



# 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): 22-15-AN (Annex)

Project Name: Rising Sun WEST

Date Received: 7.27.22

Date Accepted as Complete: 11.03.22 - UPDATED February 2023

Type of review requested (check all that apply); please submit all associated applications:

<input checked="" type="checkbox"/>	Annexation	<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: M3 Companies - Mark Tate

Address: 1673 Shoreline Drive, Suite 200 ID, 83702

Phone: 208.939.6263 Email: mtate@m3companiesllc.com

### Applicant (Developer) Information

Name: JUB Engineering / Wendy Shrief

Address: 2760 Excursion Lane, Ste 400

Meridian, ID 83642

Phone: 208-376-7330 Email: wshrief@jub.com

### Engineer/Representative Information

Name: Matt Price - Engineer

Address: 2760 Excursion Ln. Ste 400, Meridian, ID 83642

Phone: 208-376-7330 Email: mprice@jub.com

**Subject Property Information**

Site Address: E Kuna Rd.

Nearest Major Cross Streets: South of E Kuna Rd. and E Avalon St

Parcel No.(s): R0615251201, R0615250567

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

Property Size: 42.02 +/- Acres

Current Land Use: Agricultural Proposed Land Use: Single-family, Multi-family-commercial

Current Zoning: RUT Proposed Zoning: C-1

**Project Description**

Project Name: Rising Sun West Subdivision

General Description of Project: Annexation and proposed commercial zoning.

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: N/A

**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: N/A No. of Building Lots: N/A

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: \_\_\_\_\_ 2.32 common, 28.3% w/ City park

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

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: Wg Adl

Date: 7/22/2022 3/9/2023 Verified WS

Wg Adl



# 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): 22-15-AN

Project Name: Rising Sun West

Date of Pre-Application Meeting: 4.14.22 See (3) months, unless otherwise determined by Staff

Date Received: 7.27.22

Date Accepted as Complete: 11.03.22

**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: W J A D Date: 7/10/22  
*By signing, you are confirming you have provided all required items listed on this application.*



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

July 27, 2022

**SUBJECT:** RISING SUN WEST ANNEXATION; LETTER OF INTENT

The intent of annexation for parcel numbers R0615251201 and R0615250567 is for the build-out of Rising Sun West Subdivision consisting of future commercial properties. The property is currently zoned RUT (Rural Urban Transition) within Ada County and would be zoned for commercial use upon annexation into the City of Kuna. The proposed zoning designation ( C-1) and intent of the Rising Sun West Subdivision aligns with the Kuna Comprehensive Plan Future Land Use Map. The proposed development, located south of E Kuna Road and E Avalon Street, will include future commercial uses. The proposed project would also accommodate a future SH-69 extension and railroad overpass.

The proposed property would utilize City water, sewer, and pressurized irrigation. Landscaping and adequate open space would be provided as the property is adjacent to Indian Creek and would allow for recreational use along the water frontage.

Ultimately, the proposed development of the Rising Sun West Subdivision will not negatively impact the surrounding land uses as it will comply with City's Comprehensive Plan and Future Land Use Map.

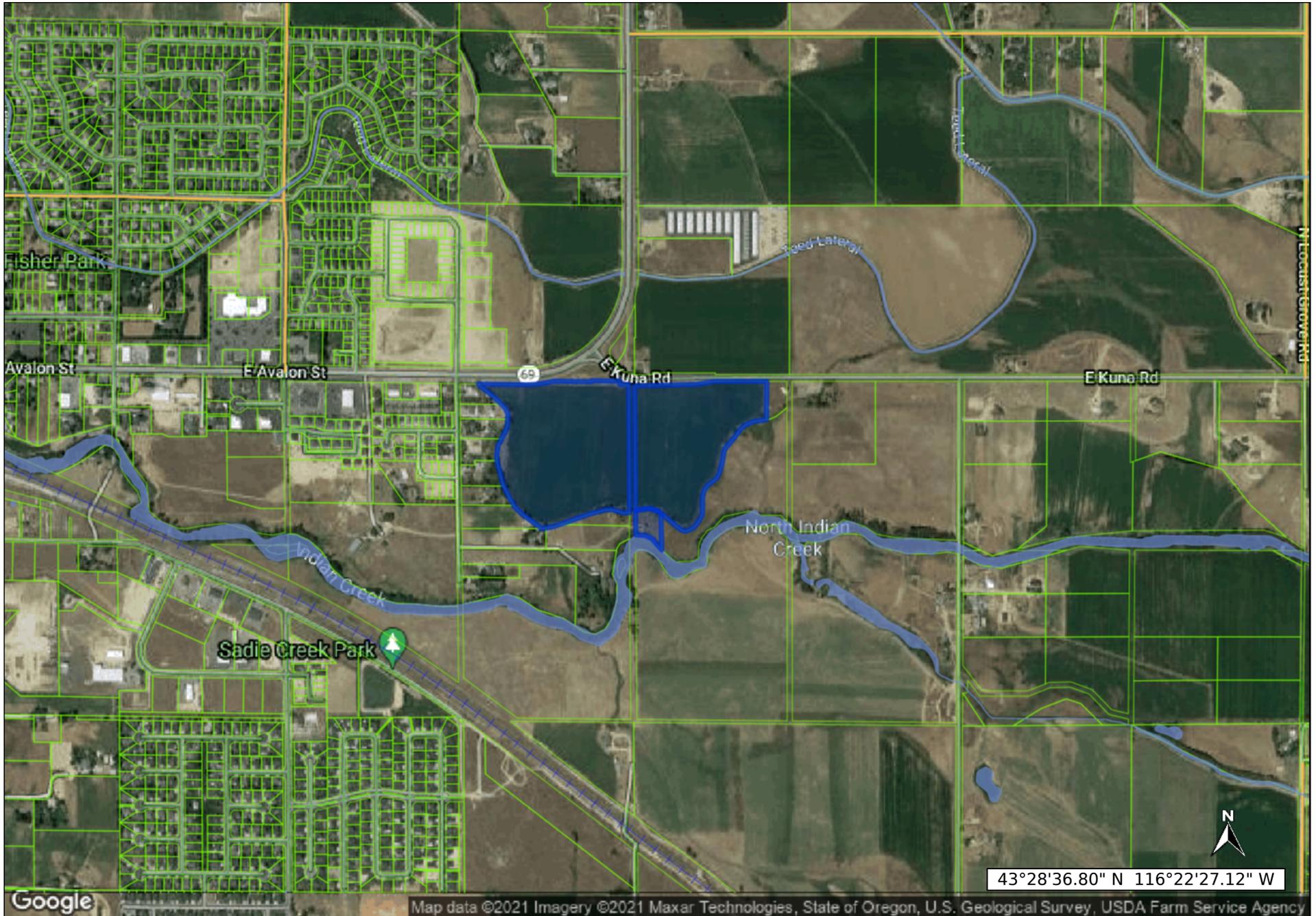
Please consider our proposal as we greatly look forward to assisting in the development of a community that will increase the quality of life of current and future residents of the City of Kuna.

