

ORDINANCE NO. 532  
Agreement No. 6730

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF TITLE 8 OF ADA COUNTY CODE, AS ADOPTED BY ORDINANCE NO. 391, TO CHANGE THE ZONING DESIGNATION OF **Sequoia Ridge Sub. (03-13-ZC)** FROM ESTATE RESIDENTIAL (R1), MEDIUM LOW DENSITY (R4), LIMITED OFFICE (LO) AND SOUTHWEST COMMUNITY RESIDENTIAL (RSW) TO MEDIUM HIGH DENSITY (R8) BASE DISTRICT.

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. 391 IS HEREBY AMENDED AS FOLLOWS:

THE BASE ZONING DESIGNATION IS CHANGED FROM ESTATE RESIDENTIAL (R1), MEDIUM LOW DENSITY (R4), LIMITED OFFICE (LO) AND SOUTHWEST COMMUNITY RESIDENTIAL (RSW) TO MEDIUM HIGH DENSITY (R8) ON THE FOLLOWING DESCRIBED PROPERTY SITUATED IN ADA COUNTY:

A PARCEL OF LAND BEING A PORTION OF LOT 1, E1/2 OF LOT 3, AND LOT 4, BLOCK 7, LA GRANGE SUBDIVISION, AND LOTS 10 THRU 14, BLOCK 4, OF SEQUOIA GROVE SUBDIVISION, LOCATED IN THE SW ¼ OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW ¼ OF SECTION 34, T.3N., R.1E., B.M., THENCE N 00°24'45" E 48.00 FEET ALONG THE EAST LINE OF SAID SW ¼ TO A POINT; THENCE N 88°55'54" W 35.00 FEET TO THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE ALONG THE NORTHERLY RIGHT OF WAY OF W. LAKE HAZEL ROAD  
N 88°55'54" W 849.68 FEET TO A POINT;

ALONG THE EASTERLY RIGHT OF WAY OF S. LOWLAND VIEW WAY AS FOLLOWS:

THENCE N 43°55'54" W 28.28 FEET TO A POINT;

THENCE N 01°04'06" E 43.74 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT 18.50 FEET, SAID CURVE HAVING A RADIUS OF 108.50 FEET, A DELTA ANGLE OF 09°46'14", TANGENTS OF 9.27 FEET, AND A LONG CHORD BEARING N 03°49'01" W 18.48 FEET TO A POINT;

THENCE N 08°42'08" W 15.32 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT 15.60 FEET, SAID CURVE HAVING A RADIUS OF 91.50 FEET, A DELTA ANGLE OF 09°46'14", TANGENTS OF 7.82 FEET, AND A LONG CHORD BEARING N 03°49'01" W 15.58 FEET TO A POINT;

THENCE N 01°04'06" E 6.33 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT 62.19 FEET, SAID CURVE HAVING A RADIUS OF 71.50 FEET, A DELTA ANGLE OF 49°49'54", TANGENTS OF 33.21 FEET, AND A LONG CHORD BEARING N 25°59'03" E 60.24 FEET TO A POINT;

THENCE N 50°54'00" E 47.30 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT 110.13 FEET, SAID CURVE HAVING A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 50°28'55", TANGENTS OF 58.93 FEET, AND A LONG CHORD BEARING N 25°39'32" E 106.61 FEET TO A POINT;

THENCE N 00°25'05" E 18.41 FEET TO A POINT;

LEAVING SAID EASTERLY RIGHT OF WAY:

THENCE S 89°34'55" E 132.88 FEET TO A POINT ON THE WESTERLY BOUNDARY OF LOT 4, BLOCK 7, LA GRANGE SUBDIVISION;

THENCE ALONG SAID WESTERLY BOUNDARY N 00°25'05" E 957.03 FEET TO A POINT ON THE CENTERLINE OF VACATED LAING STREET;

THENCE ALONG SAID CENTERLINE S 89°03'53" E 632.85 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF S. VALLEY STREET;

THENCE ALONG SAID WESTERLY RIGHT OF WAY, S 00°24'45" W 1279.63 FEET TO THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION CONTAINING 872,959 SF (20.04 ACRES), MORE OR LESS.

This ordinance shall be effective upon publication.

PASSED AND APPROVED by the Board of Ada County Commissioners this 14<sup>th</sup> day of April 2004.

BOARD OF COUNTY COMMISSIONERS

Judy M. Peavey-Derr, Chairman

Rick Yzaguirre, Commissioner

Fred Tilman, Commissioner

ATTEST:

J. David Navarro, Ada County Clerk  
By Christopher D. Rich, Chief Deputy

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