



Planning & Zoning Department

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

## Agency Notification

July 19, 2021

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

|   |   |
|---|---|
| <b>File Number &amp; Case Name:</b>   | 21-04-S (Preliminary Plat) – Falcon Crest Golf Villages Subdivision   |
| <b>Project Description</b>  | Wendy Shrief of J-U-B Engineers, on behalf of M3 Companies, LLC, requests preliminary plat approval to subdivide approximately 86.03 ac. into 291 residential lots, 43 common lots, and 18 common driveway lots, within an R-6 (Medium Density Residential) zone. (APN: S1422110300). Section 22, Township 2 North, Range 1 East. |
| <b>Site Location</b>  | Near the Northeast Corner (NEC) of Cloverdale and Kuna Roads, Kuna 83634. At the Falcon Crest Golf Course.  |
| <b>Applicant</b>  | <b>Mark Tate, Falcon Crest Club Partners</b><br>546 LBJ Freeway<br>Dallas, TX. 75240<br><a href="mailto:Mtate@m3companiesllc.com">Mtate@m3companiesllc.com</a>  |
| <b>Representative</b>   | <b>Wendy Shrief, J-U-B Engineers</b><br>2760 W Excursion Lane, Suite 400<br>Meridian, ID 83642<br>208.376.7330<br><a href="mailto:wshrief@jub.com">wshrief@jub.com</a>  |
| <b>Tentative Public Hearing Date</b>  | Tuesday, <b>September 28, 2021</b><br>6:00 PM<br>Council Chambers within Kuna City Hall, located at 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634   |
| <b>Staff Contact</b>  | Troy Behunin, Planner III<br>Kuna P&Z Department<br>208.922.5274<br><a href="mailto:TBehunin@kunaid.gov">TBehunin@kunaid.gov</a>  |
| Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. <b>If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.</b> If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i> |   |

W. HUBBARD ROAD

10 MILE CREEK ROAD

NEW YORK CANAL

CLOVERDALE RIDGE ESTATES SUBDIVISION

S. CLOVERDALE ROAD

FALCON CREST GOLF COURSE

PROJECT LOCATION

PROPOSED FALCON CREST CLUBHOUSE

PROPOSED FALCON CREST SUBDIVISION NO. 2

PROPOSED FALCON CREST SUBDIVISION NO. 1

REINING HORSE DR

W. KUNA ROAD

DESERT VIEW ESTATES SUBDIVISION



SCALE IN FEET

Plot Date: 4/29/2021 9:44 PM, Plotted By: Everett Earnest, Date Created: 4/29/2021 3:18 PM, Comment: FINAL CLIENTS/DWG PROJECTS/19-20-088 GOLF VILLAGE PRELIM PLATE/FALCON CREST DESIGN/PRE-PLAT/EXHIBITS/GV VICINITY.DWG

REUSE OF DRAWINGS

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FILE: FC.GV\_VICINITY

JUB PROJ. #: 10-17-141

DRAWN BY: ###

DESIGN BY: ###

CHECKED BY: ###

LAST UPDATED: 4/6/2021



J-U-B ENGINEERS, INC.

