



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 – April 1, 2022

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

<b>CASE NUMBER:</b>	22-02-AN (Annexation), 22-01-ZC (Rezone) & 22-02-DA (Development Agreement) – The Lamp District
<b>PROJECT DESCRIPTION</b>	<p>Riley Planning Services, on behalf of Miriam LLC, requests to Annex four (4) parcels (APNs: R8528532000, R8528531500, R8528531000, R8528530500) totaling approx. 24.65 acres with a C-2 (Area Commercial) zone; and to Rezone approx. 10.18 acres (APNs: S1418336401, S1418336332), already Annexed into Kuna City Limits, to a C-2 (Area Commercial) zone. The subject sites are located on the northeast corner of the N Meridian &amp; E Deer Flat intersection; Section 18, Township 2 North, Range 1 East.</p> <p>The Applicant intends to return in the future &amp; Rezone a portion of the subject properties as to develop Mixed Use, Townhome &amp; Multi-Family aspects; a development concept plan is provided as part of this packet. The Applicant is aware of current serviceability limitations for the Sewer Basin(s) in which the subject properties will feed into, as such, a Development Agreement shall accompany this application.</p>
<b>SITE LOCATION</b>	Northeast Corner of N Meridian Road & E Deer Flat Road intersection
<b>REPRESENTATIVE</b>	Penelope Constantikes Riley Planning Services LLC <a href="mailto:penelope@rileyplanning.com">penelope@rileyplanning.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>July 26, 2022</b> at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4 <sup>th</sup> Street, Kuna, ID 83634
<b>STAFF CONTACT</b>	Jessica Reid 208.387.7731 <a href="mailto:jreid@kunaid.gov">jreid@kunaid.gov</a>
<p>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><i>If your agency needs different or additional information to review &amp; provide comments, please notify our office.</i></b> 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. 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, including their email address. If your agency needs additional time for review, please let our office know ASAP. <b><i>No response by Friday July 8, 2022, will indicate you have no objection or comments for this project.</i></b></p>	



# 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):** 22-02-AN, 22-01-ZC, 22-02-DA

**Project Name:** The Lamp District

**Date Received:** 02.09.2022

**Date Accepted as Complete:** 04.01.2022

Type of review requested (check all that apply):

<input checked="" type="checkbox"/>	Annexation & Zoning	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input 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 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: Miriam LLC / Japheth LLC

Address: 715 Blue Spruce Road, Alpine, UT 84004-2302

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant (Developer) Information**

Name: Penelope Constantikes, Riley Planning Services LLC

Address: P.O. Box 405, Boise, ID 83701

Phone: 208.908.1609 Email: penelope@rileyplanning.com

**Engineer/Representative Information**

Name: N/A

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Subject Property Information**

Site Address: 1800 N. Meridian Road; 1900 E. Deer Flat Road; 1695, 1804, and 1920 Lazy DB Lane and 1928 E. Deer Flat Road

Nearest Major Cross Streets: NE Corner of Deer Flat Road and Meridian Road

Parcel No.(s): S1418336401; S1418336332; R852530500; R8528531000; R8528531500; R8528532000

Section, Township, Range: 18, 2N, 1E

Property Size: 37.57

Current Land Use: Vacant / residential Proposed Land Use: Mixed Use / Commercial

Current Zoning: C-1 / RUT Proposed Zoning: C-2

**Project Description**

Project Name: The Lamp District

General Description of Project: Commercial and Mixed Use including residential, higher density residential; neighborhood retail/commercial and regional commercial

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: TBD

**Residential Project Summary (If Applicable)**

Are there existing buildings? YES NO YES

If YES, please describe: Existing residential accessed by Lazy DB Lane to be removed

Will any existing buildings remain? YES NO NO

No. of Residential Units: \_\_\_\_\_ No. of Building Lots: \_\_\_\_\_

No. of Common Lots: \_\_\_\_\_ No. of Other Lots: \_\_\_\_\_

Type of dwelling(s) proposed (check all that apply):

Single-Family  Townhomes  Duplexes  Multi-Family

Other: \_\_\_\_\_

Minimum square footage of structure(s): TBD

Gross Density (Dwelling Units ÷ Total Acreage): TBD

Net Density (Dwelling Units ÷ Total Acreage not including Roads): TBD

Percentage of Open Space provided: TBD Acreage of Open Space: TBD

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

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

Number of building lots: TBD 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 TBD**

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

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

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

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

Is lighting "Dark Sky" compliant? YES NO **Project will be Dark Sky Compliant**

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

TBD

Applicant Signature: P. CONSTANTILLES Date: 2/8/22

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

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





# Annexation & Zoning Application



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)

**Annexation requires public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online in Kuna City Code 5-1A-8.**

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

Case No(s): 22-02-AN, 22-01-ZC, 22-02-DA

Project Name: The Lamp

Date of Pre-Application Meeting: Valid for three (3) months, unless otherwise determined by Staff

Date Received: 02.09.2022

Date Accepted as Complete: 04.01.2022

**Application shall contain one (1) copy of the following (digital documents preferred):**

- Complete Planning & Zoning Application Coversheet.
- Complete Annexation Application (*It is the applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code 5-13 and Idaho Code §50-222.
- Legal Description of Annexation Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

*This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.*

**Information to Note:**

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Applicant Signature: P. CONSTANTIKES Date: 2/8/22

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

# Rezone Application

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)



**Rezoning requires Public Hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available.**

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

Case No(s): 22-02-AN, 22-01-ZC, 22-02-DA

Project Name: The Lamp District

Date of Pre-Application Meeting: \_\_\_\_\_

Date Received: 02.09.2022

Date Accepted as Complete: 04.01.2022

**Application shall contain one (1) copy of the following (digital documents preferred):**

- Complete Planning & Zoning Application Coversheet.
- Complete Rezone Application.
- Detailed narrative or justification for the application, describing the reasons for the proposed Rezone.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Development Agreement & complete Development Agreement Application (if applicable).
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the Applicant/Agent.

*This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.*

**Information to Note:**

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Applicant Signature: P. CONSTANTINES Date: 2/8/22

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





# Development Agreement Application



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)

A Development Agreement requires a Public Hearing with the Planning & Zoning Commission & City Council. A Public Hearing sign will be required to be posted by the Applicant for both meetings. Development Agreements are required to accompany Annexation, Rezone & Planned Unit Development applications. Sign posting regulations are available online in Kuna City Code 5-1A-8.

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

Case No(s): 22-02-AN, 22-01-ZC, 22-02-DA

Project Name: The Lamp District

Date of Pre-Application Meeting: Valid for three to months unless otherwise determined by Staff

Date Received: 02.09.2022

Date Accepted as Complete: 04.01.2022

**Application shall contain one (1) copy of the following (digital documents preferred):**

- Complete Planning & Zoning Application Coversheet
- Proposed Development Agreement shall include the following:
  - Specific use or uses of the parcel for which the Development Agreement is sought
  - The allowed or Conditional Use in the conditional zone for which application has been made
  - Concept plan of the project to be developed on the parcel showing:
    - Description of density allowed or sought
    - Max height, size and location of any structures on the property
  - Time required to begin the use on the property
  - Statement by the owner of the parcel that failure to comply with the commitments in the Development Agreement shall be deemed consent to Rezone the use to the pre-existing zone or, in the case of an initial zone at Annexation, a zone deemed appropriate by the Council
  - Other matter(s) mutually agreeable to the parties
- Commitment of Property Posting Form
- Neighborhood Meeting Certification
- Affidavit of Legal Interest

*This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.*

**Information to Note:**

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Applicant Signature: P. Constantines Date: 2/8/22

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



8151 W. Rifleman Street  
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

File No. 649622 MV/MA

ADA COUNTY RECORDER Christopher D. Rich  
BOISE IDAHO Pgs=2 BONNIE OBERBILLIG  
PIONEER TITLE COMPANY OF ADA COUNTY  
2018-051630  
06/05/2018 02:39 PM  
\$15.00

### WARRANTY DEED

For Value Received Innovative Technologies, Inc., an Idaho corporation  
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Japheth, LLC, an Idaho limited liability company  
hereinafter referred to as Grantee, whose current address is

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

Dated: May 31, 2018

Innovative Technologies, Inc., an Idaho Corporation

By: David F. Hills  
David F. Hills, Director  
State of Idaho, County of Ada Canyon

This record was acknowledged before me on June 5th 2018 by David F. Hills as Director of Innovative Technologies, Inc .

[Signature]  
Signature of notary public Residing in Nampa, Idaho  
Commission Expires: My Commission Expires 4-19-2023

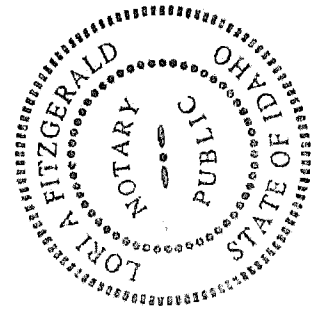




EXHIBIT A

A parcel of land being a portion of Government Lot 4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Beginning at a 1 1/2" pipe marking the Southwest corner of said Section 18, which is also the intersection of the centerline of State Highway 69, also known as Kuna-Meridian Road and Deer Flat Road;  
Thence North 00°12'36" West, a distance of 271.99 feet along the Westerly boundary of said Section 18, which is also the centerline of said State Highway 69;  
Thence departing said centerline North 89°47'24" East, 70.00 feet to an iron pin, said pin being on the Easterly right-of-way of said State Highway 69;  
Thence along said right-of-way along a non-tangent curve to the left 5.39 feet, said curve having a central angle of 00°00'19" a radius of 57,365.78 feet, tangents of 2.70 feet, and a long chord of 5.39 feet, bearing North 00°11'54" West to an iron pin, said iron pin being the Real Point of Beginning;  
Thence continuing along said right-of-way along said curve to the left, 9.09 feet, said curve having a central angle of 00°00'33", a radius of 57,365.78 feet, tangents of 4.54 feet and a long chord of 9.09 feet, bearing North 00°12'20" West to an iron pin marking the point of ending of curve, said point also being at Station Equation 118+62.17 Back=118+62.16 ahead per State Highway 69 Survey Project No. BR-RS-3782(9);  
Thence continuing North 00°12'36" West, 330.76 feet along the Easterly right-of-way of said State Highway 69, to an iron pin;  
Thence departing the Easterly right-of-way of said State Highway 69, the following courses and distance to iron pins;  
Thence North 89°47'24" East, 368.85 feet;  
Thence South 67°46'25" East, 132.20 feet;  
Thence South 71°10'07" East, 144.20 feet;  
Thence South 60°27'08" East, 121.73 feet;  
Thence South 24°09'41" East, 105.17 feet;  
Thence South 10°44'23" East, 129.54 feet;  
Thence South 04°30'00" East, 29.42 feet;  
Thence North 89°18'02" West, 247.38 feet;  
Thence North 80°53'52" West, 202.59 feet;  
Thence North 71°06'38" West, 121.00 feet;  
Thence South 88°29'46" West, 240.05 feet to the Point of Beginning.

