

ORDINANCE NO. 807

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF TITLE 8 OF ADA COUNTY CODE, AS ADOPTED BY ORDINANCE NO. 807, TO CHANGE THE ZONING DESIGNATION OF **201201115 ZC, ADA COUNTY** FROM SOUTHWEST COMMUNITY RESIDENTIAL (RSW) TO MEDIUM DENSITY RESIDENTIAL (R6) AND COMMUNITY COMMERCIAL (C2).

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT THE OFFICIAL ZONING MAP TITLE 8, ADA COUNTY CODE, AS ADOPTED BY ORDINANCE NO. 807 IS HEREBY AMENDED AS FOLLOWS:

THE BASE ZONING DESIGNATION IS CHANGED FROM SOUTHWEST COMMUNITY RESIDENTIAL (RSW) TO COMMUNITY COMMERCIAL (C2) ON THE FOLLOWING DESCRIBED PROPERTIES SITUATED IN ADA COUNTY:

A parcel of land located in the ~~W~~<sup>E H A</sup> 1/2 of the SE 1/4 of Section 35, T.3N., R.1E., B.M., Ada County, Idaho, more particularly described as follows:

**BEGINNING** at the SE corner of said Section 35 from which the E 1/4 corner of said Section 35 bears North 00°00'40" East, 2656.17 feet;

thence along said South boundary line of said Section 35 South 89°35'08" West, 1336.11 feet to the E 1/16 corner of said Section 35; ~~W~~<sup>E H A</sup>

thence along said West boundary line of the ~~W~~<sup>E</sup> 1/2 of the SE 1/4 of said Section 35 North 00°04'47" East, 447.00 feet;

thence North 89°35'08" East, 1335.58 feet to a point on the East boundary line of said Section 35;

thence along said East boundary line South 00°00'40" West, 447.00 feet to the **POINT OF BEGINNING**, containing 13.71 acres, more or less.

THE BASE ZONING DESIGNATION IS CHANGED FROM SOUTHWEST COMMUNITY RESIDENTIAL (RSW) TO MEDIUM DENSITY RESIDENTIAL (R6) ON THE FOLLOWING DESCRIBED PROPERTIES SITUATED IN ADA COUNTY:

A parcel of land located in the NW 1/4 of the SE 1/4 of Section 35, T.3N., R.1E., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the E 1/4 of said Section 35 from which the SE corner of said Section 35 bears South 00°00'40" West, 2656.17 feet;

thence along the East-West centerline of said Section 35 South 89°53'00" West, 2665.94 feet to the C 1/4 corner of said Section 35;

thence along the North-South centerline of said Section 35 and the West boundary line of Rancho Estates Subdivision as filed in Book 31 of Plats at Pages 1929 and 1930, records of Ada County, Idaho South 00°08'36" West, 45.10 feet to a point in the centerline of the Wood Lateral, said point also being the southwesterly corner of said

Ranchero Estates Subdivision and the **REAL POINT OF BEGINNING**;

thence leaving said North-South centerline and along the southerly boundary line of said Ranchero Estates Subdivision and the southerly boundary line of Ranchero Estates No.2, as filed in Book 35 of Plats at Pages 3028 and 3029, records of Ada County, Idaho South 55°15'30" East, 913.96 feet to the northwesterly corner of Winter's Run Subdivision No.2 as filed in Book 100 of Plats at Pages 12918 through 12922, records of Ada County, Idaho;

thence along the westerly boundary line of said Winter's Run Subdivision No.2 the following 11 courses:

thence South 15°25'20" West, 45.00 feet;

thence South 23°39'09" West, 135.04 feet;

thence South 28°07'11" West, 50.00 feet;

thence South 21°11'42" West, 88.91 feet;

thence South 19°04'08" West, 140.95 feet;

thence South 70°55'52" East, 28.98 feet;

thence South 00°16'08" East, 175.02 feet;

thence South 05°26'27" West, 50.00 feet;

thence South 84°33'30" East, 17.73 feet to the beginning of a curve to the left;

thence along said curve 43.62 feet, said curve having a radius of 325.00 feet, a central angle of 07°41'27" and a long chord of 43.59 feet which bears South 88°24'13" East;

thence South 00°16'08" East, 101.62 feet to a point on the North boundary line of Cedaredge Subdivision as file in Book 96 of Plats at Pages 12012 and 12013, records of Ada County, Idaho;

thence along said North boundary line South 89°44'16" West, 671.53 feet to the C-N1/16 corner of said Section 35;

thence along the North-South centerline of said Section 35 North 00°08'36" East, 1289.98 feet to the **REAL POINT OF BEGINNING**, containing 15.97 acres, more or less

