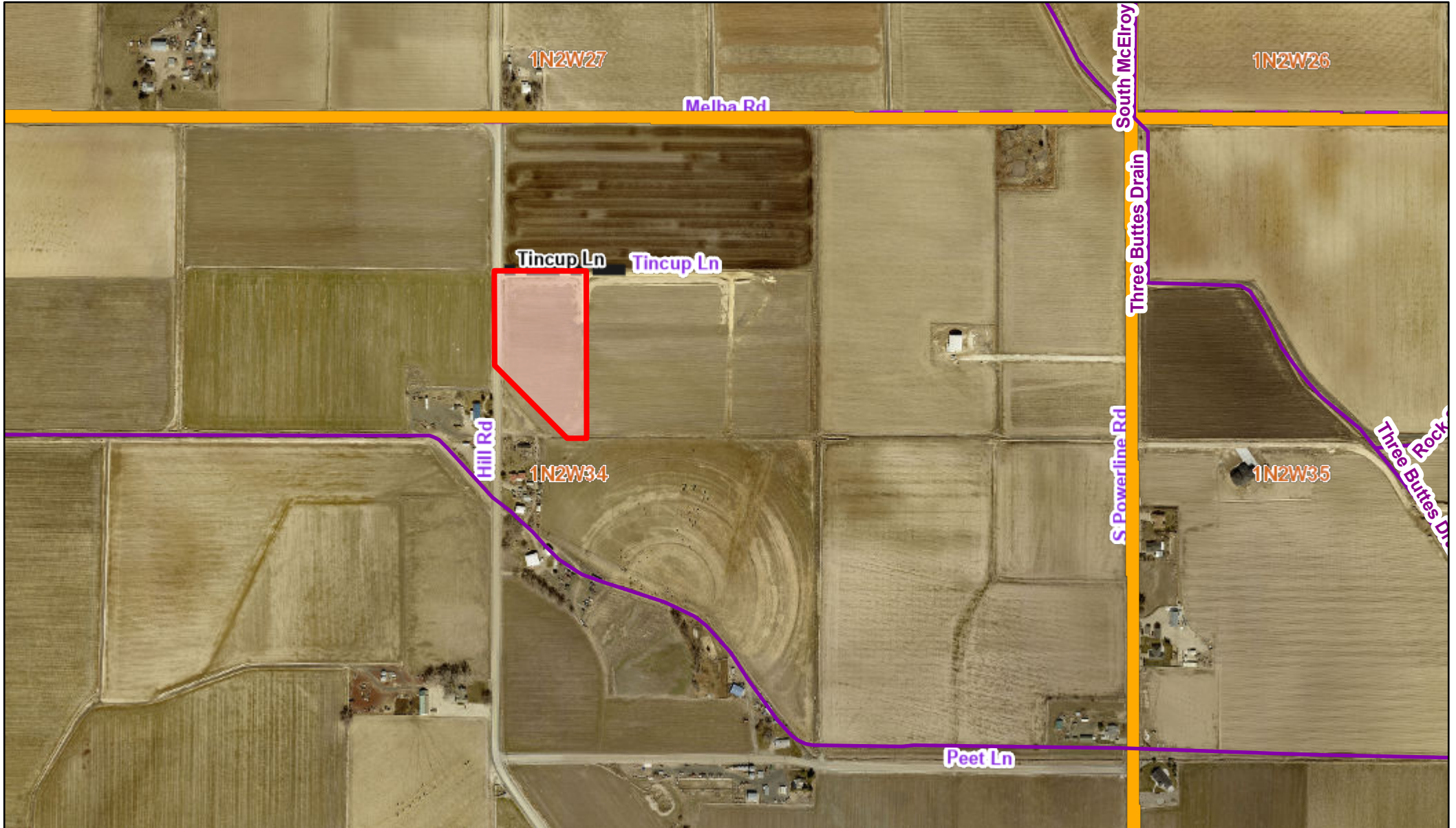










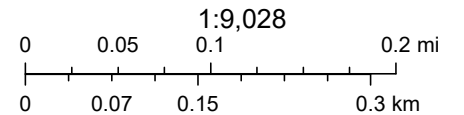


Canyon County, ID Web Map



4/4/2025, 12:34:10 PM

- | | | |
|---|---|---|
|  Multiple Parcel Search _Query result |  City Limits | ITDFunctionalClassification |
|  Hydro_NHDFlowline |  Sections |  Major Collector |
|  County Boundary |  CC_PrivateRoads | Imagery_2022 |
|  Current Impact Area | |  Red: Band_1 |
| | |  Green: Band_2 |



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

PROPERTY OWNER	OWNER NAME: <u>Jacob McClracken</u>	
	MAILING ADDRESS: <u>8481 Tincup Lane Melba, ID 83641</u>	
	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: <u>Jacob McClracken</u> Date: <u>3.28.25</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: <u>8481 Tincup Lane Melba, ID 83641</u>	
	PARCEL NUMBER: <u>R28648011</u>	
	PARCEL SIZE: <u>5.01 Acres</u>	
	REQUESTED USE:	
	FLOOD ZONE (YES/NO)	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>CU2025-0006</u>	DATE RECEIVED: <u>April 1 2025</u>
RECEIVED BY: <u>Arbany M</u>	APPLICATION FEE: \$ <u>950</u> CK MO <input checked="" type="checkbox"/> CASH

4-4-25

Letter of Intent

To Whom It May Concern,

The following is an explanation regarding the application for a Conditional Use Permit - Kennel for the residential property located at 8481 Tincup Ln in Melba, ID 83641.