FALCON CREST GOLF VILLAGE SUBDIVISION  
KUNA, IDAHO

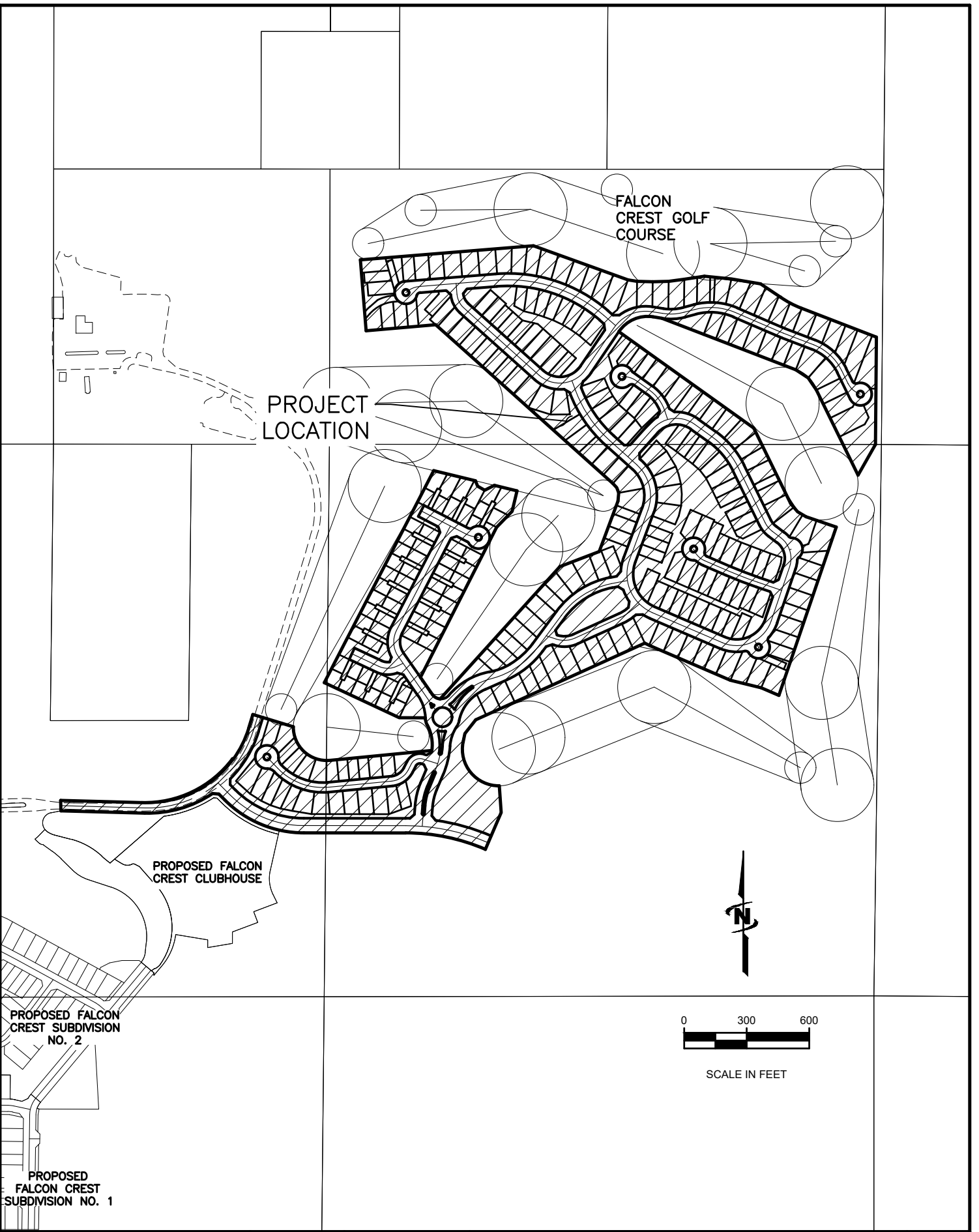
VICINITY MAP

SHEET

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| NO | REVISION DESCRIPTION | BY | APR | DATE |
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Plot Date: 4/29/2021 9:43 PM, Plotted By: Everett Earnest  
 Drawn: 4/29/2021 4:52:21 JUB.COM\CENTRAL\CLIENTS\JUB\PROJECTS\10-20-088-GOLF VILLAGE\RELM\PLATE\FALCONCREST\DESIGN\PRE-PLAT\CAD\EXHIBITS\FG.GV.VICINITY.DWG



| REUSE OF DRAWINGS |                      |    |      |
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| JUB PROJ. #: 10-17-141 |
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| CHECKED BY: ###        |
| LAST UPDATED: 4/6/2021 |



**FALCON CREST GOLF VILLAGE SUBDIVISION**  
**KUNA, IDAHO**  
 VICINITY MAP

SHEET  
**2**



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

April 5, 2021

Jace Hellman  
Planning and Zoning Director  
City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, Idaho 83634

**RE: FALCON CREST GOLF VILLAGE SUBDIVISION –PRELIMINARY PLAT**

Dear Mr. Hellman:

On behalf of our client, M3 Companies, LLC, please accept this request for the Preliminary Plat for Falcon Crest Golf Village Subdivision. The proposed development is located on the east side of N. Cloverdale Road,; the proposed development is immediately adjacent to the previously approved Falcon Crest and Robinhood Subdivisions. The proposed development was previously annexed into the City of Kuna and the property has R-6 and R-12 zoning The development includes 86.03 acres.

**Preliminary Plat**

The Preliminary Plat for Falcon Crest Golf Village Subdivision consists of 86.03 acres, includes 291 residential lots, 43 common lots, and 18 common driveway lots. The common area will include 13.29 acres making up 15.4% of the platted area. The average lot size is 8,084 S.F and the residential density is 3.38 dwelling units per acre. All lots meet the dimensional standards of the R6 zoning district.

Access to the proposed subdivision will be provided off W. Tiercel Drive; construction of the utilities that will serve Falcon Crest Golf Village Subdivision will be sequenced with the construction of Falcon Crest and Robinhood Subdivisions.

Falcon Crest Golf Village Subdivision will include a range of single-family housing types. The proposed development includes both patio homes with shared common drives and smaller lots and traditional single-family homes on larger lots. The subdivision has been planned to maximize views of the adjoining golf course greens and to create connectivity between homes and amenities. All lots will feature upscale homes with a variety of building materials and architectural styles. The landscape plan included in this application shows the sizable investment that our client is ensuring that Falcon Crest Golf Village will be a first class development.

### **Neighborhood Meeting**

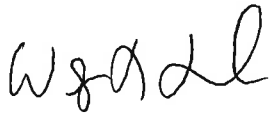
A Neighborhood Meeting was held in accordance with City of Kuna standards on April 5, 2021. Neighbors were given the opportunity to view the proposed Preliminary Plat and ask questions regarding the proposed development. Neighbors were generally in favor of seeing residential development in this location. A sign-in sheet and comments from the meeting are attached as a part of this application.

### **Development Schedule**

Development is planned to proceed concurrently with Falcon Crest Subdivision. We anticipate developing 1-2 phases a year until the project is completed.

The enclosed applications have been submitted in accordance with the requirements of the City of Kuna and will comply with all applicable local, state and federal requirements. The development has been designed in accordance with the City of Kuna's Code and Comprehensive Plan. Please contact me at 376-7330 if you have any questions regarding this application.

