



Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



****Office Use Only****

File No.(s): 22-13-S, 22-30-DR

Project Name: Paul Bunyan Plaza

Date Received: 06.13.2022

Date Accepted as Complete: _____

Type of review requested (check all that apply):

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input checked="" type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input checked="" type="checkbox"/>	Preliminary Plat	<input 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: CRMM, LLC

Address: 8942 Spanish Ridge Ave., Las Vegas, NV 89145

Phone: (702) 221-2500 Email: bhicks@newmarketadvisors.com

Applicant (Developer) Information

Name: Bill Hicks

Address: 8942 Spanish Ridge Ave., Las Vegas, NV 89145

Phone: (702) 221-2500 Email: bhicks@newmarketadvisors.com

Engineer/Representative Information

Name: Civil Innovations, PLLC

Address: 1043 E. Park Blvd. Ste. 101, Boise, ID, 83712

Phone: (208) 884-8181 Email: ben@civil-innovations.com

Subject Property Information

Site Address: N. Meridian Road

Nearest Major Cross Streets: Deer Flat Road

Parcel No.(s): S1313449910

Section, Township, Range: Sec. 13, T.2N, R.1W

Property Size: 16.26 Acres

Current Land Use: Vacant Proposed Land Use: Commercial

Current Zoning: C-2 Proposed Zoning: _____

Project Description

Project Name: Paul Bunyan Plaza - Preliminary Plat

General Description of Project: 12 commercial lots on approximately 16.26 acres at the NW corner of Meridian and Deer Flat Roads.

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: Pathway along the south side of the Kuna Canal and sidewalks along Meridian and Deer Flat Roads.

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

No. of Residential Units: _____ 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): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

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

Percentage of Open Space provided: _____ Acreage of Open Space: _____

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

Non-Residential Project Summary (If Applicable)

Number of building lots: 12 Other lots: 0

Gross floor area square footage: _____ Existing (if applicable): _____

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____


Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

Applicant Signature:  Date: 6/13/22
By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaaid.gov. A link will be provided for application attachments to be uploaded to the cloud.



Preliminary Plat Application



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Preliminary Plats require 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.

Office Use Only	
Case No(s):	<u>22-13-S, 22-30-DR</u>
Project Name:	<u>Paul Bunyan Plaza</u>
Date of Pre-Application Meeting:	<u>Valid for three (3) months, unless otherwise determined by staff</u>
Date Received:	<u>06.13.2022</u>
Date Accepted as Complete:	<u></u>

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

- Complete Planning & Zoning Application Coversheet
- Complete Preliminary Plat 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.
- 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 Preliminary Plat 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.
- 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.
- A letter or email from the Ada County Engineer showing the subdivision name reservation. *(A name change needs to be submitted and approved by the Planning & Zoning Director & Ada County Engineer.)*
- Preliminary Plat (24” x 36”): Drawn to a scale of 1” = 100’ (or similar), showing
 - Topography at 2’ intervals
 - Land uses (location, layout, types & dimensions) of Residential, Commercial & Industrial
 - Street right-of-way (ROW) including dimensions of ROW dedication for all roadways, street sections, improvements, etc.
 - Easements/common space such as utility easements, parks, community spaces, etc.
 - Layout & dimensions of lots
 - Improvements drawing showing water, sewer, drainage, electricity, irrigation, telephone, gas, proposed street lighting, proposed street names, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.
- Preliminary Plat (8.5” x 11”): Drawn to a scale of 1” = 100’ (or similar), with the same items as listed in the “Preliminary Plat”.

- Phasing Plan
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Homeowners Maintenance Agreement for the care of landscaped common areas.

IF THE PRELIMINARY PLAT INCLUDES 100 LOTS OR MORE,

A TRAFFIC IMPACT STUDY IS REQUIRED.

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:

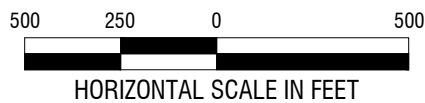
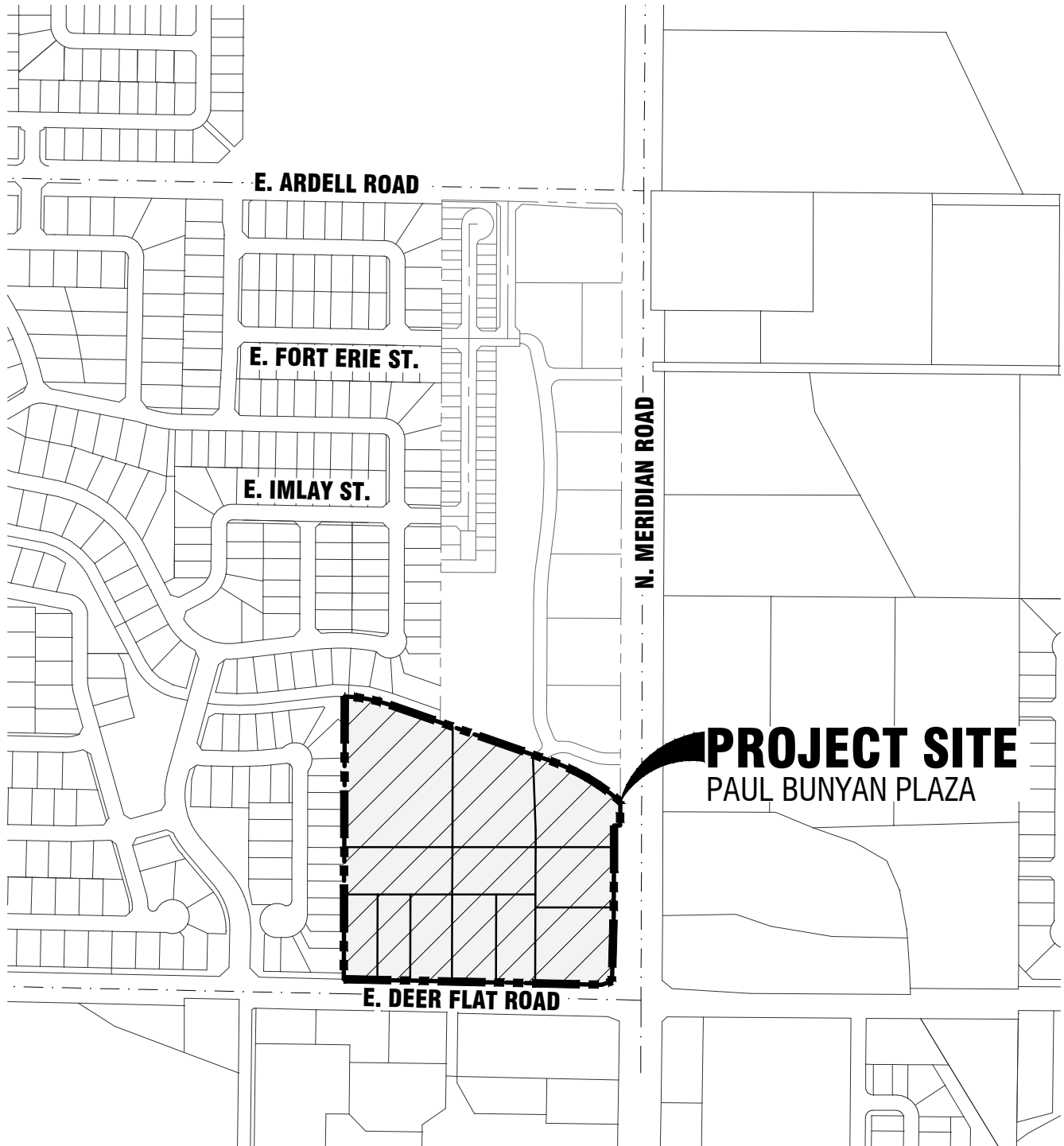
The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

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

Applicant Signature: Ben [Signature] Date: 6/14/22
By signing, you are confirming you have provided all required items listed on this application.

PAUL BUNYAN PLAZA

KUNA, IDAHO - 2022



PROJECT NO.	22-0128-KRC
DWG FILE	VICINITY MAP
DESIGNED BY	BT
DRAWN BY	BT
CHECKED BY	BT
ISSUE DATE	06/14/2022
SCALE	AS SHOWN
SHEET	1 OF 1

PAUL BUNYAN PLAZA

KUNA, IDAHO

VICINITY MAP

CIVIL INNOVATIONS, PLLC

1043 E. PARK BLVD STE 101
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com



CIVIL INNOVATIONS, PLLC
PROFESSIONAL ENGINEERING

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June 14, 2022

City of Kuna
Planning & Zoning Department
751 W. 4th Street
Kuna, ID 83634

Re: Paul Bunyan Plaza – Preliminary Plat Application

Please find enclosed preliminary plat application for the proposed Paul Bunyan Plaza. This 16.26 acre property is located at the northwest corner of Meridian and Deer Flat Roads. The property was previously annexed into the City with a C-2 zoning designation. Current land use is agricultural with no existing structures.

The applicant is proposing to subdivide the property into 12 commercial building lots to be served by City water, sewer, and pressurized irrigation utilities. New sidewalks are proposed along the frontage of Meridian and Deer Flat Roads along with an extension of the existing pathway located on the south side of the Kuna Canal.

Landscaping is proposed along the road frontages and also adjacent to the existing single family housing directly west of this property.

Thank you for your consideration of this application. If you have questions, or need any additional information, please let us know.