Objective:

Seeking approval for the utilization of the property as a dog only boarding facility. We're seeking a Conditional Use Permit to operate a dog kennel. The maximum number of dogs would potentially be 22. Business operating hours are from 8am to 8pm every day of the week as needed. Gravel is in front of the kennel structure and asphalt will be in front of our house to keep dust levels down. The kennel will have a 42" circulation fan with a shutter on a timer to allow 10-12 air exchanges per hour. There is a 4 unit mini-split system already installed that keeps the temperature around 70 degrees the entire year. Water is piped to the kennel from our well for watering dogs and cleaning purposes. The kennel will have its own septic tank. We own the property and there's an easement in place, please see the Road Maintenance Agreement and Warranty Deed for legal access. There won't be any existing or future impacts to traffic patterns as only two or three client vehicles will be present on the property at one time. The same goes for any potential impacts to essential services.

Intended Use:

The property is 5.01 acres and is encompassed by agricultural land with residential homes in the vicinity. We currently have a 2,040 square foot facility with 20 dog kennels that we plan to use as a boarding and training facility for all breeds but primarily upland and waterfowl hunting dogs. Our busy season will be from February through September as we do not train dogs during the hunting season so for 4 months of the year the structure will basically be vacant. The structure has met local building regulations as it's permitted for personal use (BP2023-0837) but will be transferred to a commercial structure upon the Conditional Use Permit for a kennel being granted. The mini split system that heats and cools the structure has also been approved by DOPL (Permit # 1586519). There is also 2 inches of spray foam on all of the walls and ceilings. Electrical has also been approved by Idaho Power, please see attached for inside the electrical control panel. Lastly, the structure has a gutter system installed to deal with any storm issues.

There will be wooden post and wire meshing fencing that's 6' high around the front and back of the structure for dogs to air out as well as a safety valve in the event a dog gets outside the structure without a leash on.

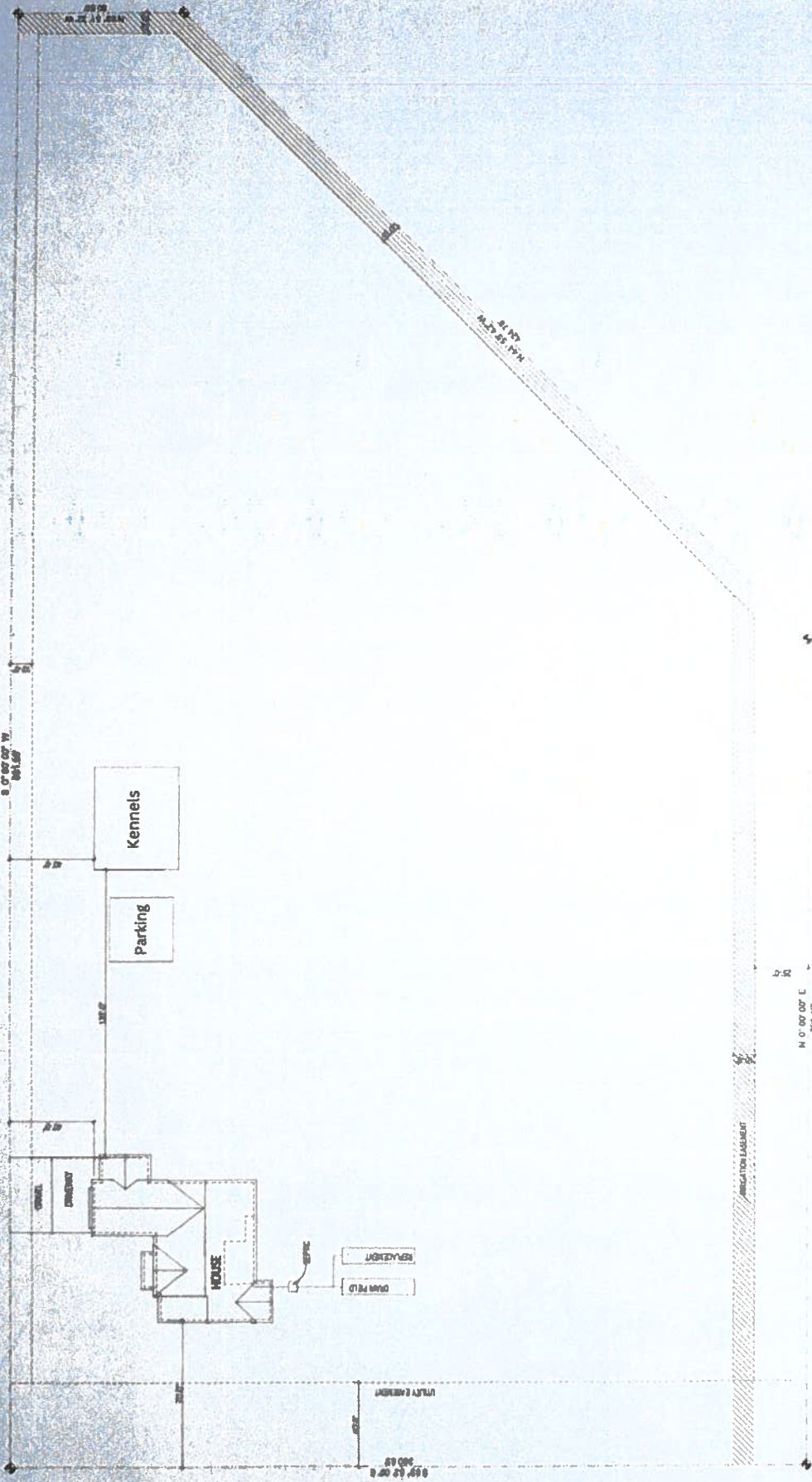
We propose temporary housing from 1 day up to 8 months for a maximum of 22 dogs on the premises and currently have no plans to hire employees. Public interactions with the kennel will be kept to a minimum to help ensure the health and safety of all dogs being boarded. The only

