



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: 16-04-AN (Annexation)	Applicant: JOSE & IRMA GARCIA
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All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	✓
	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.	
✓	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.	✓
✓	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.	✓
✓	Recorded warranty deed for the property.	✓
✓	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	N/A
*	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	
✓	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.



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Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	16-04-AN
Project name	GARCIA ANNEXATION
Date Received	5-23-16
Date Accepted/Complete	6-14-16
Cross Reference Files	-NA-
Commission Hearing Date	
City Council Hearing Date	

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

Contact/Applicant Information

Owners of Record: _____	Phone Number: 208 866-7576
Address: 930 W Deer Flat Rd	E-Mail: jossegarcia610@gmail.com
City, State, Zip: Kuna, ID, 83634	Fax #: _____
Applicant (Developer): Sahil Vejar	Phone Number: _____
Address: 942 N. Kuna School Ave	E-Mail: _____
City, State, Zip: Kuna ID 83634	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: 930 W DEER FLAT RD	
Site Location (Cross Streets): W DEER FLAT RD & N SCHOOL AVE	
Parcel Number (s): 51314346791	
Section, Township, Range: SEC 14 T2N R1W	
Property size: 1.212	
Current land use: RESIDENTIAL	Proposed land use: _____
Current zoning district: RUT	Proposed zoning district: _____



Project Description

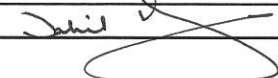
Project / subdivision name: _____
General description of proposed project / request: _____
Type of use proposed (check all that apply):
<input type="checkbox"/> Residential _____
<input type="checkbox"/> Commercial _____
<input type="checkbox"/> Office _____
<input type="checkbox"/> Industrial _____
<input type="checkbox"/> Other _____
Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? <input type="checkbox"/> Yes <input type="checkbox"/> No
Please describe the existing buildings: _____
Any existing buildings to remain? <input type="checkbox"/> Yes <input type="checkbox"/> No
Number of residential units: _____ Number of building lots: _____
Number of common and/or other lots: _____
Type of dwellings proposed:
<input type="checkbox"/> Single-Family _____
<input type="checkbox"/> Townhouses _____
<input type="checkbox"/> Duplexes _____
<input type="checkbox"/> Multi-Family _____
<input type="checkbox"/> 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:  Date: 6/13/16

To whom it may concern;

My parents, Jose and Irma Garcia, wish to annex their property at 930 W Deer Flat Rd, into the City of Kuna. We have no plans to do anything with the property at this time.

Jahil Vejar

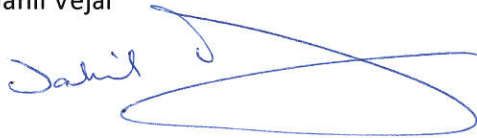
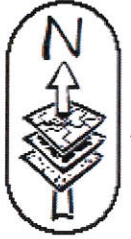
A handwritten signature in blue ink, appearing to read "Jahil", followed by a large, stylized flourish consisting of a horizontal line that loops back and underlines the name.

Exhibit
A-2
b

VICINITY MAP



W Crenshaw St

N Azurite Dr

N Harem Way

N Buckler Way

N Azurite Pl

W Kesler Dr

W Deer Flat Rd

N Forty Niner Ave






W Fools Gold St

N Antimony Pl

Teed Lateral

N School Ave

N Kenneth Ave

-  SUBJECT SITE
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

r St

W Pouch St

Exhibit
A-2-C

AERIAL MAP



W Crenshaw St

N Azurite Dr

N Harem Way

N Buckler Way

N Azurite Pl

W Kesler Dr

W Deer Flat Rd

N Forty Niner Ave






W Fools Gold St

N Antimony Pl

Teed Lateral

N School Ave

N Kenneth Ave

-  SUBJECT SITE
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

r-St

W Pouch St

LEGAL DESCRIPTION (continued)

EXHIBIT "A"

A portion of the Southeast quarter of the Southwest quarter of said Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 14; thence
East 900 feet along the Southerly boundary of the Southeast quarter of the Southwest quarter of said Section 14 to the REAL POINT OF BEGINNING; thence
North 400 feet; thence
West 150 feet; thence
South 400 feet to the Southerly boundary of the Southeast quarter of the Southwest quarter of Section 14; thence
East 150 feet along the Southerly boundary of the Southeast quarter of the Southwest quarter of said Section 14 to the REAL POINT OF BEGINNING.



ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 12.00 4
BOISE IDAHO 04/06/07 02:40 PM
DEPUTY Gail Garrett
RECORDED - REQUEST OF Pioneer
107049110

255832 KCHH

Project Name: Deer Flat Road, (Ten Mile to Meridian Road)
Project No.: 505053
R/W Parcel No.: 2
Township/Range/Section: SE1/4 SW1/4 T.2N., R.1W., SEC 14

(Reserved for Ada County Recorder)

WARRANTY DEED

THIS INDENTURE, made this 19th day of August, 2006, Jose Garcia and Irma D. Garcia, husband and Wife, the "GRANTOR" and ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate of the State of Idaho, the "GRANTEE";

WITNESSETH:

FOR VALUE RECEIVED, the GRANTOR has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to the GRANTEE and its successors and assigns forever, that certain real property situated in the COUNTY OF ADA, STATE OF IDAHO, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof,

TOGETHER with all and singular the buildings, structures, improvements and fixtures thereto, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises").

