



City of Kuna
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

Agency Transmittal

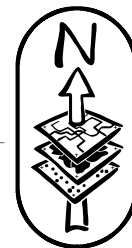
September 20, 2017

Notice is hereby given by the City of Kuna the following actions are under consideration:

FILE NUMBER:	17-10-S (Subdivision Pre Plat) Gran Prado - Residential Subdivision.
PROJECT DESCRIPTION	Applicant requests preliminary plat approval for parcels within an existing R-4 zone, in order to subdivide approximately 132.8 acres into 530 single family lots, with an additional 67 common lots, and one shared driveway. The proposed gross density is 4 DUA.
SITE LOCATION	The SWC Ten Mile & Amity Roads, Meridian, Idaho 83634 – <i>The parcels for this project recently annexed into Kuna City limits.</i>
REPRESENTATIVE	<i>KM Engineering</i> Kirsti Grabo 9233 W. State Street Boise, ID 83714 208.639.6939 kgrabo@kmengllp.com
SCHEDULED HEARING DATE	Tuesday, October 24, 2017 6:00 P.M.
STAFF CONTACT	Troy Behunin Tbehunin@Kunald.Gov Phone: 922.5274 Fax: 922.5989

We have enclosed information to assist you with your consideration and response. ***No response within 15 business days will indicate you have no objection or comments for this project.*** We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.*** If your agency needs additional time for review, please let our office know ASAP.

VICINITY MAP



W Amity Rd

S Lindy Ln

S Bittercreek Ave

Gran Prado Sub.

W Legacy Ln

S Ten Mile Rd

Legend



Gran Prado



Ada County Full July '17



PARCEL LINES



ROADS



WATER FEATURES

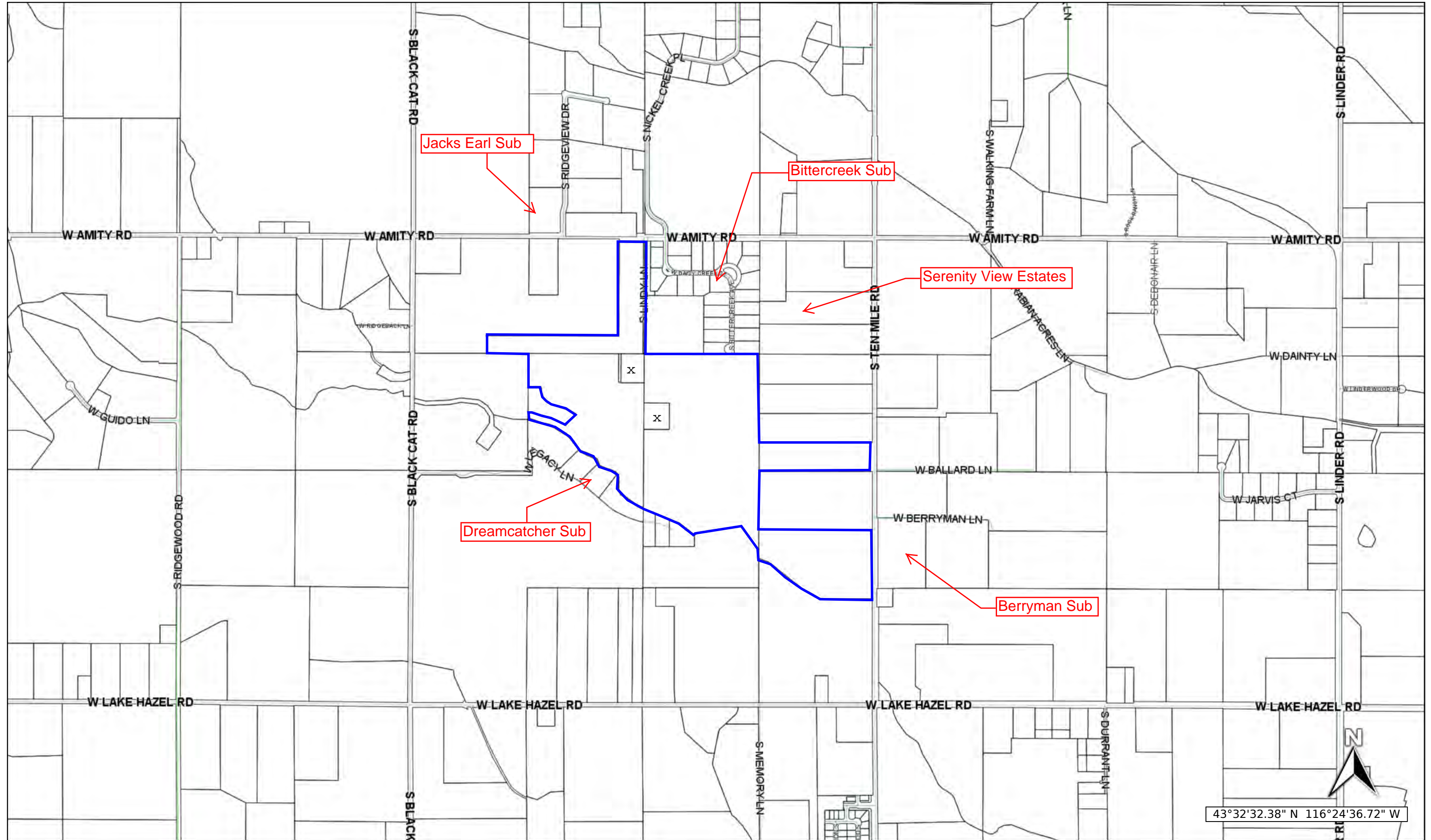
W Lake Hazel Rd

T.B.

Gran Prado Subdivision

Vicinity Map

x = outparcel





August 25, 2017
Project No.: 16-152

Mr. Troy Behunin
Planning & Zoning Department
City of Kuna
751 West 4th Street
Kuna, ID 83634

**RE: Gran Prado Subdivision – Kuna, ID
Preliminary Plat, Design Review, Lot Line Adjustment, and Lot Split Applications**

Dear Mr. Behunin:

On behalf of Renascence Farm, LLC, and Waters Edge Farm, LLC, we are pleased to submit the attached applications and required supplements for preliminary plat and design review of Gran Prado Subdivision. This application package also includes the necessary materials for a lot line adjustment and lot split for the Andersons, as well as a lot line adjustment and lot split for the Spauldings, both of whom own outparcels within the subdivision boundary.

Gran Prado Subdivision

The subject property is approximately 133 acres of agricultural ground identified as follows:

Parcel Number	Address	Owner	Approximate Acreage
R0967660156	S. Bittercreek Ave.	Renascence Farm, LLC	57.12
R0967660155	S. Bittercreek Ave.	Renascence Farm, LLC	30.38
S1234142351	5561 S. Ten Mile Rd.	Renascence Farm, LLC	9.64
R0967660151	S. Bittercreek Ave	Renascence Farm, LLC	0.20
S1234212935	W. Amity Rd.	Renascence Farm, LLC	14.97
S1234244310	S. Bittercreek Ave.	Renascence Farm, LLC	0.42
S1234121105	W. Amity Rd.	Renascence Farm, LLC	0.44
S1234212405	W. Amity Rd.	Renascence Farm, LLC	0.44
S1234417520	5975 S. Ten Mile Rd.	Waters Edge Farm, LLC	19.2
			132.81

As you know, these properties were annexed into the City of Kuna earlier this year with the R-4 zone. The attached preliminary plat proposes 530 buildable single-family residential lots, 67 common lots, and 1 shared driveway lot for a total of 598 lots. The layout reflects a gross density of 4.0 units per acre, which is consistent with the R-4 zone. The project includes 12.5 acres of open space including walking paths to provide pedestrian connectivity throughout the neighborhood, as well as a large area for a pool and changing rooms. At this time, it is anticipated that the open space within the subdivision will be owned and maintained by the homeowners' association, and draft CC&Rs including language for maintenance of the common lots are included herewith.

