

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 October 9, 2018 at 7:00 P.M. or as soon thereafter as may be heard, to consider a request by EVI Fruitland LLC for a variance of the required parking spaces. The parcels requiring the variances are described as:

Parcel 1:

A parcel of land being all of Lots 41, 42 and a portion of Lot 43C, Block 1, recorded plat of Spring Creek Subdivision, Book 7 of Plats at Pages 23-26, Instrument No. 359317, records of Payette County, and a portion of the vacated right-of-way of N. Allen Avenue, Instrument No. 382494, records of Payette County, said Parcel lying in Government Lot 1 of Section 22, Township 8 North, Range 5 West, Boise Meridian, City of Fruitland, Payette County, Idaho, and more particularly described as follows:

BEGINNING at the Northeast corner of Lot 41, Block 1, of said Spring Creek Subdivision, said corner being on the Westerly right-of-way line of north Allen Avenue; Thence along said Westerly right-of-way line, South $00^{\circ}57'00''$ East a distance of 383.19 feet to the Southeast corner of said Lot 42;
Thence leaving said right-of-way line and along the South line of said Lot 42, South $89^{\circ}27'55''$ West a distance of 244.09 feet to the Southwest corner of said Lot 42;
Thence leaving said South line, North $44^{\circ}44'51''$ West a distance of 40.87 feet to a point;
Thence North $03^{\circ}15'06''$ East a distance of 76.06 feet to a point of curvature;
Thence along a curve to the left an arc distance of 175.03 feet, said curve having a radius of 1028.50 feet, a central angle of $09^{\circ}45'02''$ and a chord which bears North $01^{\circ}37'26''$ West a chord distance of 174.82 feet to a point of tangency;
Thence North $06^{\circ}29'57''$ West a distance of 64.08 feet to a point;
Thence North $52^{\circ}01'20''$ East a distance of 38.79 feet to the Northwest corner of said Lot 41;
Thence along the North line of said Lot 41, North $85^{\circ}44'18''$ East a distance of 244.49 feet to the Point of Beginning.

Parcel 2:

Lots 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12 and 13 in Block 1 of VALENCIA SUBDIVISION, filed in Book 7 of Plats at Page 35, Records of Payette County, Idaho.

Parcel 3:

Easement rights as contained in the Declaration of Restrictions, Grants of Easements and Common Area Maintenance Agreement recorded December 31, 2013, Instrument No. 388163, Records of Payette County, Idaho.

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