Subject to those exceptions to GRANTOR's title as are set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

SUBJECT TO those exceptions to title to which this conveyance is expressly made subject and those made, suffered or done by the GRANTEE: (a) the GRANTOR covenants to the GRANTEE, its successors and assigns, that the GRANTEE shall enjoy the quiet and peaceful possession of the Premises; and (b) GRANTOR warrants to the GRANTEE, its successors and assigns, that GRANTOR is the owner of said Premises in fee simple and has the right and authority to convey the same to GRANTEE, and GRANTOR will defend the GRANTEE's title from all lawful claims whatsoever.

The current address of the GRANTEE is:
Ada County Highway District
3775 Adams Street
Garden City, Idaho 83714-6499



IN WITNESS WHEREOF, this WARRANTY DEED has been duly executed by the GRANTOR, the day, month and year herein first above written.

Jose Garcia
Jose Garcia

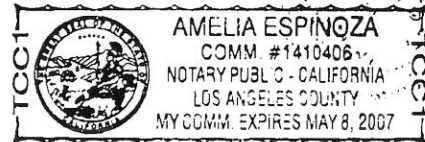
Irma D. Garcia
Irma D. Garcia

STATE OF IDAHO)
CALIFORNIA) ss.
County of Ada)
LOS ANGELES

On this 19 day of AUGUST, 2006, before me, a Notary Public in and for the State of Idaho, personally appeared Jose Garcia and Irma D. Garcia, known or proved to me to be the person(s) who executed the foregoing instrument, and acknowledged to me that they executed the same.

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

Amelia Espinoza
Notary Public for Idaho CALIFORNIA
Residing at LOS ANGELES, Idaho CALIFORNIA
My commission expires MAY 8, 2007





ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 05/14/04 04:49 PM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Transnation Title
AMOUNT 9.00

3



3

56. I.D. 6
Escrow No. 0400019615 CAU

WARRANTY DEED

FOR VALUE RECEIVED

Jamie J. Stiner, a single person

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto: Jose Garcia and Irma D. Garcia, husband and wife

GRANTEES(s), whose current address is: 930 West Deer Flat Road, Kuna, Idaho 83634
the following described real property in Ada County, State of Idaho,
more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED
(Continued)

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that 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 reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Date: May 12, 2004

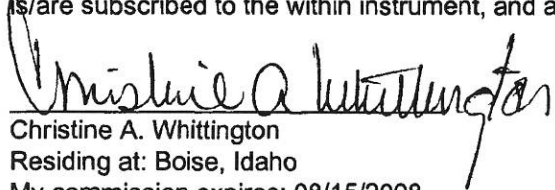
Jamie J. Stiner

Notary Acknowledgment - see page 2

WARRANTY DEED - NOTARY ACKNOWLEDGMENT(S):

State of Idaho, County of Ada, ss.

On this 12th day of May in the year of 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Jamie J. Stiner known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Christine A. Whittington
Residing at: Boise, Idaho
My commission expires: 08/15/2008



LEGAL DESCRIPTION (continued)

EXHIBIT "A"

A portion of the Southeast quarter of the Southwest quarter of said Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 14; thence
East 900 feet along the Southerly boundary of the Southeast quarter of the Southwest quarter of said Section 14 to the REAL POINT OF BEGINNING; thence
North 400 feet; thence
West 150 feet; thence
South 400 feet to the Southerly boundary of the Southeast quarter of the Southwest quarter of Section 14; thence
East 150 feet along the Southerly boundary of the Southeast quarter of the Southwest quarter of said Section 14 to the REAL POINT OF BEGINNING.





City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

State of Idaho)
) ss.
County of Ada)

I, Jose & Irma Garcia, 930 W Deer Flat Rd.
Name Address
Kuna, Idaho 83634
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to _____
Name Address
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s),

Dated this 13 day of April, 2016

Jose & Irma D. Garcia
Signature

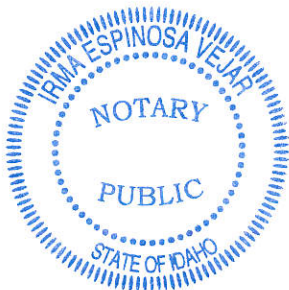
Subscribed and sworn to before me the day and year first above written.

Irma Garcia

Notary Public for Idaho

Residing at: Meridian, Idaho

My commission expires: 12/10/2018





City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

State of Idaho)
)
County of Ada)

I, Josaf Irma Garcia, 930 w Deerflat Rd
Name Address
Kuna, Idaho 83634
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to Shari Vejar 942 N. School Ave. Kuna ID 83634
Name Address
Shari Vejar
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.

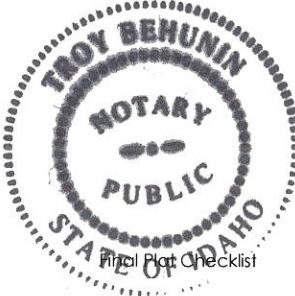
C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s),

Dated this 18 day of April, 2016

[Signature]
Signature

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

[Signature]
Notary Public for Idaho
Residing at: 763 W. Avalon, KUNA, ID.
My commission expires: 4 NOV. 2020



Final Plat Checklist



Neighborhood Meeting List Request

CITY OF KUNA PLANNING & ZONING, 763 West Avalon, Kuna, Idaho 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

If you are applying for one of the uses listed below, you must conduct a Neighborhood Meeting. This meeting allows neighbors to learn more about your project before the public hearing (Kuna Planning & Zoning will notify surrounding property owners of the hearing). All involved property owners within *300 feet of the subject property boundary need to be invited to your meeting.