3.28.25

reason the public will be at the kennels will be to either drop off or pick up their dog(s). Clients will be accessing the kennels from turning off Hill Rd and onto Tincup Ln and then turning right down our private gravel driveway that leads past our house and to the kennel structure.

Sincerely,

Jacob and Keeta McCracken



HILL ROAD

1 SITE PLAN
1/32" = 1'-0"



N 0° 00' 00" E
291.48'

S 0° 00' 00" E
201.50'

UTILITY & WASTEWATER
8.0'

Kennels

Parking

HOUSE

DRIVE
SEWER

LIMIT OF EXISTING

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: _____ Height: _____

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)

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential 1 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: kernel

2. DAYS AND HOURS OF OPERATION:

- Monday 8am to 6pm
- Tuesday " to "
- Wednesday " to "
- Thursday " to "
- Friday " to "
- Saturday " to "
- Sunday " to "

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? _____ No

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

Height: 6 ft Width: 30 ft. Height above ground: _____ ft

What type of sign: Metal Wall Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 3

Is there is a loading or unloading area? No

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 22

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

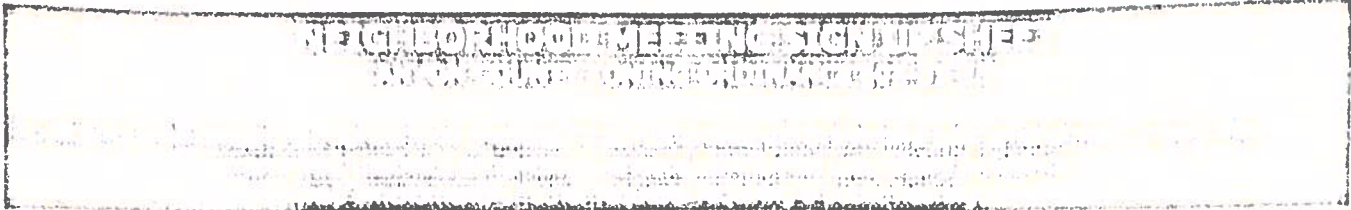
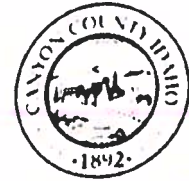
Other: _____

NEIGHBORHOOD MEETING 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



SITE INFORMATION

Site Address: 8481 Tincup Lane	Parcel Number: R28648011
City: Melba	State: ID ZIP Code: 83641
Notices Mailed Date:	Number of Acres: 5.4 Current Zoning:
Description of the Request: Conditional -use -permit : Kennel	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jacob McCrecken		
Company Name: Table Rock Kennels		
Current address: 8481 Tincup Lane		
City: Melba	State: ID	ZIP Code: 83641
Phone: [REDACTED]	Cell:	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 3.24.25	MEETING LOCATION: 8481 Tincup Ln Melba, ID	
MEETING START TIME: 7:00pm	MEETING END TIME: 7:15pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Wade Hanson	[Signature]	734 Hill rd Melba ID
2. Laura Shelley	[Signature]	716 Hill Rd Melba ID
3. Aldo Pinto	[Signature]	TBD Tincup Lane Melba
4. Richard Fricelle	[Signature]	767 Hill Road Melba
5. Jon Stosich	[Signature]	6579 13/4 way in melba
6. Jacob McCrecken	[Signature]	8481 Tincup Ln Melba, ID
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):

Jacob McWicker

APPLICANT/REPRESENTATIVE (Signature): Jacob McWicker

DATE: 3 / 24 / 25



AGENCY ACKNOWLEDGMENT

Date:
Applicant: Jacob McCracken
Parcel Number: R28648011
Site Address: 8481 Tincup Lane Melba ID 83641

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

Southwest District Health:

[X] Applicant submitted/met for official review.

Date: 02/28/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: Melba Rural Fire District

[X] Applicant submitted/met for official review.

Date: 2-20-25 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

informal

District: Rampa Highway Dist. #1

[X] Applicant submitted/met for official review.

Date: 2-20-25 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: BK 846 C

District: Boise-Kuna Irrigation District

[] Applicant submitted/met for official review.

Date: 2-20-2025 Signed: [Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

City: _____

[] 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

APPLICATION-Acknowledgement Notice



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

(Official Use Only)

Parcel #: R286480110 Acres: 5.01

Property Address: 8481 Tincup Lane City Melba Zip Code 83641

Legal Description: Township 1N Range 2W Section 34 County Canyon

Subdivision: NA Lot _____ Block _____

Applicants Name: Jacob McClracken Email: _____

Mailing Address: 8481 Tincup Lane Phone # _____

City: Melba State: ID Zip Code: 83641

Applicant is: Landowner Contractor Installer Other _____ Date: _____

Owners Name: Same as above

Mailing Address: _____ Phone #: _____

City: _____ State: _____ Zip Code: _____

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 pending

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:
Proposal is for a dog boarding facility.

