

073

## ORDINANCE NO. 1250

### ANNEXATION & ZONE CLASSIFICATION OF PROPERTY

Portion of Section 6, T50N, R4W, B.M.

0.481 Acre Parcel Located on the northeast corner of Hwy 41 and Neufeld Ln  
(File Nos. A-13-02)

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF PROPERTY CONSISTING OF APPROXIMATELY 0.481 ACRES, LOCATED AT THE NORTHWEST CORNER OF HIGHWAY 41 SECTION 6, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., KOOTENI 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 of said property as Community Commercial Services (CCS),

WHEREAS, public hearings were held before both the Planning and Zoning Commission on 3/12/13 and City Council 4/16/13, 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 located at the northeast corner of Highway 41 and Neufeld Lane, is contiguous and adjacent to the City of Post Falls, to wit:

A parcel of land in Government Lot 4, Section 6, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, State of Idaho, described as follows:

BEGINNING at the Northwest corner of said Section 6; thence

Along the West line of Section 6, South 1025.71 feet to a point on the East right-of-way line of State Highway No. 41; thence

Along said right-of-way to a point being North 08°33'00" East, 58.61 feet to a State Highway monument marked P.S. 15+31.9; thence

Continuing along said right-of-way to a point being North 08°22'35" East, 90.48 feet from aforesaid point to the TRUE POINT OF BEGINNING; thence

Continuing along said right-of-way to a point being North 07°57'09" East, 126.42 feet from aforesaid point; thence

Leaving said right of way as follows:

North 89°50'13" East, 165.00 feet; thence

South 05°41'13" West, 125.77 feet; thence

South 89°50'00" West, 170.00 feet to the TRUE POINT OF BEGINNING.

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 2<sup>nd</sup> day of July, 2013.