Sincerely,  
**J-U-B ENGINEERS, Inc.**



Wendy Shrief, AICP



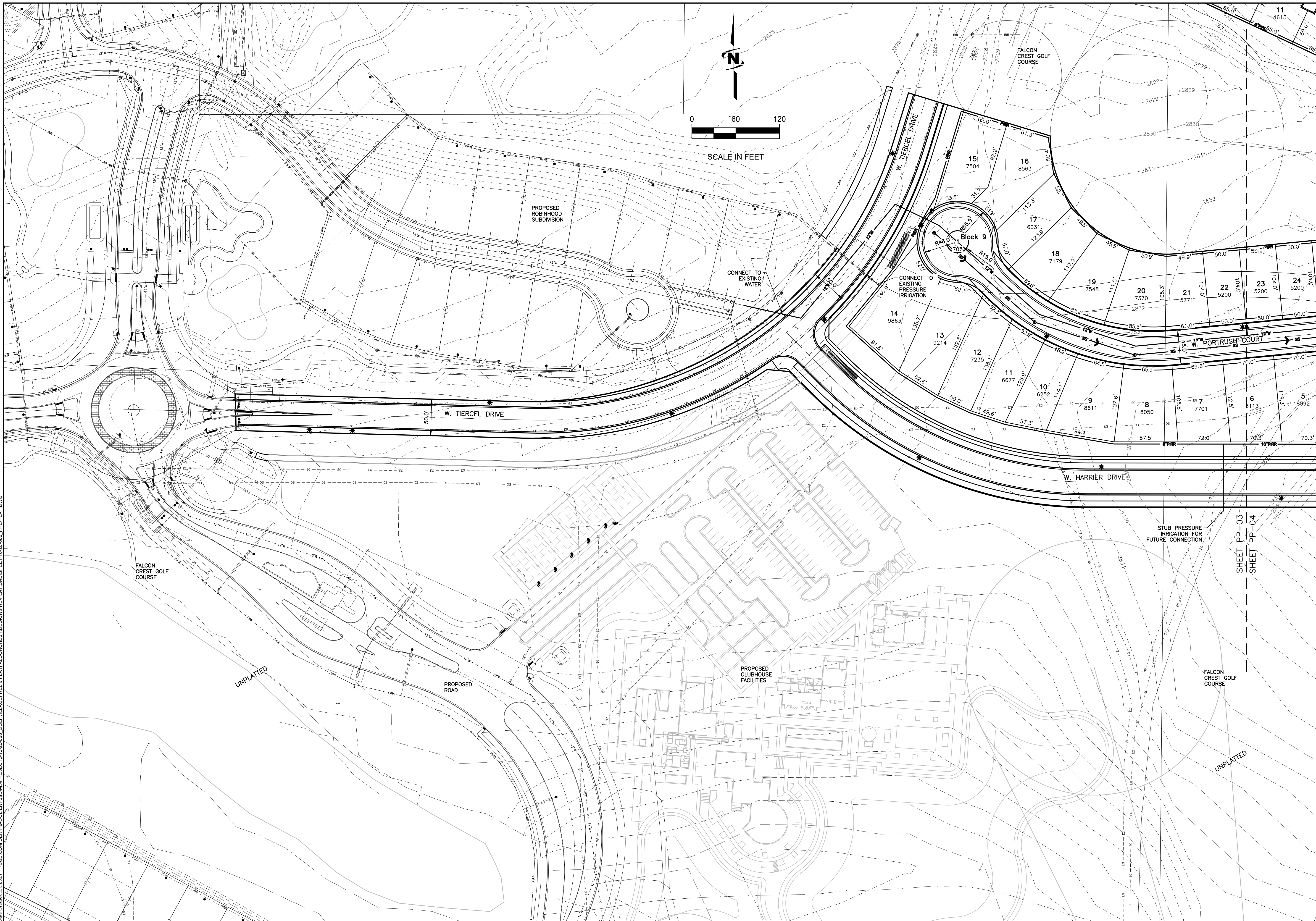




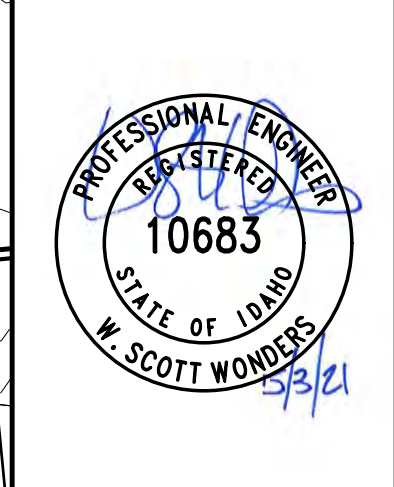




File Date: 5/3/2021 11:51 AM Plotted By: Everett Eames  
 Date Created: 5/3/2021 JUB\COM\CENTRAL\CALCULATIONS\IMP\PROJECTS\10-20-088 GOLF VILLAGE\PRELIM\PLAT\FALCON CREST\DESIGN\PRE-PLAT\CA\10-20-088 PRE-PLAT.DWG



**JUB**  
 J-U-B ENGINEERS, INC.  
 2760 W. Excursion Ln.  
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 Phone: 208.376.7330  
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**FALCON CREST GOLF VILLAGE SUBDIVISION**  
**KUNA, IDAHO**

EXISTING AND PROPOSED CONDITIONS

SHEET PP-03  
 SHEET PP-04

FILE: 10-20-088\_PRE-PLAT  
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 LAST UPDATED: 5/3/2021

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**PP-03**

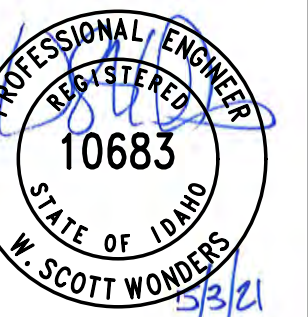




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### FALCON CREST GOLF VILLAGE SUBDIVISION KUNA, IDAHO

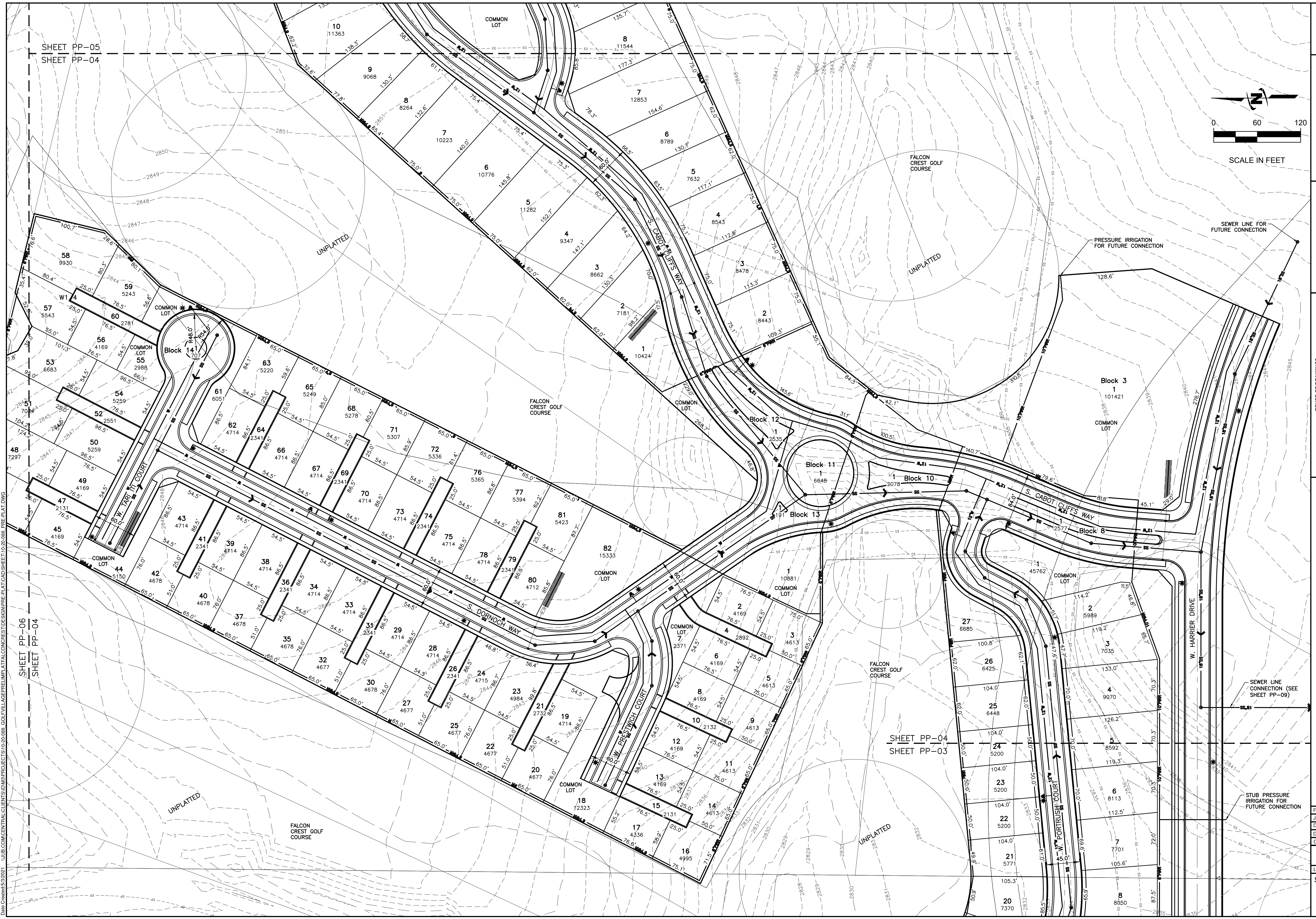
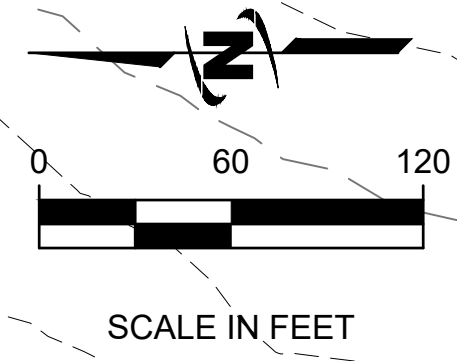
EXISTING AND PROPOSED CONDITIONS

