

RECORDING FEE: \$0.00



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ORDINANCE NO. 3528
COUNCIL BILL NO. 16-1001

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF SECTION 27 & 26, TOWNSHIP 51, NORTH, RANGE 4 WEST, BOISE MERIDIAN; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

WHEREAS, after public hearing, the City Council finds it to be in the best interests of the City of Coeur d'Alene and the citizens thereof that said property be annexed; NOW, THEREFORE,

BE IT ORDAINED, by the Mayor and City Council of the City of Coeur d'Alene, Kootenai County, Idaho:

SECTION 1. That the property as set forth in Exhibit "A", attached hereto and incorporated herein, contiguous and adjacent to the City of Coeur d'Alene, Kootenai County, Idaho, be and the same is hereby annexed to and declared to be a part of the City of Coeur d'Alene, Kootenai County, Idaho, and the same is hereby zoned as C-17 (Commercial at 17 units/acre).

SECTION 2. That the Zoning Act of the City of Coeur d'Alene, known as Ordinance No. 1691, Ordinances of the City of Coeur d'Alene, be and the same is hereby amended as set forth in the preceding section hereof.

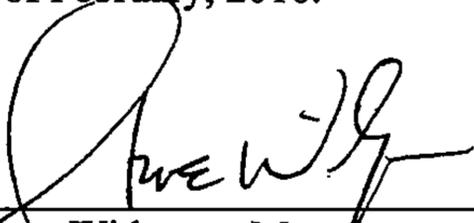
SECTION 3. That the Planning Director be and he is hereby instructed to make such change and amendment on the three (3) official Zoning Maps of the City of Coeur d'Alene.

SECTION 4. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. After its passage and adoption, a summary of this Ordinance, under the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Coeur d'Alene, and upon such publication shall be in full force and effect.

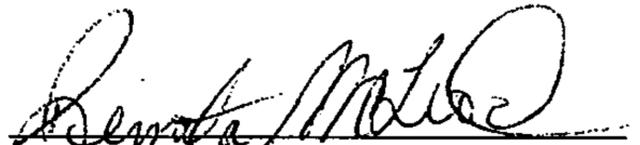
Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Coeur d'Alene at a regular session of the City Council on February 2, 2016.

APPROVED by the Mayor this 2nd day of February, 2016.



Steve Widmyer, Mayor

ATTEST:



Renata McLeod, City Clerk

A parcel of land being a portion of the northeast quarter of Section 27 and a portion of the northwest quarter of Section 26, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho and being more particularly described as follows:

Commencing at the Section corner at the intersection of Prairie Avenue and Ramsey Road being a 3.25 inch brass cap per CP&F 2145300000, Records of Kootenai County, Idaho from which the North quarter corner of said Section 27 bears N88°12'45"W 2614.15 feet; thence along the common Section line, S1°11'21"W 56.93 feet to the True Point of Beginning;

thence N89°47'36"E 80.02 feet to the South right of way of Prairie Avenue;

thence along said South right of way, S88°49'35"E 250.35 feet;

thence leaving said South right of way, S1°07'41"W 607.16 feet;

thence continuing, S1° 07' 41"W 662.16 feet to a point on the South line of the northwest quarter of said northwest quarter;

thence along said South line, N88°49'44"W 281.70 feet to the existing city limits of the City of Coeur d'Alene Boundary on the East right of way of Ramsey Road;

thence along said existing city limits and East right of way, N1°11'21"E 330.60 feet;

thence leaving said East right of way along said existing city limits, N88°12'01"W 100.01 feet to the West right of way of Ramsey Road;

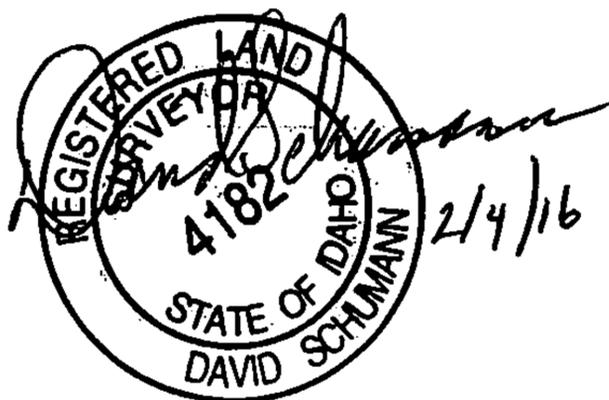
thence leaving said existing city limits along said West right of way, N1°11'21"E 665.11 feet;

thence leaving said West right of way, N88°12'52"W 276.73 feet;

thence N1°10'28"E 275.98 feet to the South right of way of Prairie Avenue;

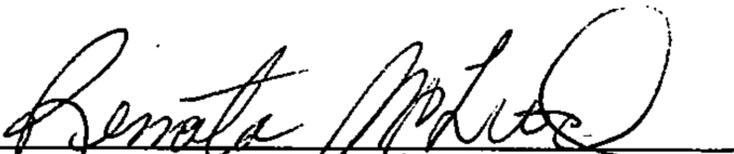
thence along said South right of way, along a non-tangent curve to the left with a radius of 6059.39 feet, an arc length of 247.63 feet, a delta of 2°20'30" with along chord bearing S86°27'28"E 247.63 feet;

thence leaving said South right of way, N89°47'36"E 79.40 feet to the True Point of Beginning.



SUMMARY OF COEUR D'ALENE ORDINANCE NO. 3528
Annexation of +/- 9.8 acres located at the SE and SW corners of Prairie Ave. and Ramsey Rd.
A-4-15 – Kerr Family Properties, LLC

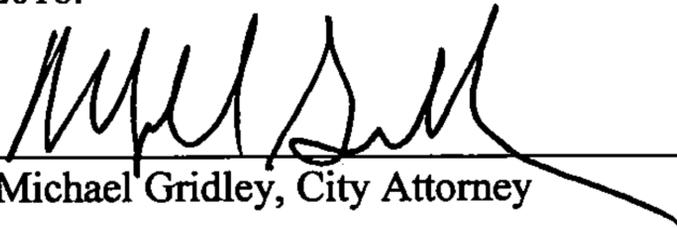
AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF SECTION 27 & 26, TOWNSHIP 51, NORTH, RANGE 4 WEST, BOISE MERIDIAN; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith AND PROVIDING A SEVERABILITY CLAUSE. THE ORDINANCE SHALL BE EFFECTIVE UPON PUBLICATION OF THIS SUMMARY. THE FULL TEXT OF THE SUMMARIZED ORDINANCE NO. 3528 IS AVAILABLE AT COEUR D'ALENE CITY HALL, 710 E. MULLAN AVENUE, COEUR D'ALENE, IDAHO 83814 IN THE OFFICE OF THE CITY CLERK.


Renata McLeod, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Michael Gridley, am the City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. 3528, Annexation of +/- 9.8 acres located at the SE and SW corners of Prairie Ave. and Ramsey Rd. A-4-15 – Kerr Family Properties, LLC, and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the context thereof.

DATED this 2nd day of February, 2016.



Michael Gridley, City Attorney

CERTIFICATE

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STATE OF IDAHO)
) ss.
County of Kootenai)

I, Renata McLeod, do hereby certify that I am the duly appointed City Clerk and official keeper of the records for the City of Coeur d'Alene, County of Kootenai, State of Idaho, and that the foregoing is a true and correct copy of Ordinance No. 3528, as it appears on record in the Office of the City Clerk. Attached please find six (6) pages of certified copies of Ordinance 3528.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City this 16th day of June, 2016.


Renata McLeod, City Clerk

REC'D JUL 15 2016