



# Agency Transmittal

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



March 2, 2021

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

<b>File No. &amp; Case Name</b>	21-02-AN (Annexation) – Markovetz
<b>Project Description</b>	Michelle Carroll with City of Trees Real Estate, on behalf of her clients Donald & Carol Markovetz, requests to Annex approximately 33.02 acres into Kuna City Limits with an R-8 (Medium/High Density Residential) zoning designation. (APNs: R5462680010, R5462680020, R5462680070, R5462680100 & R5462680110). There is no development application for the properties at this time but future development may occur.
<b>Site Location</b>	325 S Terben Lane, Kuna, ID 83634 – On E Kuna Road between S Eagle Road & S Terben Lane
<b>Applicant/Representative</b>	Michelle Carroll City of Trees Real Estate 8950 W Emerald Street, Suite 198 Boise, ID 83704 208.578.6539 <a href="mailto:michelle@cityoftreesrealestate.com">michelle@cityoftreesrealestate.com</a>
<b>Public Hearing Date</b>	Tuesday, <b>April 13, 2021</b> 6:00 PM Council Chambers, Kuna City Hall 751 W 4 <sup>th</sup> Street, Kuna, ID 83634
<b>Staff Contact</b>	Jessica Reid, Planning & Zoning Staff <a href="mailto:jreid@kunaid.gov">jreid@kunaid.gov</a> 208.387.7731

Attached is information to assist you with your consideration and response to the above-mentioned project. All comments as to how this action may affect the service(s) your agency provides is greatly appreciated. *If your agency requires different and/or additional information to review in order to provide comments, please notify our office and the items will be forwarded to you; if you have any other questions, please contact staff.* **If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments regarding this project.***

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Jessica Reid](#); [Doug Hanson](#)  
**Subject:** Online Form Submittal: Annexation  
**Date:** Thursday, January 7, 2021 1:29:37 PM

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## Annexation

### Step 1

Please complete each section of application in full  
*NOTE: Engineering fees shall be paid by the applicant if required.*

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Project Name E Kuna Rd

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Case Number *Field not completed.*

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(Section Break)

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#### Contact/Applicant Information

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Owner(s) of Record: Donald J Markovetz

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Phone: (208) 871-0585

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Email: [dcmarkovetz@gmail.com](mailto:dcmarkovetz@gmail.com)

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Address1 325 S Terben Ln

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Address2 *Field not completed.*

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City Kuna

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State ID

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Zip 83634

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Applicant (Developer): Michelle Carroll

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Applicant (Developer)  
Company: City of Trees Real Estate

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Phone: (208) 578-6539

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Email: [michelle@cityoftreesrealestate.com](mailto:michelle@cityoftreesrealestate.com)

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Address1 8950 W Emerald St., Ste #198

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Address2 *Field not completed.*

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City Boise

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State	ID
Zip	83704
Engineer/Representative:	<i>Field not completed.</i>
Engineer/Representative Company:	<i>Field not completed.</i>
Phone:	<i>Field not completed.</i>
Email:	<i>Field not completed.</i>
Address1	<i>Field not completed.</i>
Address2	<i>Field not completed.</i>
City	<i>Field not completed.</i>
State	<i>Field not completed.</i>
Zip	<i>Field not completed.</i>

(Section Break)

#### Subject Property Information

Site Address:	E Kuna Rd
Nearest Cross Streets:	Cloverdale and Kuna Rd
Parcel Number(s)	R5462680010, R5462680020, R5462680070, R5462680100, R5462680110
Section, Township, Range:	2N1E28
Property Size:	33.02 Acres
Current Land Use:	Residential
Current Zoning District:	RR
Proposed Land Use:	Residential
Proposed Zoning District:	R8

(Section Break)

#### Project Description

Markovetz Subdivision

Project/Subdivision  
Name:

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General description of  
proposed  
project/request:                      Annexation of Markovetz owned land

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Type of Use Proposed -              Residential  
Check all that apply:

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If Other has been  
selected, please provide  
a description:                      *Field not completed.*

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Amenities provided with  
this development:                      N/A

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(Section Break)

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Residential Project Summary (if applicable)

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Are there existing  
buildings?                              Yes

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Please describe existing  
buildings:                              Single family residence

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Any existing buildings to  
remain?                                  Yes

---

Number of Residential  
Units:                                      1

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Number of buildable  
Lots:                                        1

---

Number of common lots  
and/or other lots:                      0

---

Type of dwellings  
proposed?                              Single-Family

---

Minimum square footage  
of structures:                            N/A

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Gross Density (DU/Acre -  
Total Property):                      *Field not completed.*

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Net Density (DU/Acre -  
Excluding Roads):                      *Field not completed.*

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% of Open Space provided: *Field not completed.*

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Acreeage of Open Space: *Field not completed.*

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Type of Open Space provided? *Field not completed.*

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(Section Break)

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Non-Residential Project Summary (if applicable):

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Number of building lots: *Field not completed.*

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Other lots: *Field not completed.*

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Gross floor area Square Footage: *Field not completed.*

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Existing (if applicable): *Field not completed.*

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Hours of Operation: *Field not completed.*

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Building Height: *Field not completed.*

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Total Number of Employees: *Field not completed.*

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Max. Number of Employees at one time? *Field not completed.*

---

Number & ages of students & children: *Field not completed.*

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Seating Capacity: *Field not completed.*

---

Existing fencing? Type? Will it remain? *Field not completed.*

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Fencing type, size & location? *Field not completed.*

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Handicapped parking spaces: *Field not completed.*

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Total parking spaces: *Field not completed.*

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Width of driveway aisle: *Field not completed.*

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Proposed lighting: *Field not completed.*

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Proposed landscaping: *Field not completed.*

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**Step 2**

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Project Name: Markovetz Annexation

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Applicant: Michelle Carroll

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All applications are required to contain one (1) copy of the following:  
*NOTE: Original Affidavits of Legal Interest must be mailed with payment after receipt of Completeness Letter.*

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Letter of Intent [Markovetz - Letter of Intent.pdf](#)

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Vicinity Map [Affected Properties Map.pdf](#)

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Legal Description of Annexation Area [Markovetz Plat Map.pdf](#)

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Recorded Warranty Deed for Property [WD-99065045.pdf](#)

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Proof of Ownership [Markovetz - Affidavit of Legal Interest.pdf](#)

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Development Agreement *Field not completed.*

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Neighborhood Meeting Certification [Markovetz - Neighborhood Meeting Certification.pdf](#)

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Commitment of Property Posting [Markovetz - Commitment to property posting.pdf](#)

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(Section Break)

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*By checking the "I agree" box below, you agree and acknowledge that 1) Your application will not be signed in the sense of a traditional paper document, 2) By signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) You may still be required to provide a traditional signature at a later date.*

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First Name Michelle

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Last Name Carroll

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Electronic Signature Agreement I Agree

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Date & Time 1/7/2021 1:30 PM

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(Section Break)

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Neighborhood Meeting [Click Here](#)  
Certification Form

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Commitment to Property [Click here](#)  
Posting Form

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Email not displaying correctly? [View it in your browser.](#)



City of Kuna
AFFIDAVIT OF
LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.Kunacity.id.gov

State of Idaho )
) ss.

County of Ada )

I, CAROL J. MARKOVETZ, 325 S. TERBEN LN
Name Address
KUNA, ID 83634
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my
permission to MICHELLE CARROLL 8950 EMERALD #198 BOISE ID 83704
Name Address

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any
claim or liability resulting from any dispute as to the statements contained herein or as to
the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose
of site inspections related to processing said application(s).

Dated this 1 day of Oct., 20 20
Carol J Markovetz
Signature

Subscribed and sworn to before me the day and year first above written.



