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DANIEL J. ENGLISH 3P I 2197409000
KOOTENAI CO. RECORDER Page 1 of 3
AAA Date 02/19/2009 Time 16:07:11
REC-REQ OF POST FALLS CITY
RECORDING FEE: 0.00
2197409000 XK 2

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FEB 23 2009

TECHNICAL SUPPORT

ORDINANCE NO. 1167

ANNEXATION & ZONE CLASSIFICATION OF PROPERTY

**1 Acre Parcel - Hwy 41 and Mullan Avenue, Portion of Section 6, T50N, R4W, B.M.
(File No. A-07-04)**

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF PROPERTY CONSISTING OF APPROXIMATELY 1 ACRE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, AND ZONING SAID ANNEXED PROPERTY AS COMMUNITY COMMERCIAL SERVICES ZONING (CCS), PROVIDING FOR THE AMENDMENT TO THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF:

WHEREAS, the owners of the real property described in Section 1 of this ordinance have petitioned the City Council of the City of Post Falls for annexation of said property as Community Commercial Services (CCS),

WHEREAS, public hearings were held before both the Planning and Zoning Commission on 02/12/2008 and City Council on 03/18/2008, in accordance with law, testimony taken, findings of fact and conclusions of law reached; and

WHEREAS, the City Council, based upon the recommendation of the Planning and Zoning Commission and upon its own fact finding, determined that said annexation is provided for under existing law in that the land in question adjoins the corporate limits, that the proposed zoning is suitable and compatible with surrounding land uses and provisions of the Post Falls Comprehensive Plan and that said land uses would fit in with the general development of the City and would be in the best interest of the City of Post Falls.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POST FALLS, IDAHO, AS FOLLOWS:

SECTION 1: That the following described property contiguous and adjacent to the City of Post Falls, to wit:

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 4, SECTION 6, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, COUNTY OF KOOTENAI, STATE OF IDAHO, MORE PARTICULARLY DESCRIBED AS

FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE N89°47'00"E ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 464.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE N89°47'00"E A DISTANCE OF 238.03 FEET; THENCE S00°02'00"W A DISTANCE OF 208.00 FEET; THENCE S89°47'00"W PARALLEL WITH SAID SECTION LINE A DISTANCE OF 238.03 FEET; THENCE N00°02'00"E A DISTANCE OF 208.00 FEET TO THE POINT OF BEGINNING.
EXCEPT - THE NORTH 25.00 FEET FOR ROAD RIGHT-OF-WAY.

be and the same is hereby annexed to and declared to be a part of the City of Post Falls, Kootenai, Idaho.

SECTION 2: That lands described in Section 1 of this ordinance shall be zoned Community Commercial Services (CCS). The Official Zoning Map of the City of Post Falls shall be modified to include the lands described in Section 1 and to reflect the Community Commercial Services (CCS) Zoning applied thereto.

SECTION 3: That this Ordinance shall take effect and be in full force and effect upon its passage, approval and publication according to law.

Enacted as an ordinance of the City of Post Falls, Idaho, at a meeting of the City Council held on the 17 day of February 2009.

CITY OF POST FALLS

BY: *Mayor Clay Larkin*
MAYOR, CLAY LARKIN

ATTEST:

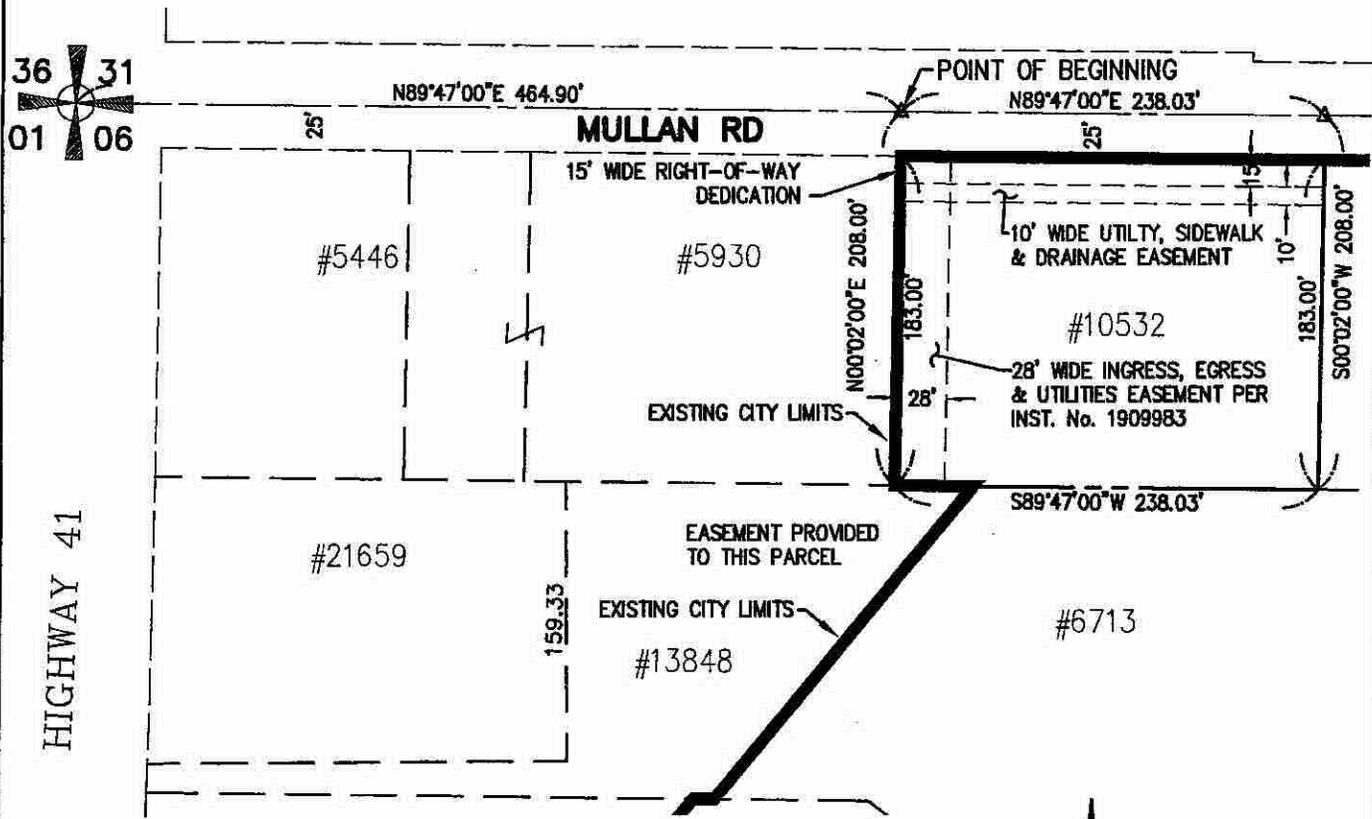
BY: *Christene Pappas*
CITY CLERK, CHRISTENE PAPPAS

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ORDINANCE 1167
EFFECTIVE DATE Feb 17, 2009

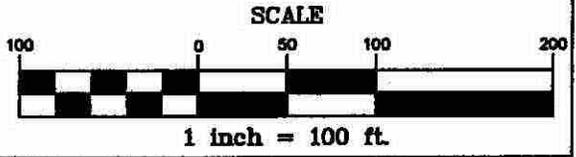
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208.640.8554

ANNEXATION EXHIBIT: CITY OF POST FALLS
FILE No. A-07-04 GRACE ANNEXATION.
AFFECTING A PORTION OF GOVERNMENT LOT 4, SECTION 6,
TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., KOOTENAI COUNTY,
IDAHO



City of Post Falls

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Clerk's Department

February 20, 2009

Idaho State Tax Commission
P.O. Box 36
800 Park Plaza IV
Boise, ID 83722

Attention: Jeff Servatius

RE: Ordinance No. 1167

The City of Post Falls has annexed additional land and passed Ordinance No. 1167 on February 20, 2009. Enclosed please find recorded Ordinance and map. If you have any questions, please feel free to contact the Post Falls Community Development Department, Planning Division, 773-8708.

Sincerely,

Christene Pappas, MMC
City Clerk / Risk Manager

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