



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](http://www.Kunacity.id.gov)

## Agency Transmittal

March 29, 2019

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

<b>FILE NUMBER:</b>	19-01-AN (Annex), 19-01-ZC, (rezone) & 19-01-S (Pre Plat) Greyhawk West Subdivision.
<b>PROJECT DESCRIPTION</b>	Applicant requests annexation of approximately 29.15 ac. into Kuna and to be zoned R-6, and to rezone approx. 10.45 ac. from Ag to R-6. Applicant also requests preliminary plat approval in order to subdivide the approx. 39.33 acres into 174 total lots. The proposed gross density is 3.97 DUA, and the proposed net density is approximately 5.04 DUA.
<b>SITE LOCATION</b>	The NWC (future) Ardell Road and Kay Avenue, Kuna, Idaho 83634.
<b>REPRESENTATIVE</b>	<i>Kent Brown</i> 3161 Springwood Dr. Meridian, ID 83642 208.871.6842 <a href="mailto:Kentlkb@gmail.com">Kentlkb@gmail.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>May 14, 2019.</b> 6:00 P.M.
<b>STAFF CONTACT</b>	Troy Behunin <a href="mailto:Tbehunin@Kunald.Gov">Tbehunin@Kunald.Gov</a> 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. 4<sup>th</sup> 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.

# GREYHAWK SUBDIVISION

## VICINITY MAP

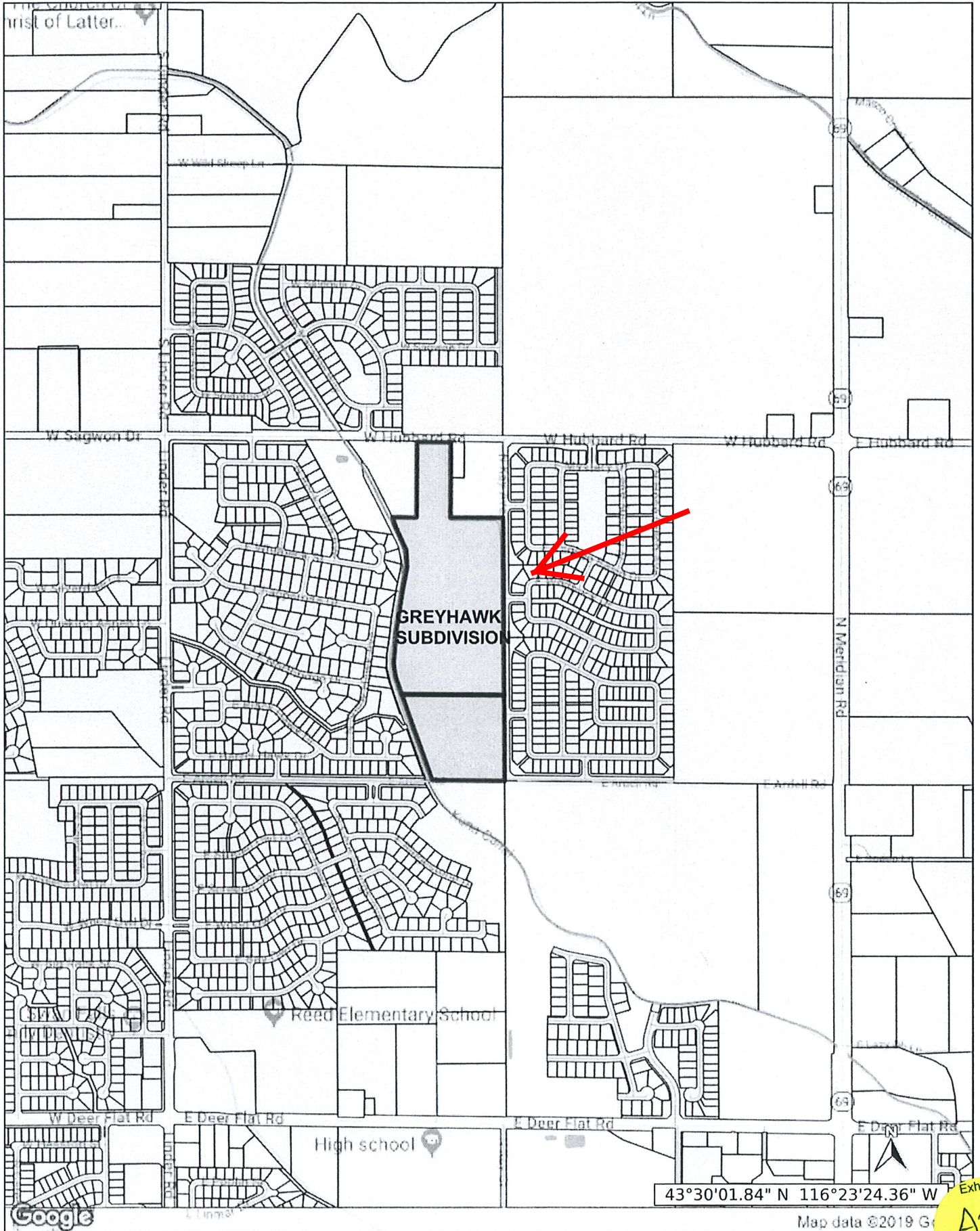
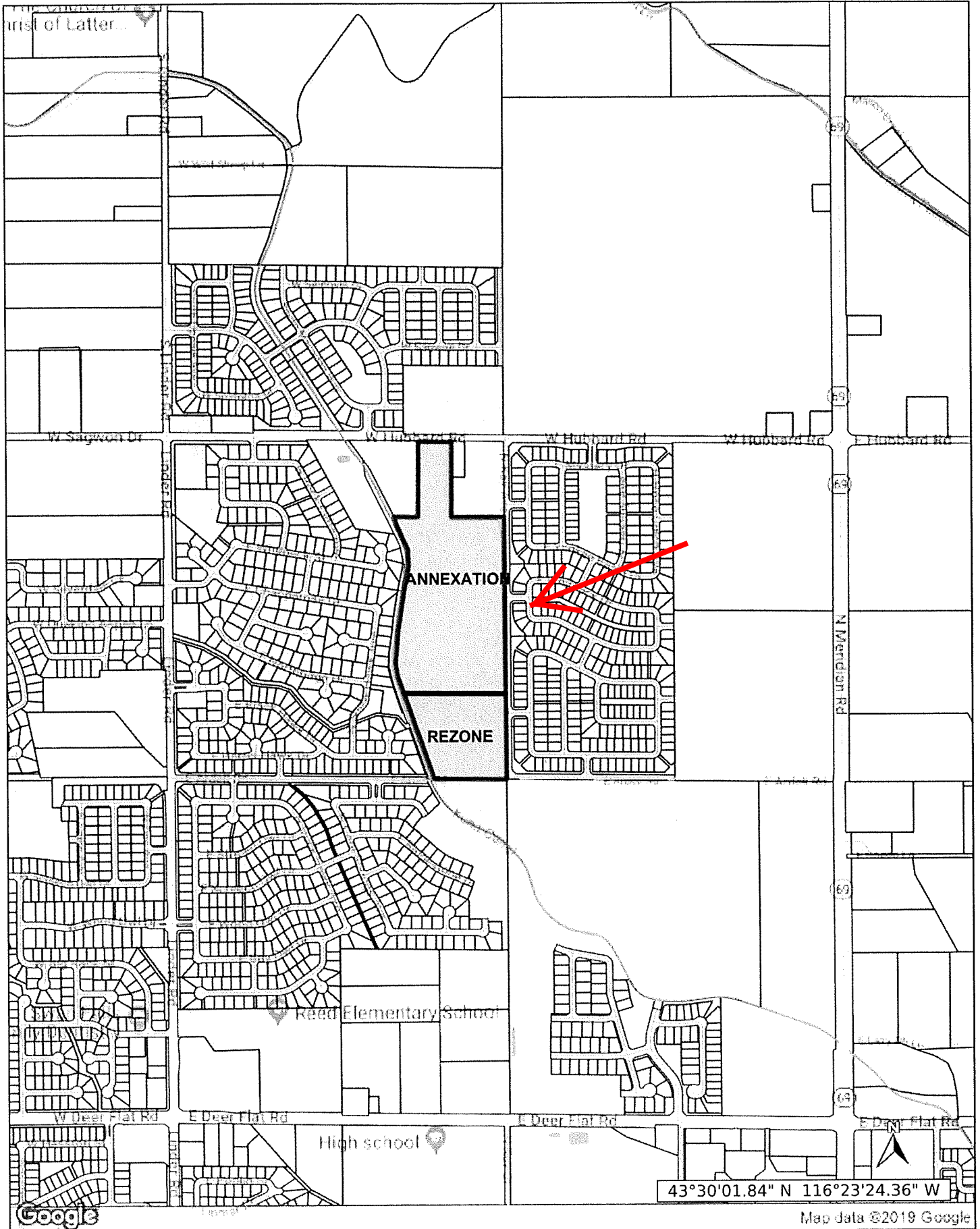