Notary Public for Idaho
Residing at: ID
My commission expires: 9/12/2024





# City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: [www.Kunacity.id.gov](http://www.Kunacity.id.gov)

State of Idaho )  
                          ) ss.  
County of Ada )

I, DONALD J. MARKOVETZ, 325 So. TERREN LN.  
Name Address  
KUNA ID. 83634  
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to MICHELLE CARROLL 8950 EMERALD # 19B BOISE ID 83704  
Name Address

to submit the accompanying application pertaining to that property.

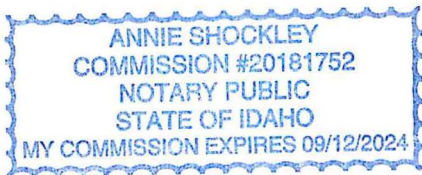
B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s),

Dated this Oct 1st day of October, 20 20

Donald Markovetz  
Signature

Subscribed and sworn to before me the day and year first above written.



Notary Public for Idaho  
Residing at: ID  
My commission expires: 9/12/2024



**PIONEER TITLE COMPANY**

OF ADA COUNTY 1999 JN 29 PM 4: 46

ADA COUNTY RECORDER  
J. DAVID NAVARRO  
ADA, IDAHO

RECORDED - REQUEST OF

FEE 6.00 DEPUTY *M. White*

99065045

PIONEER TITLE

821 West State Street / Boise, Idaho 83702  
(208) 336-6700

888 North Cole Road / Boise, Idaho 83704  
(208) 377-2700

ACCOMODATION

*01A 3571*

SPACE ABOVE FOR RECORDING DATA

**WARRANTY DEED**

(INDIVIDUAL)

FOR VALUE RECEIVED

DONALD J. MARKOVETZ AND CAROL J. MARKOVETZ, HUSBAND AND WIFE

GRANTOR(s) does (do) hereby GRANT, BARGAIN, SELL and CONVEY unto

DONALD J. MARKOVETZ AND CAROL J. MARKOVETZ, HUSBAND AND WIFE

GRANTEE(S), whose current address is: 9011 W. Maple Hills Drive, Boise, Id. 83709  
the following described real property in Ada County, State of Idaho,  
more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS LOT 1

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 reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, includes irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: JUNE 28, 1999

*Donald J. Markovetz*  
DONALD J. MARKOVETZ

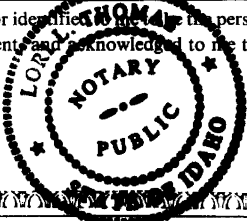
*Carol J. Markovetz*  
CAROL J. MARKOVETZ

STATE OF IDAHO, County of ADA, ss.

On this 28th day of JUNE, in the year of 1999, before me

Lori L. Thomas, a Notary Public, personally appeared Donald J. Markovetz and Carol J. Markovetz

known or identified to me as the person(s) whose name(s) subscribed to the within instrument and acknowledged to me that he executed the same.



Notary Public: *Lori L. Thomas*  
Residing at: Boise, Idaho  
My Commission Expires: October 22, 2004

LOT 1

A tract of land being the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, described as follows:

Commencing at a found brass cap monumenting the Northwest Corner of said Section 28, said corner being on the centerline of Kuna Road, thence easterly along said centerline and the northerly line of said Section 28 South  $89^{\circ}-38'-23''$  East a distance of 1319.87 feet to a point, said point being the Northwest Corner of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 28 and the POINT OF BEGINNING.

Thence continuing along said northerly line South  $89^{\circ}-38'-23''$  East a distance of 659.94 feet to a point;

Thence leaving said northerly line South  $00^{\circ}-48'-03''$  West a distance of 163.14 feet to a set steel pin on the southerly right-of-way of said Kuna Road;

Thence South  $00^{\circ}-48'-03''$  West a distance of 1166.09 feet to a set steel pin on the southerly line of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;

Thence westerly along the southerly line of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  North  $89^{\circ}-35'-49''$  West a distance of 660.14 feet to a set steel pin monumenting the Southwest Corner of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;

Thence northerly along the westerly line of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  North  $00^{\circ}-48'-35''$  East a distance of 1285.65 feet to a set steel pin on the southerly right-of-way of said Kuna Road;

Thence continuing North  $00^{\circ}-48'-35''$  East a distance of 43.09 feet to the POINT OF BEGINNING.

