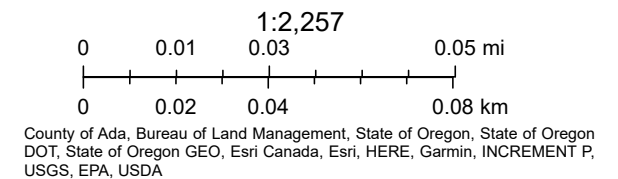


Canyon County, ID Web Map



7/8/2026, 11:39:31 AM

- | | | |
|--------------------------------------|---------------------|-------------------|
| Multiple Parcel Search _Query result | CC_PrivateRoads | Sections |
| Quarter Line | County Boundary | Imagery_2025_2026 |
| CanyonCountyRoads | Current Impact Area | Red: Band_1 |
| Roads | City Limits | Green: Band_2 |





CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Brenden Gault	
	MAILING ADDRESS: 924 N. 52nd Street, Nampa, ID 83687	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
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>Brenden Gault</u> Date: <u>Jul 06, 2026</u>		

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

SITE INFO	STREET ADDRESS: 924 N. 52nd Street, Nampa, ID 83687	
	PARCEL NUMBER: 25015010B0	
	PARCEL SIZE: 1.37 acres	
	REQUESTED USE: Dog Training Business	
	FLOOD ZONE (YES/NO) ☒	ZONING DISTRICT: Rural Residential

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU 2026-0025</u>	DATE RECEIVED:	<u>7/7/26</u>
RECEIVED BY:	<u>N.P.O.</u>	APPLICATION FEE:	<u>\$1600</u>
		CK	MO ☒ 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)	✓	
✓ Operation Plan (see standards on next page)	✓	
✓ Land Use Worksheet	✓	
✓ Neighborhood Meeting sheet/letter completed and signed	✓	
Proof of application/communication with the following agencies:		
✓ Southwest District Health	✓	
✓ Irrigation District	✓	
✓ Fire District	✓	
Highway District/ Idaho Transportation Dept.	✓	
✓ Area of City Impact (if applicable)	✓	
Deed or evidence of property interest to the subject property	✓	
Fee: Per Adopted Fee Schedule		
(CUP Modification) - Per Adopted Fee Schedule		
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.

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

Operation Plan to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

If the use will create impacts, provide measures to mitigate impacts.

For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:

CONTRACTOR SHOP (07-14-09) - REQUIRED

Applicant

Staff

Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.

MINERAL EXTRACTION (07-14-19) - REQUIRED

Applicant

Staff

Show how the 30' setbacks on all sides will be met.

Name of operator/extractor

Duration of proposed use: Commencement & Completion dates

Provide an approved reclamation from Idaho Dept. Of Lands

Location of proposed pits and accessory uses

WIND FARM (07-14-33) - REQUIRED

Applicant

Staff

Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164

Revised 1/25/24

MINISTORAGE FACILITY (07-14-29) - REQUIRED	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.		

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.		

LETTER OF INTENT

CCZO Section 07-07-05

Nature of Request:

This request is to operate a small-scale, owner-operated dog training service with limited boarding for existing clients only.

Business Description:

- Dog training services conducted on-site
 - Limited boarding strictly for current training clients
 - No employees
 - Hours of operation: 8:00 AM – 8:00 PM
 - No delivery or shipping activities
-

CONSISTENCY WITH COMPREHENSIVE PLAN

CCZO Section 07-07-05(3)

The proposed use is consistent with the rural residential character of the area. The low-intensity, owner-operated nature of the business ensures compatibility with surrounding land uses and aligns with comprehensive plan goals of maintaining neighborhood character.

IMPACTS ON SURROUNDING PROPERTIES

CCZO Section 07-07-05(4)

The proposed use is not expected to negatively impact adjacent properties. Operations are limited in scale, generate minimal noise, and do not introduce traffic, lighting, or visual impacts beyond typical residential use.

UTILITIES AND FACILITIES

Current operations will not require any modification or expansion of existing utilities.

If future development (such as a shop) occurs:

- Wastewater will be managed through a permitted septic system
 - Water, irrigation, and drainage systems will comply with all applicable regulations
 - Stormwater will be handled in accordance with county requirements
-

LEGAL ACCESS

Legal access to the property is established via existing roadways. No changes to access are proposed.

TRAFFIC IMPACTS

The proposed use will generate negligible traffic and will not measurably impact traffic patterns on nearby roads, including local streets and surrounding routes.