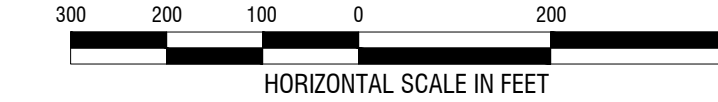
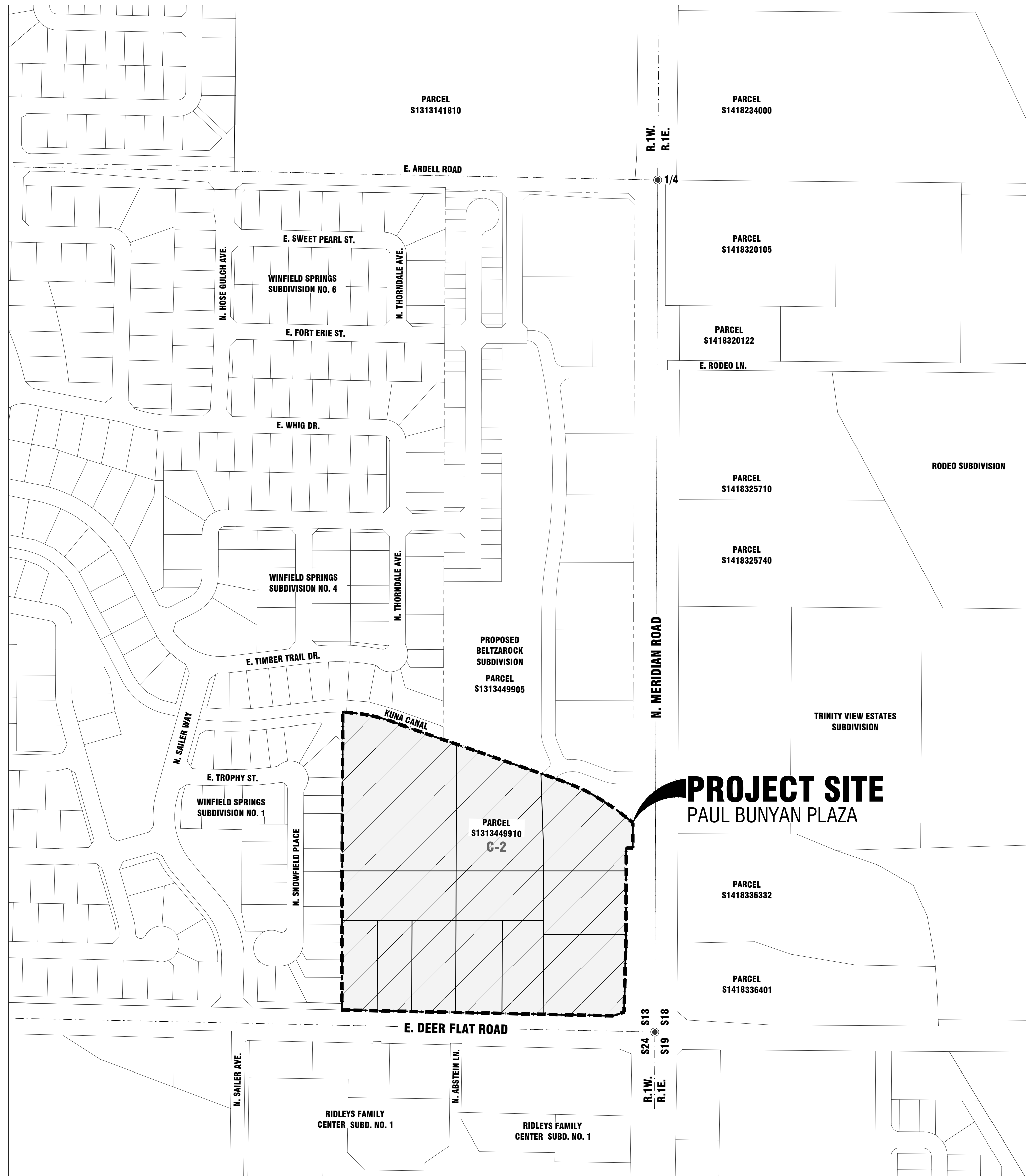
Sincerely,

Ben Thomas

Ben Thomas, PE

PAUL BUNYAN PLAZA - PRELIMINARY PLAT

KUNA, IDAHO - 2022



PROPOSED LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PROPERTY LOT LINE
- ZERO PROPERTY LOT LINE
- ZONE BOUNDARY
- ZONE DESIGNATION
- PROPOSED VERTICAL CURB
- PROPOSED ROLLED CURB
- PROPOSED VERTICAL TO ROLLED CURB TRANSITION SECTION
- ☀ PROPOSED STREET LIGHT
- DIRECTION OF SURFACE FLOW
- ▨ PROPOSED SEEPAGE BED WITH MONITORING WELLS
- PROPOSED DROP INLET
- SD PROPOSED STORM DRAIN LINE AND MANHOLE
- GIRR PROPOSED GRAVITY IRRIGATION LINE AND BOX
- PIRR PROPOSED PRESSURE IRRIGATION LINE AND VALVE
- W PROPOSED WATER LINE AND VALVE
- F PROPOSED FIRE HYDRANT
- SS PROPOSED SANITARY SEWER LINE AND MANHOLE

EXISTING LEGEND

- EXISTING PROPERTY LOT LINE
- EXISTING EDGE OF GRAVEL
- EXISTING TOP OF BANK
- EXISTING TOE OF BANK
- EXISTING DITCH FLOW LINE
- EXISTING OVERHEAD POWER W/ POLE
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING FENCE
- EXISTING VERTICAL CURB
- EXISTING ROLLED CURB
- EXISTING 9' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING DROP INLET
- SD EXISTING STORM DRAIN LINE AND MANHOLE
- GIRR EXISTING GRAVITY IRRIGATION LINE
- PIRR EXISTING PRESSURE IRRIGATION LINE AND VALVE
- W EXISTING WATER LINE AND VALVE
- F EXISTING FIRE HYDRANT
- SS EXISTING SEWER LINE AND MANHOLE
- ☀ EXISTING STREET LIGHT
- ⊕ EXISTING ROAD SIGN
- EXISTING SPRINKLER BOX
- EXISTING POWER JUNCTION BOX
- EXISTING TELEPHONE RISER
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- EXISTING GAS MARKER
- EXISTING GAS VALVE

1 VICINITY MAP

SCALE: 1" = 200'

2 SHEET INDEX

1 OF 3	C.100	TITLE SHEET
2 OF 3	C.200	PRELIMINARY PLAT
3 OF 3	C.300	PRELIMINARY SITE PLAN

3 SITE DATA

BUILDABLE LOTS	12
TOTAL AREA	16.255 AC
MINIMUM LOT SIZE	30,297 S.F.
AVERAGE LOT SIZE	59,006 S.F.

4 CONSTRUCTION CONTACT INFORMATION

ENGINEER	DEVELOPER	SURVEYOR
CIVIL INNOVATIONS, PLLC CONTACT: BEN THOMAS 1043 E. PARK BLVD. STE 101 BOISE, ID 83712 PHONE: (208) 884-8181	BILL HICKS 5245 S. DURANGO DR. LAS VEGAS, NV 89113 PHONE: (702) 221-2500	IDAHO SURVEY GROUP CONTACT: GREG CARTER, PLS 9955 W. EMERALD ST. BOISE, ID 83704 PHONE: (208) 846-8570

5 BENCH MARK AND DATUM DATA

DATUM DATA
HORIZONTAL: NAD 83 (ADJUSTED TO THE ADA COUNTY H.A.R.N SURVEY)
VERTICAL: NAVD 88

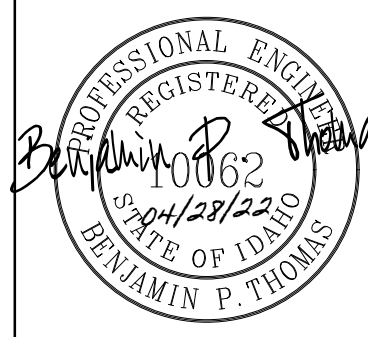
6 PRELIMINARY PLAT NOTES

- MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA.
- MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- ALL LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY CONTAIN A 14.00 FOOT WIDE EASEMENT, UNLESS OTHERWISE DIMENSIONED, FOR PUBLIC UTILITIES, CITY OF KUNA IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO THE SUBDIVISION BOUNDARY AND ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA IRRIGATION AND LOT DRAINAGE.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF KUNA.
- THIS SUBDIVISION WILL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDERS OFFICE.
- A PORTION OF LOTS 1, 2 AND 3, BLOCK 1 AS SHOWN HEREON ARE SUBJECT TO AN EXISTING BOISE PROJECT BOARD OF CONTROL EASEMENT FOR OPERATION AND MAINTENANCE OF THE KUNA CANAL.
- NO LOTS WITHIN THIS SUBDIVISION SHALL BE ALLOWED TO TAKE DIRECT ACCESS FROM N. MERIDIAN ROAD.

GENERAL INFORMATION

IRRIGATION DISTRICT: BOISE KUNA IRRIGATION DISTRICT, NEW YORK IRRIGATION DISTRICT
SCHOOL DISTRICT: KUNA
FIRE DISTRICT: KUNA
SEWER PROVIDER: CITY OF KUNA
WATER PROVIDER: CITY OF KUNA