Sincerely,

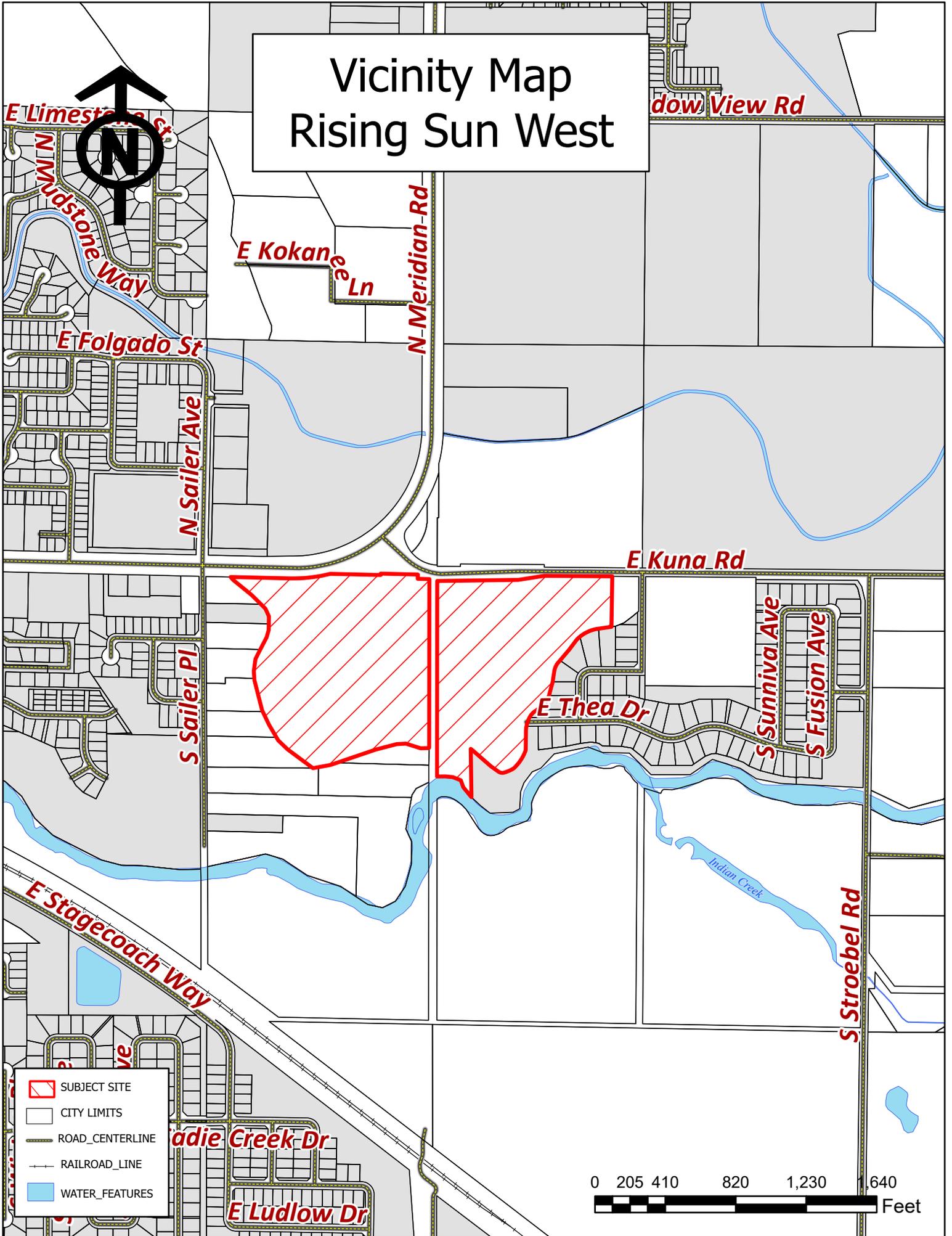
Wendy Shrief, AICP

J-U-B Engineers, Inc.

# Vicinity Map

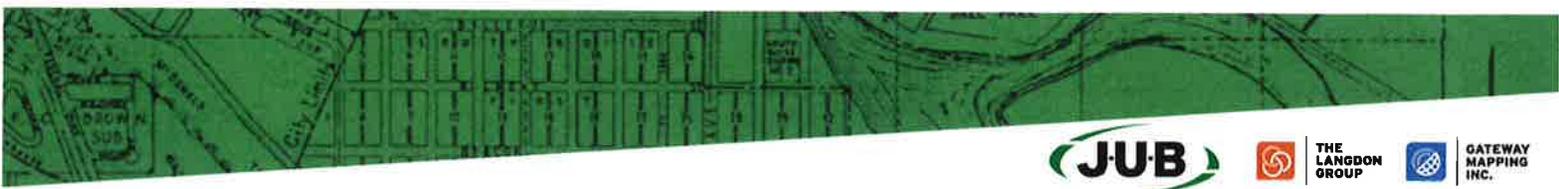


# Vicinity Map Rising Sun West



-  SUBJECT SITE
-  CITY LIMITS
-  ROAD\_CENTERLINE
-  RAILROAD\_LINE
-  WATER\_FEATURES

0 205 410 820 1,230 1,640 Feet



RIISING SUN WEST SUBDIVISION  
LEGAL DESCRIPTION

Those portions of Lots 1 through 6 of Block 6 of the Amended Plat of Part of the Avalon Orchard Tracts according to the official plat thereof filed in Book 6 of Plats at Page 254, Ada County Records, lying in the Northwest Quarter of the Northwest Quarter of Section 30, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the northwest corner of Section 30, Township 2 North, Range 1 East, Boise Meridian, from which the north quarter corner of said Section 30 bears South 89°33'00" East, 2542.42 feet; Thence along the north line of said Section 30, South 89°33'00" East, 25.00 feet; Thence departing from said north line, South 00°03'00" West, 60.00 feet to the southerly right-of-way line of E. Kuna Road and the **POINT OF BEGINNING**;

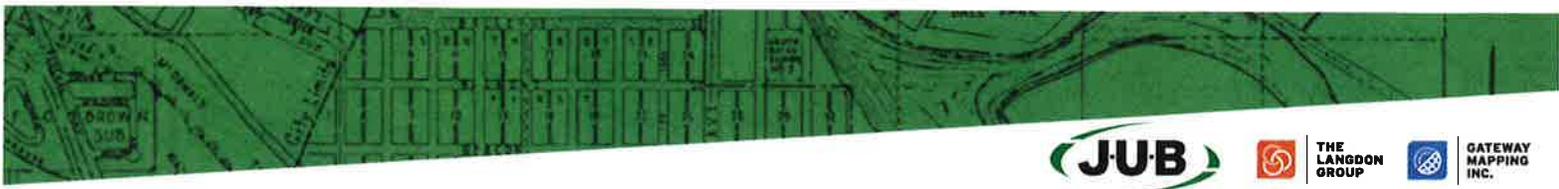
Thence along said southerly right-of-way line the following three (3) courses:

- 1) N 89°14'01" E, 471.28 feet;
- 2) N 81°03'02" E, 153.05 feet;
- 3) S 89°33'00" E, 396.12 feet;

Thence S 00°54'07" W, 294.15 feet departing from said right-of-way line to the centerline of the Teed 346 Rotation Sub-Lateral according to Record of Survey No. 10912, Ada County Records;

Thence along said centerline the following nineteen (19) courses:

- 1) S 81°53'53" W, 76.17 feet to the beginning of a non-tangent curve;
- 2) Along said non-tangent curve to the left an arc length of 144.55 feet, having a radius of 214.67 feet, a central angle of 38°34'46", a chord bearing of S 63°14'59" W and a chord length of 141.83 feet;
- 3) S 36°40'09" W, 72.95 feet;
- 4) S 40°39'48" W, 102.55 feet to the beginning of a non-tangent curve;
- 5) Along said non-tangent curve to the left an arc length of 53.06 feet, having a radius of 105.54 feet, a central angle of 28°48'13", a chord bearing of S 22°53'58" W and a chord length of 52.50 feet;
- 6) S 08°29'05" W, 64.63 feet;
- 7) S 15°27'35" W, 54.66 feet to the beginning of a non-tangent curve;
- 8) Along said non-tangent curve to the right an arc length of 73.93 feet, having a radius of 215.91 feet, a central angle of 19°37'08", a chord bearing of S 21°44'39" W and a chord length of 73.57 feet;
- 9) S 51°08'42" W, 67.26 feet to the beginning of a non-tangent curve;
- 10) Along said non-tangent curve to the left an arc length of 56.46 feet, having a radius of 94.98 feet, a central angle of 34°03'31", a chord bearing of S 44°45'44" W and a chord length of 55.63 feet to the beginning of a non-tangent curve;
- 11) Along said non-tangent curve to the left an arc length of 91.59 feet, having a radius of 192.42 feet, a central angle of 27°16'22", a chord bearing of S 14°05'48" W and a chord length of 90.73 feet;
- 12) S 00°27'30" W, 91.98 feet to the beginning of a non-tangent curve;
- 13) along said non-tangent curve to the right an arc length of 20.01 feet, having a radius of 45.42