Exhibit  
A2b



# GREY HAWK SUBDIVISION VICINITY MAP



# KENT BROWN PLANNING SERVICES

March 4, 2019

Kuna City Planning & Development Services  
PO Box 13  
Kuna, ID 83634

**RE: Greyhawk Subdivision 197 W. Hubbard Road  
Applications for annexation, rezoning and preliminary plat**

Dear Planning Staff:

On behalf of developer, Providence Properties LLC., please accept the attached applications for annexation, rezone and preliminary plat of the Greyhawk Subdivision. The site is located on the south side of Hubbard Road between N. Kay Ave and the Kuna Canal.

**Annexation**

The annexation request is for the property located at 197 W. Hubbard Road (Waters property #S1313212470) with a zoning designation of R6. The parcel has an existing home and associated out buildings, all of which will remain. The 29.14 acre parcel is currently located in Ada County with a zoning designation of RR. We are requesting annexation with a zoning with a designation of R6.

**Rezone**

The rezone request is for Walker property #S1313244650 with a zoning designation of R6. It is located south of the Waters property at 197 W Hubbard Road. The parcel does not have any buildings and is 10.45 acres in size and has zoning designation of A. We are requesting a rezone with a zoning designation of R6.

**Property**

Both the zoning designation for annexation and the rezone are in compliance with the zoning designation in the Kuna Comprehensive Planning. The designation for this area is Medium Density Residential. The Kuna Comprehensive Plan designation describes this area for residential development; where densities shall be in the general range from four to seven units per acre. This area is to be made up of single family homes, but may include townhomes, row houses and duplexes.

**Preliminary Plat**

Greyhawk Subdivision has been designed to comply with all the zoning regulations and dimensional standards for the R6 zone in the Kuna City Code. There is total of 174 lots in the Greyhawk Subdivision with 156 single family lots and 18 common lots. The buildable lots will have front yard setbacks are 20 ft, rear yard setbacks are 15ft, interior side yards are 5 ft and street side yards are 20 ft. Lot sizes are all larger than the minimum 4500SF; with sizes ranging

from 5400+ SF to 74,000+SF, and an average size of 7,161SF. The list of lots and lot sizes are shown on the preliminary plat. We have 3.97 dwellings per acre even though the R6 zone will allow up to 6 dwelling units per acre.

### **Buffers and Open Space**

A thirty (30ft) wide landscape buffer is planned along W. Hubbard Road; with twenty (20ft) wide landscape buffers on E. Ardell Street and N. Kay Ave. Additional open space and

The Kuna Canal runs along the western boundary of the property. The Kuna Recreation and Pathways Master Plan shows a future trail along the Kuna Canal. We have designed the pathway to not be placed in the easement for the Kuna Canal maintenance and access. As shown on the preliminary plat, the maintenance access to the canal is on the east side of the Canal, adjacent to Greyhawk Subdivision.

### **Neighborhood meeting**

The neighborhood meeting was held on Wednesday, February 6, 2019, at 6pm at the Kuna Library. Meeting lasted a half hour with discussions, about a large existing tree adjacent to our site and irrigation ditches and our street connection to Hubbard Road. The existing tree is located near our site in the right of way of N. Kay Ave. The tree is an old popular tree and will be required by ACHD to be removed when N. Kay Ave is widen in the future. The existing irrigation ditches will be replaced with irrigation piping to make sure the irrigation water is delivered to all those who have received their water across this property. Connection to Hubbard we explained to the neighbors will not be made if the Saranda Subdivision is installed before we build the phase with that connection in it.

If you have any questions regarding this application for Greyhawk Subdivision feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Kent Brown". The signature is stylized and cursive.

Kent Brown  
Planner





City of Kuna  
 Planning & Zoning  
 Department  
 P.O. Box 13  
 Kuna, Idaho 83634  
 208.922.5274  
 Fax: 208.922.5989  
 Website: www.kunacity.id.gov

## Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

\*Please submit the appropriate checklist (s) with application

### Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

For Office Use Only	
File Number (s)	19-01-S, 19-01-AM, 19-01-ZC
Project name	Grayhawk (2019) Subdivision
Date Received	3/4/19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	5.14.2019
City Council Hearing Date	

### Contact/Applicant Information

Owners of Record: <u>see attached</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Applicant (Developer): <u>Providence Properties LLC</u>	Phone Number: <u>208-695-2000</u>
Address: <u>701 S Allen St</u>	E-Mail: <u>MARMUTH@HUBBLEHOME</u>
City, State, Zip: <u>MERIDIAN ID 83642</u>	Fax #: _____
Engineer/Representative: <u>KENT BROWN</u>	Phone Number: <u>208-871-6842</u>
Address: <u>3161 E SPRINGWOOD DR</u>	E-Mail: <u>KENTLKB@GMAIL.COM</u>
City, State, Zip: <u>MERIDIAN ID 83642</u>	Fax #: _____

### Subject Property Information

Site Address: <u>197 W HUBBARD ROAD</u>
Site Location (Cross Streets): <u>NEAR THE SW CORNER OF KAY AVE AND HUBBARD RD</u>
Parcel Number (s): <u>S1313244650 &amp; S1313212470</u>
Section, Township, Range: <u>SEC 13 T2N R1W</u>
Property size: <u>39.33 ACRES</u>
Current land use: <u>RESIDENTIAL ACREAGE</u> Proposed land use: <u>RESIDENTIAL</u>
Current zoning district: <u>A (CITY) &amp; RR (COUNTY)</u> Proposed zoning district: <u>R6</u>

**Project Description**

Project / subdivision name: GREYHAWK SUBDIVISION (PHASES 9-11)

General description of proposed project / request: PRELIMINARY PLAT FOR 156 SINGLE FAMILY LOTS WITH 12.99% OF OPEN SPACE IN A R6 ZONE

Type of use proposed (check all that apply):

Residential SINGLE FAMILY

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

Amenities provided with this development (if applicable): City regional pathway along the Kuna Canal  
2 pocket parks with micro path and tot playground