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NO.	DESCRIPTION	BY	DATE

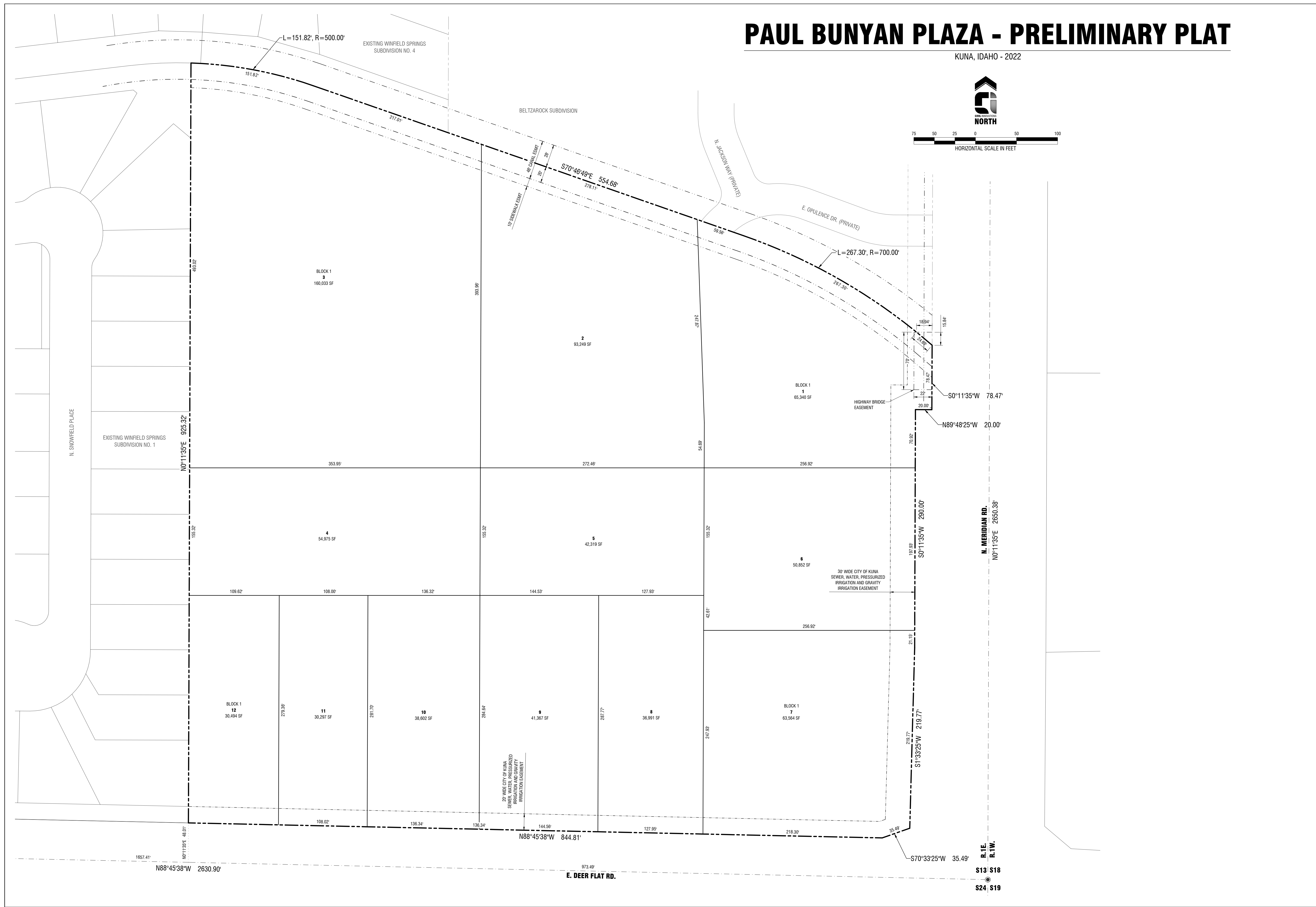
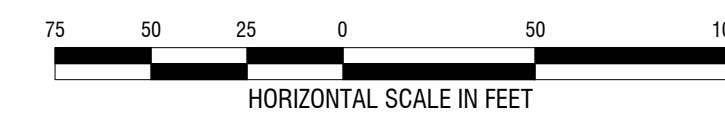
PAUL BUNYAN PLAZA
KUNA, IDAHO

PROJECT NO.	22-0128-KRC
DWG FILE	C.100
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	04/28/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.100
SHEET 1 OF 3

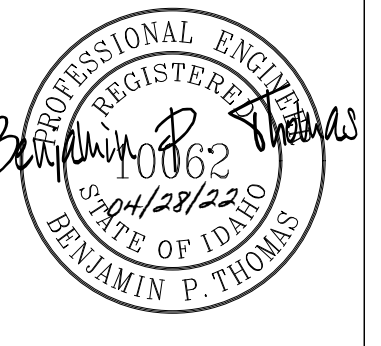
PAUL BUNYAN PLAZA - PRELIMINARY PLAT

KUNA, IDAHO - 2022



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NO.	DESCRIPTION	BY	DATE

PAUL BUNYAN PLAZA
KUNA, IDAHO

PRELIMINARY PLAT

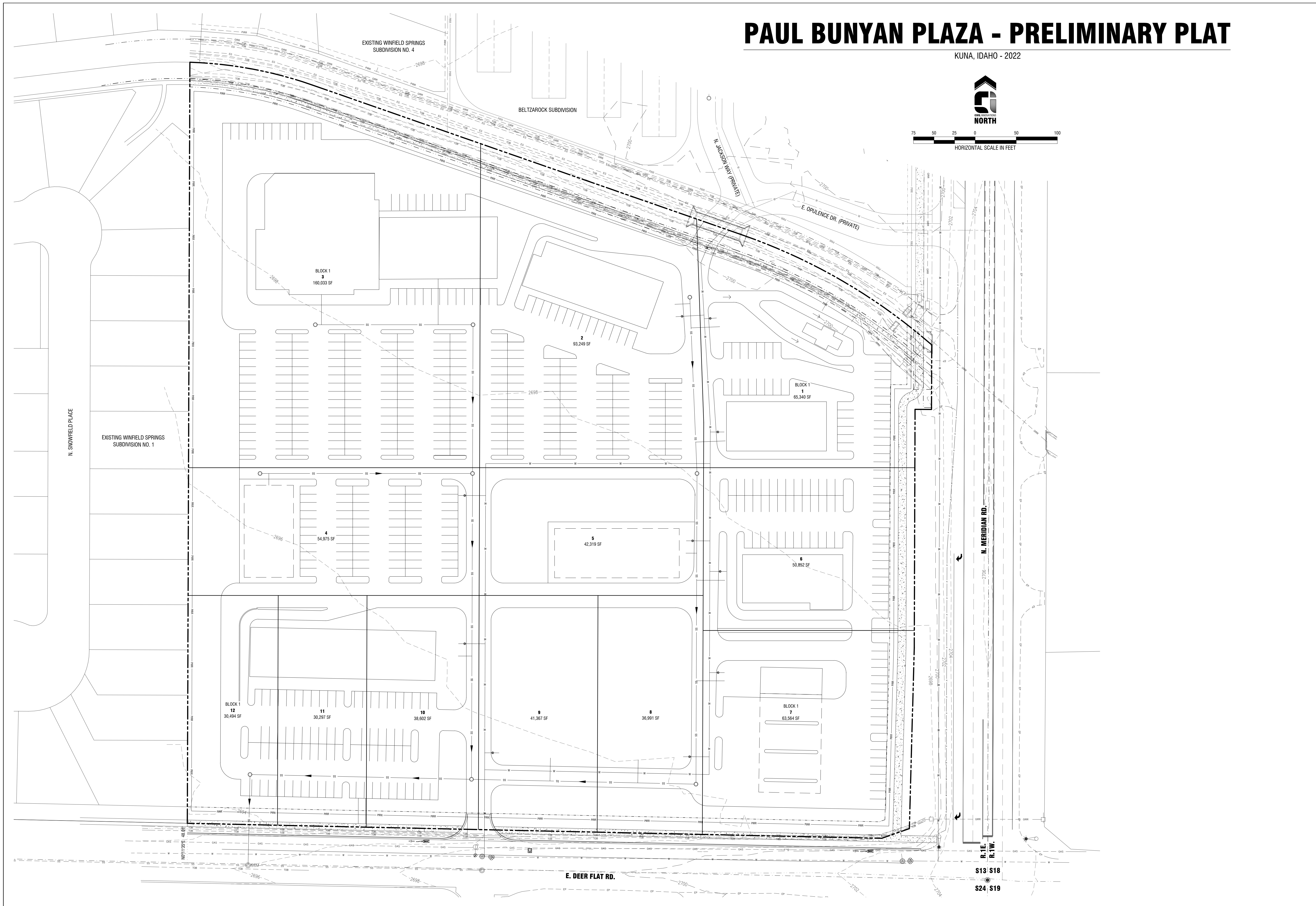
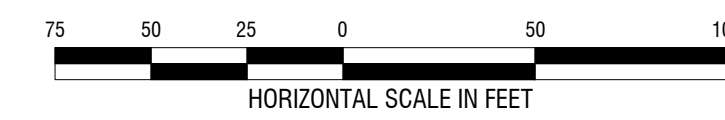
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DWG FILE	C.200
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	04/28/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.200

SHEET 2 OF 3

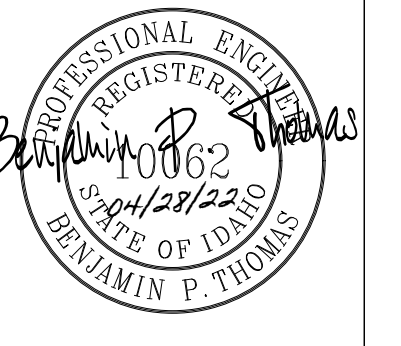
PAUL BUNYAN PLAZA - PRELIMINARY PLAT

KUNA, IDAHO - 2022



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NO.	DESCRIPTION	BY	DATE

PAUL BUNYAN PLAZA

KUNA, IDAHO
PRELIMINARY SITE PLAN

PROJECT NO.	22-0128-KRC
DWG FILE	C.300
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	04/28/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

