



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

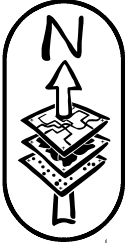
December 9, 2016

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

<b>FILE NUMBER:</b>	16-12-AN (Annexation) – Renascence Farm and Mason Creek Farm Annexations.	
<b>PROJECT DESCRIPTION</b>	Applicant requests approval for annexation into Kuna City with an R-6 (Med. Density) zoning over approximately 143.2 total acres.	
<b>SITE LOCATION</b>	NWC Ten Mile and Lake Hazel Roads (generally) along with NEC of Ten Mile and Lake Hazel Roads, Kuna, Idaho 83634	
<b>REPRESENTATIVE</b>	<i>KM Engineering</i> Kirsti Grabo 9233 W. State St. Boise, ID 83714 208.639.6930 <a href="mailto:KGrabo@kmengllp.com">KGrabo@kmengllp.com</a>	DB Development LLC Tim Eck 6152 W. Half Moon lane Eagle, Idaho 83606 (208) 286.0520 <a href="mailto:timothyeck@me.com">timothyeck@me.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>January 24, 2017</b> 6:00 P.M.	
<b>STAFF CONTACT</b>	Troy Behunin Planner III <a href="mailto:Tbehunin@Kunald.Gov">Tbehunin@Kunald.Gov</a> Phone: 922.5274 Fax: 922.5989	

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

# VICINITY MAP








**Renaissance Site**

**Mason Creek Farm Site**

**Kuna WWTP**

## Legend

-  PARCEL LINES
-  ROADS
-  KUNA CITY LIMITS
-  WATER FEATURES
-  Ada County FULL

W Lake Hazel Rd

Harris Lateral

S Memory Ln

S Ten Mile Rd

S Durrant Ln

Mason Creek Feeder

TB





Renaissance Farms Site

Mason Creek Farms Site

Kuna WWTP





November 7, 2016  
Project No.: 16-152

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

**RE: Renaissance Farm and Mason Creek Farm Parcels – Ada County, ID  
Annexation Application**

Dear Mr. Behunin:

On behalf of Renaissance Farm, LLC, and Mason Creek Farm, LLC, we are pleased to submit the attached application and required supplements for an annexation of the parcels referenced above.

Renaissance Farm Parcels

The majority of the subject property is approximately 114 acres of agricultural ground located south of Amity Road between Ten Mile and Black Cat Roads. The parcels are presently located in Ada County, but a path of annexation is available via two properties, the owners of which have recorded annexation consent forms on file with the City. The site is currently zoned RUT in the County with a comprehensive plan designation of Medium-Density Residential. As a part of this application, we are requesting to annex the property into the City of Kuna with the R-6 zone, which is consistent with the comprehensive plan. The table below outlines the information for the Renaissance Farm parcels, including the parcels providing the path for annexation.

Parcel Number	Address	Owner	Approximate Acreage
R0967660156	S. Bittercreek Ave.	Renaissance Farm, LLC	57.12
R0967660155	S. Bittercreek Ave.	Renaissance Farm, LLC	30.38
S1234142351	5561 S. Ten Mile Rd.	Renaissance Farm, LLC	9.64
R0967660151	S. Bittercreek Ave	Renaissance Farm, LLC	0.20
S1234212935	W. Amity Rd.	Renaissance Farm, LLC	14.97
S1234244310	S. Bittercreek Ave.	Renaissance Farm, LLC	0.42
S1234121105	W. Amity Rd.	Renaissance Farm, LLC	0.44
S1234212405	W. Amity Rd.	Renaissance Farm, LLC	0.44
			113.61
S1234417520	5975 S. Ten Mile Rd.	Colson (Consent)	20.07
S1235336450	6020 S. Ten Mile Rd.	Roberts (Consent)	1.0

The majority of these parcels have been contemplated for development in the past. With the economic downturn, the ownership group elected to postpone further entitlements until market conditions recovered and availability of utility services was better understood. With this property's location between Meridian and Kuna, it was unknown until now which municipality could provide services. With Kuna's extension of sewer and water facilities in Ten Mile Road, annexation into Kuna makes the most sense. This will not only provide enhanced



development opportunities for the property, but will also aid the City in expanding vital infrastructure for its growing population.

Mason Creek Parcel

The remainder of the subject property is approximately 23 acres of agricultural ground located north of Lake Hazel Road east of Ten Mile Road. This parcel is also presently located in Ada County, but is contiguous to City limits on the north and east. This parcel is also currently zoned RUT in the County with a comprehensive plan designation of Medium-Density Residential. As a part of this application, we are requesting to annex this property into the City of Kuna with the R-6 zone, which is consistent with the comprehensive plan. Information for this parcel is as follows.

Parcel Number	Address	Owner	Approximate Acreage
S1235347051	3068 W. Lake Hazel Rd.	Mason Creek Farm, LLC	22.87

This parcel is intended to become part of the neighboring Mason Creek Subdivision project currently under development.

Public Utilities

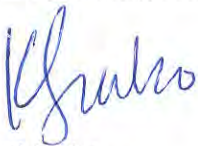
The owner has conducted multiple meetings with Kuna's City Engineer to understand sewer, water, and pressure irrigation facilities, all of which are available for connection in Ten Mile Road with development of this site. As the project progresses, we will also work with the remaining public utilities including power, gas, phone, and cable to ensure that adequate utilities are provided.

Schedule

It is our intention to follow this application package with a preliminary plat submittal in the coming months. Before expending resources to prepare the full preliminary plat, we felt it prudent to obtain the City's feedback on the zoning for the Renaissance project.

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

Sincerely,  
**KM Engineering, LLP**



Kirsti Grabo  
Development Coordinator

cc: Renaissance Farm, LLC  
Mason Creek Farm, LLC





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

## Commission & Council Review Application

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

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

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

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

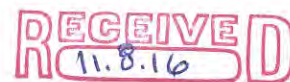
For Office Use Only	
File Number (s)	16-12-AU
Project name	RENASCENCE FARMS
Date Received	11.8.16
Date Accepted/Complete	12.2.16
Cross Reference Files	-
Commission Hearing Date	1.24.17
City Council Hearing Date	

### Contact/Applicant Information

Owners of Record: <u>Renascence Farm, LLC</u> and <u>Mason Creek Farm, LLC</u>	Phone Number: _____
Address: <u>6152 West Half Moon Lane</u>	E-Mail: _____
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: _____
Applicant (Developer): <u>same</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>KM Engineering</u>	Phone Number: <u>208.639.6939</u>
Address: <u>9233 West State Street</u>	E-Mail: <u>kgrabo@kmengllp.com</u>
City, State, Zip: <u>Boise, ID 83714</u>	Fax #: <u>208.693.6930</u>

### Subject Property Information

Site Address: <u>West Amity, South Ten Mile, &amp; 3068 West Lake Hazel</u>
Site Location (Cross Streets): <u>South of Amity between Ten Mile &amp; Black Cat and North of Lake Hazel east of Ten Mile</u>
Parcel Number (s): <u>see letter</u>
Section, Township, Range: <u>Section 34 &amp; 35, T3N, R1W</u>
Property size: <u>+/- 114.4 acres (Renascence) and +/- 24.6 acres (Mason Creek)</u>
Current land use: <u>Agricultural</u> Proposed land use: <u>Residential</u>
Current zoning district: <u>Ada County RUT</u> Proposed zoning district: <u>R6</u>



**Project Description**

Project / subdivision name: Renascence Subdivision and Mason Creek Subdivision

General description of proposed project / request: annexation and zoning for future residential development

Type of use proposed (check all that apply):

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

Amenities provided with this development (if applicable): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: \_\_\_\_\_

Any existing buildings to remain?  Yes  No

Number of residential units: \_\_\_\_\_ Number of building lots: \_\_\_\_\_

Number of common and/or other lots: \_\_\_\_\_

Type of dwellings proposed:

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

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

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

Other \_\_\_\_\_

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

Gross density (DU/acre-total property): \_\_\_\_\_ Net density (DU/acre-excluding roads): \_\_\_\_\_

Percentage of open space provided: \_\_\_\_\_ Acreage of open space: \_\_\_\_\_

Type of open space provided (i.e. landscaping, public, common, etc.): \_\_\_\_\_

**Non-Residential Project Summary (if applicable)**

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

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

Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_

Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_

Proposed Parking:

a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

c. Width of driveway aisle: \_\_\_\_\_

Proposed Lighting: \_\_\_\_\_

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_

Applicant's Signature: [Signature] Date: 11-7-16



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**Matt Caba**  
Commercial Customer Service  
Phone (208) 475-1135  
mcaba@TitleOneCorp.com  
www.TitleOneCorp.com

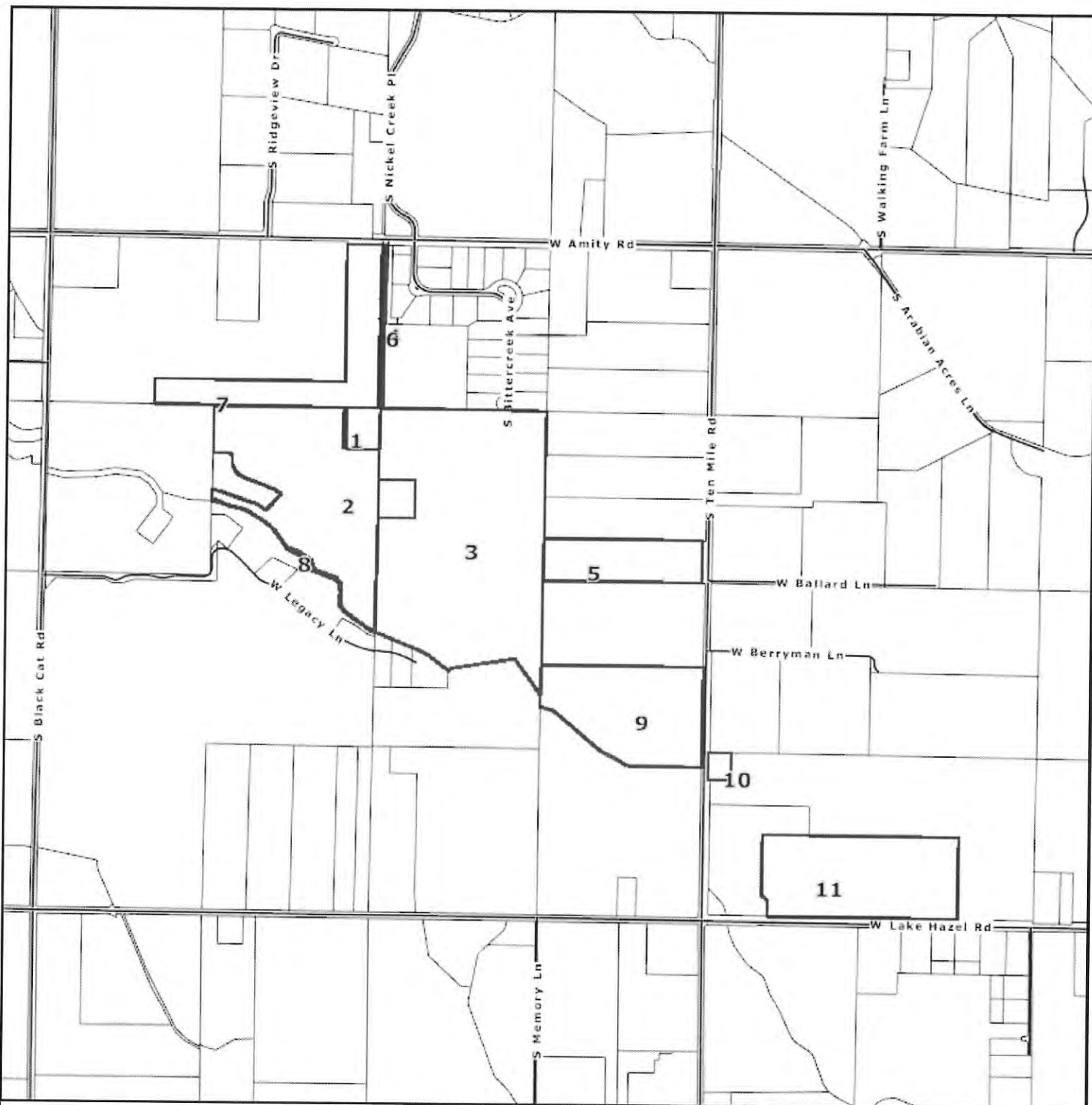
Parcel	ParcelID	Site Addr	Site City	Site ZIP	Acres	Beds	Baths	Sq Ft	Owner
1	R0967660151	S Bittercreek Ave	Meridian	83642	0.2010	0	0.00	0	Renascence Farm LLC
2	R0967660155	S Bittercreek Ave	Meridian	83642	30.3800	0	0.00	0	Renascence Farm LLC
3	R0967660156	S Bittercreek Ave	Meridian	83642	57.1200	0	0.00	0	Renascence Farm LLC
4	S1234121105	W Amity Rd	Meridian	83642	0.4400	0	0.00	0	Renascence Farm LLC
5	S1234142351	5561 S Ten Mile Rd	Meridian	83642	9.6350	0	0.00	0	Renascence Farm LLC
6	S1234212405	W Amity Rd	Meridian	83642	0.4400	0	0.00	0	Renascence Farm LLC
7	S1234212935	W Amity Rd	Meridian	83642	14.9670	0	0.00	0	Renascence Farm LLC
8	S1234244310	S Bittercreek Ave	Meridian	83642	0.4160	0	0.00	0	Renascence Farm LLC
9	S1234417520	5975 S Ten Mile Rd	Meridian	83642	20.0700	3	1.50	1744	Colson G Alan
10	S1235336450	6020 S Ten Mile Rd	Meridian	83642	1.0000	3	2.00	2996	Roberts Douglas H
11	S1235347051	3068 W Lake Hazel Rd	Meridian	83642	22.8730	0	0.00	0	Mason Creek Farm LLC

Notice: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

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RECEIVED  
11-8-16





**TitleOne**  
a title & escrow co.

**Matt Caba**  
Commercial Customer Service  
Phone (208) 475-1135  
mcaba@TitleOneCorp.com  
www.TitleOneCorp.com

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

geoAdvantage



November 4, 2016  
Project No.: 16-152

**EXHIBIT A  
LEGAL DESCRIPTION FOR  
ANNEXATION AND REZONE**

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

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

Thence leaving said easterly line and following the southerly line of the Southeast 1/4 of the Northeast 1/4, N89°25'56"W a distance of 1,315.48 feet to a found 5/8-inch rebar marking the C-E 1/16 corner;

Thence leaving said southerly line and following the easterly line of the Northwest 1/4 of the Southeast 1/4 of said Section 34, S00°40'58"W a distance of 896.49 feet to a point on the northerly subdivision boundary of DreamCatcher Subdivision (a subdivision on file in Book 80, Pages 8639-8641, records of Ada County, Idaho);

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

1. N37°01'00"W a distance of 340.72 feet ;
2. S81°55'00"W a distance of 493.00 feet;
3. S54°50'00"W a distance of 47.00 feet;
4. N51°00'00"W a distance of 215.00 feet;
5. N68°00'00"W a distance of 444.99 feet;
6. N74°12'00"W a distance of 43.22 feet;
7. N54°50'00"W a distance of 259.00 feet;
8. N32°48'00"W a distance of 69.00 feet;
9. N07°50'00"E a distance of 88.00 feet;
10. N08°42'00"W a distance of 99.00 feet;
11. N69°52'00"W a distance of 225.00 feet;
12. N20°18'00"W a distance of 90.00 feet;
13. N64°28'00"W a distance of 188.00 feet;
14. N36°46'00"W a distance of 172.00 feet;
15. N44°26'00"W a distance of 77.00 feet;
16. N58°40'00"W a distance of 206.00 feet;
17. N74°06'00"W a distance of 276.82 feet to a point on the westerly line of the Southeast 1/4 of the Northwest 1/4 of said Section 34;

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

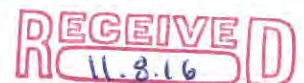
Thence leaving said westerly line, S83°37'10"E a distance of 55.38 feet;