Gran Prado Subdivision will be constructed in phases, and a phasing plan is included on the preliminary plat. This plan is intended to be conceptual only, as the phasing will ultimately be dictated by market conditions and demands.

As you can see on the preliminary plat, we are proposing access to the subdivision via two connections to Ten Mile Road and one connection to Amity Road. A number of stub streets are also provided to the surrounding undeveloped parcels for future connectivity. Phase 1 will be located in the southeast corner of the project and proposes one permanent connection to Ten Mile Road. A second temporary access to Ten Mile Road will be constructed with Phase 1 to accommodate emergency services until the second permanent connection to Ten Mile is completed in subsequent phases.

A Traffic Impact Study has been completed and submitted to ACHD for review, and the owner has coordinated extensively with ACHD regarding future improvements to Ten Mile and Amity Roads. Further, the owner has conducted multiple meetings with Kuna's City Engineer to understand sewer, water, and pressure irrigation facilities, each of which will be extended north from their current terminus in Ten Mile Road. These extensions will not only serve this property, but also aid the City in expanding vital infrastructure for its growing population.

We are not aware of any concerns in regards to other public services in the area and don't expect the project to create excessive additional requirements at the public's expense for public facilities and services because services will be supported by property taxes and/or fees paid directly to the service providers.

At this time, there are no known health, safety, or environmental problems that currently exist or that will be created by this development.

Design Review

Included with this submittal package is the design review application for common area landscaping within the subdivision. The new landscaping will consist of a combination of trees, shrubs, and other landscape and hardscape materials, which are detailed on the attached landscape plans, and we believe that the design complies with the City's Design Review standards. The pool and changing room schematic will be submitted for Design Review at a later date as the project progresses to that phase.

Anderson Lot Line Adjustment

In conjunction with the Gran Prado preliminary plat, we have included an application for a lot line adjustment and lot split for the Anderson outparcel. This outparcel is approximately 2 acres, is identified as Parcel No. S1234244200, and is annexed into the City with the R-4 zone. This lot line adjustment will rectify existing boundary issues while accommodating the subdivision layout, while the split will allow Mr. and Mrs. Anderson to have two buildable parcels for future use. Please see the attached exhibits for further details on the adjustment and split. Upon City approval, the appropriate Record of Survey and accompanying deeds with legal descriptions will be prepared and recorded to finalize the changes.

Spaulding Lot Line Adjustment and Lot Split

Also included with this submittal are applications for a lot line adjustment and lot split for the Spaulding outparcel. This outparcel is approximately 2 acres, is identified as Parcel No. S1234131300, and is annexed into the City with the R-4 zone. The adjustment will accommodate the subdivision layout and the split will allow Mr. and Mrs. Spaulding to have two buildable parcels for future use. Please see the attached exhibits for further details on the adjustment and split. Upon City approval, the appropriate Record of Survey and accompanying deeds with legal descriptions will be prepared and recorded to finalize the changes.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,
KM Engineering, LLP

A handwritten signature in black ink, appearing to read "K. Grabo".

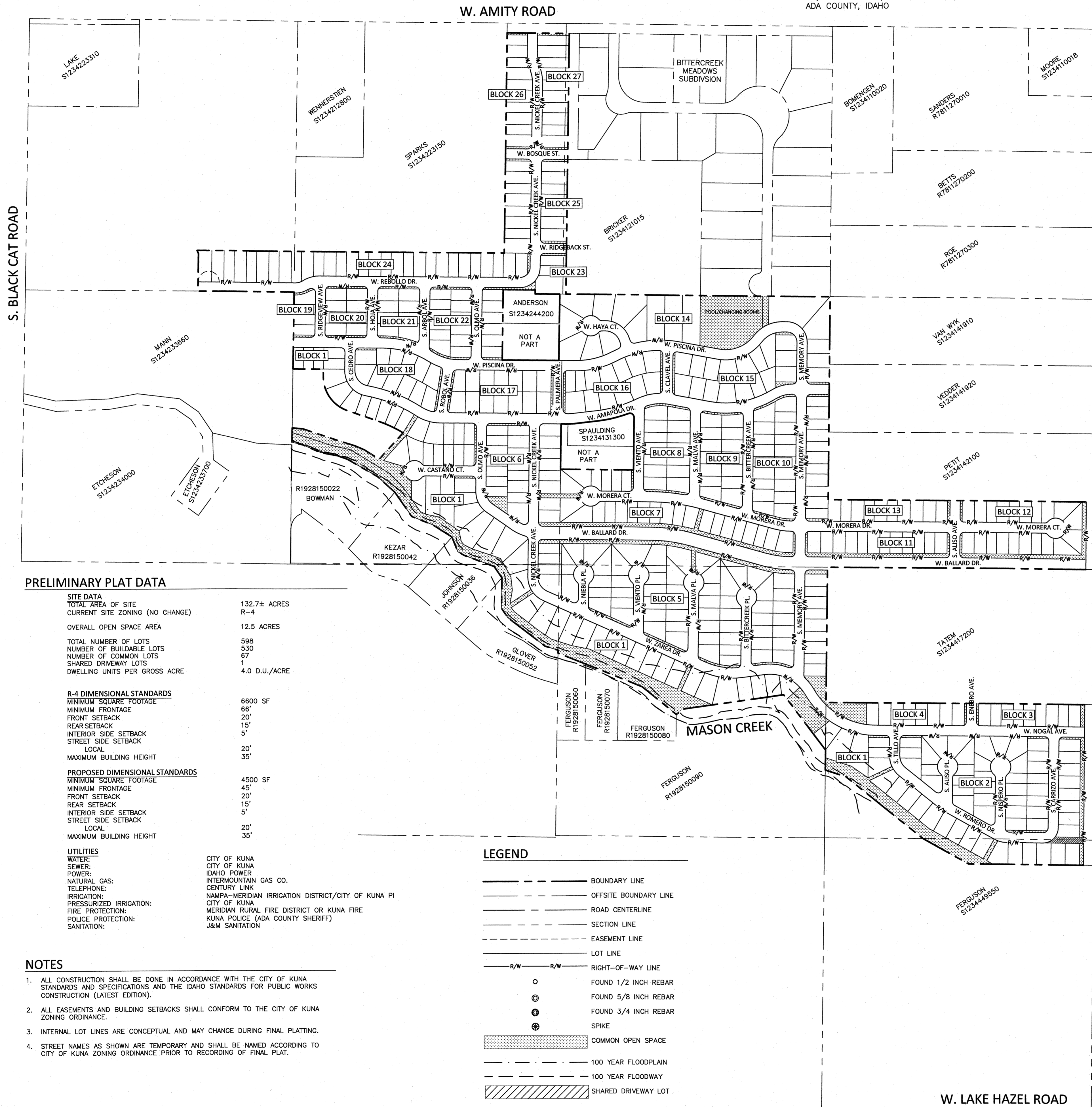
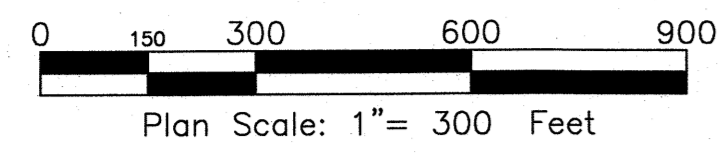
Kirsti Grabo
Development Coordinator

cc: Renascence Farm, LLC
 Waters Edge Farm, LLC
 Mr. & Mrs. Spaulding
 Mr. & Mrs. Anderson