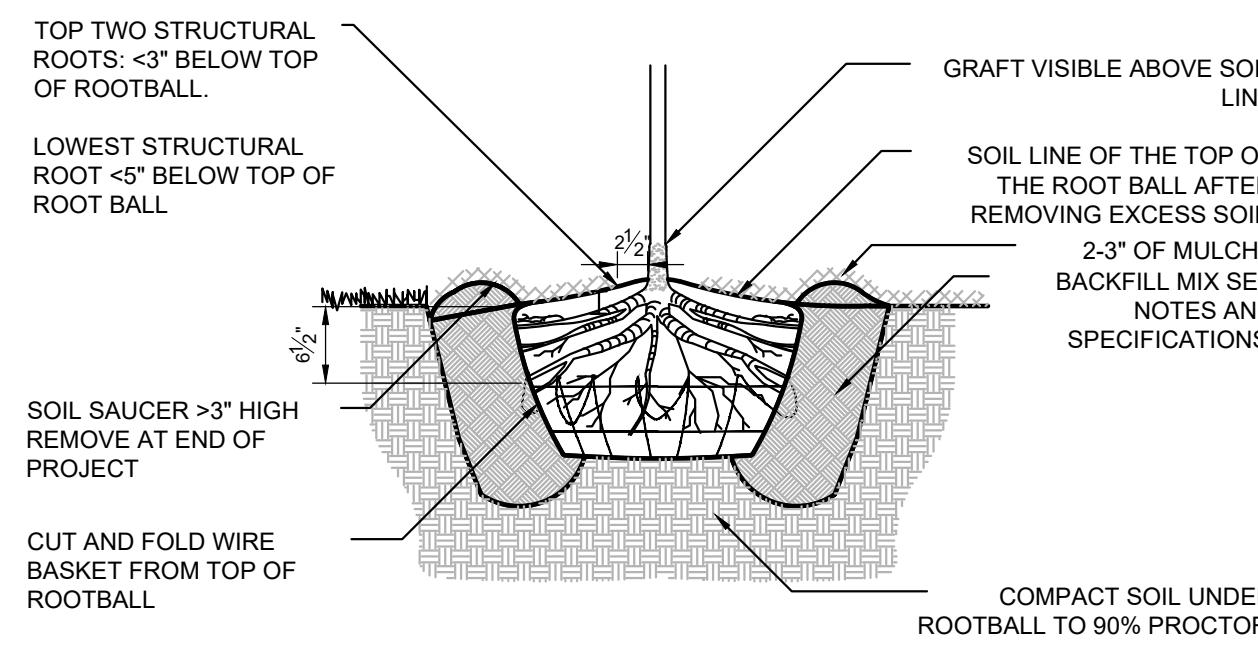
C.300
SHEET 3 OF 3

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
 - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2022 (or most recent published); and City of KUNA, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
 - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
 - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - 2.3. See Engineer's plans for information about existing features.
 - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
 - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
 - 3.2. All gravel overprep to be removed and disposed of off site.
 - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
 - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
 - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
 - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
 - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
 - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
 - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
 - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
 - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
 - 4.3.3. Topsoil shall have a pH of 6.5 to 8.0.
 - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
 - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
 - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
 - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
 - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
 - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
 - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
 - 5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
 - 5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
 - 5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
 - 5.6.1. Install 3/4" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
 - 5.7. Provide tree rings with a minimum 3" diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
 - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
 - 7.1. All plant material shall be installed per industry standards.
 - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI Z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
 - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
 - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
 - 7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
 - 8.1. Irrigation system shall be built to the following specifications:
 - 8.2. Adhere to city codes when connecting to city water.
 - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
 - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
 - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
 - 8.5. All remote control valves (including master control valve) to have flow control device.
 - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
 - 8.7. All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, Z, 11.
 - 8.8. Use common trenching where possible.
 - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
 - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
 - 8.11. Connect mainline to point of connection in approximate location shown on plan.
 - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
 - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
 - 8.14. All drip irrigation to be buried 2" below finished grade.
 - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
 - 8.16. Install all irrigation per irrigation drawings, utilize material specified or approved equal.
 - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
 - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
 - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
 - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

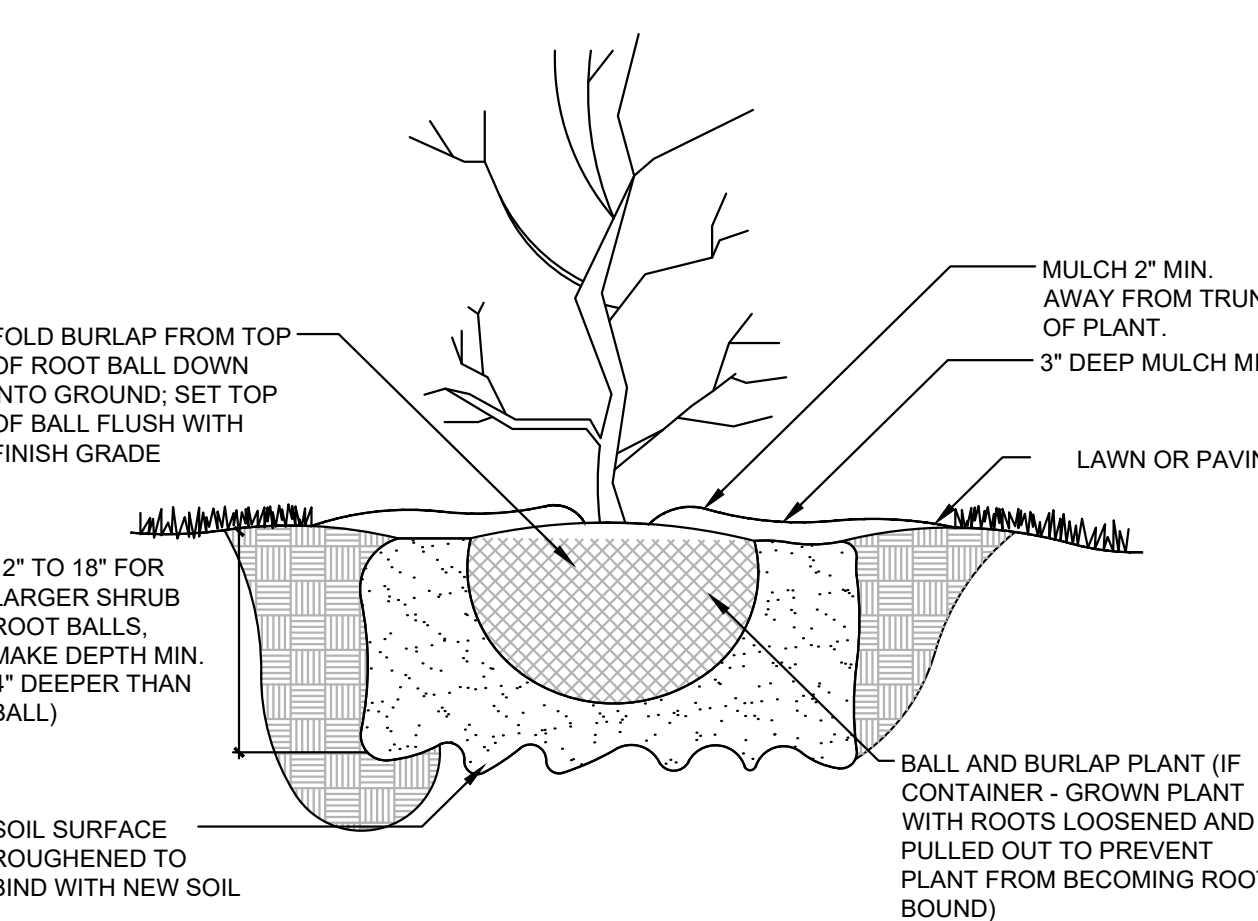
NOTES:

1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP OF THE ROOTBALL.
6. 5" DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.

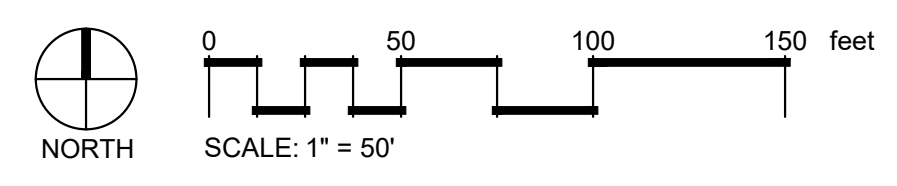
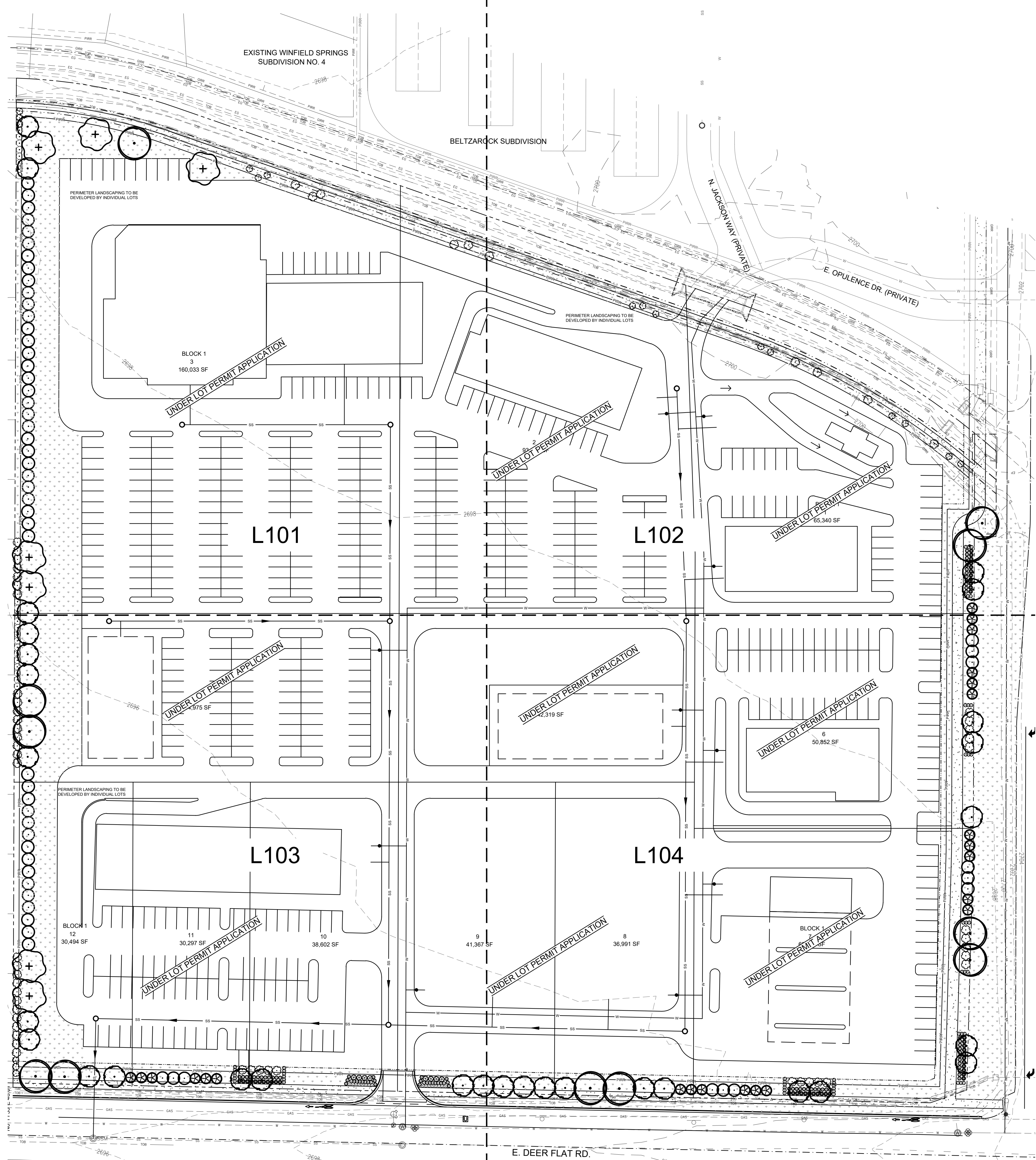