SIGNATURE: Jacob S. McClracken DATE: 2.28.25

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.



Pre-Development Meeting

Name of Development: Table Rock Kennels
Applicant: Jacob McCracken
P E / P G : _____
All others in Attendance _____

EHS#035 Date 02/28/2025

Number of Lots or Flow: 1 Acreage of Proposed Development 5.01
Location of Development: 8481 Tincup Ln
Melba, ID 83641
R28648011 0

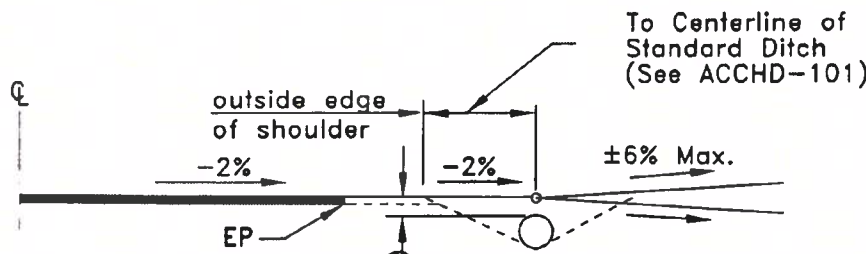
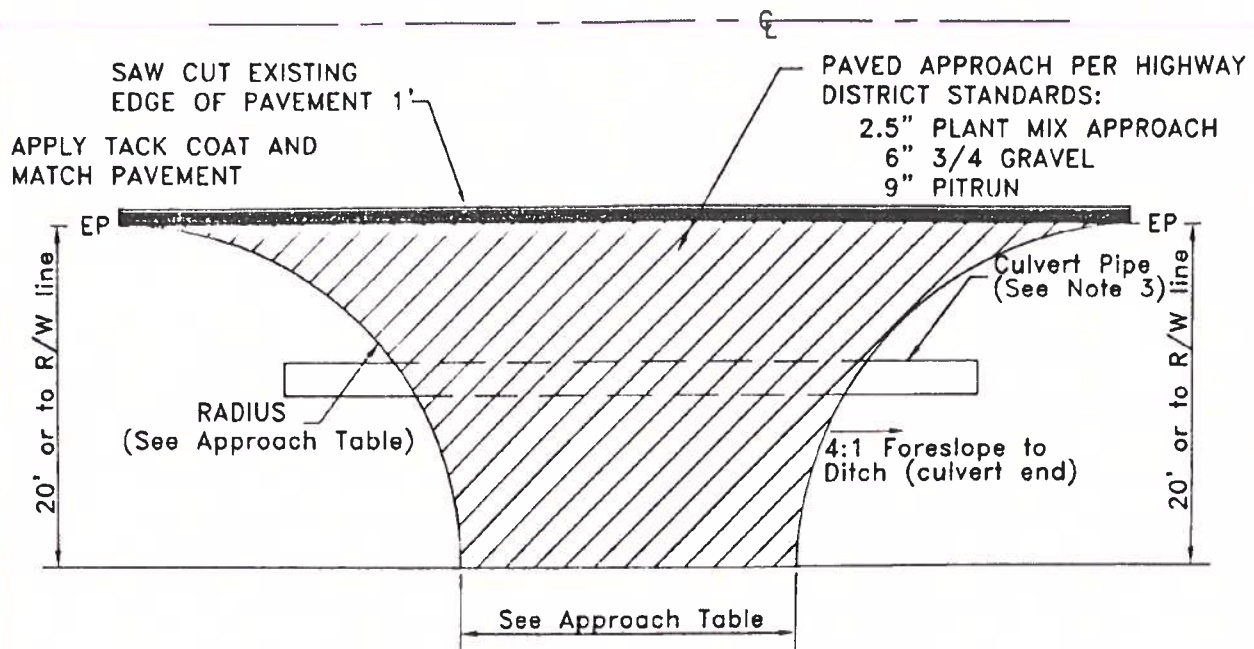
Project in Area of Concern: Designated NP area Groundwater/Rock <10' >10'
Level 1 NP Necessary for N: Yes, if wastewater flows is >600 gallons per day.

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: The applicant discussed with SWDH the proposal for dog kennel and a conditional use permit for rezoning parcel from agriculture to commercial on 5.01 acres. There is an existing 4-bedroom house with a shop that is proposing to be converted into a 22 space dog kennel. The applicant must submit a letter of intended use along with the non domestic wastewater application which SWDH will send to the Department of Environmental Health (DEQ) for review. The applicant has not submitted a site evaluation and test holes have not been conducted on site. 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.