- feet, a central angle of 25°14'38", a chord bearing of S 09°00'10" W and a chord length of 19.85 feet to the beginning of a non-tangent curve;
- 14) Along said non-tangent curve to the right an arc length of 116.76 feet, having a radius of 277.85 feet, a central angle of 24°04'36", a chord bearing of S 33°39'56" W and a chord length of 115.90 feet to the beginning of a non-tangent curve;
- 15) Along said non-tangent curve to the right an arc length of 66.12 feet, having a radius of 198.51 feet, a central angle of 19°04'58", a chord bearing of S 65°42'17" W and a chord length of 65.81 feet to the beginning of a non-tangent curve;
- 16) Along said non-tangent curve to the right an arc length of 33.43 feet, having a radius of 38.03 feet, a central angle of 50°21'32", a chord bearing of N 79°34'52" W and a chord length of 32.36 feet;
- 17) N 54°24'29" W, 55.42 feet;
- 18) N 48°50'30" W, 141.03 feet to the beginning of a non-tangent curve;
- 19) Along said non-tangent curve to the left an arc length of 12.43 feet, having a radius of 197.19 feet, a central angle of 03°36'45", a chord bearing of N 52°35'31" W and a chord length of 12.43 feet to the beginning of a non-tangent curve;

Thence S 00°47'53" E, 281.56 feet departing from said centerline to the North Top of Bank of Indian Creek;

Thence along said North Top of Bank the following five (5) courses:

- 1) N 39°12'52" W, 74.89 feet;
- 2) N 19°07'35" W, 42.92 feet;
- 3) N 68°43'10" W, 50.36 feet;
- 4) N 84°41'06" W, 45.69 feet;
- 5) S 89°09'40" W, 46.08 feet to the west line Block 6 of said Amended Plat of Part of the Avalon Orchard Tracts;

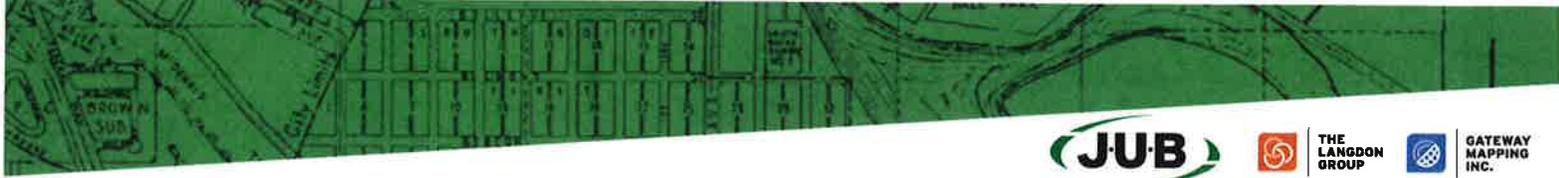
Thence N 00°03'00" E, 181.66 feet along said west line to said centerline;

Thence continuing N 00°03'00" E, 957.08 feet along said west line to the **POINT OF BEGINNING**.

**TOGETHER WITH**

Those portions of Lots 1 through 8 of Block 9 of the Amended Plat of Part of the Avalon Orchard Tracts according to the official plat thereof filed in Book 6 of Plats at Page 254, Ada County Records, lying in the Northeast Quarter of the Northeast Quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the northeast corner of Section 25, Township 2 North, Range 1 West, Boise Meridian, from which the north quarter corner of said Section 25 bears North 88°38'59" West, 2667.49 feet; Thence along the north line of said Section 25, North 88°38'59" West, 25.01 feet; Thence departing from said north line, South 00°03'00" West, 50.01 feet to the southerly right-of-way line of E. Kuna Road and the **POINT OF BEGINNING**;



Thence S 00°03'00" W, 981.85 feet along the east line of Block 9 of said Amended Plat of Part of the Avalon Orchard Tracts to the centerline of the Teed 346 Rotation Sub-Lateral according to Record of Survey No. 10912, Ada County Records;

Thence along said centerline the following twenty-one (21) courses;

- 1) S 89°26'16" W, 8.68 feet;
- 2) S 87°06'47" W, 41.66 feet;
- 3) N 72°50'48" W, 90.38 feet;
- 4) S 86°36'09" W, 52.93 feet;
- 5) S 75°25'53" W, 126.23 feet;
- 6) S 71°06'38" W, 279.01 feet;
- 7) S 79°47'29" W, 102.40 feet;
- 8) N 53°29'10" W, 183.78 feet;
- 9) N 46°17'20" W, 76.46 feet;
- 10) N 30°24'50" W, 103.85 feet;
- 11) N 25°36'39" W, 95.39 feet;
- 12) N 14°15'51" W, 180.00 feet;
- 13) N 03°49'05" W, 53.13 feet;
- 14) N 07°42'19" E, 71.58 feet;
- 15) N 27°15'58" E, 141.68 feet;
- 16) N 16°15'01" E, 44.61 feet;
- 17) N 00°32'36" E, 78.83 feet;
- 18) N 24°17'03" W, 48.54 feet;
- 19) N 45°07'40" W, 113.54 feet;
- 20) N 50°52'11" W, 138.48 feet;
- 21) N 39°36'13" W, 22.72 feet to the southerly right-of-way line of State Highway 69 as described in that Warranty Deed recorded under Instrument No. 97062884, Ada County Records;

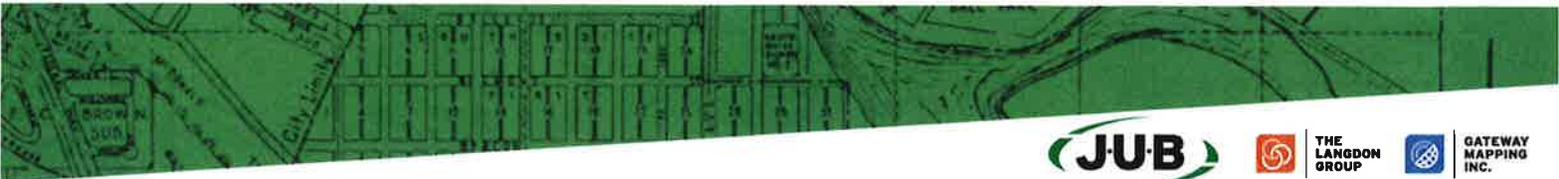
Thence along said southerly right-of-way line as described in those Warranty Deeds recorded under Instrument Nos. 97062884 and 97051061, Ada County Records, the following two (2) courses:

- 1) S 88°38'59" E, 343.42 feet to the beginning of a curve;
- 2) Along said curve to the left an arc length of 238.48 feet, having a radius of 883.51 feet, a central angle of 15°27'56", a chord bearing of N 83°37'03" E and a chord length of 237.76 feet;

Thence along said southerly right-of-way as described in that Right of Way Deed recorded under Instrument No. 146980, Ada County Records, the following two (2) courses:

- 1) S 88°38'59" E, 293.11 feet to the beginning of a non-tangent curve;
- 2) Along said non-tangent curve to the left an arc length of 73.30 feet, having a radius of 334.60 feet, a central angle of 12°33'05", a chord bearing of N 85°04'18" E and a chord length of 73.15 feet;

Thence along said southerly right-of-way line and the north line of Block 9 of said Amended Plat of Part of the Avalon Orchard Tracts, S 88°38'59" E, 143.68 feet;



J-U-B ENGINEERS, INC.



THE LANGDON GROUP



GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

Thence along said southerly right-of-way line as described in that Warranty Deed recorded under Instrument No. 97051061, Ada County Records, the following two (2) courses:

- 1) S 01°21'22" W, 25.00 feet;
- 2) S 88°38'59" E, 67.99 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains 42.04 acres, more or less.

