



019

CITY OF MERIDIAN ORDINANCE NO. 14-1597

BY THE CITY COUNCIL:

**BIRD, BORTON, CAVENER,
MILAM, ROUNTREE, ZAREMBA**

AN ORDINANCE (AZ 13-005 – PARAMOUNT NORTHEAST) FOR ANNEXATION OF A PARCEL OF LAND LOCATED IN THE NW ¼ OF THE NE ¼ OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AND A PARCEL OF LAND LOCATED IN THE NW ¼ OF THE NE ¼ OF SECTION 25, TOWNSHIP 4 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), TN-C (TRADITIONAL NEIGHBORHOOD CENTER) AND R-8 (MEDIUM DENSITY RESIDENTIAL 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: *Brighton Development, Inc.*

SECTION 2. That the above-described real property is hereby annexed and re-zoned from RUT to C-C (Community Business), TN-C (Traditional Neighborhood Center) and R-8 (Medium Density Residential) Districts, 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.

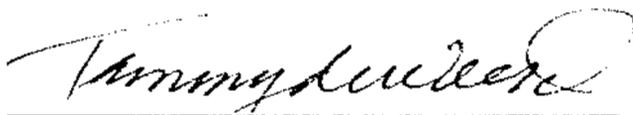
SECTION 7. This ordinance shall be in full force and effect from and after its passage, approval and publication, according to law.

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.

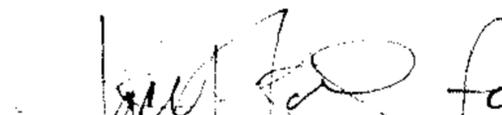
PASSED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO, this
4th day of February, 2014.

APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this
4th day of February, 2014.



MAYOR TAMMY de WEERD

ATTEST:



JAYCEE L. HOLMAN, CITY CLERK



Exhibit A



THE LAND GROUP, INC.

Date: May 21, 2013
Project No. 113901

**PARAMOUNT NORTHEAST
ANNEXATION DESCRIPTION**

A parcel of land located in the NE 1/4 of Section 25, T. 4 N., R. 1 W., B.M., Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at the section corner common to Sections 24 and 25 of said T. 4 N., R. 1 W., and Sections 19 and 30 of T. 4 N., R. 1 E., B.M., (from which point the 1/4 Section Corner common to said Sections 24 and 25 bears North 89°37'01" West, 2669.33 feet distant);

Thence South 00°25'09" West, 975.74 feet on the section line common to said Sections 25 and 30;

Thence North 89°36'40" West, 1989.76 feet to a point on the easterly right-of-way line of North Fox Run Way, said point also being on the easterly boundary line of Paramount Subdivision No. 5, as same is shown on the Plat thereof recorded in Book 92 of Plats at Page 10969 of Ada County Records;

Thence on the easterly boundary line of said Paramount Subdivision No. 5 for the following courses and distances:

Thence North 00°33'16" East, 153.06 feet to a point of curve;

Thence 161.04 feet on the arc of a curve to the left, said curve having a radius of 206.50 feet, a central angle of 44°41'01" and a chord distance of 156.99 feet which bears North 21°47'15" West;

Thence North 44°07'45" West, 267.59 feet to a point of curve;

Thence 93.95 feet on the arc of a curve to the right, said curve having a radius of 120.50 feet, a central angle of 44°40'10" and a chord distance of 91.58 feet which bears North 21°47'40" West;

Thence North 00°32'25" East, 200.63 feet to a point of curve;



THE LAND GROUP, INC.

