

RECORDING FEE: \$0.00

XK



150

## ORDINANCE NO. 1301

### ANNEXATION & ZONE CLASSIFICATION OF PROPERTY

Portion of Section 25, T51N, R5W, B.M.

**9.54 Acre Parcel Located on the northwest corner of Hope Avenue (Bluegrass Lane) and Cecil Road  
(File No. A-16-01)**

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF PROPERTY CONSISTING OF APPROXIMATELY 9.54 ACRES, LOCATED AT THE NORTHWEST QUARTER OF SAID SECTION 25, TOWNSHIP 51 NORTH, RANGE 5 WEST, B.M., KOOTENAI COUNTY, IDAHO AND ZONING SAID ANNEXED PROPERTY AS SINGLE FAMILY RESIDENTIAL (R-1) 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 Single Family Residential (R-1).

WHEREAS, public hearings were held before both the Planning and Zoning Commission on April 12, 2016 and City Council May 17, 2016, 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:

A parcel of land being a portion of the West half of Section 25, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho and more particularly described as follows:

**Commencing** at the Center quarter corner of said Section 25 from which the South quarter corner bears S0° 40' 55"W 2645.5 feet;

Thence along the South line of the northwest quarter of said Section 25, N88° 32' 15"W 20.0 feet to the intersection of said South line and the westerly City of Post Falls limits boundary, said point also being the **True Point of Beginning**;

Thence along said westerly line, also being the East line of Tract 28, Block 25 of Post Falls Irrigated Tracts filed under Book C of Plats, Page 78, Records of Kootenai County, Idaho and its extension, N0° 40' 54"E 667.4 feet to the northeast corner of said Tract 28;

Thence leaving said westerly line, along the North line of said Tract 28, N88° 38' 48"W 641.9 feet to the northwest corner of said Tract 28;

Thence along the West line of said Tract 28 and its extension, S0° 39' 50"W 686.1 feet to the northeast corner of Tract 38 of said Post Falls Irrigated Tracts Plat, on said westerly City of Post Falls limits boundary;

Thence along said westerly city limits boundary, S88° 32' 15"E 641.8 feet;

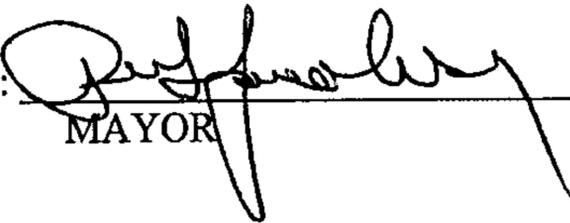
Thence continuing along said westerly city limits boundary, N0° 40' 55"E 20.0 feet to the **True Point of Beginning**.

SECTION 2: That lands described in Section 1 of this Ordinance shall be zoned Single Family Residential (R-1). 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 Single Family Residential(R-1) 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 5<sup>th</sup> day of July, 2016.