1 BALL & BURLAP TREE PLANTING
3/4" = 1'-0" 3293-01

- NOTE: REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.
- BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 2" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



2 SHRUB PLANTING
1" = 1'-0" 329333-03



STACK ROCK GROUP
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STATE OF IDAHO
WILLET C HOWARD
LA-16733
08.07.22
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PAUL BUNYAN PLAZA
KUNA, IDAHO

REVISIONS

MRK	DATE	Description
▲	**	**

JOB NO:
DATE: 06.07.22
DRAWN BY: JB
CHECKED BY: JB

DRAWING TITLE
LANDSCAPE OVERVIEW
SHEET NUMBER
L100



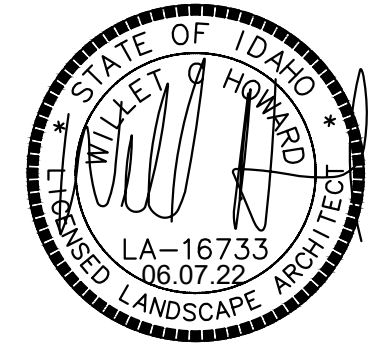
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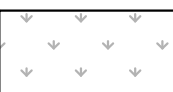
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 SHEET NUMBER
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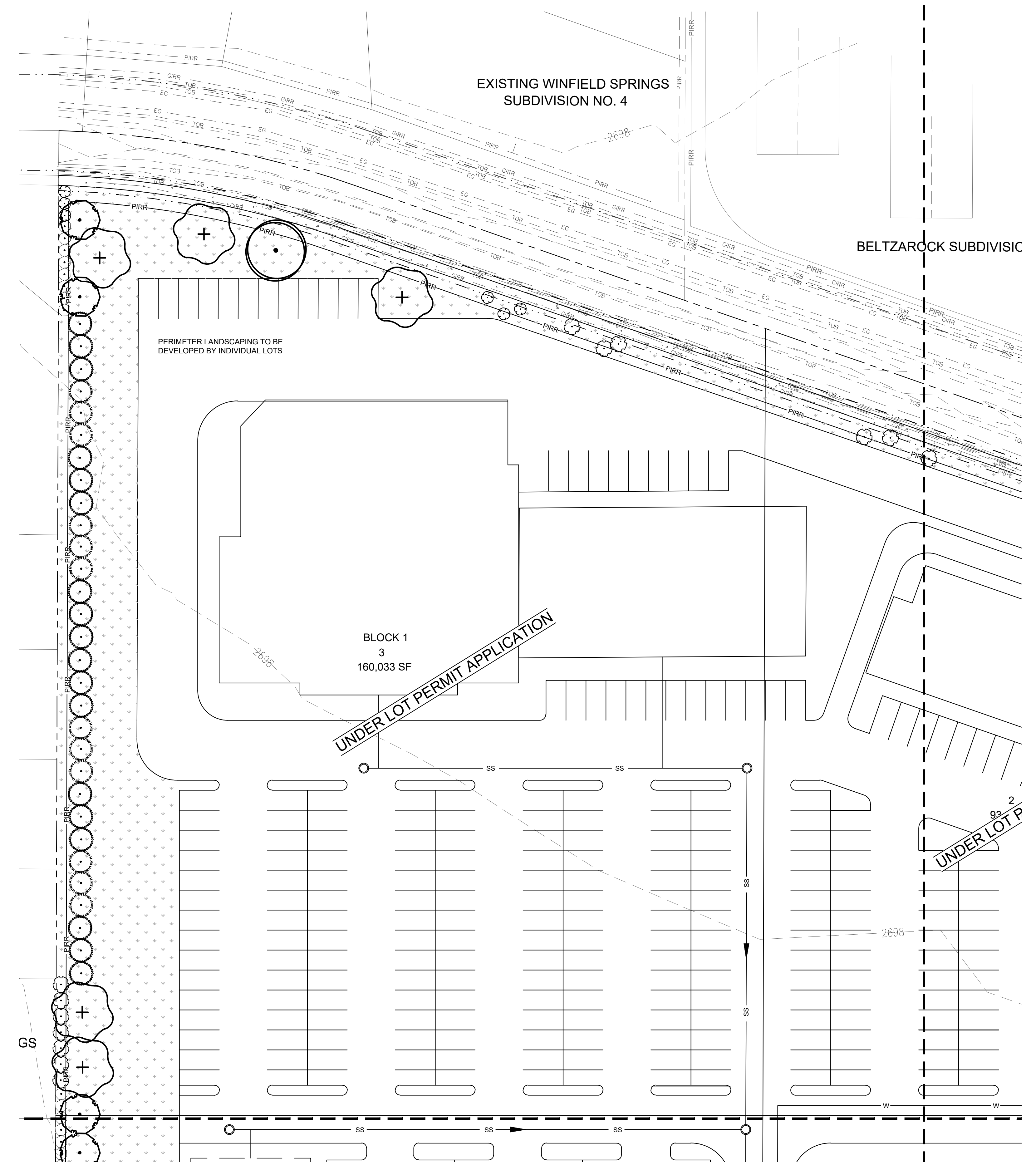
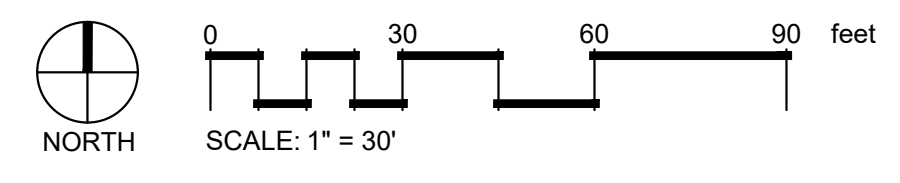
LANDSCAPE REQUIREMENTS:

- CODE REQUIREMENTS PER CITY CODE
STREET BUFFER:
 *1 STREET TREE PER 35LF OF ROW
 *2 SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100 LF
 *SHD: SHADE
 *CON: CONIFER
 *SHB: SHRUB
- | STREET NAME | LENGTH (LF) | SHD/CON/SHB REQ'D | SHD/CON/SHB PROV'D |
|----------------|-------------|-------------------|--------------------|
| MERIDIAN RD | 569 | 11 / 17 / 68 | 11 / 17 / 68+ |
| E DEER FLAT RD | 893 | 18 / 27 / 107 | 18 / 27 / 107+ |
- FUTURE LOT DEVELOPMENT:**
 *STREET LANDSCAPE STRIPS (BETWEEN BUILDINGS/ROW): 1 TREE & 5 SHRUBS PER 35LF OF ROW
 *PARKING ISLANDS: 1 TREE & SHRUBS OR VEGETATIVE GROUND COVER EACH
- MINIMUM PLANT SIZES:**
- | PLANT TYPE | MINIMUM SIZE |
|--------------------|-----------------|
| *EVERGREEN TREES: | 6'-0" HT. MIN. |
| *ORNAMENTAL TREES: | 2" CALIPER MIN. |
| *SHADE TREES: | 2" CALIPER MIN. |
| *WOODY SHRUBS: | 2 GAL. MIN. |

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Columnar Broad' / Parkway Maple	B & B	2" Cal		30	40' h x 25' w, Class II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2"		7	50' h x 30' w Class II
	Picea omorika 'Bruns' / Bruns Spruce	B&B		6'-7' H	23	30' h x 10' w
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B & B		6'-7' H	39	25' h x 12' w
	Pinus nigra 'Oregon Green' / Oregon Green Pine	B & B		6'-7' H	18	20' h x 15' w
	Tilia americana 'Redmond' / Redmond American Linden	B & B	2"		11	50' h x 30' w Class II
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Forsythia x intermedia 'Mindor' TM / Show Off Forsythia	5 gal			18	5' h x 6' w
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal			60	3' h x 3' w
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	2 gal			16	3' h x 3' w
	Physocarpus opulifolius 'Monlo' TM / Diabolo Purple Ninebark	2 gal			58	6' H x 10' W
	Pinus mugo 'Mops' / Mops Mugo Pine	5 gal			8	4' h x 5' w
	Prunus laurocerasus 'Otto Luyken' / Otto Luykens English Laurel	2 gal			22	3' h x 6' w
	Rosa x 'Noare' / Flower Carpet Red Groundcover Rose	2 gal			64	3' h x 3' w
	Yucca filamentosa 'Color Guard' / Adam's Needle	5 gal			44	3' h x 4' w

 SODDED LAWN, TALL TURF-TYPE FESCUE



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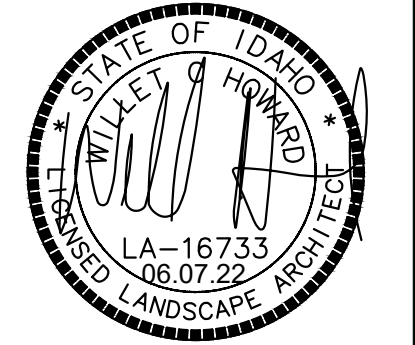
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PAUL BUNYAN PLAZA
 KUNA, IDAHO

REVISIONS

MRK	DATE	Description
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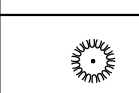
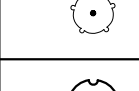
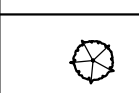
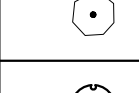
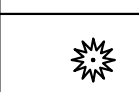
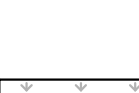


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 DATE: 06.07.22
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DRAWING TITLE
LANDSCAPE PLAN
 SHEET NUMBER
L102