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

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

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

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





Thence N42°15'35"E a distance of 174.08 feet;  
Thence 132.58 feet along the arc of a circular curve to the left, said curve having a radius of 575.00 feet, a delta angle of 13°12'41", a chord bearing of N64°26'20"W and a chord distance of 132.29 feet;  
Thence N71°02'40"W a distance of 161.80 feet;  
Thence 217.00 feet along the arc of a circular curve to the right, said curve having a radius of 175.00 feet, a delta angle of 71°02'45", a chord bearing of N35°31'20"W and a chord distance of 203.36 feet;  
Thence N00°00'00"E a distance of 18.04 feet;  
Thence 31.23 feet along the arc of a circular curve to the left, said curve having a radius of 20.00 feet, a delta angle of 89°27'26", a chord bearing of N44°43'24"W and a chord distance of 28.15 feet;  
Thence N89°26'47"W a distance of 128.85 feet to a point on said westerly line of the Southeast 1/4 of the Northwest 1/4;  
Thence following said westerly line, N00°52'46"E a distance of 376.45 feet to a found 5/8-inch rebar marking the NW 1/16 corner of said Section 34;  
Thence leaving said westerly line and following the southerly line of the Northwest 1/4 of the Northwest 1/4 of said Section 34, N89°21'57"W a distance of 472.05 feet;  
Thence leaving said southerly line, N00°55'56"E a distance of 184.17 feet;  
Thence N22°14'16"W a distance of 17.20 feet;  
Thence S89°21'57"E a distance of 1,507.19 feet;  
Thence N00°49'37"E a distance of 1,127.18 feet to a point on the northerly line of the Northwest 1/4 of said Section 34;  
Thence following said northerly line, S89°17'12"E a distance of 290.03 feet to a found brass cap marking the north 1/4 corner of said Section 34;  
Thence leaving said northerly line and following the northerly line of the Northeast 1/4 of said Section 34, S89°18'18"E a distance of 15.00 feet;  
Thence leaving said northerly line, S00°49'37"W a distance of 1,326.79 feet to a point on the southerly line of the Northwest 1/4 of the Northeast 1/4 of said Section 34;  
Thence following said southerly line, S89°21'00"E a distance of 1,296.27 feet to a found 5/8-inch rebar marking the NE 1/16 corner of said Section 34;  
Thence leaving said southerly line and following the easterly line of said Northwest 1/4 of the Northeast 1/4, S00°37'47"W a distance of 994.24 feet;  
Thence leaving said easterly line and following the northerly line of the South 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4, S89°24'57"E a distance of 1,314.49 feet to a point on the easterly line of the Northeast 1/4 of said Section 34;  
Thence following said easterly line, S00°27'30"W a distance of 331.03 feet to the **POINT OF BEGINNING**.

#### **EXCEPTING THEREFROM**

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

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

Thence following said easterly line, S00°49'37"W a distance of 330.59 feet;  
Thence leaving said easterly line, N89°26'47"W a distance of 263.76 feet;  
Thence N00°49'37"E a distance of 330.96 feet to a point on the northerly line of said Southeast 1/4 of the Northwest 1/4;

Thence following said northerly line, S89°21'57"E a distance of 263.76 feet to the **POINT OF BEGINNING**.

**EXCEPTING THEREFROM**

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

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

Thence following said westerly line S00°49'37"W a distance of 558.00 feet to the **POINT OF BEGINNING**.

Thence leaving said westerly line, S89°10'23"E a distance of 290.40 feet;

Thence S00°49'37"W a distance of 300.00 feet;

Thence N89°10'23"W a distance of 290.40 feet to a point on said westerly line of the Northeast 1/4;

Thence following said westerly line, N00°49'37"E a distance of 300.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 114.394 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

**TOGETHER WITH**

A parcel of land being a portion of the South 1/2 of the Southwest 1/4 of Section 35, Township 3 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho and being more particularly described as follows:

Commencing at a aluminum cap marking the west 1/4 corner of Said Section 35, thence following the westerly line of said Southwest 1/4 of Section 35, S00°04'23"W a distance of 2,652.25 feet to a found aluminum cap marking the southwest corner of said Section 35;

Thence leaving said westerly line and following the southerly line of said Southwest 1/4, S89°47'59"E a distance of 520.09 feet to the **POINT OF BEGINNING**.

Thence leaving said southerly line, N00°54'22"E a distance of 173.77 feet;

Thence N53°21'16"W a distance of 69.90 feet;

Thence N00°04'23"E a distance of 475.26 feet;

Thence S89°47'59"E a distance of 1,568.48 feet;

Thence S00°10'24"W a distance of 690.54 feet to a point on said southerly line of the Southwest 1/4;

Thence following said southerly line, N89°47'59"W a distance of 1,513.66 feet to the **POINT OF BEGINNING**.

