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CITY OF MERIDIAN ORDINANCE NO. 12-1520

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

AN ORDINANCE (AZ 11-001 – TEN MILE ANNEXATION) FOR ANNEXATION OF A PARCEL BEING A PORTION OF THE EAST 1/2 OF SECTION 15, 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 RUT TO C-C (COMMUNITY BUSINESS DISTRICT), TN-C (TRADITIONAL NEIGHBORHOOD CENTER), AND H-E (HIGH DENSITY EMPLOYMENT) 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 Descriptions 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: *Janicek Properties, LLC; Fedrizzi Ten Mile, LLC; and SJJV, LLC.*

SECTION 2. That the above-described real property is hereby annexed and re-zoned from RUT to C-C (Community Business District), TN-C (Traditional Neighborhood Center) and H-E (High Density Employment) 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.

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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
17th day of August, 2012.

APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this
17th day of August, 2012.

ATTEST:


JAYCEE L. HOLMAN, CITY CLERK

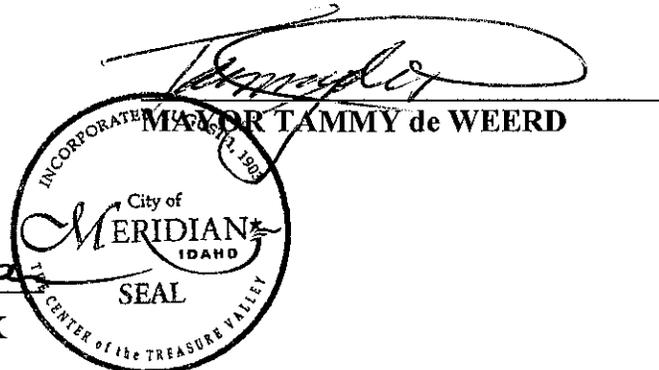


EXHIBIT A

December 22, 2011

DESCRIPTION FOR
JANICEK PROPERTIES LLC
PROPOSED TN-C ZONING

A parcel of land located in the NE ¼ of Section 15, T.3N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: Commencing at the southeast corner of the NE ¼ (the East ¼ corner) of said Section 15, from which the Northeast corner of said Section 15 bears North 00°33'38" East, 2658.23 feet;

Thence North 89°14'44" West, 1745.49 feet along the south line of the NE ¼ to the REAL POINT OF BEGINNING of this description;

Thence North 89°14'44" West, 897.69 feet along said south line to the southwest corner of the SW ¼ of the NE ¼ (the Center ¼ corner of said Section 15);

Thence North 00°36'51" East, 1328.84 feet along the west line of the SW ¼ of the NE ¼ to the northwest corner of the SW ¼ of the NE ¼;

Thence South 89°15'05" East, 851.90 feet along the north line of the SW ¼ of the NE ¼ to a point;

Thence South 00°27'13" West, 21.59 feet to a point of curvature;

Thence 187.93 feet along a curve to the left, said curve having a central angle of 09°14'33", a radius of 1165.00 feet, and a long chord which bears South 04°10'03" East, 187.72 feet to a point of reverse curvature;

Thence 449.41 feet along a curve to the right, said curve having a central angle of 24°52'43", a radius of 1035.00 feet, and a long chord which bears South 03°39'01" West, 445.89 feet to a point of reverse curvature;

Thence 342.50 feet along a curve to the left, said curve having a central angle of 20°20'07", a radius of 965.00 feet, and a long chord which bears South 05°55'20" West, 340.70 feet to a point of tangency;

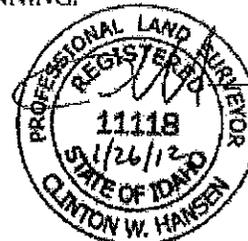
Thence South 04°14'44" East, 80.93 feet to a point;

Thence South 16°29'52" East, 98.83 feet to a point;

Thence South 24°45'24" East, 115.33 feet to a point;

Thence South 00°45'16" West, 56.57 feet to the POINT OF BEGINNING.

Containing 25.96 acres, more or less.



December 22, 2011

**DESCRIPTION FOR
JANICEK PROPERTIES LLC
PROPOSED C-C ZONING**

A parcel of land located in the NE ¼ of Section 15, T.3N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: Commencing at the southeast corner of the NE ¼ (the East ¼ corner) of said Section 15, the **REAL POINT OF BEGINNING** of this description, from which the Northeast corner of said Section 15 bears North 00°33'38" East, 2658.23 feet;

Thence North 89°14'44" West, 1745.49 feet along the south line of the NE ¼ to a point;

Thence North 00°45'16" East, 56.57 feet to a point;

Thence North 24°45'24" West, 115.33 feet to a point;

Thence North 16°29'52" West, 98.83 feet to a point;

Thence North 04°14'44" West, 80.93 feet to a point of curvature;

Thence 342.50 feet along a curve to the right, said curve having a central angle of 20°20'07", a radius of 965.00 feet, and a long chord which bears North 05°55'20" East, 340.70 feet to a point of reverse curvature;

Thence 449.41 feet along a curve to the left, said curve having a central angle of 24°52'43", a radius of 1035.00 feet, and a long chord which bears North 03°39'01" East, 445.89 feet to a point of reverse curvature;

Thence 187.93 feet along a curve to the right, said curve having a central angle of 09°14'33", a radius of 1165.00 feet, and a long chord which bears North 04°10'03" West, 187.72 feet to a point of tangency;

Thence North 00°27'13" East, 21.59 feet to a point on the north line of the SW ¼ of the NE ¼;

Thence South 89°15'05" East, 469.06 feet along the north line of the SW ¼ of the NE ¼ to the northeast corner of the SW ¼ of the NE ¼;

Thence South 89°15'05" East, 1320.97 feet along the north line of the SE ¼ of the NE ¼ to the northeast corner of the SE ¼ of the NE ¼;

Thence South 00°33'38" West, 1329.11 feet along the east line of the SE ¼ of the NE ¼ to the **POINT OF BEGINNING**.

Containing 54.66 acres, more or less.

REVIEW APPROVAL
BY 

FEB 24 2012

MERIDIAN PUBLIC
WORKS DEPT.



December 22, 2011

**DESCRIPTION FOR
SJJV LLC
PROPOSED C-C ZONING**

A parcel of land located in the NE ¼ of the SE ¼ of Section 15, T.3N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: Commencing at the northeast corner of the SE ¼ (the East ¼ corner of said Section 15), from which the Southeast corner of said Section 15 bears South 00°30'03" West, 2659.46 feet;

Thence North 89°14'44" West, 800.00 feet along the north line of the NE ¼ of the SE ¼ to the **REAL POINT OF BEGINNING** of this description;

Thence South 00°30'03" West, 167.91 feet parallel with the east line of the NE ¼ of the SE ¼ to a point;

Thence North 89°29'57" West, 55.00 feet to a point of curvature;

Thence 179.73 feet along a curve to the left, said curve having a central angle of 41°11'29", a radius of 250.00 feet, and a long chord which bears South 69°54'19" West, 175.89 feet to a point of tangency;

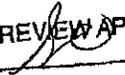
Thence S 49°18'34" West, 195.51 feet to a point of curvature;

Thence 170.32 feet along a curve to the right, said curve having a central angle of 39°02'01", a radius of 250.00 feet, and a long chord which bears South 68°49'34" West, 167.04 feet to a point on the west line of the NE ¼ of the SE ¼;

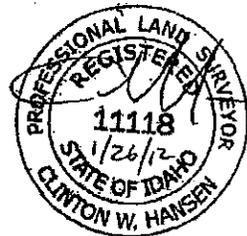
Thence North 00°33'27" East, 422.55 feet along the west line of the NE ¼ of the SE ¼ to the northwest corner of the NE ¼ of the SE ¼;

Thence South 89°14'44" East, 321.59 feet along the north line of the NE ¼ of the SE ¼ to the **POINT OF BEGINNING**.

Containing 3.35 acres, more or less.

REVIEW APPROVAL
BY 

FEB 24 2012
MERIDIAN PUBLIC
WORKS DEPT.



December 22, 2011

**DESCRIPTION FOR
SJV LLC
PROPOSED H-E ZONING**

A parcel of land located in the NE ¼ of the SE ¼ of Section 15, T.3N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: Commencing at the northeast corner of the SE ¼ (the East ¼ corner of said Section 15), from which the Southeast corner of said Section 15 bears South 00°30'03" West, 2659.46 feet;

Thence South 00°30'03" West, 278.00 feet along the east line of the NE ¼ of the SE ¼ to the **REAL POINT OF BEGINNING** of this description;

Thence South 00°30'03" West, 736.74 feet along the east line of the NE ¼ of the SE ¼ to a point;

Thence North 89°34'08" West, 233.31 feet to a point on the northerly right-of-way of Interstate 84;

Thence along the said northerly right-of-way the following courses and distances:

Thence South 47°33'05" West, 109.09 feet;

Thence South 66°54'30" West, 105.73 feet;

Thence South 80°09'21" West, 150.16 feet;

Thence South 76°01'13" West, 330.69 feet;

Thence South 79°54'26" West, 177.77 feet;

Thence South 84°46'38" West, 162.75 feet;

Thence South 88°47'05" West, 108.28 feet to a point on the west line of the NE ¼ of the SE ¼;

Thence leaving said northerly right of way North 00°33'27" East, 876.78 feet along the west line of the NE ¼ of the SE ¼ to a point on a curve;

Thence 170.32 feet along a curve to the left, said curve having a central angle of 39°02'01", a radius of 250.00 feet, and a long chord which bears North 68°49'34" East, 167.04 feet to a point of tangency;

Thence North 49°18'34" East, 195.51 feet to a point of curvature;

Thence 179.73 feet along a curve to the right, said curve having a central angle of 41°11'29", a radius of 250.00 feet, and a long chord which bears North 69°54'19" East, 175.89 feet to a point of tangency;

Thence South 89°29'57" East, 55.00 feet to a point;

Thence South 00°30'03" West, 110.09 feet, parallel with the east line of the NE ¼ of the SE ¼ to a point;

Thence South 89°14'44" East, 800.00 feet parallel with the north line of the NE ¼ of the SE ¼ to the POINT OF BEGINNING.

Containing 27.17 acres, more or less.



REVIEW APPROVAL
BY [Signature]
FEB 24 2012
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