**ALSO:**

*me Ry*  
*E N*

A parcel of land located in the <sup>*me Ry*</sup>~~W~~1/2 of the SE 1/4 of Section 35, T.3N., R.IE., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the SE corner of said Section 35 from which the E1/4 corner of

said Section 35 bears North 00°00'40" East, 2656.17 feet;

thence along the East boundary line of said Section 35 North 00°00' 40" East, 447.00 feet to the **REAL POINT OF BEGINNING**;

thence leaving said East boundary line South 89°35'08" West, 1335.58 feet to a point on the West boundary line of the ~~W~~<sup>E</sup> 1/2 of the ~~SE~~<sup>NE</sup> 1/4 of said Section 35

thence along said West boundary line North 00°04'47" East, 406.08 feet to the SW corner of Winter's Run Subdivision No.1 as filed in Book 92 of Plats at pages 10934 through 10936, records of Ada County, Idaho;

thence along the southerly boundary line of said Winter's Run Subdivision No.1 the following 24 courses:

South 89°55'19" East, 124.76 feet;

thence South 05°58'46" East, 9.83 feet;

thence North 84°01'14" East, 50.00 feet;

thence North 89°34'50" East, 260.24 feet;

thence South 76°54'56" East, 115.12 feet;

thence South 68°08'52" East, 20.00 feet to the beginning of a non-tangent curve to the right;

thence along said curve 16.13 feet, said curve having a radius of 285.50 feet, a central angle of 03°14'13" and a long chord of 16.13 feet which bears North 23°27'27" East;

thence South 64°55'27" East, 71.00 feet;

thence North 25°04'33" East, 15.47 feet;

thence North 29°02'42" East, 66.78 feet to the beginning of a non-tangent curve to the left;

thence along said curve 5.90 feet, said curve having a radius of 225.00 feet, a central angle of 01 °30'07" and a long chord of 5.90 feet which bears South 60°04'59" East;

thence North 46°46'52" East, 108.44 feet;

thence North 47°11'46" East, 88.76 feet to the beginning of a non-tangent curve to the right;

thence along said curve 16.30 feet, said curve having a radius of 225.00 feet, a central angle of 04°09'02" and a long chord of 16.30 feet which bears North 58°33'03" West;

thence North 35°17'29" East, 50.03 feet to the beginning of a non-tangent curve to the left;

thence along said curve 8.37 feet, said curve having a radius of 175.00 feet, a central angle of 02°44'30" and a long chord of 8.37 feet which bears South 58°21'05" East;

thence North 21°52'37" East, 104.83 feet to the beginning of a non-tangent curve to the left;

thence along said curve 58.94 feet, said curve having a radius of 195.00 feet, a central angle of 17°19'03" and a long chord of 58.71 feet which bears South 84°39'27" East;

thence North 86°41'01" East, 95.04 feet;

thence South 80°57'44" East, 153.80 feet;

thence North 89°47'30" East, 65.29 feet;

thence North 00°25'10" West, 20.00 feet;

thence North 89°34'50" East, 17.17 feet;

thence South 45°24'55" East, 35.50 feet;

thence South 89°59'20" East, 35.69 feet to a point on the East boundary line of said Section 35;

thence along said East boundary line South 00°00'40" West, 662.35 feet to the **REAL POINT OF BEGINNING**, containing 15.66 acres, more or less.

This ordinance shall be effective upon publication.

PASSED AND APPROVED by the Board of Ada County Commissioners this 23rd day of May, 2013.

BOARD OF COUNTY COMMISSIONERS

Absent, but reviewed/sm  
By: David L. Case, Commissioner

Jim Tibbs  
By: Jim Tibbs, Commissioner

Rick Yzaguirre  
By: Rick Yzaguirre, Commissioner

ATTEST:

Phil McGrane

Christopher D. Rich, Ada County Clerk

by Phil McGrane, Chief Deputy

PUBLISHED: