

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 zone change and comprehensive plan change from Neighborhood Commercial to Multi-Family Residential for Parcel I being Lots 1, 2 & 3 in Block 1 of Valencia Subdivision and Parcel II being Lots 11, 12 and 13 in Block 1 of Valencia Subdivision, further described as:

PARCEL I

A parcel of land being all of Lots 1, 2 & 3 in Block 1 of Valencia Subdivision as recorded in Book 7 of Plats at Page 35, Records of Payette County, said parcel is located in Government Lot 1 of Section 22, Township 8 North, Range 5 West of the Boise Meridian, Payette County, Idaho, being more particularly described as follows:

BEGINNING at the found 5/8th inch diameter iron pin labeled PLS 12722 at the northeast corner of Lot 3, Block 1 of said Valencia Subdivision, thence S 00° 00' 32" E along the westerly line of N. Allen Avenue for a distance of 127.72 feet to a found 5/8th inch diameter iron pin labeled PLS 12722;

Thence S 86° 40' 46" W along the southerly line of said Lots 1, 2 & 3 for a distance of 265.87 feet to a found 5/8th inch diameter iron pin labeled of PLS 12722;

Thence 25.46 feet along the arc of a 40.00 foot radius curve left having a central angle of 36° 28' 28" and a long chord bearing S 68° 26' 28" W a distance of 25.04 feet to a found 5/8" iron pin at the SW corner of said Lot 1;

Thence N 05° 33' 29" W along the westerly line of Lot 1, Block 1 of Valencia Subdivision for a distance of 135.44 feet to a found 5/8th inch diameter iron pin labeled PLS 12722 at the northwest corner thereof;

Thence N 86° 40' 42" E along the northerly line of said Lots 1, 2 & 3 in Block 1 for a distance of 302.32 feet to the POINT OF BEGINNING.

Parcel contains 0.868 acres, 37,810 square feet more or less.

PARCEL II

A parcel of land all of Lots 11, 12 & 13 in Block 1 of Valencia Subdivision as recorded in Book 7 of Plats at Page 35, Records of Payette County, said parcel is located in Government Lot 1 of Section 22, Township 8 North, Range 5 West of the Boise Meridian, Payette County, Idaho, being more particularly described as follows:

Commencing at the found 5/8th inch diameter iron pin labeled PLS 12722 at the northeast corner of Lot 3, Block 1 of said Valencia Subdivision, thence S 00° 00' 32" E along the

westerly line of N. Allen Avenue for a distance of 765.62 feet to a found 5/8th inch diameter iron pin labeled PLS 12722 and the **REAL POINT OF BEGINNING**;
Thence continuing S 00° 00' 32" E along N. Allen Avenue for a distance of 127.00 feet to a found 5/8th inch diameter iron pin labeled PLS 12720;

Thence N 89° 35' 37" W along the southerly line of said Lots 11, 12 & 13 for a distance of 293.18 feet to a found 5/8th inch diameter iron pin labeled PLS 12720 at the southwest corner of Lot 13;

Thence N 04° 11' 34" E along the westerly line of Lot 13, Block 1 of Valencia Subdivision for a distance of 135.79 feet to a found 5/8th inch diameter iron pin labeled PLS 12722 at the northwest corner thereof;

Thence 26.55 feet along the arc of a 40.00 foot radius curve left having a central angle of 38° 01' 57" and a long chord bearing S 70° 34' 43" E a distance of 26.07 feet to a found 5/8th inch diameter iron pin labeled PLS 12722;

Thence S 89° 35' 37" E along the northerly line of said Lots 11, 12 & 13, Block 1 for a distance of 258.65 feet to the **REAL POINT OF BEGINNING**.

Parcel contains 0.843 acres, or 36,710 square feet, more or less.

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