

## NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held before the Fruitland Planning and Zoning Commission at Fruitland City Hall, 200 S. Whitley Drive, Fruitland, ID on December 15, 2016 at 7:00 P.M. or as soon thereafter as may be heard, to consider a request by Pelican, LLC for annexation, zoning designation of Single Family Residential, comprehensive plan change from Large Lot Residential to Single Family Residential, preliminary plat for Northview Ranch No. 5, property located in a portion of the Northwest ¼ of the Northwest ¼ of Section 15, Township 8 North, Range 5 West, Boise Meridian, Payette County, State of 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 Northwest ¼ of the Northwest ¼ of Section 15 to the Northwest corner of Northview Ranch Subdivision No. 3, recorded October 13, 2015, as instrument no. 399005, 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 to the Northwest corner of Northview Ranch Subdivision No. 4, recorded October 12, 2016, as instrument no. 405028, in said office of the county recorder of Payette County;

Thence South 88°56'52" East 479.97 feet along the North boundary of said Northview Ranch Subdivision No. 4 to the Northeast corner thereof and being the REAL POINT OF BEGINNING;

Thence, leaving said North boundary, South 88°56'52" East 402.35 feet;

Thence, South 01°03'08" West 23.16 feet;

Thence, South 88°56'52" East 150.41 to a point on the East boundary of said Northwest ¼ of the Northwest ¼ of Section 15;

Thence, South 00°59'05" West 805.90 feet along said East boundary to a point on the boundary of Northview Ranch Subdivision No. 1, recorded May 10, 2007, as instrument no. 344654, in said office of the county recorder of Payette County;

Thence, North 89°50'52" West 69.23 feet along said boundary of Northview Ranch Subdivision No. 1;

Thence, North 44°50'52" West 624.10 feet along said boundary of Northview Ranch Subdivision No. 1 and the boundary of Northview Ranch Subdivision No. 2, recorded August 12, 2013, as instrument no. 385819, in the office of the county recorder of Payette County;

Thence, North 01°03'16" East 135.83 feet along said boundary of Northview Ranch Subdivision No. 2 and the boundary of said Northview Ranch Subdivision No. 4;

Thence, North 88°56'52" West 39.54 feet along said boundary of Northview Ranch Subdivision No. 4;

Thence, North 01°03'16" East 100.00 feet along said boundary of Northview Ranch Subdivision No. 4;

Thence, North 04°08'25" East 60.08 feet along said boundary of Northview Ranch Subdivision No. 4;

Thence, North 01°03'08" East 100.00 feet along said boundary of Northview Ranch Subdivision No. 4 to said REAL POINT OF BEGINNING.

Containing approximately 7.80 acres.

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

Rick S. Watkins, Zoning Administrator

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