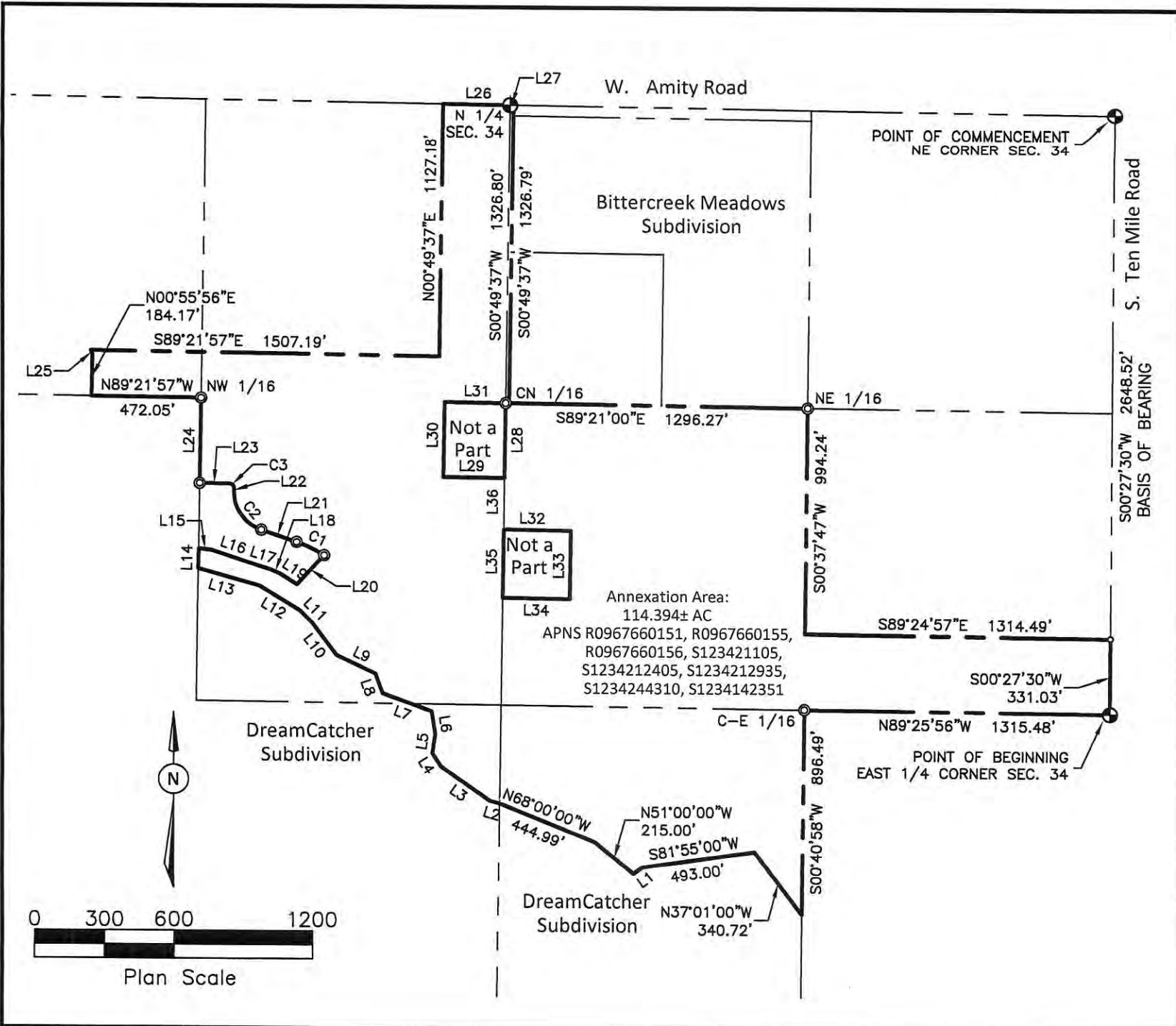
Said parcel contains 24.609 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached is **EXHIBIT B** and by this reference made a part of.