**END OF DESCRIPTION**

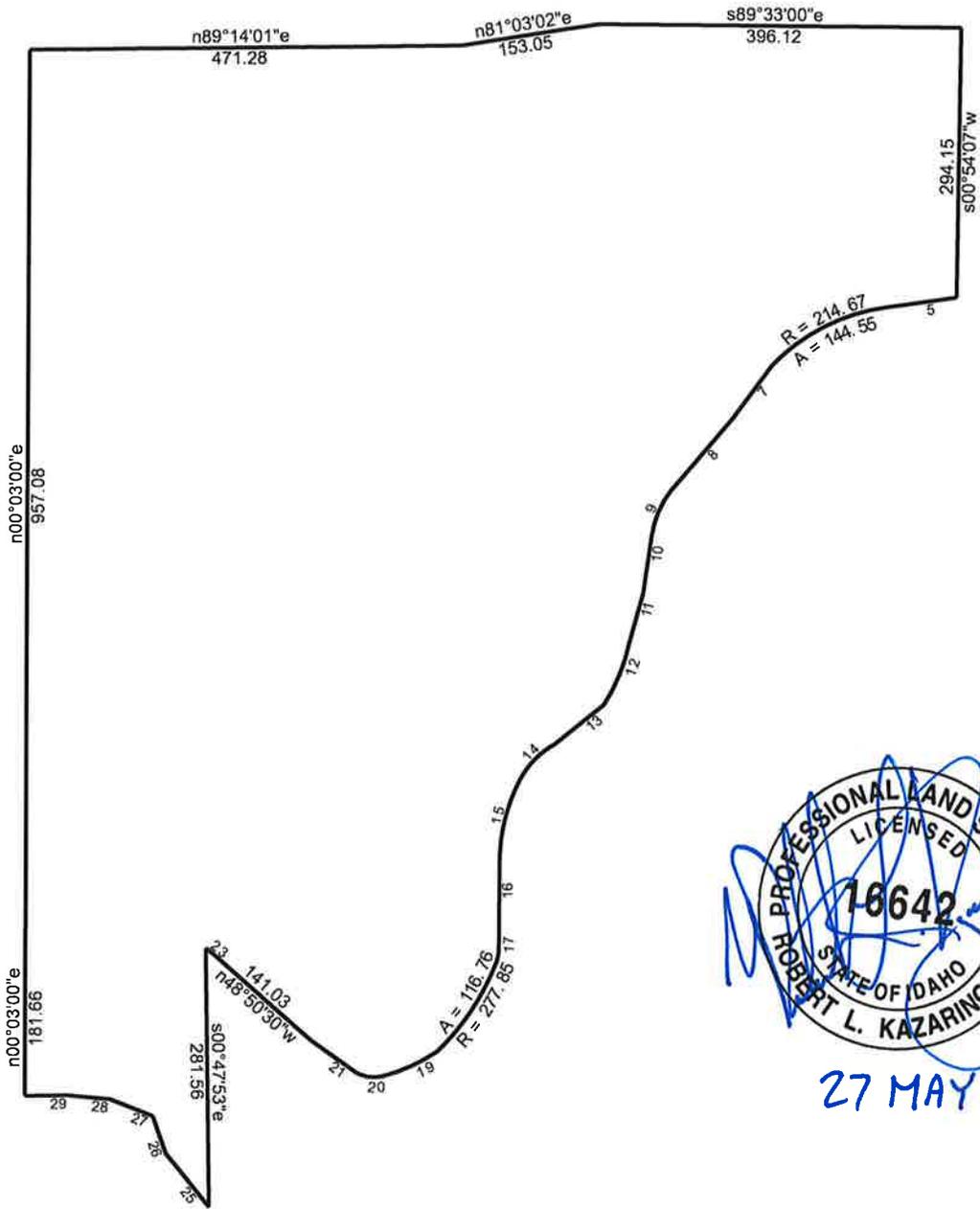
J-U-B ENGINEERS, Inc.

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.

\_\_\_\_\_  
Robert L. Kazarinoff, PLS



27 MAY 2021



27 MAY 2021

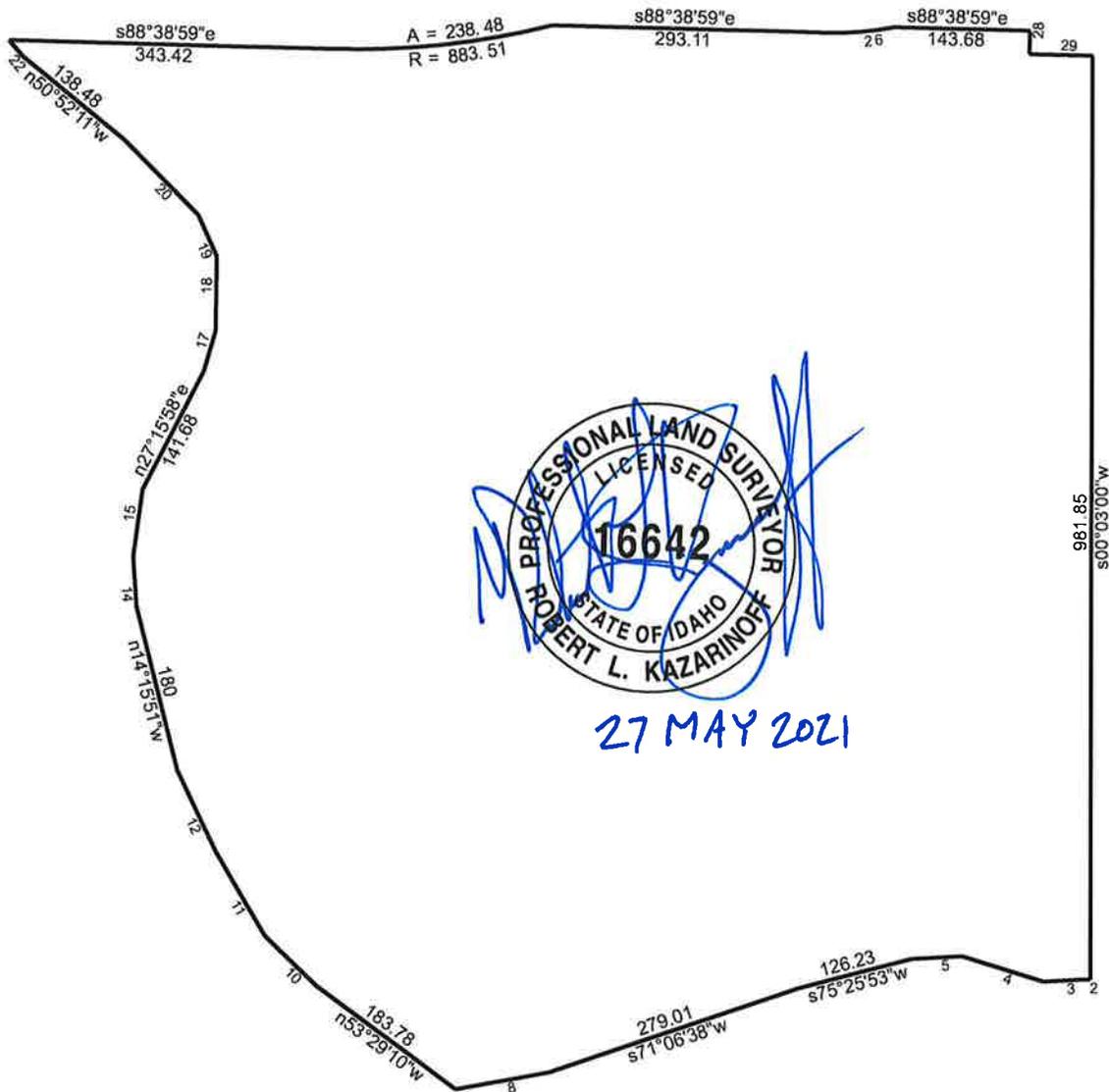
2/22/2021

Scale: 1 inch= 200 feet

File: RISING SUN WEST (E) BOUNDARY.ndp

Tract 1: 18.8155 Acres, Closure: n16.3535w 0.01 ft. (1/323674), Perimeter=4390 ft.