CITY OF POST FALLS

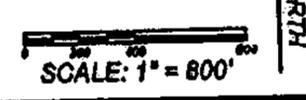
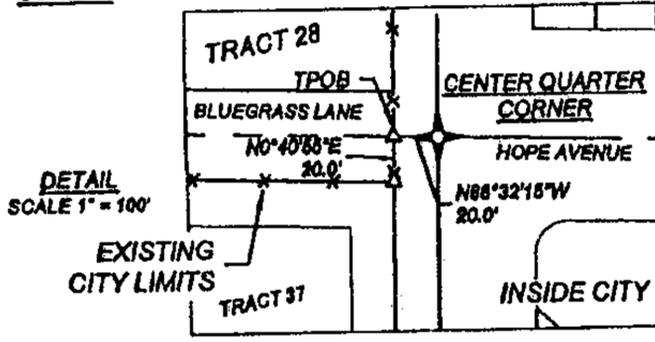
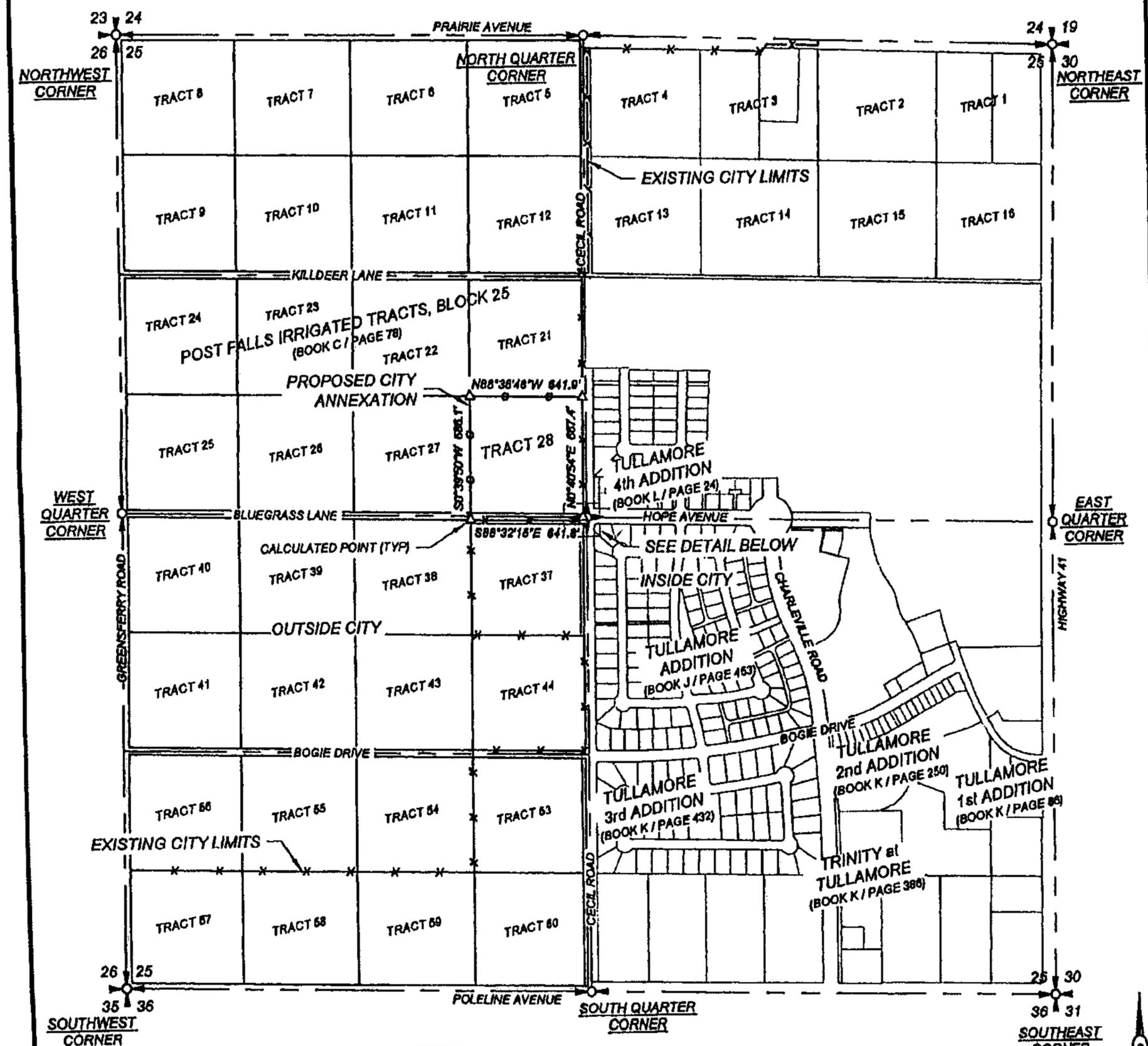
BY:   
MAYOR



ATTEST

BY:   
CITY CLERK

ANNEXATION INTO THE CITY OF POST FALLS ORDINANCE No. 1301



3909 N. SCHREIBER WAY, STE. 4  
 COEUR D'ALENE, IDAHO 83815  
 PHONE: 208-476-0230  
 WWW.LAKECITYENGINEERING.COM

**Annexation Exhibit**  
**Cecel Road and Bluegrass Lane**  
 PORTION BLOCK 25 POST FALLS IRR. TRACTS  
 NW 1/4 SEC. 25, T61N, R5W,  
 BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

DESIGNED BY:	DCD
DRAFTED BY:	WAL
SCALE:	1" = 800'
DATE:	05/25/16
JOB NO:	LCE 15-119
FILE:	15-119-ANNEX-ROW-XBT.dwg

**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: Ord # 1301

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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.

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Received by Assessor for review and filing: Tony Harbison 7-6-16  
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

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July 19, 2016

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

Attention: Jeff Servatius

RE: Ordinance No. 1301

The City of Post Falls has annexed additional land and passed Ordinance No. 1301 on July 5th, 2016. 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", with a long horizontal stroke extending to the right.

Shannon Howard  
City Clerk

REC'D JUL 22 2016