The above described tract of land contains 20.14 acres, more or less, subject to all existing easements and rights-of-way.

Request for Voluntary Annexation

City of Kuna

Dear Council Members:

As the owner of the below-referenced property, I would like the City Council to consider my request for annexation. The property in question is located at 325 Terben Lane.

The property is currently undeveloped and is zoned RR. The size of the tract is 33.019 acres and it is contiguous to the city limits.

A) The tax evaluation data for the property is as follows:

1. Tax Parcel Number(s) \_R5462680010, R5462680020, R5462680070, R5462680100, R5462680110
2. Owner(s) as listed on Deed Markovetz, Donald J.
3. Tax Value (by parcel) R5462680010 - \$11,900, R5462680020 - \$0.00, R5462680070 - \$0.00, R5462680100 - \$239,000, R5462680110 - \$415,000

B) The anticipated impact to City services is as follows:

1. Water/Sewer (estimated gallons per day): unknown.

C) Enclosed, please find the following information:

1. Copy of Annexation Survey and Legal Description of Property;
2. Copy of All Deeds for the Area to Be Annexed to verify ownership;
3. Flat fee of \$1200 + \$30 per acre (In addition to the application fee, the applicant is responsible for advertising and recording costs associated with the annexation request.)

Any additional information may be obtained by contacting Michelle Carroll at 949-285-0712.

Sincerely,



Michelle Carroll

Applicant for Don Markovetz

# PLAT SHOWING MARKOVETZ SUBDIVISION

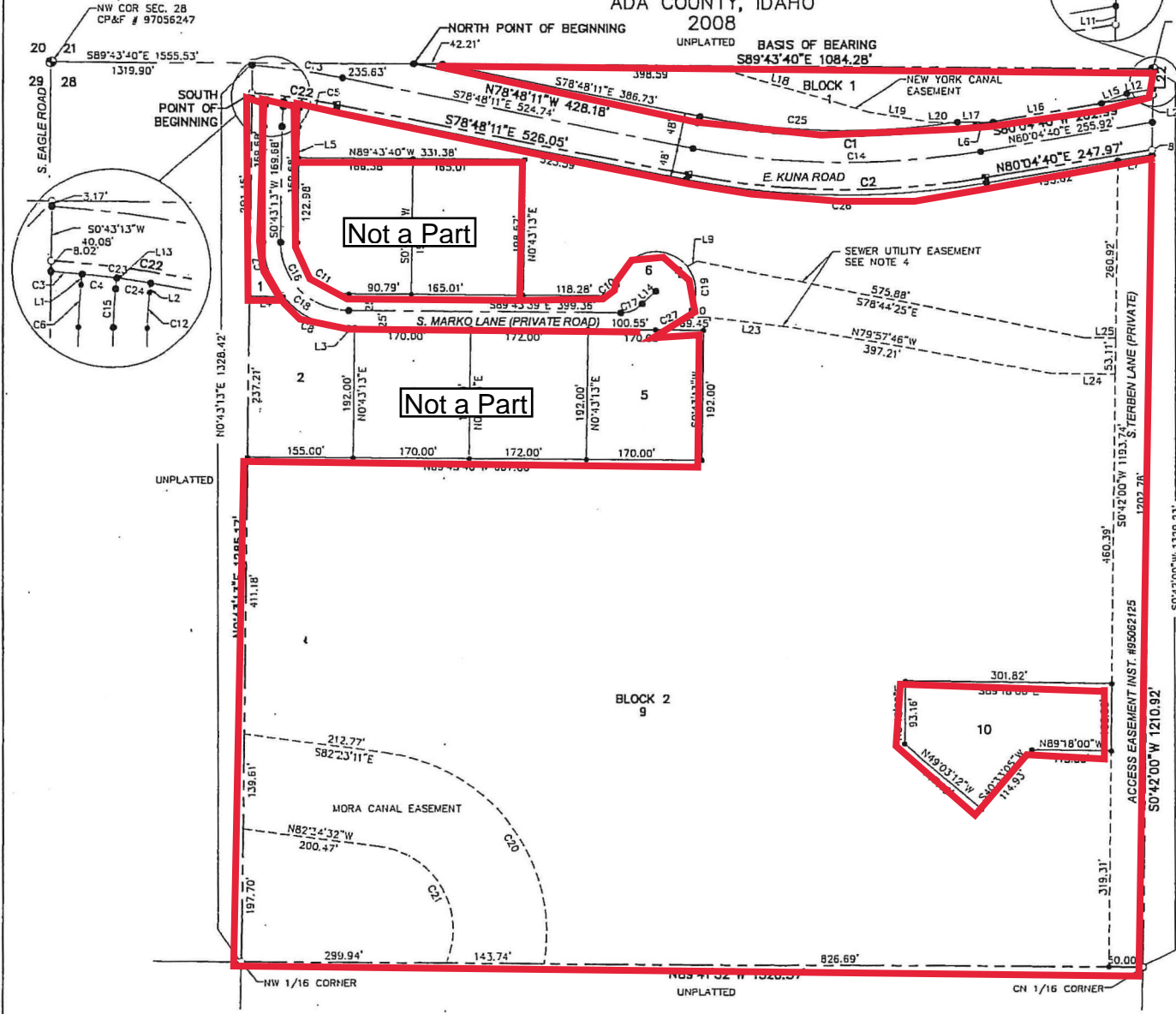
THE NE 1/4 OF THE NW 1/4 OF SECTION 28  
TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN  
ADA COUNTY, IDAHO  
2008