Also shown as Parcel 2 on Record of Survey No. 2474, recorded May 17, 1993 as Instrument No. 9337004.

# ACCOMMODATION

Recording Requested By and  
When Recorded Return to:

ADA COUNTY RECORDER Christopher D. Rich  
BOISE IDAHO Pgs=3 LISA BATT  
PIONEER TITLE COMPANY OF ADA COUNTY

**2017-083560**  
**09/05/2017 02:54 PM**  
\$15.00

JAPHETH, LLC  
715 Blue Spruce  
Alpine, UT. 84004

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SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of the 30th day of August, 2017 is **between #335 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC**, an Idaho limited liability company ("**Grantor**"), and **JAPHETH, LLC, AN IDAHO LIMITED LIABILITY COMPANY** ("**Grantee**"), whose legal address is: 715 Blue Spruce, Alpine, UT. 84004.

WITNESSETH, That Grantor, for and in consideration of One Dollar and No/100 (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, located in the County of Ada, State of Idaho, more particularly described as follows:

See legal description attached hereto and made a part thereof as Exhibit A

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of in and to the above bargained premises, with the hereditaments, easements, rights of way and appurtenances, and with all of Grantor's interest, if any, in and to any and all minerals, water, ditches, wells, reservoirs and drains, and all water, ditch, well, reservoir and drainage rights which are appurtenant to, located on, now or hereafter acquired under or above or used in connection with the property (collectively, the "**Property**").

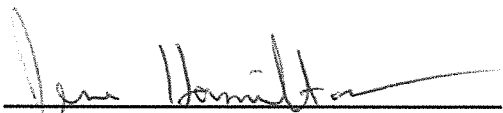
TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, Grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, as of June 15, 2017.

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof BY, THROUGH OR UNDER Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date set forth above.

**#335 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC,**  
an Idaho limited liability company

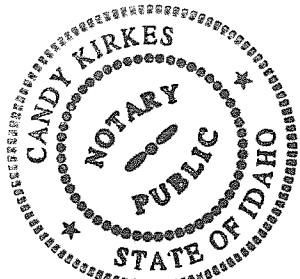
By: Pioneer 1031 Company, Member

By:   
Its: Sr. Vice President

STATE OF IDAHO )  
 ) ss.  
COUNTY OF ADA )

On this 30th day of August, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Jesse Hamilton , known to me to be the Sr. Vice President of Pioneer 1031 Company, an Idaho corporation, which corporation is the Sole Member of #335 Pioneer Exchange Accommodation Titleholder, LLC, an Idaho limited liability company, and acknowledged to me that she/he executed the within and foregoing instrument for and on behalf of said corporation as Sole Member of said limited liability company and in said corporation's name as Sole Member of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



(NOTARIAL SEAL)

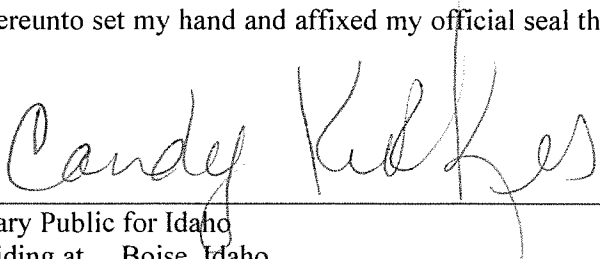
  
\_\_\_\_\_  
Notary Public for Idaho  
Residing at Boise, Idaho  
My Commission Expires: 3/1/2019

EXHIBIT A

A parcel of land being a portion of Government Lot 4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho and more particularly described as follows:

Beginning at a 1 1/2" pipe marking the Southwest corner of said Section 18, which is also the intersection of the centerline of State Highway 69, also known as Kuna-Meridian Road and Deer Flat Road, which is the Real Point of Beginning;

Thence North 00°12'36" West, a distance of 271.99 feet along the Westerly boundary of said Section 18, which is also the centerline of said State Highway 69, to an iron pin; thence departing said centerline

North 89°47'24" East, a distance of 70.00 feet to an iron pin, said pin being on the Easterly right-of-way of said State Highway 69;

Thence along said right-of-way along a non-tangent curve to the left, a distance of 5.39 feet, said curve having a central angle of 00°00'19", a radius of 57,365.78 feet, tangents of 2.70 feet and a long chord of 5.39 feet bearing

North 00°11'54" West to an iron pin;

Thence departing the Easterly right-of-way of said State Highway 69 the following courses and distance to iron pins;

Thence North 88°29'46" East, a distance of 240.05 feet;

Thence South 71°06'38" East, a distance of 121.00 feet;

Thence South 80°53'52" East, a distance of 202.59 feet;

Thence South 89°18'02" East, a distance of 247.38 feet;

Thence South 04°30'00" East, a distance of 98.84 feet;

Thence South 02°07'13" East, a distance of 111.24 feet to an iron pin, said pin being on the Southerly boundary of said Section 18, which is also the centerline of said Deer Flat Road;

Thence along the centerline of said Deer Flat Road

North 90°00'00" West, a distance of 882.70 feet to the Point of Beginning.

Also shown as Parcel 1 on Record of Survey, recorded May 17, 1993 as Instrument No. 9337004, records of Ada County, Idaho..

Excepting Therefrom that portion deeded to State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board, by Warranty Deed recorded September 12, 1996 as Instrument No. 96076225, records of Ada County, Idaho.



ELECTRONICALLY RECORDED  
STAMPED FIRST PAGE NOW  
INCORPORATED AS PART OF  
THE ORIGINAL DOCUMENT

ADA COUNTY RECORDER Phil McGrane  
BOISE IDAHO Pgs=3 CHE FOWLER  
TITLEONE BOISE

**2021-114382**  
07/30/2021 02:45 PM  
\$15.00



**TitleOne**  
a title & escrow co.

Order Number: 21422324

## Warranty Deed

For value received,

**Kim Renee Mills, an unmarried woman**

the grantor, does hereby grant, bargain, sell, and convey unto

**Japheth, LLC, an Idaho limited liability company**

whose current address is 715 W Blue Spruce Rd Alpine, UT 84004

the grantee, the following described premises, in Ada County, Idaho, to wit:

**See Exhibit A, attached hereto and incorporated herein.**

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Order Number: 21422324

Warranty Deed - Page 1 of 3



**TitleOne**  
a title & escrow co.

Order Number: 21422324

### Warranty Deed

For value received,

**Kim Renee Mills, an unmarried woman**

the grantor, does hereby grant, bargain, sell, and convey unto

**Japheth, LLC, an Idaho limited liability company**

whose current address is 715 W Blue Spruce Rd Alpine, UT 84004

the grantee, the following described premises, in Ada County, Idaho, to wit:

**See Exhibit A, attached hereto and incorporated herein.**

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Order Number: 21422324

Warranty Deed - Page 1 of 3

Dated: July 28, 2021

Kim Renee Mills  
Kim Renee Mills

State of Idaho, County of Ada, ss.

On this 29<sup>th</sup> day of July in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Kim Renee Mills, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

[Signature]

Notary Public  
Residing In: Boise, ID  
My Commission Expires: 7/11/24  
(seal)



**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PREMISES**

Lot 1 in Block 1 of Trinity View Estates Subdivision, according to the official plat thereof, filed in Book 64 of Plats at Page(s) 6467; Amended by an Affidavit recorded January 25, 1994 as Instrument No. 94006899, records of Ada County, Idaho.



ACCOMMODATION  
RECORDING

ADA COUNTY RECORDER Phil McGrane  
BOISE IDAHO Pgs=3 CHE FOWLER  
TITLEONE BOISE

2021-060764  
04/15/2021 02:41 PM  
\$15.00

When recorded, return to:  
Tyree Bauer Baldner, PLLC  
Attn: Timothy W. Tyree  
618 W Franklin St.  
Boise, ID 83702

ELECTRONICALLY RECORDED  
STAMPED FIRST PAGE NOW  
INCORPORATED AS PART OF  
THE ORIGINAL DOCUMENT

21410562

### SPECIAL WARRANTY DEED

Todd McCauley, Inc., an Idaho corporation ("Grantor") does hereby transfer, remise, release and convey to Miriam, LLC, an Idaho limited liability company, whose address is 715 W. Blue Spruce Road, Alpine, UT 84004 ("Grantee"), all of Grantor's right, title and interest in the real property legally described as follows (collectively the "Property"):

Lot 2 in Block 1 of Trinity View Estates Subdivision, according to the official plat thereof, filed in Book 64 of Plats at Pages 6467 and 6468, and as Amended by an Affidavit recorded January 25, 1994 as Instrument No. 94006899, official records of Ada County, Idaho.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; all water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all estate, right, title, and interest in and to the property, as well in law as in equity.

And Grantor and Grantor's successors and assigns shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, Grantee's successors and assigns, against Grantor and Grantor's successors and assigns and against all and every person or persons whomsoever, lawfully claiming the same, except as shown on Exhibit A attached hereto and made a part hereof. The foregoing warranties and obligations to defend are limited to the extent Grantor has title insurance coverage or is entitled to claim coverage by any predecessor in interest of Grantor, if any, and to the extent such claims and expenses are covered by such title insurance or are actually recovered from such predecessor in interest, net of any costs of recovery, including attorney fees and costs. In no event shall Grantor incur any liability to Grantee, or Grantee's successors or assigns, for liabilities, costs or expenses not covered by title insurance, if any, for amounts which exceed any such title insurance coverage, if any, or are not actually recovered from any predecessor in interest, net of any costs of recovery, including attorney fees and costs.

Grantor does also hereby assign to Grantee the warranty of title provided to Grantor in the instrument by which the Property was conveyed to Grantor. Said assignment is without warranty.

RECORDATION  
RECORDING

When recorded, return to:  
Tyree Bauer Baldner, PLLC  
Attn: Timothy W. Tyree  
618 W Franklin St.  
Boise, ID 83702

ELECTRONICALLY RECORDED  
STAMPED FIRST PAGE NOW  
INCORPORATED AS PART OF  
THE ORIGINAL DOCUMENT

---

**SPECIAL WARRANTY DEED**

Todd McCauley, Inc., an Idaho corporation ("Grantor") does hereby transfer, remise, release and convey to Miriam, LLC, an Idaho limited liability company, whose address is 715 W. Blue Spruce Road, Alpine, UT 84004 ("Grantee"), all of Grantor's right, title and interest in the real property legally described as follows (collectively the "Property"):

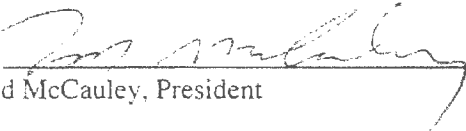
Lot 2 in Block 1 of Trinity View Estates Subdivision, according to the official plat thereof, filed in Book 64 of Plats at Pages 6467 and 6468, and as Amended by an Affidavit recorded January 25, 1994 as Instrument No. 94006899, official records of Ada County, Idaho.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; all water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all estate, right, title, and interest in and to the property, as well in law as in equity.

