



**PLANNING & ZONING COMMISSION
AGENDA**

Tuesday, March 10, 2020

Open to the Public

1. CALL TO ORDER AND ROLL CALL

COMMISSIONERS:

Chairman Lee Young

Vice Chairman Dana Hennis

Commissioner Cathy Gealy

Commissioner Stephen Damron

Commissioner John Laraway

2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items*

- A. Planning and Zoning Commission Meeting Minutes, February 11, 2020

3. PUBLIC MEETING:

- A. **Case No. 20-04-DR (Design Review) & 20-02-SN (Sign) Swan Falls High School Monument Sign – ACTION ITEM**

Lytle Signs requests Sign and Design Review approval for an approximately 110 Square Foot, illuminated monument sign. The subject site is located at 7300 S. Linder Road, Kuna, Idaho, 83634 (APN# S1301336320).

4. ADJOURNMENT:



PLANNING & ZONING COMMISSION MINUTES

Tuesday, February 11, 2020

1. CALL TO ORDER AND ROLL CALL 6:00 PM

COMMISSIONERS:

Chairman Lee Young - Absent
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner Stephen Damron - Absent
Commissioner John Laraway

CITY STAFF PRESENT:

Wendy Howell, Planning and Zoning Director
Doug Hanson, Planner I
Jessica Reid, Customer Service Specialist

2. CONSENT AGENDA:

All Listed Consent Agenda Items are Action Items

A. Planning and Zoning Commission Meeting Minutes, January 28, 2020

B. Findings of Fact and Conclusions of Law

1. Case No. 19-10-AN (Annexation), 19-06-DA (Development Agreement) & 19-23-DR (Design Review) Spring Rock Subdivision
2. Case No. 19-05-ZC (Rezone) & 19-04-SUP (Special Use Permit) 763 W. Avalon Rezone

Commissioner Cathy Gealy moved to approve the consent agenda. Seconded by Commissioner John Laraway. Approved by the following roll call vote:

Voting Aye: Commissioner Dana Hennis, Commissioner Cathy Gealy and Commissioner John Laraway.

Voting No: None

Absent: 2

Motion carried: 3-0-2

3. PUBLIC MEETING:

A. Case No. 20-01-DR (Design Review) Crimson Point Villas Maintenance Shed –

Doug Hanson: Members of the Commission, for the record, Doug Hanson, Kuna Planning and Zoning staff, 751 W 4th Street, Kuna, Idaho, 83634. Mike Stidham requests Design Review approval for an approximately 432 square foot maintenance shed withing the Crimson Point Villas located at 1751 W Manganese Street, Kuna, Idaho, 83634. Staff has determined this application complies with Title 5 of Kuna City Code and Idaho Code; with that, I will answer any questions you may have. Thank you. **C/Gealy:** I have no questions. **C/Laraway:** No questions. **C/Hennis:** No questions appear. Applicant please come forward and tell us what is going with the project. **Mike Stidham:** We're the builders, it has been requested to build an 18-foot by 24-foot maintenance shed for them to store landscaping equipment and their golf carts. We are being contracted as we do projects for them over several properties they have throughout the area. Aesthetically it is going to look exactly the same as the style of the other buildings. **C/Hennis:** Similar building materials and colors? **Mark Stidham:** Exactly. **C/Hennis:** Is it going to be fully roofed? **Mike Stidham:** Yes, it will be asphalt shingles that match the other roofing materials. **C/Hennis:** Ok.

Any other questions? **C/Gealy:** I have no questions. **C/Laraway:** No questions. **C/Hennis:** Thank you. As it is not a public hearing, it leaves our discussion. **C/Gealy:** I think it is very straight forward. I have no concerns. **C/Hennis:** Applicant, have you read the conditions of approval though there are not many? And everything is ok? **Mike Stidham:** Yes. **C/Hennis:** Ok, thank you. If there are no questions, I will stand for a motion.

Commissioner John Laraway moved to approve 20-01-DR (Design Review) with the conditions as outlined in the staff report. Seconded by Commissioner Cathy Gealy. Motion carried 3-0-2.

4. ADJOURNMENT: 6:05 PM

C/Hennis: Does staff have any reports? **Jessica Reid:** No.

Commissioner Cathy Gealy moved to adjourn the meeting. Seconded by Commissioner John Laraway. Motion carried 3-0-2.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department



City of Kuna

Planning and Zoning Commission

Staff Report

P.O. Box 13
 Phone: (208) 922-5274
 Fax: (208) 922-5989
www.Kunacity.id.gov

To: Planning and Zoning Commission

Case Numbers: 20-04-DR (Design Review);
 20-01-SN (Sign) -
**Swan Falls High School
 Monument Sign**

Site Location: 7300 S. Linder Road
 Kuna, Idaho 83634

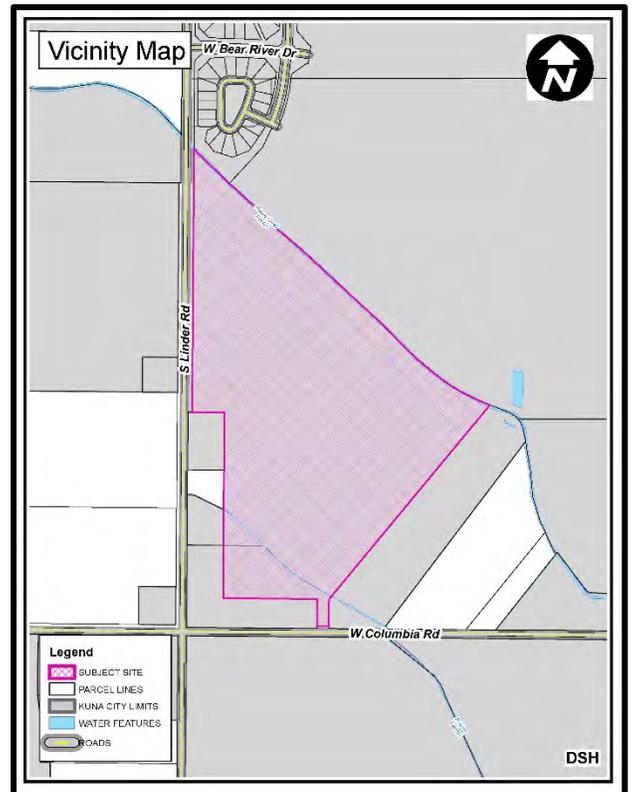
Planner: Doug Hanson, Planner I

Meeting Date: March 10, 2020

Applicant: **Lytle Signs**
 Tom Mikesell
 2070 E. Comercial St. Ste. B
 Meridian, Idaho 83642
 208.421.8824
tom@lytlesigns.com

Table of Contents:

- A. Process and Noticing
- B. Applicants Request
- C. Site History
- D. General Project Facts
- E. Staff Analysis



- F. Applicable Standards
- G. Proposed Decision by the Commission

A. Process and Noticing:

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body. As a public meeting item, this action requires no formal public noticing actions.

B. Applicant's Request:

Lytle Signs, request sign and design review approval for an approximately 110 square foot, illuminated monument sign. The subject site is located at 7300 S. Linder Road, Kuna, ID 83634 (APN# S1301336320).

C. Site History:

This parcel is currently zoned P (Public) within Kuna City Limits. Swan Falls High School was originally approved for design review by the Planning and Zoning Commission on December 11, 2018. At the time of the original approval a monument sign was not included in the application.

D. General Projects Facts:

1. Surrounding Land Uses:

North	R-6	Medium Density Residential – Kuna City
South	A	Agriculture – Kuna City
East	R-6	Medium Density Residential – Kuna City
	A	Agriculture – Kuna City
West	A	Agriculture – Kuna City
	RR	Rural Residential – Ada County

2. Parcel Sizes, Current Zoning, Parcel Numbers:

Property Owner	Parcel Size	Current Zone:	Parcel Number
Kuna Joint School District	58.35 acres	P (Public)	S1301336320

3. Existing Structures, Vegetation and Natural Features:

Swan Falls High School is currently undergoing construction. Vegetation is typical with that of a high school, the site’s topography is generally flat.

4. Environmental Issues:

Apart from being in the nitrate priority area, staff is not aware of any environmental issues, health or safety conflicts at this time.

E. Staff Analysis:

The applicant is proposing to construct a new onsite freestanding monument sign for Swan Falls High School, located at 7300 S. Linder Road. The monument sign stands approximately fifteen (15) ft high and eleven (11) ft across at its widest point. The sign area is approximately 110 square feet of just sign area.

Staff has determined the design review application complies with Kuna City Code, Title 5; Staff recommends if the proposed project is approved, the applicant be subject to the conditions of approval listed in section “G” of this report and any additional conditions requested by the Planning and Zoning Commission.

F. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

G. Proposed Order of Decision by the Commission:

Note: This motion is for the approval, conditional approval or denial of the design review application. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of this request as detailed in the report, those changes must be specified.

Based on the facts outlined in staff’s report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby **approves/conditionally approves/denies** Case No’s 20-04-DR (Design Review) and 20-01-SN (Sign), a request from Lytle Signs for design review approval for an illuminated monument sign, subject to the following conditions:

1. All signage on site shall comply with KCC 5-10.
2. Applicant shall obtain all appropriate building permits prior to construction (electrical permits are considered under this condition). All work shall be inspected by Kuna City Inspectors

3. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of approval by the Design Review Committee/Planning and Zoning Commission, or seek an amendment through the Design Review process.
4. Applicant must ensure that sign is no closer than 10' to Rights-of-Way
5. Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
6. Applicant shall comply with all local, state and federal laws.



City of Kuna
Planning and Zoning Commission
Proposed Findings of Fact and Conclusions of Law

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

Based upon the record contained in Case No's 20-04-DR & 20-01-SN including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, the Kuna Commission hereby *approves/conditionally approves/denies* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 20-04-DR & 20-01-SN, a design review request from Lytle Signs for a monument sign at Swan Falls High School.

1. Based on the evidence contained in Case No's 20-04-DR & 20-01-SN, this proposal **does/does not** generally comply with the City Code.

Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements listed in Kuna City Code Title 5.*

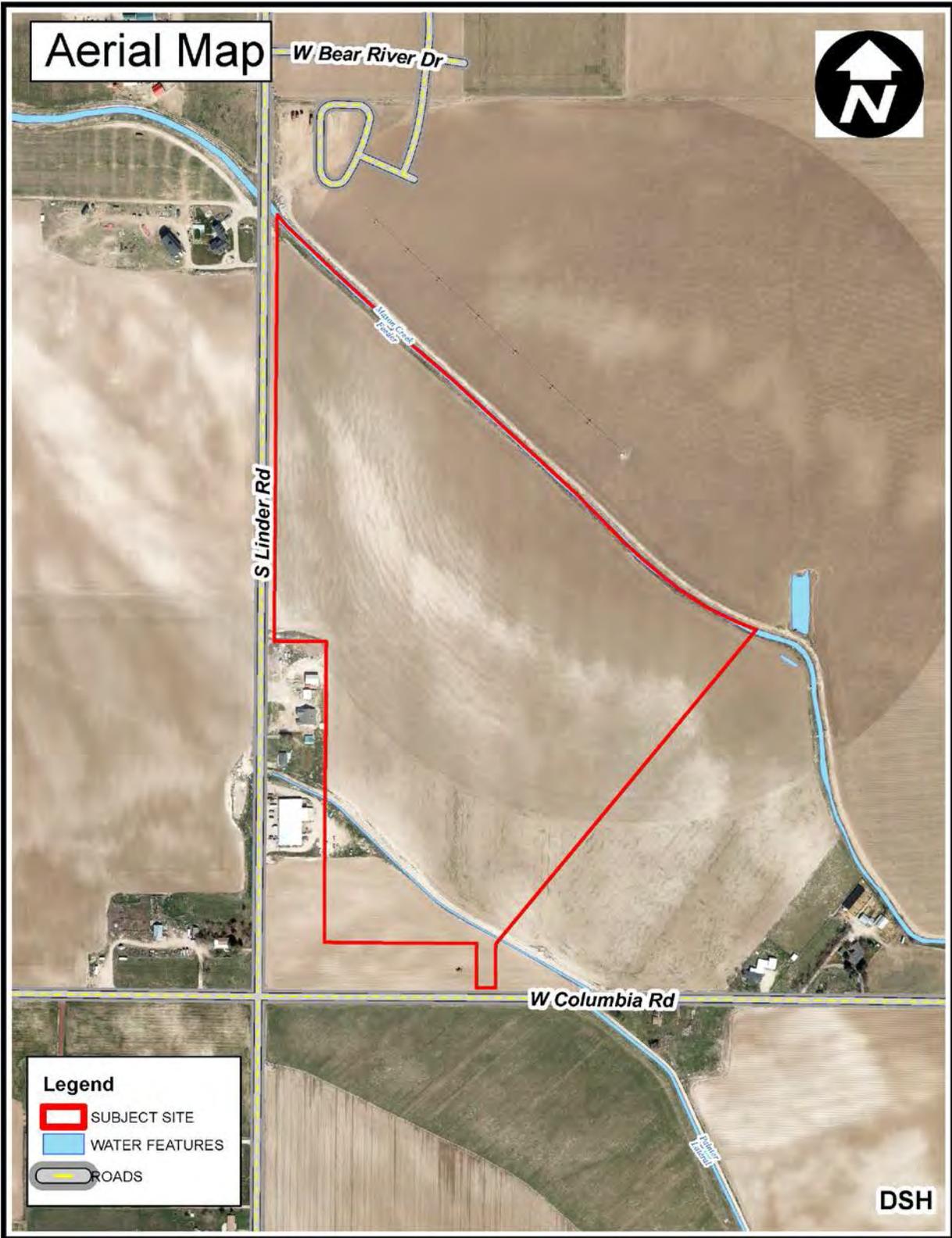
2. The contents of the proposed design Review application **does/does not** contain all of the necessary requirements as listed in Kuna City Code 5-4-9: - Design Review Application Required.

Staff Finding: *Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.*

3. The proposed project **does/does not** generally conform to the Kuna Architecture Guidelines.

Staff Finding: *The applicant proposes to construct a monument sign that stands approximately fifteen (15) ft high and eight (11) feet across at its widest point. The sign cabinet area is approximately 110 square feet. The applicant has proposed to construct the sign out of materials and colors that are consistent with Kuna Architecture Design Guidelines.*

DATED this 10th day of March, 2020.



received
3.4.2020



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	20-04-DR 20-01-SN
Project name	SWAN FALLS HS MONUMENT SIGN
Date Received	3.4.20
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>KUNA JOINT SCHOOL DIST #3</u>	Phone Number: <u>208-922-1600</u>
Address:	E-Mail: <u>dhorn@beniton.com</u>
City, State, Zip: <u>711 E PORTER RD, KUNA ID 83643</u>	Fax #:
Applicant (Developer): <u>LYTLE SIGNS</u>	Phone Number: <u>208-733-1739</u>
Address:	E-Mail: <u>robert@lytlesigns.com</u>
City, State, Zip: <u>PO BOX 305, TWIN FALLS ID 83303</u>	Fax #:
Engineer/Representative: <u>TOM MIKESSELL</u>	Phone Number: <u>208-421-8884</u>
Address:	E-Mail: <u>Tom@lytlesigns.com</u>
City, State, Zip: <u>2070 COMMERCIAL ST. MERIDIAN, ID 83642</u>	Fax #:

Subject Property Information

Site Address: <u>7300 S LINDER ROAD</u>	
Site Location (Cross Streets): <u>COLUMBIA & LINDER</u>	
Parcel Number (s): <u>51301336315</u>	
Section, Township, Range: <u>SEC 1 2N 1W</u>	
Property size: <u>600 ACRES</u>	
Current land use: <u>SCHOOL</u>	Proposed land use: <u>SCHOOL</u>
Current zoning district: <u>A</u>	Proposed zoning district: _____

Project Description

Project / subdivision name: SWAN FALLS HIGH SCHOOL
General description of proposed project / request: INSTALL AN ILLUMINATED MONUMENT SIGN WITH AN ELECTRONIC MESSAGE CENTER

Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 Office _____
 Industrial _____
 Other SCHOOL

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
Please describe the existing buildings: _____
Any existing buildings to remain? Yes No
Number of residential units: _____ Number of building lots: _____
Number of common and/or other lots: _____
Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
Percentage of open space provided: _____ Acreage of open space: _____
Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____
Gross floor area square footage: _____ Existing (if applicable): _____
Hours of operation (days & hours): _____ Building height: _____
Total number of employees: _____ Max. number of employees at one time: _____
Number and ages of students/children: _____ Seating capacity: _____
Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____
 b. Total Parking spaces: _____ Dimensions: _____
 c. Width of driveway aisle: _____

Proposed Lighting: _____
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: [Signature] Date: 3/4/20



City of Kuna Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: 20-04-DR + 20-01-SN

CROSS REF.: _____

FILES: _____

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 751 W 4th Street, Kuna ID.

The Design Review application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant Use		Staff Use
<input type="checkbox"/>	Date of pre- application meeting : _____ <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>

Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*

One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

- (2) 24" x 36" LARGE FORMAT PLANS*
- (1) 11" X 17" PLAN REDUCATIONS*
- (1) 8 ½" x 11" PLAN REDUCATIONS*

Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.

Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use		Staff Use
<input type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input type="checkbox"/>	Property lines	<input type="checkbox"/>
<input type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input type="checkbox"/>	Existing structures, identify those which are to be relocated or removed	<input type="checkbox"/>
<input type="checkbox"/>	On-site and adjoining streets, alleys, private drives and rights-of-way	<input type="checkbox"/>
<input type="checkbox"/>	Drainage location and method of on-site retention / detention	<input type="checkbox"/>
<input type="checkbox"/>	Location of public restrooms	<input type="checkbox"/>
<input type="checkbox"/>	Existing / proposed utility service and any above-ground utility structures and their location	<input type="checkbox"/>
<input type="checkbox"/>	Location and width of easements, canals and drainage ditches	<input type="checkbox"/>
<input type="checkbox"/>	Location and dimension of off-street parking	<input type="checkbox"/>
<input type="checkbox"/>	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	<input type="checkbox"/>
<input type="checkbox"/>	Trash storage areas and exterior mechanical equipment, with proposed method of screening	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations <i>(a separate sign application must be submitted with this application)</i>	<input type="checkbox"/>
<input type="checkbox"/>	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Locations and uses of ALL open spaces	<input type="checkbox"/>
<input type="checkbox"/>	Locations, types and sizes of sound and visual buffers <i>(Note: all buffers must be located outside the public right-of-way)</i>	<input type="checkbox"/>
<input type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input type="checkbox"/>	Locations of subdivision lines <i>(if applicable)</i>	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Location of walls and fences and indication of their height and material of construction	<input type="checkbox"/>
<input type="checkbox"/>	Roofline and foundation plan of building, location on the site	<input type="checkbox"/>
<input type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input type="checkbox"/>	Location and designation of all rights-of-way and property lines	<input type="checkbox"/>

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
<input type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input type="checkbox"/>	Boundaries, property lines and dimensions	<input type="checkbox"/>
<input type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input type="checkbox"/>	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed	<input type="checkbox"/>
<input type="checkbox"/>	Method of irrigation <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input type="checkbox"/>	Locations and uses for open spaces	<input type="checkbox"/>
<input type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input type="checkbox"/>	Clearly identify pressurized irrigation lines and underground water storage	<input type="checkbox"/>
<input type="checkbox"/>	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	<input type="checkbox"/>

Building Elevations

Applicant
Use

Detailed elevation plans of each side of any proposed building(s) or additions(s)

Note: Four (4) elevations to include all sides of development and must be in color

Identify the elevations as to north, south, east, and west orientation

Colored copies of all proposed building materials and indication where each material and color application is to be located

Note: Submit as 11"x17" reductions

Screening/treatment of mechanical equipment

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

Detailed elevation plans showing the materials to be used in construction of trash enclosures

Staff
Use

Lighting Plan

Applicant
Use

Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration)

Types and wattage of all light fixtures

Note: The City encourages use of "dark sky" lighting fixtures

Placement of all light fixtures shown on elevations and landscaping plans

Staff
Use

Roof Plans

Applicant
Use

Size and location of all roof top mechanical units

Staff
Use

Design Review Application

Applicant: ROBERT REEDER / LYTLE SIGNS Phone: 208-733-1739
 Owner Representative Fax/Email: robert@lytlesigns.com

Applicant's Address: PO BOX 305
TWIN FALLS ID Zip: 83303

Owner: KUNA JOINT SCHOOL DIST. #3 Phone: 208-922-1000

Owner's Address: 711 E PORTER RD Email: dhorn@beniton.com
KUNA, ID Zip: 83634

Represented By: (if different from above) TOM MIKESELL Phone: 208-421-8824

Address: 2070 COMMERCIAL ST. Email: tom@lytlesigns.com
MERIDIAN, ID Zip: 83642

Address of Property: 7300 S. LINDER RD
KUNA, ID Zip: 83642

Distance from Major Cross Street: COLUMBIA Street Name(s): LINDER

Please check the box that reflects the intent of the application

- BUILDING DESIGN REVIEW DESIGN REVIEW MODIFICATION
 SUBDIVISION / COMMON AREA LANDSCAPE STAFF LEVEL APPLICATION

This Design Review application is a request to construct, add or change the following: (Briefly explain the nature of the request.)

INSTALL AN ILLUMINATED MONUMENT SIGN WITH AN ELECTRONIC MESSAGE CENTER.

1. Dimension of Property: 60 ACRES
2. Current Land Use(s): SCHOOL
3. What are the land uses of the adjoining properties?
North: COMMERCIAL-PUBLIC
South: MIXED USE
East: MIXED USE
West: COMMERCIAL
4. Is the project intended to be phased, if so what is the phasing time period? NO
Please explain: —

5. The number and use(s) of all structures: SCHOOL

6. Building heights: _____ Number of stories: _____
The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? _____

8. Exterior building materials & colors: (Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com) under the City Code.

	MATERIAL	COLOR
Roof:	<u>n/a</u>	/ _____
Walls:	(State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.	
	<u>n/a</u>	/ _____

% of Wood application:	<u>n/a</u>	/ _____
% EIFS: <small>(Exterior Insulation Finish System)</small>	<u>n/a</u>	/ _____
% Masonry:	<u>n/a</u>	/ _____
% Face Block:	<u>n/a</u>	/ _____
% Stucco:	<u>n/a</u>	/ _____
& other material(s):	<u>n/a</u>	/ _____
List all other materials:	<u>n/a</u>	/ _____
Windows/Doors: <small>(Type of window frames & styles / doors & styles, material)</small>	<u>n/a</u>	/ _____
Soffits and fascia material:	<u>n/a</u>	/ _____
Trim, etc.:	<u>n/a</u>	/ _____
Other:	<u>n/a</u>	/ _____

9. Please identify Mechanical Units: n/a
Type/Height: n/a
Proposed Screening Method: n/a

10. Please identify trash enclosure: (size, location, screening & construction materials) n/a

11. Are there any irrigation ditches/canals on or adjacent to the property?
If yes, what is the name of the irrigation or drainage provider? n/a

12. Fencing: (Please provide information about new fencing material as well as any existing fencing material)
Type: n/a

Size: n/a
Location: n/a

(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Detention:

n/a

14. Percentage of Site Devoted to Building Coverage: _____

% of Site Devoted to Landscaping: _____ Square Footage: _____
(Including landscaped rights-of-way)

% of Site that is Hard Surface: _____ Square Footage: _____
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: _____

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): _____

15. For details, please provide dimensions of landscaped areas within public rights-of-way:

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*

If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with a four inch (4") or greater caliper whenever possible):*

17. Dock Loading Facilities:

Number of docking facilities and their location: n/a

Method of screening: n/a

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* _____

19. Setbacks of the proposed building from property lines:

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements: _____

Total Number of Parking Spaces: _____ Width and Length of Spaces: _____

Total Number of Compact Spaces 8'x17': _____

21. Is any portion of the property subject to flooding conditions? Yes _____ No _____

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RE-SCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite your request, please have ready the file number indicated in this notice.



City of Kuna SIGN PERMIT APPLICATION

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

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

SUBMITTAL FEE: \$30

SUBMIT

- ✓ Completed & signed Sign Permit application.
- ✓ Detailed letter by applicant describing the request/project
- ✓ Copy of the dimension and location of existing sign (s). Include picture of both wall signs and free standing signs.
- ✓ Copy of the dimension and location of proposed signs including:
- ✓ Complete text to appear on sign (business name, log, sub-titles, etc) including size & lettering style
- ✓ Overall sign dimensions (including base, wall area, background area
- ✓ Construction materials
- ✓ Sign and lettering color (s) – include color samples or paint chips
- ✓ Copy of building elevations, including wall dimensions & exact, scaled location of sign on building (for wall signs)
- ✓ Copy of site plan showing property lines & any adjacent sidewalks, rights of way from center of streets, landscaping, screening and exact, scaled location of sign on property. (for free standing sign)

Parcel #: S1301336315 Zone A

Site Address: 7300 S. LINDER ROAD

Applicant's Name: ROBERT REEDER / LYTLE SIGNS Phone: 208-733-1739

Applicant's Address: PO Box 305, City: TWIN FALLS Zip: 83303

Contact's Email: robert@lytleSigns.com RCE# 11922

Note: The following information must be completed in entirety. For additional signs, please attach information to application

SIGN #1	PROPOSED <u>X</u>	EXISTING _____	OFF PREMISES _____	ON PREMISE _____
Type of Sign:	Freestanding <u>X</u>	Wall _____	Ground Monument _____	
Sign Dimensions:	Length <u>10'</u>	Width <u>11'</u>	Square Feet <u>110 SQ FT</u>	
Building Lineal Foot (space of which is occupied by enterprise)	_____			

SIGN #2	PROPOSED _____	EXISTING _____	OFF PREMISES _____	ON PREMISE _____
Type of Sign:	Freestanding _____	Wall _____	Ground Monument _____	
Sign Dimensions:	Length _____	Width _____	Square Feet _____	
Building Lineal Foot (space of which is occupied by enterprise)	_____			

Note: Once plans have been checked and approved for issuance the applicant **MUST** pick up the building permit within **30 days** or the plans will be destroyed. Per IBC 2015/IRC 2012 regulations, work must commence or resume within 180 days or permit is invalid. Building Official may grant time extensions prior to expiration.