PRELIMINARY PLAT SHOWING GRAN PRADO SUBDIVISION

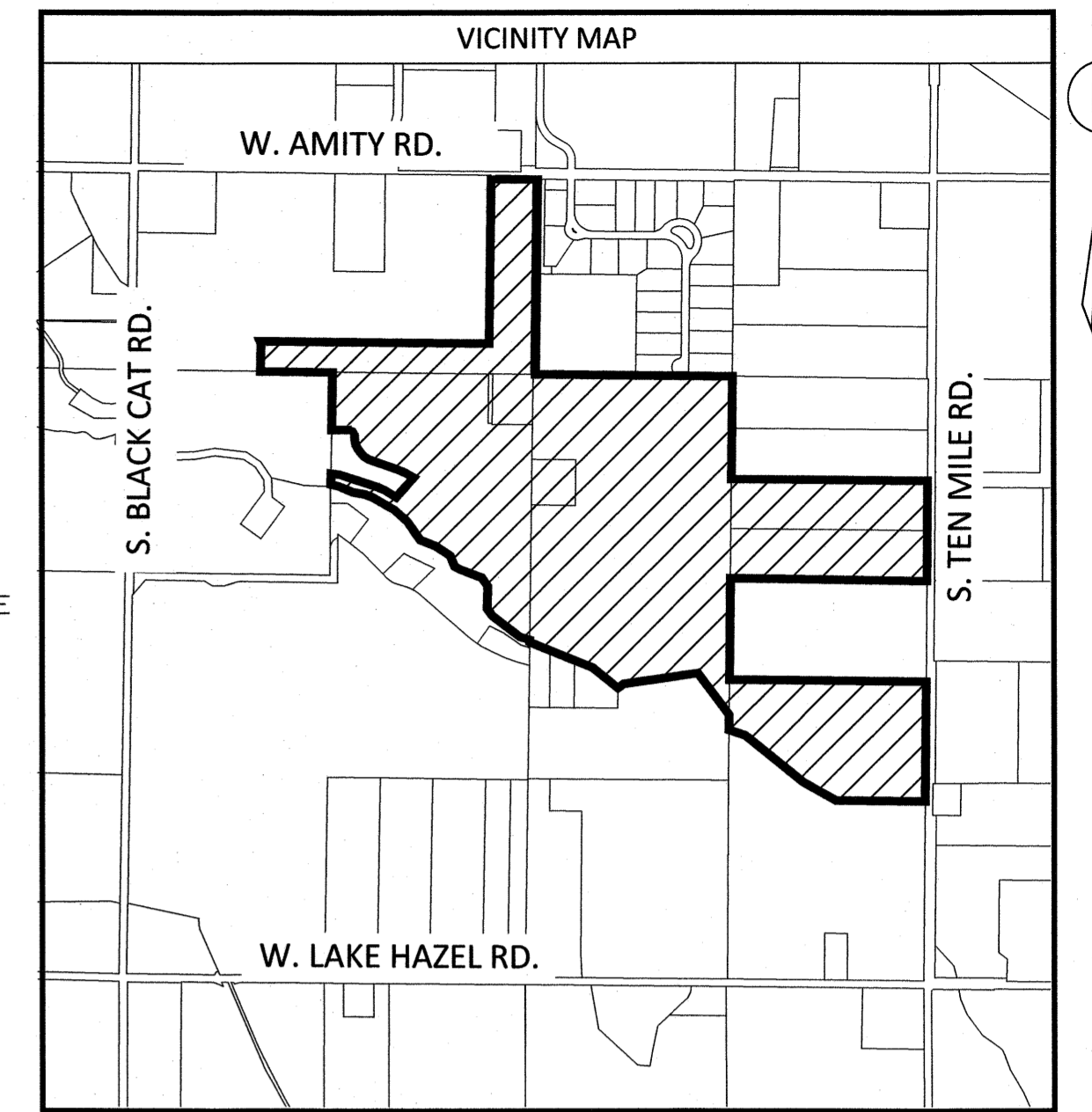
AUGUST 2017

A PORTION OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4, AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EST., BOISE MERIDIAN, ADA COUNTY, IDAHO



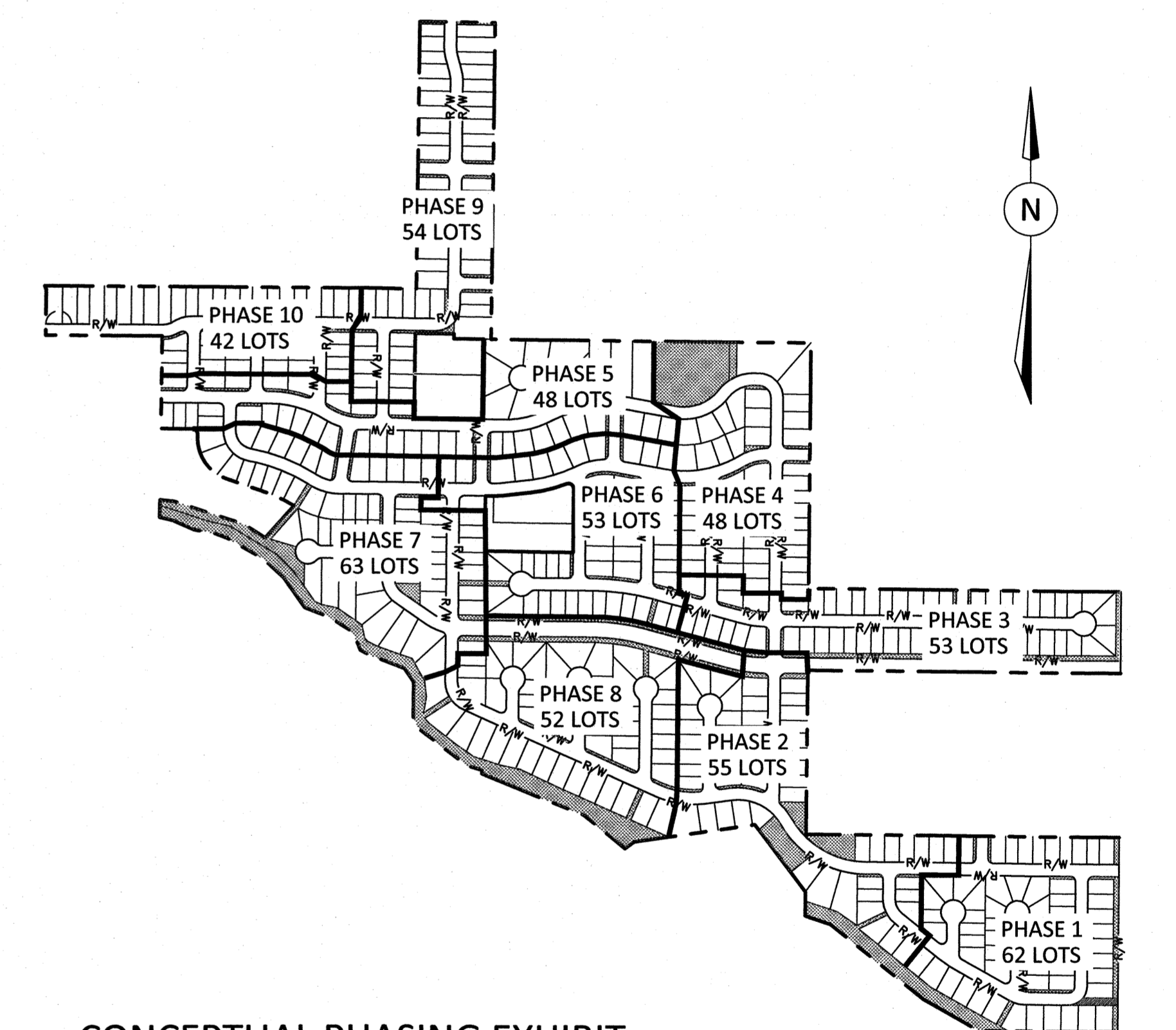
INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
SHEET PP 1.0	COVER SHEET
SHEET PP 1.1	EXISTING CONDITIONS PLAN
SHEET PP 2.0	PRELIMINARY PLAT - NORTH AREA
SHEET PP 2.1	PRELIMINARY PLAT - CENTER AREA
SHEET PP 2.2	PRELIMINARY PLAT - SOUTHWEST AREA
SHEET PP 3.0	ENGINEERING PLAN - NORTH AREA
SHEET PP 3.1	ENGINEERING PLAN - CENTRAL AREA
SHEET PP 3.2	ENGINEERING PLAN - SOUTHWEST AREA
SHEET PP 4.0	ENGINEERING PLAN - PRELIMINARY DRAINAGE
SHEET L 1.0	LANDSCAPE PLAN - COVER
SHEET L 2.0	LANDSCAPE PLAN
SHEET L 3.0	LANDSCAPE PLAN
SHEET L 4.0	LANDSCAPE PLAN
SHEET L 5.0	LANDSCAPE PLAN
SHEET L 6.0	LANDSCAPE PLAN



VICINITY MAP

NTS



CONCEPTUAL PHASING EXHIBIT

NTS

SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ADA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) BENCHMARK DATUM.