According to Kuna City Code, the meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend.

Please fill out the supplied certification form and include it with your application so we have written record of your meeting. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

*PLEASE NOTE: A \$20.00 FEE IS REQUIRED FOR THIS SERVICE (CITY OF KUNA PROVIDES MAILING LABELS)

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

APPLICATION TYPE	BRIEF DESCRIPTION
<input type="checkbox"/> Subdivision (Sketch Plat and/or Prelim. Plat)	<u>Annexation</u>
<input type="checkbox"/> Conditional Use	_____
<input type="checkbox"/> Variance	_____
<input type="checkbox"/> Expansion of Extension of a Nonconforming Use	_____
<input type="checkbox"/> Zoning Ordinance Map Amendment	_____

SITE INFORMATION:

Location: Quarter: SW Section: 14 Township: 2N Range: 1W Total Acres: 1.212
 Subdivision Name: N/A Lot(s): _____ Block(s): _____
 Site Address: 930 W DEER FLAT RD Tax Parcel Number(s): 51314346791

Please make sure to include all parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: JOSE GARCIA Jose & Irma Garcia
 Address: 930 W DEER FLAT RD City: KUNA State: ID Zip: 83634

CONTACT PERSON (Mail recipient and person to call with questions):

Name: Jose & Irma Garcia Business (if applicable): _____
 Address: 930 W Deer Flat Rd City: Kuna State: ID Zip: 83634
 Fax: _____ Phone: _____ Cell: 208 866-7576



Jose & Irma Garcia

OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type

Brief Description

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

APPLICANT:

Name: Josee Irma Garcia

Address: 930 W. Daer flat Rd.

City: Kona State: HI Zip: 83634

Telephone: 208 866-7576 Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Kona City Code