SCALE: 1"=100'

### LEGEND

- Brass Cap Monument
- Right of Way Monument
- Found 5/8" Iron Pin, "HODGESVIG 8446", unless otherwise noted
- Set 5/8" x 30" Iron Pin w/ Plastic Cap, "HODGE PLS 8575"
- Set 1/2" x 24" Iron Pin w/ Plastic Cap, "HODGE PLS 8575"
- Boundary Line
- Lot Line
- Easements, dimensioned as shown
- Section Line
- Street Center Line



Not a Part

Not a Part

### BASIS OF BEARING

The Basis of Bearing of this survey is between the North 1/4 Corner and the Northwest Corner of Section 28 which bears North 89°43'40" West as established by C.P.S., projected to the Idaho State Plane Coordinate System West Zone, NAD83 Datum and referenced to the Idaho H.A.R.N. Survey (1999 Adjustment).

All distances shown are at ground values.



J-U-B ENGINEERS, INC.  
Engineers Surveyors Planners

Boise, Idaho 10-05-143, JP  
LAST UPDATED: 5/28/2008



# Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING \* 763 W. Avalon, Kuna, Idaho, 83634 \* www.kunacity.id.gov \* (208) 922-5274 \* Fax: (208) 922-5989

## GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

**Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.**

**Please include a copy of the list of neighbors notified and the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.**

Description of proposed project: E. Kuna Rd. Annexation

Date and time of neighborhood meeting: 11-7-2020 11:00am

Location of neighborhood meeting: 325 Terben Rd., Kuna, ID 83634  
2N 1E 28

## SITE INFORMATION:

Location: Quarter: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Total Acres: \_\_\_\_\_

Subdivision Name: Markovetz Sub Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Site Address: E Kuna Bd. Tax Parcel Number(s): R5462680010  
Kuna, ID 83634 R5462680100 R5462680020  
R5462680110 R5462680070

Please make sure to include all parcels & addresses included in your proposed use.