CONTACT INFORMATION

ENGINEERING CONSULTANT
 KM ENGINEERING, LLP
 9233 WEST STATE STREET
 BOISE, IDAHO 83714
 PHONE: (208) 639-6939
 FAX: (208) 639-6930
 CONTACT: KEVIN P. MCCARTHY, P.E.
 EMAIL: kevin@kmenllp.com

OWNER
 RENASCENCE FARM, LLC &
 WATERS EDGE FARM, LLC
 8152 WEST HALF MOON LANE
 EAGLE, IDAHO 83618
 CONTACT: TIM ECK

PRELIMINARY PLAT DATA

SITE DATA	
TOTAL AREA OF SITE	132.7± ACRES
CURRENT SITE ZONING (NO CHANGE)	R-4
OVERALL OPEN SPACE AREA	12.5 ACRES
TOTAL NUMBER OF LOTS	598
NUMBER OF BUILDBLE LOTS	530
NUMBER OF COMMON LOTS	67
SHARED DRIVEWAY LOTS	1
DWELLING UNITS PER GROSS ACRE	4.0 D.U./ACRE

R-4 DIMENSIONAL STANDARDS	
MINIMUM SQUARE FOOTAGE	6600 SF
MINIMUM FRONTAGE	66'
FRONT SETBACK	20'
REAR SETBACK	15'
INTERIOR SIDE SETBACK	5'
STREET SIDE SETBACK	20'
LOCAL MAXIMUM BUILDING HEIGHT	35'

PROPOSED DIMENSIONAL STANDARDS	
MINIMUM SQUARE FOOTAGE	4500 SF
MINIMUM FRONTAGE	45'
FRONT SETBACK	20'
REAR SETBACK	15'
INTERIOR SIDE SETBACK	5'
STREET SIDE SETBACK	20'
LOCAL MAXIMUM BUILDING HEIGHT	35'

UTILITIES	
WATER:	CITY OF KUNA
SEWER:	CITY OF KUNA
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURY LINK
IRRIGATION:	NAMPA-MERIDIAN IRRIGATION DISTRICT/CITY OF KUNA PI
PRESSURIZED IRRIGATION:	CITY OF KUNA
FIRE PROTECTION:	MERIDIAN RURAL FIRE DISTRICT OR KUNA FIRE
POLICE PROTECTION:	KUNA POLICE (ADA COUNTY SHERIFF)
SANITATION:	J&M SANITATION

LEGEND

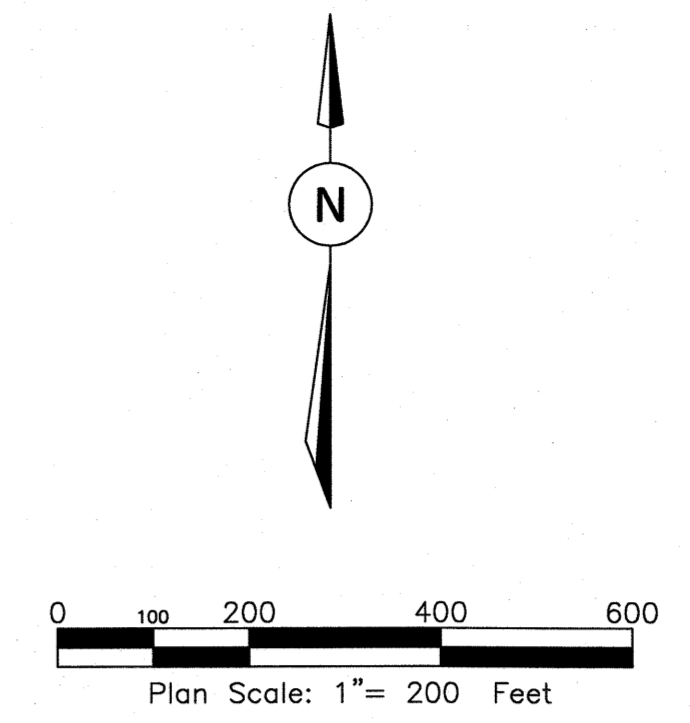
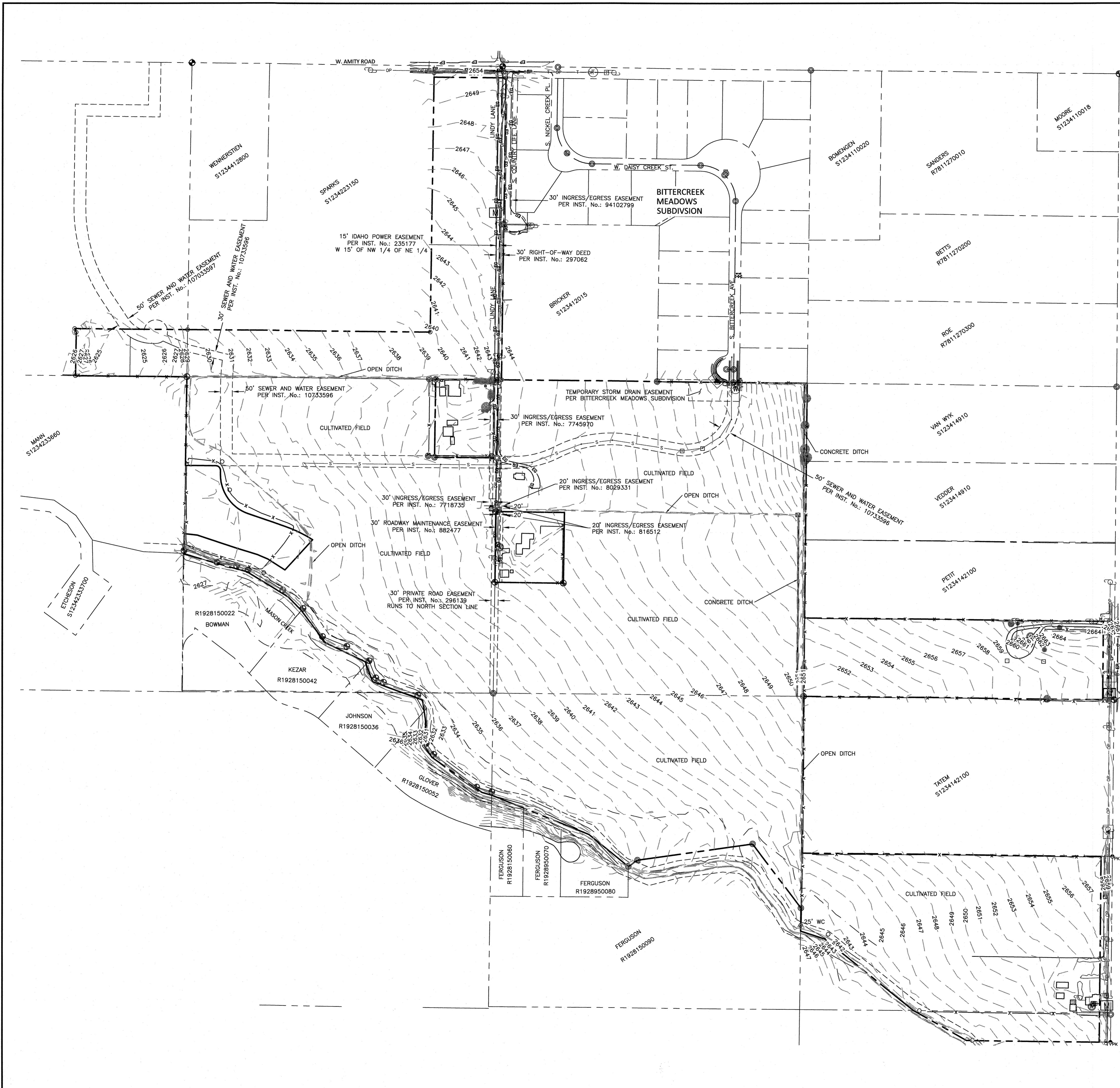
	BOUNDARY LINE
	OFFSITE BOUNDARY LINE
	ROAD CENTERLINE
	SECTION LINE
	EASEMENT LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	FOUND 1/2 INCH REBAR
	FOUND 5/8 INCH REBAR
	FOUND 3/4 INCH REBAR
	SPIKE
	COMMON OPEN SPACE
	100 YEAR FLOODPLAIN
	100 YEAR FLOODWAY
	SHARED DRIVEWAY LOT

