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**ORDINANCE NO. 1170**

**ANNEXATION AND ZONE CLASSIFICATION OF PROPERTY**

**Portion of Section 30, T51N, R4W B.M.  
5.22-Acre Parcel – 4237 E. Poleline Avenue  
Generally located east of northeast corner of Highway 41 and Poleline Avenue  
(File No. A-08-04)**

**AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF PROPERTY CONSISTING OF APPROXIMATELY 4.7 ACRES, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, AND ZONING SAID ANNEXED PROPERTY AS COMMUNITY COMMERCIAL SERVICES (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 and Zoning as Community Commercial Services (CCS); and

WHEREAS, public hearings were held before both the Planning and Zoning Commission on 08/12/2008 and City Council on 09/16/2008, 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:

THE WEST HALF OF TRACT 58 IN THE PLAT OF POST FALLS IRRIGATED TRACTS, BOOK C, PAGE 78, RECORDS OF KOOTENAI COUNTY, AND ADJACENT POLELINE ROAD RIGHT-OF-WAY, IN THE SOUTHWEST CORNER OF SECTION 30 AND THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 51 NORTH, RANGE 4 WEST, B.M., KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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TECHNICAL SERVICES

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COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30;  
 THENCE ALONG THE SOUTH LINE OF SAID SECTION 30, S 89°29'14" E, 655.0 FEET;  
 THENCE LEAVING THE SAID SOUTH LINE OF SECTION 30, N 0°25'43" E, 30.00 FEET  
 TO A FOUND ½" REBAR BEING THE SOUTHWEST CORNER OF SAID TRACT 58 AND  
 THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;  
 THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 58, N 01°02'35"  
 W, 206.76 FEET TO A FOUND ½" IRON PIPE;  
 THENCE CONTINUING, N 00°02'13" W, 425.25 FEET TO THE NORTHWEST CORNER  
 OF SAID TRACT 58 AND A FOUND 1" ALUMINUM CAP, PLS 1031;  
 THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT 58, S 89°41'01"  
 E, 327.44 FEET;  
 THENCE LEAVING THE SAID NORTHERLY BOUNDARY LINE, S 00°20'02" E, 633.11  
 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 58 AND THE NORTHERLY  
 RIGHT OF WAY OF POLELINE ROAD;  
 THENCE LEAVING THE NORTHERLY RIGHT OF WAY OF POLELINE ROAD, S 00°20'02"  
 E, 60.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF POLELINE ROAD;  
 THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF POLELINE ROAD, N 89°29'14"  
 W, 327.90 FEET;  
 THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF POLELINE ROAD,  
 N 00°25'43" E, 60.00 FEET TO NORTHERLY RIGHT OF WAY OF POLELINE ROAD AND  
 THE TRUE POINT OF BEGINNING; CONTAINING APPROXIMATELY 5.22 ACRES,  
 MORE OR LESS.

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.

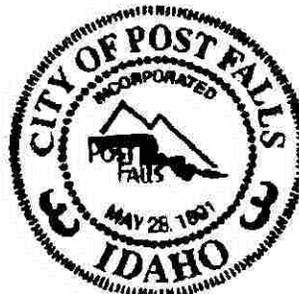
Enacted as an Ordinance of the City of Post Falls, Idaho, at a meeting of the City Council held on the 17 day of March 2009.

CITY OF POST FALLS

*Mayor Clay Larkin*  
 CLAY LARKIN, MAYOR

ATTEST:

*Christene Pappas*  
 CHRISTENE PAPPAS, CITY CLERK



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ORDINANCE # 1770



( IN FEET )  
1 inch = 100 ft.

**REFERENCES**

- POST FALLS IRRIGATED TRACTS, BOOK C, PAGE 78.
- RECORD OF SURVEY - BOOK 25, PAGE 95
- RECORD OF SURVEY - BOOK 25, PAGE 331

WITHIN CITY LIMITS

S89°41'01"E 327.44'



PARCEL  
51N04W30-057AA  
WITHIN CITY LIMITS

W2 TRACT 58  
TO BE ANNEXED  
INTO CITY OF  
POST FALLS

E2 TRACT 58  
OUTSIDE OF  
POST FALLS  
CITY LIMITS

T.N. 9252  
WITHIN CITY LIMITS

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POLELINE ROAD

N 00°25'43" E  
60.00'

SW SEC 30  
FOUND R.R. SPIKE  
IN CONCRETE  
C.P. & F. #2107364

30.00' N89°29'14" W 327.10'

S 89°29'14" E 2632.56'

N 89°29'14" W 327.90'

1650.06'

S 00°20'02" E  
60.00'

SW SEC 30  
FOUND 5/8" IRON ROD.  
NO CAP  
C.P. & F. #2107363

TITLE: EXHIBIT OF ANNEXATION ORDINANCE  
PORTION OF SEC. 30 AND 31, T51N, R04W, B.M.  
IN THE CITY OF POST FALLS

**FRAME & SMETANA, PA**  
Consulting Engineers



SCALE: 1"=100' DATE: 2/18/09 FILE: P361-T58 EX

603 North 4th Street, Coeur d'Alene, Idaho, 83814  
Ph. (208)664-2121/Fax: 765-5502/ Email: smetana@adelphia.net

SHEET  
1 OF 1



City of Post Falls

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Clerk's Department

March 23, 2009

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

Attention: Jeff Servatius

RE: Ordinance No. 1170

The City of Post Falls has annexed additional land and passed Ordinance No. 1170 on March 17 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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