Signature: (Applicant) _____

Date 13/4/2016

Josee Irma Garcia



BACHMAN BOB D & LISA M
1677 N CALAVERAS PL
KUNA, ID 83634-0000

BELCOURT MICHAEL T
684 N FRANKLIN AVE
KUNA, ID 83634-0000

CALHOUN LARRY
1425 N SCHOOL AVE
KUNA, ID 83634-1215

CHRISTENSEN JAMES M & TAWNA S
1554 N HAREM WAY
KUNA, ID 83634-0000

CLELAND LIVING TRUST
37 HIGHLAND CT
UKIAH, CA 95482-0000

COOK GARY & MELANIE
1574 N AZURITE PL
KUNA, ID 83634-0000

COULTER MELVIN & BRENDA
1569 N BUCKLER WAY
KUNA, ID 83634-0000

CRNKOVICH TYLER D
3314 N KELLY WAY
BOISE, ID 83704-0000

DAY ROBERT E SR & ELIZABETH
1466 N HAREM WAY
KUNA, ID 83634-0000

DIAZ JOEL A & JESSICA
1693 N AZURITE PL
KUNA, ID 83634-0000

DOOLEY PATRICK & JODI
1622 N CALAVERAS PL
KUNA, ID 83634-0000

FEASTER RANDALL ALAN
1637 N CALAVERAS PL
KUNA, ID 83634-0000

FLEDDERJOHANN DEAN & VICKIE
391 E SCOPS OWL DR
KUNA, ID 83634-0000

FRENCH SEAN M
1584 N HAREM WAY
KUNA, ID 83634-0000

GOLDCREEK HOMEOWNERS ASSN
6223 DISCOVERY WAY, STE 1000
BOISE, ID 83713-0000

GOLDMAN JAY & CAROL
1678 N AZURITE PL
KUNA, ID 83634-0000

GOSSETT MINDY M
2149 N CARMEN WAY
BOISE, ID 83704-0000

HALLETT ROY & KARINA GWEN
1552 N AZURITE PL
KUNA, ID 83634-0000

HARDIN TY & JANICA
1562 N BUCKLER WAY
KUNA, ID 83634-0000

HEINRICH MARK & BONNIE
1672 N CALAVERAS PL
KUNA, ID 83634-0000

HUBBLE HOMES LLC
701 S ALLEN ST STE 104
MERIDIAN, ID 83642-0000

KOEPPEN MARGITTA D
1611 N CALAVERAS PL
KUNA, ID 83634-0000

KRAMER GERALD & DARLENE
1573 N AZURITE PL
KUNA, ID 83634-0000

LASHAWAY JOEL & KARA
1620 N BUCKLER WAY
KUNA, ID 83634-0000

LEIKVOLD JERRY & SHELLY
1576 N BUCKLER WAY
KUNA, ID 83634-0000

MCCONNELL KENNETH & REBECCA
1590 N BUCKLER WAY
KUNA, ID 83634-0000

MCCULLOCH LAWRENCE & DONNA
1721 N AZURITE DR
KUNA, ID 83634-0000

MILLER DAVID E
1604 N BUCKLER WAY
KUNA, ID 83634-0000

MINERAL SPRINGS HOA INC
3585 W STATE ST
EAGLE, ID 83616-0000

MURPHY WILLIAM R JR & KATRINA
1655 N AZURITE PL
KUNA, ID 83634-0000



PALOMAR HEIGHTS HOA INC
2180 W SR 434 STE 5000
LONGWOOD, FL 32779-0000

PENSCO TRUST CO IRA
PO BOX 173859
DENVER, CO 80217-0000

PERA DAVID & MARY
4546 W DAPHNE ST
MERIDIAN, ID 83646-0000

PERKINS BRAD B
1438 N ANTIMONY PL
KUNA, ID 83634-0000

PROCTOR LIVING TRUST
1650 N CALAVERAS PL
KUNA, ID 83634-0000

RAWLES MATTHEW BRIAN & JENNIFER
1427 N ANTIMONY PL
KUNA, ID 83634-7906

RAWLINSON JOSEPH & AIMEE
1633 N AZURITE PL
KUNA, ID 83634-0000

REEVE REX ARTHUR & CARLA JO
1651 N CALAVERAS PL
KUNA, ID 83634-0000

RUPERT BRANDON & AMANDA
1612 N AZURITE PL
KUNA, ID 83634-0000

S R JENKINS INC
10753 W AMITY RD
BOISE, ID 83709-0000

SMITH PETER
1444 N HAREM WAY
KUNA, ID 83634-0000

SMITH STEPHEN DANIEL
1544 N BUCKLER WAY
KUNA, ID 83634-0000

STEVENS TODD & CRYSTAL
1432 N ANTIMONY PL
KUNA, ID 83634-3390

STEWART SARI
1103 W KESLER DR
KUNA, ID 83634-0000

STRED JAROD & KELLY
1551 N AZURITE PL
KUNA, ID 83634-0000

THOMPSON ROBERT WAYNE
1677 N AZURITE PL
KUNA, ID 83634-0000

THON SUSAN BAKER & DALE H
PO BOX 1175
MERIDIAN, ID 83680-0000

THORNTON KAREN L
1656 N AZURITE PL
KUNA, ID 83634-0000

WEIGHALL RICK & MIRANDA
1572 N HAREM WAY
KUNA, ID 83634-0000

WILLIS KELLEN & ERIN
1650 N BUCKLER WAY
KUNA, ID 83634-0000

WOODS THOMAS & KAREN
1439 N ANTIMONY PL
KUNA, ID 83634-0000

YOUNCE ROSEMARY J
1632 N BUCKLER WAY
KUNA, ID 83634-0000

ARNOLD RON
1585 N BUCKLER WAY
KUNA, ID 83634

SIGN IN SHEET

PROJECT NAME: GARCIA ANNEXATION

Date: 6/13/16

	Name	Address	Zip	Phone
1	<u>Koeppe</u>	<u>1611 N Calaveras</u>	<u>83634</u>	<u>362-1123</u>
2	<u>Shelly Leikwold</u>	<u>1576 N Buckhorn</u>	<u>83634</u>	<u>859-9293</u>
3	<u>JERRY KRAMER</u>	<u>1573 N AZURITE PL</u>	<u>83634</u>	<u>407-5106</u>
4	<u>DARLENE KRAMER</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>
5				
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CONCERNS ABOUT ANY FUTURE
Development
Zoning Designation?
Density

Helen Proctor - In Favor
1650 N Calaveras Pl
922-5161
Adjoins the Garcia property
in the rear



Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: Annexation
 Date and time of neighborhood meeting: 6/13/2016 6:00 pm.
 Location of neighborhood meeting: Kuna City Hall - Planning & Zoning Dept.

SITE INFORMATION:

Location: Quarter: SW Section: 14 Township: 2N Range: 1W Total Acres: 1.212
 Subdivision Name: N/A Lot: N/A Block: N/A
 Site Address: 930 W DEER FLAT RD Tax Parcel Number(s): 51314346791

Please make sure to include **all** parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: JOSE GARCIA Jose & Irma Garcia
 Address: 930 W DEERFLAT RD City: KUNA State: ID Zip: 83634

CONTACT PERSON (Mail recipient and person to call with questions):

Name: full of full Irma D. Garcia. Business (if applicable): _____
 Address: _____ City: _____ State: _____ Zip: _____



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

Per City Code 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 or the application (s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City 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.

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

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

[Handwritten Signature]
Applicant/agent signature

13/4/2016
Date



EXHIBIT "A"

Owner of Record: Jose and Irma Garcia

Parcel No.: SI314346790

ACHD Project: Deer Flat Road (Ten Mile to SH69) Project No.: 50503

Parcel 2 Right-of-Way Description

A parcel of land situated in the SE1/4 SW1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being part of that Warranty Deed, filed as instrument number 104060085, and said parcel also being a portion of that Record of Survey No. 3547, filed as instrument number 96041736, records of Ada County, Idaho, being more particularly described as follows:

Commencing at the southwest corner of said SE1/4 SW1/4 (West 1/16 corner) of Section 14 from which the southwest corner of said Section 14 bears N 89°58'07" W, 1321.27 feet as shown on said Record of Survey, thence S 89°58'23" E, 900.00 feet along the south boundary of said SE1/4 SW1/4 to the southeast corner of said Warranty Deed and Record of Survey, said point being the POINT OF BEGINNING.

