



CITY OF MERIDIAN ORDINANCE NO. 10 - 1442

BY THE CITY COUNCIL: BIRD, HOAGLUN, ROUNTREE, ZAREMBA

AN ORDINANCE (AZ 09-004 THE BABY PLACE) FOR ANNEXATION OF A TRACT OF LAND SITUATED ON LOT 5 OF HEPPER ACRES SUBDIVISION, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AS DESCRIBED IN ATTACHMENT "A" AND ANNEXING CERTAIN LANDS AND TERRITORY, SITUATED IN ADA COUNTY, IDAHO, AND ADJACENT AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF MERIDIAN AS REQUESTED BY THE CITY OF MERIDIAN; ESTABLISHING AND DETERMINING THE LAND USE ZONING CLASSIFICATION OF SAID LANDS FROM R-1 TO C-C (COMMUNITY BUSINESS DISTRICT) IN THE MERIDIAN CITY CODE; PROVIDING THAT COPIES OF THIS ORDINANCE SHALL BE FILED WITH THE ADA COUNTY ASSESSOR, THE ADA COUNTY RECORDER, AND THE IDAHO STATE TAX COMMISSION, AS REQUIRED BY LAW; AND PROVIDING FOR A SUMMARY OF THE ORDINANCE; AND PROVIDING FOR A WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO:

**SECTION 1.** That the following described land as evidenced by attached Legal Description herein incorporated by reference as Exhibit "A" are within the corporate limits of the City of Meridian, Idaho, and that the City of Meridian has received a written request for annexation and re-zoning by the owner of said property, to-wit: *Shys, LLC*.

**SECTION 2.** That the above-described real property is hereby annexed and re-zoned from RUT to C-C (Community Business District), in the Meridian City Code.

**SECTION 3.** That the City has authority pursuant to the laws of the State of Idaho, and the Ordinances of the City of Meridian to annex and zone said property.

**SECTION 4.** That the City has complied with all the noticing requirements pursuant to the laws of the State of Idaho, and the Ordinances of the City of Meridian to annex and re-zone said property.

**SECTION 5.** That the City Engineer is hereby directed to alter all use and area maps as well as the official zoning maps, and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance.

**SECTION 6.** All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

**SECTION 7.** This ordinance shall be in full force and effect from and after its passage, approval and publication, according to law.

**SECTION 8.** The Clerk of the City of Meridian shall, within ten (10) days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman manner, including the lands herein rezoned, with the following officials of the County of Ada, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall also file simultaneously a certified copy of this ordinance and map with the State Tax Commission of the State of Idaho.

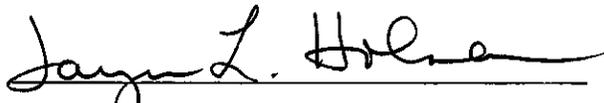
**SECTION 9.** That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force and effect upon its passage, approval and publication.

**PASSED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO, this**  
2<sup>nd</sup> day of March, 2010.

**APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this**  
2<sup>nd</sup> day of March, 2010.

  
MAYOR TAMMY de WEERD

**ATTEST:**

  
JAYCEE L. HOLMAN, CITY CLERK

RECEIVED

MAR 10 2010

TECHNICAL SUPPORT



Legal Description

**BOUNDARIES UNLIMITED LLC**

20100710 10:41:48 AM

Parcel Description  
For  
Lot 5 Block 1  
Hepper Acres Subdivision

Lot 5 Block 1 of Hepper Acres Subdivision, situate in the Southwest quarter of Section 12, Township 3 North, Range 1 West, Boise Meridian, Ada County County, Idaho, More particularly described as follows:

Commencing at the Southwest corner of Section 12, Thence N00°04'00"W, 802.33 feet along the West line of the Southwest quarter of Section 12 to the Southwest corner of Lot 5, the POINT OF BEGINNING;

Thence N00°04'00"W, 120.00 feet along the west boundary of said Lot 5 to the northwest corner of Lot 5;

Thence S88°59'00"E, 356.29 feet along the North boundary of said Lot 5 to the Northeast corner of Lot 5;

Thence S00°07'00"W, 120.00 feet along the East boundary of said Lot 5 to the Southwest corner of said Lot 5;

Thence N88°59'00"W, 355.84 feet along the South boundary of said Lot 5 to the POINT OF BEGINNING

Said Parcel A contains 0.98 Acres or 42,719 Square Feet more or less and is subject to all rights of ways.



REVIEW APPROVAL  
BY 

JUL 28 2009

MEIDIAN PUBLIC  
WORKS DEPT.