NOTES

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KUNA STANDARDS AND SPECIFICATIONS AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
- ALL EASEMENTS AND BUILDING SETBACKS SHALL CONFORM TO THE CITY OF KUNA ZONING ORDINANCE.
- INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
- STREET NAMES AS SHOWN ARE TEMPORARY AND SHALL BE NAMED ACCORDING TO CITY OF KUNA ZONING ORDINANCE PRIOR TO RECORDING OF FINAL PLAT.

GRAN PRADO SUBDIVISION COVER KUNA, IDAHO		
REVISIONS		 km ENGINEERING 9233 WEST STATE STREET BOISE, IDAHO 83714 PHONE (208) 639-6939 FAX (208) 639-6930
NO.	ITEM	
DATE: 8/25/17 PROJECT: 16-152 SHEET NO. PP1.0		 REGISTERED ENGINEER KEVIN P. MCCARTHY

PRELIMINARY - NOT FOR CONSTRUCTION



LEGEND

- BOUNDARY LINE
- - - OFFSITE BOUNDARY LINE
- - - SETBACKS
- - - ROAD CENTERLINE
- - - LOT LINE LINE
- - - SECTION LINE
- R/W- R/W- RIGHT-OF-WAY LINE
- FOUND 1/2 INCH REBAR
- ⊙ FOUND 5/8 INCH REBAR
- EXISTING IMPROVEMENTS**
- S-S- SANITARY SEWER LINE
- W-W- WATER LINE
- G-G- GAS LINE
- OP-OP- OVERHEAD POWER LINE
- GI-GI- GRAVITY IRRIGATION LINE
- ⊙ SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ POWER POLE
- ⊙ POWER BOX
- EP-EP- EDGE OF PAVEMENT
- EG-EG- EDGE OF GRAVEL
- ⊙ TREE DECIDUOUS
- 2645- EXISTING GRADE CONTOUR
- - - FLOODWAY
- - - FLOODPLAIN

**GRAN PRADO SUBDIVISION
EXISTING CONDITIONS
KUNA, IDAHO**

REVISIONS		
NO.	ITEM	DATE



DATE: 8/25/17
PROJECT: 16-152
SHEET NO. PP1.1

PRELIMINARY - NOT FOR CONSTRUCTION

LEGEND

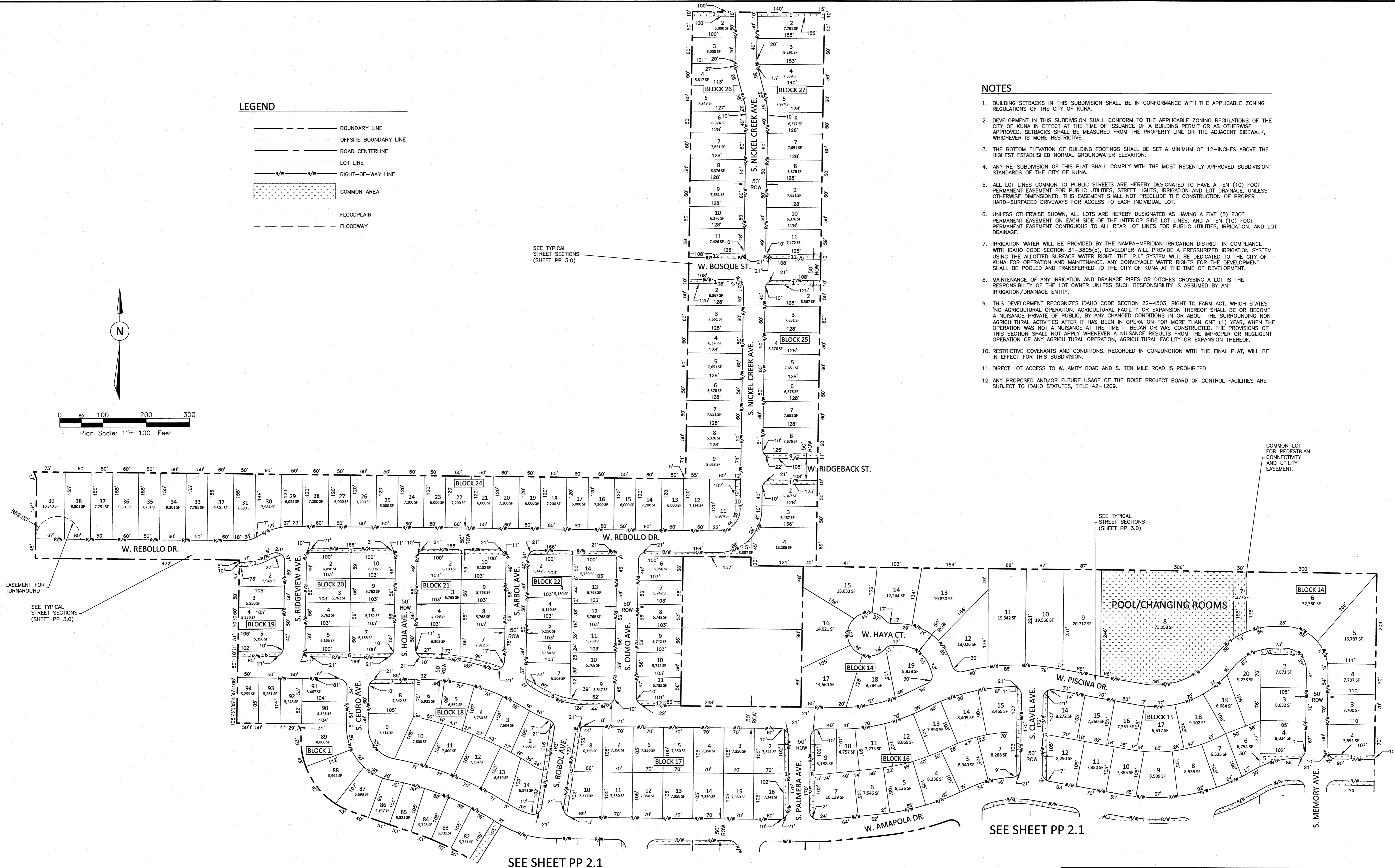
- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- LOT LINE
- R/W --- R/W RIGHT-OF-WAY LINE
- [Pattern] COMMON AREA
- FLOODPLAIN
- FLOODWAY



0 50 100 200 300
Plan Scale: 1" = 100 Feet

NOTES

1. BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA.
2. DEVELOPMENT IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT OR AS OTHERWISE APPROVED. SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINE OR THE ADJACENT SIDEWALK, WHICHEVER IS MORE RESTRICTIVE.
3. THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF KUNA.
5. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
6. UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND A TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
7. IRRIGATION WATER WILL BE PROVIDED BY THE NAMPA-MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(b). DEVELOPER WILL PROVIDE A PRESSURIZED IRRIGATION SYSTEM USING THE ALLOTTED SURFACE WATER RIGHT. THE "P.I." SYSTEM WILL BE DEDICATED TO THE CITY OF KUNA FOR OPERATION AND MAINTENANCE. ANY CONVEYABLE WATER RIGHTS FOR THE DEVELOPMENT SHALL BE POOLED AND TRANSFERRED TO THE CITY OF KUNA AT THE TIME OF DEVELOPMENT.
8. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
9. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
10. RESTRICTIVE COVENANTS AND CONDITIONS, RECORDED IN CONJUNCTION WITH THE FINAL PLAT, WILL BE IN EFFECT FOR THIS SUBDIVISION.
11. DIRECT LOT ACCESS TO W. AMITY ROAD AND S. TEN MILE ROAD IS PROHIBITED.
12. ANY PROPOSED AND/OR FUTURE USAGE OF THE BOISE PROJECT BOARD OF CONTROL FACILITIES ARE SUBJECT TO IDAHO STATUTES, TITLE 42-1209.