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: EXISTING SINGLE FAMILY HOME AND OUT BUILDINGS

Any existing buildings to remain?  Yes  No

Number of residential units: 156 Number of building lots: 156

Number of common and/or other lots: 18

Type of dwellings proposed:

Single-Family \_\_\_\_\_

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

Multi-Family \_\_\_\_\_

Other \_\_\_\_\_

Minimum Square footage of structure (s): \_\_\_\_\_

Gross density (DU/acre-total property): 3.97 Net density (DU/acre-excluding roads): 5.04

Percentage of open space provided: 12.99 Acreage of open space: 5.11AC

Type of open space provided (i.e. landscaping, public, common, etc.): regional pathway, street buffers  
2 pocket parks

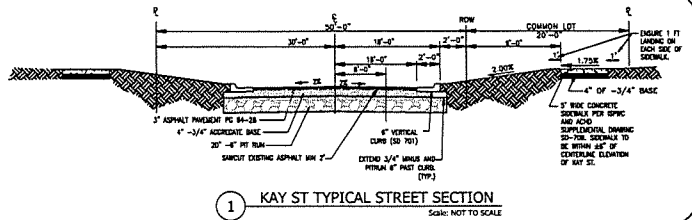
**Non-Residential Project Summary (if applicable) N/A**

~~Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_  
Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_  
Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_  
Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_  
Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_  
Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_  
Proposed Parking: a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_  
b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_  
c. Width of driveway aisle: \_\_\_\_\_  
Proposed Lighting: \_\_\_\_\_  
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_~~

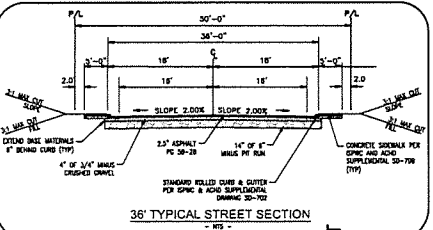
Applicant's Signature: [Signature]

Date: 2-18-19

**PRELIMINARY PLAT FOR  
GRAYHAWK SUBDIVISION**  
THE WEST 1/2 OF THE NE 1/4 OF SECTION 13  
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
KUNA, ADA COUNTY, IDAHO  
2019

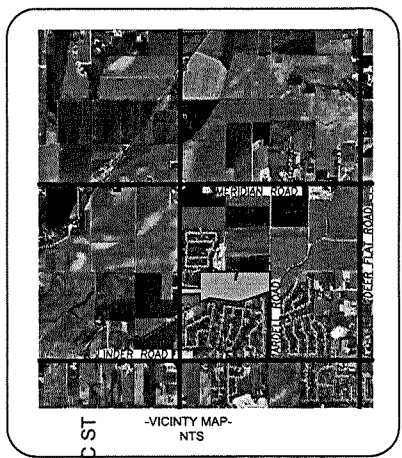


1 KAY ST TYPICAL STREET SECTION  
Scale: NOT TO SCALE

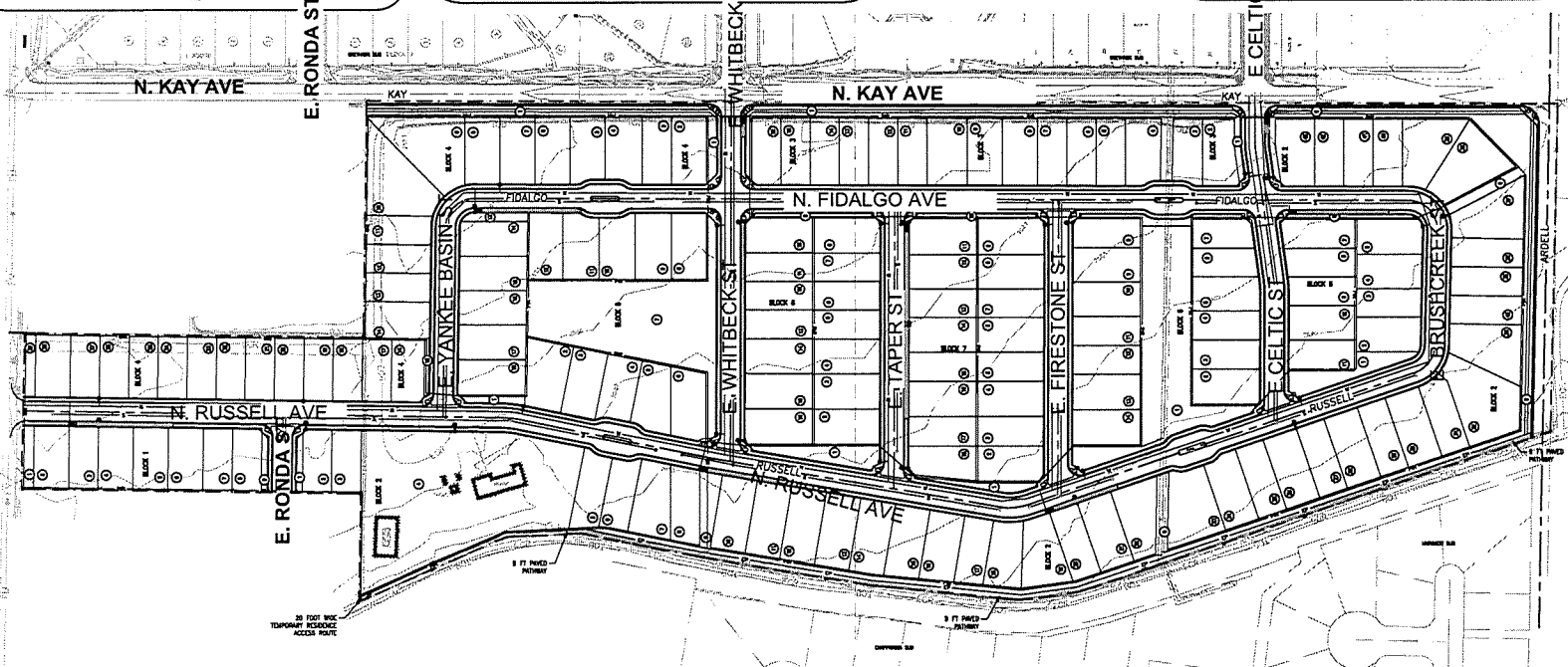


36' TYPICAL STREET SECTION  
Scale: NOT TO SCALE

- NOTES:**
1. ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY HAVE A 10' UTILITY EASEMENT.
  2. A 10' UTILITY EASEMENT IS LOCATED ADJACENT TO THE EXTERIOR BOUNDARY.
  3. ALL SIDE YARD LOT LINES HAVE A 5' DRAINAGE & IRRIGATION EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OTHERWISE SHOWN.
  4. MUNICIPAL SEWER, WATER AND PRESSURE IRRIGATION SERVICES SHALL BE PROVIDED TO EACH LOT.
  5. DRAINAGE FOR THE PUBLIC STREETS WILL BE COLLECTED IN STORM DRAIN CATCH BASINS AND ROUTED THROUGH SAND AND GREASE TRAPS TO SEEPAGE BEDS.
  6. ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF LOTS 1 & 9 BLOCK 1, LOTS 1 & 9 BLOCK 2, LOT 1 BLOCK 3, LOTS 1, 15 & 29 BLOCK 4, LOTS 1 & 6 BLOCK 5, LOT 1 BLOCK 6, LOTS 1 & 10 BLOCK 7, LOTS 1 & 9 BLOCK 8, LOTS 1, 7 & 13 BLOCK 9 WHICH ARE COMMON AREA LOTS ALL OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL SAID COMMON LOTS SHALL HAVE A BLANKET UTILITY AND DRAINAGE EASEMENT.
  7. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-305 CONCERNING IRRIGATION WATER PRESSURE IRRIGATION WILL BE SUPPLIED TO ALL LOTS IN THIS SUBDIVISION.
  8. NO DIRECT ACCESS TO HUBBARD, KAY AND ARDELL WILL BE ALLOWED UNLESS APPROVED BY CITY OF KUNA AND ADA COUNTY HIGHWAY DISTRICT.