Applicant's Signature: [Signature] Date: 2/28/20

*****OFFICE USE ONLY*****

BP #	SITE ADDRESS	Planning & Zoning Approval and Date
FILE #		/



City of Kuna
ELECTRICAL PERMIT WORKSHEET (FEE SCHEDULE)
 This worksheet must accompany a Residential/Commercial permit application

City of Kuna
 PO Box 13
 Kuna, ID 83634
www.kunacity.id.gov
 (208) 922-5274

RESIDENTIAL

<ul style="list-style-type: none"> • Temporary Construction Services ONLY (200 amp or less, one location): \$65 	\$																		
<ul style="list-style-type: none"> • New: Single Family Dwelling, including all buildings with wiring being constructed on each property. * Based on living space (see definition below) <table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Up to 1,500 sq.ft.</td> <td align="right">\$130</td> <td></td> </tr> <tr> <td><input type="checkbox"/> 1,501 to 2,500 sq.ft.</td> <td align="right">\$195</td> <td>Total Square Footage _____</td> </tr> <tr> <td><input type="checkbox"/> 2,501 to 3,500 sq.ft.</td> <td align="right">\$260</td> <td></td> </tr> <tr> <td><input type="checkbox"/> 3,501 to 4,500 sq.ft.</td> <td align="right">\$325</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Over 4,500 sq.ft.</td> <td align="right">\$325 plus \$65 for each additional 1,000 sq.ft. or portion thereof</td> <td></td> </tr> <tr> <td></td> <td align="right">\$325 + (\$65 x # of additional 1,000 sq.ft. or portion thereof)</td> <td></td> </tr> </table> 	<input type="checkbox"/> Up to 1,500 sq.ft.	\$130		<input type="checkbox"/> 1,501 to 2,500 sq.ft.	\$195	Total Square Footage _____	<input type="checkbox"/> 2,501 to 3,500 sq.ft.	\$260		<input type="checkbox"/> 3,501 to 4,500 sq.ft.	\$325		<input type="checkbox"/> Over 4,500 sq.ft.	\$325 plus \$65 for each additional 1,000 sq.ft. or portion thereof			\$325 + (\$65 x # of additional 1,000 sq.ft. or portion thereof)		\$
<input type="checkbox"/> Up to 1,500 sq.ft.	\$130																		
<input type="checkbox"/> 1,501 to 2,500 sq.ft.	\$195	Total Square Footage _____																	
<input type="checkbox"/> 2,501 to 3,500 sq.ft.	\$260																		
<input type="checkbox"/> 3,501 to 4,500 sq.ft.	\$325																		
<input type="checkbox"/> Over 4,500 sq.ft.	\$325 plus \$65 for each additional 1,000 sq.ft. or portion thereof																		
	\$325 + (\$65 x # of additional 1,000 sq.ft. or portion thereof)																		
<ul style="list-style-type: none"> • New: Multi-Family Dwelling (Contractors Only) <ul style="list-style-type: none"> <input type="checkbox"/> Duplex Apartment \$260 <input type="checkbox"/> Three or more multi-family units: \$130 per building plus \$65 per unit (\$130 x # of buildings) + (\$65 x # of units) 	\$																		
<input type="checkbox"/> Existing Residence <input type="checkbox"/> Modular, Manufactured or Mobile Homes <input type="checkbox"/> Detached Shop: \$65 fee plus \$10 per additional branch circuit, up to the maximum of the corresponding sq.ft. of the building (one circuit is included in the \$65.00) \$65 + (\$10 x # of additional branch circuits)	\$																		
<ul style="list-style-type: none"> • Pumps-Water, Irrigation, Sewage (each motor): <ul style="list-style-type: none"> <input type="checkbox"/> \$65 up to 25HP <input type="checkbox"/> \$95- 26 to 200HP <input type="checkbox"/> \$130 over 200HP Phase inverters and roto phase equipment, please use the <i>Other Installation including Commercial/Industrial</i> fee in addition to the pump motor fee. 	\$																		
<ul style="list-style-type: none"> • Spas, Hot Tubs, Hydro Massage Tubs: \$65 fee for each trip to inspect 	\$																		
<ul style="list-style-type: none"> • Swimming Pools: \$130.00 (covers two (2) mandatory inspections with the exception of lighting) 	\$																		
<ul style="list-style-type: none"> • Signs/Outline Lighting: <input checked="" type="checkbox"/> Signs-\$65 per sign <input type="checkbox"/> Outline Lighting-\$65 per occupancy 	\$ 65.00																		
<ul style="list-style-type: none"> • Temporary Amusement: \$65 fee plus \$10 per ride, concession, or generator \$65 + (\$10 x # of ride/concession/generator) 	\$																		
<ul style="list-style-type: none"> • Irrigation Machine: \$65 for center pivot plus \$10 per tower or drive motor \$65 + (\$10 x # of tower/drive motor) 	\$																		
<input type="checkbox"/> Requested Inspection <input type="checkbox"/> Power has been off over 1yr. (excludes contractors) <input type="checkbox"/> Plan Check (2 hr min.)	\$65.00 per hr																		

COMMERCIAL/INDUSTRIAL

<p>The fees listed under this inspection type shall apply to any and all electrical installations not specifically mentioned elsewhere on this form. This shall include all labor, materials, equipment, overhead and profit, as well as all labor, materials, and equipment supplied by others. The project value cannot be reduced by labor, material or equipment that is donated or supplied by others. Please include bid proposal on company letterhead. At the time of "Final" inspection, the Scope of Work, valuation, and permit fees will be verified.</p> <p>Total cost of electrical system (Job Value Amount): \$ _____</p> <ul style="list-style-type: none"> <input type="checkbox"/> Up to \$10,000 (total cost of system x 0.02) + 60 = \$ <input type="checkbox"/> Between \$10,001 - \$100,000 (total cost of system - 10,000) x 0.01) + \$260 = \$ <input type="checkbox"/> Over \$100,001 (total cost of system - 100,000) x 0.005) + \$1,160 = \$ 	\$
---	----

Total Contract Amount: \$ _____

Grand Total: \$ 65.00
 Transfer this amount to permit application.

** Living Space – space within a dwelling unit intended for human habitation which may reasonably be utilized for sleeping, eating, cooking, bathing, washing, recreation, and sanitation purposes. An unfinished basement is considered part of the living space.



February 28, 2020

City of Kuna
Office of Planning & Zoning
PO Box 13
Kuna, Idaho 83634

Re: New Monument sign for Kuna Swan Falls High School

To whom it may concern:

We are requesting to install an internally illuminated monument sign with an electronic message center for the new Kuna Swan Falls High School located at 7300 S Linder Road in Kuna, Idaho. The sign will be a 15' tall monument style sign with a block base. The overall sign area will be 110 SQ FT and the message center portion will be 19.10 SQ FT. The electronic message center will meet all the requirements for an electronic message center in the city of Kuna. The sign will be placed on the school property on Linder Road and will meet the 10' setback requirement for sign placement.

The sign will be manufactured by Lytle Signs at our facilities in Twin Falls and Meridian Idaho and will have a professional appearance. There will not be any hand lettering or hand painting. The sign will be installed by licensed contractors from our Lytle Signs Meridian install team and will be done in accordance with all building and zoning codes and per the approval of the city of Kuna.

Sincerely,



Robert Reeder
Lytle Signs



100 10th Avenue South
Nampa, ID 83651

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

2017-117685
12/08/2017 04:13 PM
\$15.00

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

File No. 635509 BA/MA

WARRANTY DEED

For Value Received Marie B. Durrant, Trustee of The C. Russell Durrant and Marie B. Durrant
Living Trust (u/t/d 7/20/2004)

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Kuna Joint School District No. 3

hereinafter referred to as Grantee, whose current address is 711 E Porter St Kuna, ID 83634

Big

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: December 5, 2017

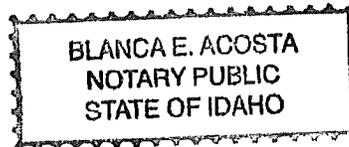
The C. Russell Durrant and Marie B. Durrant Living Trust (u/t/d 7/20/2004)

By: Marie B. Durrant TTE
Marie B. Durrant, Trustee
State of Idaho, County of Canyon

On this 8th day of November in the year of 2017, before me, the undersigned, a Notary Public in and for
said State, personally appeared Marie B. Durrant as Trustee(s) of The C. Russell Durrant and Marie B.
Durrant Living Trust (u/t/d 7/20/2004) known or identified to me to be the person/persons whose name(s)
is/are subscribed to the within instrument as said Trustee(s), and acknowledged to me that he/she/they
executed the same as Trustee(s) of said trust and as his/her/their free and voluntary act and deed of said
trust, for the uses and purposes therein mentioned.