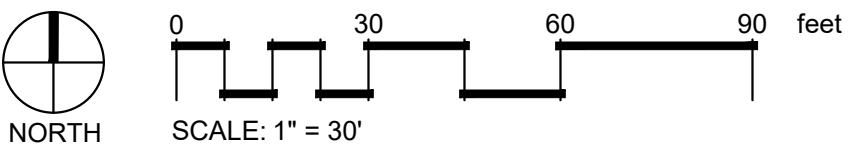
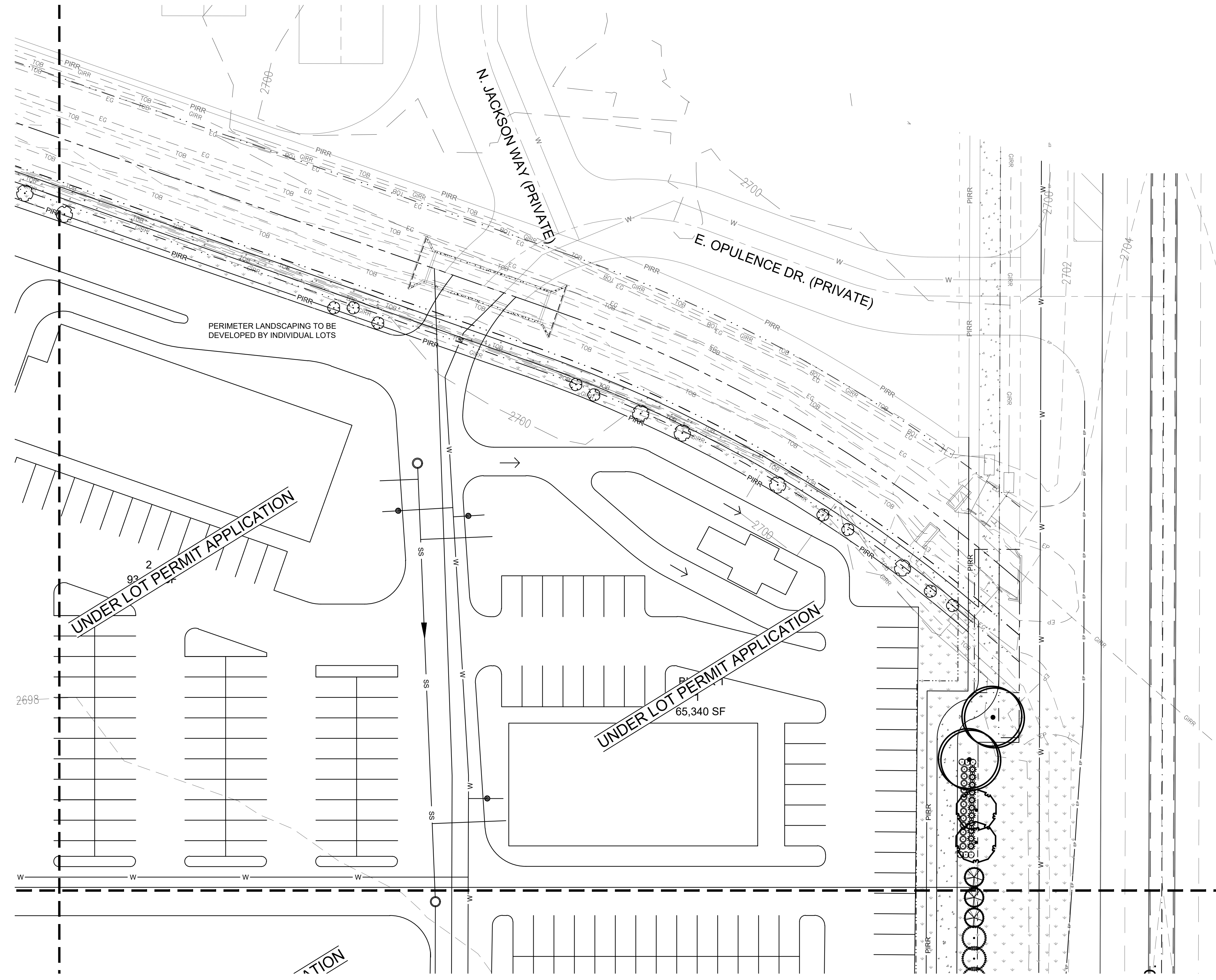
LANDSCAPE REQUIREMENTS:

- CODE REQUIREMENTS PER CITY CODE
STREET BUFFER:
 *1 STREET TREE PER 35LF OF ROW
 *2 SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100 LF
 **SHD: SHADE
 *CON: CONIFER
 **SHB: SHRUB
- | STREET NAME | LENGTH (LF) | SHD/CON/SHB REQ'D | SHD/CON/SHB PROV'D |
|----------------|-------------|-------------------|--------------------|
| MERIDIAN RD | 569 | 11 / 17 / 68 | 11 / 17 / 68+ |
| E DEER FLAT RD | 893 | 18 / 27 / 107 | 18 / 27 / 107+ |
- FUTURE LOT DEVELOPMENT:**
 *STREET LANDSCAPE STRIPS (BETWEEN BUILDINGS/ROW): 1 TREE & 5 SHRUBS PER 35LF OF ROW
 *PARKING ISLANDS: 1 TREE & SHRUBS OR VEGETATIVE GROUND COVER EACH
- MINIMUM PLANT SIZES:**
- | PLANT TYPE: | MINIMUM SIZE |
|--------------------|-----------------|
| *EVERGREEN TREES: | 6'-0" HT. MIN. |
| *ORNAMENTAL TREES: | 2" CALIPER MIN. |
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PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Columnar Broad' / Parkway Maple	B & B	2" Cal		30	40' h x 25' w, Class II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2"		7	50' h x 30' w Class II
	Picea omorika 'Bruns' / Bruns Spruce	B&B		6'-7' H	23	30' h x 10' w
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B & B		6'-7' H	39	25' h x 12' w
	Pinus nigra 'Oregon Green' / Oregon Green Pine	B & B		6'-7' H	18	20' h x 15' w
	Tilia americana 'Redmond' / Redmond American Linden	B & B	2"		11	50' h x 30' w Class II
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Forsythia x intermedia 'Mindor' TM / Show Off Forsythia	5 gal			18	5' h x 6' w
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal			60	3' h x 3' w
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	2 gal			16	3' h x 3' w
	Physocarpus opulifolius 'Monlo' TM / Diabolo Purple Ninebark	2 gal			58	6' H x 10' W
	Pinus mugo 'Mops' / Mops Mugo Pine	5 gal			8	4' h x 5' w
	Prunus laurocerasus 'Otto Luyken' / Otto Luykens English Laurel	2 gal			22	3' h x 6' w
	Rosa x 'Noare' / Flower Carpet Red Groundcover Rose	2 gal			64	3' h x 3' w
	Yucca filamentosa 'Color Guard' / Adam's Needle	5 gal			44	3' h x 4' w

 SODDED LAWN, TALL TURF-TYPE FESCUE





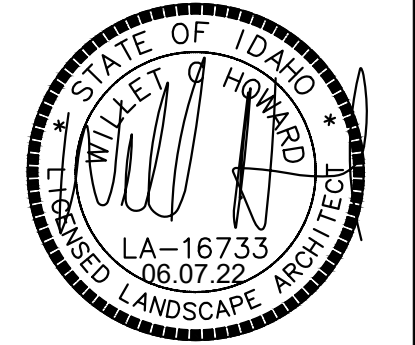
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 KUNA, IDAHO

REVISIONS

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JOB NO:
 DATE: 06.07.22
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 CHECKED BY: JB

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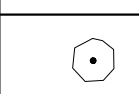
LANDSCAPE PLAN

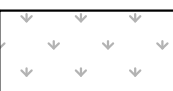
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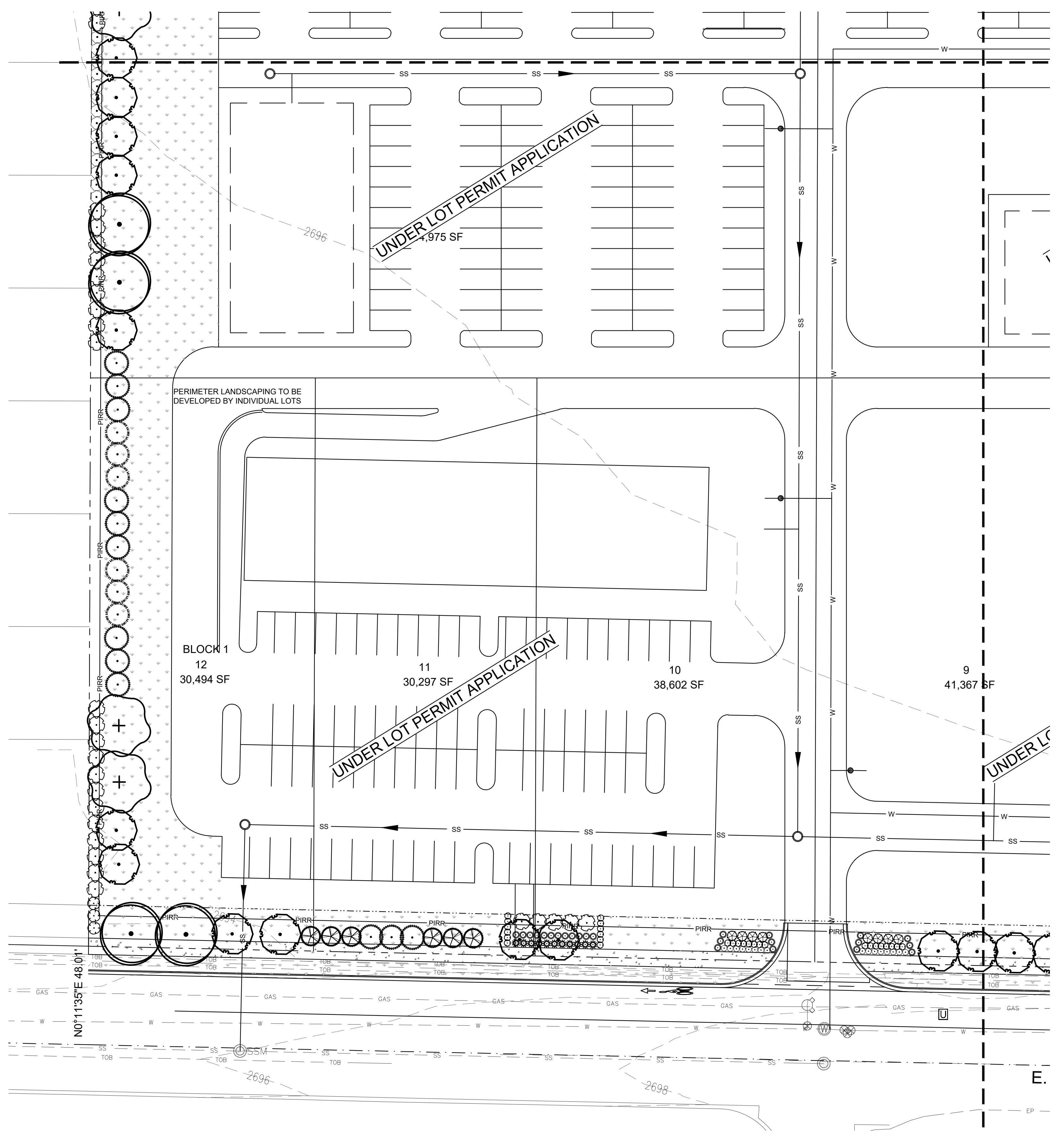
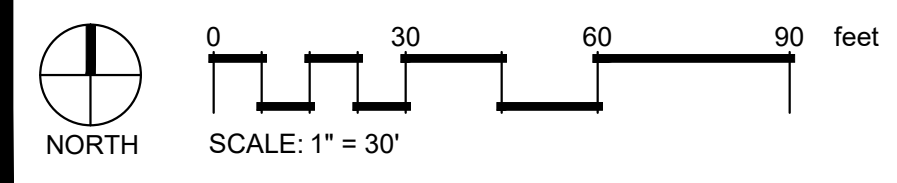
LANDSCAPE REQUIREMENTS:

