

COPY

ORDINANCE NO. 3015

TWIN FALLS COUNTY

Recorded for:

TWIN FALLS, CITY OF

9:26:04 AM 10-18-2011

2011-019286

No. Pages:4

Fee: \$

KRISTINA GLASCOCK

County Clerk

Deputy: SHARON

145

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

WHEREAS, **BCM&W, KLS&M, AND CANYON VISTA FAMILY LIMITED PARTNERSHIP, C/O LAZY J RANCH AND LINDA WILLS** has made application for annexation of property located at the southeast corner of Pole Line Road and Washington Street North; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 28th day of September, 2010, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 25<sup>th</sup> day of October, 2010, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

**SEE ATTACHMENT "A"**

AND all public streets, highways, alleys and public rights-of-way adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof be and the same is hereby zoned R-4.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

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SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the newly incorporated real property as hereby zoned.

SECTION 5. The City Clerk shall, within ten (10) days following the passage and publication of this Ordinance, certify copies of the same and file said certified copies with the county auditor, treasurer, assessor, and the Idaho state tax commission. The City Clerk shall cause one (1) copy of the legal description and map prepared in a draftsmanlike manner which shall plainly and clearly designate the boundaries of the City as altered, to be recorded with the county recorder and filed with the county assessor and with the state tax commission within thirty (30) days following the effective date but no later than the tenth day of January of the year following.

PASSED BY THE CITY COUNCIL

October 03, 2011

SIGNED BY THE MAYOR

OCTOBER 03, 2011



  
Mayer

ATTEST:

  
Deputy City Clerk

PUBLISH: Thursday, October 13, 2011

## ANNEXATION FOR BCM&W, KLS&M, AND CANYON VISTA

A parcel of land located in Government Lot 4 and a portion of Government Lot 3 in Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the North quarter corner of said Section 4. Thence South 89°54'58" West 1320.00 feet (shown of record to be South 89°48'41" West 1320.00 feet) along the North boundary of Section 4 to the Northwest corner of that parcel of land described as Area 1 – Parcel 1 of City of Twin Falls Annexation Ordinance 2510 Instrument No. 1996001945 Twin Falls County Records, and being the REAL POINT OF BEGINNING.

Thence along the Westerly boundary of said Area 1 – Parcel 1 as follows:

South 32°56'36" West 263.99 feet (shown of record to be South 32°50'19" West 263.99 feet)

South 25°30'32" East 314.48 feet (shown of record to be South 25°36'49" East 314.48 feet)

South 00°55'17" West 754.43 feet (shown of record to be South 00°49'00" West 757.00 feet) to a point on the Southerly boundary of Government Lot 3 of said Section 4.

Thence North 89°38'17" West 1319.05 feet along the Southerly boundary of Government Lots 3 and 4 to the Southwest corner of said Government Lot 4.

Thence North 00°50'26" East 1249.57 feet along the Westerly boundary of Section 4 to the Northwest corner thereof.

Thence North 89°54'58" East 1320.95 feet along the Northerly boundary of Section 4 to the REAL POINT OF BEGINNING.

Containing approximately 37.21 acres.



