

City: KUNA State: ID. Zip Code: 83634

Applicant is: ☒ Landowner ☐ Contractor ☐ Installer ☐ Other _____ Date: 12/17/2024

Owners Name: JOSHUA WILKS

Mailing Address: 4437 W. KUNA RD. Phone #: 208 420 0534

City: KUNA State: ID. Zip Code: 83634

The proposed use will be: ☐ Residential ☒ Commercial ☐ Agricultural

Is there an existing structure(s) on this parcel? ☒ Yes ☐ No

Is a Letter of Intended Use provided? ☒ Yes ☐ No

The proposed change will be: ☐ Land Split ☒ Land Use Changes (i.e., zoning)
☐ Preliminary Plat Review ☐ Other (See below description of proposal)

Number of lots on the parcel (if applicable): 1

Property is located in: ☐ City ☐ Impact Zone ☒ County

Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☒ No

Water supply: ☒ Private Well ☐ Shared Well ☐ Public Water System

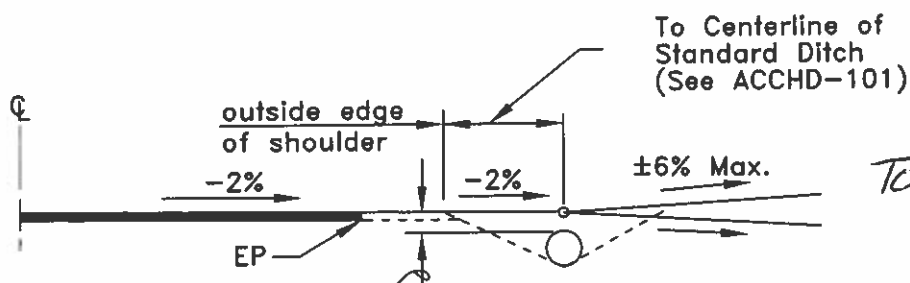
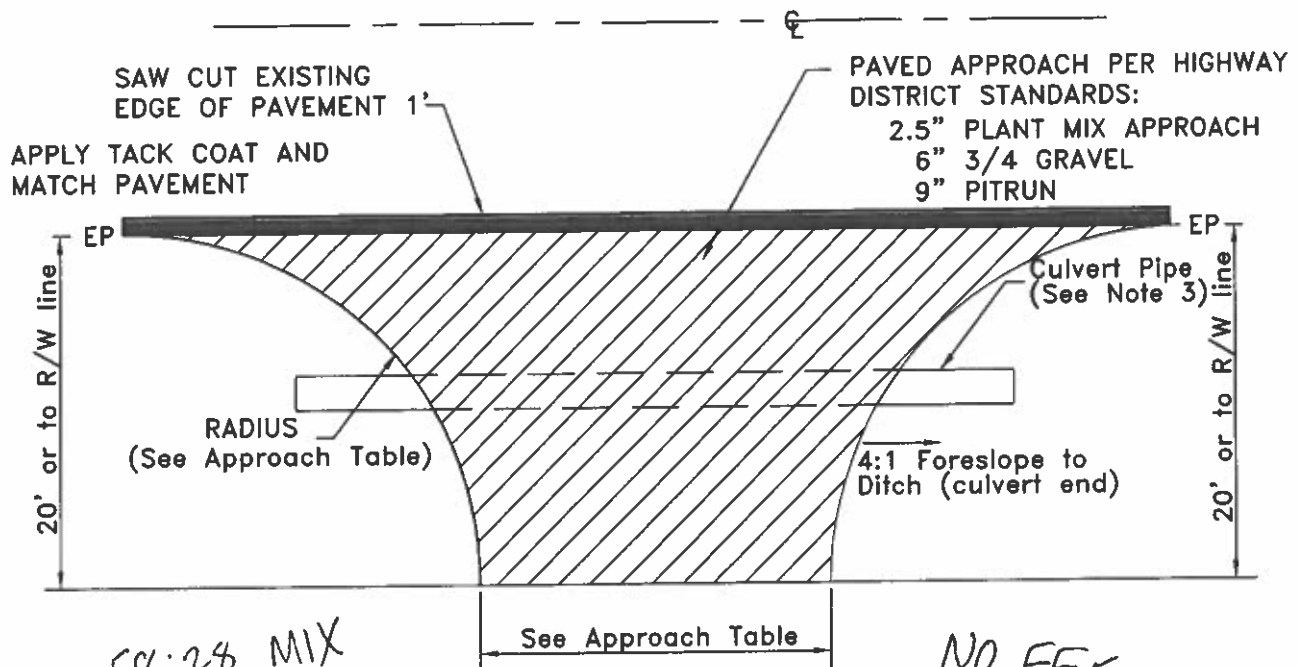
Description of proposal:

HERE TO OBTAIN CONDITIONAL USE PERMIT TO GO FROM
AG TO COMMERCIAL FOR A DOG BOARDING BUSINESS.

SIGNATURE: [Signature]

DATE: 12/17/2024

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.



APPROACH TABLE

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

* Does not include 2" gravel shoulder on each side of approach.

** Or based on applicable commercial design vehicle.

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.

**COMMERCIAL APPROACH AND ACCESS
SERVING 3 OR MORE PROPERTIES**

N.T.S.

STANDARD DRAWING No. ACCHD-106
CANYON COUNTY HIGHWAY DISTRICTS
CANYON COUNTY, IDAHO

REVISED 12/08



PioneerTitleCo.
GOING BEYOND

1872 South Eagle Road
Meridian, ID 83642

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

File No. 770357 CP/LF

2021-045714

RECORDED

06/28/2021 01:10 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=2 PBR DGES \$15.00
TYPE DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received Morris F. Weatherford, an unmarried man
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

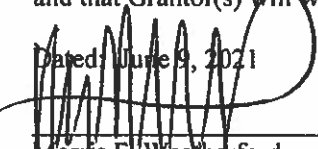
Joshua Wilks and Emilee Wilks, husband and wife
hereinafter referred to as Grantee, whose current address is 4437 Kuna Road Kuna, ID 83634

The following described premises, to-wit:

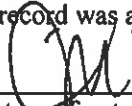
See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: June 9, 2021


Morris F. Weatherford
State of Idaho, County of Ada

This record was acknowledged before me on JUNE 25, 2021 by Morris F. Weatherford


Signature of notary public

Commission Expires: 5.5.23

CINDY PHILLIPS
COMMISSION #20540
NOTARY PUBLIC
STATE OF IDAHO

State of Idaho

) ss.

County of Canyon

I hereby certify that the foregoing instrument is a
true and correct copy of the original as the same
appears in this office.

DATED

11/07/2024

RICK HOGABOAM, Clerk of the District Court
and Ex Officio Recorder

By


Deputy

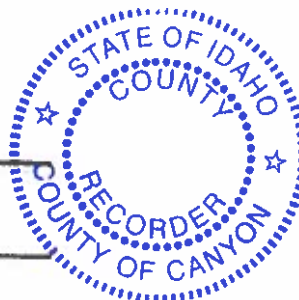


EXHIBIT A

Lot 2, Block 1, Weatherford Subdivision, according to the plat thereof, filed in Book 36 of Plats at page(s) 27, Amended by an Affidavit recorded April 12, 2007 as Instrument No. 2007025473 and further Amended by an Affidavit recorded November 4, 2019 as Instrument No. 2019053328, records of Canyon County, Idaho.

SUBJECT TO: An Ingress Egress and Utility Easement across Lots 1 and 2 in Block 1 of said subdivision.

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: 84332

Date: 12/19/2024

Date Created: 12/19/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Joshua M Wilks

Comments: CU2024-0027

Site Address: 4437 KUNA RD, Kuna ID 83634 / Parcel Number: 29031101 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	CU2024-0027	\$950.00	\$0.00	\$0.00

Sub Total: \$950.00

Sales Tax: \$0.00

Total Charges: \$950.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	167995112	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: lostyn

Page 1 of 1