

ORDINANCE NO. 2013-10

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, REZONING CERTAIN REAL PROPERTY, NOW KNOWN AS PARCEL S1323142310; 927 N. LINDER ROAD, KUNA, IDAHO, FROM CBD TO C-3; AMENDING THE ZONING MAP OF THE CITY OF KUNA TO REFLECT SUCH CHANGE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property described in Section 1 below is presently zoned CBD (Central Business District), and the owner of the property, **DOUG W. CROFT AND TAMARA S. CROFT**, has requested that the property be rezoned to C-3 (Service Business District), pursuant to the Zoning Ordinance of the City of Kuna; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on October 9, 2012, made finding (approved by the Commission on October 23, 2012), where it determined that the request change in zoning designation should be granted; and

WHEREAS, the City Council of the City of Kuna, pursuant to public notice as required by law, held a public hearing on November 6, 2012, made findings (approved by Council on November 20, 2012), where it determined that the requested change in zoning designation from CBD to C-3 should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: That the zoning designation for the real property, all situated in the City of Kuna, Ada County, Idaho and commonly known as Parcel S1323142310 and more particularly described in Exhibit A Legal Description and Exhibit B Location Map attached hereto and incorporated herein by reference as if fully set forth herein, is hereby changed from CBD to C-3 (Exhibits A-B) pursuant to the Zoning Ordinance of the City of Kuna.

Section 2: That the Official Zoning Map of the City of Kuna is hereby amended to reflect the change set forth in Section 1 of this ordinance, and the GIS Manager is hereby directed to alter and change the Official Zoning Map to comply with said change.

Section 3: That this ordinance shall be published once in the official newspaper of the City and shall take effect and be in force upon its passage, approval, and publication.

ADOPTED this 2nd day of July, 2013.

CITY OF KUNA
Ada County, Idaho

W. Greg Nelson

ATTEST:

Brenda S. Bingham, City Clerk

EXHIBIT A**LEGAL DESCRIPTION
DOUGLAS CROFT
PARCEL 1**

A Parcel of land being a portion of the Southeast 1/4, of the Northeast 1/4, of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho. More particularly described as follows:

BASIS OF BEARINGS:

The East line of said Northeast 1/4 of Section 23, between found monuments at the Northeast corner and the East 1/4 corner, taken as North 00°03'04" East and a distance between monuments found to be 2621.79 feet.

COMMENCING at a point on said East line of Section 23, from which the East 1/4 corner of said Section 23 bears South 00°03'04" West, 520.00 feet;

Thence leaving said East line, South 89°45'00" West, 48.00 feet to a point on the Westerly Right-of-Way of North Linder Road and the **POINT OF BEGINNING**;

Thence along said Right-of-Way, South 00°03'04" West, 150.00 feet;

Thence leaving said Right-of-Way, South 89°45'00" West, 276.95 feet;

Thence South 00°03'04" West, 35.60 feet, to the Northeast corner of Sam's Estate Subdivision, Bk. 81, Page 8797 records of Ada County;

Thence along the North boundary of said Sam's Estate Subdivision,

South 89°44'42" West, 96.00 feet, to a point on the Easterly Right-of Way of North White Barn Road;

Thence leaving said North boundary, North 00°03'04" East, 185.61 feet;

Thence North 89°45'00" East, 372.95 feet, to the **POINT OF BEGINNING**.

Said Parcel containing 59,360 square feet (1.36 acres), more or less, and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Russell E. Badgley, PLS 12458
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687

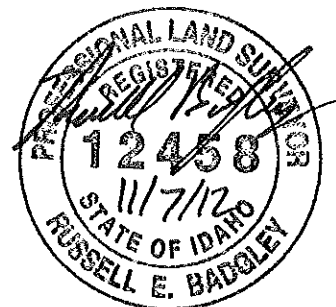
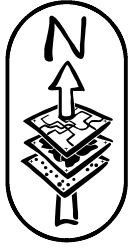