IMPACTS ON ESSENTIAL SERVICES

The operation will have no impact on:

- Schools
 - Irrigation facilities
 - Emergency services
-

MITIGATION MEASURES

- Noise: The dogs on the property are kept in kennels with sound barriers, enriched throughout the day and if needed bark collars are used.
- Road traffic: Address to Great Dogs Only K9 is not public knowledge or on a Google search. Only clients that work with GDO K9 know where the business is. GDO K9 does most sessions off site either at the clients homes or at local parks. Clients that do drop off or pick up dogs are within reason of normal traffic for the surrounding area / neighborhood.

Current Property Layout / Measurements



924 N. 52ND ST | NAMPA, IDAHO 83687
"GAULT RESIDENCE"

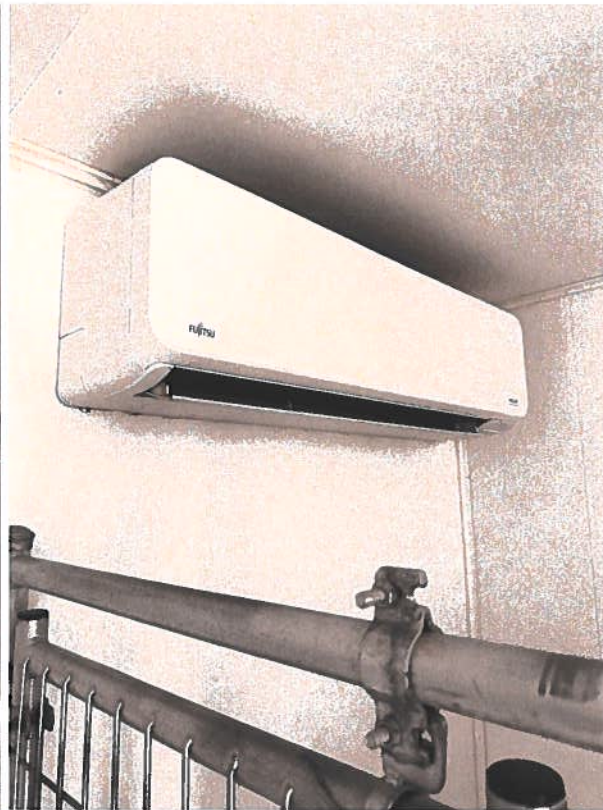


Pictures of 924 N. 52nd Street and surrounding neighborhood.

Outside of kennel building on property



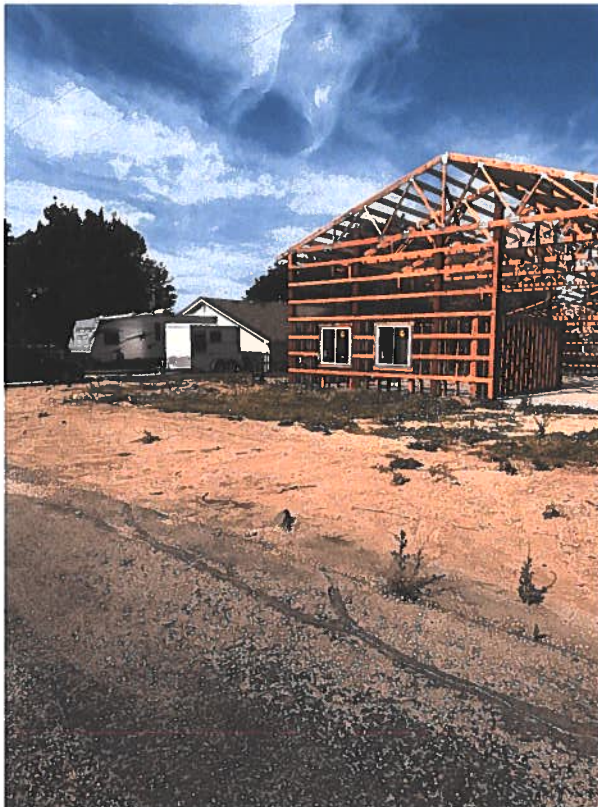
Pictures of the inside of the kennel building including: Mini split for temperature control and breaker panel.