- |   |   |
|---|---|
| 01 n89.1401e 471.28   | 20 Rt, r=38.03, delta=050.2132, arc=33.43, chord=n79.3452w 32.36  |
| 02 n81.0302e 153.05   | 21 n54.2429w 55.42  |
| 03 s89.3300e 396.12   | 22 n48.5030w 141.03   |
| 04 s00.5407w 294.15   | 23 Lt, r=197.19, delta=003.3645, arc=12.43, chord=n52.3531w 12.43 |
| 05 s81.5353w 76.17  | 24 s00.4753e 281.56   |
| 06 Lt, r=214.67, delta=038.3446, arc=144.55, chord=s63.1459w 141.83 | 25 n39.1252w 74.89  |
| 07 s36.4009w 72.95  | 26 n19.0735w 42.92  |
| 08 s40.3948w 102.55   | 27 n68.4310w 50.36  |
| 09 Lt, r=105.54, delta=028.4813, arc=53.06, chord=s22.5358w 52.50   | 28 n84.4106w 45.69  |
| 10 s08.2905w 64.63  | 29 s89.0940w 46.08  |
| 11 s15.2735w 54.66  | 30 n00.0300e 181.66   |
| 12 Rt, r=215.91, delta=019.3708, arc=73.93, chord=s21.4439w 73.57   | 31 n00.0300e 957.08   |
| 13 s51.0842w 67.26  |   |
| 14 Lt, r=94.98, delta=034.0331, arc=56.46, chord=s44.4544w 55.63    |   |
| 15 Lt, r=192.42, delta=027.1622, arc=91.59, chord=s14.0548w 90.73   |   |
| 16 s00.2730w 91.98  |   |
| 17 Rt, r=45.42, delta=025.1438, arc=20.01, chord=s09.0010w 19.85    |   |
| 18 Rt, r=277.85, delta=024.0436, arc=116.76, chord=s33.3956w 115.90 |   |
| 19 Rt, r=198.51, delta=019.0458, arc=66.12, chord=s65.4217w 65.81   |   |



PROFESSIONAL LAND SURVEYOR  
 LICENSED  
 16642  
 STATE OF IDAHO  
 ROBERT L. KAZARINOFF  
 27 MAY 2021

2/22/2021

Scale: 1 inch= 200 feet | File: RISING SUN WEST (W) BOUNDARY.ndp

Tract 1: 23.2292 Acres, Closure: n00.3541e 0.01 ft. (1/773928), Perimeter=4221 ft.

- |                     |   |
|---------------------|---|
| 01 s00.0300w 981.85 | 18 n00.3236e 78.83  |
| 02 s89.2616w 8.68   | 19 n24.1703w 48.54  |
| 03 s87.0647w 41.66  | 20 n45.0740w 113.54   |
| 04 n72.5048w 90.38  | 21 n50.5211w 138.48   |
| 05 s86.3609w 52.93  | 22 n39.3613w 22.72  |
| 06 s75.2553w 126.23 | 23 s88.3859e 343.42   |
| 07 s71.0638w 279.01 | 24 Lt, r=883.51, delta=015.2756, arc=238.48, chord=n83.3703e 237.76 |
| 08 s79.4729w 102.4  | 25 s88.3859e 293.11   |
| 09 n53.2910w 183.78 | 26 Lt, r=334.60, delta=012.3305, arc=73.30, chord=n85.0418e 73.15   |
| 10 n46.1720w 76.46  | 27 s88.3859e 143.68   |
| 11 n30.2450w 103.85 | 28 s01.2122w 25   |
| 12 n25.3639w 95.39  | 29 s88.3859e 67.99  |
| 13 n14.1551w 180    |   |
| 14 n03.4905w 53.13  |   |
| 15 n07.4219e 71.58  |   |
| 16 n27.1558e 141.68 |   |
| 17 n16.1501e 44.61  |   |





# COMMITMENT TO PROPERTY POSTING



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)

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: Wendy Shrief, AICP

Signature: W Shrief Date: 7/10/21



**TitleOne**  
a title & escrow co.

## PROPERTY INFORMATION

**Date:**

6/10/2021

**Prepared By:**

TitleOne Customer Service

**Property Address:**

E Kuna Rd Kuna 83634

**Parcel Number:**

R0615250551

**Warmest Regards,**

The TitleOne Team  
TitleOne Corporation  
[www.TitleOneCorp.com](http://www.TitleOneCorp.com)

**Disclaimer**

Any property information contained in this email is subject to the following: 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.

Ada County Property Profile Information



Parcel ID: R0615250551
Property Addr: E Kuna Rd
Kuna ID 83634
Property Type: Other

Owner Information

Owner Name: Black Creek Ltd Partnership
Second Owner:
Mail Addr: PO Box 690
Meridian ID 83680 - 0690

Assessor Information

Legal Desc: PAR #0551 NW'LY POR BLK 06 LYING NW OF TEED LATERAL AVALON ORCHARD TRACTS AMD PLAT BK 06 PG 0254
Subdivision: Avalon Orchard Tracts
Lot/Block: 6
Twn/Rng/Sec: 02N / 01E / 30
Acres: 17.71
Irrigation Dist: BOISE-KUNA IRR
Tax Code Area: 239
2020 Levy Rate: 0.0088
Zoning: Ada County-RUT
Homeowner Exemption:



Treasurer Information

Year: 2018 Tax: \$310.36
Year: 2019 Tax: \$229.99
Year: 2020 Tax: \$153.94

Assessor Categories

Table with 5 columns: Year, Cat, Description, Acres, Value. Rows include 2020 IRRIGATED AG (16.56 acres, \$17,500.00) and 2020 WASTE LAND (1.15 acres, \$0.00). Totals: 17.71 acres, \$17,500.00.

Land Information

Residential Acres: Commercial Acres: Other Acres: Street:
Water Source: Sewer: Sidewalks: Curbs and Gutters:
View: Water Influence: Corner: Utilities:
Topography: Recreation:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



EXHIBIT A

Lots 1, 3, 5, and 7 in Block 15 of the Amended Plat of a part of the Avalon Orchard Tracts, according to the plat thereof, filed in Book 6 of Plats at Page 254, records of Ada County, Idaho.

EXCEPT that portion of said Lot 7 conveyed to the State of Idaho by deed recorded under Instrument No. 97051060.

All of Block 6 of the Amended Plat of a part of the Avalon Orchard Tracts according to the plat thereof, filed in Book 6 of Plats at Page 254, records of Ada County, Idaho, North and West of Teed Lateral.

EXCEPTING THEREFROM the following described parcel of land:

The Northeastern portion of Lot 1 in Block 6 of Avalon Orchard Tract, lying in the NW4NW4 of Section 30, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, between the North boundary of Lot 1 and the Teed Sublateral, more particularly described as follows:

Beginning at a point 25 feet South of the Northwest Corner of Section 30, Township 2 North, Range 1 East, Boise Meridian;

Thence East parallel to the Northern boundary of Section 30 Lot 1 in Block 6, 1037.6 feet to the REAL POINT OF BEGINNING;

Thence continuing East 151.6 feet to the Eastern boundary of Lot 1 in Block 6;

Thence South 201.5 feet along the Eastern boundary of Lot 1 in Block 6 to the Teed Sublateral;

Thence Westerly South 58°20' West 185 feet following the Teed Sublateral;

Thence North 297.5 feet to the REAL POINT OF BEGINNING.

AND EXCEPT that portion of said Block 6 conveyed to the State of Idaho by deed recorded under Instrument No. 97051068.

All of Block 9 of the Amended Plat of a part of the Avalon Orchard Tracts, according to the plat thereof, filed in Book 6 of Plats at Page 254, records of Ada County, Idaho, North and East of Teed Lateral.

EXCEPT that portion conveyed to the State of Idaho by deed recorded under Instrument No. 97051061.

Lot 4, South of Teed Lateral, Section 19, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPT those portions conveyed to the State of Idaho by deed recorded under Instrument No's. 97051063 and 97051064.

The SE4SE4 Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho

EXCEPT right-of-way for Kuna Road.

AND EXCEPT that portion conveyed to the State of Idaho by deeds recorded under Instrument No. 97051066.

