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Clerk's Department

December 29, 2016

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

Attention: Jeff Servatius

RE: Ordinance No. 1307

The City of Post Falls has annexed additional land and passed Ordinance No. 1307 on December 6th, 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 blue ink, appearing to read "Shannon Howard".

Shannon Howard  
City Clerk

REC'D JAN 05 2017

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JIM BRANNON 3 P 2577568000  
KOOTENAI COUNTY RECORDER  
CMK Date 12/30/2016 9:56 AM  
REQ OF POST FALLS CITY

RECORDING FEE: \$0.00

XX



## ORDINANCE NO.1307

### ANNEXATION & ZONE CLASSIFICATION OF PROPERTY

**Portion of Section 36 and 35, T51N, R5W, B.M.  
5.33 Acre Parcel Located on the southeast corner of 16th Avenue and Greensferry Road  
(File No. A-16-04)**

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF PROPERTY CONSISTING OF APPROXIMATELY 5.33 ACRES, LOCATED AT THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 AND THE NORTHEAST QUARTER OF THE SOUTHEAST AND THE SOUTHEAST QUARTER OF THE NORTHEAST OF SECTION 35, TOWNSHIP 51 NORTH, RANGE 5 WEST, B.M., KOOTENAI COUNTY, IDAHO AND ZONING OF 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 August 9, 2016 and City Council September 20, 2016, in accordance with law, testimony taken, findings of fact and conclusions of law reached; and

WHEREAS, the City Council, based upon the recommendation for the R-1 zoning designation by 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 Northwest Quarter of the Southwest Quarter of Section 36 and the Northeast Quarter of the Southeast and the Southeast Quarter of the Northeast of Section 35, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, described as follows:

**Commencing** at the West Quarter corner of said Section 36, from which the South 1/16 corner bears South 00° 17' 18" East 1332.12 feet; thence North 56° 09' 35" West 36.11 feet to the intersection of the West Right of Way of Greensferry Road and the North Right of Way of Sixteenth Avenue, being also

the southeast corner of Tract 32 of the Plat of Post Falls Irrigated Tracts, as recorded in Book C of Plats, at Page 080, Records of Kootenai County, Idaho, and also being the True Point of Beginning;

Thence along the extension of said North Right of Way of Sixteenth Avenue and the South line of the West half of Tract 25 of said Plat of Post Falls Irrigated Tracts, South 89° 39' 07" East 376.27 feet to the City Limits of the City of Post Falls;

thence continuing along said City Limits and leaving said North Right of Way, South 00° 01' 33" West 60.00 feet to the South Right of Way of Sixteenth Avenue and also on the North line of Lot 1 of Sharon Subdivision, as recorded in Book G of Plats, at Page 85, Records of Kootenai County, Idaho;  
Thence continuing along said City Limits and along said North Right of Way and North line, South 89° 38' 22" East 316.53 feet;

thence continuing along said City Limits and along the West line of the land described in Instrument No. 2128715 and the westerly line of Block 1 of Obsidian Acres, as recorded in Book K of Plats, at Page 475, Records of Kootenai County, Idaho, South 00° 09' 42" East 302.48 feet to the northerly line of said Block 1 of Obsidian Acres;

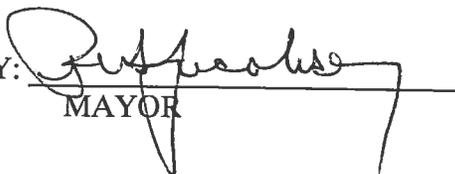
thence continuing along said City Limits and along the North line of Block 1, Block 5 and its extension of said Obsidian Acres, North 89° 40' 54" West 692.14 feet to the West Right of Way of Greensferry Road and the East line of Lot 1, Block A of Findem Subdivision, as recorded in Book G of Plats, at Page 399, Records of Kootenai County, Idaho;

thence leaving said City Limits and along said East line and West Right of Way and its extension, North 00° 14' 05" West 362.92 feet to the True Point of Beginning; parcel containing 5.33 acres more or less.

SECTION 2: 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 17th day of December, 2016.