Blanca E. Acosta

Residing at: Blanca E. Acosta
Commission Expires: Residing in Nampa, Idaho
My Commission Expires 9/16/2023





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

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, Kim Bekkedahl , 711 E. Porter St
Name Address
Kuna ID 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 31 day of March, 2020

Signature _____

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

Deann Greany
Notary Public for Idaho

Residing at: Kuna, Idaho

My commission expires: July 26, 2023

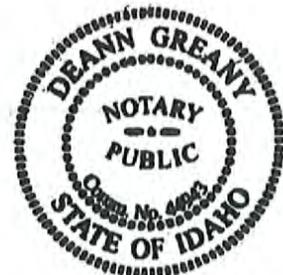


EXHIBIT A

A parcel of land located in the W1/2 of Section 1, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the SW corner of said Section 1 from which the W1/4 corner of said Section 1 bears North 00°27'05" East, 2669.26 feet;

thence along the South boundary line of said Section 1 South 89°32'42" East, 800.00 feet to the REAL POINT OF BEGINNING;

thence leaving said South boundary line North 00°27'18" East, 200.00 feet;

thence North 89°32'42" West, 559.84 feet;

thence North 00°27'12" East, 1105.82 feet;

thence North 89°32'42" West, 240.21 feet to a point on the West boundary line of said Section 1;

thence along said West boundary line North 00°27'05" East, 1,363.44 feet to the W1/4 corner of said Section 1;

thence continuing along said West boundary line North 00°27'02" East, 3.47 feet;

thence leaving said West boundary line South 89°32'58" East, 30.00 feet to a point on the East right-of-way line of S. Linder Road;

thence along said East right-of-way line North 00°27'02" East, 222.73 feet to a point on the centerline of the Mason Creek Feeder Canal;

thence along said centerline the following 13 courses and distances:

thence South 39°34'33" East, 79.37 feet;

thence South 46°10'44" East, 235.17 feet;

thence South 47°25'55" East, 231.99 feet;

thence South 44°48'15" East, 151.99 feet;

thence South 49°17'03" East, 221.73 feet;

thence South 47°03'31" East, 292.85 feet;

thence South 47°29'04" East, 288.73 feet;

thence 51.55 feet along the arc of a curve to the right, said curve having a radius of 1,100.00 feet, a central angle of 02°41'06" and a long chord of 51.54 feet which bears South 46°08'31" East;

thence South 44°47'58" East, 234.52 feet;

thence 108.16 feet along the arc of a curve to the left, said curve having a radius of 1,100.00 feet, a central angle of 05°38'01" and a long chord of 108.11 feet which bears South 47°36'58" East;

thence South 50°25'59" East, 87.82 feet;

thence 339.78 feet along the arc of a curve to the left, said curve having a radius of 1,082.00 feet, a central angle of 17°59'34" and a long chord of 338.39 feet which bears South 59°25'46" East;

thence South 68°25'33" East, 43.77 feet;

md

thence leaving said centerline South 39°38'24" West, 1,499.69 feet;

thence South 00°27'18" West, 200.00 feet to a point on the South boundary line of said Section 1;

thence along said South boundary line North 89°32'42" West, 70.00 feet to the REAL POINT OF BEGINNING.

MR

EXHIBIT A

A parcel of land located in the W1/2 of Section 1, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the SW corner of said Section 1 from which the W1/4 corner of said Section 1 bears North 00°27'05" East, 2669.26 feet;

thence along the South boundary line of said Section 1 South 89°32'42" East, 800.00 feet to the REAL POINT OF BEGINNING;

thence leaving said South boundary line North 00°27'18" East, 200.00 feet;

thence North 89°32'42" West, 559.84 feet;

thence North 00°27'12" East, 1105.82 feet;

thence North 89°32'42" West, 240.21 feet to a point on the West boundary line of said Section 1;

thence along said West boundary line North 00°27'05" East, 1,363.44 feet to the W1/4 corner of said Section 1;

thence continuing along said West boundary line North 00°27'02" East, 3.47 feet;

thence leaving said West boundary line South 89°32'58" East, 30.00 feet to a point on the East right-of-way line of S. Linder Road;

thence along said East right-of-way line North 00°27'02" East, 222.73 feet to a point on the centerline of the Mason Creek Feeder Canal;

thence along said centerline the following 13 courses and distances:

thence South 39°34'33" East, 79.37 feet;

thence South 46°10'44" East, 235.17 feet;

thence South 47°25'55" East, 231.99 feet;

thence South 44°48'15" East, 151.99 feet;

thence South 49°17'03" East, 221.73 feet;

thence South 47°03'31" East, 292.85 feet;

thence South 47°29'04" East, 288.73 feet;

thence 51.55 feet along the arc of a curve to the right, said curve having a radius of 1,100.00 feet, a central angle of 02°41'06" and a long chord of 51.54 feet which bears South 46°08'31" East;

thence South 44°47'58" East, 234.52 feet;

thence 108.16 feet along the arc of a curve to the left, said curve having a radius of 1,100.00 feet, a central angle of 05°38'01" and a long chord of 108.11 feet which bears South 47°36'58" East;

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

thence South 50°25'59" East, 87.82 feet;

thence 339.78 feet along the arc of a curve to the left, said curve having a radius of 1,082.00 feet, a central angle of 17°59'34" and a long chord of 338.39 feet which bears South 59°25'46" East;

thence South 68°25'33" East, 43.77 feet;

thence leaving said centerline South 39°38'24" West, 1,499.69 feet;

thence South 00°27'18" West, 200.00 feet to a point on the South boundary line of said Section 1;

thence along said South boundary line North 89°32'42" West, 70.00 feet to the REAL POINT OF BEGINNING.



Aerial Photo
Swan Falls High School
7300 S Linder Road
Parcel S1301336315
Zoned A

Robert Reeder
Lytle Signs
PO Box 305
Twin Falls, ID 83303
(208) 733-1739

Imagery Date: 7/18/2018 40°33'06.28" N 116°24'47.41" W elev

PROPERTY LINE ADJUSTMENT RECORD OF SURVEY FOR
RUSSELL & MARIE DURRANT
 LOCATED IN THE W 1/2 OF SECTION 1,
 T.2N., R.1W., S.M., ADA COUNTY, IDAHO
 2017