-VICINITY MAP-  
NTS



**DEVELOPMENT FEATURES**

- ACREAGE**  
TOTAL PARCEL - 29.33 ACRES  
TOTAL LOTS - 174  
BUILDABLE LOTS - 156  
COMMON LOTS - 18  
DENSITY SQUARE - 2.87  
COMMON AREA - 222,495 sqft  
5.11 ACRES(17.39%)
- ZONING**  
EXISTING - RR & A  
PROPOSED - RS
- SEWAGE DISPOSAL**  
KUNA CITY SEWER
- WATER SUPPLY**  
KUNA CITY WATER
- CITY**  
CITY OF KUNA
- SCHOOL DISTRICT**  
KUNA
- FIRE DISTRICT**  
KUNA FIRE
- IRRIGATION DISTRICT**  
NEW YORK IRRIGATION DISTRICT

**DEVELOPER PROPERTIES LLC**

- MITCH ARMSTRONG  
705 E. ALLEN ST #104  
MERIDIAN, ID 83642  
(208)433-8006
- ENGINEER**  
CANDY KINOLA P.E.  
CK-ENGINEERING, PC  
1500 S. STATE ST., SUITE 102  
EAGLE, ID 83616  
(208)433-1002
- SURVEYOR**  
GREG CARTER, P.L.S.  
IDAHO SURVEY GROUP  
5988 EMERALD STREET  
BOISE, ID 83704  
(208)446-4870
- PLANNER/CONTACT**  
KENT BROWN  
(208)471-4842
- LANDSCAPE ARCHITECT**  
JOHN RUTBERG, P.L.A.  
SOUTH LANDSCAPE ARCHITECTURE  
3002 S. VISTA AVE  
BOISE, ID 83706  
(208)342-2999

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

NO.	DATE	DESCRIPTION

GREYHAWK SUBDIVISION  
SECTION 13, T.2N., R.1W., B.M.  
KUNA, ADA COUNTY, IDAHO

PRELIMINARY PLAT

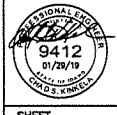
**CK ENGINEERING**  
1500 S. STATE ST. SUITE 102  
EAGLE, ID 83616  
PHONE 208-433-1002

**ENGINEER**  
CANDY KINOLA P.E.  
CK-ENGINEERING, PC  
1500 S. STATE ST., SUITE 102  
EAGLE, ID 83616  
(208)433-1002

**SURVEYOR**  
GREG CARTER, P.L.S.  
IDAHO SURVEY GROUP  
5988 EMERALD STREET  
BOISE, ID 83704  
(208)446-4870

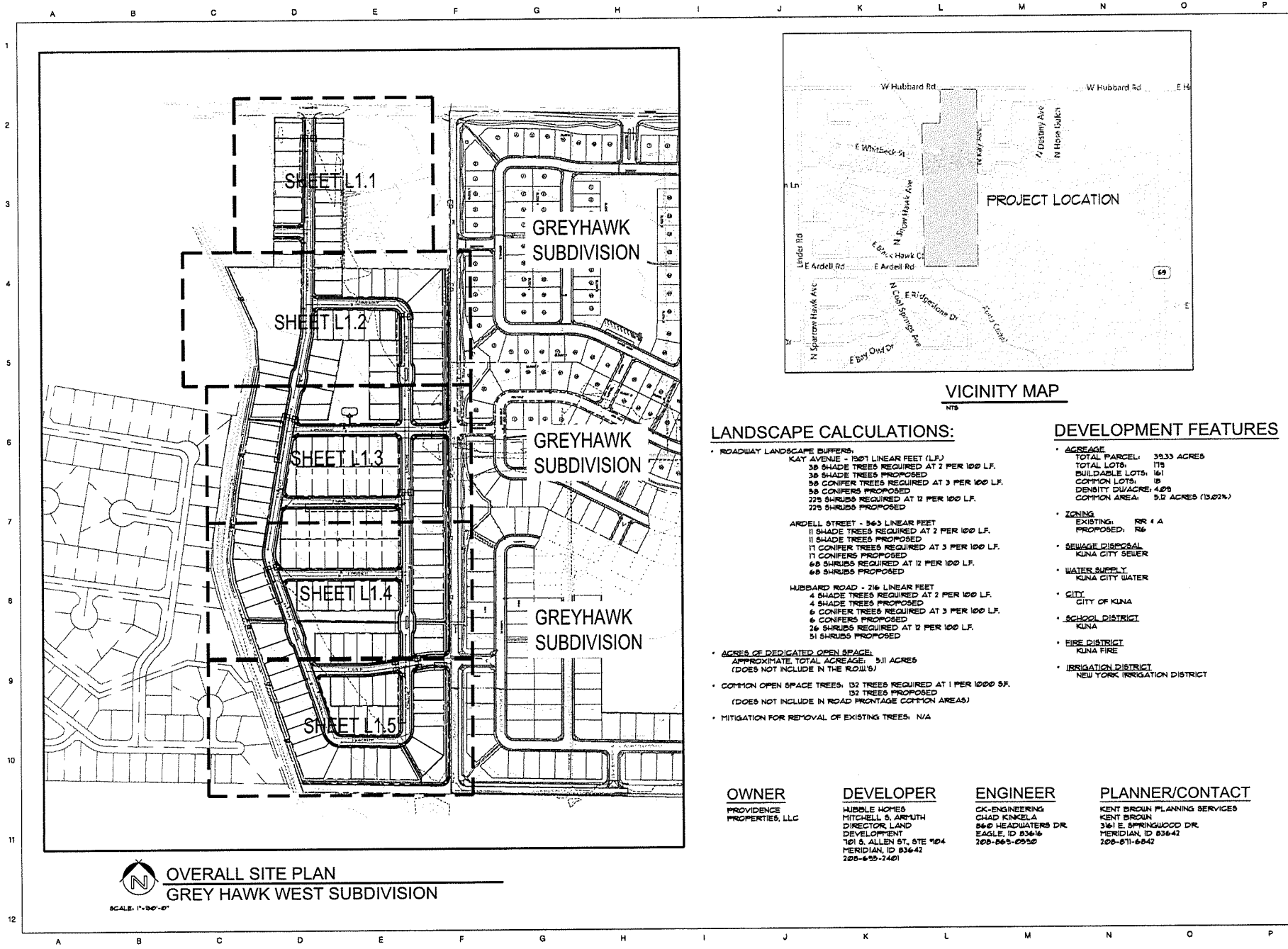
**PLANNER/CONTACT**  
KENT BROWN  
(208)471-4842

**LANDSCAPE ARCHITECT**  
JOHN RUTBERG, P.L.A.  
SOUTH LANDSCAPE ARCHITECTURE  
3002 S. VISTA AVE  
BOISE, ID 83706  
(208)342-2999