## CURRENT PROPERTY OWNER:

Name: Don & Carol Markovetz

Address: 325 Terben Rd. City: Kuna State: ID Zip: 83634

## CONTACT PERSON (Mail recipient and person to call with questions):

Name: Michelle Carroll Business (if applicable): City of Trees Real Estate

Address: 8950 W. Emerald St. City: Boise State: ID Zip: 83704  
#198

**PROPOSED USE:**

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

**Application Type**

- Annexation
- Re-zone
- Subdivision (Sketch Plat and/or Prelim. Plat)
- Special Use
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment

**Brief Description**

Water & sewer / city services  
R-8  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPLICANT:**

Name: Michelle Carroll  
Address: 8950 W. Emerald Rd. #198,  
City: Boise State: ID Zip: 83704  
Telephone: 449-285-0712 Fax: \_\_\_\_\_

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant) Michelle Carroll Date 11/7/2020

# SIGN IN SHEET

PROJECT NAME: E Kuna Rd. - Annexation

Date: 11/7/2020

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
	Linda Ostolasa	1180A Eagle Rd	83634	
2	Jon Mendiola	226 S. Eagle Rd	83634	
3	Dani Mendiola	226 S. Eagle Rd	83634	
4	R. M. Garcia	636 S. Eagle Rd		
5	Dennis Rainwater	145 S. Marko Ln	83634	661 699 4950
6	KATHRYN RAINWATER	145 S. MARKO LN	83634	661 699 4950
7	NORM RUEGER	41 S. MARKO LN.	83634	208-340-3495
8	DAN BARICER	197 S. MARKO LN	83634	208 424 6671
9	Maria Byrns	197 S Marko Ln	83634	208-424-6671
10				
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## NEIGHBORHOOD MEETING MINUTES

Meeting Date: 11/7/2020 Number of Attendees: 12 + 2 PRESENTERS

Meeting Location: 325 S TERBEN LN KUNA ID 83634

### Description of Project Presented:

ANNEXATION OF ALL PARCELS THAT ARE OWNED BY  
DON MARKOVETZ

### Attendee's comments:

WHAT REZONING ARE YOU ASKING FOR? CITY ASSIGNS  
ZONING AND THIS LAND WILL BE ASSIGNED RB.  
HOW MUCH WILL TAXES GO UP IF ANNEXATION IS APPROVED? CALL CITY  
WHEN WILL CITY WATER & SEWER BE NEAR? WORKING ON FALCONCREST  
AND MAKING THEIR WAY THIS DIRECTION. WILL CURRENT DRAINFIELD  
REMAIN? YES, THERE IS AN EASEMENT THAT WILL REMAIN IN PLACE.  
WHO DECIDES ON HOMES BEING BUILT? DEVELOPER & BUILDER. RESIDENTS OF  
MARKOVETZ SUBDIVISION ARE CONCERNED ABOUT 2 STORY HOMES & LOSING VIEWS.  
CAN OTHERS ANNEX IN & TAP INTO CITY SERVICES? YES WHAT IS THAT COST? UNKNOWN  
RESIDENTS REQUEST ROAD BETWEEN THEIR SUBDIVISION AND LAND. EXTRA LOT IN  
SUBDIVISION IS BUILDABLE. ALL QUESTIONS & CONCERNS ABOUT DEVELOPMENT / BUILDING

I hereby certify that the above information is complete and correct to the best of my knowledge.