ROS NO. _____



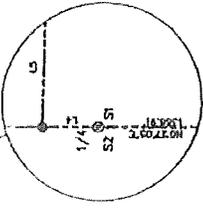
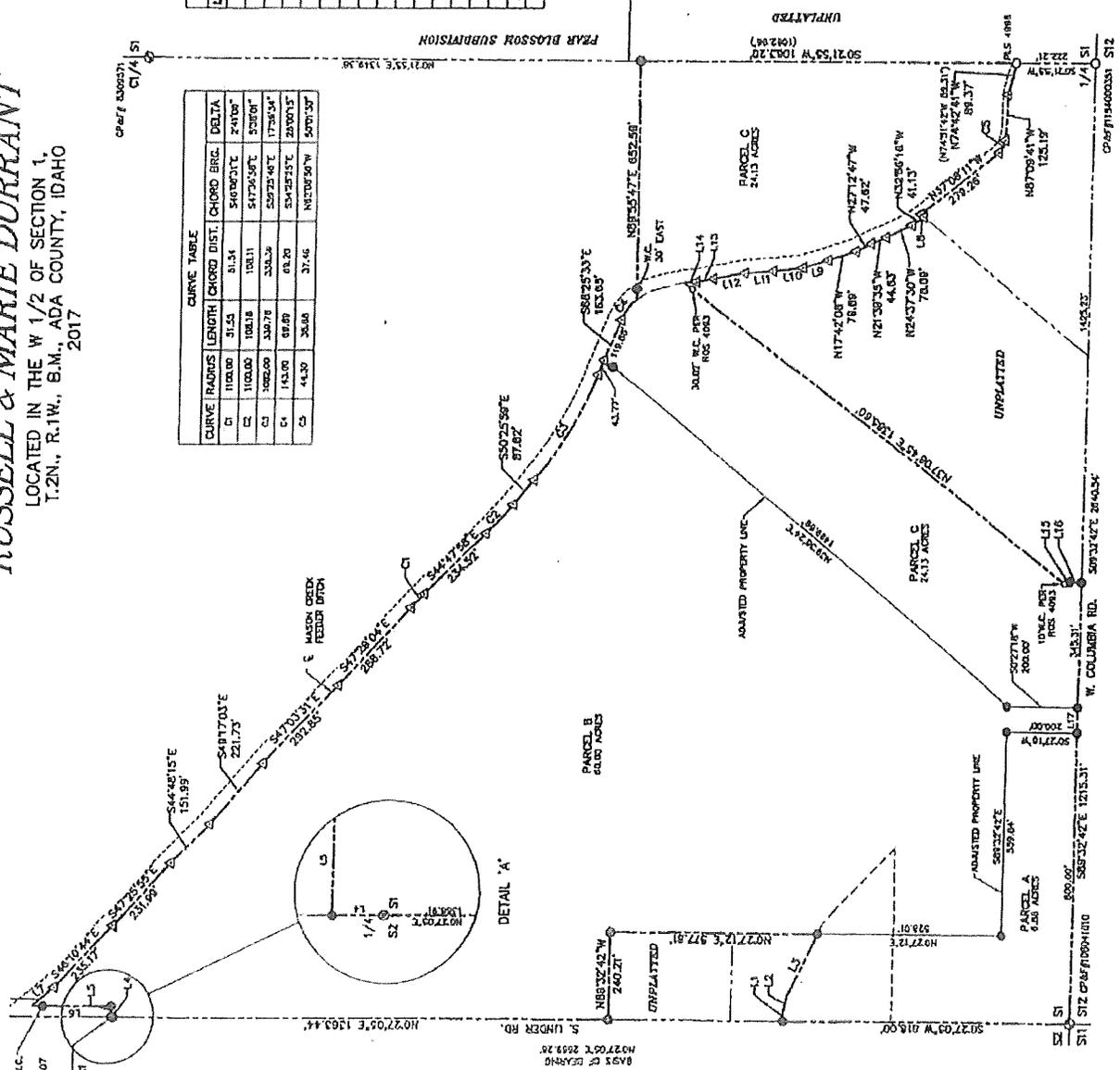
SCALE: 1" = 200'

LEGEND

- FOUND 1/2" IRON PIN
 - FOUND 3/8" IRON PIN
 - FOUND ALUMINUM CAP MONUMENT
 - SET 1/2" IRON PIN WITH CAP
 - SET 3/8" IRON PIN WITH CAP
 - △ CALCULATED POINT
- PROPERTY BOUNDARY LINE
 ADJUSTED PROPERTY LINE
 SECTION LINE
 RIGHT-OF-WAY LINE
 CENTERLINE
 EASEMENT LINE
 PROPERTY LINE BEING ADJUSTED
 PARCEL LINE
 RECORD DATA

LINE	LENGTH	BEARING
L1	25.01	S89°33'41"E
L2	42.88	S78°31'09"E
L3	191.42	S44°08'01"E
L4	3.47	N07°10'7"E
L5	34.00	S87°12'38"E
L6	22.73	N07°07'02"E
L7	79.27	S39°43'37"E
L8	12.07	N42°34'47"E
L9	74.70	N10°08'01"W
L10	80.62	N08°18'14"W
L11	80.04	N2°36'27"W
L12	88.87	N10°13'11"W
L13	38.81	N43°33'31"W
L14	33.58	N34°43'28"W
L15	13.20	S24°45'00"E
L16	21.41	S54°44'37"E
L17	70.00	S89°22'42"E

CURVE	RADIUS	LENGTH	CHORD	DIST.	CHORD	BEAR.	DELTA
C1	1100.00	31.55	81.34	54°08'37"E	2°41'09"		
C2	1100.00	108.18	108.11	S47°24'50"E	5°30'00"		
C3	1000.00	330.78	330.26	S29°22'46"E	17°38'54"		
C4	143.00	88.89	88.20	S34°28'15"E	23°00'15"		
C5	44.30	36.06	37.46	N12°08'50"W	5°07'30"		



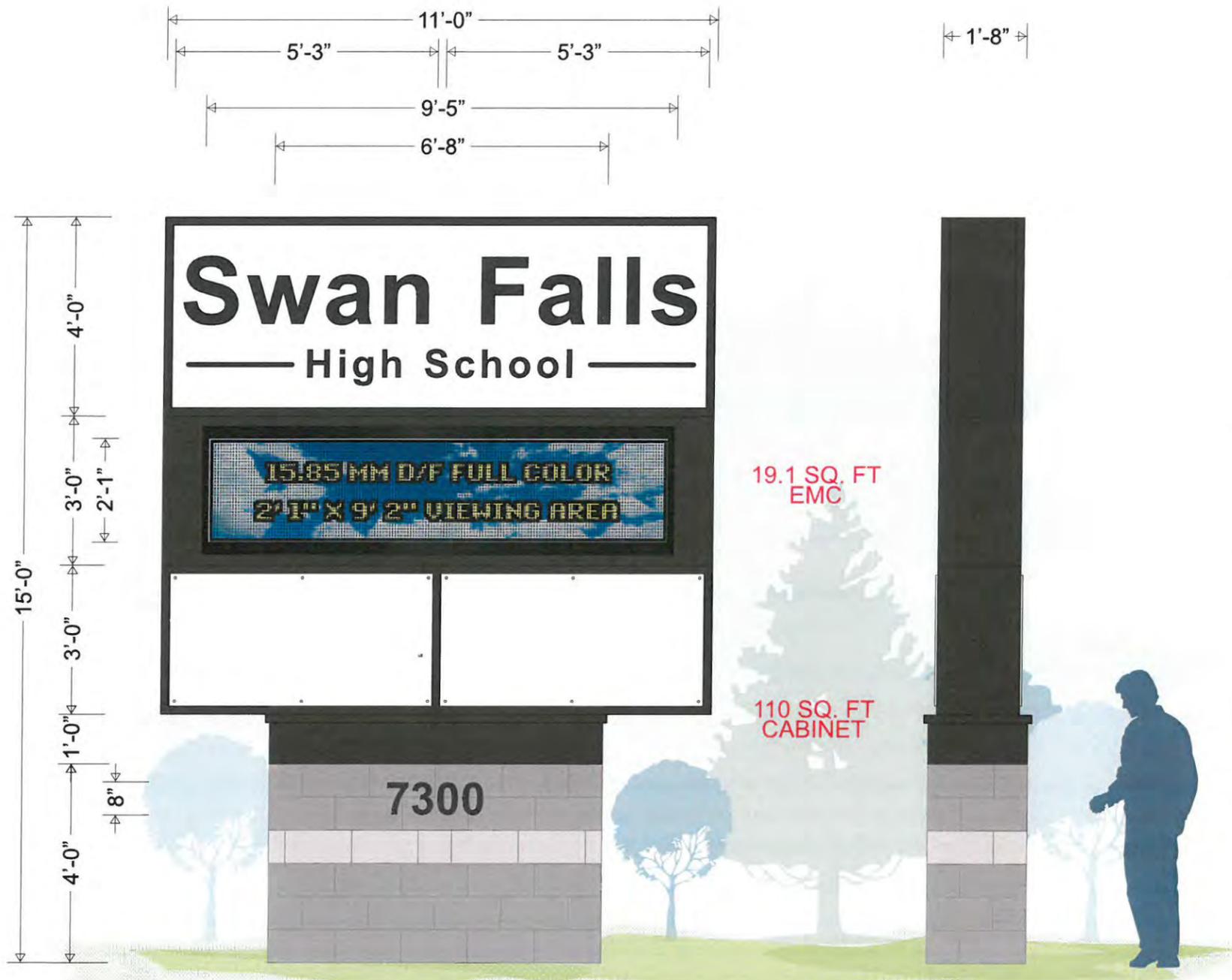
COUNTY RECORDER'S CERTIFICATE

REC. NO. _____
 STATE OF IDAHO, COUNTY OF ADA, DS.
 FILED FOR RECORD AT THE REQUEST OF RUSSELL DURRANT
 MARIE DURRANT
 CHRISTOPHER E. HICK, RECORDER
 THIS _____ DAY OF _____ 2017
 REC. 5 _____ COUNTY

RECORDING INDEX NUMBER: 714-01-0-0-00-000

IDAHO SURVEY GROUP, P.C.
 1450 E. WATERTOWER ST.
 SUITE 130
 MERIDIAN, IDAHO 83642
 (209) 846-8570

SIDE VIEW



(1) D/F ILLUMINATED MONUMENT SIGN

UPPER CABINET:
 ALUMINUM CONSTRUCTION AND RETAINER SYSTEM
 PAINTED TO MATCH BUILDING ACCENTS (TBD)
 INTERNAL WHITE L.E.D ILLUMINATION
 WHITE POLYCARBONATE FACES
 WITH APPLIED GRAPHICS