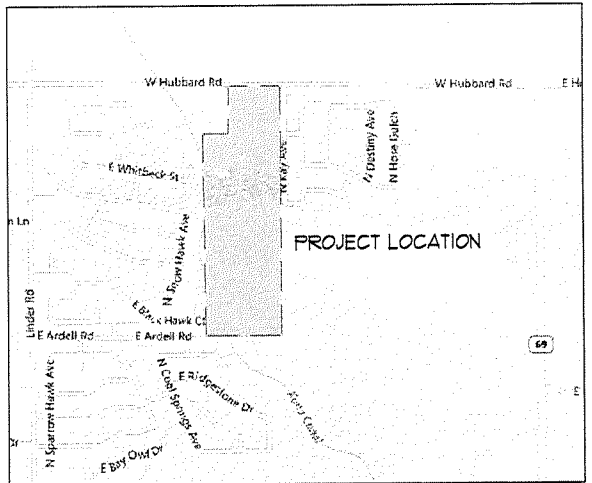


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**OVERALL SITE PLAN**  
**GREY HAWK WEST SUBDIVISION**  
 SCALE: 1"=80'-0"



**VICINITY MAP**

**LANDSCAPE CALCULATIONS:**

- ROADWAY LANDSCAPE BUFFERS:
  - KAT AVENUE - 1807 LINEAR FEET (LF)
  - 38 SHADE TREES REQUIRED AT 2 PER 100 LF.
  - 38 SHADE TREES PROPOSED
  - 58 CONIFER TREES REQUIRED AT 3 PER 100 LF.
  - 38 CONIFERS PROPOSED
  - 225 SHRUBS REQUIRED AT 12 PER 100 LF.
  - 225 SHRUBS PROPOSED
- ARDELL STREET - 343 LINEAR FEET
  - 11 SHADE TREES REQUIRED AT 2 PER 100 LF.
  - 11 SHADE TREES PROPOSED
  - 17 CONIFER TREES REQUIRED AT 3 PER 100 LF.
  - 17 CONIFERS PROPOSED
  - 68 SHRUBS REQUIRED AT 12 PER 100 LF.
  - 68 SHRUBS PROPOSED
- HUBBARD ROAD - 216 LINEAR FEET
  - 4 SHADE TREES REQUIRED AT 2 PER 100 LF.
  - 4 SHADE TREES PROPOSED
  - 6 CONIFER TREES REQUIRED AT 3 PER 100 LF.
  - 6 CONIFERS PROPOSED
  - 26 SHRUBS REQUIRED AT 12 PER 100 LF.
  - 26 SHRUBS PROPOSED
- ACRES OF DEDICATED OPEN SPACE:
  - APPROXIMATE TOTAL ACREAGE: 5.11 ACRES
  - (DOES NOT INCLUDE IN THE ROW'S)
- COMMON OPEN SPACE TREES: 132 TREES REQUIRED AT 1 PER 100 SF.
  - 132 TREES PROPOSED
  - (DOES NOT INCLUDE IN ROAD FRONTAGE COMMON AREAS)
- MITIGATION FOR REMOVAL OF EXISTING TREES: N/A

**DEVELOPMENT FEATURES**

- ACREAGE:
  - TOTAL PARCEL: 39.33 ACRES
  - TOTAL LOTS: 178
  - BUILDABLE LOTS: 161
  - COMMON LOTS: 18
  - DENSITY DU/ACRE: 4.89
  - COMMON AREA: 5.12 ACRES (13.02%)
- ZONING:
  - EXISTING: RR 4 A
  - PROPOSED: R6
- SEWAGE DISPOSAL:
  - KUNA CITY SEWER
- WATER SUPPLY:
  - KUNA CITY WATER
- CITY:
  - CITY OF KUNA
- SCHOOL DISTRICT:
  - KUNA
- FIRE DISTRICT:
  - KUNA FIRE
- IRRIGATION DISTRICT:
  - NEW YORK IRRIGATION DISTRICT

OWNER	DEVELOPER	ENGINEER	PLANNER/CONTACT
PROVIDENCE PROPERTIES, LLC	HUBBLE HOPES MITCHELL S. AMPUTH DIRECTOR, LAND DEVELOPMENT 101 S. ALLEN ST, STE 104 MERIDIAN, ID 83642 208-695-7401	CK-ENGINEERING CHAD KINKELA 860 HEADWATERS DR. EAGLE, ID 83616 208-865-0950	KENT BROWN PLANNING SERVICES KENT BROWN 3161 E. SPRINGWOOD DR. MERIDIAN, ID 83642 208-911-6542



DATE: 1/6/2018  
 South Landscape Architecture P.C.  
 2003 S. Vista Ave  
 Boise, ID 83705  
 208.342.7999 Office  
 LA@slaboise.com  
 www.slaboise.com



REVISIONS:

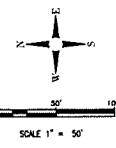
**LANDSCAPE PLANS**  
**Greyhawk West**  
**Subdivision**  
 Idaho  
 Kuna

DRAWN BY: JAG  
 CHECKED BY: JDR  
 PROJECT NUMBER:

SHEET:  
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**PRELIMINARY PLAT FOR  
GRAYHAWK SUBDIVISION**

THE WEST 1/2 OF THE NE 1/4 OF SECTION 13  
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
KUNA, ADA COUNTY, IDAHO  
2018



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:


GRAYHAWK SUBDIVISION  
SECTION 13, T.2N., R.1W., B.M.  
KUNA, ADA COUNTY, IDAHO

PRELIMINARY PLAT

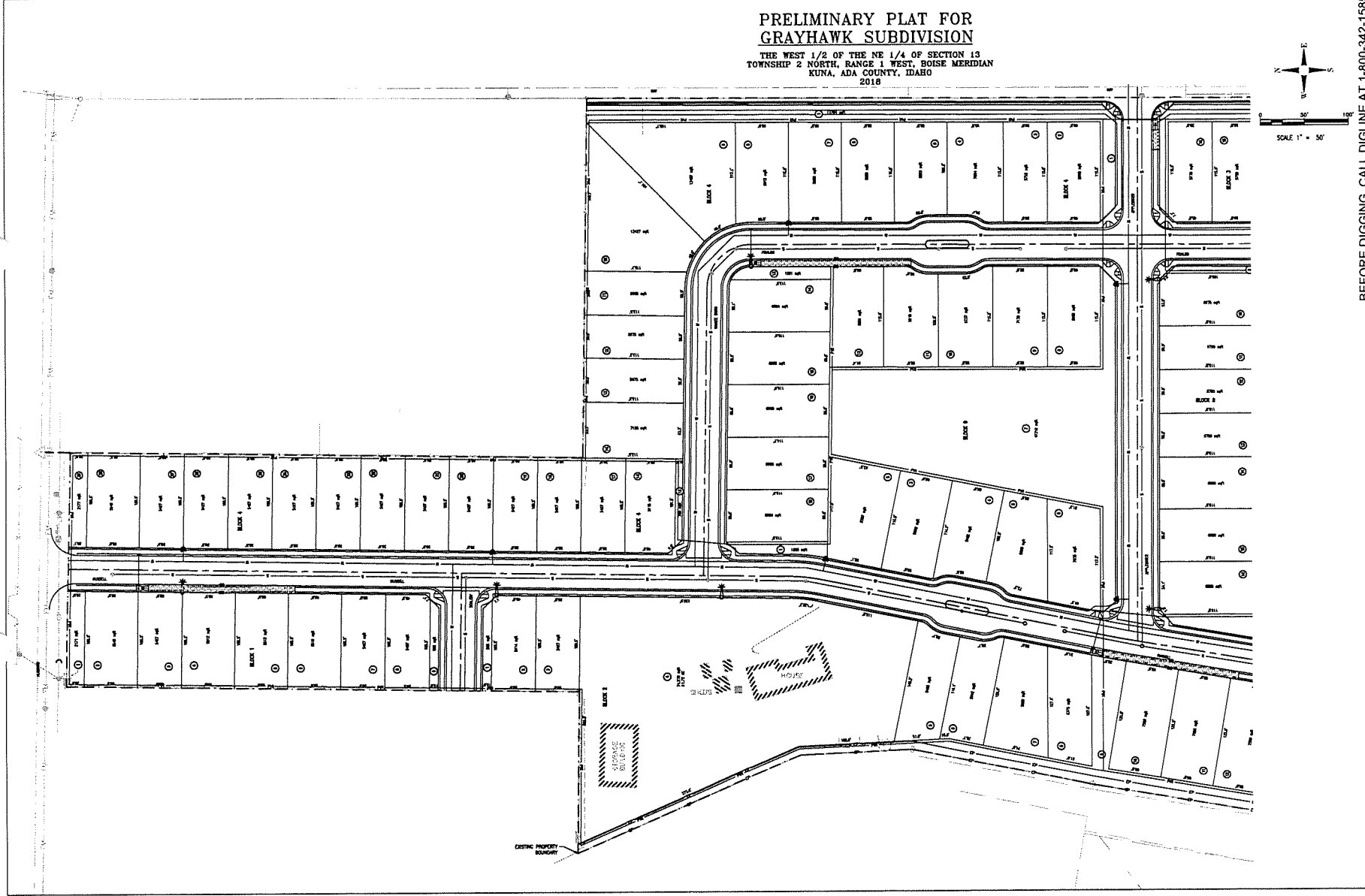
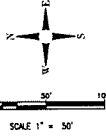
CK ENGINEERING  
1300 E. STATE ST., SUITE 102  
PO BOX 504  
BOISE, IDAHO 83722  
DATE: 01/29/19  
DRAWN BY: JES  
CHECKED BY: JES  
PK: 01/29/19 01:29:19 PM  
PK: 01/29/19 01:29:19 PM



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**PRELIMINARY PLAT FOR  
GRAYHAWK SUBDIVISION**

THE WEST 1/2 OF THE NE 1/4 OF SECTION 13  
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
KUNA, ADA COUNTY, IDAHO  
2018



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

PROVISIONS:  
 ALIEN RIGHTS  
 EASEMENTS  
 ENCUMBRANCES  
 LIENS  
 RIGHTS OF WAY  
 UTILITIES

GRAYHAWK SUBDIVISION  
 SECTION 13, T.2N., R.1W., B.M.  
 KUNA, ADA COUNTY, IDHAO

PRELIMINARY PLAT

CK ENGINEERING  
 1300 E. STATE ST., SUITE 102  
 PO BOX 604019  
 BOISE, ID 83720  
 PHONE 208.333.1111  
 FAX 208.333.1112  
 WWW.CKENGINEERING.COM



SHEET  
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# Greyhawk Subdivision

## PHASING PLAN

E. HUBBARD ROAD



**PROJECT LOCATION**

*Site Location Map*

**PHASE 1 WILL BE CALLED  
GREYHAWK NO 8  
HAS 36 BUILDABLE LOTS**

**PHASE 2 WILL BE CALLED  
GREYHAWK NO 9  
HAS 58 BUILDABLE LOTS**

**PHASE 3 WILL BE CALLED  
GREYHAWK NO 10  
HAS 60 BUILDABLE LOTS**

*Site Information*

**OWNER**

PROVIDENCE  
PROPERTIES, LLC  
701 S. ALLEN ST., STE #104  
MERCIDIAN, ID 83642  
208-695-2401

**DEVELOPER**

HUBBLE HOMES  
MITCHELL S. ARMUTH  
DIRECTOR, LAND DEVELOPMENT  
701 S. ALLEN ST., STE #104  
MERCIDIAN, ID 83642  
208-695-2401

**ENGINEER**

CK-ENGINEERING  
CHAD KINKELA  
850 HEADWATERS DR.  
EAGLE, ID 83616  
208-859-0590

**PLANNER/CONTACT**

KENT BROWN PLANNING SERVICES  
KENT BROWN  
3161 E. SPRINGWOOD DR.  
MERCIDIAN, ID 83642  
208-871-6842



*Project Team*



GREYHAWK  
SUBDIVISION

GREYHAWK  
SUBDIVISION



**REZONE DESCRIPTION FOR  
WALKER PROPERTY  
GREYHAWK WEST SUBDIVISION**

A parcel of land located in the NW 1/4 of Section 13, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 13, from which the Northwest corner of said Section 13 bears North 88°53'13" West, 2642.77 feet;

thence along the North-South centerline of said Section 13 South 00°11'49" West, 1982.46 feet to the **REAL POINT OF BEGINNING**;

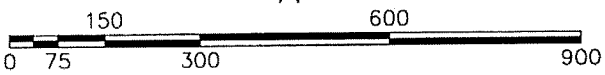
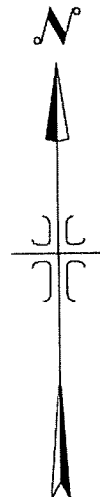
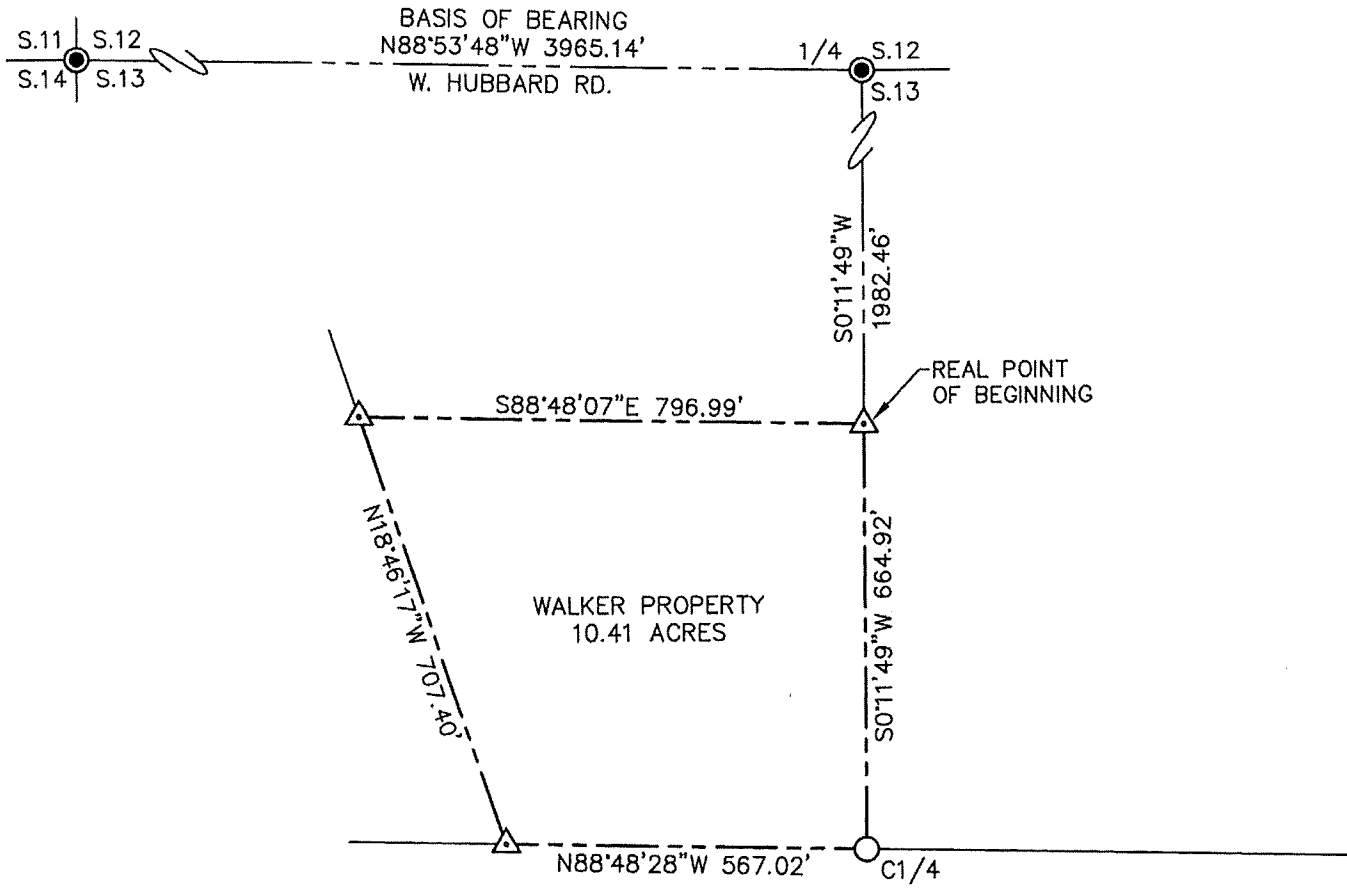
thence continuing along said North-South centerline South 00°11'49" West, 664.92 feet to the C1/4 corner of said Section 13;