## EXHIBIT B

A parcel of land being a portion of the southeast 1/4 of the southeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian and the southwest 1/4 of the southwest 1/4 of Section 19, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows to with:

Commence at the brass cap marking the southeast corner of said Section 24, Township 2 North, Range 1 West, Boise Meridian;

thence N 0°04'05" E a distance of 34.69 feet to the Northeasterly Right-of-Way of Kuna Mora Road, according to Federal Aid Project No. STR-3782(600), said point being a 5/8" rebar with an orange plastic cap marked "ITD" on a non-tangent curve and the POINT OF BEGINNING;

thence along a curve to the right, coincident with said Northeasterly Right-of-Way of Kuna Mora Road, a distance of 147.18 feet, having a radius of 202.80 feet, a chord bearing of N 60° 16'10" W a distance of 143.98 feet, and a central angle of 41°34'59" to the intersection of the Northwest Right-of-Way of the original SH-69, according to Federal Aid Project No. S356(1) and the Northeasterly Right-of-Way of Kuna Mora Road, according to Federal Aid Project No. STR-3782(600) said point being a 5/8" rebar with an orange plastic cap marked "ITD" on a non-tangent curve;

thence along a curve to the left, coincident with the said Northwest Right-of-Way of the original SH-69, a distance of 229.35 feet, having a radius of 268.61 feet, a chord bearing of N 24°31'44" E a distance of 222.44 feet, and a central angle of 48°55'19" to a 5/8" rebar with an orange plastic cap marked "ITD";

thence N 0°04'05" E, coincident with the said Northwesterly Right-of-Way of the original SH-69, a distance of 104.87 feet to a Right-of-Way monument, said monument being 74.00' right of station 63+48.19 and the Southeast Right-of-Way of the existing SH-69, according to Federal Aid Project No. S356(1) and STP-3782(101), said monument being a point of curvature of a tangent curve;

thence along a curve to the left, coincident with the said Southeasterly Right-of-Way of the existing SH-69, a distance of 170.08 feet, having a radius of 892.53 feet, a chord bearing of N 22°56'18" E a distance of 169.82 feet, and a central angle of 10°55'05" to a Right-of-Way monument, said monument being 74.00' right of station 65+04.18 and the East Right-of-Way of the original SH-69;

thence S 0°04'05" W, coincident with the said East Right-of-Way of the original SH-69, a distance of 261.34 feet to a 5/8" rebar with an orange plastic cap marked "ITD";

EXHIBIT B (Continued)

Additional Remainder Parcel, a portion of the SE1/4 SE1/4 of Section 24, T2N, R1W, B.M. and the SW1/4 SW1/4 of Section 19, T2N, R1E, B.M. SH-69, Kuna to Amity Rd.;

thence N 89°55'55" W, coincident with the said East Right-of-Way of the original SH-69. a distance of 8.00 feet to a 5/8" rebar with an orange plastic cap marked "ITD";

thence S 0°04'05" W, coincident with the said East Right-of-Way of the original SH-69, a distance of 276.06 feet to a Right-of-Way monument, said monument being 41.58 feet left of station 3+90.18 and stamped "3+90.20 41.47 LT" and the Northeasterly Right-of-Way of Kuna Mora Road, a non-tangent curve;

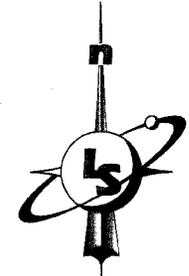
thence along a curve to the right, coincident with said Northeasterly Right-of-Way of Kuna Mora Road, a distance of 25.12 feet, having a radius of 202.80 feet, a chord bearing of N 84°36'36" W a distance 25.11 feet, and a central angle of 7°05'53" to the POINT OF BEGINNING;

the above described parcel contains approximately 0.8411 acres and is subject to all easements of record.

# TFI PROPERTIES SURVEY - 2ND AMENDED

RECORD OF SURVEY NO. 10912

LOCATED IN THE SE 1/4 OF SECTION 24 AND THE NE 1/4 OF SECTION 25, T2N, R1W, AND THE SW 1/4 OF SECTION 19 AND THE NW 1/4 OF SECTION 30, T2N, R1E, BM, ADA COUNTY, IDAHO. 2017

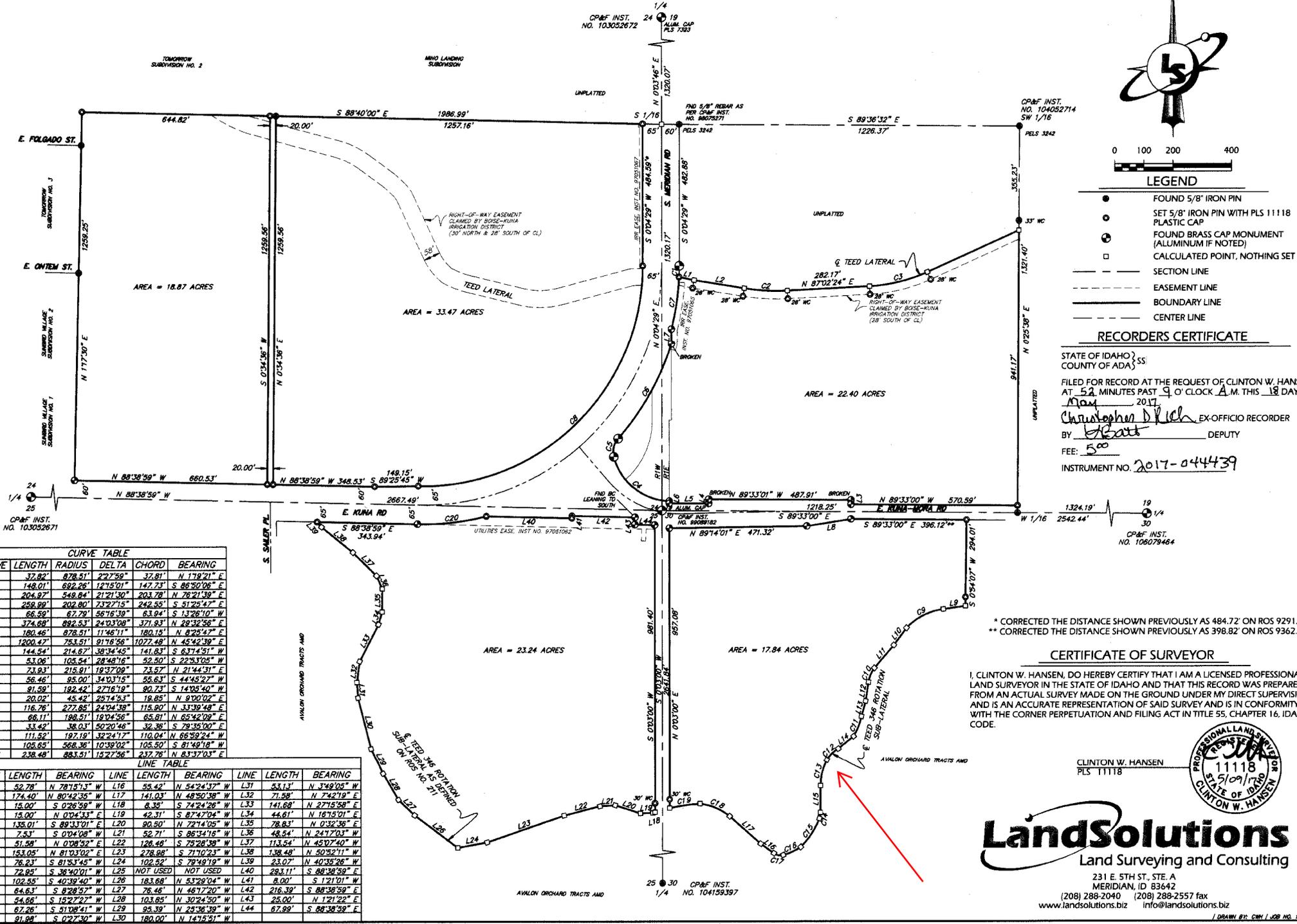


### LEGEND

- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN WITH PLS 11118 PLASTIC CAP
- ⊙ FOUND BRASS CAP MONUMENT (ALUMINUM IF NOTED)
- CALCULATED POINT, NOTHING SET
- SECTION LINE
- - - EASEMENT LINE
- BOUNDARY LINE
- CENTER LINE