EMC:
 DAKTRONICS GS6 - 15.85 MM D/F FULL COLOR UNIT
 2' 1" X 9' 2" VIEWING AREA
 2' 7" X 9' 5" BLACK ALUMINUM CABINET

LOWER CABINET (NON-ILLUM.)
 ALUMINUM CONSTRUCTION
 PAINTED TO MATCH BUILDING ACCENTS (TBD)
 (4X) WHITE ACM SPONSOR PANELS
 WITH APPLIED GRAPHICS
 FLUSH MOUNTED TO CABINET

POLE COVER:
 ALUMINUM CONSTRUCTION
 PAINTED TO MATCH BUILDING ACCENTS (TBD)

BASE:
 ALUMINUM TOP CAP
 PAINTED TO MATCH BUILDING ACCENTS (TBD)
 BLOCK BASE TO BE FURNISHED BY CUSTOMER
 STEEL POLE AND CONCRETE FOOTING
 1/8" FCO ALUMINUM ADDRESS NUMBERS
 PAINTED TO MATCH BUILDING ACCENTS
 FLUSH MOUNTED TO BLOCK BASE

Unauthorized use, reproduction and or display shall render the infringer liable for up to \$150,000 in statutory damages, plus attorney fees and costs for each infringement under the U.S. Copyright Act (17 U.S.C. 412 & 504)
THIS RENDERING IS CONCEPTUAL---COLORS MAY NOT REPRESENT ACTUAL FINISH---ILLUMINATED AND DAYLIGHT COLORS WILL VARY

CLIENT:
Kuna Swan Falls HS (Beniton)

ADDRESS:
Columbia & Linder Rd
Kuna, ID 83634

DATE:
12/11/2019

SCALE:
3/8" = 1'

ACCOUNT EXECUTIVE:
TM

DRAWN BY:
AS

FILENAME:
Kuna Swan Falls HS, Kuna HS - 40972 R1

QUOTE #:
40972

REVISIONS:
2/17/2020

PAGE: 1
 LYTTLESIGNS © 2020
 ALL RIGHTS RESERVED



AN EMPLOYEE OWNED COMPANY

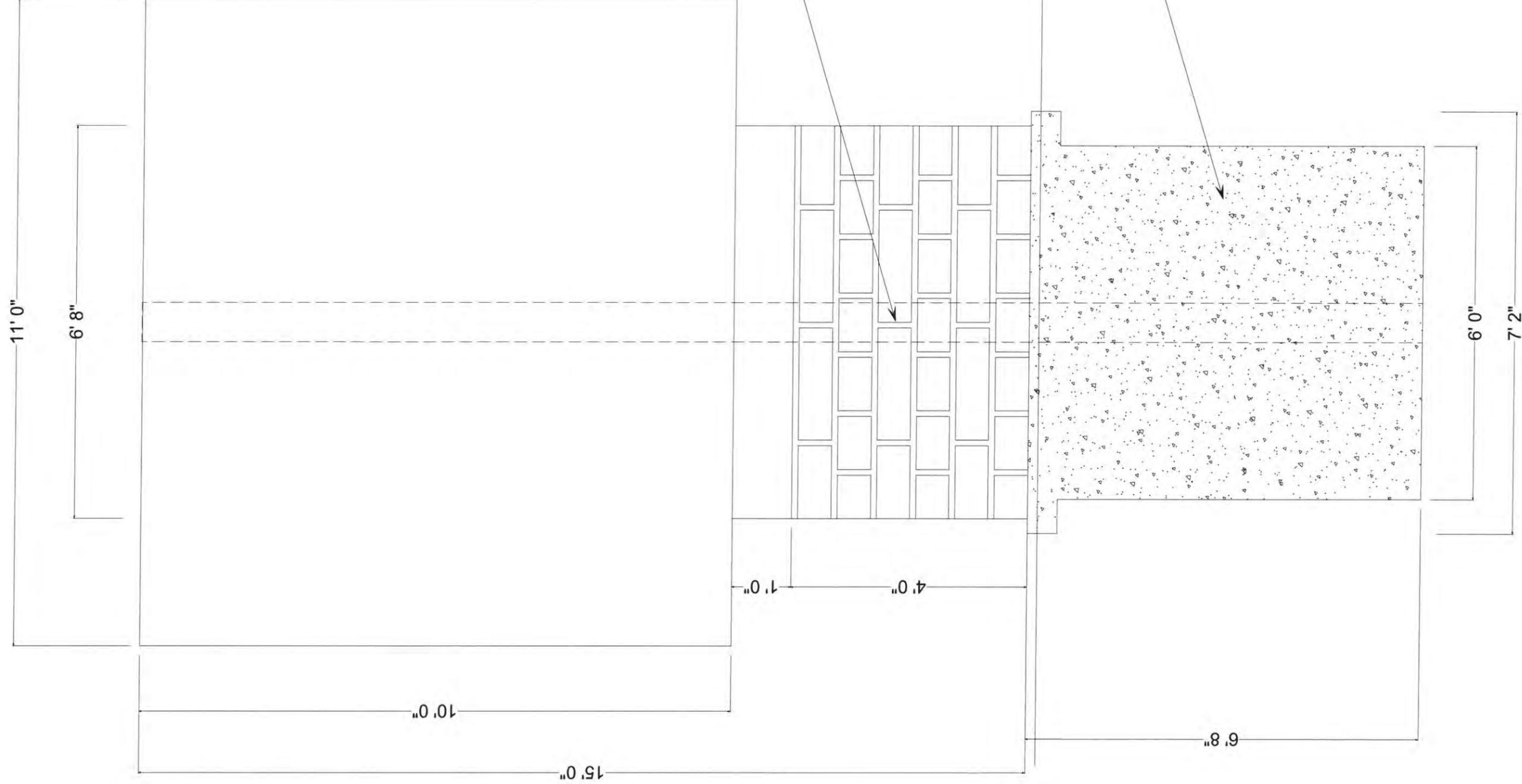
Twin Falls Office
 P.O. BOX 305
 1925 KIMBERLY RD.
 TWIN FALLS, IDAHO 83303
 208.733.1739
 1.800.621.6836
 fax 208.736.8653

Boise/Meridian Office
 2070 E. COMMERCIAL ST.
 MERIDIAN, IDAHO 83642
 208.388.1739
 fax 208.388.3966
 www.lyttlesigns.com
 sales @lyttlesigns.com



Approved By: _____
 Date: _____

*** SURVEY REQUIRED COLORS TBD**
 Items Required Before Production



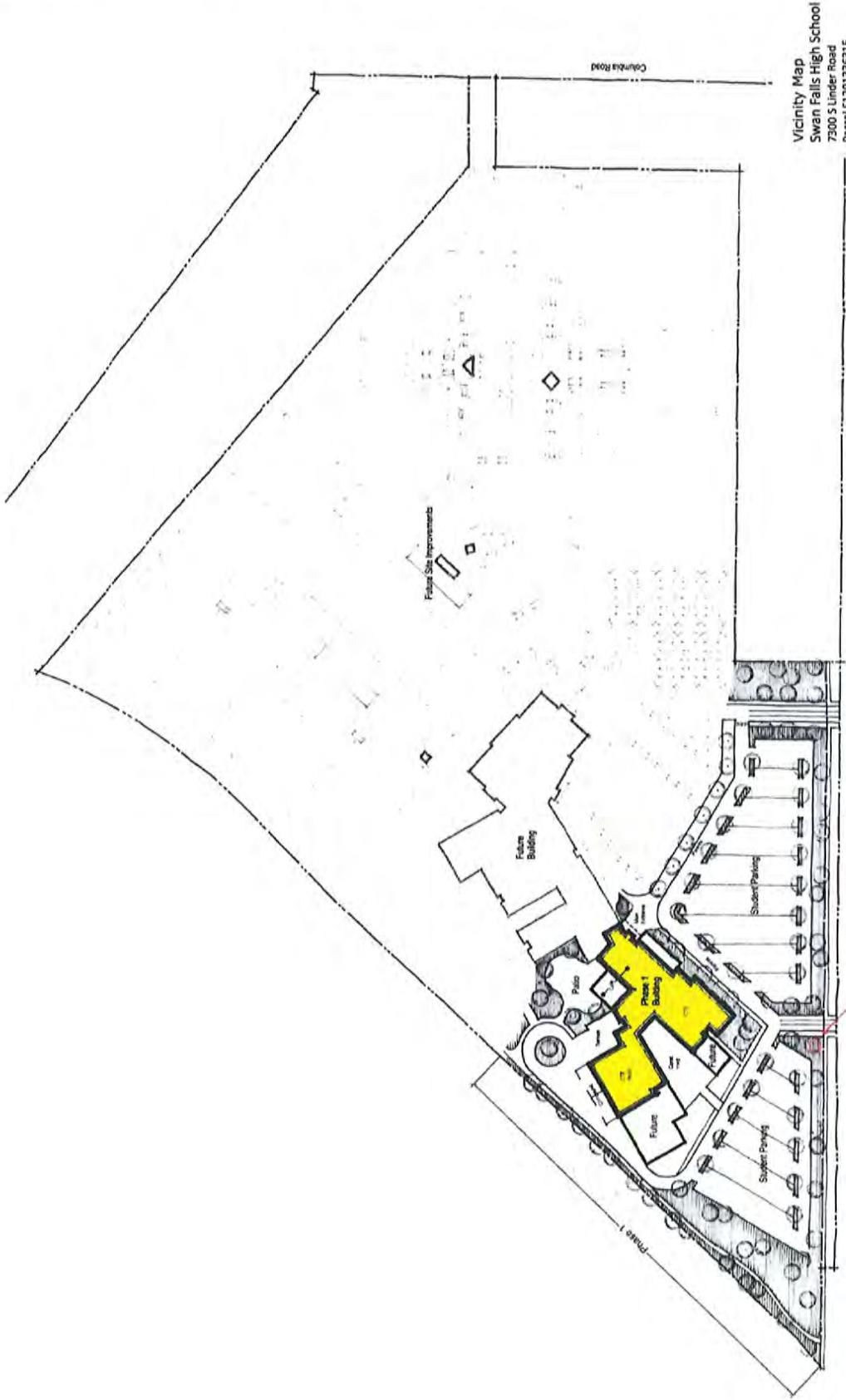
SUPPORT COLUMN:
8" X 8" X 250 WALL
SQ. TUBE

