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DANIEL J. ENGLISH 4P I 2245511000
KOOTENAI CO. RECORDER Page 1 of 4
AAA Date 12/17/2009 Time 10:56:08
REC-REQ OF POST FALLS CITY
RECORDING FEE: 0.00
2245511000 XK

ORDINANCE NO. 1187

ANNEXATION & ZONE CLASSIFICATION OF PROPERTY

A Portion of Sections 24, 25, 19, 30, T51N, R5W, R4W, B.M.

**141-Acre Parcel – Located Generally Northwest and Northeast corners of Prairie Avenue, and Highway 41,
(File No. A-08-05)**

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF PROPERTY CONSISTING OF APPROXIMATELY 141 ACRES, LOCATED GENERALLY IN THE SOUTHEAST QUARTER OF SECTION 24, AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 51 NORTH, RANGE 5 WEST, AND THE SOUTHWEST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO 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 and zoning of said property as Community Commercial Services (CCS).

WHEREAS, public hearings were held before both the Planning and Zoning Commission on 12/9/2008 and City Council on 03/17/2009, in accordance with law, testimony taken, findings of fact and conclusions 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 is contiguous and adjacent to the City of Post Falls, to wit:

That portion of the Southeast Quarter of Section 24 and the Northeast Quarter of Section 25, Township 51 North, Range 5 West and the Southwest Quarter of Section 19 and the Northwest Quarter of Section 30, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

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Beginning at the West ¼ Corner of said Section 19, from which the Southwest Corner of said Section 19 bears S01°01'59"W, a distance of 2,640.05 feet;

thence S88°55'52"E along the north line of said Southwest Quarter of Section 19, a distance of 1,356.21 feet;

thence S00°59'01"W, a distance of 2,680.37 feet, more or less, to on the southerly right-of-way line of Prairie Avenue;

thence N88°29'45"W along said right-of-way line, a distance of 1,358.56 feet, more or less, to the west line of said Section 30;

thence N01°01'57"E along said west line, a distance of 30.00 feet to the Southwest Corner of said Section 19;

thence N01°01'59"E along the west line of said Southwest Quarter of Section 19, a distance of 1,400.13 feet;

thence N88°00'04"W, a distance of 610.74 feet;

thence S01°01'59"W, a distance of 933.44 feet;

thence N88°00'04"W, a distance of 404.71 feet;

thence S01°01'59"W, a distance of 496.67 feet, more or less, to a point on the southerly right-of-way line of Prairie Avenue;

thence N88°00'09"W along said right-of-way line, a distance of 325.07 feet;

thence N01°01'30"E, a distance of 2,667.20 feet, more or less, to the north line of said Southeast Quarter of Section 24;

thence S88°07'22"E along said north line, a distance of 1,340.84 feet, more or less, to the POINT OF BEGINNING.

Containing 141 acres, more or less.

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 Zoning applied thereto.

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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 15th day of December, 2009.

CITY OF POST FALLS

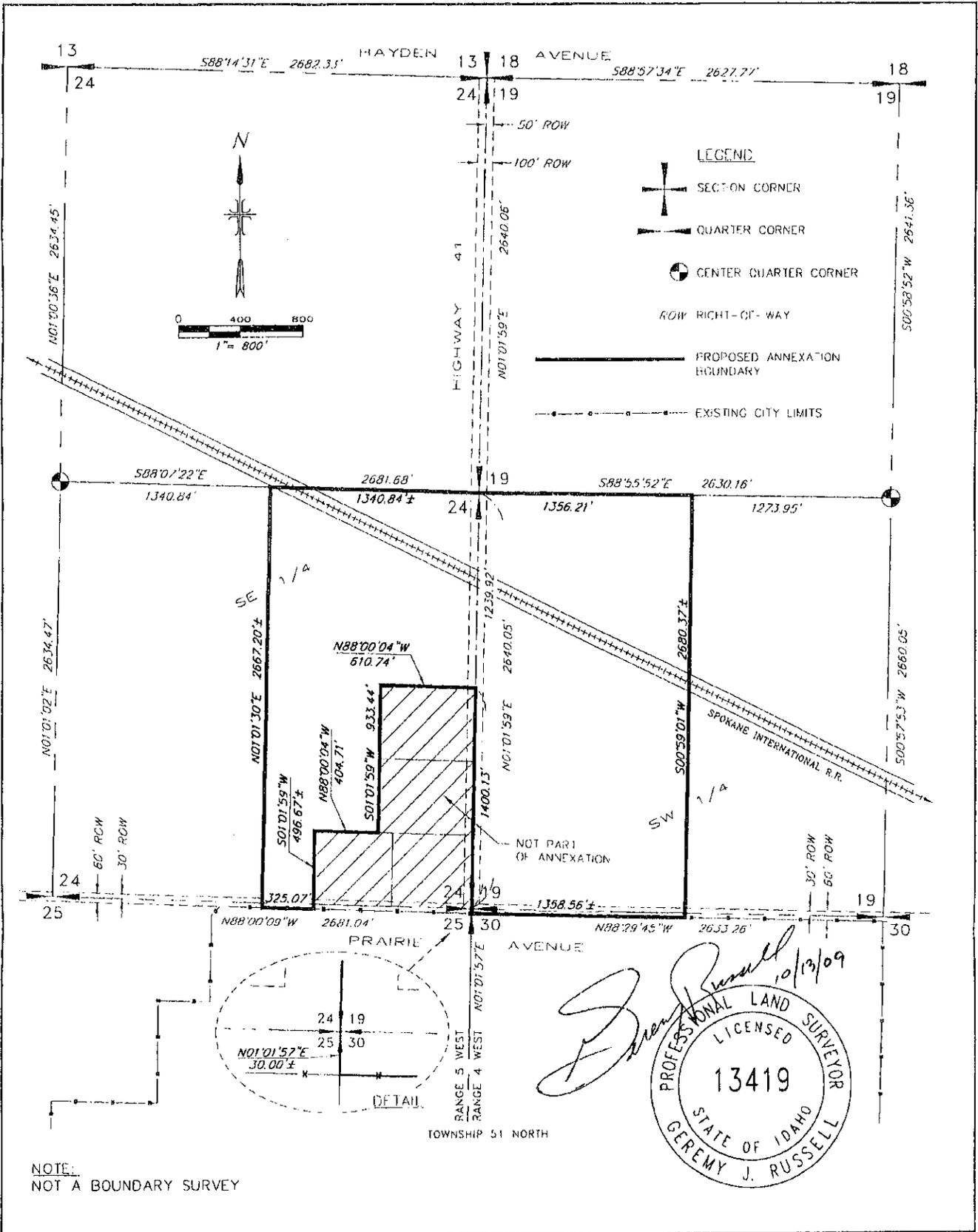
BY: *Mayor Clay Smith*
MAYOR

ATTEST:

BY: *Carol Fairhurst*
CITY CLERK



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Engineers • Surveyors • Planners

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CITY OF POST FALLS
ANNEXATION ORDINANCE NO. 1197

PORTION OF SE 1/4, S 24 AND NE 1/4, S 25, T 51 N, R 5 W
PORTION OF SW 1/4, S 19 AND NW 1/4, S 30, T 51 N, R 4 W

CAD FILE: ANNEXATION.DWG PE

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Clerk's Department

December 16, 2009

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

Attention: Jeff Servatius

RE: Ordinance No. 1187

The City of Post Falls has annexed additional land and passed Ordinance No. 1187 on December 15, 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 at 773-8708.

Sincerely,

A handwritten signature in cursive script that reads "Carol Fairhurst".

Carol Fairhurst, CMC
City Clerk

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