

ORDINANCE NO. 690
DEVELOPMENT AGREEMENT #8135

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 **200700124-S-DA-PR-ZC RACERS RIDGE SUB** FROM RURAL URBAN TRANSITION (RUT) TO MEDIUM LOW DENSITY (R8) AND HIGH DENSITY RESIDENTIAL (R12) 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 RURAL URBAN TRANSITION (RUT) TO MEDIUM LOW DENSITY (R8) AND HIGH DENSITY RESIDENTIAL (R12) ON THE FOLLOWING DESCRIBED PROPERTY SITUATED IN ADA COUNTY:

Zone R-12

A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 9, Township 2 North, Range 3 East, Boise Meridian, Ada County, Idaho, described as follows:

Commencing at an aluminum cap, marking the corner common to Sections 3, 4, 9 and 10, from which an aluminum cap, marking the corner common to Sections 4 and 9, bears S 89°45'00" E a distance of 2,642.76 feet to a point; thence following the westerly line of Section 9, S 00°12'55" E a distance of 470.11 feet to a point; thence S 89°46'16" E a distance of 200.00 feet to a point and being the POINT OF BEGINNING.

Thence S 89°46'16" E a distance of 300.67 feet to a point;
Thence S 00°12'55" E a distance of 282.73 feet to a point;
Thence S 89°46'16" E a distance of 374.89 feet to a point;
Thence S 00°15'03" E a distance of 282.73 feet to a point;
Thence S 89°46'16" E a distance of 305.39 feet to a point;
Thence S 00°15'03" E a distance of 373.76 feet to a point;
Thence S 89°46'16" E a distance of 980.85 feet to a point;
Thence S 00°12'55" E a distance of 373.76 feet to the
POINT OF BEGINNING.

Said described legal description contains 6.45 acres more or less, together with and subject to any rights-of-way and easements of record and/or use.

Zone R-8

A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 9, Township 2 North, Range 3 East, Boise Meridian, Ada County, Idaho, described as follows:

Commencing at an aluminum cap, marking the corner common to Sections 3, 4, 9 and 10, from which an aluminum cap, marking the corner common to Sections 4 and 9, bears S 89°45'00" E a distance of 2,642.76 feet to a point; thence following the westerly line of Section 9, S 00°12'00" E a distance of 25.00 feet to a point and being the **POINT OF BEGINNING**.

Thence leaving said westerly line and following the southerly right-of-way of E. Columbia Road S 89°45'00"E a distance of 1,321.37 feet to a point; thence leaving said southerly right-of-way S 00°15'03" W a distance of 1,294.55 feet to a point; thence N 89°46'16" W a distance of 1,320.56 feet to a point, said point being on said westerly line of Section 9,; thence following said westerly line N 00°12'55" E a distance of 1,295.03 feet to the **POINT OF BEGINNING**.

Said described legal description contains 39.26 acres more or less, together with and subject to any rights-of-way and easements of record and/or use.

Excepting Therefrom, the following described parcel.

Parcel 1

Commencing at an aluminum cap, marking the corner common to Sections 3, 4, 9 and 10, from which an aluminum cap, marking the corner common to Sections 4 and 9, bears S 89°45'00" E a distance of 2,642.76 feet to a point; thence following the westerly line of Section 9, S 00°12'55" E a distance of 470.11 feet to a point; thence S 89°46'16" E a distance of 200.00 feet to a point and being the **POINT OF BEGINNING**.

Thence S 89°46'16" E a distance of 300.67 feet to a point;
Thence S 00°12'55" E a distance of 282.73 feet to a point;
Thence S 89°46'16" E a distance of 374.89 feet to a point;
Thence S 00°15'03" E a distance of 282.73 feet to a point;
Thence S 89°46'16" E a distance of 305.39 feet to a point;
Thence S 00°15'03" E a distance of 373.76 feet to a point;
Thence S 89°46'16" E a distance of 980.85 feet to a point;
Thence S 00°12'55" E a distance of 373.76 feet to the **POINT OF BEGINNING**.

Said described legal description contains 6.45 acres more or less, together with and subject to any rights-of-way and easements of record and/or use.

This ordinance shall be effective upon publication.

PASSED AND APPROVED by the Board of Ada County Commissioners this 26th day of March 2008.

BOARD OF COUNTY COMMISSIONERS

By: Fred Tilman, Chairman

By: Paul R. Woods, Commissioner

By: Rick Yzaguirre, Commissioner

ATTEST:

J. David Navarro, Ada County Clerk

PUBLISHED: _____