And Grantor and Grantor's successors and assigns shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantee. Grantee's successors and assigns, against Grantor and Grantor's successors and assigns and against all and every person or persons whomsoever, lawfully claiming the same, except as shown on Exhibit A attached hereto and made a part hereof. The foregoing warranties and obligations to defend are limited to the extent Grantor has title insurance coverage or is entitled to claim coverage by any predecessor in interest of Grantor, if any, and to the extent such claims and expenses are covered by such title insurance or are actually recovered from such predecessor in interest, net of any costs of recovery, including attorney fees and costs. In no event shall Grantor incur any liability to Grantee, or Grantee's successors or assigns, for liabilities, costs or expenses not covered by title insurance, if any, for amounts which exceed any such title insurance coverage, if any, or are not actually recovered from any predecessor in interest, net of any costs of recovery, including attorney fees and costs.

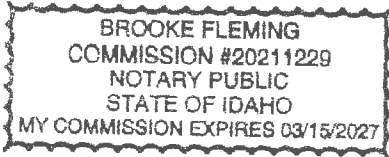
Grantor does also hereby assign to Grantee the warranty of title provided to Grantor in the instrument by which the Property was conveyed to Grantor. Said assignment is without warranty.

GRANTOR:  
Todd McCauley, Inc.

By:   
Todd McCauley, President

STATE OF IDAHO            )  
  ) ss.  
County of Ada                )

This record was acknowledged before me on April 15<sup>th</sup>, 2021 by Todd McCauley as the President of Todd McCauley, Inc.



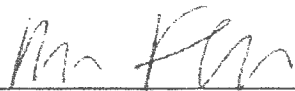
  
Signature of notary public  
My commission expires 03/15/2027

EXHIBIT A TO  
SPECIAL WARRANTY DEED

8. Taxes, including any assessments collected therewith, for the year 2021 which are a lien not yet due and payable.

Taxes for the year 2020 are paid in full.

Parcel Number: R8528531000

Original Amount: \$2,535.54

9. The land described herein is located within the boundaries of Ada County (208-287-6800) and is subject to any assessments levied thereby.

10. The land described herein is located within the boundaries of Boise Kuna Irrigation District (208-922-5608) and is subject to any assessments levied thereby.

11. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.

12. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded September 10, 1942 in Book 257 of Patents, at Page 374.

13. Easements, reservations, restrictions, and dedications as shown on the official plat of said subdivision.

14. Covenants, Conditions, and Restrictions, and Easements but omitting any covenants or restrictions, if any, to the extent that such covenants, conditions or restrictions violate 42 USC 3604 (c) or any other ordinance, statute or regulation.

Recorded: December 15, 1993

Instrument No: 93106304

Amendments, Supplements, or Modifications of said Covenants, Conditions, and Restrictions.

Recorded: February 11, 1994

Instrument No: 94013408

15. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: October 3, 1994

Instrument No.: 94088612

16. Terms, covenants, conditions, restrictions, easements, and obligations, if any, contained in Joint Use and Maintenance Agreement for Roads.

Recorded: April 22, 1998

Instrument No.: 98038136



ACCOMMODATION  
RECORDING

ADA COUNTY RECORDER Phil McGrane  
BOISE IDAHO Pgs=3 BONNIE OBERBILLIG  
TITLEONE BOISE

2021-060756  
04/15/2021 02:34 PM  
\$15.00

When recorded, return to:  
Tyree Bauer Baldner, PLLC  
Attn: Timothy W. Tyree  
618 W Franklin St.

ELECTRONICALLY RECORDED  
STAMPED FIRST PAGE NOW  
INCORPORATED AS PART OF  
THE ORIGINAL DOCUMENT

21410559

SPECIAL WARRANTY DEED

Todd McCauley, Inc., an Idaho corporation ("Grantor") does hereby transfer, remise, release and convey to Miriam, LLC, an Idaho limited liability company, whose address is 715 W. Blue Spruce Road, Alpine, UT 84004 ("Grantee"), all of Grantor's right, title and interest in the real property legally described as follows (collectively the "Property"):

Lot 3 in Block 1 of Trinity View Estates Subdivision, according to the official plat thereof, filed in Book 64 of Plats at Pages 6467 and 6468, and as Amended by an Affidavit recorded January 25, 1994 as Instrument No. 94006899, official records of Ada County, Idaho.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; all water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all estate, right, title, and interest in and to the property, as well in law as in equity.

And Grantor and Grantor's successors and assigns shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, Grantee's successors and assigns, against Grantor and Grantor's successors and assigns and against all and every person or persons whomsoever, lawfully claiming the same, except as shown on Exhibit A attached hereto and made a part hereof. The foregoing warranties and obligations to defend are limited to the extent Grantor has title insurance coverage or is entitled to claim coverage by any predecessor in interest of Grantor, if any, and to the extent such claims and expenses are covered by such title insurance or are actually recovered from such predecessor in interest, net of any costs of recovery, including attorney fees and costs. In no event shall Grantor incur any liability to Grantee, or Grantee's successors or assigns, for liabilities, costs or expenses not covered by title insurance, if any, for amounts which exceed any such title insurance coverage, if any, or are not actually recovered from any predecessor in interest, net of any costs of recovery, including attorney fees and costs.

Grantor does also hereby assign to Grantee the warranty of title provided to Grantor in the instrument by which the Property was conveyed to Grantor. Said assignment is without warranty.

RECOMMENDATION  
RECORDING

When recorded, return to:  
Tyree Bauer Baldner, PLLC  
Attn: Timothy W. Tyree  
618 W Franklin St.  
Boise, ID 83702

ELECTRONICALLY RECORDED  
STAMPED FIRST PAGE NOW  
INCORPORATED AS PART OF  
THE INSTRUMENT DOCUMENT.

---

**SPECIAL WARRANTY DEED**

Todd McCauley, Inc., an Idaho corporation ("Grantor") does hereby transfer, remise, release and convey to Miriam, LLC, an Idaho limited liability company, whose address is 715 W. Blue Spruce Road, Alpine, UT 84004 ("Grantee"), all of Grantor's right, title and interest in the real property legally described as follows (collectively the "Property"):

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Grantor does also hereby assign to Grantee the warranty of title provided to Grantor in the instrument by which the Property was conveyed to Grantor. Said assignment is without warranty.

GRANTOR:  
Todd McCauley, Inc.

By: *Todd McCauley*  
Todd McCauley, President

STATE OF IDAHO            )  
  ) ss.  
County of Ada             )

This record was acknowledged before me on April 16th, 2021 by Todd McCauley as the President of Todd McCauley, Inc.

BROOKE FLEMING  
COMMISSION #20211229  
NOTARY PUBLIC  
STATE OF IDAHO  
MY COMMISSION EXPIRES 03/15/2027

*Brooke Fleming*  
Signature of notary public  
My commission expires 03/15/2027

EXHIBIT A TO  
SPECIAL WARRANTY DEED

8. Taxes, including any assessments collected therewith, for the year 2020 for which the first installment is paid, and the second installment is due and payable on or before June 20, 2021.

Parcel Number: R8528531500

Original Amount: \$3,351.08

9. The land described herein is located within the boundaries of Ada County (208-287-6800) and is subject to any assessments levied thereby.

10. The land described herein is located within the boundaries of Boise Kuna Irrigation District (208-922-5608) and is subject to any assessments levied thereby.

11. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.

12. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded September 10, 1942 in Book 257 of Patents, at Page 374.

13. Easements, reservations, restrictions, and dedications as shown on the official plat of said subdivision.

14. Covenants, Conditions, and Restrictions, and Easements but omitting any covenants or restrictions, if any, to the extent that such covenants, conditions or restrictions violate 42 USC 3604 (c) or any other ordinance, statute or regulation.

Recorded: December 15, 1993

Instrument No: 93106304

Amendments, Supplements, or Modifications of said Covenants, Conditions, and Restrictions.

Recorded: February 11, 1994

Instrument No: 94013408

15. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: October 3, 1994

Instrument No.: 94088612

16. Terms, covenants, conditions, restrictions, easements, and obligations, if any, contained in Joint Use and Maintenance Agreement for Roads.

Recorded: April 22, 1998

Instrument No.: 98038136



**TitleOne**  
a title & escrow co.

Order Number: 20366988

## Warranty Deed

For Value Received.

**David L. Andrus and Roslyn Andrus, husband and wife**, the Grantor, does hereby grant, bargain sell and convey unto, **Japheth, LLC, an Idaho limited liability company**, whose current address is **715 W. Blue Spruce Rd, Alpine, UT 84004**, the Grantee, the following described premises, in **Ada County, Idaho**, To Wit:

**Lot 4 in Block 1 of Trinity View Estates Subdivision, according to the official plat thereof, filed in Book 64 of Plats at Page(s) 6467 and 6468, and as amended by an Affidavit recorded January 25, 1994 as Instrument No. 94006899, official records of Ada County, Idaho.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of this page intentionally left blank.



**TitleOne**  
a title & escrow company

Order Number: 20366988

## Warranty Deed

For Value Received.

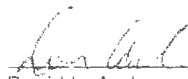
**David L. Andrus and Roslyn Andrus, husband and wife**, the Grantor, does hereby grant, bargain sell and convey unto, **Japheth, LLC, an Idaho limited liability company**, whose current address is **715 W. Blue Spruce Rd, Alpine, UT 84004**, the Grantee, the following described premises, in **Ada County, Idaho**. To Wit:

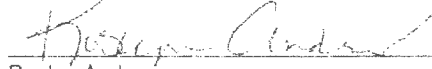
**Lot 4 in Block 1 of Trinity View Estates Subdivision, according to the official plat thereof, filed in Book 64 of Plats at Page(s) 6467 and 6468, and as amended by an Affidavit recorded January 25, 1994 as Instrument No. 94006899, official records of Ada County, Idaho.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises: that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of this page intentionally left blank.

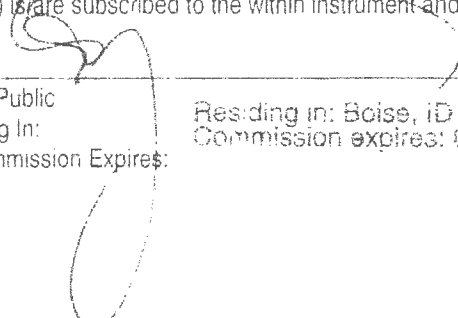
Dated: 7/31/2020

  
\_\_\_\_\_  
David L. Andrus

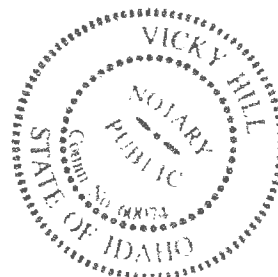
  
\_\_\_\_\_  
Roslyn Andrus

State of Idaho, County of Ada, ss.