MICHELLE CARROLL

Printed Name

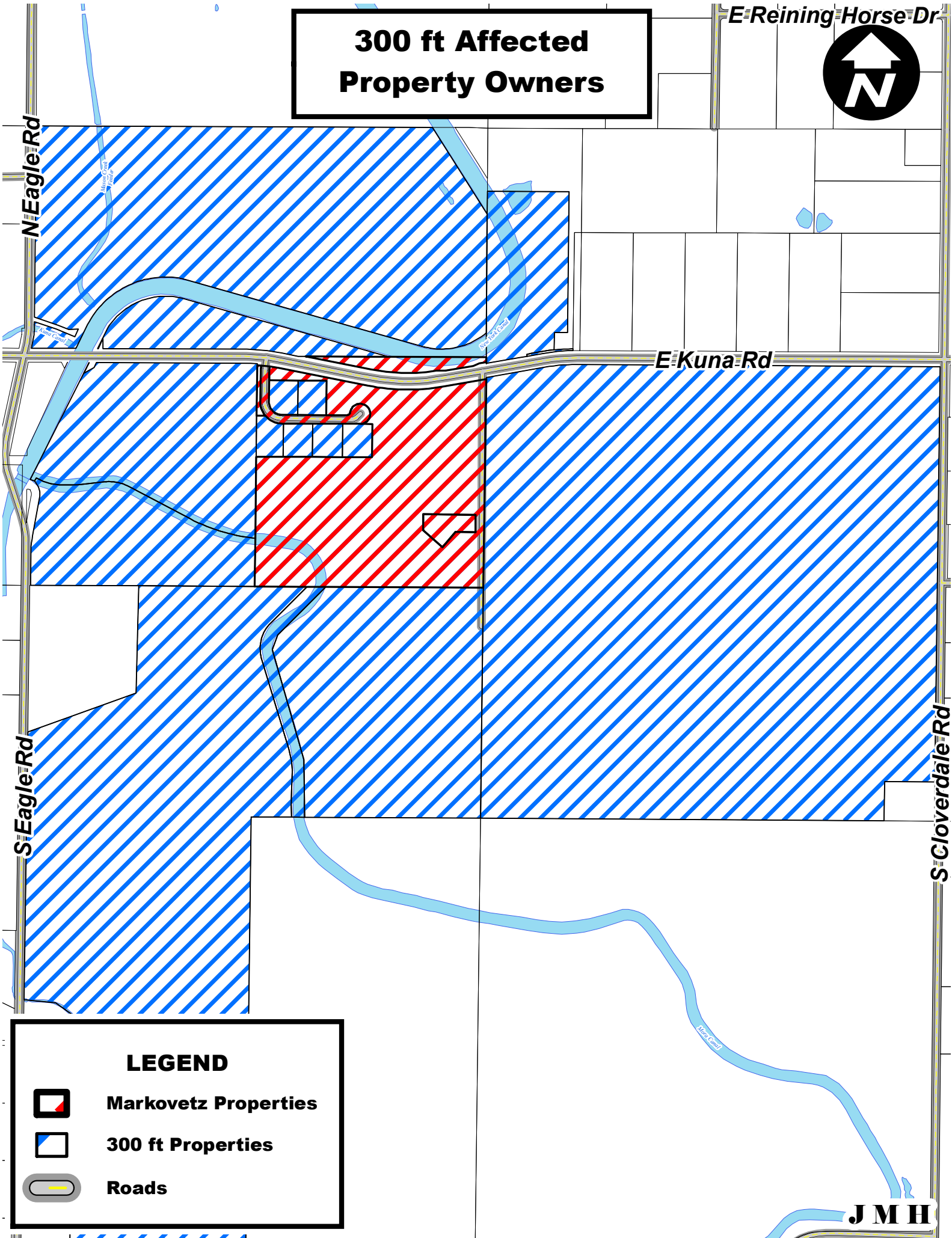
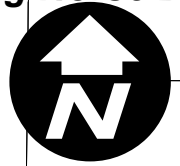
Michelle Carroll

Signature

11/7/2020

Date

# 300 ft Affected Property Owners



## LEGEND

-  **Markovetz Properties**
-  **300 ft Properties**
-  **Roads**



*City of Kuna*  
**COMMITMENT TO  
PROPERTY POSTING**

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web [www.Kunacity.id.gov](http://www.Kunacity.id.gov)

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign (s) shall be removed no later than three (3) days after the end of the public hearing for which the sign (s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

*Michelle Canceel*

Applicant/agent signature

*12/21/2020*

Date