Thence N 0°03 '25" E, 48.00 feet along the east boundary of said Record of Survey to a point;

Thence N 89°58'23" W, 150.00 feet parallel to the south boundary of said SE1/4 SW1/4 to a point on the west boundary of said Record of Survey;

Thence S 0°03 '25" W, 48.00 feet along said west boundary to a point on the south boundary of said SE1/4 SW1/4;

Thence S 89°58'23" E, 150.00 feet along the south boundary of said SE1/4 SW1/4 to the Point of Beginning.

Said described parcel contains 7,200 square feet or 0.17 acres and includes 3,750 square feet or 0.09 acres of prescriptive use right-of-way..

Said parcel is subject to easements of record or in use.

This legal description was prepared by the ACHD Survey Section from record data .



Exhibit

A-3

Project Name: Deer Flat Road, (Ten Mile to Meridian Road)
Project No.: 505053
R/W Parcel No.: 2
Township/Range/Section: SE1/4 SW1/4 T.2N., R.1W., SEC 14

Special Exceptions

~~1. General taxes for the year 2006, which are liens, are not yet due and payable.~~

2. Sewerage charges and special assessment powers of the City of Kuna.
3. Liens, fees and charges for trash services as provided by Ada County Ordinance No. 467 amending Title 5, Chapter 2, Section 4 of Ada County Code (208-287-6800).
4. Liens and assessments of the following district and the rights and powers thereof as provided by law.
District: Boise Kuna Irrigation District-(922-5608)
5. Rights of way for ditches, tunnels and telephone and transmission lines constructed by Authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code 1947.
6. Rights and claims in and to that portion of said premises lying within the right of way of Deer Flat Road.

EXHIBIT "B"

From: [Trevor Kesner](#)
To: [Tina Fuller](#)
Subject: RE: City of Kuna - Planning and Zoning Department Agency Request for Comment on proposed Annexation - 930 W. Deer Flat Road
Date: Wednesday, June 22, 2016 10:09:20 AM
Attachments: [ACHD RPT 8.12.05.pdf](#)

Tina:

Sure, I will take a checklist.

Uniquely, this property went through the annexation process in 2005 and ACHD provided the attached staff report at that time; however ..for whatever reason, the owners did not complete the entire process with the city and it was never officially approved.

I believe the same conditions would apply (maybe some additional) if the owner's wanted to develop anything beyond the current use.

As it stands, they are only wanting to annex (the same as 2005).... So we're going through the process again.

Let me know if you need more information on this.

There is plenty of time to give it a thorough review since the first hearing isn't scheduled until July 12th

Thanks much.

Trevor Kesner,
Planner II
KUNA PLANNING & ZONING DEPT.
(208) 387-7731
trevor@cityofkuna.com



City of Kuna
763 W. Avalon
Kuna, ID 83634

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From: Tina Fuller [mailto:tfuller@compassidaho.org]
Sent: Wednesday, June 22, 2016 9:36 AM
To: Trevor Kesner
Subject: RE: City of Kuna - Planning and Zoning Department Agency Request for Comment on proposed Annexation - 930 W. Deer Flat Road

Morning Trevor!

Deer Flat is a minor arterial so this would qualify for a development review checklist, but we noticed that they are not intending to do any development, just annex. Would you like a checklist?

Hope all is well!

Tina

From: Trevor Kesner [<mailto:tkesner@kunaid.gov>]

Sent: Tuesday, June 21, 2016 4:32 PM

To: Christy Little <clittle@achdidaho.org>; ACHD <mwallace@achdidaho.org>; Ada County Development Services (Mark Perfect) <dsperfma@adaweb.net>; Ada County Engineer <agilman@adaweb.net>; Ada County Street Namin <dbarton@adaweb.net>; Attorney Icloud <kunaattorney@icloud.com>; Boise Project Board of Control <tpage@boiseproject.org>; Boise Project Board of Control <bcarter@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; Tina Fuller <tfuller@compassidaho.org>; DEQ <Danielle.Robbins@deq.idaho.gov>; Gordon Law <glaw@kunaid.gov>; Idaho Power <bwatson2@idahopower.com>; Laura Bishop <LBishop@idahopower.com>; Jim Morrison <jim.morrison@itd.idaho.gov>; Intermountain Gas <bryce.ostler@intgas.com>; Intermountain Gas <robert.miller@mdu.com>; J&M Sanitation <cjgrbgman@aol.com>; Kuna Fire & EMS <jtillman@kunafire.com>; Kuna Police <jdusseau@adaweb.net>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Kuna School District <wjohnson@kunaschools.org>; Natalie Purkey <npurkey@kunaid.gov>; Tony Davila <antonio.davila@usps.com>

Cc: Gordon Law <glaw@kunaid.gov>; Wendy Howell <whowell@kunaid.gov>; Attorney Icloud <kunaattorney@icloud.com>; Nancy Stauffer <nstauffer@kunaid.gov>

Subject: City of Kuna - Planning and Zoning Department Agency Request for Comment on proposed Annexation - 930 W. Deer Flat Road

Notice is hereby given by the City of Kuna that the following action is under consideration for:

FILE NUMBER	16-04-AN (Annexation) by Jose and Irma Garcia
PROJECT DESCRIPTION	The applicant is requesting approval for annexation of an 1.2 acres parcel into the City of Kuna with an 'R-6' (Residential) zoning designation.
SITE LOCATION	The subject site is located at: 930 W. Deer Flat Road Kuna, Idaho 83634
APPLICANT/ REPRESENTATIVE	Jose & Irma Garcia 930 W. Deer Flat Rd. Kuna, Idaho 83634 Josegarcia610@gmail.com
SCHEDULED HEARING DATE	Tuesday, July 12, 2016 6:00 P.m.
STAFF CONTACT	Trevor Kesner, Planner II

Tkesner@kunaid.gov

Phone: 387-7731

Fax: 922.5989

We have enclosed information to assist you with your consideration and responses. The public hearing is at 6:00 p.m. or as soon as it may be heard located at Kuna City Hall 763 W. Avalon Kuna, ID 83634. **No response within 15 business days will indicate you have no objection or concerns with this project.** We would appreciate any information you can supply us as to how this action would affect the services you provide.

Encl: Application and supplemental documentation

Trevor Kesner,

Planner II

KUNA PLANNING & ZONING DEPT.

(208) 387-7731

trevor@cityofkuna.com



City of Kuna
763 W. Avalon
Kuna, ID 83634

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John S. Franden, President
Sherry R. Huber, 1st Vice President
David Bivens, 2nd Vice President
Carol A. McKee, Commissioner
Rebecca W. Arnold, Commissioner

August 10, 2005

To: Jose & Irma Garcia
930 West Deer Flat Road
Kuna, Idaho 83634

Subject: K05-06-AN
Annexation
930 West Deer Flat Road

On August 9, 2005, Ada County Highway District acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

If you have any questions, please feel free to contact me at 208-387-6174.

Sincerely,

Lisa Bachman
Planner I, Planning Division
Right-of-Way & Development Services

cc: Project file, Construction Services,
Utilities, Kuna City

RECEIVED
AUG 12 2005
KUNA CITY CLERK

EXHIBIT 8



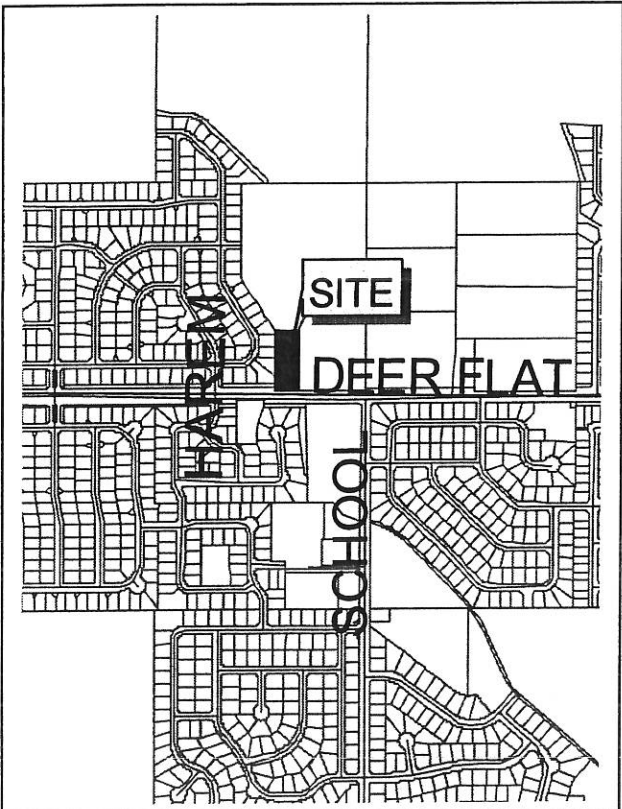
This application does not require Commission action and is approved at the staff level on August 9, 2005. Tech Review for this item was held with the applicant on August 5, 2005. Please refer to the attachment for request for appeal guidelines. Staff contact: Lisa Bachman, 208-387-6174-phone, 208-387-6393-fax, lbachman@achd.ada.id.us

File Number: K05-06-AN
Site address: 930 West Deer Flat Road
Owner/Applicant: Jose & Irma Garcia
930 West Deer Flat Road
Kuna, Idaho 83634
(208) 922-9803

Application Information:
The applicant has submitted the above referenced application to the City of Kuna requesting to annex property located at 930 West Deer Flat Road on 1.38-acres.

Acreage: 1.38-acres
Current Zoning: RUT
Proposed Zoning: R-6

Vicinity Map



A. Findings of Fact

1. **Trip Generation:** This development is not estimated to generate any additional vehicle trips per day (single-family existing). Trips will be determined when a development application has been received.
2. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of a building permit. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
3. **Traffic Impact Study:** A traffic impact study was not required with this application.
4. **Site Information:** The site currently has one single-family dwelling.
5. **Description of Adjacent Surrounding Area:**
6. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Single-family residential – Preliminary Mineral Springs Subdivision	R-6
South	Single-family residential – Palomar Subdivision & Agricultural/Single-family	R-6 & RUT
West	Single-family residential – Palomar Subdivision	R-6
East	Single-family residential – Preliminary Mineral Springs Subdivision	R-6