On this 31<sup>st</sup> day of July in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared David L. Andrus and Roslyn Andrus, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

  
\_\_\_\_\_  
Notary Public  
Residing In:  
My Commission Expires:  
(seal)

Residing in: Boise, ID  
Commission expires: 08/02/2024





# AFFIDAVIT OF LEGAL INTEREST

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)



State of ~~Idaho~~ ) UTAH  
                          ) ss  
County of ~~Ada~~ ) UTAH

*Manalawo McHiser*

I. MIRIAM LLC / JAPITETA LLC - Douglas B Clegg  
715 W. BIRCH SPRUCE RD ALPINE UTAH Boise, ID 83701 84004

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  
Penelope Constantikes, Riley Planning Services

P.O. Box 405 Boise, ID 83701 ZIP

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 30<sup>th</sup> day of September, 2021

*[Signature]*  
Signature

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

Zion Payton  
Residing at: 5513 W. 11000 N  
Highland WID 841003

Affix Seal Here

My Commission expires: 08-24-2025  
*[Signature]*  
Signature



**AFFIDAVIT OF  
LEGAL INTEREST**



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)

State of ~~Idaho~~ ) UTAH  
                                  ) ss  
County of ~~Ada~~ ) UTAH

*MANAGING MEMBER*

I, MIRIAM LLC, JAPHETH LLC Douglas B Cleary  
715 W Blue Springs RD. ALPINE UTAH Boise, ID 83701 84004

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  
Penelope Constantikes, Riley Planning Services

P.O. Box 405 Boise, ID 83701  
Address City State ZIP

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 30 day of September, 2024

[Signature]  
Signature

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

Zion Payton  
Notary Name

Residing at: 5513 Address 11000 N Highland State UT 84003

Affix Seal Here

My Commission expires: 08-24-2025

[Signature]  
Signature





February 4, 2022

City of Kuna  
City Council  
Planning & Zoning Commission  
Planning & Zoning Department Staff  
751 W. 4<sup>th</sup> Street  
Kuna, ID 83634

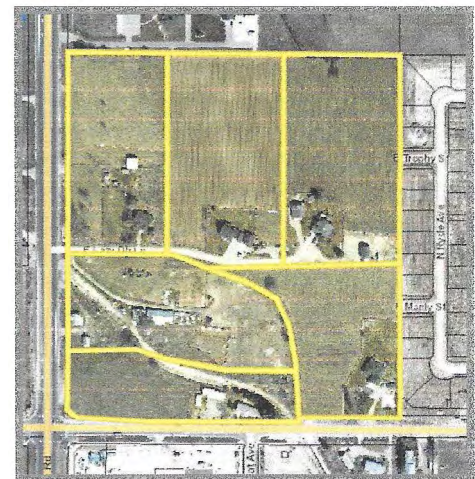
**RE: ANNEXATION AND ZONING APPLICATION  
REZONE APPLICATION  
NORTHEAST CORNER OF DEER FLAT ROAD AND MERIDIAN ROAD**

Dear Mr. Hellman:

On behalf of Miriam LLC, please accept the enclosed applications for the 6 parcels located at the northeast corner of Deer Flat Road and Meridian Road / HWY 69 in Kuna, Idaho.



The two parcels at the corner (1800 North Meridian Road and 1900 East Deer Flat Road) were previously annexed into the City of Kuna with a C-1 Zoning Designation. A rezone to C-2 is proposed.



The remaining 4 parcels north of Lazy DB Lane and the parcel at the SE corner of the site are proposed to be annexed into the City with a C-2 Zone. These parcels are:

- 1928 E. Deer Flat Road;
- 1698 E. Lazy DB Lane;
- 1804 E. Lazy DB Lane; and
- 1920 E. Lazy DB Lane.

The purpose of these requests is to position this important corner for development consistent with the City of Kuna FLUM, with the adjacent development as well as the recently approved Annexation and Zoning under the name Black Rock Marketplace / Village at the NW corner of Deer Flat and Meridian Road.

A conceptual site design is provided with these applications to provide the City with an understanding of the applicant's vision of the development of the site.

One of the themes incorporated into the site is the belief that there are missing housing elements in Kuna which this schematic attempts to remedy by understanding that there are empty nesters who would like to live in Kuna. They would be looking for a residence that permits more time for grandchildren and other pursuits desirable for those who have moved on the next stage of life rather than a large yard and family style traditional home.



The paired townhomes along the east boundary of the site are envisioned for over 55 residents and will buffer the existing residences from the more commercial uses. Apartments are proposed for the north boundary of the site with commercial uses along the west and south boundaries adjacent to higher classified roads. The heart of the project is the 'Lamp District' where the mixed use is depicted.

This Lamp District is planned to be a pedestrian oriented neighborhood retail / commercial area with the intent of providing the residents, including those adjacent to the site, with day to day services and destinations such as a yoga studio, coffee and deli shops, and dining opportunities. Condominiums with individual ownership will be located above the neighborhood retail shops and are a third residential type proposed for the site with reserved parking. A letter and an attached set of images provided by Spring Creek Enterprise in association with Miriam LLC depicts the vision of all of the different elements of the site. Generous distribution of open space is anticipated for the residential and pedestrian oriented retail and commercial areas.

The proposed conceptual vision for the site is consistent with Kuna's vision for these parcels as shown on the Future Land Use Map with commercial, three types of residential living (range of housing choices) and mixed use including a pedestrian oriented centerpiece.

Based on Idaho Statute 50-222, this is a Category 'A' annexation. A neighborhood meeting was held with the neighbors in the vicinity of site using the City of Kuna notification list at the Kuna Public Library on December 14, 2021. Two Pre-Application conferences took place – November 18, 2021 and February 3, 2022.

The current City of Kuna Comprehensive Plan (2019) provides strong support for the proposed annexation and zoning and rezone applications. A sample of selections from the Envision Kuna includes:

- Development should be planned, designed and built to...allow additional strong mixed-use commercial activity centers to flourish and serve residents throughout the community.
- The site is located on a entryway corridor.
- With three different housing options, community and neighborhood commercial, and neighborhood retail and commercial, the development vision is consistent with the City of Kuna vision.
- The site layout concentrates a mix of medium to high density residential, commercial and mixed use along main entryway corridors.
- The conceptual visioning for the site includes several scales with single structures for retail, residential and commercial with access to the Meridian Road transportation corridor.

Availability of public utility facilities will be supported with this project through pooling of resources to enhance upgrades to public facilities such as the Danskin Lift Station and distributes the cost across several projects.

An initial zoning designation of C-2 will allow the applicant to develop the site with committed users with the understanding that some of the proposed uses will require an ultimate zone that is different.

Please do not hesitate to contact me if you have questions or need additional materials. The applicant and project team look forward to working with the city to

Best regards,



Penelope Constantikes  
Principal

February 4, 2022

City of Kuna City Council, P&Z Commissioners and Planning Staff:

Spring Creek Enterprise in association with Miriam LLC is excited to participate in the submission of the attached Annexation and Zoning, and Rezone Applications for 6 parcels at the northeast corner of Deer Flat Road and Meridian Road / State Highway 69 in Kuna, Idaho. The project team understands the importance of this site for future commercial and mixed use development to Kuna's vision and hope that conceptual information included in the application packet will resonate with the City.

This project has been designed as a transitional development that re-imagines the site with a mix of residential options, commercial services and mixed use that combined create a unified and creative space at this important intersection.

As shown on the conceptual site layout, there are three types of residential living. The paired 55 and over townhomes along the east boundary provide transition from the traditional residential development gradually into multi-family along the north and individually owned condos will be located above neighborhood retail and neighborhood commercial in the center of the site. "The Lamp District" – the signature area of the site, is envisioned to include a public plaza setting designed for market place activity and shopping.

The southeast portion of the site adjacent to Deer Flat is where families and residents will go to exercise, get coffee and find personal services. The mission of this area of the site is to help create a self-contained living atmosphere for all types of residents that enjoy thriving in a community that has what they need within walking distance.

As you move towards the intersection of Deer Flat and Meridian Road the site transitions to the main grocery store and commercial services section of the overall site.

Based on pre-application discussions with the City, the site philosophy and themes are in alignment with Kuna's vision and the project team looks forward to moving through the process of approval for this exciting development. If you have questions or if additional information is needed, please contact us through Riley Planning Services.

Douglas B. Clegg, CEO  
Spring Creek Enterprise



Annexation Description for  
Japeth LLC  
October 10, 2021

A portion of Government Lot 4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 13 and 24, T.2N., R.1W., B.M. and 18 and 19, T.2N., R.1E., B.M. from which the 1/4 corner common to said Sections 13 and 18 bears, North 00°12'36" West, 2650.42 feet; thence on the south boundary line of said Section 18, North 90°00'00" East, 882.70 feet to the southerly extension of the westerly boundary line of Trinity View Estates Subdivision as filed in Book 64 of Plats at Pages 6467 and 6468, records of Ada County, Idaho and the **REAL POINT OF BEGINNING**;

thence on said westerly boundary line and the southerly and westerly extension thereof the following eight (8) courses bearings and distances:

North 02°07'13" West, 111.23 feet;

North 04°30'00" West, 128.26 feet;

North 10°44'23" West, 129.54 feet;

North 24°09'41" West, 105.17 feet;

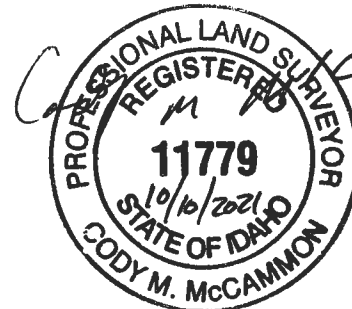
North 60°27'08" West, 121.73 feet;

North 71°10'07" West, 144.20 feet;

North 67°46'25" West, 132.20 feet;

South 89°47'24" West, 438.84 feet to the west boundary line of said Section 18;

thence on said west boundary line, North 00°12'36" West, 707.98 feet to the westerly extension of the north boundary line of said Trinity View Estates Subdivision;





thence South 89°57'01" East, 1,234.68 feet to the Northeast corner of said Trinity View Estates Subdivision;

thence on the east boundary line of said Trinity View Estates Subdivision and the southerly extension thereof, South 00°15'29" East, 1,324.14 feet to the south boundary line of said Section 18;

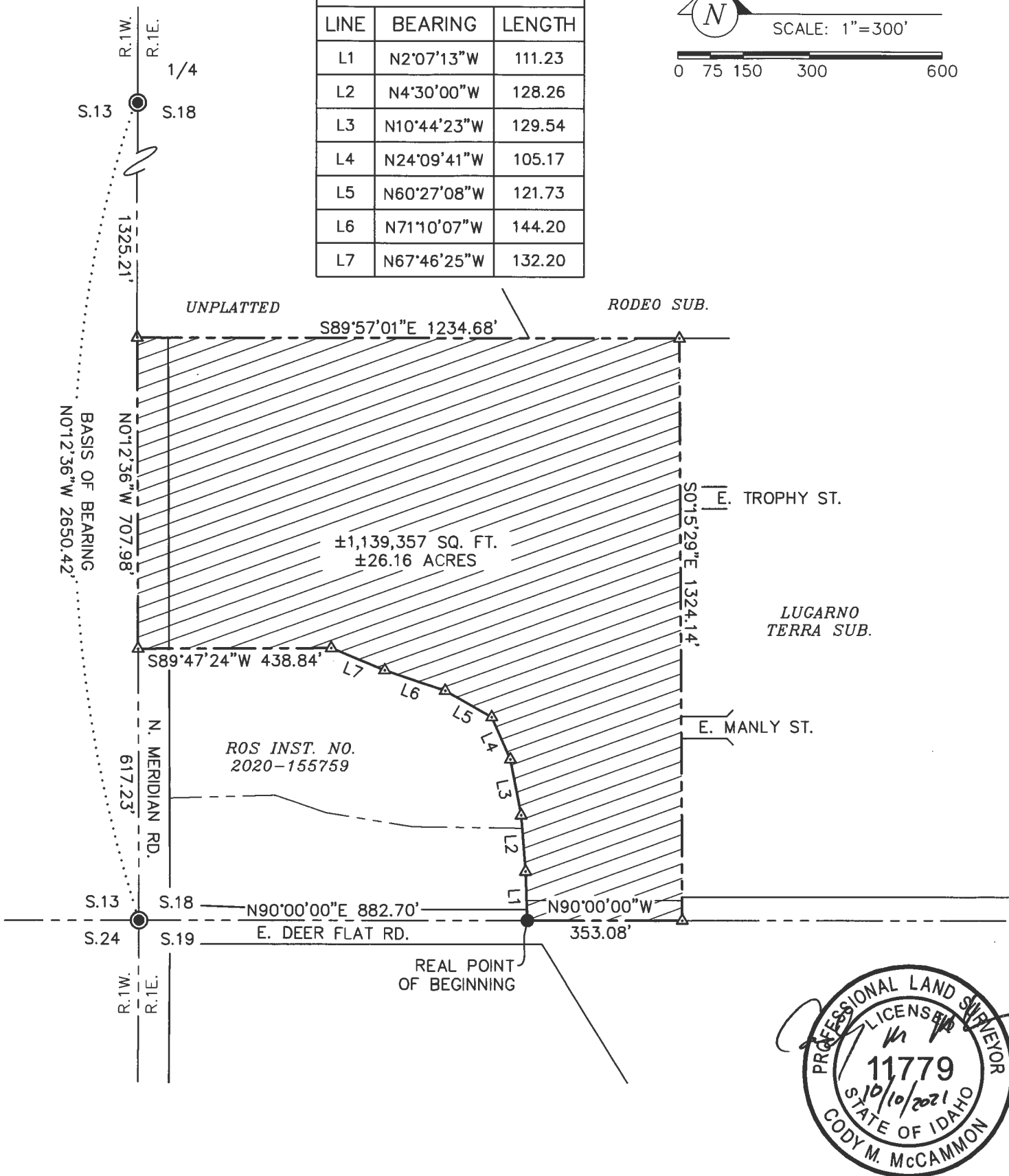
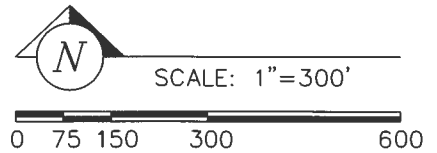
thence on said south boundary line, North 90°00'00" West, 353.08 feet to the **REAL POINT OF BEGINNING.**

Containing 1,139,357 square feet or 26.16 acres, more or less.

End of Description.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N2°07'13"W	111.23
L2	N4°30'00"W	128.26
L3	N10°44'23"W	129.54
L4	N24°09'41"W	105.17
L5	N60°27'08"W	121.73
L6	N71°10'07"W	144.20
L7	N67°46'25"W	132.20



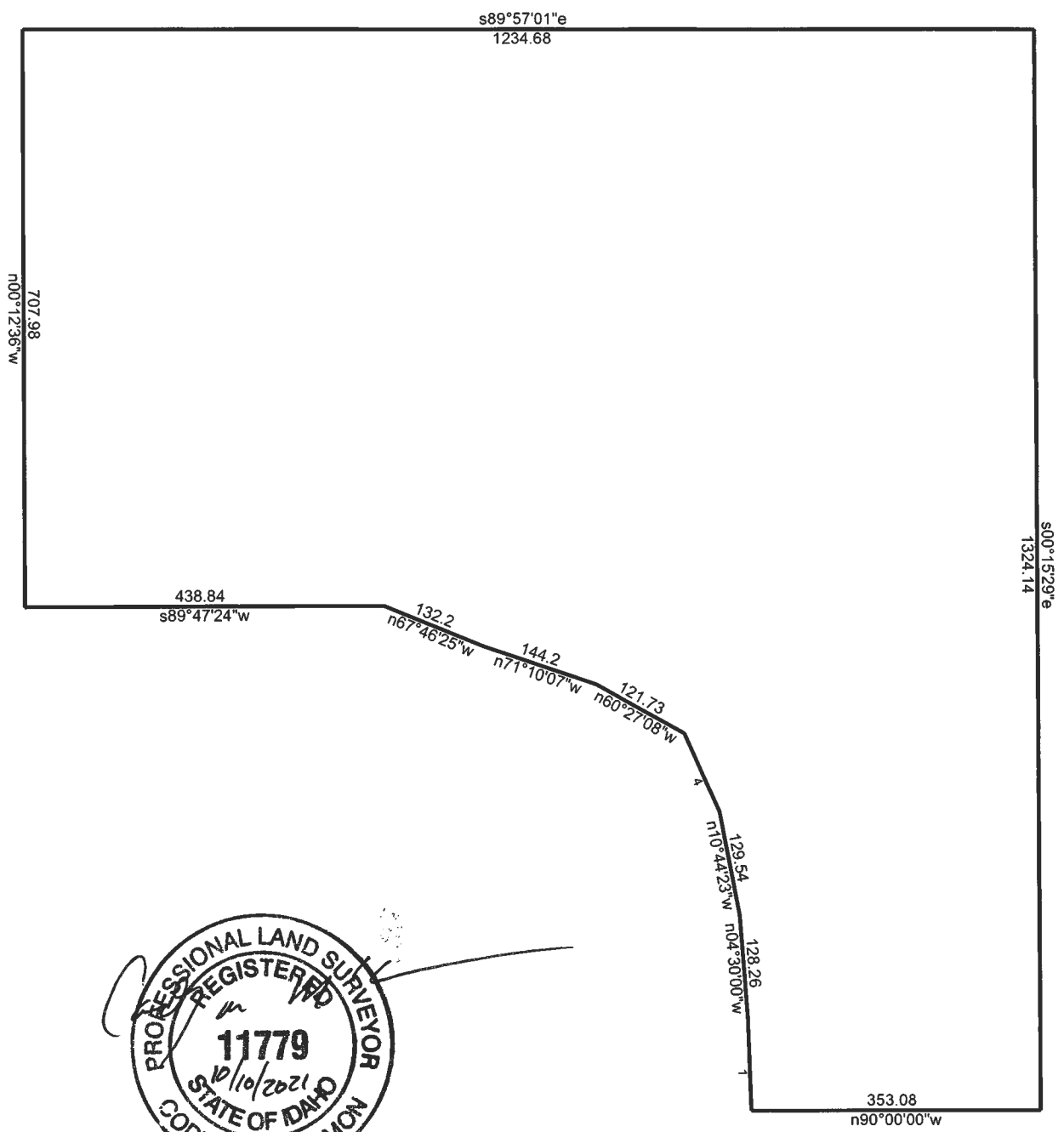
P:\1804 Lazy DB Lone 20-514\dwg\20514 Annex Ex.dwg 10/10/2021 5:46:31 AM

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

**ANNEXATION EXHIBIT FOR  
 JAPHETH LLC**

A PORTION OF GOVERNMENT LOT 4 OF SECTION 18,  
 T.2N., R.1E., B.M., ADA COUNTY, IDAHO

JOB NO. 20-514
SHEET NO. 1
DWG. DATE 10/10/2021



10/10/2021

Scale: 1 inch= 200 feet

File: Japeth LLC Annexation Parcel.ndp

Tract 1: 26.1560 Acres, Closure: n80.2657w 0.01 ft. (1/496939), Perimeter=4931 ft.

01 n02.0713w 111.23	10 s89.5701e 1234.68
02 n04.3000w 128.26	11 s00.1529e 1324.14
03 n10.4423w 129.54	12 n90.0000w 353.08
04 n24.0941w 105.17	
05 n60.2708w 121.73	
06 n71.1007w 144.2	
07 n67.4625w 132.2	
08 s89.4724w 438.84	
09 n00.1236w 707.98	

Description for  
C-2 Zone  
November 12, 2021

A portion of Government Lot 4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho more particularly described as follows:

**BEGINNING** at the Section corner common to Sections 13 and 24, T.2N., R.1W., B.M, and Sections 18 and 19, T.2N., R.1E., B.M. from which the 1/4 corner common to said Sections 13 and 18 bears, North 00°12'36" West, 2650.42 feet;

thence on the west boundary line of said Section 18, North 00°12'36" West, 617.23 feet to the westerly extension of the exterior boundary line of Trinity View Estates Subdivision as filed in Book 64 of Plats at Pages 6467 and 6468, records of Ada County, Idaho;

thence on said exterior boundary line and the westerly and southerly extension thereof the following eight (8) courses and distances:

North 89°47'24" East, 438.84 feet;

South 67°46'25" East, 132.20 feet;

South 71°10'07" East, 144.20 feet;

South 60°27'08" East, 121.73 feet;

South 24°09'41" East, 105.17 feet;

South 10°44'23" East, 129.54 feet;

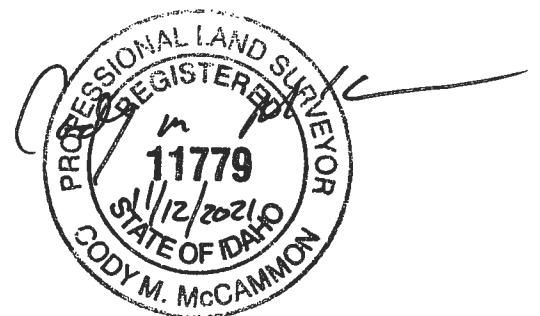
South 04°30'00" East, 128.26 feet;

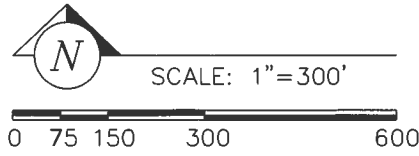
South 02°07'13" East, 111.23 feet to the south boundary line of said Section 18;

thence on said south boundary line, North 90°00'00" West, 882.70 feet to the **REAL POINT OF BEGINNING**.

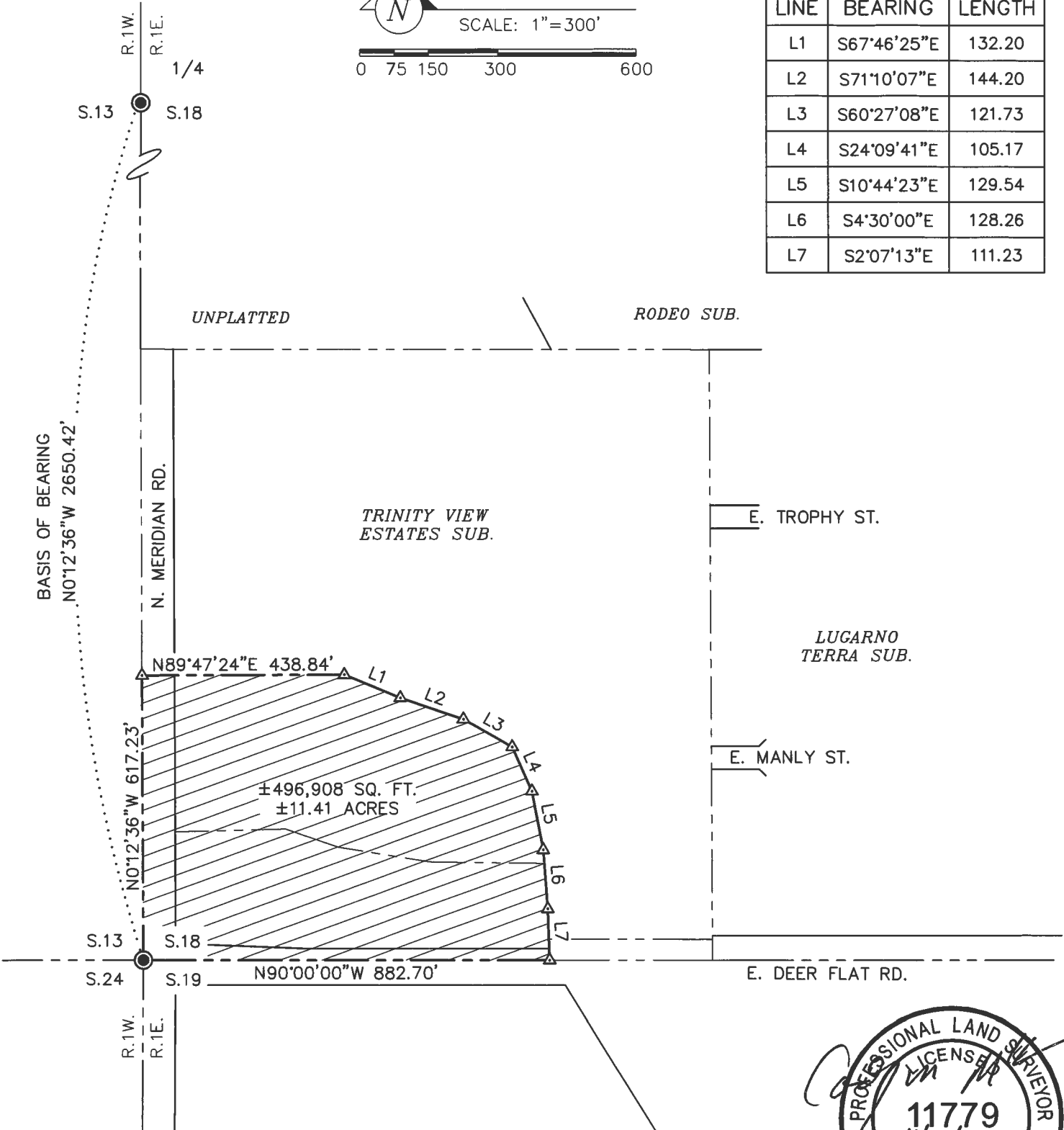
Containing 496,908 square feet or 11.41 acres, more or less.

End of Description.





LINE TABLE		
LINE	BEARING	LENGTH
L1	S67°46'25"E	132.20
L2	S71°10'07"E	144.20
L3	S60°27'08"E	121.73
L4	S24°09'41"E	105.17
L5	S10°44'23"E	129.54
L6	S4°30'00"E	128.26
L7	S2°07'13"E	111.23



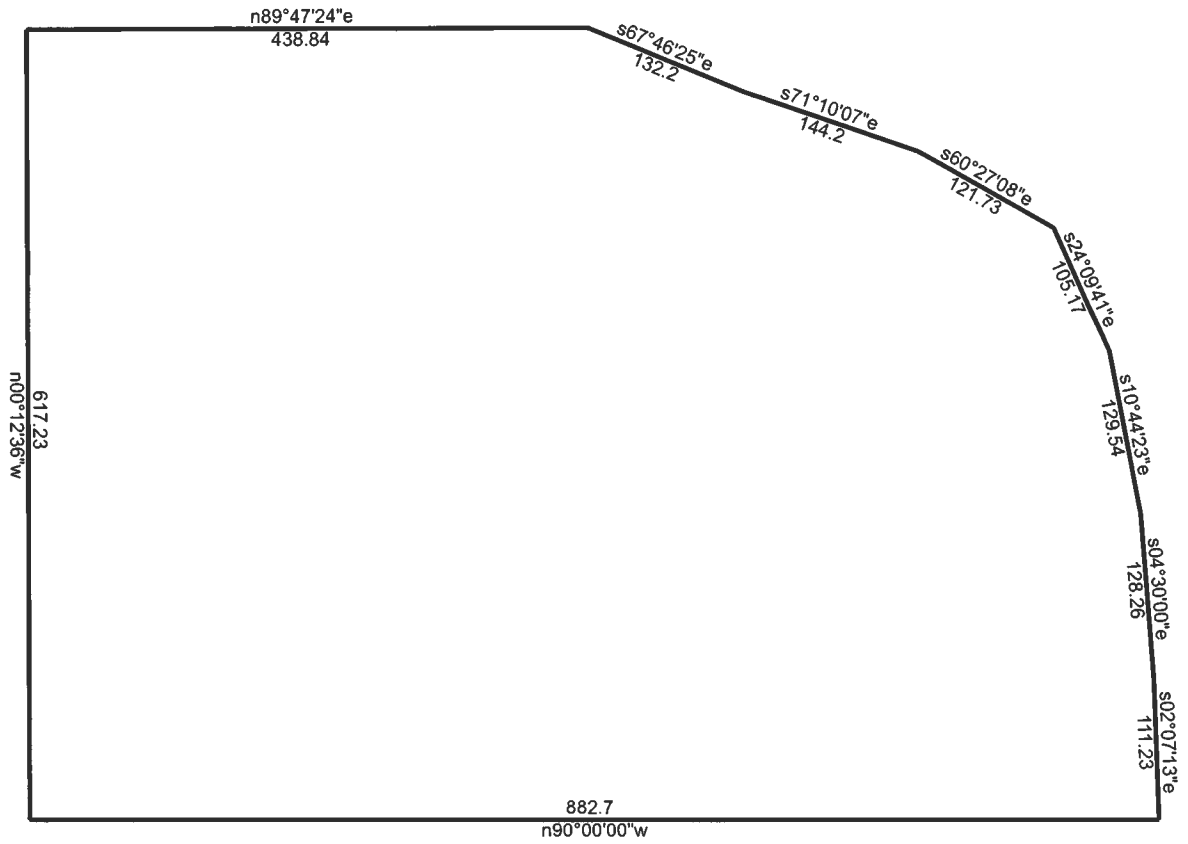
P:\1804 Lazy DB Lane 20-514\dwg\C2 Zone Ex.dwg 11/12/2021 7:45:01 AM

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

**EXHIBIT MAP FOR  
C-2 ZONE**

A PORTION OF GOVERNMENT LOT 4 OF SECTION 18,  
T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

JOB NO. 20-514
SHEET NO. 1
DWG. DATE 11/12/2021



11/12/2021

Scale: 1 inch= 150 feet

File: C-2 Zone.ndp

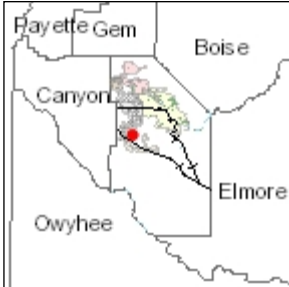
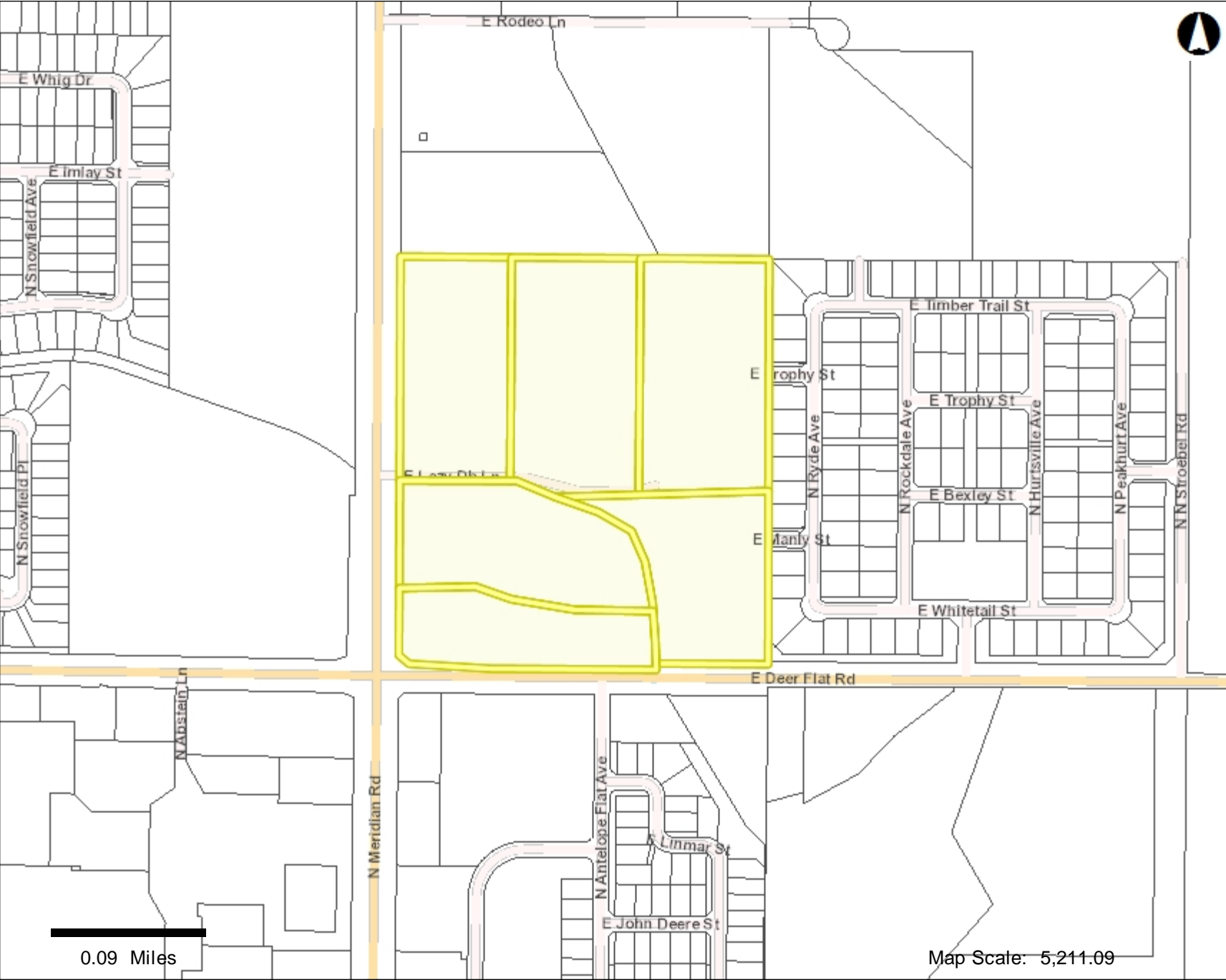
Tract 1: 11.4074 Acres, Closure: s37.2118e 0.01 ft. (1/475370), Perimeter=2811 ft.