Thence 14.76 feet on the arc of a curve to the right, said curve having a radius of 20.50 feet, a central angle of $41^{\circ}14'48''$ and a chord distance of 14.44 feet which bears North $21^{\circ}09'49''$ East to a point of reverse curve;

Thence 33.11 feet on the arc of a curve to the left, said curve having a radius of 46.00 feet, a central angle of $41^{\circ}14'48''$ and a chord distance of 32.40 feet which bears North $21^{\circ}09'49''$ East;

Thence North $00^{\circ}32'25''$ East, 85.09 feet to a point of curve;

Thence 31.36 feet on the arc of a curve to the right, said curve having a radius of 20.00 feet, a central angle of $89^{\circ}50'34''$ and a chord distance of 28.25 feet which bears North $45^{\circ}27'42''$ East;

Thence North $00^{\circ}22'59''$ East, 52.00 feet to a point on the section line common to said Sections 24 and 25;

Thence leaving the boundary line of said Paramount Subdivision No. 5, South $89^{\circ}37'01''$ East, 2233.93 feet on the section line common to said Sections 24 and 25 to the point of beginning. Said parcel contains 48.32 acres more or less.

Also including:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 25, T. 4 N., R. 1 W., B.M., Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 24 and 25 of said T. 4 N., R. 1 W., and Sections 19 and 30 of T. 4 N., R. 1 E., B.M.;

Thence North $89^{\circ}37'01''$ West, 2669.33 feet on the section line common to said Sections 24 and 25 to the 1/4 Section Corner common to said Sections 24 and 25, said point being the **REAL POINT OF BEGINNING**;

Thence reversing direction, South $89^{\circ}37'01''$ East, 303.40 feet on the section line common to said Sections 24 and 25;

Thence leaving said section line, South $00^{\circ}22'59''$ West, 52.00 feet to a point of curve on the westerly right-of-way line of North Fox Run Way, said point also being on the westerly boundary line of Paramount Subdivision No. 5, as same is shown on the Plat thereof recorded in Book 92 of Plats at Page 10969 of Ada County Records;



THE LAND GROUP, INC.

Thence on the westerly and northerly boundary line of said Paramount Subdivision No. 5 for the following courses and distances:

Thence 31.47 feet on the arc of a curve to the right, said curve having a radius of 20.00 feet, a central angle of $90^{\circ}09'26''$ and a chord distance of 28.32 feet which bears South $44^{\circ}32'18''$ East;

Thence South $00^{\circ}32'25''$ West, 84.73 feet to a point of curve;

Thence 33.11 feet on the arc of a curve to the left, said curve having a radius of 46.00 feet, a central angle of $41^{\circ}14'48''$ and a chord distance of 32.40 feet which bears South $20^{\circ}04'59''$ East to a point of reverse curve;

Thence 14.76 feet on the arc of a curve to the right, said curve having a radius of 20.50 feet, a central angle of $41^{\circ}14'48''$ and a chord distance of 14.44 feet which bears South $20^{\circ}04'59''$ East;

Thence South $00^{\circ}32'25''$ West, 200.63 feet to a point of curve;

Thence 139.94 feet on the arc of a curve to the left, said curve having a radius of 179.50 feet, a central angle of $44^{\circ}40'10''$ and a chord distance of 136.43 feet which bears South $21^{\circ}47'40''$ East;

Thence South $44^{\circ}07'45''$ East, 149.80 feet;

Thence South $45^{\circ}52'15''$ West, 25.00 feet;

Thence North $86^{\circ}15'58''$ West, 225.83 feet;

Thence North $89^{\circ}26'44''$ West, 254.00 feet to a point on the north-south mid-section line of said Section 25;

Thence leaving the northerly boundary line of said Paramount Subdivision No. 5, North $00^{\circ}32'25''$ East, 638.03 feet on the north-south mid-section line of said Section 25 to the real point of beginning. Said parcel contains 5.25 acres more or less.