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'

* 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



2023-028881
 RECORDED
 09/05/2023 04:24 PM
 CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
 Page: 2 ZBLAKESLEE \$15.00
 TYPE DEED
 EMPIRE TITLE LLC AND AMO LIMITED
 ELECTRONICALLY RECORDED

WARRANTY DEED

FOR VALUE RECEIVED

Brian Bailey and Jennifer Bailey, husband and wife GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Jacob McCracken and Keeta McCracken, husband and wife GRANTEE(s), whose current address is: 613 N Mudstone Way, Kuna, ID 83634 the following described real property in Canyon County, State of ID more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

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

Dated this 9/5/23

[Signature]
 Brian Bailey
[Signature]
 Jennifer Bailey

State of Idaho
 County Ada

On this 5th day of September, in the year of 2023, before me the undersigned Notary Public in and for said State, personally appeared Brian Bailey and Jennifer Bailey, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

[Signature]
 Notary Public for Idaho
 Residing at: Boise
 My Commission Expires: 1-17-24

W. JEFF DILLON
 COMMISSION #22884
 NOTARY PUBLIC
 STATE OF IDAHO
 MY COMMISSION EXPIRES 06/28/24

EXHIBIT A

BASIS OF BEARING for this description is North 00° 00' 00" East, between a brass cap, LS 972 marking the C1/4 corner of Section 34 and a brass cap, LS 972 marking the N1/4 corner of Section 34, both in Township 1 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

A parcel of land being Parcel "E" as shown on that certain Record of Survey, recorded as Instrument Number 2022-017454, Canyon County Records, located in the NW1/4 of the NE1/4 of Section 34, T. 1 N., R. 2 W., B.M., Canyon County, Idaho more particularly described as follows:

COMMENCING at a 5/8" rebar with an illegible cap marking the CN1/16 corner of said Section 34;

Thence North 00° 00' 00" East, coincident with the west line of said NW1/4 of the NE1/4, a distance of 300.00 feet to a 5/8" rebar with cap PLS 11574 and the POINT OF BEGINNING;

Thence continuing, North 00° 00' 00" East, coincident with said west line 391.49 feet to a 5/8" rebar with cap PLS 11574;

Thence South 89° 52' 09" East, 380.66 feet to a 5/8" rebar with cap PLS 11574;

Thence South 00° 00' 00" West, 691.56 feet to a 5/8" rebar with cap PLS 11574 on the south line of said NW1/4 of the NE1/4;

Thence North 89° 51' 32" West, coincident with said south line, 80.66 feet to a 5/8" rebar with cap PLS 11574;

Thence North 44° 55' 46" West, 424.79 feet to the POINT OF BEGINNING.

SUBJECT TO a 40-foot-wide ingress-egress and utility easement over and across the North 40.00 feet of Parcel E as shown on said Record of Survey Instrument Number 2022-017454.

Also, TOGETHER WITH and SUBJECT TO an irrigation easement over and across Parcels E and F as shown on said Record of Survey Instrument Number 2022-017454.



Sawtooth Land Surveying, LLC

EXHIBIT A

PLS 11574
2022-017454

Parcel E Description

BASIS OF BEARING for this description is N 00°00'00" E between a brass cap LS 972 marking the C1/4 corner of Section 34 and a brass cap LS 972 marking the N1/4 corner of Section 34 both in Township 1 North, Range 2 West, Boise Meridian, Canyon County, Idaho

A parcel of land being Parcel "E" as shown on that certain Record of Survey, recorded as Instrument Number 2022-017454 Canyon County Records, located in the NW1/4 of the NE 1/4 of Section 34 T. 1 N., R. 2 W., B.M. Canyon County, Idaho more particularly described as follows

COMMENCING at a 5/8" rebar with an illegible cap marking the CN1/16 corner of said Section 34

Thence N 0°00'00" E, coincident with the west line of said NW1/4 of the NE1/4, a distance of 300.00 feet to a 5/8" rebar with cap PLS 11574 and the **POINT OF BEGINNING**.

Thence continuing N 0°00'00" E, coincident with said west line 391.49 feet to a 5/8" rebar with cap PLS 11574.

Thence S 89°52'09" E., 380.66 feet to a 5/8" rebar with cap PLS 11574;

Thence S 0°00'00" W., 691.56 feet to a 5/8" rebar with cap PLS 11574 on the south line of said NW1/4 of the NE1/4

Thence N 89°51'32" W., coincident with said south line, 80.66 feet to a 5/8" rebar with cap PLS 11574.

Thence N 44°55'46" W., 424.79 feet to the **POINT OF BEGINNING**.

The above described parcel contains 5.010 acres more or less.

Also, **SUBJECT TO** a 40-foot-wide ingress-egress and utility easement over and across the north 40.00 feet of Parcel E as shown on said Record of Survey Instrument Number 2022-017454.

Also **TOGETHER WITH** and **SUBJECT TO** an irrigation easement over and across Parcels E and F as shown on said Record of Survey Instrument Number 2022-017454.

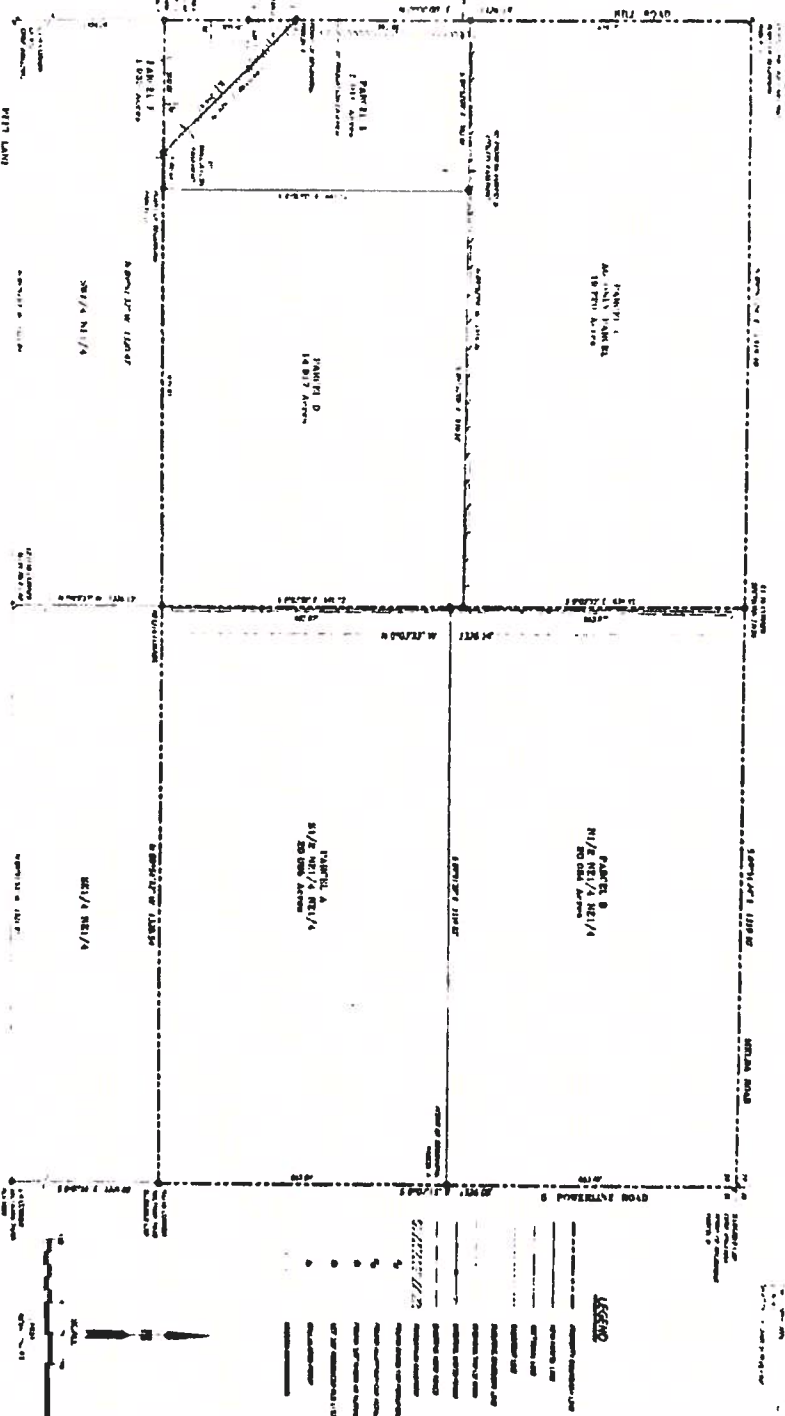
Authentign ID
Jonathan D Stosich
MOUNTAIN WEST IRA, INC.
BY: ADRIANE J. HULL
ITS: AUTHORIZED SIGNER

04/14/22
4/15/2022
PROFESSIONAL LAND SURVEYOR
11574
4/11/22
STATE OF IDAHO
JEFF BEAGLEY

Authentign ID
Brian Bailey 04/05/22
Authentign ID
Jennifer Bailey 04/05/22

Indorsed
Col. Hill 4/15/22
Brian Bailey
Jennifer Bailey
MOUNTAIN WEST IRA, INC.
BY: ADRIANE J. HULL
ITS: AUTHORIZED SIGNER

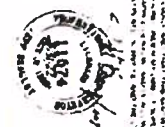
RECORD OF SURVEY - ADMINISTRATIVE PROPERTY SPLIT
FOR JON STOSICH
LOCATED IN THE NW 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE NE 1/4
OF SECTION 34 T 1 N R 2 W B.M.
CANYON COUNTY, IDAHO 2022



SURVEYOR'S WARRANTY
I, the undersigned, do hereby warrant that the above described land is my own and that I have no interest in any other land that is subject to this survey. I warrant that the above described land is not subject to any lien, claim, or other encumbrance, and that I have no knowledge of any such lien, claim, or other encumbrance. I warrant that the above described land is not subject to any other survey or claim, and that I have no knowledge of any such survey or claim. I warrant that the above described land is not subject to any other claim, and that I have no knowledge of any such claim. I warrant that the above described land is not subject to any other claim, and that I have no knowledge of any such claim.

REFERENCES
The plat of the above described land is subject to the following references:
1. The plat of the above described land is subject to the following references:
2. The plat of the above described land is subject to the following references:

CERTIFICATE OF SURVEY
I, the undersigned, do hereby certify that the above described land is my own and that I have no interest in any other land that is subject to this survey. I certify that the above described land is not subject to any lien, claim, or other encumbrance, and that I have no knowledge of any such lien, claim, or other encumbrance. I certify that the above described land is not subject to any other survey or claim, and that I have no knowledge of any such survey or claim. I certify that the above described land is not subject to any other claim, and that I have no knowledge of any such claim.



SURVEY INDEX NO. 124-34-00-00-00
2020 S. WASHINGTON AVE
EMMETT, ID 83617
(208) 368-8104
FAX (208) 368-8105
WWW.SAWYERTOOLS.COM



SHARED ACCESS AND ROAD MAINTENANCE AGREEMENT TinCup Lane

Brian and Jennifer Bailey, Jacob and Keeta McCracken, and Jonathan Stosich

The undersigned parties, Owners of parcels D and E, and those Owners of properties benefited by the private lane commonly known as TinCup Lane ("Lane") and a 40' Ingress/Egress, Utility, Irrigation and Drainage Easement as shown on the ROS Instrument NO. 2022-017454 ("Easement") attached hereto, agree to the following:

- All expenses of construction, installation, maintenance, repair, and/or restoration of the Lane and Easement shall be shared between parcels D and E. Parcel D shall be responsible for five-sixths of said costs with Parcel E responsible for the remaining associated costs (one sixth). Each Owner agrees to keep records and receipts of all such expenses and make them available to the other Owner for purposes of allocating and paying said expenses.
- Owners of Parcel C shall have access over the first 100 feet Lane and Easement (beginning from Hill Road for ingress, egress and normal agricultural activities).
- The Lane and Easement shall be maintained by Parcel Owners in good, passable condition under all traffic and weather conditions, with expense therefore being shared accordingly (as allocated above) between the Owners.
- This Agreement shall run with the land and shall be appurtenant thereto and is not a personal right afforded to each party, and shall bind all benefited properties and the parties, their heirs, legal representative, successors, distributes and assigns.
- In the event that parcel owners D and E do not share the construction of the road, (one parcel owner builds before the other) all receipts shall be kept to show proof of costs and all debts associated with the easement shall be made current prior to commencing any construction. Original receipts must be kept as proof of cost.
- Owners shall agree in advance (before any major expense is incurred) on the nature, timing and payment of said expense.
- Amendments to this Agreement shall be made only by written instrument executed by each of the parties hereto.
- This Agreement shall be recorded in the office of the Canyon County Recorders.

Acknowledged By: [Signature] Date: 9-9-23
[Signature] Date: 9-5-23

Parcel Owners Brian and Jennifer Bailey, Jacob and Keeta McCracken, and Jonathan Stosich

By: [Signature] Date: 9/5/23
[Signature]

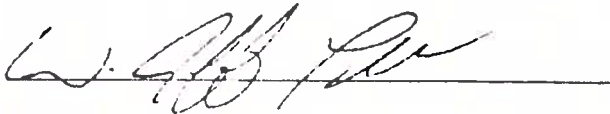
State of Idaho
) S.S.
 County of Blaine

On this 5th day of September, in the year 2023 before me
W. Jeff Patton, personally appeared Brian Bailey, Jennifer Bailey, and

State of Idaho ,

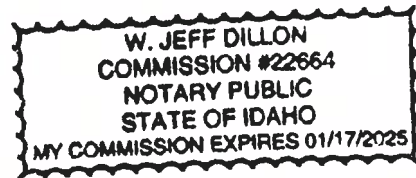
Ada County, ss.

On this 5th day of September, in the year of 2023, before me the undersigned Notary Public in and for said State, personally appeared Brian Bailey and Jennifer Bailey, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he executed the same.

A handwritten signature in cursive script, appearing to read "W. Jeff Dillon", is written over a horizontal line.

Residing at: Boise, Idaho

My Commission Expires: 1/17/25



REVISED SHARED ACCESS AND ROAD MAINTENANCE AGREEMENT TinCup Lane

Brian and Jennifer Bailey, Jacob and Keeta McCracken, and MWIRAFBO Jonathan Stosich SEP IRA and MWIRAFBO Jonathan Stosich ROTH IRA

The undersigned parties, Owners of parcels D and E, and those Owners of properties benefited by the private lane commonly known as TinCup Lane ("Lane") and a 40' Ingress/Egress, Utility, Irrigation and Drainage Easement as shown on the ROS Instrument NO. 2022-017454 ("Easement") attached hereto, agree to the following.

- All expenses of construction, installation, maintenance, repair, and/or restoration of the Lane and Easement shall be shared between parcels D and E. Parcel D shall be responsible for five-sixths of said costs with Parcel E responsible for the remaining associated costs (one sixth). Each Owner agrees to keep records and receipts of all such expenses and make them available to the other Owner for purposes of allocating and paying said expenses.
- Owners of Parcel C shall have access over the first 100 feet Lane and Easement (beginning from Hill Road for ingress, egress and normal agricultural activities).
- The Lane and Easement shall be maintained by Parcel Owners in good, passable condition under all traffic and weather conditions, with expense therefore being shared accordingly (as allocated above) between the Owners.
- This Agreement shall run with the land and shall be appurtenant thereto and is not a personal right afforded to each party, and shall bind all benefited properties and the parties, their heirs, legal representative, successors, distributees and assigns.
- In the event that parcel owners D and E do not share the construction of the road, (one parcel owner builds before the other) all receipts shall be kept to show proof of costs and all debts associated with the easement shall be made current prior to commencing any construction. Original receipts must be kept as proof of cost.
- Owners shall agree in advance (before any major expense is incurred) on the nature, timing and payment of said expense.
- Amendments to this Agreement shall be made only by written instrument executed by each of the parties hereto.
- This Agreement shall be recorded in the office of the Canyon County Recorders.

Acknowledged By: Austin Leagjeld Date: 9/14/23

MOUNTAIN WEST IRA, NC.
BY: AUSTIN LEAGJELD
ITS: AUTHORIZED SIGNER

Parcel Owners Brian and Jennifer Bailey, Jacob and Keeta McCracken, and MWIRAFBO Jonathan Stosich SEP IRA and MWIRAFBO Jonathan Stosich ROTH IRA

Approved by: Jonathan Stosich [Signature] Date: 9/13/2023

By _____

Date _____

State of INDIANA
I.S.S.

