



# Planning & Zoning Application Coversheet

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)



**\*\*Office Use Only\*\***

File No.(s): 23-06-S, 23-05-ZC & 23-13-DR

Project Name: Falcon Crest EAST

Date Received: 8.22.2023

Date Accepted as Complete: 10.26.2023

Type of review requested (check all that apply):

<input type="checkbox"/>	Annexation & Zoning	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input checked="" type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input checked="" type="checkbox"/>	Preliminary Plat	<input checked="" type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

**Owner of Record**

Name: M3 ID FC West, LLC; M3 ID Valor Golf Villas, LLC; Falcon Crest Club Partners, LLC; Falcon Crest, LLC

Address: 7033 E Greenway Parkway, Ste 100 | Scottsdale, AZ 85254

Phone: (208) 939-6263 Email: mtate@m3companiesllc.com

**Applicant (Developer) Information**

Name: M3 Companies

Address: 1673 Shoreline Drive, Suite 200 Boise, ID 83702

Phone: 208-939-6263 Email: mtate@m3companiesllc.com

**Engineer/Representative Information**

Name: Wendy Shrief - J-U-B Engineers

Address: 2760 W. Excursion Lane, Suite 400 Meridian, ID 83642

Phone: 208-376-7330 Email: wshrief@jub.com

**Subject Property Information**

Site Address: W Kuna Road, S Cloverdale Lane and 111750 S Courage Ln

Nearest Major Cross Streets: E. Kuna Road & S. Five Mile Rd.

Parcel No.(s): All of parcels S1422131510; S1422244700; S1422314975 and a portion of S1422417365; S1422110300; S1422427800; S1422346600

Section, Township, Range: SEC 22 2N 1E

Property Size: Approximately 180.00 acres

Current Land Use: Agriculture Proposed Land Use: Single family residential

Current Zoning: R-6 and R-12 Proposed Zoning: R-6

**Project Description**

Project Name: Falcon Crest East Subdivision

General Description of Project: 606 single family residential homes, 36 Common Lots, 7 driveway Lots, 3 private road lots and 3 golf lots

Type of proposed use (check all that apply and provide specific density/zoning):

Residential: R-2 R-4 R-6 R-8 R-12 R-20  Commercial: C-1 C-2 C-3  CBD  
 Office  Industrial: M-1 M-2  Other: \_\_\_\_\_

Type(s) of amenities provided with development: Landscaped common areas, golf lots and access to Falcon Crest parks and amenities

**Residential Project Summary (If Applicable)**

Are there existing buildings? YES  NO

If YES, please describe: \_\_\_\_\_

Will any existing buildings remain? YES  NO

No. of Residential Units: 606 No. of Building Lots: 606

No. of Common Lots: 36 No. of Other Lots: 7 Common driveway lots

Type of dwelling(s) proposed (check all that apply): 3 Private road lots and 3 golf lots

Single-Family  Townhomes  Duplexes  Multi-Family  
 Other: \_\_\_\_\_

Minimum square footage of structure(s): N/A

Gross Density (Dwelling Units ÷ Total Acreage): 4.16 DU/AC

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 6.25 DU/AC

Percentage of Open Space provided: 11.8% Acreage of Open Space: 17.11 acres

Type of Open Space provided (i.e. public, common, landscaping): Public, common and landscaping

**Non-Residential Project Summary (If Applicable)**

~~Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_~~

~~Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_~~

~~Building height: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_~~

~~Total No. of Employees: \_\_\_\_\_ Max No. of Employees at one time: \_\_\_\_\_~~

~~No. of and ages of students: \_\_\_\_\_ Seating capacity: \_\_\_\_\_~~

**Proposed Parking**

~~ADA accessible spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_~~

~~Regular parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_~~

~~Width of driveway aisle: \_\_\_\_\_~~

~~Proposed lighting: \_\_\_\_\_~~

~~Is lighting "Dark Sky" compliant? YES NO~~

~~Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.): \_\_\_\_\_~~

~~\_\_\_\_\_~~

~~\_\_\_\_\_~~

~~\_\_\_\_\_~~

~~\_\_\_\_\_~~

Applicant Signature: Wendy Shrief Date: 8/21/23

*By signing, you are confirming you have provided all required items listed on this application.*

**Upon completion of this form, please email to [pzapplications@kunaaid.gov](mailto:pzapplications@kunaaid.gov). A link will be provided to you for application attachments to be uploaded to the cloud.**