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LAST UPDATED: 5-3-2021

SHEET NUMBER:  
**PP-04**

SHEET PP-05  
SHEET PP-04



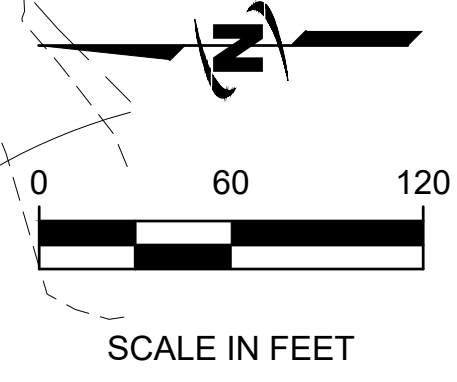
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Date Created: 5/3/2021 JUB\COMMON\CLIENTS\IDMP\PROJECTS\10-20-088\_GOLF VILLAGE\PRELIM\PLAT\CONCRETE\DESIGN\PRE-PLAT\CA\10-20-088\_PRE-PLAT.DWG



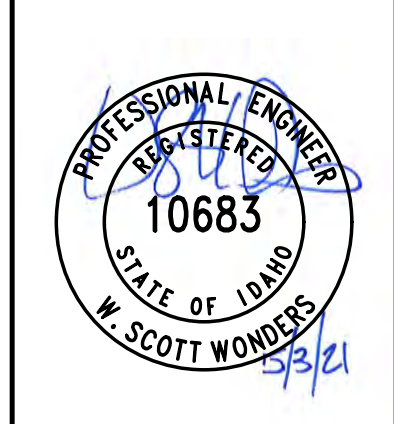




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**FALCON CREST GOLF VILLAGE SUBDIVISION**  
**KUNA, IDAHO**

EXISTING AND PROPOSED CONDITIONS

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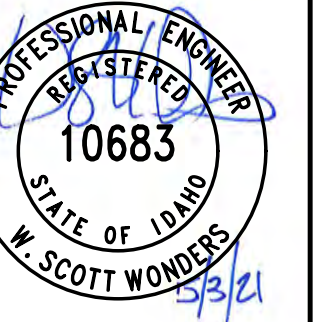
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**PP-06**





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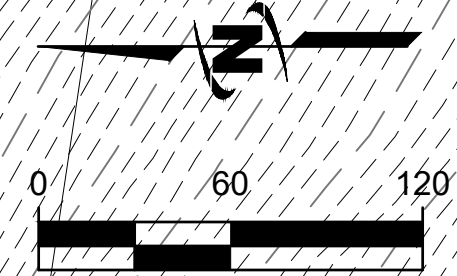
FALCON CREST GOLF VILLAGE SUBDIVISION  
KUNA, IDAHO  
EXISTING AND PROPOSED CONDITIONS

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LAST UPDATED: 5/3/2021  
SHEET NUMBER:  
**PP-07**

SHEET PP-08

SHEET PP-07



SCALE IN FEET

SHEET PP-08

SHEET PP-05

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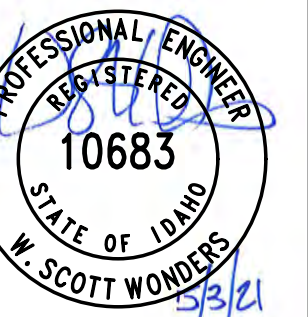
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J-U-B ENGINEERS, INC.

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Suite 400  
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www.jub.com



REUSE OF DRAWINGS

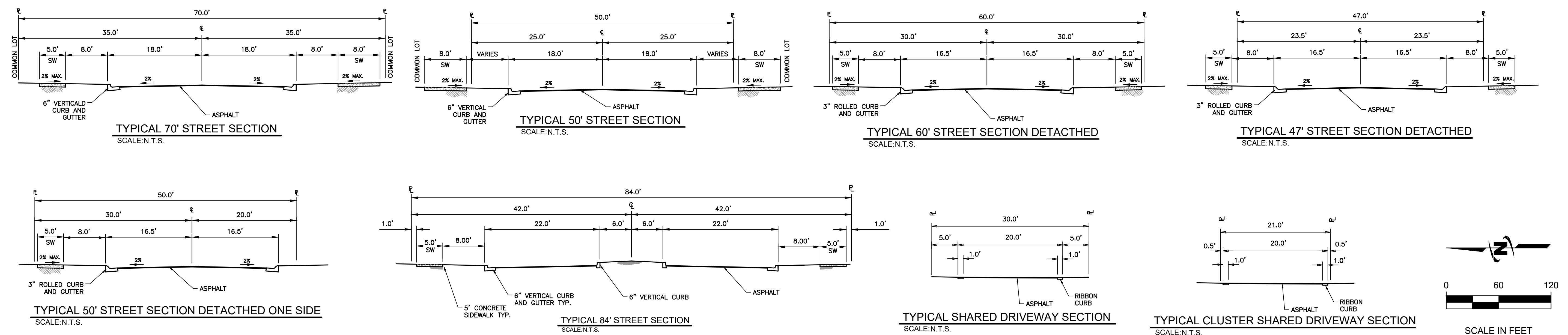
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FALCON CREST GOLF VILLAGE SUBDIVISION  
KUNA, IDAHO