County of SPENCER

On this 13 day of SEPTEMBER in the year 2020, before me

Jonathan Stosich personally appeared Jonathan Stosich and
proved to me on the basis of satisfactory evidence to be
the person whose name/s (initials) subscribed to the within instrument, and acknowledged that
he/she/they executed the same on behalf of MWIRA FBO Jonathan Stosich SEP, RA and
MWIRA FBO Jonathan Stosich ROTH IRA

Notary Public

My Commission Expires on 03/31/2022

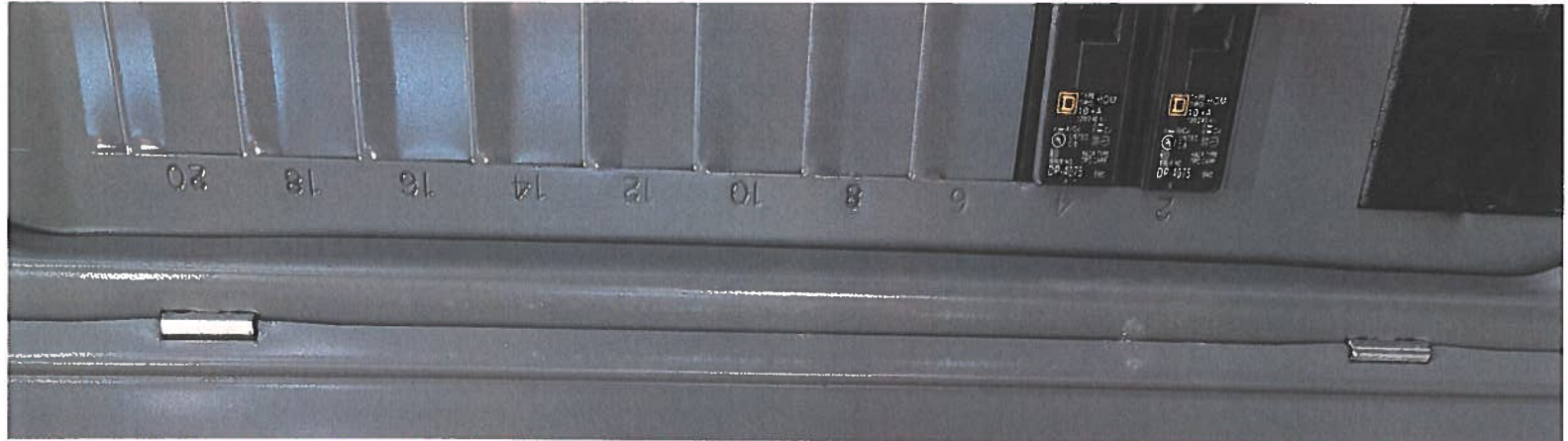
SHERRY ROGUE
NOTARY PUBLIC - STATE OF INDIANA
COMMISSION NUMBER 20224715
MY COMMISSION EXPIRES 03/31/2022

Jonathan Stosich

Jonathan Stosich

Jonathan Stosich

Jonathan Stosich



WARNING ADVERTENCIA AVERTISSEMENT

DANGER PELIGRO DANGER

HAZARD OF ELECTRIC SHOCK, EXPLOSION, OR ARC FLASH

PELIGRO DE DESCARGA ELÉCTRICA, EXPLOSIÓN O DESTELLO POR ARCO

RISQUE D'ÉLECTROCUTION, D'EXPLOSION OU D'ÉCLAIR D'ARC

Failure to follow these instructions will result in death or serious injury. El incumplimiento de estas precauciones podrá causar la muerte o lesiones serias.

17	15	13	11	9	7	5	3	1
							MINI SPLIT	
							OUTLETS	Lights

Use only Square D IECM Circuit Breakers / Utilice solo interruptores automáticos IECM de Square D

Use only Square D IECM Circuit Breakers / Utilice solo interruptores automáticos IECM de Square D

HOMERLINE™ Load Center Cover
HOMC20UC
 Series / Serie: 501

MINI SPLIT

OUTLETS

Lights

Accessories / Accesorios:

Trapped / Decapado:

www.SchneiderElectric.com

State of Idaho
 Division of Occupational and Professional Licenses
APPROVED FOR COVER
 and Professional Licenses
 State of Idaho

Permit Number: **2-18-24**

WATER-COOLING

ELECTRICAL PLUMBING

DOPL

FINAL INSPECTION

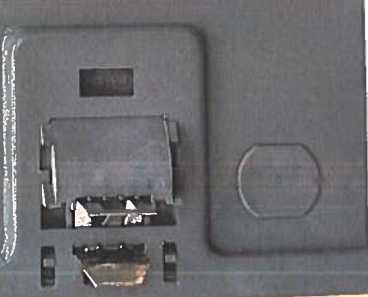
Permit Number: **1586519**

Date: **3/10/25**

Inspector: **Dallas A.**

ELECTRICAL PLUMBING HVAC BUILDING

MINI SPLIT SYSTEM



State of Idaho
 Division of Building Safety
 800-955-3044 dhs@idaho.gov

FINAL INSPECTION

ELECTRICAL PLUMBING HVAC

Permit Number: **2-18-24**

Date: **3/10/25**

Inspector: **Dallas A.**

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: 85068

Date: 4/4/2025

Date Created: 4/4/2025 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Jacob McCracken
Comments: CU2025-0006
Site Address: 8481 TINCUP LN, Melba ID 83641 / Parcel Number: 28648011 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Administration - Miscellaneous	CU2025-0006	\$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	173804297	\$950.00
	Total Payments:	\$950.00

ADJUSTMENTS

Receipt Balance: \$0.00