7. Impacted Roadways

Roadway	Frontage	Functional Classification	Traffic Count	Level of Service*	Speed Limit
Deer Flat	150'	Minor Arterial	4,769 w/o Linder on 2-18-03	Better than "C"	40 MPH

**Acceptable level of service for a two-lane arterial roadway is "D" (14,000).*

8. **Roadway Improvements Adjacent To and Near the Site**
Deer Flat Road is improved with 2-traffic lanes with no curb, gutter or sidewalk abutting the site. There is sidewalk located directly to the west of this site as well as on the south side of Deer Flat Road.
9. **Existing Right-of-Way**
Deer Flat Road has a total of 70-feet of right-of-way (25-feet from centerline).
10. **Existing Access to the Site**
The site has one existing driveway that intersects Deer Flat Road.
11. **Site History**
The District has not previously reviewed a development application on this site.
12. **Capital Improvements Plan/Five Year Work Program**

There are no roadways within this area that are included in the District's Five Year Work Program or Capital Improvements Plan.

Although Deer Flat Road is not listed in the District's Five Year Work Program, Deer Flat Road is currently in design and is anticipated to be reconstructed in the near future to a 3-lane roadway with bike lanes and gravel shoulders.

B. Findings for Consideration

This application is for annexation only. Listed below are some of the policies that apply to the site. Upon the receipt of a development application the District may require additional Findings for Consideration that apply to the review of future development applications.

1. Deer Flat Road

Right-of-Way and Improvements

District policy requires 96-feet of right-of-way on arterial roadways (Figure 72-F1B). This right-of-way allows for the construction of a 5-lane roadway with curb, gutter, 5-foot concrete detached sidewalks and bike lanes.

District policy requires 7-foot wide attached (or 5-foot detached) concrete sidewalk on all collector roadways and arterial roadways (7204.7.2).

- Deer Flat Road is currently in design and is anticipated to be reconstructed in the near future. Staff is recommending that the District acquire the ultimate 5-lane right-of-way on Deer Flat Road, although the current project is for a 3-lane roadway with bike lanes and gravel shoulders. The applicant should dedicate a total of 48-feet of right-of-way along Deer Flat Road, and construct a minimum 5-foot wide concrete sidewalk along Deer Flat Road, located a minimum of 41-feet from the centerline of the right-of-way.

2. Driveways

Location

District policy 72-F4 (2) requires driveways located on arterial roadways near a stop controlled intersection to be located a minimum of 220-feet from the intersection for a full-access driveway and a minimum of 150-feet from the intersection for a right-in/right-out only driveway.

District policy 72-F5, requires driveways located on collector or arterial roadways with a speed limit of 40 to align or offset a minimum of 185-feet from any existing or proposed driveway.

- The driveway location will be evaluated with a future development application.

Paving

Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.9.1, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers with 15-foot radii abutting the existing roadway edge.

- The applicant should pave the existing driveway a minimum of 30-feet into the site beyond the edge of pavement and install pavement tapers with 15-foot radii abutting the existing roadway edge.

C. Site Specific Conditions of Approval

This application is for annexation only. Listed below are some of the policies that apply to the site. Upon the receipt of a development application the District may require additional Findings for Consideration that apply to the review of future development applications.

1. Dedicate 48-feet of right-of-way from the centerline of Deer Flat Road abutting the parcel by means of a warranty deed. The right-of-way purchase and sale agreement and deed must be completed and signed by the applicant prior to scheduling the final plat for signature by the ACHD Commission or prior to issuance of a building permit (or other required permits), whichever occurs first. Allow up to 30 business days to process the right-of-way dedication after receipt of all requested material. The owner will be paid the fair market value of the right-of-way dedicated which is an addition to existing ACHD right-of-way if the owner submits a letter of application to the impact fee administrator.
2. The applicant shall construct a minimum 5-foot wide concrete sidewalk along Deer Flat Road, located a minimum of 41-feet from the centerline of the right-of-way.
3. Driveways shall be located to align or offset a minimum of 185-feet, and shall be paved a minimum of 30-feet into the site beyond the edge of pavement and install pavement tapers with 15-foot radii abutting the existing roadway edge.
4. Comply with all Standard Conditions of Approval.

D. Standard Conditions of Approval

1. Any existing irrigation facilities shall be relocated outside of the right-of-way.
2. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
3. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
4. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
5. All design and construction shall be in accordance with the Ada County Highway District Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Ordinances unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
6. The applicant shall submit revised plans for staff approval, prior to issuance of building permit (or other required permits), which incorporates any required design changes.
7. Construction, use and property development shall be in conformance with all applicable requirements of the Ada County Highway District prior to District approval for occupancy.
8. Payment of applicable road impact fees are required prior to building construction in accordance with Ordinance #200, also known as Ada County Highway District Impact Fee Ordinance.