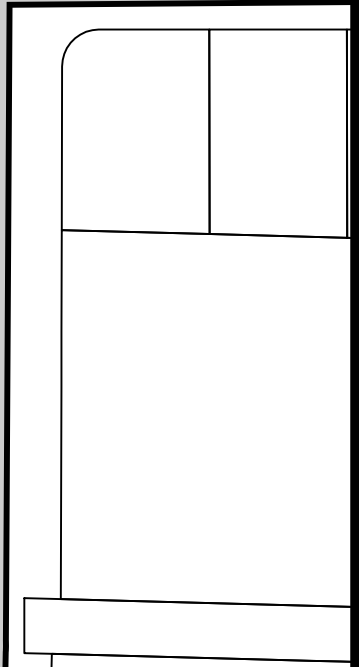
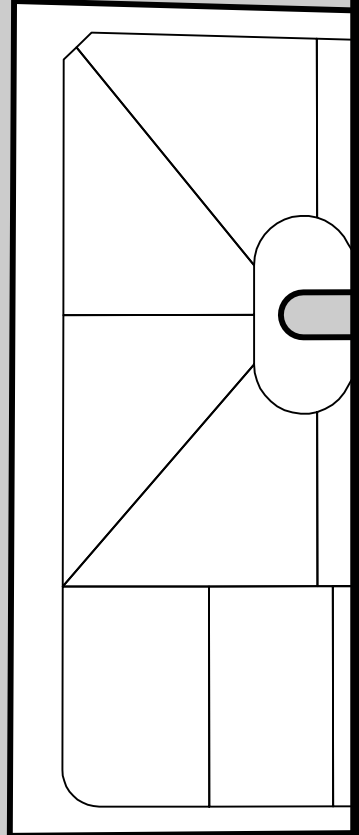
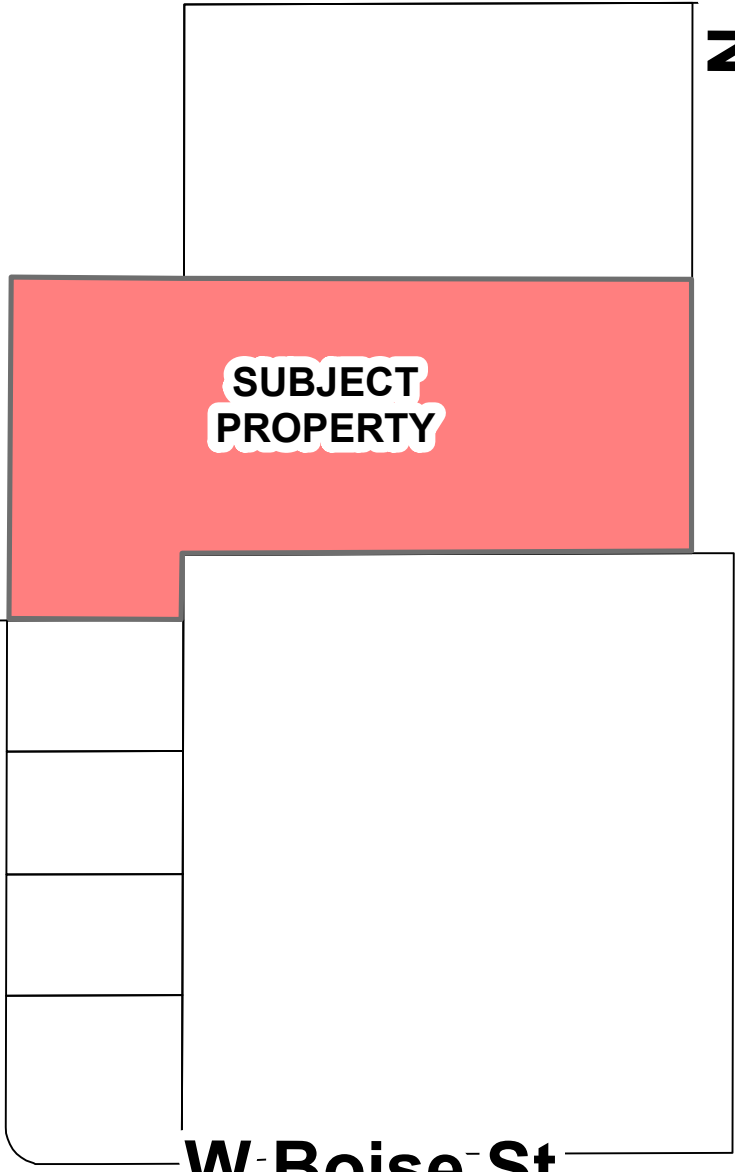
EXHIBIT B LOCATION MAP



N Linder Rd

N White Barn Rd

W Boise St



Teed Lateral

TB