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CITY OF MERIDIAN ORDINANCE NO. 10-1465

**BY THE CITY COUNCIL: BIRD, HOAGLUN, ROUNTREE, ZAREMBA AN ORDINANCE (RZ 10-002 RAISIN' ANGELS) FOR THE RE-ZONE OF A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼, OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 EAST, 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 .422 ACRES OF LAND FROM THE ZONING DISTRICT I-L (LIGHT INDUSTRIAL) TO THE C-N (NEIGHBORHOOD BUSINESS) ZONING 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" is 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: *Capital Hill Holdings, LLC*.

**SECTION 2.** That the above-described real property is hereby re-zoned from the zoning district I-L (Light Industrial) to the C-N (Neighborhood Business) zoning 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 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 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.

**RE-ZONE - ANNEXATION - RZ 10-002 RAISIN' ANGELS**

RECEIVED

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TECHNICAL SUPPORT

**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**  
23<sup>rd</sup> day of November, 2010.

**APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this**  
23<sup>rd</sup> day of November, 2010.

  
MAYOR TAMMY de WEERD

**ATTEST:**

  
JAYCEE L. HOLMAN, CITY CLERK





Legal Description and Exhibit Map for Proposed Rezone

***FOX Land Surveys, Inc.***

**1818 South Sheehans St. • Boise Idaho • 83708 • 208-343-7887 • 208-343-7437 FAX**

**RE-ZONE PARCEL DESCRIPTION**

**A PORTION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼,  
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN,  
CITY OF MERIDIAN, ADA COUNTY, IDAHO**

A Portion of The Northwest ¼ of the Northeast ¼ of the Southeast ¼, Section 7,  
Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho,  
being more particularly described as follows:

- A. COMMENCING at the found Brass Cap Monument marking the East ¼ Corner of Section 7, from which the found 5/8 inch rebar with no cap (set a plastic cap stamped "FLSI PLS 13834") marking the Center-East 1/16" Corner of Section 7 bears South 89°33'32" West, a distance of 1,223.90 feet;
- B. thence along the East-West Center Line of Section 7, South 89°33'32" West, a distance of 699.11 feet to a found 5/8 inch rebar with an illegible plastic cap (replaced with a plastic cap stamped "FLSI PLS 13834") marking its intersection with the westerly boundary of "Raiside Park Subdivision";
- C. thence continuing along the East-West Center Line of Section 7, South 89°33'32" West, a distance of 80.10 feet to the TRUE POINT OF BEGINNING;
  1. thence continuing along said Center Line, South 89°33'32" West, a distance of 139.82 feet to a found 5/8 inch rebar with plastic cap stamped "HODGE PLS8575" marking its intersection with the easterly boundary of "Weed and Pest Control Campus Subdivision";
  2. thence along said boundary the following courses and distances:
  3. South 00°25'32" East, a distance of 80.36 feet to a found 5/8 inch rebar with plastic cap stamped "HODGE PLS8575" marking its intersection with a curve to the right at a non-radial angle;
  4. along said curve to the right having a length of 3.36 feet, a radius of 35.00 feet, a central angle of 5°29'02", tangents of 1.88 feet, and a long chord which bears South 24°30'56" East, a distance of 3.35 feet to a found Aluminum Cap Monument marking a point of tangency;

5. South  $21^{\circ}46'27''$  East, a distance of 97.44 feet to a set  $\frac{1}{8}$  inch rebar with plastic cap stamped "FLSI PLS 13634";
6. thence North  $89^{\circ}33'32''$  East, a distance of 103.03 feet to a set  $\frac{1}{8}$  inch rebar with plastic cap stamped "FLSI PLS 13634";
7. thence North  $00^{\circ}25'26''$  West, a distance of 144.16 feet to the TRUE POINT OF BEGINNING.

Containing 19,425 square feet (0.422 acres) more or less.

Refer to the attached sketch titled "Exhibit B".

Subject to assessments of record and not of record.

Any modification of this description shall render it void.

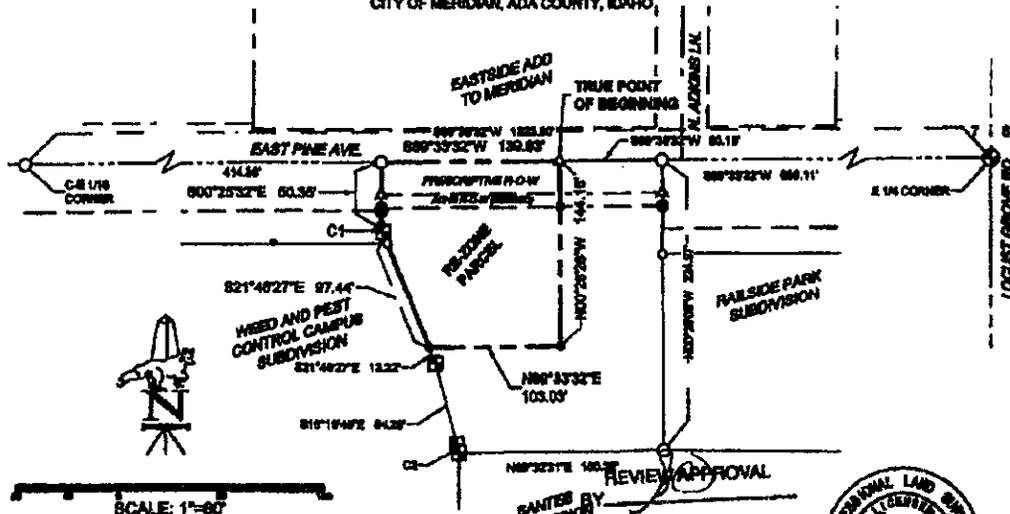
Fox Land Surveys, Inc.  
Thomas A. Judge, Survey Manager, PLS 13634



END OF DESCRIPTION

REVIEW APPROVAL  
BY *[Signature]*  
AUG 16 2018  
MERIDIAN PUBLIC  
WORKS DEPT.

**EXHIBIT "B"**  
**RE-ZONE SKETCH**  
A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 7,  
TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN,  
CITY OF MERIDIAN, ADA COUNTY, IDAHO



REVIEW APPROVAL  
BY *[Signature]*  
AUG 16 2018  
MERIDIAN PUBLIC  
WORKS DEPT.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH. BEARING	CH. LENGTH
C1	3.36'	96.00'	009°28'00"	1.00'	S34°38'00"E	3.36'
C2	6.87'	208.07'	064°32'27"	3.57'	S14°22'51"E	6.87'

FOX LAND SURVEYS INC.  
(208) 543-7887

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