CITY OF POST FALLS

BY: Wayne Cleypfouslein  
MAYOR

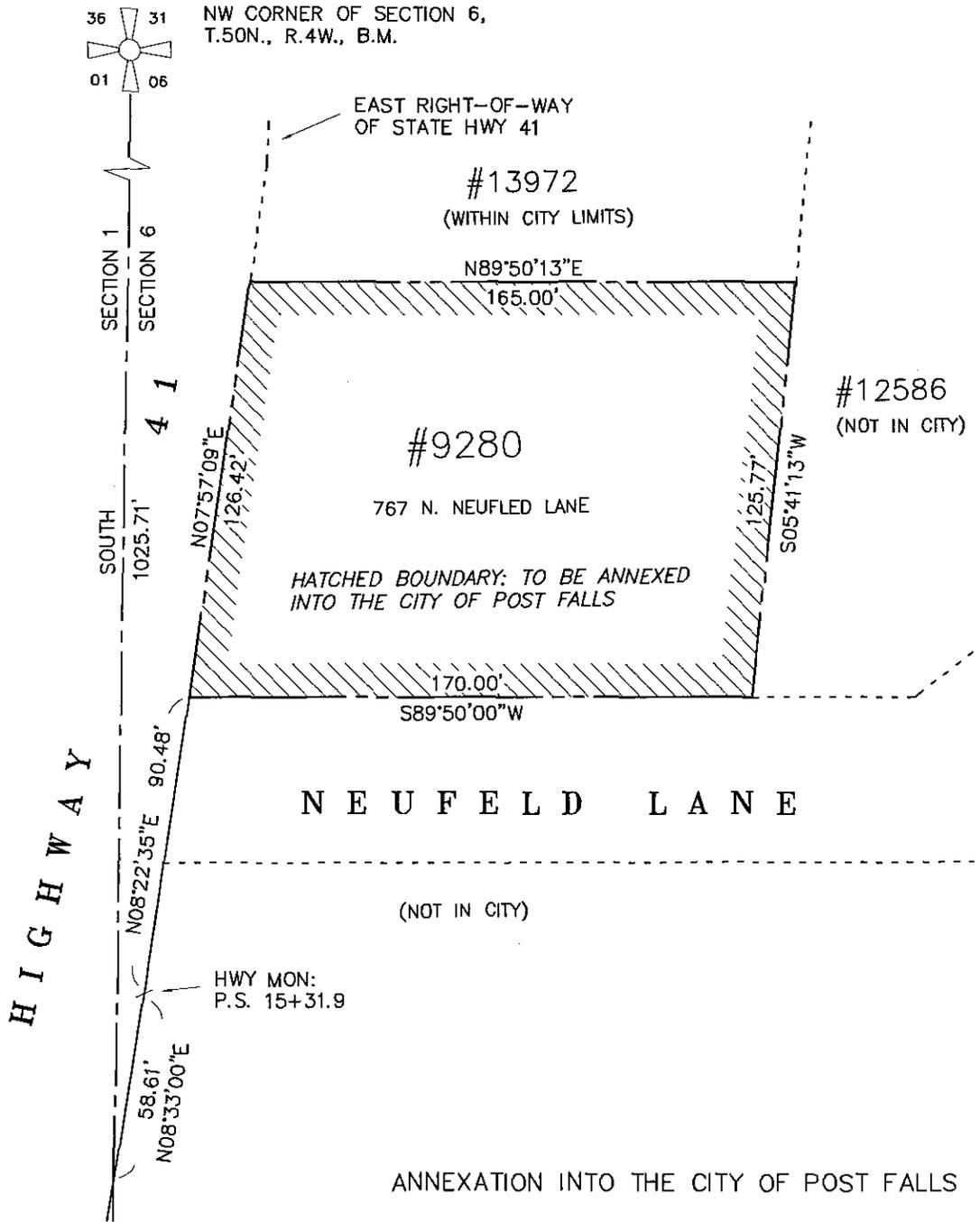


ATTEST

BY: [Signature]  
CITY CLERK

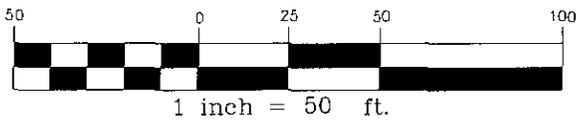
A PORTION OF LAND IN GOVERNMENT  
 LOT 4, SECTION 6, T.50N., R.4W.,  
 BOISE MERIDIAN, KOOTENAI COUNTY,  
 STATE OF IDAHO

REFERENCE: T.N. # 9280



ANNEXATION INTO THE CITY OF POST FALLS

ORDINANCE No. 1250



TITLE: EXHIBIT MAP OF ANNEXATION AREA 767 N. NEUFELD LANE, POST FALLS T.N. 9280			<b>FRAME &amp; SMETANA, PA</b> Consulting Engineers 603 North 4th Street, Coeur d'Alene, Idaho, 83814 Ph. (208)664-2121/Fax: (208)765-5502/ smetana@roadrunner.com	 SHEET 1 OF 1
SCALE: 1"=50'	DATE: 4/26/13	FILE: N81		

**Receipt of New or Altered Taxing District/RAA Boundary Documentation**

District Name: City of Post Falls

Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

District Mailing Address: \_\_\_\_\_

Other/Additional Info: Ordinance No 1250

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**Items submitted:**

- 1. City or District Annexation Document (ordinance or order), signed by proper authority, approving said annexation.
- 2. Legal Description and Map of City or Taxing District / RAA Boundary and Annexed Territory. (see guidelines / requirements below, legal description may be included in annexation document, or submitted separately)

**Submittal Guidelines / Requirements:**

1. Copy of the ordinance or order effecting the formation or alteration of the district, or Urban Renewal District Revenue Allocation Area, containing the legal description of the newly formed district boundaries or **subject annexed area** (standard description requirements):
  - A. Section/Township/Range,
  - B. True point of beginning defined by bearings and distances from an initial point being a government corner or subdivision plat corner,
  - C. Bearing and distance closure of at least 1:5,000,
  - D. Variations allow for calls along water boundaries, aliquot parts and subdivision plat references (copy of plat may be additionally required).
  - E. Match with existing district boundary where contiguous.
2. Map prepared in a Draftsman-like manner, matching the accompanying legal description and drafted to scale, including:
  - a. Section, township, range, and meridian identifications.
  - b. North arrow, bar scale, and title block.
  - c. District name and ordinance number or order date.
  - d. Bearing and distance annotation between boundary points.
  - e. Clearly defined boundary lines of the newly formed district or RAA, or the annexed area, together with reference to the existing boundary where contiguous.

\*\*\*\*\*

Received by Assessor for review and filing: Tony Hanson 7-9-13  
Assessor signature / date

ASSESSOR CHECK FOR COMPLIANT SUBMITTAL, PROVIDE SIGNED RECEIPT & RECORDER INSTRUCTION FORM TO DISTRICT FOR RECORDING.

Received by Auditor/Clerk/Recorder for recording / filing: \_\_\_\_\_  
Recorder signature / date

ORIGINAL RECEIPT TO DISTRICT FOR THEIR RECORDS, COPY TO ASSESSOR'S OFFICE.



Clerk's Department

July 9, 2013

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

Attention: Jeff Servatius

RE: Ordinance No. 1250

The City of Post Falls has annexed additional land and passed Ordinance No. 1250 on July 2th, 2013. 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 black ink, appearing to read "Shannon Howard".

Shannon Howard  
City Clerk

RECEIVED  
IDAHO  
TAX COMMISSION

JUL 12 2013

CLERK NO. 28