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 *2 SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100 LF
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- | STREET NAME | LENGTH (LF) | SHD/CON/SHB REQ'D | SHD/CON/SHB PROV'D |
|--------------|-------------|-------------------|--------------------|
| MERIDIAN RD | 569 | 11 / 17 / 68 | 11 / 17 / 68+ |
| DEER FLAT RD | 893 | 18 / 27 / 107 | 18 / 27 / 107+ |
- FUTURE LOT DEVELOPMENT:**
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- | PLANT TYPE: | MINIMUM SIZE |
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| *EVERGREEN TREES: | 6'-0" HT. MIN. |
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PLANT SCHEDULE

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	Picea omorika 'Bruns' / Bruns Spruce	B&B		6'-7' H	23	30' h x 10' w
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B & B		6'-7' H	39	25' h x 12' w
	Pinus nigra 'Oregon Green' / Oregon Green Pine	B & B		6'-7' H	18	20' h x 15' w
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 SODDED LAWN, TALL TURF-TYPE FESCUE



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LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CITY CODE

STREET BUFFER:

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 *2 SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100 LF

*SHD: SHADE
 *CON: CONIFER
 *SHB: SHRUB

STREET NAME	LENGTH (LF)	SHD/CON/SHB REQ'D	SHD/CON/SHB PROV'D
MERIDIAN RD	569	11 / 17 / 68	11 / 17 / 68+
E DEER FLAT RD	893	18 / 27 / 107	18 / 27 / 107+

FUTURE LOT DEVELOPMENT:

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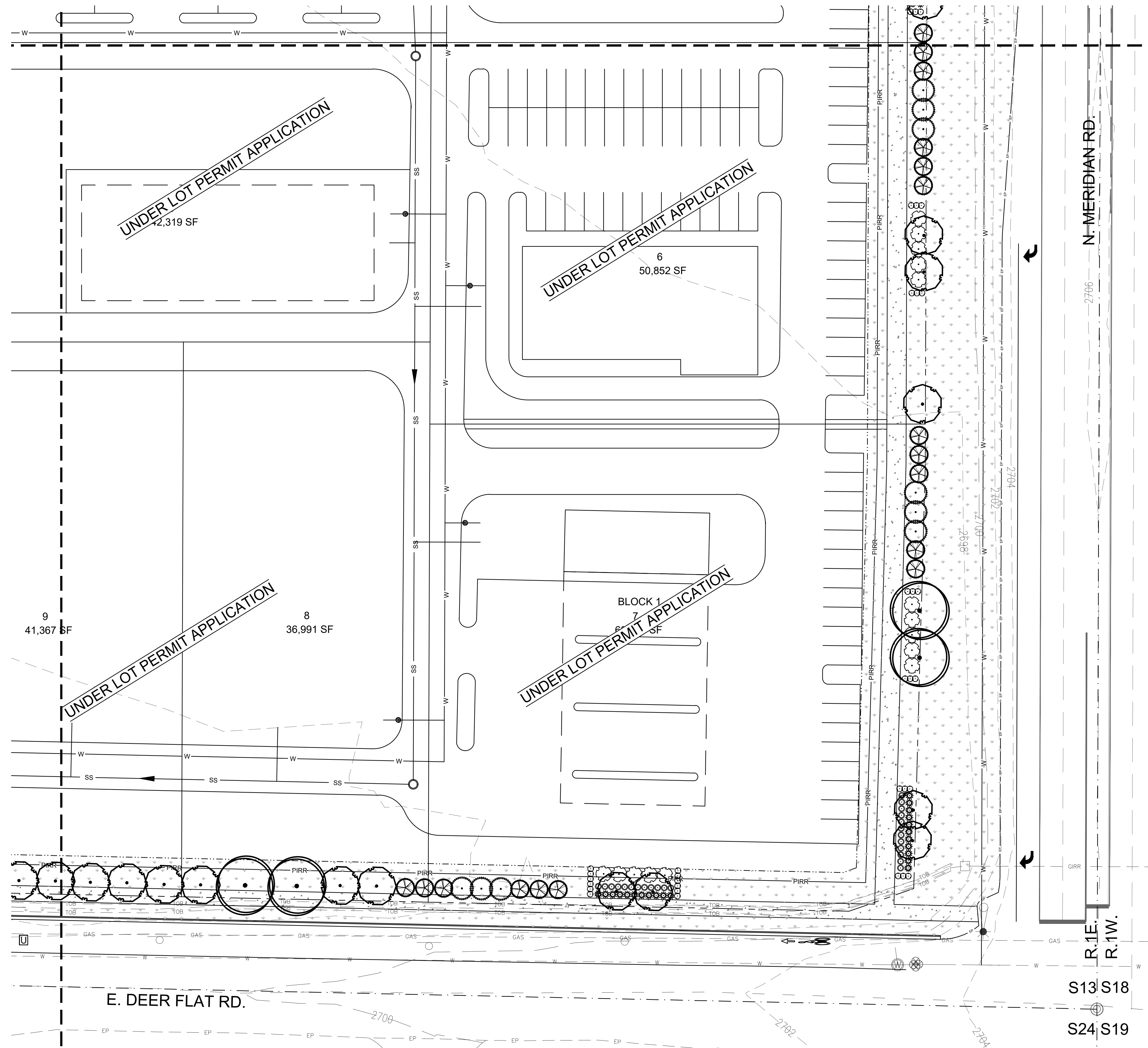
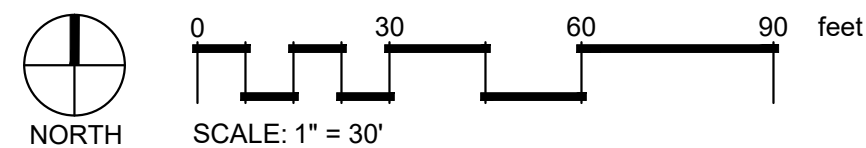
MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
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	Pinus nigra 'Oregon Green' / Oregon Green Pine	B & B		6'-7" H	18	20' h x 15' w
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 KUNA, IDAHO

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△	**	**

JOB NO:
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 CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN

SHEET NUMBER
L104

**DESCRIPTION FOR
SOUTH PARCEL
BLACKROCK MARKET PLACE**

A parcel of land located in the E 1/2 of the SE 1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the SE corner of said Section 13 from which the S 1/4 corner of said Section 13 bears North 88°45'38" West, 2,630.90 feet;

thence along the South boundary line of said Section 13 North 88°45'38" West, 973.49 feet;

thence leaving said South boundary line North 00°11'35" East, 48.01 feet to a point on the North right-of-way line of E. Deer Flat Road, said point also being the **REAL POINT OF BEGINNING**;

thence continuing North 00°11'35" East, 925.33 feet to a point on the centerline of the Kuna Canal;

thence along the centerline of the Kuna Canal the following 3 courses and distances:

thence 151.82 feet along the arc of a non-tangent curve to the right, said curve having a radius of 500.00 feet, a central angle of 17°23'51" and a long chord which bears South 79°28'45" East, 151.24 feet;

thence South 70°46'49" East, 554.68 feet

thence 267.30 feet along the arc of a non-tangent curve to the right, said curve having a radius of 700.00 feet, a central angle of 21°52'45" and a long chord which bears South 59°50'27" East, 265.68 feet to a point on the East right-of-way line of N. Meridian Road (SH 69);

thence along said East right-of-way line the following 4 courses and distances:

thence South 00°11'35" West, 78.47 feet;

thence North 89°48'25" West, 20.00 feet;

thence South 00°11'35" West, 290.00 feet;

thence South 01°33'25" West, 219.77 feet to a point on the North right-of-way line of E. Deer Flat Road;

thence along said North right-of-way line the following 2 courses and distances:

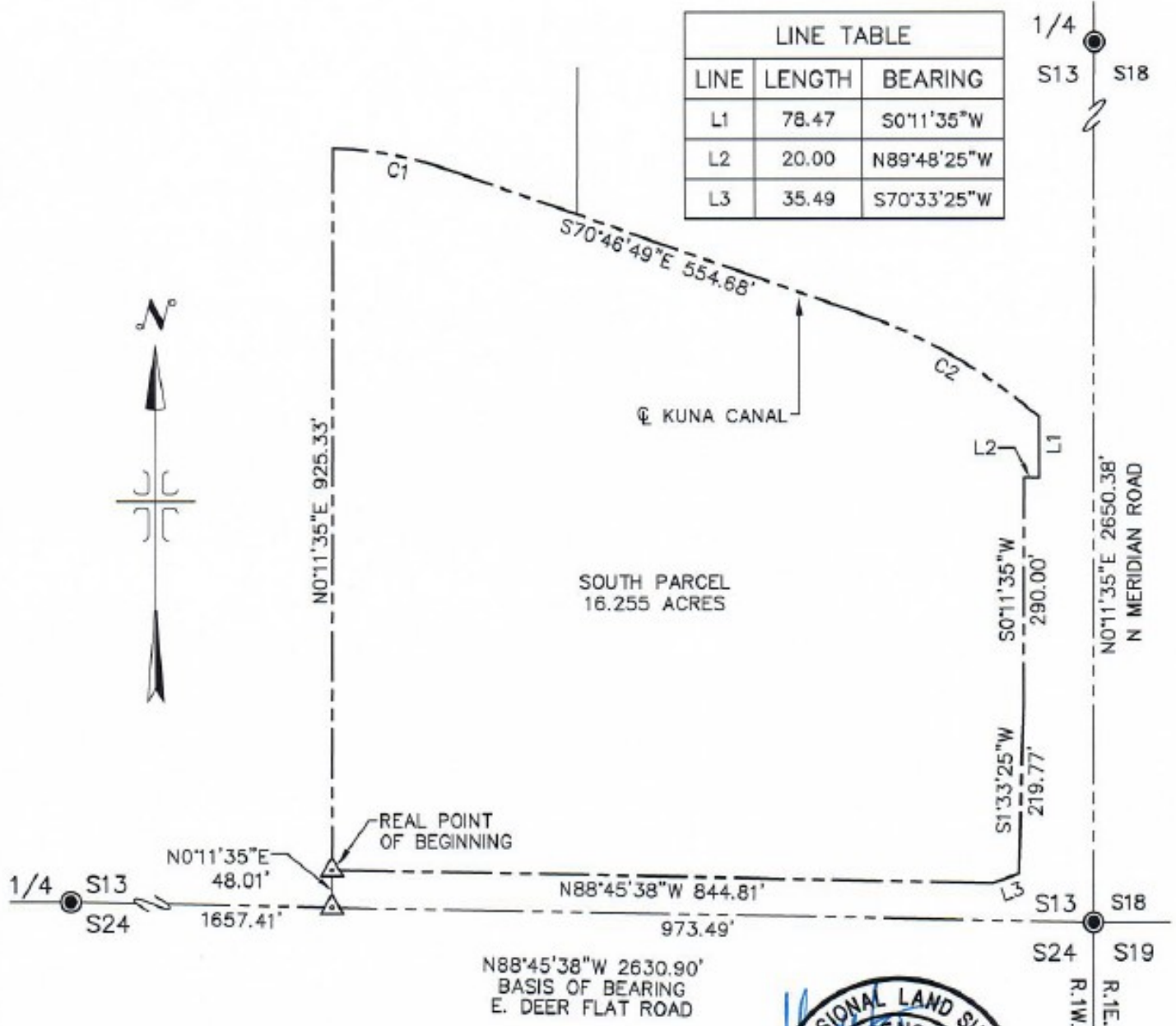
thence South 70°33'25" West, 35.49 feet;

thence North 88°45'38" West, 844.81 feet to the **REAL POINT OF BEGINNING**. Containing 16.255 acres, more or less.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	500.00	151.82	151.24	S79°28'45"E	17°23'51"
C2	700.00	267.30	265.68	S59°50'27"E	21°52'45"

LINE TABLE		
LINE	LENGTH	BEARING
L1	78.47	S0°11'35"W
L2	20.00	N89°48'25"W
L3	35.49	S70°33'25"W



SCALE: 1" = 200'



IDAHO SURVEY GROUP, LLC
 6055 W. EMERALD ST.
 BOISE, IDAHO 83724
 (208) 848-8570

EXHIBIT DRAWING FOR
SOUTH PARCEL
BLACKROCK MARKET PLACE
 LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 13
 T.2N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO.
18-129
 SHEET NO.
1
 DWG. DATE
8/3/2020



ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 CHE FOWLER
PIONEER TITLE COMPANY OF ADA COUNTY

2021-153040
10/21/2021 03:55 PM
\$15.00

1211 W Myrtle Street, Plaza II Suite 100
Boise, ID 83702

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

File No. 770799 JS/JO

WARRANTY DEED

For Value Received SH69 Holdings, LLC, an Idaho Limited Liability Company hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

CRMM, LLC, a Nevada limited liability company hereinafter referred to as Grantee, whose current address is 8942 Spanish Ridge Ave. Las Vegas, 89145

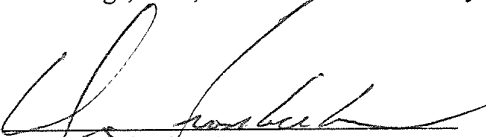
The following described premises, to-wit:

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.

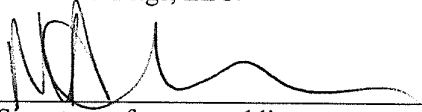
Dated: October 13, 2021

SH69 Holdings, LLC, an Idaho limited liability company

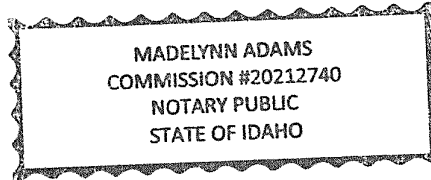
By: 
David Gronbeck, Manager

State of IDAHO, County of ADA

This record was acknowledged before me on October 21, 2021 by David Gronbeck, as Manager of SH69 Holdings, LLC.



Signature of notary public
Commission Expires:



MADELYNN ADAMS
Residing in: Nampa, ID
Commission Expires: 06/22/2027

EXHIBIT A

A parcel of land located in the E 1/2 of the SE1/4 of Section 13, Township 2 North, Range 1 West Boise-Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the SE corner of said Section 13 from which the S 1/4 corner of said Section 13 bears North 88°45'38" West, 2630.90 feet;
thence along the South boundary line of said Section 13 North 88°45'38" West, 973.49 feet
thence leaving said South boundary line North 00°11'35" East, 48.01 feet to a point on the North right-of-way line of E. Deer Flat Road, said point being the Real Point of Beginning;
thence continuing North 00°11'35" East, 925.33 feet to a point on the centerline of the Kuna Canal;
then along the centerline of the Kuna Canal the following 3 courses and distances:
thence 151.82 feet along the arc of a non-tangent curve to the right, said curve having a radius of 500.00 feet, a central angle of 17°23'51" and a long chord which bears South 79°28'45" East, 151.24 feet;
thence South 70°46'49" East 554.68 feet;
thence 267.30 feet along the arc of a non-tangent curve to the right, said curve having a radius of 700.00 feet, central angle of 21°52'45" and a long chord which bears South 59°50'27" East, 265.68 feet to a point on the East right-of-way line of N. Meridian Road (SH 69);
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thence North 89°48'25" West, 20.00 feet;
thence South 00°11'35" West, 290.00 feet;
thence South 01°33'25" West, 219.77 feet to a point on the North right-of-way line of E. Deer Flat Road;
thence along said North right-of-way line the following 2 courses and distances:
thence South 70°33'25" West, 35.49 feet;
thence North 88°45'38" West, 844.81 feet to the Real Point of Beginning.



**AFFIDAVIT OF
LEGAL INTEREST**

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



State of Idaho)
) ss
County of Ada)

I, Margo Chernyshcheva for CRMM LLC
8942 Spanish Ridge Ave, LV, NV 89147

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

Bill Hicks
5245 S. Durango Dr., Las Vegas, Nevada 89113
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).

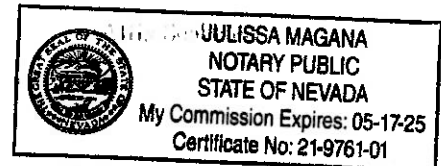
Dated this 02 day of May, 2022

[Signature]
Signature

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

Julissa Magana
Residing at: Lelle W. Coatal
Breeze Ct. Las Vegas NV 89108

My Commission expires: 05/17/2025
[Signature]
Signature





Neighborhood Meeting Certification

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | 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: Preliminary plat consisting of 12 commercial lots on approximately 16.26 acres at the NW corner of Meridian and Deer Flat Roads.

Date of Meeting: 5/18/22 Time: 6:00 PM

Meeting Location: Kuna Public Library, 457 N. Locust Ave.

Site Information

Location: Section 13 Township 2N Range 1W Total Acres 16.26

Subdivision Name: Paul Bunyan Plaza Lot Block

Address: N. Meridian Rd.

Parcel No(s): S1313449910

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: CRMM, LLC

Address: 8942 Spanish Ridge Ave., Las Vegas, NV 89145

Contact Person

Name: Bill Hicks

Business Name (if applicable): _____

Address: 8942 Spanish Ridge, Ave., Las Vegas, NV 89145

Phone: (702) 221-2500 Email: bhicks@newmarketadvisors.com


Applicant

Name: Bill Hicks

Address: 8942 Spanish Ridge Ave., Las Vegas, NV 89145

Phone: (702) 221-2500 Email: bhicks@newmarketadvisors.com

I, Ben Thomas, 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:  Date: 6/14/22

SIGN-IN SHEET

Project Name: Paul Bunyan Plaza

	Name	Address	Phone
1	Bill Hawks	80 Pristine	702 501 8001
2	Fred Hansen	4111 N Barney	702-374-3580
3	Ken LeDuc	Sterling Ranch	-
4	Armen Sarkisian		702-267-7371
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 5/18/22 Number of Attendees: 5

Location: Kuna City Library

Project Description: Commercial subdivision at the NW corner of Meridian & Deer Flat

Attendee Comments or Concerns: _____

One question about the increased traffic on Deer Flat. We agreed to share the traffic study which identifies the estimated traffic flows.

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: _____



COMMITMENT TO PROPERTY POSTING

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing*. The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *no later than seven (7) days* prior to the Public Hearing, attesting to where and when the sign(s) were posted. Unless such certificate is received by the required date, the hearing will be continued to the next available date, as scheduling permits.

The signs shall be removed no later than three (3) days after the end of the Public Hearing for which the sign(s) had been posted.

Print Name: Ben Thomas

Signature:  Date: 6/14/22

Ben Thomas

From: Sub Name Mail <subnamemail@adacounty.id.gov> on behalf of Sub Name Mail
Sent: Tuesday, May 24, 2022 12:05 PM
To: Ben Thomas
Cc: Gregory Carter (gcarter@idahosurvey.com)
Subject: RE: Paul Bunyan Plaza Subdivision Name Reservation

May 24, 2022

Greg Carter, Idaho Survey Group
Ben Thomas, Civil Innovations

RE: Subdivision Name Reservation: **PAUL BUNYAN PLAZA SUBDIVISION**

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

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

Sincerely,



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