2900E

ORD. 3015  
ANNEXATION

1800N  
1700N  
1600N  
1500N

200W

100W

1400N

200

300

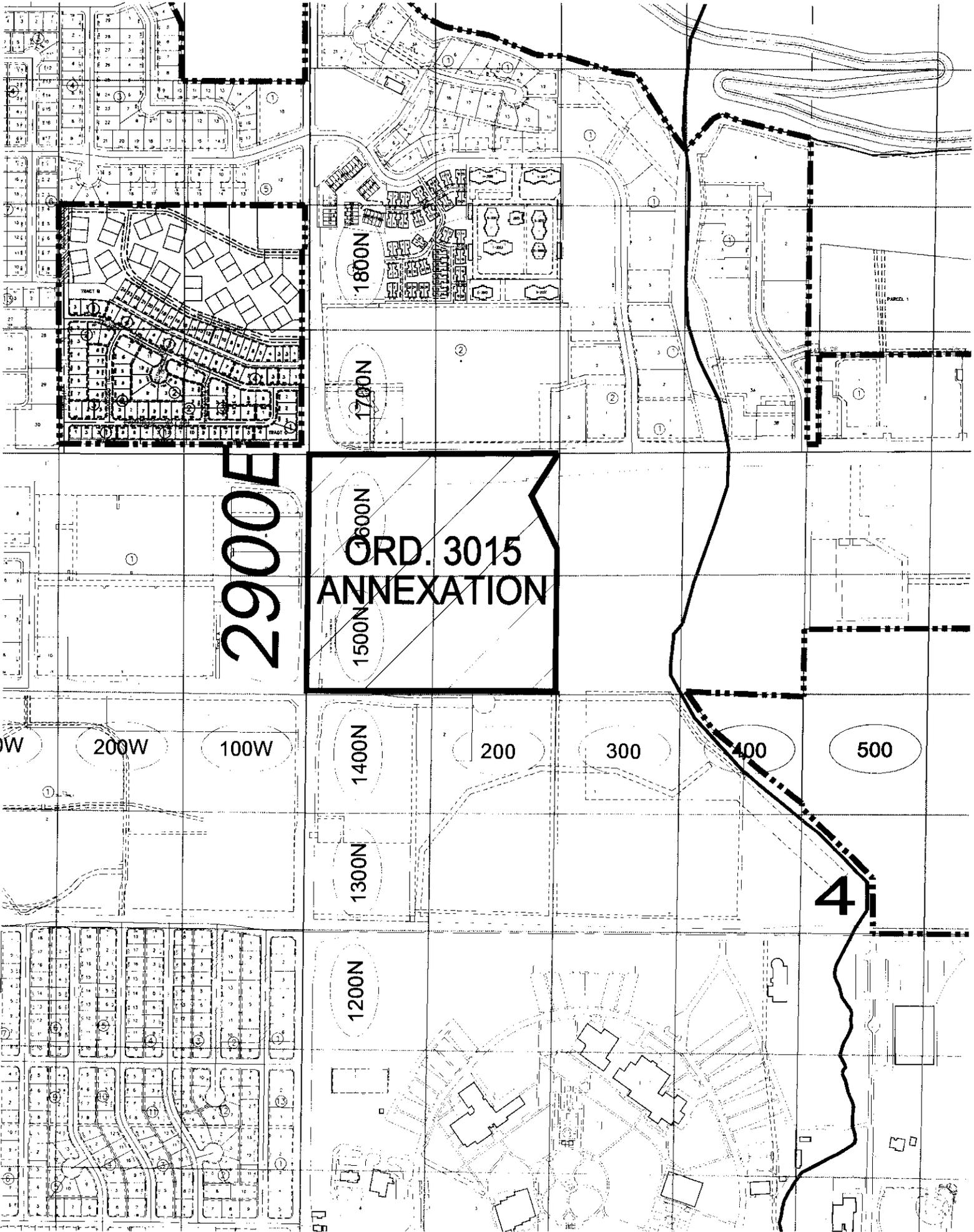
400

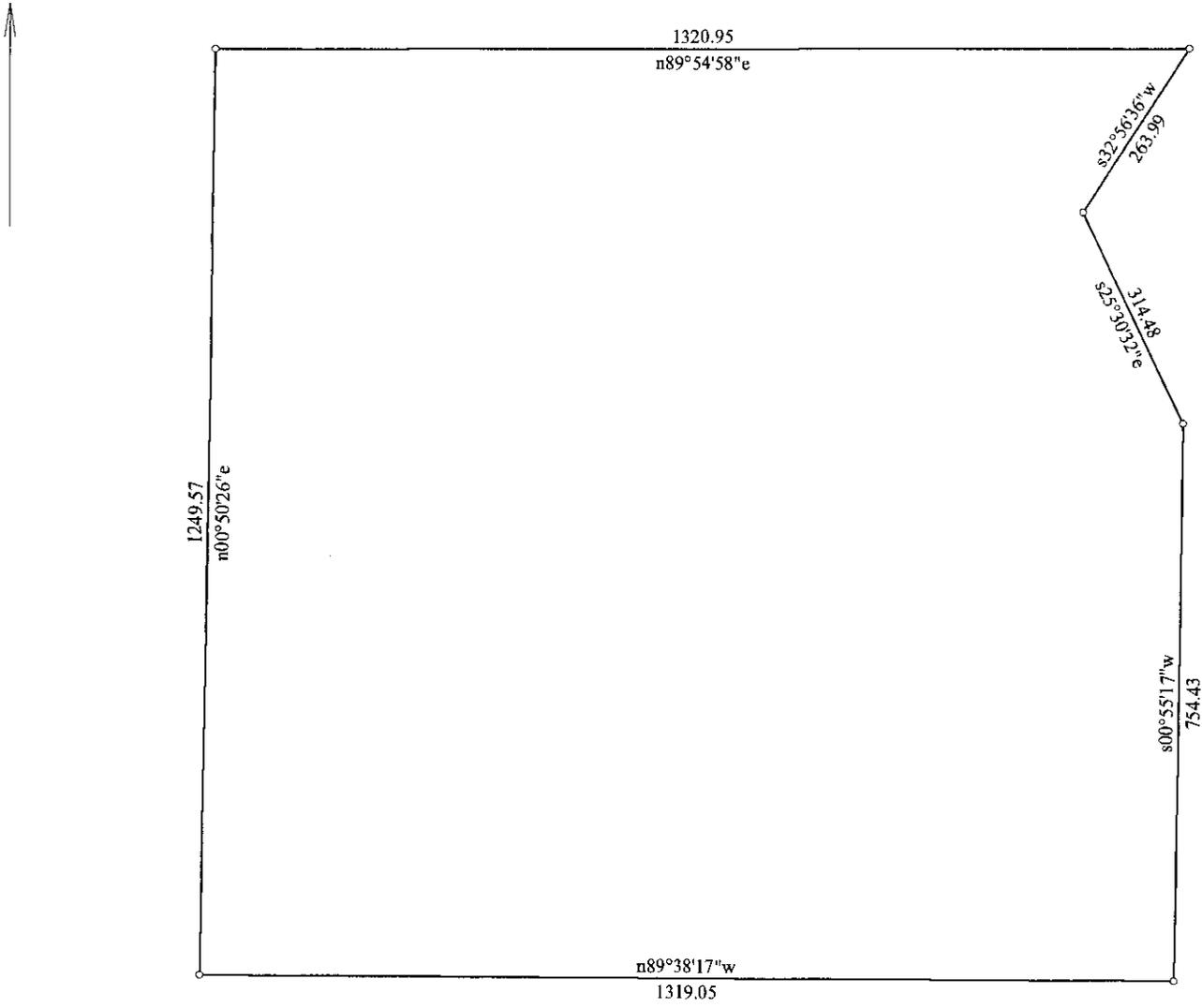
500

1300N

1200N

4





Title:		Date: 09-20-2011
Scale: 1 inch = 242 feet	File: Annexation at Pole Line and Washington.des	
Tract 1: 37.206 Acres: 1620698 Sq Feet: Closure = s58.0621e 0.01 Feet: Precision =1/941455: Perimeter = 5222 Feet		
001=s32.5636w 263.99	004=n89.3817w 1319.05	
002=s25.3032e 314.48	005=n00.5026e 1249.57	
003=s00.5517w 754.43	006=n89.5458e 1320.95	



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321 Second Avenue East  
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Phone: (208) 735-7245  
Fax: (208) 732-0741  
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## CERTIFICATE

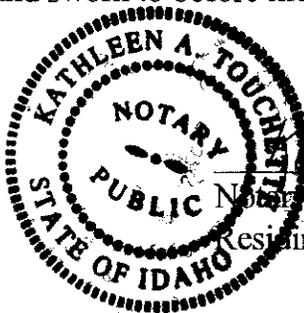
I, Sharon Bryan do hereby certify:

That I am the duly appointed Deputy City Clerk of the City of Twin Falls, Idaho; that I have in my office and under my control the original copy of Ordinance No. 3015; that said Ordinance was approved by the City Council of the City of Twin Falls, Idaho on October 3, 2011, and signed by the Mayor on October 3, 2011; that the foregoing instrument is a true and correct copy of said Ordinance No. 3015; that said Ordinance is on file in my office.

Dated this 4th, day of October, 2011.

Sharon Bryan, Deputy City Clerk  
City of Twin Falls, Idaho

Subscribed and sworn to before me this 4th day of October, 2011



Notary Public  
Residing in Twin Falls, Idaho