

## NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held before the Fruitland Planning & Zoning Commission at Fruitland City Hall, 200 S. Whitley Drive, Fruitland, ID on July 12, 2016 at 7:00 PM, or as soon thereafter as may be heard, to consider a request by Pelican, LLC for approval of a Preliminary Plat for Northview Ranch Subdivision No. 4, property being in a portion of the West ½ of the Northwest ¼ of Section 15, Township 8 North, Range 5 West, Boise Meridian, Payette County, Idaho; more particularly described as follows:

Commencing at the Northwest corner of said Section 15;

Thence, South 01°03'08" West 311.49 feet along the West boundary of said North ¼ of Section 15 to the Northwest corner of Northview Ranch Subdivision No. 3, filed October 13, 2015, in book 7, page 41, in the office of the county recorder of Payette County;

Thence, South 88°56'52" East 155.04 feet along the North boundary of said Northview Ranch Subdivision No. 3;

Thence, North 66°26'22" East 57.63 feet along said North boundary;

Thence, South 88°56'52" East 79.61 feet along said North boundary and being the REAL POINT OF BEGINNING;

Thence, leaving said North boundary, South 88°56'52" East 479.97 feet;

Thence, South 01°03'08" West 100.00 feet;

Thence, South 04°08'25" West 60.08 feet;

Thence, South 01°03'16" West 100.00 feet;

Thence, South 88°56'52" East 39.54 feet;

Thence, South 01°03'16" West 120.06 feet to the North corner of Northview Ranch Subdivision No. 2, filed August 12, 2013, in book 7, page 34, in the office of the county recorder of Payette County;

Thence, South 73°55'07" West 116.16 feet along the Northwest boundary of said Northview Ranch Subdivision No. 2;

Thence, South 61°15'38" West 60.29 feet along said Northwest boundary;

Thence, on an arc of a non-tangent 21.98 feet of a curve to the right, with a radius of 180.00 feet, a central angle of 06°59'47", and a chord of 21.97 feet that bears North 20°41'06" West along the boundary of said Northview Ranch Subdivision No. 3;

Thence, on an arc of a reverse 25.05 feet of a curve to the left, with a radius of 20.00 feet, a central angle of 71°45'39", and a chord of 23.44 feet that bears North 53°04'03" West along said boundary;

Thence, North 88°56'52" West 307.90 feet along said boundary;  
Thence, North 02°59'04" West 50.12 feet along said boundary;  
Thence, North 01°03'08" East 200.10 feet along said boundary;  
Thence, North 12°25'32" West 61.70 feet along said boundary;

Thence, North 01°03'08" East 100.00 feet along said boundary to said REAL POINT OF BEGINNING.

Containing approximately 4.54 acres.

Citizens are encouraged to provide oral and written testimony. The application and supporting documentation may be reviewed at the office of the Zoning Administrator during regular business hours on Monday-Friday 8AM-5PM.

Rick S. Watkins, Zoning Administrator