### RECORDERS CERTIFICATE

STATE OF IDAHO }  
 COUNTY OF ADA }  
 FILED FOR RECORD AT THE REQUEST OF CLINTON W. HANSEN AT 52 MINUTES PAST 9 O' CLOCK A.M. THIS 18 DAY OF May 2017  
 Christopher D. Welch EX-OFFICIO RECORDER  
 BY: [Signature] DEPUTY  
 FEE: \$500  
 INSTRUMENT NO. 2017-044439



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	37.82'	878.51'	2927.59"	37.81'	N 178°21' E
C2	148.01'	682.26'	1215.01"	147.73'	S 86°50'06" E
C3	204.82'	549.84'	2121.30"	203.78'	N 78°21'39" E
C4	259.99'	202.80'	7327.15"	242.55'	S 51°26'42" E
C5	66.59'	67.79'	9676.39"	63.94'	S 13°26'10" W
C6	374.68'	882.53'	2403.08"	371.83'	N 28°32'56" E
C7	180.46'	878.51'	1146.11"	180.15'	N 82°54'7" E
C8	1200.47'	753.51'	9176.56"	1077.48'	N 45°42'39" E
C9	144.54'	214.67'	3834.45"	141.83'	S 63°42'51" W
C10	53.06'	103.54'	2848.16"	52.50'	S 22°37'05" W
C11	23.93'	215.91'	1937.09"	23.57'	N 21°44'31" E
C12	56.46'	95.00'	3403.15"	56.63'	S 44°43'21" E
C13	91.39'	192.42'	4276.19"	90.73'	S 14°05'40" W
C14	20.02'	45.42'	2514.53"	19.85'	N 9°00'02" E
C15	116.78'	272.85'	2404.38"	115.90'	N 33°39'48" E
C16	66.11'	198.51'	1804.56"	65.81'	N 65°42'09" E
C17	33.42'	36.03'	5020.46"	32.36'	S 78°35'00" E
C18	111.52'	197.19'	3224.77"	110.04'	N 66°58'24" W
C19	105.65'	568.36'	1039.02"	105.50'	S 81°49'18" W
C20	238.48'	883.51'	1527.96"	237.76'	N 83°37'03" E

**LINE TABLE**

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	52.78'	N 78°18'13" W	L16	55.42'	N 54°24'37" W	L31	53.13'	N 349°05" W
L2	174.40'	N 80°42'35" W	L17	141.03'	N 48°30'38" W	L32	71.58'	N 74°21'9" E
L3	15.00'	S 0°26'59" W	L18	8.36'	S 74°24'26" W	L33	141.68'	N 271°5'58" E
L4	15.00'	N 0°04'33" E	L19	42.31'	S 87°47'04" W	L34	44.61'	N 18°15'01" E
L5	133.01'	S 89°33'01" E	L20	90.50'	N 72°14'05" W	L35	78.83'	N 0°32'38" E
L6	7.53'	S 0°04'08" W	L21	52.71'	S 86°34'18" W	L36	48.54'	N 241°20' W
L7	51.98'	N 0°08'59" E	L22	126.46'	S 75°28'38" W	L37	113.54'	N 45°07'40" W
L8	153.05'	N 81°03'02" E	L23	278.89'	S 71°02'33" W	L38	138.48'	N 50°52'11" W
L9	76.23'	S 81°53'45" W	L24	102.52'	S 78°49'19" W	L39	23.02'	N 40°38'26" W
L10	72.95'	S 36°40'01" W	L25	NOT USED	NOT USED	L40	283.11'	S 88°38'59" E
L11	102.55'	S 40°39'40" W	L26	183.68'	N 53°29'04" W	L41	8.00'	S 121°01' W
L12	64.63'	S 8°28'52" W	L27	76.46'	N 46°17'20" W	L42	216.39'	S 88°38'59" E
L13	54.66'	S 15°27'27" W	L28	103.85'	N 30°24'50" W	L43	25.00'	N 121°22" E
L14	67.26'	S 51°08'41" W	L29	95.39'	N 25°36'38" W	L44	67.99'	S 88°38'59" E
L15	81.98'	S 0°27'30" W	L30	180.00'	N 14°15'51" W			

\* CORRECTED THE DISTANCE SHOWN PREVIOUSLY AS 484.72' ON ROS 9291.  
 \*\* CORRECTED THE DISTANCE SHOWN PREVIOUSLY AS 398.82' ON ROS 9362.

### CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO AND THAT THIS RECORD WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT IN TITLE 55, CHAPTER 16, IDAHO CODE.



**LandSolutions**  
 Land Surveying and Consulting

231 E. 5TH ST., STE. A  
 MERIDIAN, ID 83642  
 (208) 288-2040 (208) 288-2557 fax  
 www.landsolutions.biz info@landsolutions.biz



# 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 request for commercial zoning for a future development.

Date of Meeting: July 7, 2022 Time: 6:00 p.m.

Meeting Location: On-site, east of Kuna Road

### Site Information

Location: Section \_\_\_\_\_ Township 2N Range 1E Total Acres 42.02

Subdivision Name: Rising Sun West Subdivision Lot \_\_\_\_\_ Block \_\_\_\_\_

Address: E Kuna Road

Parcel No(s): R0615251201, R0615250567

*Include ALL addresses and parcel numbers for your application.*

**Current Property Owner**

Name: M3 Companies

Address: 1087 W River Street, Ste. 301, Boise, ID 83702

**Contact Person**

Name: Wendy Shrief

Business Name (if applicable): J-U-B Engineers, Inc.

Address: 2760 Excursion Lane, Ste 400, Meridian, ID 83642

Phone: 208-376-7330 Email: wshrief@jub.com

**Applicant**

Name: Wendy Shrief

Address: 2760 Excursion Lane, Ste 400, Meridian, ID 83642

Phone: 208-376-7330 Email: wshrief@jub.com

I, Wendy Shrief, 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: \_\_\_\_\_

# NEIGHBORHOOD MEETING MINUTES

Meeting Date: 7/6/22 Number of Attendees: 3

Location: On-site - East Kuna Road

Project Description: Annexation of a future mixed use development

Attendee Comments or Concerns: Comments and concerns that were received were regarding the proposed project, timeline, and questions related to irrigation.

I, Wendy Shrief, 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: Wendy Shrief Date: July 10, 2022



June 24, 2022

RE: **NOTICE OF NEIGHBORHOOD MEETING | July 7, 2022**

Dear Neighbor:

You are cordially invited to attend an informational Neighborhood Meeting regarding the property highlighted in blue below. We will be submitting for an Annexation application to the City of Kuna along with a request for Commercial zoning; a development application is not being proposed at this time. The Neighborhood Meeting is also being held to discuss the rezone of a portion of the third phase of Rising Sun Subdivision to R-6 zoning; the rezone is being done to correct an error in the legal description for the zoning of Rising Sun Subdivision, the development and proposed uses are not changing.