SEE TYPICAL STREET SECTIONS (SHEET PP. 3.0)

SEE TYPICAL STREET SECTIONS (SHEET PP. 3.0)

SEE TYPICAL STREET SECTIONS (SHEET PP. 3.0)

COMMON LOT FOR PEDESTRIAN CONNECTIVITY AND UTILITY EASEMENT.

SEE SHEET PP 2.1

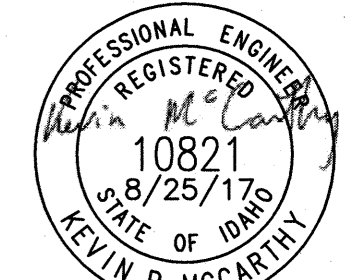
SEE SHEET PP 2.1

**GRAN PRADO SUBDIVISION
LOT LAYOUT NORTH AREA
KUNA, IDAHO**

REVISIONS		
NO.	ITEM	DATE

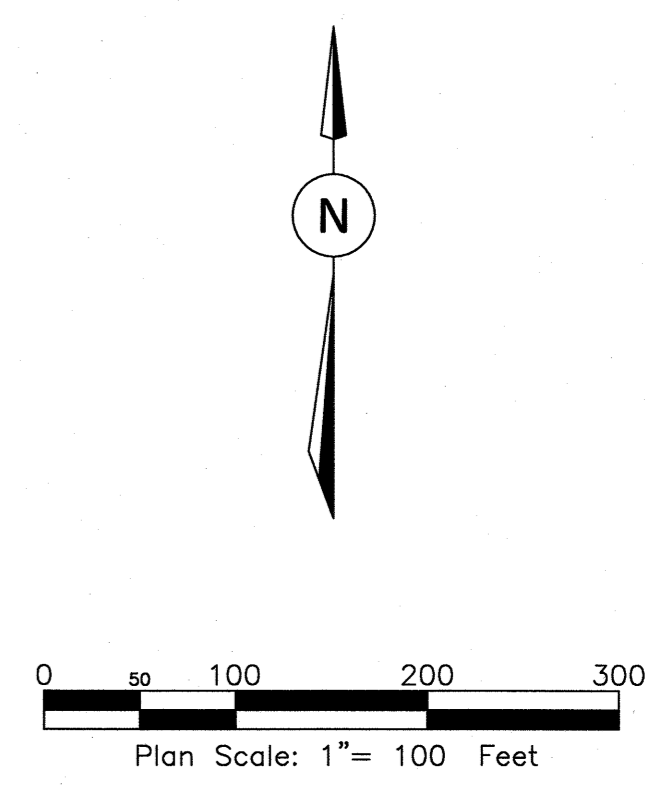
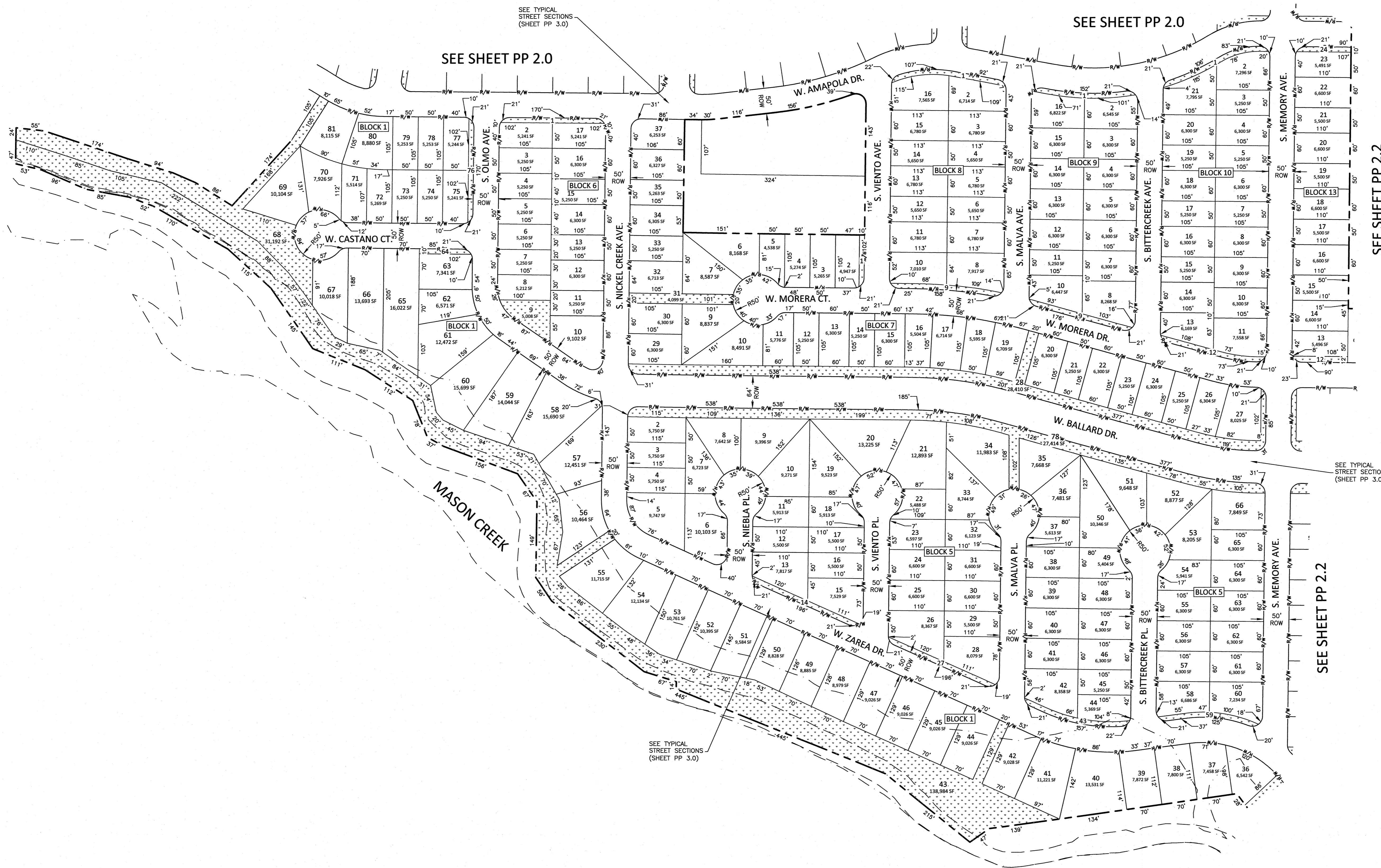


DATE: 8/25/17
PROJECT: 16-152
SHEET NO. PP.2.0



PRELIMINARY - NOT FOR CONSTRUCTION

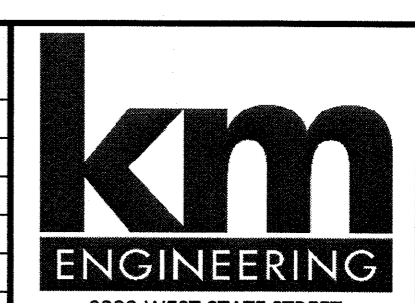
P:\16-152\CD\PP\PP\PRELIM\16-152 PRELAT LOTS.DWG, SCOTT PRILAMAN, 8/25/2017, 09:02:17 AM