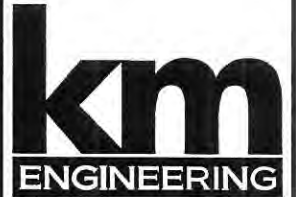
P:\16-152\CAD\SURVEY\EXHIBITS\16-152 ANNEXATION.DWG, TODD ARNOLD, 11/7/2016, KYOCERA TASKALFA 4550CI KX.PC3, 08.5X11 L



**Exhibit B**  
 Annexation and Rezone

A Portion of Section 34, T.3N., R.1W., B.M.  
 City of Kuna, Ada County, Idaho

DATE:	11/4/2016
PROJECT:	16-152
SHEET:	1 OF 3



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

LINE TABLE		
Line	Distance	Bearing
L1	47.00	S54°50'00"W
L2	43.22	N74°12'00"W
L3	259.00	N54°50'00"W
L4	69.00	N32°48'00"W
L5	88.00	N7°50'00"E
L6	99.00	N8°42'00"W
L7	225.00	N69°52'00"W
L8	90.00	N20°18'00"W
L9	188.00	N64°28'00"W
L10	172.00	N36°46'00"W
L11	77.00	N44°26'00"W
L12	206.00	N58°40'00"W
L13	276.82	N74°06'00"W
L14	86.54	N0°52'46"E
L15	55.38	S83°37'10"E
L16	173.98	S71°29'04"E
L17	94.36	S72°30'29"E
L18	48.08	S66°34'34"E
L19	85.85	S57°30'33"E
L20	174.08	N42°15'35"E

LINE TABLE		
Line	Distance	Bearing
L21	161.80	N71°02'40"W
L22	18.04	N0°00'00"E
L23	128.85	N89°26'47"W
L24	376.45	N0°52'46"E
L25	17.20	N22°14'16"W
L26	290.03	S89°17'12"E
L27	15.00	S89°18'18"E
L28	330.59	S0°49'37"W
L29	263.76	N89°26'47"W
L30	330.96	N0°49'37"E
L31	248.76	S89°21'57"E
L32	290.40	S89°10'23"E
L33	300.00	S0°49'37"W
L34	290.40	N89°10'23"W
L35	300.00	N0°49'37"E
L36	227.40	N0°49'37"E

CURVE TABLE					
Curve	Radius	Legnth	Delta	Chord Brg	Chord
C1	575.00'	132.58'	13°12'41"	N64°26'20"W	132.29'
C2	175.00'	217.00'	71°02'45"	N35°31'20"W	203.36'
C3	20.00'	31.23'	89°27'26"	N44°43'24"W	28.15'