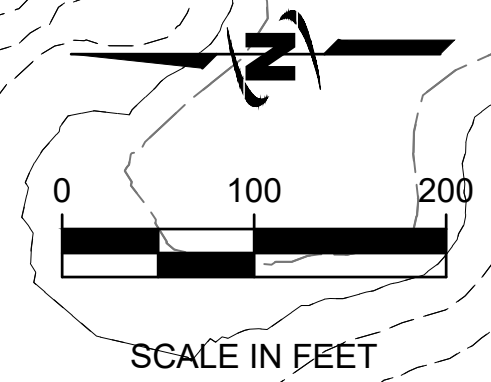
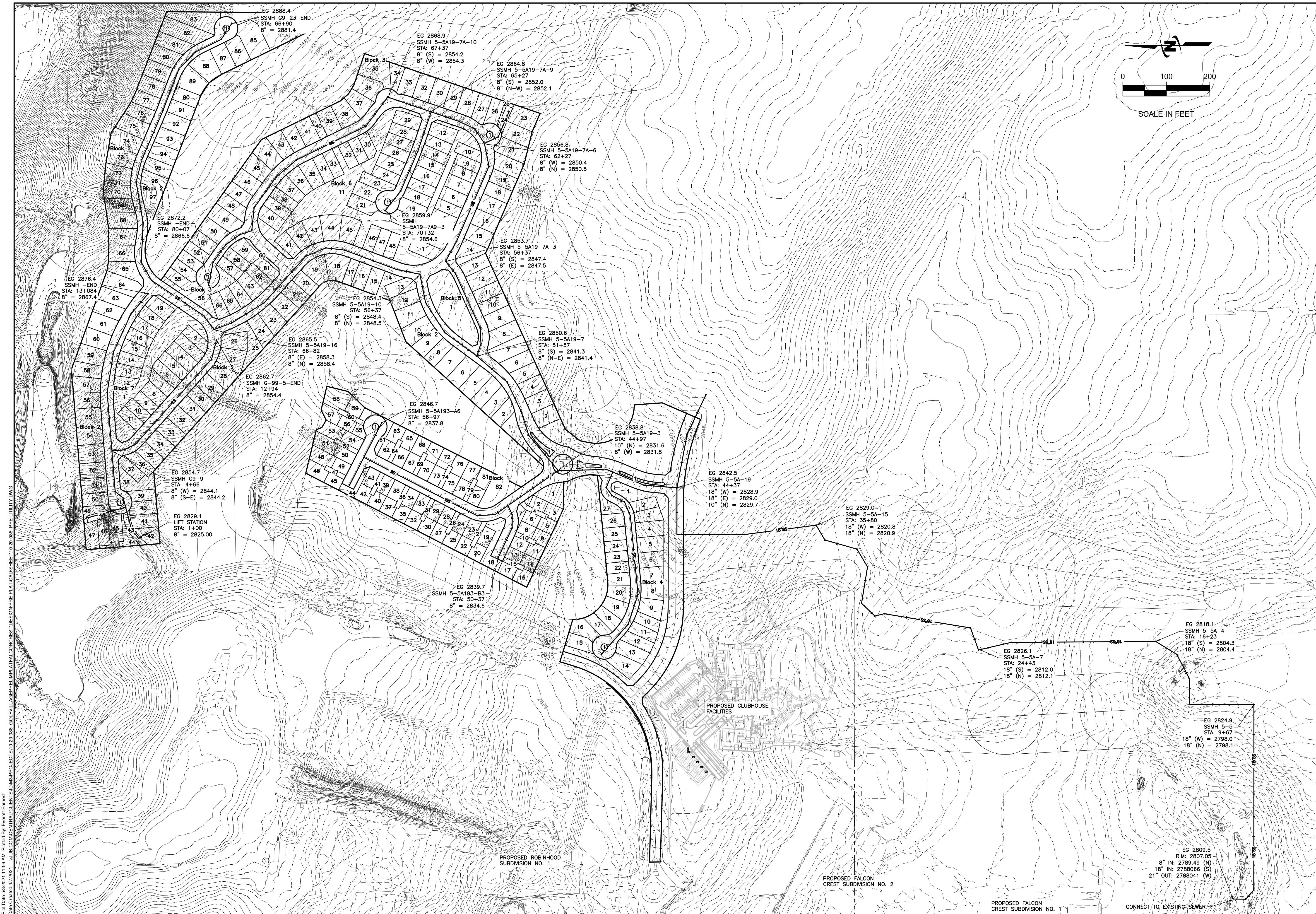
EXISTING AND PROPOSED CONDITIONS

FILE: 10-20-088\_PRE-PLAT  
JUB PROJ. #: 10-20-088  
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AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
LAST UPDATED: 5/3/2021  
SHEET NUMBER:  
**PP-08**



Plot Date: 5/3/2021 11:55 AM Plotted By: Everett Earmest  
Date Created: 5/3/2021 JUB\COMMON\CLIENTS\IDMP\PROJECTS\10-20-088\_GOLF VILLAGE\PRELIM\PLAT\FALCON CREST\DESIGN\PRE-PLAT\CA\DWG\10-20-088\_PRE-PLAT.DWG