Street view of 924 N. 52nd Street



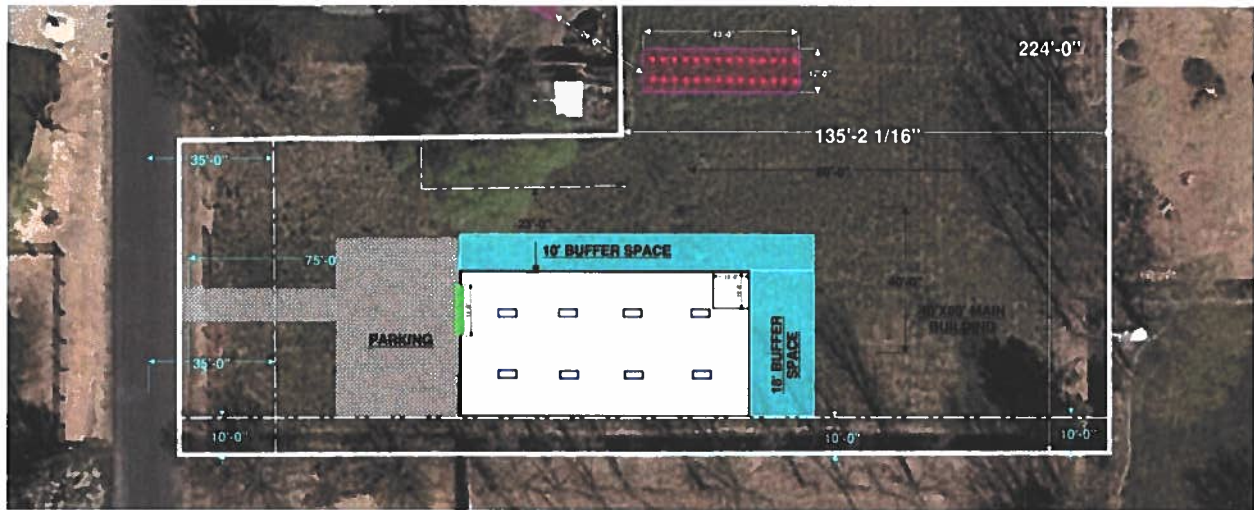
Neighborhood view in front of 924 N. 52nd Street



Potential Future Plans

The shop plans are in the very beginning planning stages as of now and will comply with county regulations, along with CC&R, current neighborhood shops that are built or being built. The only other structures on the property currently: a shed (that was here when the property was purchased) and an indoor / outdoor kennel building that is limited to four (4) dogs.

The shop, if built, is not for housing more dogs. The shop would solely be for dog training in an inside temperature controlled environment. If sessions are conducted onsite clients would park on property to not impede traffic on 52nd Street.



Brenden Gault

El Al

7/7/2026

SITE / OPERATION PLAN

924 N. 52nd Street, Nampa ID 83687

Parcel ID: 25015010B0

CCZO Sections 07-02-03 and 07-07-03(1)

A scaled site plan will be provided illustrating the parcel and all existing and proposed uses, structures, and roadways. The plan will include:

- Property boundaries (lot lines) and total lot area
- Dimensions and distances between structures and features
- Names and locations of adjacent public and private roads
- Parking areas and number of spaces
- Private roadways and walkways
- Existing and proposed buildings and structures
- Topographic features and major landscape elements
- Reserved open space
- Location of proposed utility easements

Future Development:

Conceptual plans for a potential future shop, including approximate dimensions and location, may be included for reference only. At this time, no construction or permitting is being pursued, and the exact location remains subject to change.

OPERATION PLAN

- **Commencement of Operation:** Upon approval
- **Hours of Operation:** 8:00 AM – 8:00 PM
- **Employees:** None (owner-operated)

Operational Characteristics:

- **Noise Levels:** Minimal; no significant increase beyond typical residential activity
 - **Dust:** None anticipated
 - **Air and Water Quality:** No impact anticipated
 - **Raw Material Delivery:** Not applicable
 - **Finished Product / Marketing:** No products produced; no on-site sales or signage
 - **Site Improvements:** None required beyond existing conditions
 - **Public/Private Facilities & Amenities:** No changes or additions proposed
 - **Infrastructure Impacts:** None anticipated
-

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: Not putting a well in.

☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system

☒ N/A – Explain why this is not applicable: Not putting a new sewer system in.

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: Mixture of metal, wood, & vinyl Height: 5-8 feet

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)

Irrigation ditch on property that is not used.

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: Dog training including boarding client dogs.

2. DAYS AND HOURS OF OPERATION:

- | | | | |
|------------------------------------|-----|----|-----|
| ☐ Monday | 8am | to | 8pm |
| ☐ Tuesday | 8am | to | 8pm |
| ☐ Wednesday | 8am | to | 8pm |
| ☐ Thursday | 8am | to | 8pm |
| ☐ Friday | 8am | to | 8pm |
| ☐ Saturday | 8am | to | 8pm |
| ☐ Sunday | 8am | to | 8pm |

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

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

Height: _____ ft Width: _____ ft Height above ground: _____ ft

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

5. PARKING AND LOADING:

How many parking spaces? 5 on the property and off 52nd street

Is there is a loading or unloading area? No

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 10 dog limit.