thence along the East-West centerline of said Section 13 North 88°48'28" West, 567.02 feet;

thence leaving said East-West centerline North 18°46'17" West, 707.40 feet;

thence South 88°48'07" East, 796.99 feet to the **REAL POINT OF BEGINNING**. Containing 10.41 acres, more or less.





SCALE: 1" = 300'



P:\Greyhawk West Topo 18-367.dwg\Rezone exhibit.dwg 3/2/2019 11:02:12 AM



**IDAHO SURVEY GROUP, LLC**

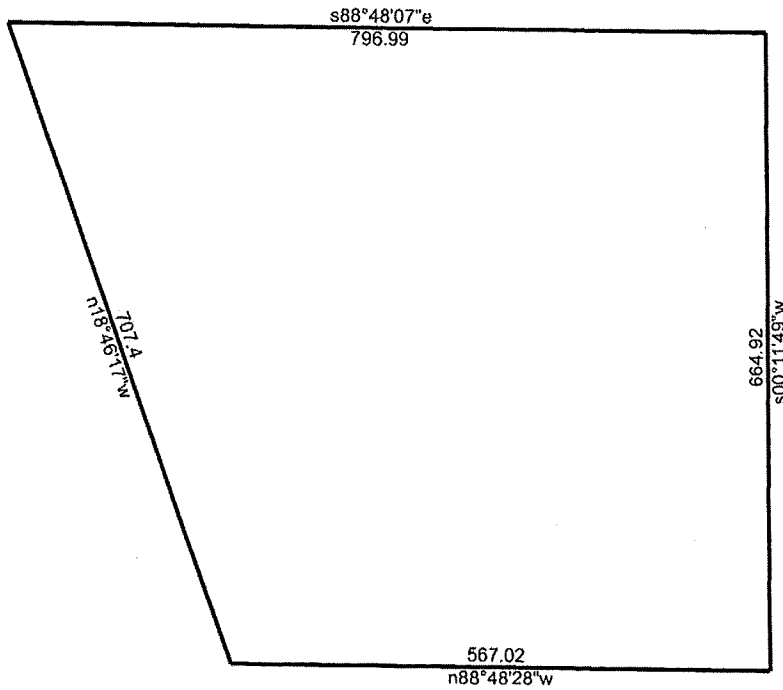
9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

REZONE EXHIBIT DRAWING FOR  
**WALKER PROPERTY**  
GREYHAWK WEST SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 13, T.2N., R.1W., B.M.,  
ADA COUNTY, IDAHO

JOB NO. 18-367
SHEET NO. 1
DWG. DATE 3/2/2019





Walker Property Rezone Closure Sheet

3/2/2019

Scale: 1 inch= 200 feet

File:

Tract 1: 10.4093 Acres, Closure: n21.0552e 0.01 ft. (1/294369), Perimeter=2736 ft.

- 01 s00.1149w 664.92
- 02 n88.4828w 567.02
- 03 n18.4617w 707.4
- 04 s88.4807e 796.99



# 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.cityofkuna.com

State of Idaho )  
                          )  
County of Ada )

I, Portland Walker, 1300 So. Heidi Pl.  
Name Address  
Meridian Idaho 83642  
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 KENT BROWN 3161 E SPRINGWOOD DR MERIDIAN ID 83642  
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 9<sup>th</sup> day of January, 2019

Portland Walker  
Signature

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



J. Blake  
Notary Public for Idaho

Residing at: Boise, ID

My commission expires: 10/23/2020

**ANNEXATION DESCRIPTION FOR  
WATERS PROPERTY  
GREYHAWK WEST SUBDIVISION**

A parcel of land located in the NW 1/4 of Section 13, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 13, from which the Northwest corner of said Section 13 bears North 88°53'13" West, 2642.77 feet;

thence along the North-South centerline of said Section 13 South 00°11'49" West, 612.01 feet to the **REAL POINT OF BEGINNING**;

thence continuing along said North-South centerline South 00°11'49" West, 1,370.45 feet;

thence leaving said North-South centerline North 88°48'07" West, 796.99 feet;

thence North 18°46'17" West, 143.20 feet;

thence North 08°03'02" West, 99.25 feet;

thence North 05°35'18" East, 258.00 feet;

thence North 09°33'16" East, 297.30 feet;

thence North 11°25'03" East, 208.36 feet;

thence North 02°42'42" West, 126.88 feet;

thence North 23°53'52" West, 276.32 feet;

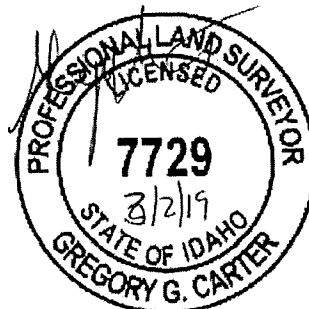
thence South 89°13'32" East, 185.79 feet;

thence North 00°50'58" East, 613.99 feet to a point on the North boundary line of said Section 13;

thence along said North boundary line South 88°53'13" East, 267.07 feet;

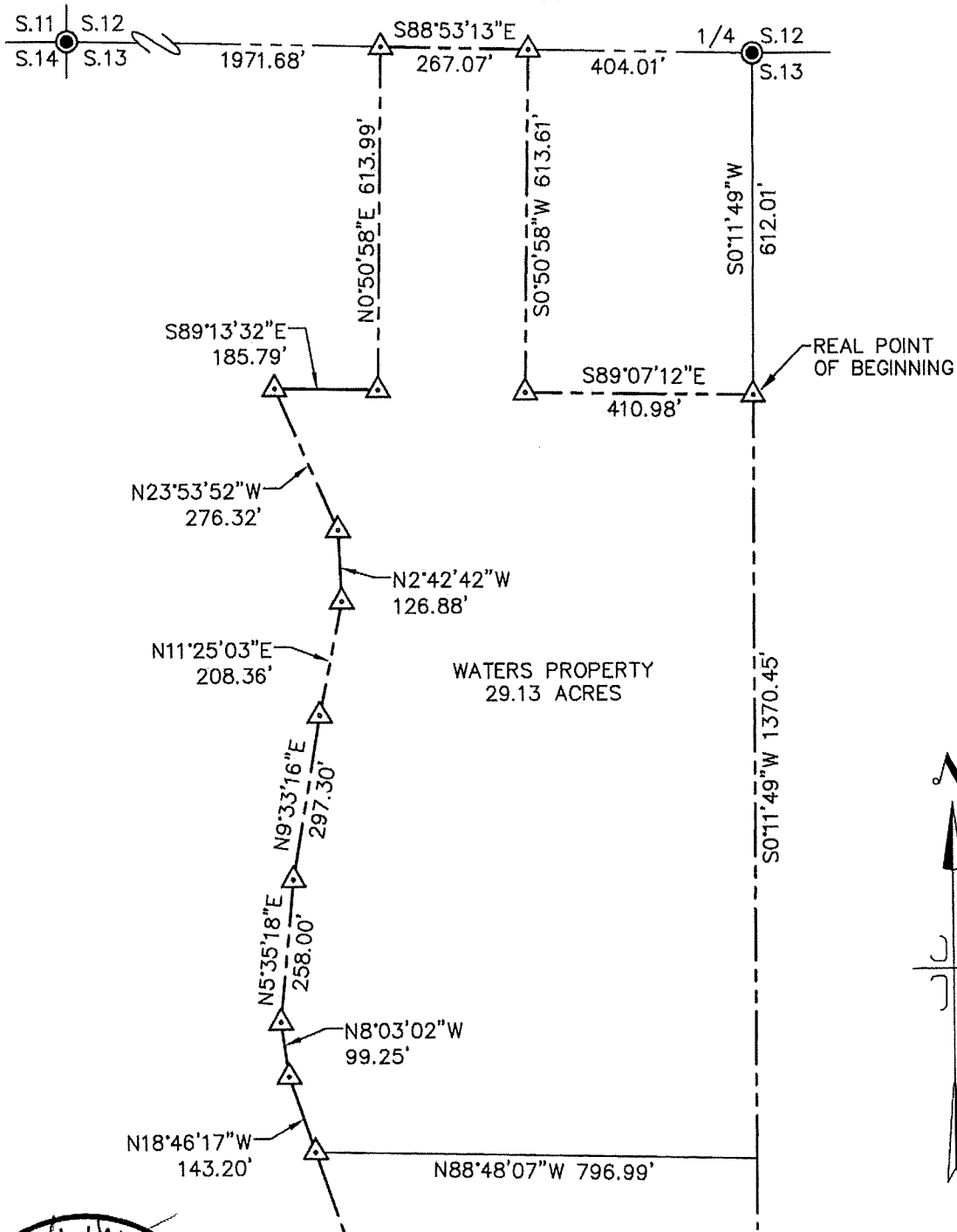
thence leaving said North boundary line South 00°50'58" West, 613.61 feet;

thence South 89°07'12" East, 410.98 feet to the **REAL POINT OF BEGINNING**. Containing 29.13 acres, more or less.





W. HUBBARD RD.  
BASIS OF BEARING  
N88°53'13"W 2642.77'



SCALE: 1" = 300'

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**IDAHO SURVEY GROUP, LLC**  
9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

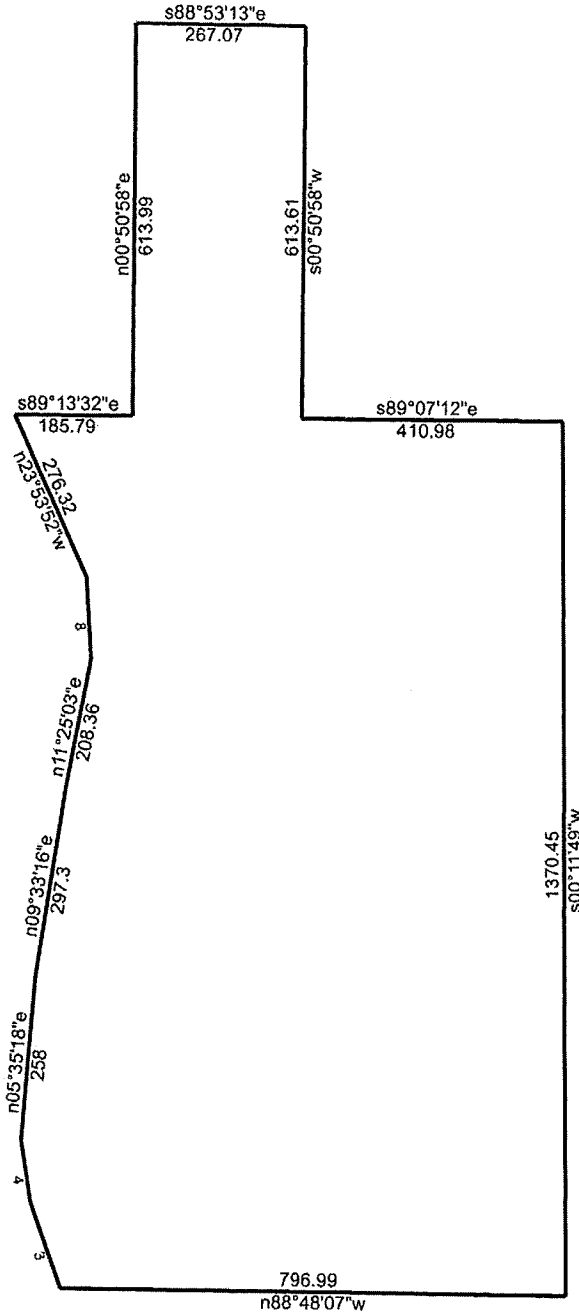
ANNEXATION EXHIBIT DRAWING FOR  
WATERS PROPERTY  
GREYHAWK WEST SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 13, T.2N., R.1W., B.M.,  
ADA COUNTY, IDAHO

JOB NO.  
18-367

SHEET NO.  
1

DWG. DATE  
3/2/2019



# Waters Property Annexation Closure Sheet

3/2/2019

Scale: 1 inch= 300 feet

File:

Tract 1: 29.1276 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5668 ft.

- 01 s00.1149w 1370.45
- 02 n88.4807w 796.99
- 03 n18.4617w 143.2
- 04 n08.0302w 99.25
- 05 n05.3518e 258
- 06 n09.3316e 297.3
- 07 n11.2503e 208.36
- 08 n02.4242w 126.88
- 09 n23.5352w 276.32
- 10 s89.1332e 185.79

- 11 n00.5058e 613.99
- 12 s88.5313e 267.07
- 13 s00.5058w 613.61
- 14 s89.0712e 410.98



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State of Idaho )  
County of Ada )

I, BRAD WATERS, 197 W HUBBARD RD  
Name Address  
KUNA ID 83634  
City State Zip Code

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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 8TH day of JAN., 2019

Brad Waters  
Signature

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

Linda Torrez  
Notary Public for Idaho

Residing at: Kuna, Idaho

My commission expires: 5-8-23

LINDA TORREZ  
Notary Public - State of Idaho  
Commission Number 8418  
My Commission Expires May 8, 2023