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Instrument # 1327294
IDAHO FALLS, BONNEVILLE, IDAHO
3-23-2009 please place this instrument sticker here.
Recorded for : CITY OF AMMON
RONALD LONGMORE Fee: 0.00
Ex-Officio Recorder Deputy *SL*
Index to: ORDINANCE

ORDINANCE NO. 470

**CITY OF AMMON
BONNEVILLE COUNTY, IDAHO**

AN ORDINANCE ANNEXING AND ZONING CERTAIN LANDS TO THE CITY OF AMMON, BONNEVILLE COUNTY, IDAHO; DESCRIBING WITH PARTICULARITY SAID LANDS TO BE ANNEXED AND ZONED AND HEREBY ANNEXED AND ZONED AND DECLARING SAID LANDS A PART OF THE CITY OF AMMON, BONNEVILLE COUNTY, IDAHO; DETERMINING THE PROPER ZONING FOR CLASSIFICATION OF THE ANNEXED LANDS AND TERRITORY UNDER THE ZONING ORDINANCE OF THE CITY OF AMMON, IDAHO; PROVIDING FOR AN EFFECTIVE DATE FOR THIS ORDINANCE AND OF THE ANNEXATION OF SAID LANDS.

(Mountain Valley Estates D2 (District 93))

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF AMMON, IDAHO THAT:

WHEREAS, the land and property hereinafter described is contiguous and adjacent to the city boundaries of the City of Ammon, Bonneville County, Idaho, and the City has received a petition to annex said property to the City of Ammon and the property is subject to annexation pursuant to the provisions of the Idaho Code; and,

WHEREAS, the City Council of the City of Ammon has determined that it is not necessary to hold a public hearing before the City Council on the request for annexation and the City Council can act upon the public hearing and recommendation of the Planning and Zoning Commission.

NOW THEREFORE, be it hereby ordained by the Mayor and City Council of the City of Ammon:

Section 1.

- (1) That an application was received by the City of Ammon for the annexation and zoning of the property hereinafter described.
- (2) That a public hearing (#2009-001) was held before the Planning and Zoning Commission of the City of Ammon following proper legal requirements for advertisement of the hearing and recommendations were received from the

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Planning and Zoning Commission.

- (3) That the City Council has determined that it is not necessary to hold a public hearing before the City Council and under the authority of Idaho Code Section

67-6509 have declined to do so in this request for annexation and initial zoning.

- (4) That the City Council did make findings of fact upon such hearing.
- (5) That the property to be annexed is contiguous and adjacent to the City of Ammon and is subject to annexation to the City of Ammon.
- (6) That the proposed zoning classifications are compatible with the comprehensive plan. That the zoning of RP is consistent and compatible with the zoning of adjacent land owned by petitioner and the land annexed is to be used in a venture in conjunction with the adjacent land.

Section 2.

That the land and premises as described herein situated in Bonneville County, Idaho, shall be and the same hereby is annexed to the City of Ammon, Bonneville County, Idaho and shall be and hereby is declared to be within the City limits and a part of the City of Ammon, Bonneville County, Idaho and is described as follows:

Zoned RP-A:

Beginning at the Southeast corner of Lot 3, Block 2, Mountain Valley Estates, Division No. 1, to the City of Ammon, Bonneville County, Idaho; running thence S.89°20'47"E. along the Boundary of said Division No. 1 a distance of 993.56 feet; thence S.03°20'27"E. along said Boundary 421.17 feet to the East line of the West 1/2 of the Southeast 1/4 of Section 26, Township 2 North, Range 38 East of the Boise Meridian; thence S.00°49'35"E. along said East line 246.05 feet; thence N.89°20'47"W. 1021.46 feet; thence N.00°00'59"W. 666.16 feet to the POINT OF BEGINNING. SUBJECT TO: existing easements of record. Containing 15.46 acres.

Section 3.

This ordinance shall become effective upon its passage by the City Council, approval by the Mayor and due publication.



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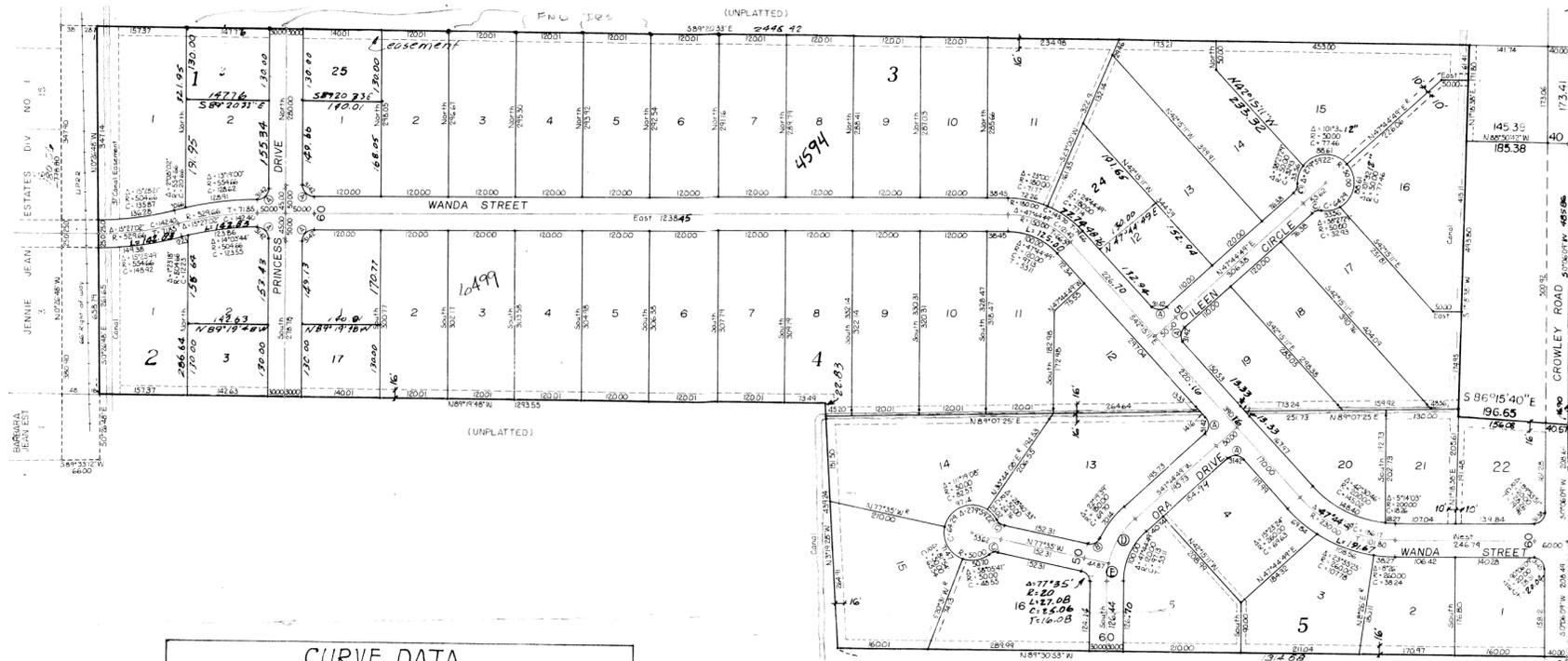
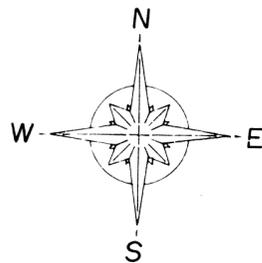
MOUNTAIN VALLEY ESTATES

DIVISION NO. 1

TO THE CITY OF AMMON, BONNEVILLE COUNTY, IDAHO
PART OF THE EAST HALF OF SECTION 26, T2N, R38E, B.M.

DAVID E. BENTON & ASSOCIATES
CONSULTING ENGINEERS
IDAHO FALLS, IDAHO

SCALE — 1" = 200'



CURVE DATA					
No.	Δ	R	L	C	T
A	90°00'00"	20.00	31.42	28.28	20.00
B	76°59'50"	20.00	26.88	24.90	15.91
C	49°59'41"	20.00	17.45	16.90	9.32
D	35°19'49"	150.00	92.49	91.04	47.77
E	12°25'00"	150.00	32.51	32.44	16.32

Notes: All easements are 8 ft wide through each lot unless otherwise noted. An easement 10 foot in width is reserved along the street side of all lots for utilities (power, telephone, tel-cable.) Drainage easements are 5' along all side and rear lot lines.

HEALTH CERTIFICATE

Sanitary restrictions removed under Title 50, Chapter 13, Idaho Code.

David A. Cousins CHS

RECORDER'S CERTIFICATE NO. 559779

State of Idaho, County of Bonneville, I hereby certify that this Plat was filed 10-31-1978 at 10:13 P.M. in book 151 of Plats, at page 5 of the request of David E. Benton and I further certify that the tracing of this plat bearing my signature is an exact copy of the original map.

Delroy L. Bodily
County Recorder

ENGINEER'S APPROVAL

I certify that I have had this plat examined and find that it is correct and acceptable.
Date 10-10-78

Robert J. [Signature]
County and/or City Engineer

ENGINEER'S CERTIFICATE

I, David E. Benton, a registered Professional Engineer do hereby certify that at the request of the owners, I have surveyed the tract of land shown on this plat and described below and have subdivided said tract of land into blocks, lots and streets to be known as Mountain Valley Estates Division No. 1, Bonneville County, Idaho and I further certify that the tracing of this plat bearing my signature is an exact copy of the original map.

David E. Benton

David E. Benton P.E.
Idaho Certificate No. 722

BOUNDARY DESCRIPTION

Beginning at a point that is S1°34'09" E 16.90 feet, along the Section line from the East 1/4 Corner of Section 26, T.2N, R.38 E.B.M. and running thence S1°34'09" E 417.36 feet along the Section line; thence N89°30'53" W 1314.68 feet; thence N3°19'28" W 439.24 feet; thence N89°19'48" W 1293.55 feet to the East line of Union Pacific Railroad right-of-way; thence N0°20'48" W 658.79 feet along said right-of-way thence S89°20'33" E 244.42 feet; thence S1°18'38" W 665.60 feet; thence S86°15'40" E 130.65 feet to the point of beginning containing 50.032 Acres.

DEED OF DEDICATION

Be it known that: We the undersigned do hereby certify that we are the legal owners of the above described tract of land and have caused the same to be subdivided into blocks, lots and streets to be known as Mountain Valley Estates, Bonneville County, Idaho and we do hereby give, grant and dedicate to the public for perpetual public use all streets, alleys and easements shown hereon for the purpose as noted on the accompanying map.

In Witness whereof we have hereunto set our signatures this 30th day of Oct A.D. 1978.

Heath Johnson
Joan Johnson
Miriam T. Kindred
Daylinde [Signature]
Bill W. Wade

CITY COUNCIL APPROVAL AND ACCEPTANCE

Presented to the Ammon City Council this 7th day of Dec, A.D. 1978, at which time this Subdivision was approved and accepted.

Attested [Signature] George Wehmann
Mayor

COUNTY APPROVAL AND ACCEPTANCE

Presented to the Bonneville County Board of Commissioners this 5th day of Oct, A.D. 1978, at which time this Subdivision was approved and accepted.

Attested [Signature]
Chairman

ACKNOWLEDGMENT

State of Idaho
County of Bonneville
Personally appeared before me the undersigned Notary Public, the above listed persons 5 in number known to me to be the signers of the above Deed of Dedication and duly acknowledged to me that they executed the same for the purpose therein mentioned.
Dated at Idaho Falls, Ida. this 30th day of Oct A.D. 1978.
My Commission expires Life David E. Benton
Notary Public



2135 South Ammon Road, Ammon, Idaho 83406

March 24, 2009

Idaho State Tax Commission
Attn: Craig Johnson
800 Park Blvd., Plaza IV
Boise, ID. 83722

Dear Craig:

Attached please find the details on Mountain Valley Estates Division 2 – District 93 property, the City's latest annexation Ordinance #470 for your processing.

I'll be looking forward to your acceptance of this property. If you have any questions or concerns that I haven't addressed, please don't hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Leslie Folsom".

Leslie Folsom
City Clerk

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