- 01 e37.50 n129.69
- 02 n00.1236w 617.23
- 03 n89.4724e 438.84
- 04 s67.4625e 132.2
- 05 s71.1007e 144.2
- 06 s60.2708e 121.73
- 07 s24.0941e 105.17
- 08 s10.4423e 129.54
- 09 s04.3000e 128.26

- 10 s02.0713e 111.23
- 11 n90.0000w 882.7

# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



### Legend

- + Railroad
- Roads (4,000 - 8,000 s)
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Water
- Condos
- Parcels

0.09 Miles

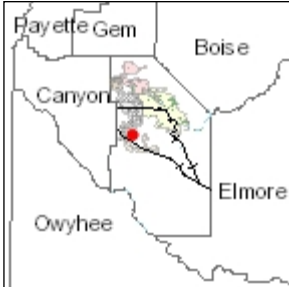
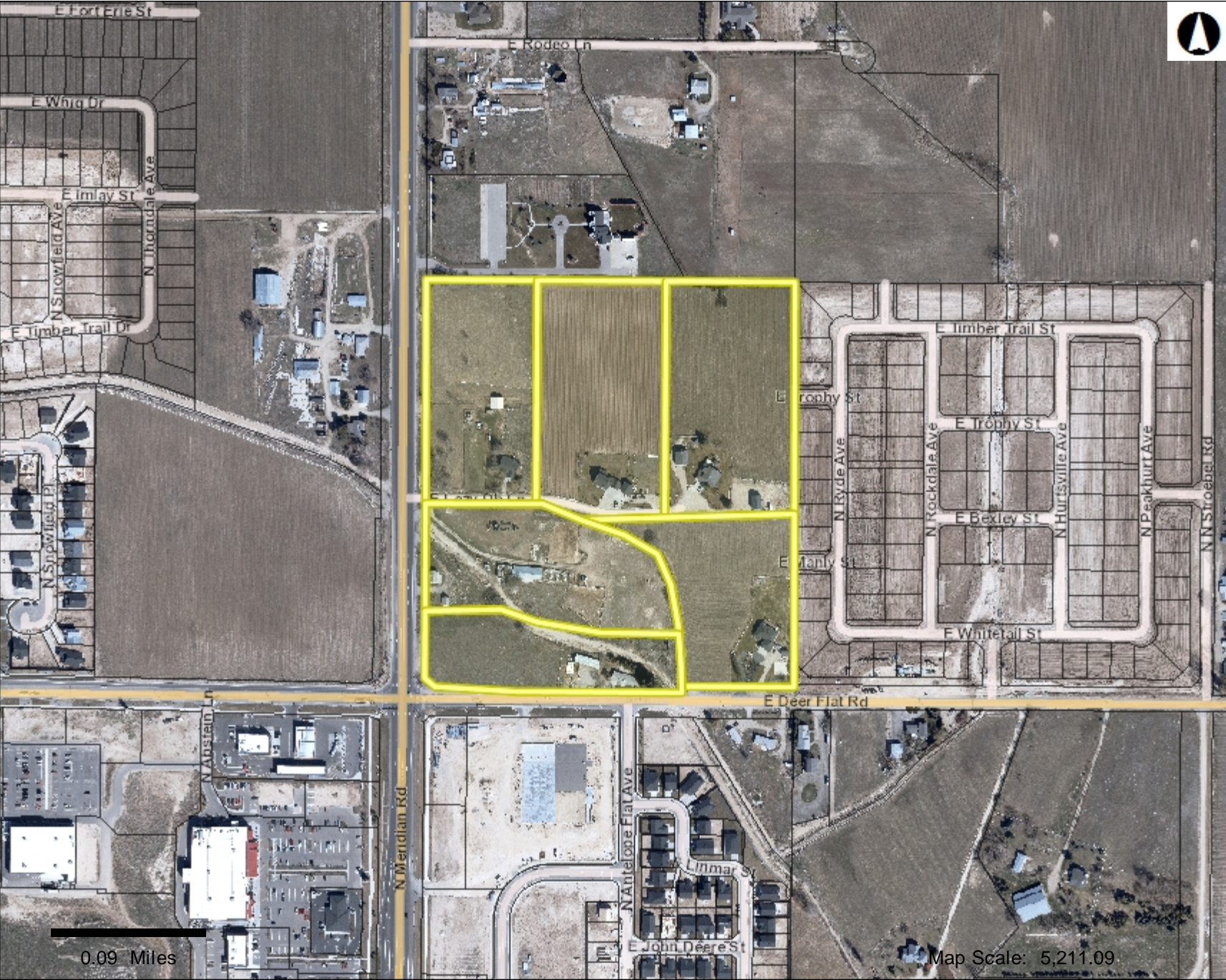
Map Scale: 5,211.09

1/23/2022



# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



### Legend

- + Railroad
- Roads (4,000 - 8,000 s)
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Water
- Condos
- Parcels

0.09 Miles

Map Scale: 5,211.09

1/23/2022





# Neighborhood Meeting Certification

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)



You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: Annexation and Zoning; Rezone

Date of Meeting: 12/14/21 Time: 6-7:15 PM

Meeting Location: Kuna Public Library

### Site Information

Location: Section 18 Township 2N Range 1E Total Acres 37.57

Subdivision Name: Section Land / Trinity View Estates Lot 1-4 Block 1

Address: 1698, 1804 & 1920 Lazy DB Lane; 1900 & 1928 E. Deer Flat; 1800 N. Meridian Road

Parcel No(s): 128528530500; 128528531000; 128528531500 128528532000

*Include ALL addresses and parcel numbers for your application.*  
51418336332; 51418336401  
/ **Current Property Owner**

Name: Miriam LLC / Japheth LLC

Address: 715 W. Blue Spruce Road, Alpine, UT 84004

**Contact Person**

Name: Penelope Constantikes

Business Name (if applicable): Riley Planning Services

Address: P.O. Box 405, Boise, ID 83701

Phone: 208.908.1609

Email: penelope@rileyplanning.com

**Applicant**

Name: SAME

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

I, Penelope Constantikes, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.

Applicant Signature: P. Constantikes

Date: 2/8/22

**NEIGHBORHOOD MEETING SIGN-IN SHEET - 6:00 TO 6:30 PM, DECEMBER 14, 2021  
NORTHWEST CORNER - DEER FLAT ROAD & MERIDIAN ROAD/HWY  
ANNEXATION INTO CITY OF KUNA AND ZONING DESIGNATION C-2**

NAME	ADDRESS	EMAIL ADDRESS
MR BCABINET5.COM BILL GALLENTINE		909-720-7122
Robert Di Birolamo		rdibiolamo@gmail.com
Vicki Ogle		vicki.ogle@gmail.com
Tom Ogle		tom.ogle@gmail.com
DAVE FOSSUM		DJFOSSUM <sup>u</sup> ATT. NET <sup>NET</sup>
Dave Miller		Rme.Dave@icloud.com
Becky Miller		millers.becky-j@gmail.com
JEAN FOSSUM		DJFOSSUM@ATT.NET
BILLY EDWARDS		WEDWARDS@SELECTDEV.COM
REBECCA GETZEN		Getzrams92691 <sup>1</sup> @AOL.COM
ERIC GETZEN		ASTRO92692@HOTMAIL.COM
JOSHUA REDDICK		NUT19@GMAIL.COM
SARAH LETT		CLIENTCARE@goporch.com

# NEIGHBORHOOD MEETING MINUTES

Meeting Date: December 14, 2021 Number of Attendees: 13

Location: Kuna Public Library

Project Description: Annexation & Zoning / Rezone

Attendee Comments or Concerns: \_\_\_\_\_

Transition from traditional residential

Traffic on Deer Flat Road & future road improvements

School capacity

Attendees excited about walkable access to future services (coffee shop, etc.)

How will Kuna Canal be handled

Inquired about what commercial users would be located on site

Separation between Over 55 Townhomes and traditional residential/ # of stories

Liked 'Lamp District' concept and marketplace/plaza

I, \_\_\_\_\_, hereby certify the above information and the information provided within these forms is true, complete and correct to the best of my knowledge.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

November 30, 2021

Dear Neighbor:

Please join me at a neighborhood meeting about a proposed annexation and zoning application for the property located at the NE corner of Deer Flat Road and Meridian Road / HWY 69. A map of the subject site is included below.

The purpose of the meeting is to provide residents in the vicinity of the site with information about the proposed annexation into the City of Kuna with a zoning designation of C-2, and to answer any questions you may have.

**WHERE: City of Kuna Library – 457 N. Locust, Kuna**

**WHEN: Tuesday, December 14, 2021 – 6:00 to 6:30 PM**

This is an informational meeting and no public appointed or elected officials will be present. The applicant's representative will be present for the meeting.

I can be reached by email at [penelope@rileyplanning.com](mailto:penelope@rileyplanning.com) if you have questions.

Thank you in advance for your interest.

Best regards,

Penelope Constantikes  
Principal



RILEY PLANNING SERVICES  
P.O. BOX 405  
BOISE, ID 83701

BOISE ID 836

30 NOV 2021 PM 1 L



Riley Planning Services  
P.O. Box 405  
Boise, ID 83701

DEC 12/3/21

83701-040505





---

## Neighborhood Meeting - Deer Flat & Meridian

From: "Penelope Constantikes" <penelope@rileyplanning.com>

Date: 12/14/2021 08:36PM

To: penelope@rileyplanning.com

Robert Digirolamo <rdigirolamo@gmail.com>, Vicki Ogle <vickiloyogle@gmail.com>, Tom Ogle <tom.ogle@gmail.com>, Dave Fossum <djfossum@att.net>, Dave Miller <rmedave@icloud.com>,

Bcc: Becky Miller <millier.becky.j@gmail.com>, Dave & Jean Fossum <djfossum@att.net>, Rebecca Getzen <getzrams92691@aol.com>, Eric Getzen <astro92692@hotmail.com>, Joshua Reddick <nut190@gmail.com>, Sarah Lett <clientcafe@goporch.com>, dclegg@springcreekenterprise.com

---

Dear Neighbors:

Thank you for participating in the neighborhood meeting this evening. I appreciated the opportunity to meet you!

Just a reminder - the applications will just be for Annexation and Zoning of the site initially. More detailed applications will be in the future and that is when specific comments will become more relevant.

Thank you!



Penelope Constantikes  
Principal

P.O. Box 405, Boise, ID 83701  
208.908.1609

300 W. Myrtle Street, Suite 200 B

---

## **Fwd: Neighborhood Meeting - Deer Flat & Meridian**

From: "Penelope Constantikes" <penelope@rileyplanning.com>

Date: 12/14/2021 08:44PM

To: Sarah Lett <clientcare@goporch.com>

---

Sarah:

I didn't get your email correctly entered the first time. Below is the email I sent initially and then I followed up with the attachment.

The concept plan is attached.



Penelope Constantikes  
Principal

P.O. Box 405, Boise, ID 83701  
208.908.1609

300 W. Myrtle Street, Suite 200 B

----- Original Message -----

Subject: Neighborhood Meeting - Deer Flat & Meridian

Date: Tue, 14 Dec 2021 22:36:20 -0500

From: "Penelope Constantikes" <penelope@rileyplanning.com>

To: penelope@rileyplanning.com

Dear Neighbors:

Thank you for participating in the neighborhood meeting this evening. I appreciated the opportunity to meet you!

Just a reminder - the applications will just be for Annexation and Zoning of the site initially. More detailed applications will be in the future and that is when specific comments will become more relevant.

Thank you!



Penelope Constantikes  
Principal

P.O. Box 405, Boise, ID 83701  
208.908.1609

300 W. Myrtle Street, Suite 200 B

---

**Attachments** ( 1 file, 1.7 MB)

- Deer Flat & Meridian - Conceptual Layout.pdf (1.7 MB)

---

## Deer Flat & Meridian - Conceptual Layout

From: "Penelope Constantikes" <penelope@rileyplanning.com>

Date: 12/14/2021 08:39PM

To: penelope@rileyplanning.com

Joshua Reddick <nut190@gmail.com>, Rebecca Getzen <getzrams92691@aol.com>, Sarah Lett <clientcafe@goporch.com>, Dave Miller <rmedave@icloud.com>, Becky Miller

Bcc: <miller.becky.j@gmail.com>, Dave & Jean Fossum <djfossum@att.net>, Eric Getzen <astro92692@hotmail.com>, Robert Digirolamo <rdigirolamo@gmail.com>, Vicki Ogle <vickiloyogle@gmail.com>, Tom Ogle <tom.ogle@gmail.com>, dclegg@springcreekenterprise.com

---

Oops! I forgot to attach the conceptual layout.

Thanks!



RILEY PLANNING SERVICES

Penelope Constantikes  
Principal

P.O. Box 405, Boise, ID 83701  
208.908.1609

300 W. Myrtle Street, Suite 200 B

---

**Attachments** ( 1 file, 1.7 MB)

- Deer Flat & Meridian - Conceptual Layout.pdf (1.7 MB)

---

**Re: Deer Flat & Meridian - Conceptual Layout**

From: "Penelope Constantikes" <penelope@rileyplanning.com>

Date: 12/14/2021 08:51PM

To: Vicki Ogle <vickiloyogle@gmail.com>

Bcc: dclegg@springcreekenterprise.com

---

You are welcome!



RILEY PLANNING SERVICES

Penelope Constantikes  
Principal

P.O. Box 405, Boise, ID 83701  
208.908.1609

300 W. Myrtle Street, Suite 200 B

On Tue, 14 Dec 2021 20:44:53 -0700, Vicki <vickiloyogle@gmail.com> wrote:

Thank you for your time tonight and for the image of the proposed site!

Sent from my iPhone

> On Dec 14, 2021, at 8:39 PM, Penelope Constantikes wrote:

>

>

> Oops! I forgot to attach the conceptual layout.

>

> Thanks!

>

>

>

> Penelope Constantikes

> Principal

>

> P.O. Box 405, Boise, ID 83701

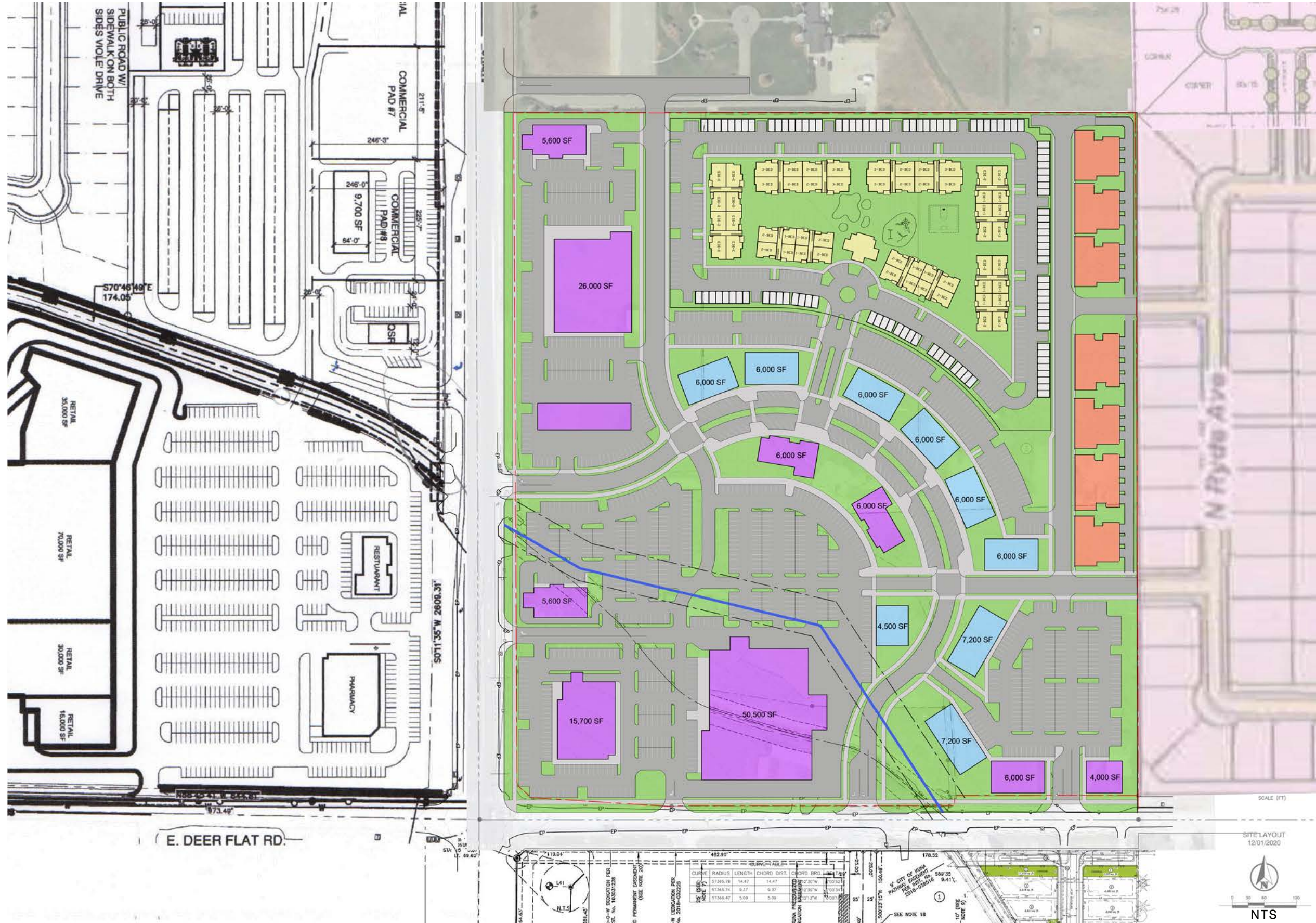
> 208.908.1609

>

> 300 W. Myrtle Street, Suite 200 B

>





- PAIRED HOMES/ TOWNHOMES
- 3 STORY WALK-UP APARTMENTS
- MIXED USE
- COMMERCIAL
- OPEN SPACE

**KUNA DEVELOPMENT**  
**PRELIMINARY CONCEPT MASTER PLAN | CONCEPT PLAN**  
 MARCH 09, 2021

FFKR | LANDSCAPE & PLANNING



**MIXED USE HOUSING/RETAIL AND OFFICES**



**3 STORY WALK-UP APARTMENTS**



**PAIRED HOMES/TOWNHOMES**



**3 STORY WALK-UP APARTMENTS**



**NOTE: IMAGES ARE TAKEN FROM GOOGLE AND ARE REPRESENTATIVE ONLY AND ARE ONLY INCLUDED TO CONVEY FORM AND SIZE.**

**KUNA DEVELOPMENT  
PRECEDENT IMAGERY**

MARCH 09, 2021

FFKR | LANDSCAPE & PLANNING



**PUBLIC PLAZA**



**OUTDOOR DINING**



**RETAIL AND DRIVE-THRU'S**



**FUEL STATION**



NOTE: IMAGES ARE TAKEN FROM GOOGLE AND ARE REPRESENTATIVE ONLY AND ARE ONLY INCLUDED TO CONVEY FORM AND SIZE.

**KUNA DEVELOPMENT  
PRECEDENT IMAGERY**

MARCH 09, 2021



**DRIVE-THRU PHARMACY**



**WALMART NEIGHBORHOOD MARKET**



**FITNESS**



**FAST FOOD**



**NOTE: IMAGES ARE TAKEN FROM GOOGLE AND ARE REPRESENTATIVE ONLY AND ARE ONLY INCLUDED TO CONVEY FORM AND SIZE.**

**KUNA DEVELOPMENT  
PRECEDENT IMAGERY**  
MARCH 09, 2021

FFKR | LANDSCAPE & PLANNING