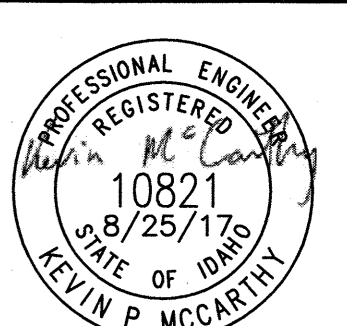
SEE SHEET PP 2.2

SEE SHEET PP 2.2

REVISIONS		
NO.	ITEM	DATE



9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

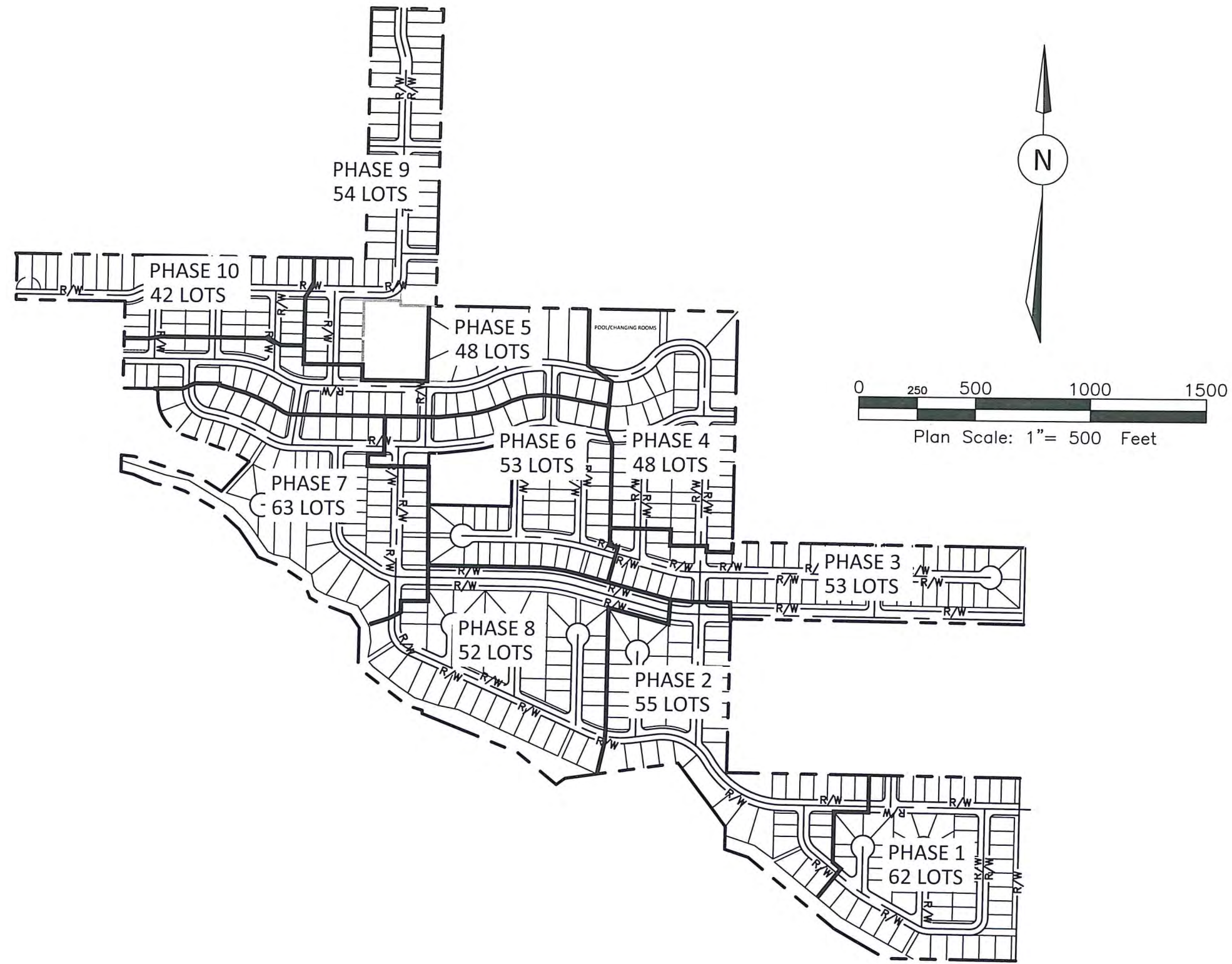


DATE: 8/25/17
PROJECT: 16-152
SHEET NO.
PP.2.1

PLAN: 1532 CAD/PLAT/PRELIMINARY/1532 PREPARED BY: JAVIER SCOTT PHILLAMAN, RIZZO/2017, DCE PHOTOGRAPHY, INC.

PRELIMINARY - NOT FOR CONSTRUCTION

P:\16-152\CAD\PLAT\PRELIMINARY\16-152 PREPLAT COVER.DWG, SCOTT PRILLAMAN, 8/25/2017, HP LASERJET 5100.PC3, ----



GRAN PRADO SUBDIVISION
KUNA, IDAHO

CONCEPTUAL PHASING DIAGRAM



ENGINEERS . SURVEYORS . PLANNERS
BOISE, IDAHO (208) 639-6939

DATE:	8/25/17
PROJECT:	16-152

1 OF 1



August 24, 2017
Project No.: 16-152

**Legal Description for the proposed
Gran Prado Subdivision**

A parcel of land being a portion of Section 34, Township 3 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho and being more particularly described as follows:

Commencing at an aluminum cap marking the northeast corner of said Section 34, thence following the easterly line of the Northeast 1/4 of said Section 34, S00°27'30"W a distance of 2,648.52 feet to a found aluminum cap marking the east 1/4 corner of said Section 34;
Thence leaving said easterly line and following the southerly line of said Northeast 1/4, N89°25'56"W a distance of 48.00 feet to the **POINT OF BEGINNING**.

Thence following said southerly line, N89°25'56"W a distance of 1,267.48 feet to a found 5/8-inch rebar marking the C-E 1/16 corner;
Thence leaving said southerly line and following the westerly line of the Northeast 1/4 of the Southeast 1/4 of said Section 34, S00°40'58"W a distance of 663.55 feet to a point;
Thence leaving said westerly line and following the northerly line of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 34, S89°26'56"E a distance of 1,269.26 feet to a point on the westerly right-of-way line of S. Ten Mile Road;
Thence leaving said northerly line and following said westerly right-of-way line, S00°31'45"W a distance of 786.71 feet to a point;
Thence leaving said westerly right-of-way line, N89°28'15"W a distance of 563.00 feet to a point;
Thence N60°44'02"W a distance of 257.06 feet to a point;
Thence N51°09'25"W a distance of 483.98 feet to a point;
Thence N71°45'49"W a distance of 107.07 feet to a point on the westerly line of the Northeast 1/4 of the Southeast 1/4 of said Section 34;
Thence following said westerly line, N00°40'58"E a distance of 98.05 feet to a found 5/8-inch rebar on the northerly subdivision boundary of DreamCatcher Subdivision (a subdivision on file in Book 80, Pages 8639-8641, records of Ada County, Idaho);

Thence leaving said easterly line and following said northerly subdivision boundary the following courses:

1. N37°01'00"W a distance of 340.72 feet ;
2. S81°55'00"W a distance of 493.00 feet;
3. S54°50'00"W a distance of 47.00 feet;
4. N51°00'00"W a distance of 215.00 feet;
5. N68°00'00"W a distance of 444.99 feet;
6. N74°12'00"W a distance of 43.22 feet;
7. N54°50'00"W a distance of 259.00 feet;
8. N32°48'00"W a distance of 69.00 feet;
9. N07°50'00"E a distance of 88.00 feet;
10. N08°42'00"W a distance of 99.00 feet;
11. N69°52'00"W a distance of 225.00 feet;
12. N20°18'00"W a distance of 90.00 feet;
13. N64°28'00"W a distance of 188.00 feet;
14. N36°46'00"W a distance of 172.00 feet;

