

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 10, 2018 at 7:00 PM, or as soon thereafter as may be heard, to consider a request by Monarch Holding Co., LLC for a Preliminary Plat of Northview Village, more particularly described as Land in Payette County, Idaho, as follows: In Township 8 North, Range 5 West, Boise Meridian: Section 15: All that portion of Government Lot 3 being more particularly described as follows:

Commencing at the northwest corner of said Section 15, being monumented by a brass cap;

thence along the north line of said NW1/4 NW1/4, N. 89°51'59" E. 1265.59 feet, to a point on the southwesterly right of way line of the Idaho Northern and Pacific Railroad;

thence southeasterly 91.65 feet, along the arc of a 1170.92 foot radius non-tangent curve, concave northeasterly, through a central angle of 04°29'04", and whose long chord bears S. 35°51'09" E. 91.62 feet, to a point on the east line of said NW1/4 NW1/4;

thence along said east line, non-tangent to the previous course, S. 00°07'09" W. 63.02 feet, to a point on the southwesterly line of a 40' foot wide strip of land described and conveyed in the deed to Highway District No. 1, recorded at instrument no. 35927 in Book 12 of Deeds at Page 202 on May 3rd, 1935, records of Payette County, to the POINT OF BEGINNING, being monumented by a #5 rebar with aluminum cap stamped "ATLAS LAND SURVEYING PLS 10328", hereinafter referred to as "capped rebar";

thence along said southwesterly line, southeasterly 300.68 feet, along the arc of a 1210.92 foot radius non-tangent curve, concave northeasterly, through a central angle of 14°13'38", and whose long chord bears S. 47°33'07" E. 299.91 feet, to a capped rebar;

thence continuing along said southwesterly line, S. 54°39'56" E. 76.00 feet, to the westerly right-of-way line of U.S. Highway 95, F.A.P. No. F-FG-3112(10), being monumented by a capped rebar;

thence along said right-of-way the following three (3) courses:

1) southerly 243.47 feet, along the arc of a 2004.86 foot radius non-tangent curve, concave easterly, through a central angle of 06°57'29", and whose long chord bears S. 02°43'37" E. 243.32 feet, to a broken concrete right-of-way marker;

2) non-tangent to the previous course, S. 15°13'34" E. 104.43 feet, to a capped rebar;

3) southerly 21.23 feet, along the arc of a 1986.86 foot radius non-tangent curve, concave easterly, through a central angle of 00°36'44", and whose long chord bears S. 08°55'00" E. 21.23 feet, to the northeast corner of lands described and conveyed in the deed to Curtisco, L.L. C., recorded at instrument no. 266403 on March 3, 1997, records of Payette County, being monumented by a capped rebar;

thence parallel with the south line of said Government Lot 3 and south boundary of Hartley Subdivision, as per plat in Book 1, page 38, Plat Records, Payette County, S. 89°36'36" W. 326.88 feet, to the east line of aforesaid NW1/4 NW1/4 and east line of Northview Ranch Subdivision No. 5, as per plat in Book 7, page 45, instrument no. 411105, Plat Records, Payette County, being monumented by a capped rebar;

thence along said east line, N. 00°07'09" E. 613.39 feet, to the POINT OF BEGINNING.

Containing 3.21 acres, more or less.

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