



00535748201800811840040047

Ordinance No.1000-18

BY THE COUNCIL: BEAUMONT, HIGGINS, MITCHELL, AND SOUZA

AN ORDINANCE BY THE CITY OF GARDEN CITY, A MUNICIPAL CORPORATION PROVIDING FOR REZONE OF CERTAIN REAL PROPERTY DESCRIBED HEREIN FROM R-3 MEDIUM DENSITY RESIDENTIAL TO C-2 NEIGHBORHOOD COMMERCIAL CLASSIFICATION; AMENDING THE ZONING MAP OF THE CITY OF GARDEN CITY TO REFLECT SAID CHANGE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garden City, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho; and

WHEREAS, pursuant to Chapter 65, Title 67, Idaho Code, the City of Garden City has the authority to adopt, establish and amend a Zoning Ordinance; and

WHEREAS, the real property particularly described as Ada County Tax Parcel # R2734500097, more fully depicted on the Legal Description, Exhibit A, and Record of Survey, Exhibit B, are presently zoned R-3 (Medium Density Residential) under the zoning ordinance of Garden City; and

WHEREAS, the property owners have requested a rezone of the property to C-2 (Neighborhood Commercial) under the zoning ordinance of Garden City; and

WHEREAS, the City Council of the City of Garden City has determined that the zone change is in accordance with the Comprehensive Plan of the City of Garden City; and

WHEREAS, the City Council of the City of Garden City has determined that the zoning map amendment complies with the regulations outlined for the C-2 (Neighborhood Commercial) Zoning District; and

WHEREAS, the City Council of the City of Garden City has determined that the zoning map amendment is not materially detrimental to the public health, safety, or welfare of the community; and

WHEREAS, the City Council of the City of Garden City has determined that the zoning map amendment will not create an adverse impact upon the delivery of services.

WHEREAS, the Mayor and Council have determined that good cause exists for amending the official zoning map of the City of Garden City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GARDEN CITY, ADA COUNTY, IDAHO:

SECTION 1: The real property particularly described as Ada County Tax Parcel # R2734500097 more fully depicted on the Legal Description, Exhibit A, and Record of Survey, Exhibit B are hereby rezoned C-2 (Neighborhood Commercial).

SECTION 2: The official Zoning Map of the City of Garden City, Idaho is hereby amended to reflect the foregoing change in zoning classification.

SECTION 3: CONFLICTS: Any ordinance or part of an ordinance in conflict with this ordinance is herein repealed.

SECTION 4: EFFECTIVE DATE: This ordinance shall be in full force and effect from and after passage, approval, publication of the ordinance.

ADOPTED by the City Council and **APPROVED** by the Mayor of the City of Garden City, Idaho, this 13th day of August, 2018.

ATTEST:

APPROVED:



Lisa Leiby
CITY CLERK



John G. Evans
MAYOR



LEGAL DESCRIPTION

Parcel No. R2734500097

Parcel III

The Northwesterly 150 feet of Lot 10 in Block 1 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of plats at page 532, records of Ada County, Idaho.

RECORD OF SURVEY NO. 1390

LEGEND

- 1/2"x24" IRON PIN SET
- PK NAIL SET

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT HAS BEEN PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT OF IDAHO CODE 55-1801 THROUGH 55-1812.



JOSEPH D. CANNING, L.S. 4118

213122010532

SURVEY FOR

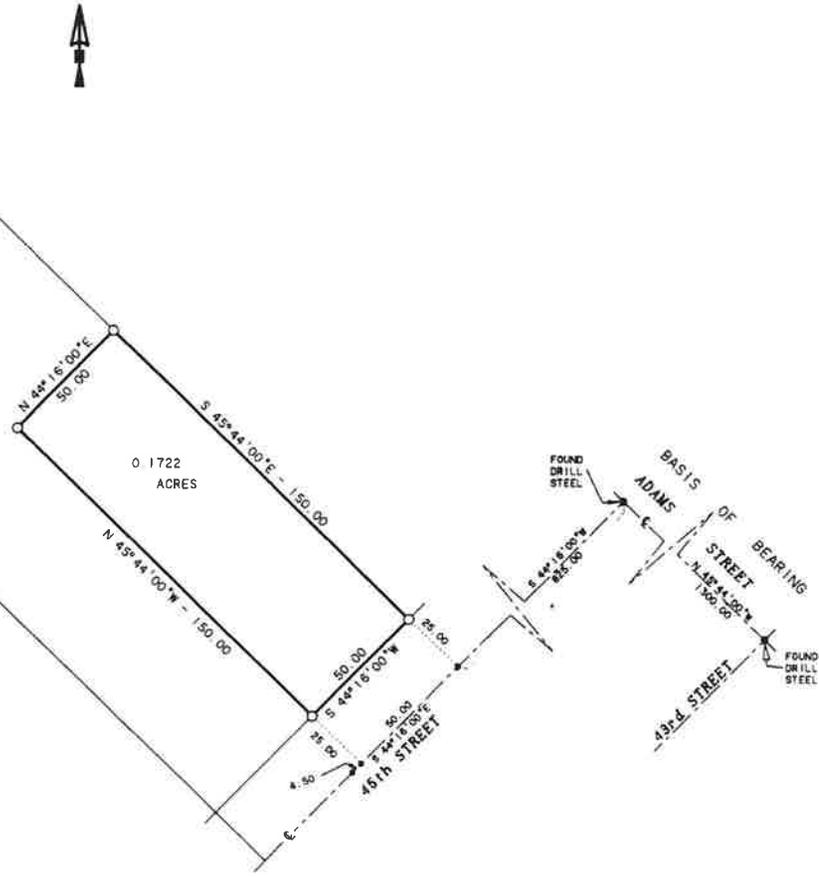
JAMES C. PRINCE

A PORTION OF LOT 9, BLOCK 1, FAIRVIEW ACRES SUBDIVISION NO. 1, LOCATED IN THE SE1/4 OF SE1/4, SECTION 31, T.4N., R.2E., B.M., GARDEN CITY, ADA COUNTY, IDAHO

DATE: March 11, 1989
 SCALE: 1"=30'
 BY: G.E.S.
 DRAWING NO.: GES-890311

LOT 9
 BLOCK 1
 FAIRVIEW ACRES
 SUBD. NO. 1

0.1722 ACRES



COUNTY RECORDER'S CERTIFICATE

COUNTY OF ADA
 STATE OF IDAHO
 INSTRUMENT NO. 8510789
 FILED FOR RECORD AT THE REQUEST OF
 B & A Engineers, Inc.
 AT 57 MINUTES PAST 10 O'CLOCK A.M., THIS 14 DAY
 OF March, 1989, IN BOOK 6 OF SURVEYS
 AT PAGE 141.

EX-OFFICIO RECORDER: JOHN BARTIDA
 DEPUTY: James Miller
 FEE: \$ 5.00