15. N44°26'00"W a distance of 77.00 feet;
16. N58°40'00"W a distance of 206.00 feet;
17. N74°06'00"W a distance of 276.82 feet to a point on the westerly line of the Southeast 1/4 of the Northwest 1/4 of said Section 34;

Thence leaving said northerly subdivision boundary and following said westerly line, N00°52'46"E a distance of 86.54 feet;

Thence leaving said westerly line, S83°37'10"E a distance of 55.38 feet;

Thence S71°29'04"E a distance of 173.98 feet;

Thence S72°30'29"E a distance of 94.36 feet;

Thence S66°34'34"E a distance of 48.08 feet;

Thence S57°30'33"E a distance of 85.85 feet;

Thence N42°15'35"E a distance of 174.08 feet;

Thence 132.58 feet along the arc of a circular curve to the left, said curve having a radius of 575.00 feet, a delta angle of 13°12'41", a chord bearing of N64°26'20"W and a chord distance of 132.29 feet;

Thence N71°02'40"W a distance of 161.80 feet;

Thence 217.00 feet along the arc of a circular curve to the right, said curve having a radius of 175.00 feet, a delta angle of 71°02'45", a chord bearing of N35°31'20"W and a chord distance of 203.36 feet;

Thence N00°00'00"E a distance of 18.04 feet;

Thence 31.23 feet along the arc of a circular curve to the left, said curve having a radius of 20.00 feet, a delta angle of 89°27'26", a chord bearing of N44°43'24"W and a chord distance of 28.15 feet;

Thence N89°26'47"W a distance of 128.85 feet to a point on said westerly line of the Southeast 1/4 of the Northwest 1/4;

Thence following said westerly line, N00°52'46"E a distance of 376.45 feet to a found 5/8-inch rebar marking the NW 1/16 corner of said Section 34;

Thence leaving said westerly line and following the southerly line of the Northwest 1/4 of the Northwest 1/4 of said Section 34, N89°21'57"W a distance of 472.05 feet;

Thence leaving said southerly line, N00°55'56"E a distance of 184.17 feet;

Thence N22°14'16"W a distance of 17.20 feet;

Thence S89°21'57"E a distance of 1,507.19 feet;

Thence N00°49'37"E a distance of 1,079.18 feet to a point on the southerly right-of-way line of W. Amity Road;

Thence following said southerly right-of-way line, S89°17'12"E a distance of 290.03 feet to a point;

Thence following said southerly right-of-way line, S89°18'18"E a distance of 15.00 feet;

Thence leaving said southerly right-of-way, S00°49'37"W a distance of 1,278.79 feet to a point on the northerly line of the Southwest 1/4 of the Northeast 1/4 of said Section 34;

Thence following said northerly line, S89°21'00"E a distance of 1,296.27 feet to a found 5/8-inch rebar marking the NE 1/16 corner of said Section 34;

Thence leaving said southerly line and following the easterly line of said Southwest 1/4 of the Northeast 1/4, S00°37'47"W a distance of 994.24 feet;

Thence leaving said easterly line and following the northerly line of the South 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4, S89°24'57"E a distance of 1,266.49 feet to a point on the westerly right-of-way line of S. Ten Mile Road;

Thence following said westerly right-of-way line, S00°27'30"W a distance of 331.05 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM

A parcel of land being a portion of the East 1/2 of the Northwest 1/4 of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a brass cap marking the north 1/4 corner of said Section 34, thence following the easterly line of said Northwest 1/4, S00°49'37"W a distance of 1,326.80 feet to a found 5/8-inch rebar marking the C-N 1/16 corner of said Section 34,

Thence leaving said easterly line and following the northerly line of the Southeast 1/4 of the Northwest 1/4 of said Section 34, N89°21'57"W a distance of 14.91 feet to the **POINT OF BEGINNING**.

Thence leaving said northerly line, S00°53'38"W a distance of 325.32 feet to a point;

Thence N89°21'57"W a distance of 277.98 feet to a point;

Thence N00°52'46"E a distance of 345.35 feet to a point;

Thence S89°21'57"E a distance of 156.86 feet to a point;

Thence S00°38'03"W a distance of 20.02 feet to a point;

Thence S89°21'57"E a distance of 121.12 feet to the **POINT OF BEGINNING**.

ALSO EXCEPTING THEREFROM

A parcel of land being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a brass cap marking the north 1/4 corner of said Section 34, thence following the westerly line of said Northeast 1/4, S00°49'37"W a distance of 1,326.80 feet to a found 5/8-inch rebar marking the C-N 1/16 corner of said Section 34;

Thence following said westerly line S00°49'37"W a distance of 635.32 feet to the **POINT OF BEGINNING**.

Thence leaving said westerly line, S89°21'57"E a distance of 33.59 feet;

Thence 30.47 feet along the arc of a circular curve to the left, said curve having a radius of 250.00 feet, a delta angle of 06°58'56", a chord bearing of N87°08'35"E and a chord distance of 30.45 feet to a point;

Thence N83°39'07"E a distance of 116.36 feet to a point;

Thence 155.80 feet along the arc of a circular curve to the left, said curve having a radius of 650.00 feet, a delta angle of 13°44'01", a chord bearing of N76°47'07"E and a chord distance of 155.43 feet to a point;

Thence 38.65 feet along the arc of a reverse curve to the right, said curve having a radius of 20.00 feet, a delta angle of 110°42'41", a chord bearing of S54°43'34"E and a chord distance of 32.91 feet to a point;

Thence S00°37'47"W a distance of 258.37 feet to a point;

Thence N89°10'23"W a distance of 358.23 feet to a point on said westerly line of the Northeast 1/4;

Thence following said westerly line, N00°49'37"E a distance of 222.67 feet to the **POINT OF BEGINNING**.

Said total parcel description contains 132.757 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.



Kirsti Grabo

From: Sub Name Mail [subnamemail@adaweb.net]
Sent: Thursday, June 22, 2017 9:08 AM
To: Kirsti Grabo
Cc: Aaron Ballard
Subject: Gran Prado Subdivision Name Reservation

June 22, 2017

Kirsti Grabo, KM Engineering
Aaron Ballard, KM Engineering

RE: Subdivision Name Reservation: **GRAN PRADO SUBDIVISION**

At your request, I will reserve the name **Gran Prado Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



Jerry L. Hastings, PLS 5359
County Surveyor
Deputy Clerk Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 *office*
(208) 287-7909 *fax*

From: Kirsti Grabo [mailto:KGrabo@kmenqllp.com]
Sent: Monday, June 12, 2017 11:13 AM
To: Sub Name Mail
Subject: [EXTERNAL] RE: Sub Name Request

We'll take it. Thanks Glen!

From: Sub Name Mail [mailto:subnamemail@adaweb.net]
Sent: Monday, June 12, 2017 10:14 AM
To: Kirsti Grabo
Subject: RE: Sub Name Request

Kirsti,

Gran Prado would work, if that's what you want.



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

From: Kirsti Grabo [<mailto:KGrabo@kmengllp.com>]
Sent: Saturday, June 10, 2017 4:46 PM
To: Sub Name Mail
Subject: [EXTERNAL] Sub Name Request

Hi Glen & Jerry –

We are currently working on a large project for Tim Eck at the SWC of Ten Mile and Amity in Kuna. The parcel numbers are as follows, and I've also attached a vicinity map for clarity:

R0967660156
R0967660155
S1234142351
R0967660151
S1234212935
S1234244310
S1234121105
S1234212405
S1234417520

Tim has provided me with 2 name requests, which are as follows:

1. Owyhee Vista Subdivision
2. Gran Prado Subdivision

Please let me know if either of these will work.

Thanks,

Kirsti Grabo
Development Coordinator
Office Manager



KM Engineering, LLP
9233 West State Street
Boise, ID 83714
208.639.6939 Fax 208.639.6930
kgrabo@kmengllp.com