CITY OF POST FALLS

BY:   
MAYOR

ATTEST

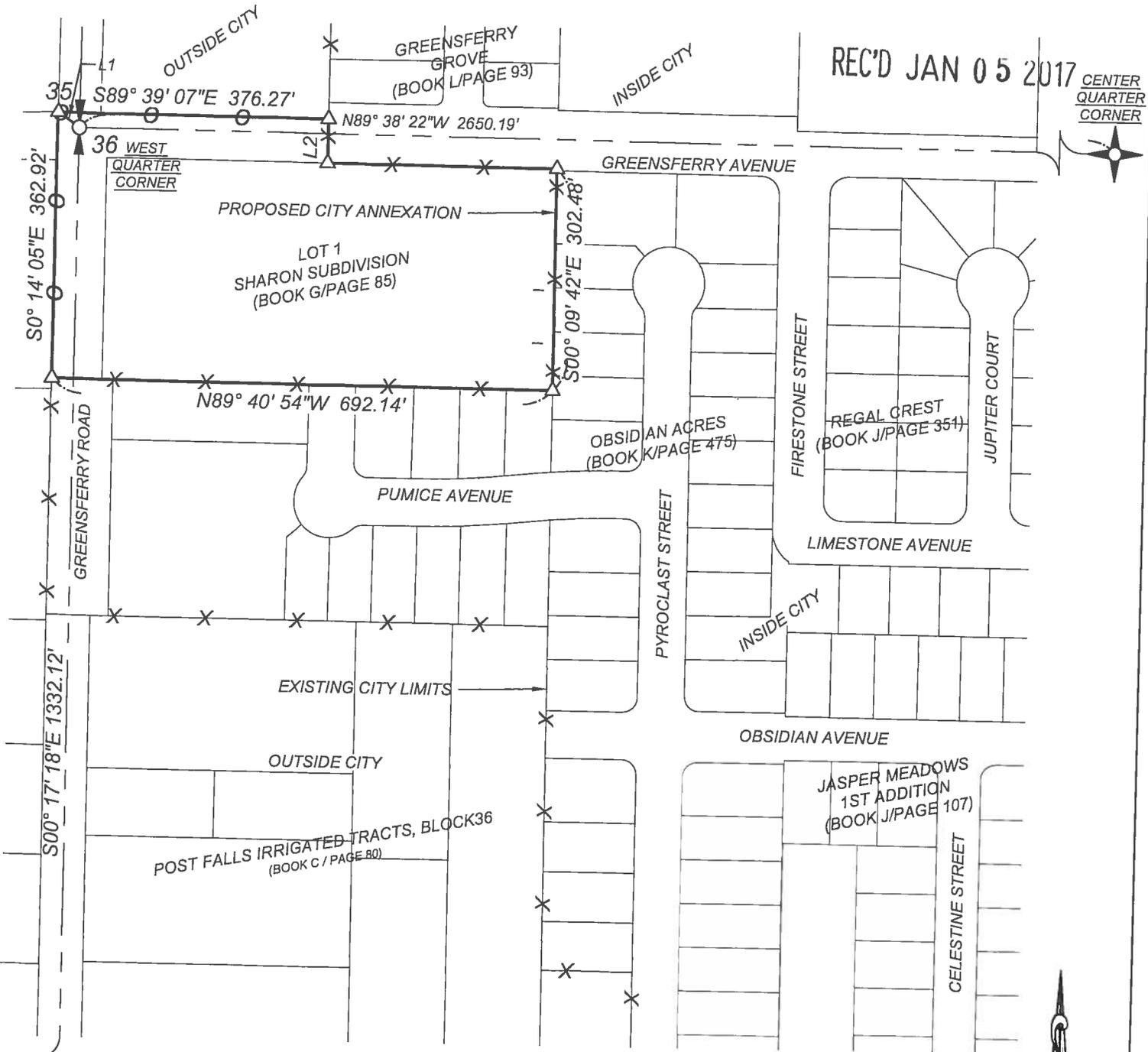
BY:   
CITY CLERK



REC'D JAN 05 2017

# ANNEXATION INTO THE CITY OF POST FALLS ORDINANCE No. 1307

REC'D JAN 05 2017  
CENTER QUARTER CORNER



Parcel Line Table		
Line #	Direction	Length
L1	N56° 09' 35"W	36.11
L2	S00° 01' 33"W	60.00

— X — EXISTING CITY LIMITS  
— O — PROPOSED CITY LIMITS

0 100 200 400  
SCALE: 1" = 200'

SOUTH 1/16 CORNER



3909 N. SCHREIBER WAY, STE. 4  
COEUR D'ALENE, IDAHO 83815  
PHONE: 208-676-0230  
WWW.LAKECITYENGINEERING.COM

**ANNEXATION EXHIBIT**  
16TH AVENUE AND GREENSFERRY ROAD  
PORTION NW/4 OF SW/4 SEC. 36 AND A PORTION  
NE/4 OF SE/4 AND SE/4 OF NE/4 OF SEC. 35, T51N, R5W,  
BOISE MERIDIAN, KOOTENAI COUNTY IDAHO

DESIGNED BY:	DCD
DRAFTED BY:	WAL
SCALE:	1" = 200'
DATE:	11/13/2016
JOB NO:	LCE 16-043



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

District Name: CITY OF POST FALLS

Contact Person: Shannon Howard Phone: 773-3511

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

Other/Additional Info: \_\_\_\_\_

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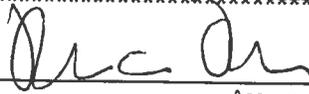
**Items submitted:**

- 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:  (JOSEPH JOHNS)  
Assessor signature / date

X 1560

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

Received by Auditor/Clerk/Recorder for recording / filing:  12/30/2016  
Recorder signature / date

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

H 2577568000

REC'D JAN 05 2017