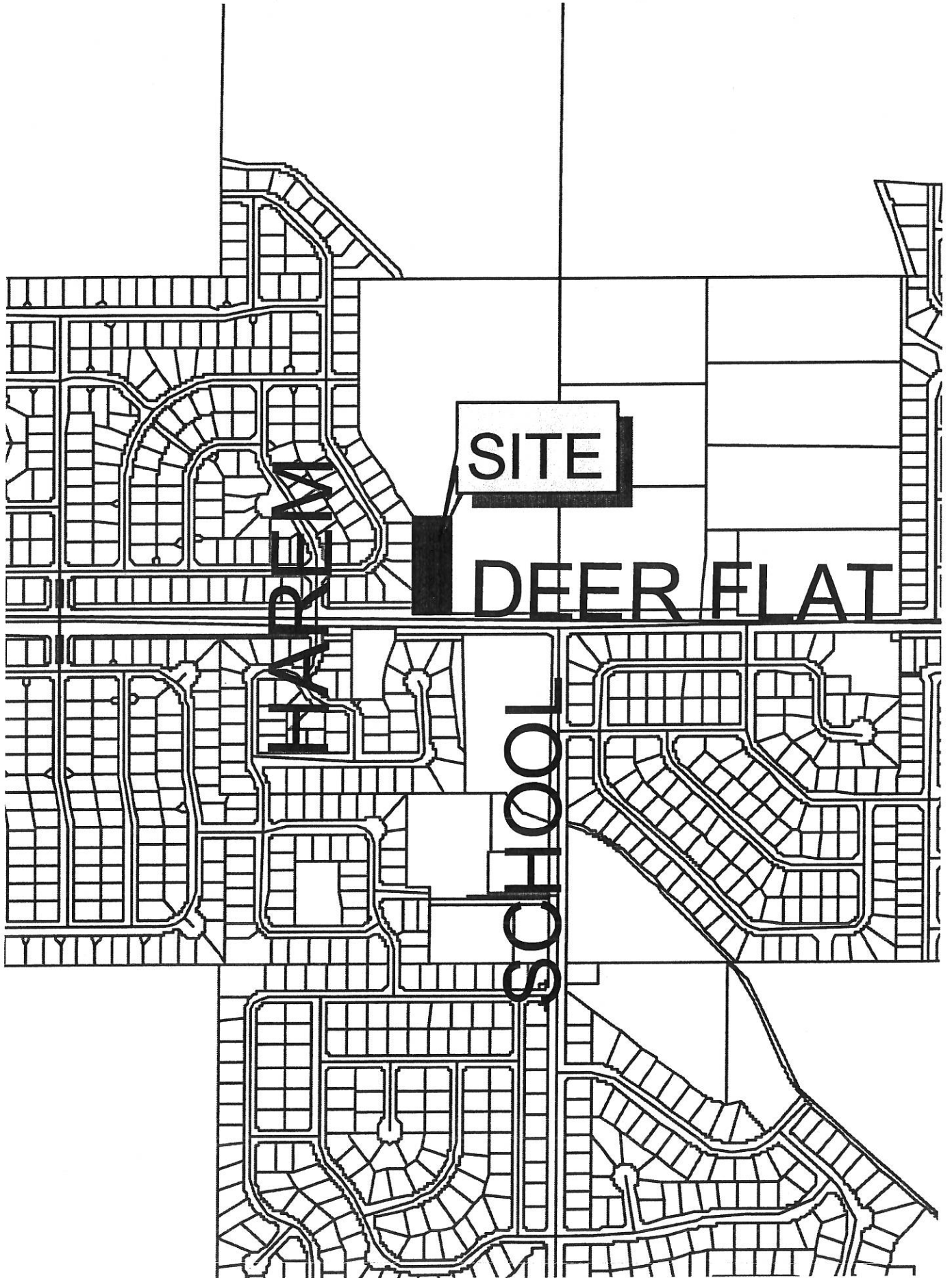
9. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-800-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
10. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of the Ada County Highway District. The burden shall be upon the applicant to obtain written confirmation of any change from the Ada County Highway District.
11. Any change by the applicant in the planned use of the property which is the subject of this application, shall require the applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the applicant or its successors in interest advises the Highway District of its intent to change the planned use of the subject property unless a waiver/variance of said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.

E. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

Attachments

1. Vicinity Map
2. Appeal Guidelines



Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the ROWDS Manager when it is alleged that the ROWDS Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary of Highway Systems, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The ROWDS Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply, and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the ROWDS Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

Development Process Checklist

- Submit a development application to a City or to the County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Division** will receive the development application to review
- The **Planning Review Division** will do one of the following:
 - Send a “**No Review**” letter to the applicant stating that there are no site specific requirements at this time.
 - Send a “**Comply With**” letter to the applicant stating that if the development is within a platted subdivision or part of a previous development application and that the site specific requirements from the previous development also apply to this development application.
 - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
- The Planning Review Division will hold a **Technical Review** meeting for all **Staff and Commission Level reports**.
- For **ALL** development applications, including those receiving a “**No Review**” or “**Comply With**” letter:
 - The applicant should submit two (2) sets of engineered plans directly to ACHD for review by the **Development Review Division** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee calculation.)
 - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Zone)

Driveway or Property Approach(s)

- Submit a “Driveway Approach Request” form to Ada County Highway District (ACHD) Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

Working in the ACHD Right-of-Way

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

Sediment & Erosion Submittal

- At least one week prior to setting up a Pre-Con an Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, must be turned into ACHD Construction – Subdivision to be reviewed and approved by the ACHD Drainage Division.

Idaho Power Company

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

Final Approval from Development Services

- ACHD Construction – Subdivision must have received approval from Development Services prior to scheduling a Pre-Con.

Figure 1