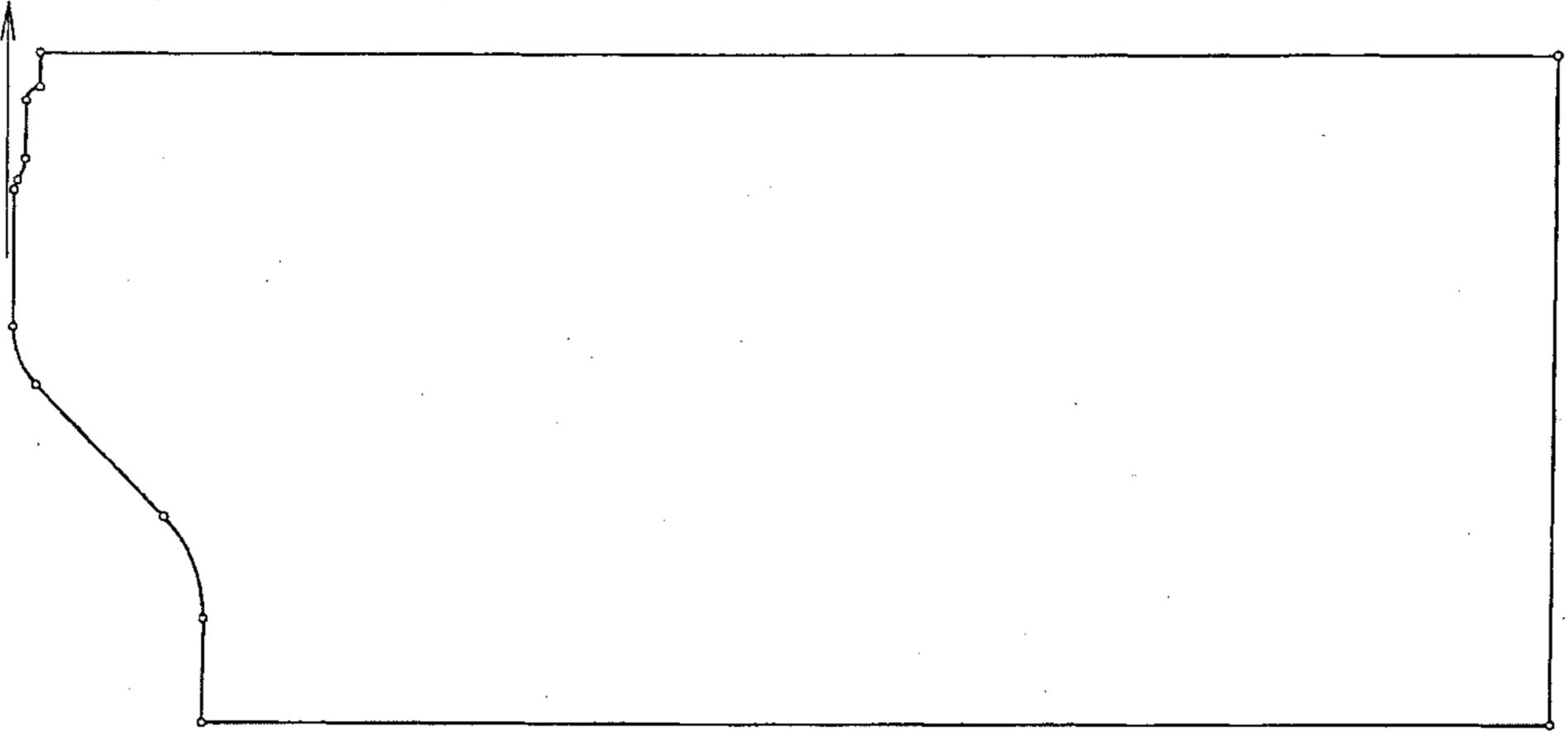
PREPARED BY:
THE LAND GROUP, INC. BY James R. Washburn REVIEW APPROVAL

James R. Washburn, PLS MAY 22 2013

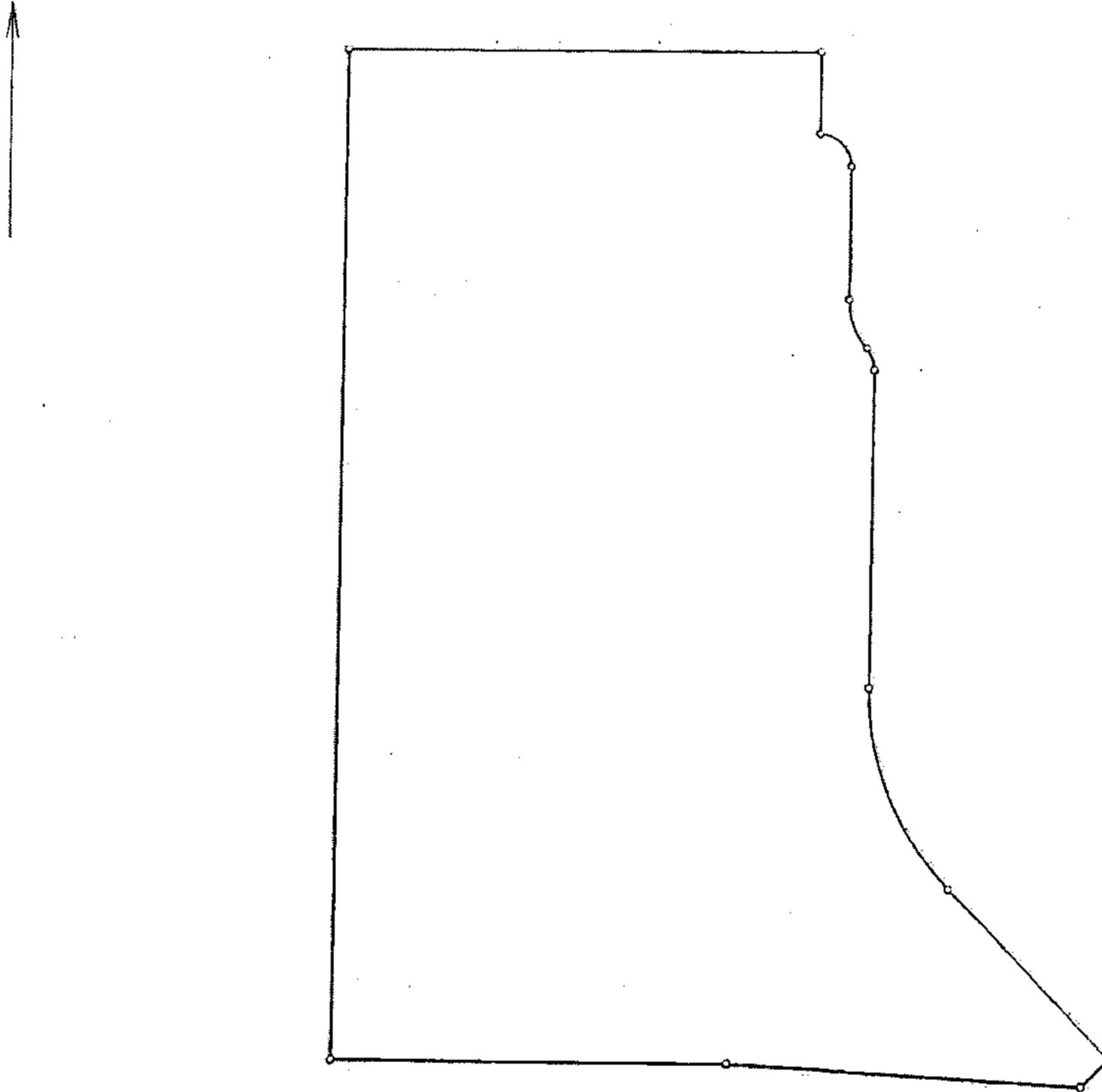
MERIDIAN PUBLIC
WORKS DEPT.



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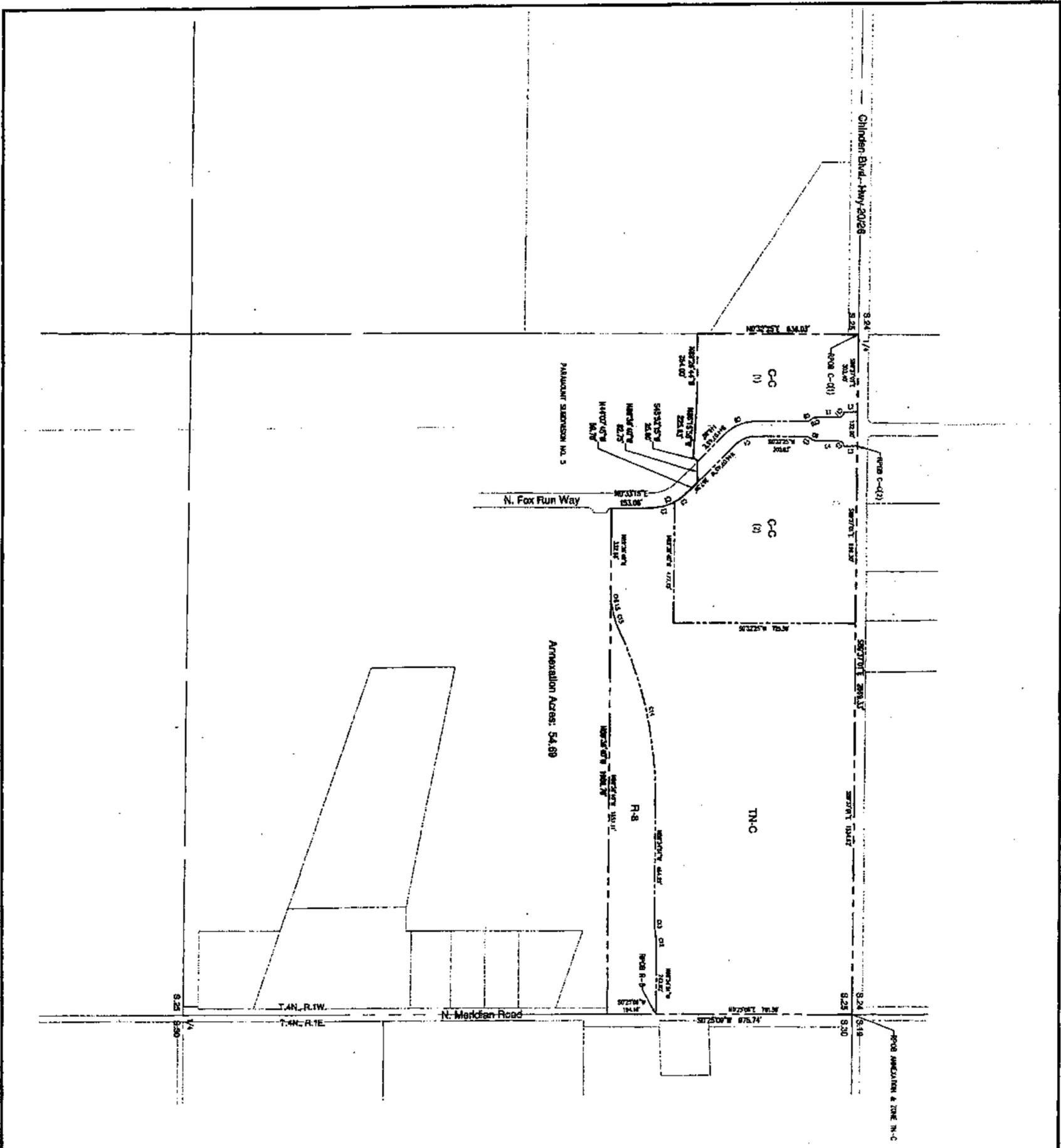