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: Pick up dog waste and place in trash.

Notice of Neighborhood Meeting

Pre-application requirement for a Public Hearing

Date: 05/21/2026

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a Conditional Use Permit for the zoning for 924 N. 52nd Street, Nampa, ID 83687.

One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; Canyon County Zoning Ordinance § 07-10-27. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county. This neighborhood meeting is not a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date: 6/1/2026

Time: 1530 hours

Location: 924 N. 52nd Street, Nampa, ID 83687

Property description: Home of Mr. Gault

The project is summarized below: Conditional Use Permit for Dog Training with overnight care

Site Location: 924 N. 52nd street, Nampa, ID 83687

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting, we will answer any questions you may have. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is a PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time.

Feel free to contact me at [REDACTED] or [REDACTED]

Sincerely,
-Brenden Gault

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

Phone: 208-402-4164



SITE INFORMATION

Site Address: 924 N 52nd St

Parcel Number:

City: Nampa

State: ID

ZIP Code: 83687

Notices Mailed Date: MAY 22nd 2026

Number of Acres: 1.37

Current Zoning: Rural

Description of the Request: CUP for Kennels

Res

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Brenden Gault

Company Name: Great Dogs Only K9

Current address: 924 N 52nd Street

City: Nampa

State: ID

ZIP Code: 83687

Phone: [REDACTED]

Cell: [REDACTED]

Fax:

Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: 6/1/26

MEETING LOCATION: 924 N 52nd St Nampa ID 83687

MEETING START TIME: 1530

MEETING END TIME: 1606

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Gary Mitchell	[Signature]	925 N 52 nd Street Nampa ID
2. Nick Kuzmenko	[Signature]	1017 N 52 nd ST
3. Mark Kuzmenko	[Signature]	1017 N 52 nd ST
4. Bogdan Kravchuk	[Signature]	906 N 52 nd ST Nampa
5. JAY LINDHOLM	[Signature]	1016 N 52 nd ST NAMPA
6. Tracie Bent	[Signature]	908 N 52 nd St Nampa
7.		
8.		
9.		

10.
11.
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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):

Brenden Gault

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 6 / 1 / 26

Letter of Support for Brenden Gault and His Dog Training Business

James M [REDACTED]

Tue, Jun 2, 2026 at 8:53 PM

To: [REDACTED]

To Whom It May Concern,

I am writing in support of my neighbor, Brenden Gault, and his dog training activities conducted on his property.

As a nearby resident, I have had the opportunity to observe Brenden's operation over time. Based on my personal experience, his dog training activities have never created a nuisance, safety concern, or disruption to my family or our enjoyment of our property. The dogs under his care have consistently appeared well-trained, controlled, and appropriately managed.

In contrast, the majority of dog-related noise in our neighborhood comes from household pets, including my own dog at times, reacting to one another. Barking between neighboring dogs is a common occurrence in rural and semi-rural communities and is not unique to Brenden's property. In my observation, his dogs are often among the better-behaved animals in the area.

Additionally, our neighborhood already experiences a variety of normal rural noises, including livestock, chickens, roosters, and heavy equipment operating on neighboring properties. The activity associated with Brenden's dog training business has stood out as way less disruptive than these uses of the neighborhood property. Considering the significant impact of the new dense residential zones in the area that is going to dramatically impact this area's traffic and noise levels, Brenden's business should be the least of anyone's concerns.

Brenden is simply trying to earn a living while utilizing his own property responsibly. From what I have personally witnessed, he has done so in a professional and respectful manner that has not negatively impacted me or my household.

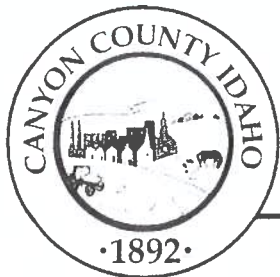
I respectfully ask that my observations be considered when evaluating any concerns regarding his dog training business. Based on my experience as his neighbor, I support his continued ability to operate his business on his property.

I ask for your pardon that I was unable to attend the meeting to voice my opinions in person on June 1st.

Sincerely,

James McCarter, CEO of Shadowscape

[REDACTED]



Call

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Brenden Gault

Parcel Number: 2501501030

Site Address: 124 N. 52nd Street, Nampa ID 83687

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 06/18/2016 Signed:

Anthony Dee

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

☐ Applicant submitted/met for official review.