**Exhibit B**  
Annexation and Rezone

A Portion of Section 34, T.3N., R.1W., B.M.  
City of Kuna, Ada County, Idaho

DATE: 11/4/2016

PROJECT: 16-152

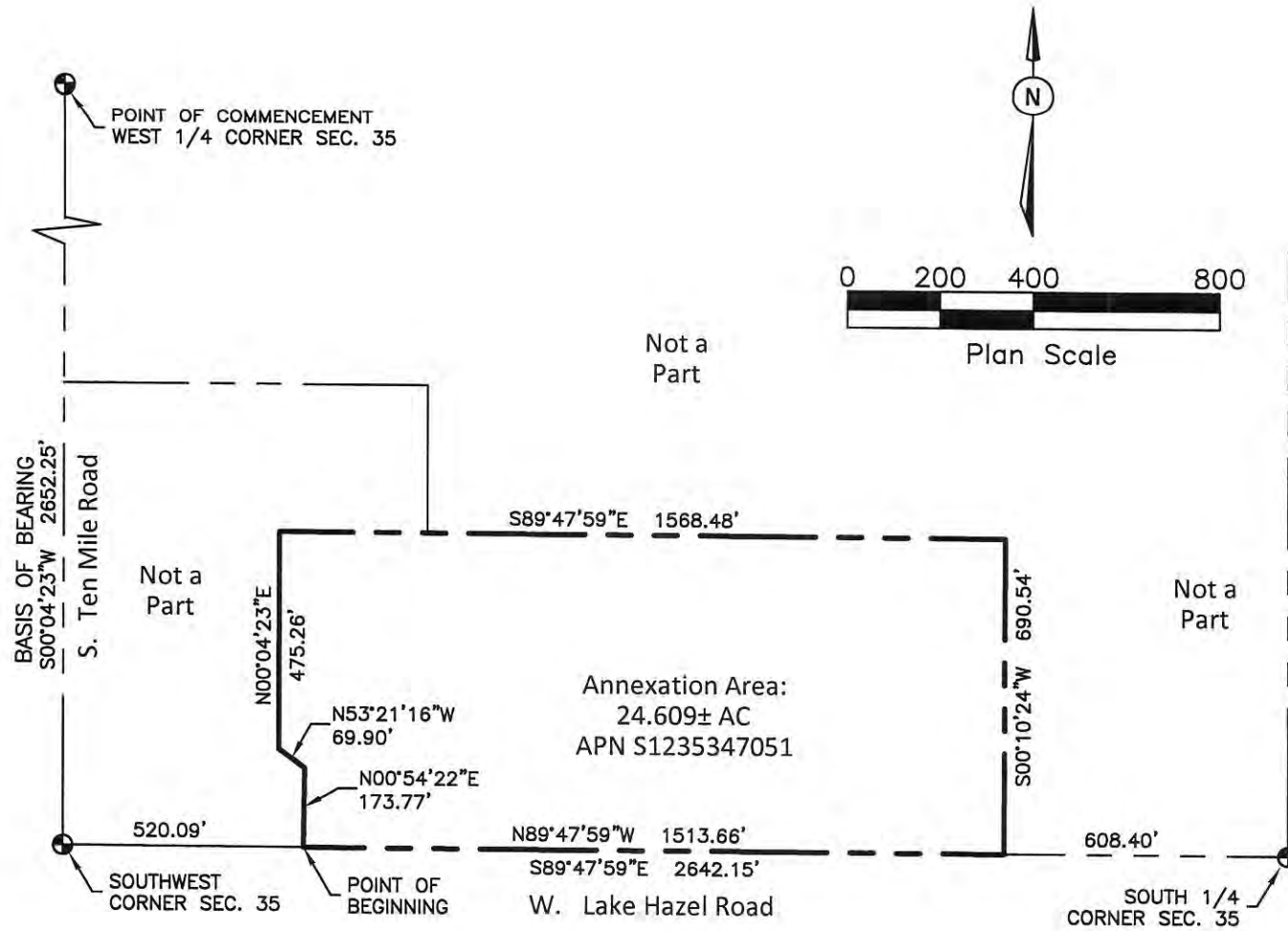
SHEET:  
2 OF 3



ENGINEERS . SURVEYORS . PLANNERS

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





**Exhibit B**  
Annexation and Rezone

A Portion of the South 1/2 of the SW 1/4 of  
Section 35, T.3N., R.1W., B.M., City of Kuna, Ada County, Idaho

DATE: 11/4/2016

PROJECT: 16-152

SHEET:  
3 OF 3



ENGINEERS . SURVEYORS . PLANNERS

9233 WEST STATE STREET  
BOISE, IDAHO 83714  
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City of Kuna  
 Planning & Zoning  
 Department  
 P.O. Box 13  
 Kuna, Idaho 83634  
 208.922.5274  
 Fax: 208.922.5989  
 Website: www.kunacity.id.gov

## Annexation Checklist

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.

**Project name:** Renaissance Farm      **Applicant:** Renaissance Farm, LLC  
 & Mason Creek Farm                      & Mason Creek Farm, LLC  
 Parcel Annexation & Zoning

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
x	Completed and signed Commission & Council Review Application.	✓
x	Letter of Intent indicating reasons for proposed annexation and the availability of public services. If reason for annexation is development, also submit a conceptual plan.	✓
x	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the annexation property, Street names and names of surrounding subdivisions.	✓
x	Legal description of the annexation area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
x	Recorded warranty deed for the property.	✓
x	Proof of ownership—A copy of your deed <u>and</u> Affidavit of Legal Interest (All parties involved)	✓
n/a	Development Agreement & Development Agreement Checklist	✓
x	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
x	Commitment of Property Posting form signed by the applicant/agent.	✓

*Note: Only one copy of the above items need to be submitted when applying for multiple applications.*

*This application shall not be considered complete (nor will a Public Hearing be set) 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, additional copies needed, etc.*

RECEIVED  
11.8.16