FOOTING:
6' X 2.5' X 6.66'D
3.8 CU YDS

96 of 3



CLIENT: SWAN FALLS HIGH SCHOOL	DATE: FEB. 26, 2020	DRAWN BY: MLS
ADDRESS: KUNA, IDAHO	SCALE:	WO #: 99730.1



Vicinity Map
 Swan Falls High School
 7500 S. Linder Road
 Parcel 51301596315
 Zoned A

Robert Reeder
 Lytle Signs
 PO Box 505
 Twin Falls, ID 83303
 (208) 733-1739


New Kuna CTE High School / Site Development Concept
 Monument sign location

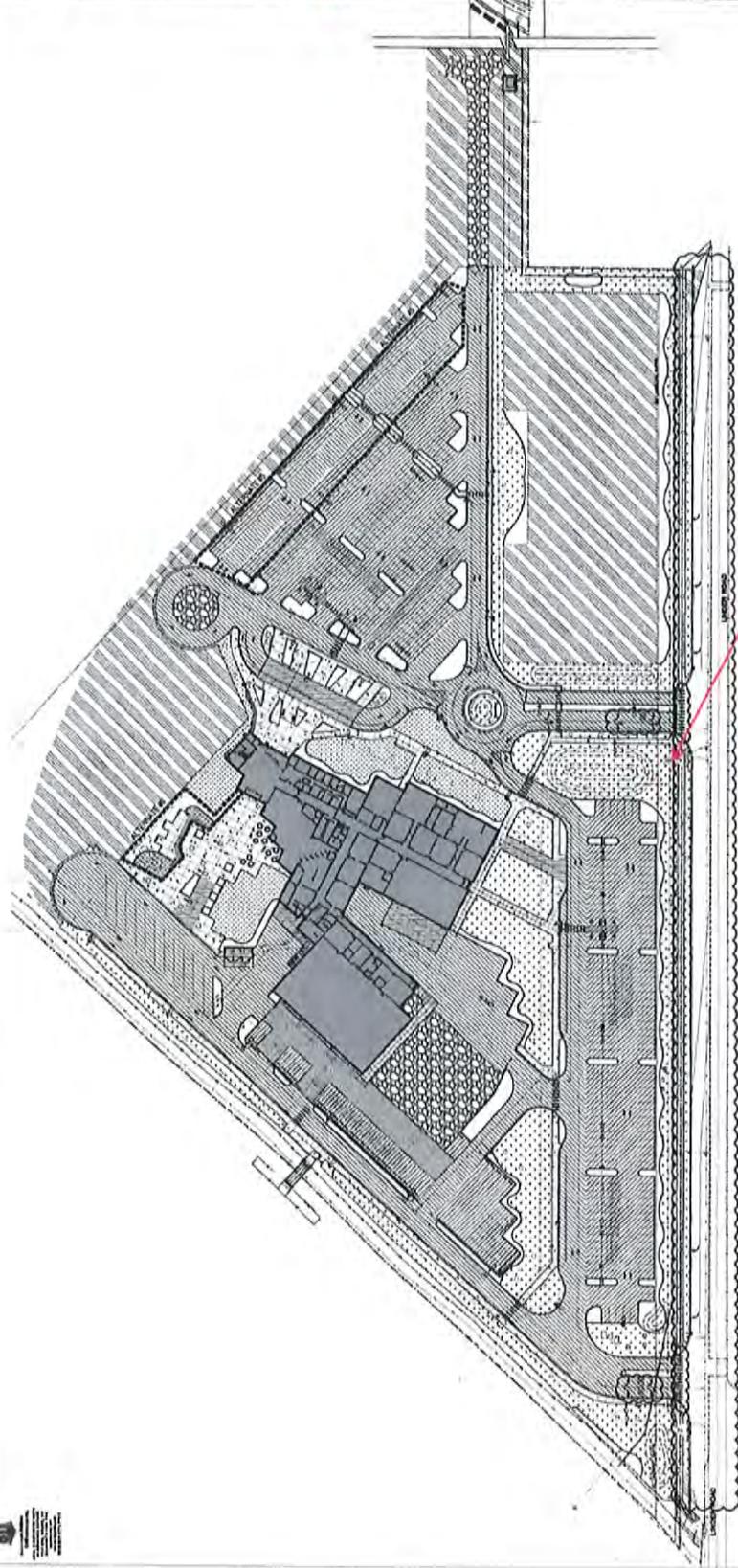


LKV
 LANDSCAPE ARCHITECTS
 1000 S. 10th Street, Suite 100
 Boise, ID 83725
 (208) 333-1739
 www.lkv.com

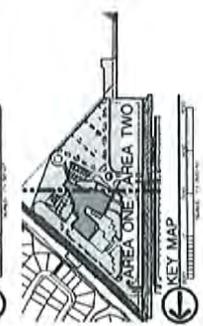


New Kuna CTE High School, Phase 1
 Kuna Joint School District No. 3
 Courty & Linder Roads, Kuna, Idaho

L4.0



OVERALL MATERIALS, STRIPING AND SIGNAGE PLAN



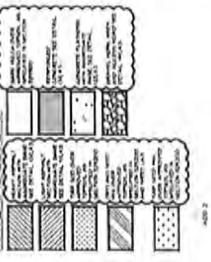
MATERIAL NOTES

1. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF KUNA. MATERIALS SHALL BE SUBMITTED FOR APPROVAL AT LEAST 14 DAYS PRIOR TO CONSTRUCTION. MATERIALS SHALL BE SUBMITTED IN THE FORM OF A MATERIAL SUBMITTAL PACKAGE (MSP) TO THE ARCHITECT AND THE CITY OF KUNA. THE MSP SHALL INCLUDE: A. A LETTER FROM THE SUPPLIER OR MANUFACTURER IDENTIFYING THE MATERIAL AND PROVIDING THE MANUFACTURER'S NAME, ADDRESS, PHONE NUMBER, AND WEBSITE. B. A SAMPLE OF THE MATERIAL IN THE FORM OF A 12" X 12" SQUARE. C. A PHOTOGRAPH OF THE MATERIAL IN USE. D. A PHOTOGRAPH OF THE MATERIAL IN USE WITH THE STRIPING. E. A PHOTOGRAPH OF THE MATERIAL IN USE WITH THE SIGNAGE.

PAINTED STRIPING

1. ALL PAINTED STRIPING SHALL BE APPLIED TO THE SURFACE OF THE PAVEMENT. THE STRIPING SHALL BE APPLIED IN ACCORDANCE WITH THE CITY OF KUNA'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS. THE STRIPING SHALL BE APPLIED IN ACCORDANCE WITH THE CITY OF KUNA'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS. THE STRIPING SHALL BE APPLIED IN ACCORDANCE WITH THE CITY OF KUNA'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

MATERIAL LEGEND



FOR EXPLANATION

Site Plan
 Swan Falls High School
 7300 S Linder Road
 Parcel S1301386315
 Zoned A

Robert Reeder
 Lytle Signs
 PO Box 305
 Twin Falls, ID 83303
 (208) 733-1739

Monument sign
 location setback
 Min. 10' from Face
 of Curb