Title: ANNEXATION DESCRIPTION (1)		Date: 05-21-2013
Scale: 1 inch = 300 feet	File:	
Tract 1: 48.316 Acres: 2104640 Sq Feet: Closure = n70.5715w 0.01 Feet: Precision >1/9999999: Perimeter = 6292 Feet		
001=s00.2509w 975.74	006: Rt, R=120.50, Delta=44.4010 Bng=n21.4740w, Chd=91.58	011: Rt, R=20.00, Delta=89.5034 Bng=n45.2742e, Chd=28.25
002=n89.3640w 1989.76	007=n00.3225e 200.63	012=n00.2259e 52.00
003=n00.3316e 153.06	008: Rt, R=20.50, Delta=41.1448 Bng=n21.0949e, Chd=14.44	013=s89.3701e 2233.93
004: Lt, R=206.50, Delta=44.4101 Bng=n21.4715w, Chd=156.99	009: Lt, R=46.00, Delta=41.1448 Bng=n21.0949e, Chd=32.40	
005=n44.0745w 267.59	010=n00.3225e 85.09	



Title: ANNEXATION DESCRIPTION (2)		Date: 05-01-2013
Scale: 1 inch = 120 feet	File:	
Tract 1: 5.245 Acres: 228472 Sq Feet: Closure = s67.5819e 0.01 Feet: Precision = 1/323120: Perimeter = 2153 Feet		
001=s89.3701e 303.40	006: Rt, R=20.50, Delta=41.1448 Bng=s20.0459e, Chd=14.44	011=n86.1558w 225.83
002=s00.2259w 52.00	007=s00.3225w 200.63	012=n89.2644w 254.00
003: Rt, R=20.00, Delta=90.0926 Bng=s44.3218e, Chd=28.32	008: Lt, R=179.50, Delta=44.4010 Bng=s21.4740e, Chd=136.43	013=n00.3225e 638.03
004=s00.3225w 84.73	009=s44.0745e 149.80	
005: Lt, R=46.00, Delta=41.1448 Bng=s20.0459e, Chd=32.40	010=s45.5215w 25.00	

Exhibit B

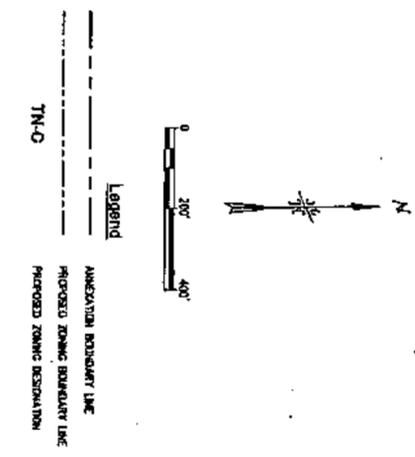


Proposed Lots Table

STREET	BLK	LOT	AREA
11	10000	4417	0.11
12	10000	3407	0.11
13	10000	3408	0.11
14	10000	3409	0.11
15	10000	2146	0.11

Proposed Lots Table

BLK	LOT	AREA									
11	10000	4417	11	10000	4417	11	10000	4417	11	10000	4417
12	10000	3407	12	10000	3407	12	10000	3407	12	10000	3407
13	10000	3408	13	10000	3408	13	10000	3408	13	10000	3408
14	10000	3409	14	10000	3409	14	10000	3409	14	10000	3409
15	10000	2146	15	10000	2146	15	10000	2146	15	10000	2146



	THE LAND GROUP 400 S. State Street, Suite 200 Boise, Idaho 83721 Phone: (208) 333-1111 Fax: (208) 333-1112 Email: info@thelandgroup.com	<h2>ANNEXATION & ZONING</h2>	<h2>PARAMOUNT NORTHEAST</h2>	Idaho
Project Name: Meridian		The document and the information contained herein may be used for any purpose without written approval of The Land Group, Inc.		