Date: 6-15-26 Signed:

[Signature]

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: Nampa Meridian Irrigation Dist.

☒ Applicant submitted/met for official review.

Date: 6/15/26 Signed:

Paul Huddleston (Asst. Super)

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

city C-11
Planner

(Nampa)

City: _____

☒ Applicant submitted/met for official review.

Date: 6-15-26 Signed:

Kristi Watkins

Authorized AOC Representative
(This signature does not guarantee project or permit approval)

Date: _____ Signed:

Canyon County Development Services Staff

Leti Heidel

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, July 7, 2026 12:43 PM
To: Building Info
Subject: [External] FW: 924 N 52nd St

Good Morning,

Nampa Highway District #1 has no objection to the CUP for a dog boarding/training facility at 924 N 52nd St as the property takes access from a private road not maintained by the Highway District and Stamm Ln is under the City of Nampa's jurisdiction at that location.

If you have any questions feel free to contact us.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

Outlook

CUP 924 N 52nd St

From Daniel Badger <BadgerD@cityofnampa.us>

Date Tue 6/23/2026 9:39 AM

To [REDACTED]

The Nampa Engineering Division does not oppose a CUP for dog training at 924 N 52nd St with the use of the existing access.



Daniel Badger, P.E

City Engineer I Development Engineering

Office: (208) 468-5469 | Cell: (208) 936-5690

500 12th Avenue South | Nampa, ID 83651

|

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.



PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

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

2025-005544

RECORDED

02/20/2025 09:51 AM

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=2 ABARDEN

\$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

File No. 871026 GK/SL

WARRANTY DEED

For Value Received Benjamin H. Rhoades, an unmarried man
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

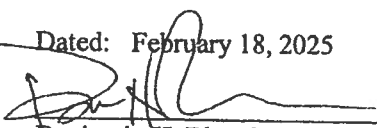
Brenden Gault, an unmarried man
hereinafter referred to as Grantee, whose current address is 924 N 52nd St, Nampa, ID 83687

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), that 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: February 18, 2025


Benjamin H. Rhoades

State of Idaho, County of Canyon

This record was acknowledged before me on 2-19-25 by Benjamin H. Rhoades

Signature of notary public
Commission Expires:

GREG S. KESTER
Residing in: Boise, ID
Commission Expires: 03/17/2027

GREG S. KESTER
COMMISSION #54227
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

Parcel I

A part of Lot 6, ORCHALARA HEIGHTS, Canyon County, Idaho, according to the plat filed in Book 3 of Plats, Page 60, records of said County, more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 6, said corner monumented with a 1/2 inch diameter iron pin; thence

South 0° 02' 58" East a distance of 225.53 feet along the Westerly boundary of said Lot 6 to the POINT OF BEGINNING, said point monumented with a 1/2 inch diameter iron pin; thence continuing

South 0° 01' 58" East a distance of 225.54 feet along the Westerly boundary of said Lot 6 to a 1/2 inch diameter iron pin; thence

North 89° 37' 35" East a distance of 265.54 feet to a 1/2 inch diameter iron pin; thence

North 0° 02' 37" West a distance of 225.40 feet parallel with the Westerly boundary of said Lot 6 to a 1/2 inch diameter iron pin; thence

South 89° 39' 26" West a distance of 265.50 feet to the POINT OF BEGINNING.

Parcel II - Easement Parcel

An easement 60 feet in width for the purpose of ingress and egress lying 30 feet on each side of the following described centerline.

COMMENCING at the Northwest corner of Lot 6, ORCHALARA HEIGHTS, said corner monumented with a 1/2 inch diameter iron pin; thence

South 0° 01' 58" East a distance of 676.61 feet along the Westerly boundary of said Lot 6 to a 1/2 inch diameter iron pin; thence

South 89° 35' 44" West a distance of 30 feet to the radius point of a 60 foot radius cul-de-sac, the TERMINUS POINT of this easement.

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: 88853

Date: 7/7/2026

Date Created: 7/7/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Brenden Gault

Comments: CU2026-0025

Site Address: 924 N 52ND ST, Nampa ID / Parcel Number: 25015010B0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2026-0025	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2026-0025	\$50.00	\$0.00	\$0.00
Planning - Conditional Use Permit (CUP)	CU2026-0025	\$1,200.00	\$0.00	\$0.00
Sub Total:		\$1,600.00		
Sales Tax:		\$0.00		
Total Charges:		\$1,600.00		

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	200669413	\$1,600.00
Total Payments:		\$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00