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FILE: 10-20-088- PRE-UTILITY  
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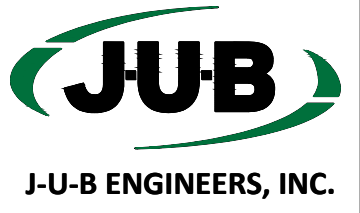
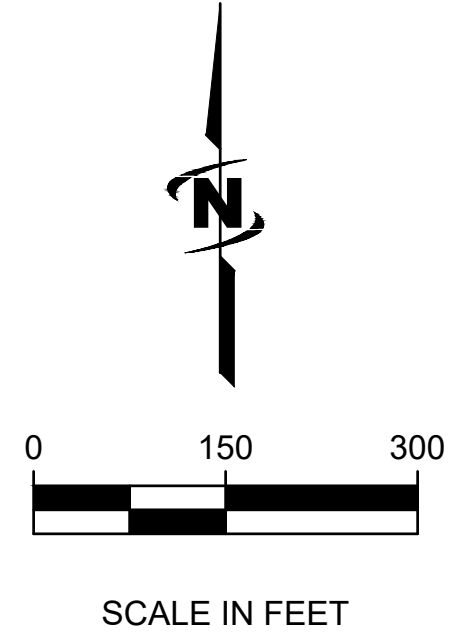
**FALCON CREST GOLF VILLAGE SUBDIVISION**  
**KUNA, IDAHO**  
**UTILITY PLAN**

AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
 LAST UPDATED: 5/3/2021  
 SHEET NUMBER:  
**PP-09**

Plot Date: 5/3/2021 11:56 AM Plotted By: Everett Earmel  
 Date Created: 4/7/2021 JUB: C:\CENTRAL\CLIENTS\10-20-088\_GOLF VILLAGE\PRELIM\PLAT\CAD\SHEET\10-20-088- PRE-UTILITY.DWG



Plot Date: 5/3/2021 12:00 PM Plotted By: Ewren Eames  
 Date Created: 5/3/2021 J:\JUB\COM\CENTRAL\CLIENTS\IDMP\PROJECTS\10-20-088\_GOLF VILLAGE\PRE-PLAT\FALCON CREST\DESIGN\PRE-PLAT\CAD\SHEET\10-20-088\_PRE-PLAT.DWG



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.  
 2760 W. Excursion Ln.  
 Suite 400  
 Meridian, ID 83642  
 Phone: 208.376.7330  
 www.jub.com

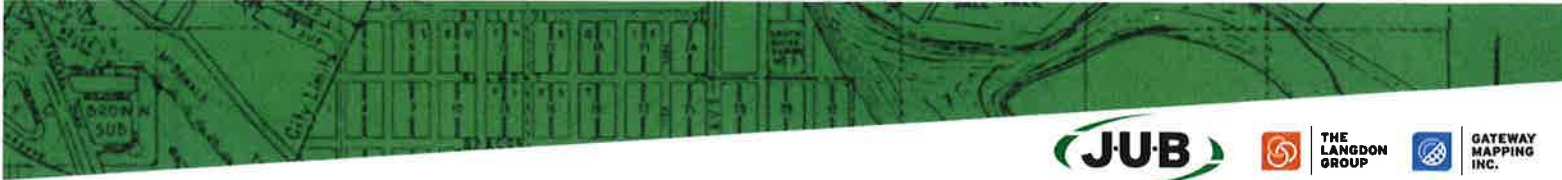
REUSE OF DRAWINGS  
 JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND PATENT RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL NOT BE REUSED WITHOUT JUB'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

| NO. | REVISION | DESCRIPTION | BY | APPR. | DATE |
|-----|----------|-------------|----|-------|------|
|     |          |             |    |       |      |
|     |          |             |    |       |      |
|     |          |             |    |       |      |
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FALCON CREST GOLF VILLAGE SUBDIVISION  
 KUNA, IDAHO  
 PHASING PLAN

FILE: 10-20-088\_PRE-PLAT  
 JUB PROJ. #: 10-20-088  
 DRAWN BY: ----  
 DESIGN BY: ----  
 CHECKED BY: ----  
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
 LAST UPDATED: 5/3/2021  
 SHEET NUMBER:  
**PP-10**





J-U-B FAMILY OF COMPANIES

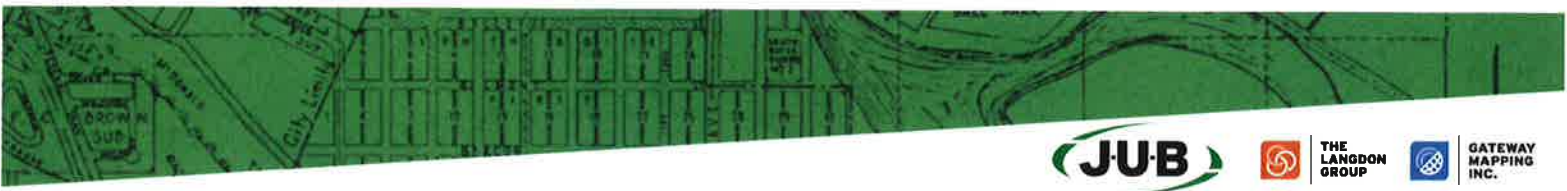
FALCON CREST SUBDIVISION  
GOLF VILLAGE  
LEGAL DESCRIPTION

Those portions the North Half of Section 22 and the Southeast Quarter of Section 15, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County Idaho, particularly described as follows:

Commencing at the center quarter corner of said Section 22, from which the west quarter corner of said Section 22 bears S 89°54'52" W, 2,653.59 feet; Thence, along the north-south mid-section line of said Section 22, N 00°33'40" E, 785.65 feet to the **POINT OF BEGINNING**;

- Thence N 89°57'42" W, 105.71 feet to the beginning of a curve;
- Thence along said curve to the right an arc length of 420.19 feet, having a radius of 535.00 feet, a central angle of 45°00'00", a chord bearing of N 67°27'42" W and a chord length of 409.47 feet;
- Thence N 44°57'42" W, 41.37 feet;
- Thence N 84°57'01" W, 30.65 feet to the beginning of a non-tangent curve;
- Thence along said non-tangent curve to the right an arc length of 343.25 feet, having a radius of 555.00 feet, a central angle of 35°26'09", a chord bearing of S 73°48'41" W and a chord length of 337.81 feet;
- Thence N 88°28'15" W, 402.51 feet;
- Thence N 00°59'11" W, 50.05 feet;
- Thence S 88°28'15" E, 389.26 feet to the beginning of a curve;
- Thence along said curve to the left an arc length of 501.22 feet, having a radius of 525.00 feet, a central angle of 54°42'02", a chord bearing of N 64°10'45" E and a chord length of 482.40 feet;
- Thence S 53°10'16" E, 4.11 feet to the beginning of a non-tangent curve;
- Thence along said non-tangent curve to the left an arc length of 165.90 feet, having a radius of 505.00 feet, a central angle of 18°49'21", a chord bearing of N 26°34'43" E and a chord length of 165.15 feet;
- Thence N 17°10'02" E, 70.35 feet;
- Thence S 73°06'09" E, 202.74 feet to the beginning of a non-tangent curve;
- Thence along said non-tangent curve to the left an arc length of 268.64 feet, having a radius of 160.00 feet, a central angle of 96°11'57", a chord bearing of S 47°26'19" E and a chord length of 238.18 feet;
- Thence N 84°27'42" E, 490.68 feet to the beginning of a non-tangent curve;
- Thence along said non-tangent curve to the left an arc length of 125.27 feet, having a radius of 200.00 feet, a central angle of 35°53'15", a chord bearing of N 10°05'28" W and a chord length of 123.23 feet to the beginning of a reverse curve;
- Thence along said reverse curve to the right an arc length of 36.96 feet, having a radius of 82.00 feet, a central angle of 25°49'21", a chord bearing of N 15°07'25" W and a chord length of 36.64 feet;
- Thence N 89°48'26" W, 124.88 feet;
- Thence N 64°54'30" W, 396.54 feet;
- Thence N 27°17'46" E, 1,143.55 feet;
- Thence S 76°22'08" E, 205.71 feet;
- Thence S 22°21'18" E, 27.82 feet;
- Thence S 59°52'20" E, 38.96 feet;
- Thence N 63°22'40" E, 51.96 feet;

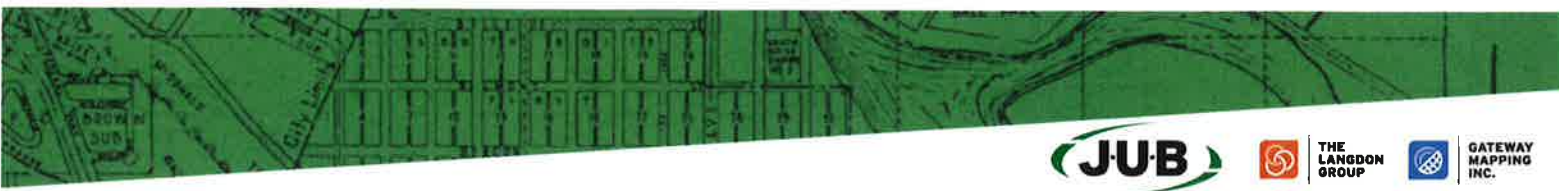




J-U-B FAMILY OF COMPANIES

Thence S 76°22'08" E, 111.98 feet;  
 Thence S 13°37'52" W, 100.70 feet;  
 Thence S 44°14'33" W, 106.74 feet;  
 Thence S 26°54'12" W, 806.95 feet;  
 Thence S 34°49'22" E, 100.17 feet to the beginning of a curve;  
 Thence along said curve to the left an arc length of 44.59 feet, having a radius of 50.00 feet, a central angle of 51°05'34", a chord bearing of S 60°22'09" E and a chord length of 43.12 feet;  
 Thence N 42°09'23" E, 855.54 feet;  
 Thence N 68°59'10" E, 201.65 feet;  
 Thence N 20°25'28" E, 257.90 feet;  
 Thence N 05°05'23" E, 39.67 feet;  
 Thence N 20°29'54" W, 26.70 feet;  
 Thence N 42°33'48" W, 27.15 feet;  
 Thence N 48°08'03" W, 787.35 feet;  
 Thence N 48°11'29" W, 353.48 feet;  
 Thence S 85°01'42" W, 334.52 feet;  
 Thence N 04°38'30" W, 341.06 feet;  
 Thence N 85°21'30" E, 832.35 feet;  
 Thence S 70°11'34" E, 482.11 feet;  
 Thence S 81°44'04" E, 47.65 feet;  
 Thence S 88°25'14" E, 75.00 feet to the beginning of a curve;  
 Thence along said curve to the left an arc length of 118.05 feet, having a radius of 657.50 feet, a central angle of 10°17'14", a chord bearing of N 86°26'09" E and a chord length of 117.89 feet;  
 Thence N 81°17'32" E, 127.91 feet;  
 Thence S 84°14'04" E, 130.32 feet;  
 Thence S 80°16'59" E, 141.41 feet;  
 Thence S 56°23'27" E, 126.88 feet to the beginning of a curve;  
 Thence along said curve to the left an arc length of 100.24 feet, having a radius of 457.50 feet, a central angle of 12°33'13", a chord bearing of S 62°40'04" E and a chord length of 100.04 feet;  
 Thence S 68°56'40" E, 386.83 feet;  
 Thence S 00°29'55" W, 514.34 feet;  
 Thence S 29°38'46" W, 169.35 feet;  
 Thence N 26°03'36" W, 454.44 feet;  
 Thence N 33°59'09" W, 69.61 feet;  
 Thence N 56°51'57" W, 71.24 feet;  
 Thence N 68°57'38" W, 688.15 feet;  
 Thence N 81°02'06" W, 43.04 feet to the beginning of a curve;  
 Thence along said curve to the left an arc length of 188.22 feet, having a radius of 166.26 feet, a central angle of 64°51'52", a chord bearing of S 66°31'58" W and a chord length of 178.33 feet;  
 Thence S 54°26'33" E, 795.03 feet;  
 Thence S 26°03'36" E, 403.04 feet;  
 Thence S 40°34'22" E, 50.84 feet;  
 Thence S 59°06'42" E, 47.06 feet;  
 Thence S 71°10'56" E, 153.00 feet;  
 Thence S 18°49'04" W, 852.68 feet;  
 Thence N 66°44'19" W, 92.38 feet;





Thence N 76°12'04" W, 152.07 feet;  
 Thence N 66°44'19" W, 424.00 feet;  
 Thence N 62°55'44" W, 23.17 feet;  
 Thence S 65°36'07" W, 890.07 feet;  
 Thence S 38°17'57" W, 84.26 feet;  
 Thence S 11°13'36" W, 42.13 feet to the beginning of a curve;  
 Thence along said curve to the left an arc length of 310.84 feet, having a radius of 175.00 feet, a central angle of 101°46'15", a chord bearing of S 39°39'32" E and a chord length of 271.56 feet;  
 Thence S 04°07'57" E, 128.56 feet;  
 Thence S 23°19'33" W, 192.38 feet to the beginning of a non-tangent curve;  
 Thence along said non-tangent curve to the left an arc length of 392.22 feet, having a radius of 965.00 feet, a central angle of 23°17'15", a chord bearing of N 78°19'04" W and a chord length of 389.53 feet;  
 Thence N 89°57'42" W, 382.96 feet to the **POINT OF BEGINNING**.

The hereinabove-described parcel of land contains 86.03 acres, more or less.

**END OF DESCRIPTION**

J-U-B ENGINEERS, Inc.

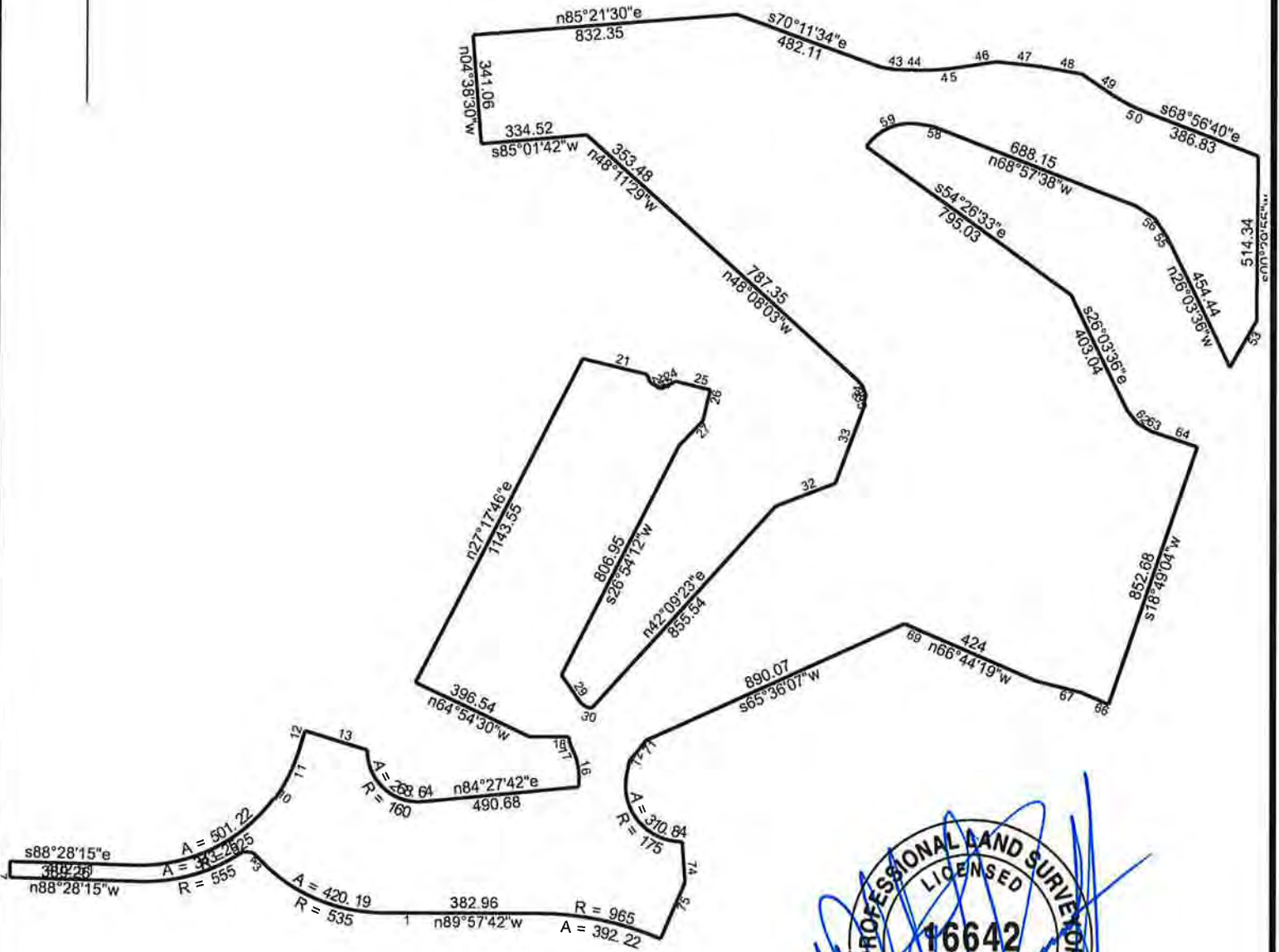
This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.

\_\_\_\_\_  
Robert L. Kazarinoff, PLS



03 MAY 2021





03 MAY 2021

5/3/2021

Scale: 1 inch = 500 feet | File: Falcon Crest Golf Village BOUNDARY.ndp

Tract 1: 86.0284 Acres, Closure: s13.5229e 0.04 ft. (1/503127), Perimeter=20318 ft.







## Wendy Shrief

---

**From:** Sub Name Mail <subnamemail@adacounty.id.gov>  
**Sent:** Wednesday, May 5, 2021 11:59 AM  
**To:** Wendy Shrief  
**Cc:** Rob Kazarinoff  
**Subject:** RE: Falcon Crest Golf Village Subdivision Name Reservation

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### External Email

May 5, 2021

Robert Kazarinoff, J-U-B Engineers  
Wendy Shrief, J-U-B Engineers

RE: Subdivision Name Reservation: **FALCON CREST GOLF VILLAGE SUBDIVISION**

Wendy;

Per our conversation on 5/5/2021, the name **Falcon Crest Golf Village Subdivision** may be used for your preliminary plat, with the understanding that this project is entirely located within the scope of the previously reserved Falcon Crest Subdivision.

It is our requirement that the Falcon Crest Golf Village Subdivision will adjoin the boundary of a recorded phase of the Falcon Crest development at the time this plat is submitted to our office for review and recording.

This reservation is available for the project as long as it is in the approval process, and is subject to the terms of reservation for the Falcon Crest Subdivision, and the requirements of Idaho Code 50-1307.

Sincerely,



**Glen Smallwood**  
***Surveying Technician***  
**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7926 *office*  
(208) 287-7909 *fax*