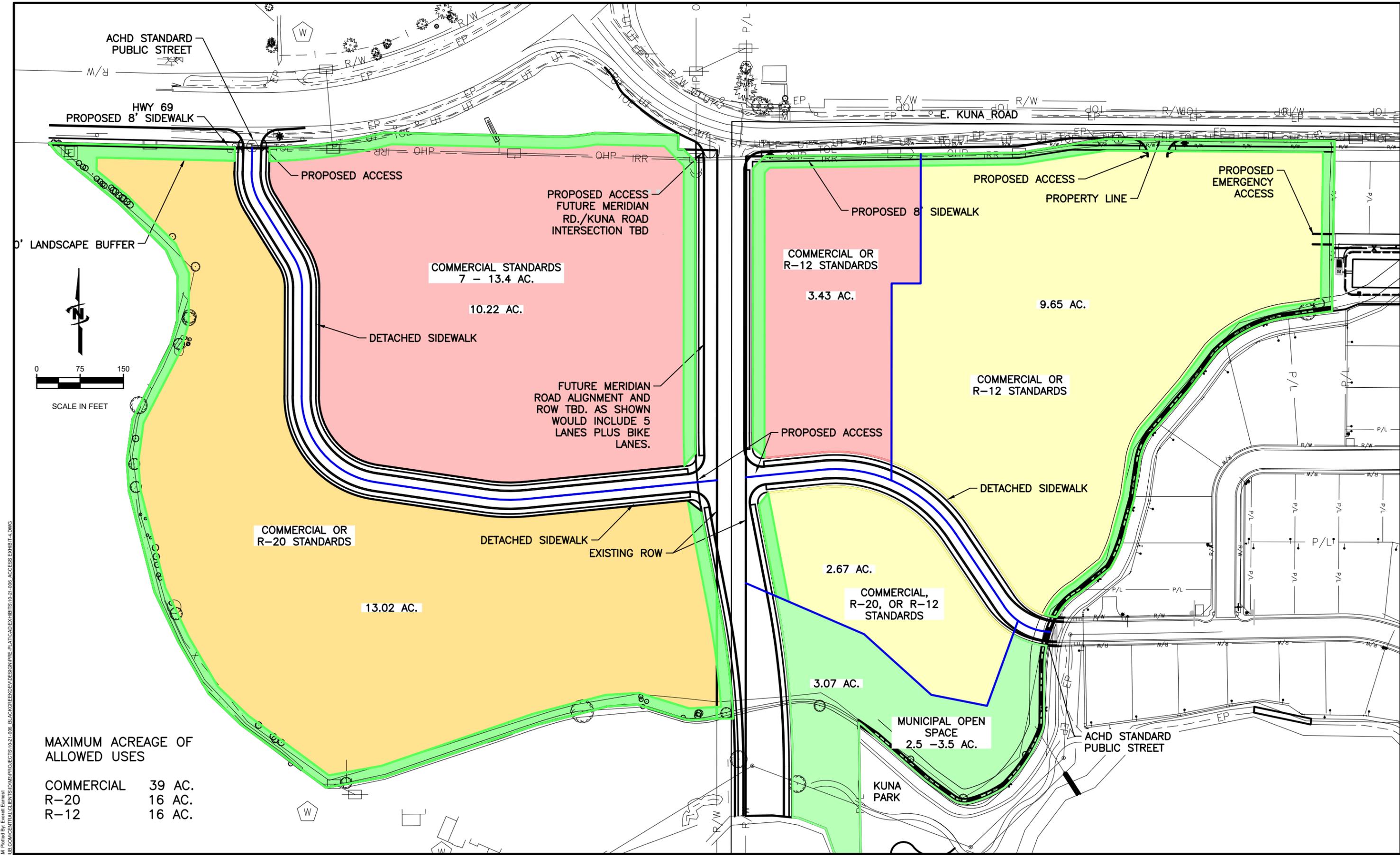


The meeting will be held, **July 7, 2022 at 6:00 p.m.** on the property located at E Kuna Road, ID. The meeting location is noted on the map above with the star.

I look forward to your participation and support. If you have any questions, feel free to contact me at 208.376.7330 or [wshrief@jub.com](mailto:wshrief@jub.com).

**Sincerely,**

Wendy Shrief, AICP  
J-U-B ENGINEERS, Inc.



MAXIMUM ACREAGE OF ALLOWED USES

COMMERCIAL	39 AC.
R-20	16 AC.
R-12	16 AC.

CONCEPTUAL LAND USE PLAN - ALLOWED USES TO BE DEFINED IN THE DEVELOPMENT AGREEMENT

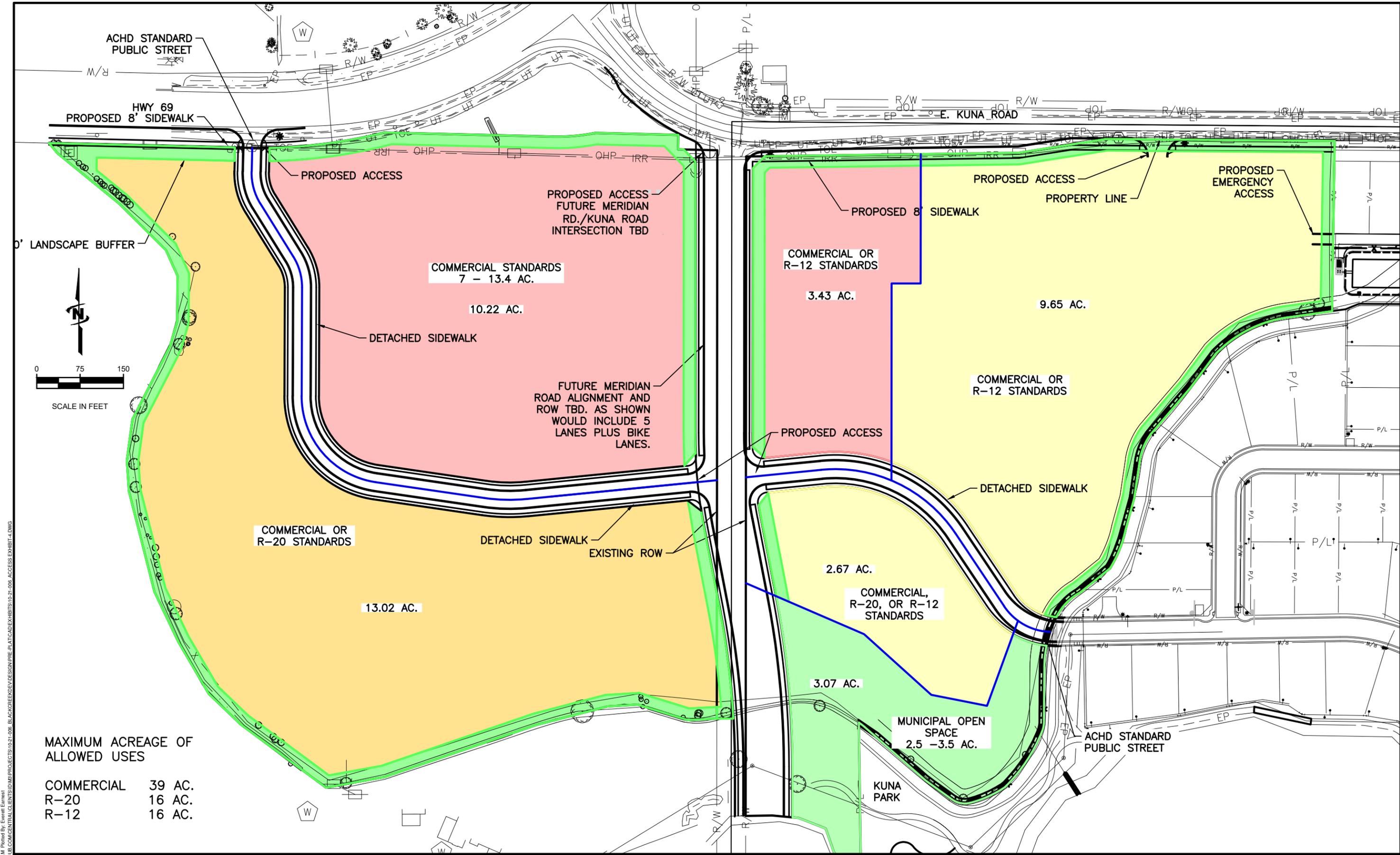
**NOTE:**  
STREET ALIGNMENTS ARE FOR ILLUSTRATIVE PURPOSES ON AND ARE SUBJECT TO CHANGE

RIISING SUN WEST SUBDIVISION  
KUNA, IDAHO  
ACCESS LOCATIONS

Plot Date: 02/20/20 11:54 AM Plotted By: Ewertt, Eminent  
 File Path: C:\Users\ewertt\OneDrive\Documents\Projects\10-21-2008 Access Exhibit.dwg  
 Plot Date: 02/20/20  
 File: 10-21-2008 Access E



JUB ENGINEERS, INC.



MAXIMUM ACREAGE OF ALLOWED USES

COMMERCIAL	39 AC.
R-20	16 AC.
R-12	16 AC.

CONCEPTUAL LAND USE PLAN - ALLOWED USES TO BE DEFINED IN THE DEVELOPMENT AGREEMENT

**NOTE:**  
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RIISING SUN WEST SUBDIVISION  
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JUB ENGINEERS, INC.