Earl Eblen PE PLS 208.863.8477 [eeblen@yahoo.com](mailto:eeblen@yahoo.com)  
Dave Sanders Survey Manager 208.739.8003 [dvsanders100@yahoo.com](mailto:dvsanders100@yahoo.com)  
2121 S. Phillippi Boise Idaho 83705

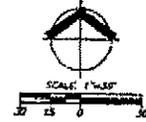
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TECHNICAL SUPPORT

**Legal Exhibit**

Plotted by Boundary Survey of  
 Section 12, Township 2 North, Range 1 West, County of Lincoln, Oregon, 1999



**Legend**

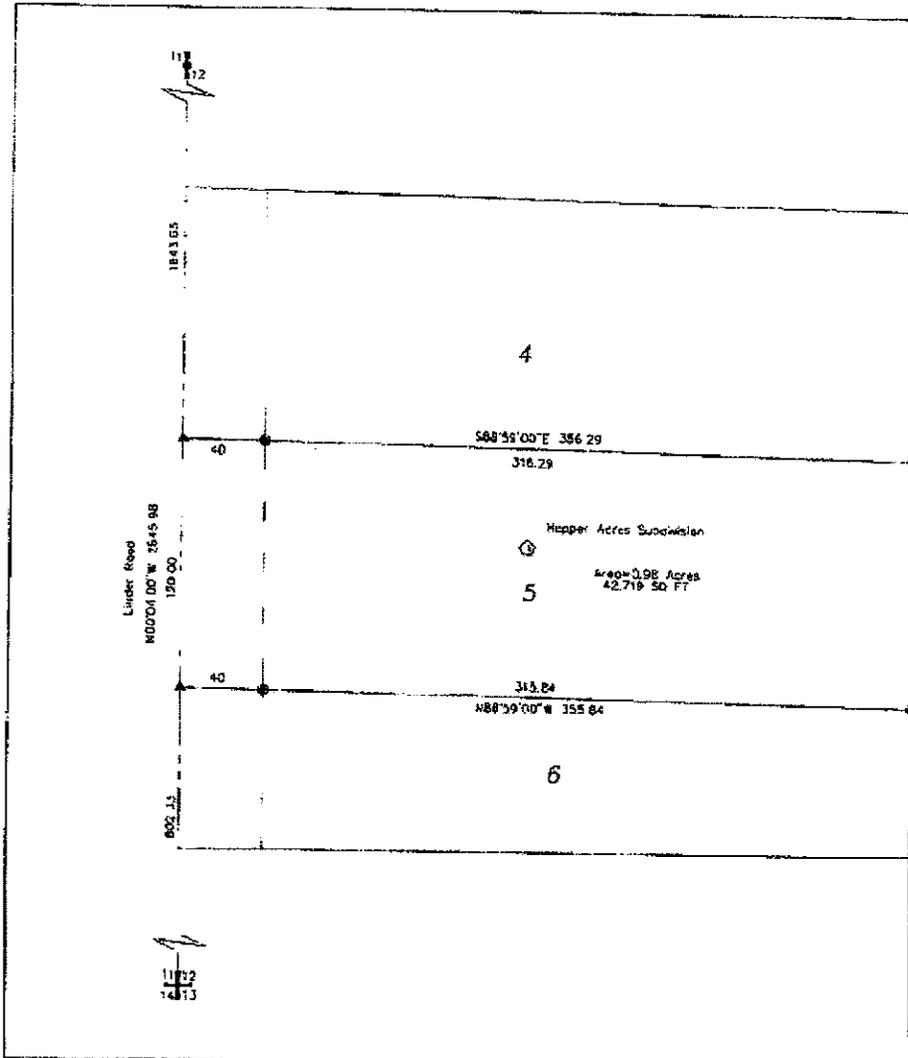
- BOUNDARY LINE
- SECTION LINE
- RIGHT OF WAY LINE
- BLOCK NUMBER
- LOT NUMBER
- DENOTES FOUND SECTION CORNER
- DENOTES FOUND QUARTER SECTION CORNER
- CALCULATED POINT NOT SET
- FOUND 1/2 INCH REBAR

REVIEW APPROVAL  
 BY

**JUL 28 2009**

MERIDIAN PUBLIC  
 WORKS DEPT.

PROJECT PROPERTY FOR <b>Shys LLC</b>
BOUNDARIES <b>Unlimited L.L.C.</b>
31219 Parkway SE Salem, OR 97306 (503) 585-8477
Drawn by: DMS DATE: 7/24/09 1:00 PM



**RECEIVED**  
**MAR 10 2010**  
**TECHNICAL SUPPORT**