

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 March 13, 2018 at 7:00 P.M. or as soon thereafter as may be heard, to consider a request by Monarch Holding Co. LLC for annexation, zoning designation of Single Family Residential, comprehensive plan change from County Agricultural to Single Family Residential for two parcels and preliminary plat for Northview Ranch Subdivision No. 6, land in Payette County, Idaho as follows:

In Township 8 North, Range 5 West, Boise Meridian:

Section 15: All that portion of the NW ¼ NW ¼ and Government Lot 3 being more particularly described as follows:

BEGINNING 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;

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;

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);

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

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;

thence along said east line, N. 00° 07' 09" E. 432.78 feet;

thence along the north line of said Northview Ranch Subdivision No. 5 the following three (3) courses:

- 1) N. 89° 48' 48" W. 150.40 feet;
- 2) N. 00° 11' 12" E. 23.16 feet;
- 3) N. 89° 48' 48" W. 402.35 feet;

thence along the north line of Northview Ranch Subdivision No. 4, as per plat in Book 7, page 42, instrument no. 405028, Plat Records, Payette County, N. 89° 48' 48" W. 479.97 feet;

thence along the north line of Northview Ranch Subdivision No. 3, as per plat in Book 7, page 41, instrument no. 399005, Plat Records, Payette County, the following three (3) courses:

- 1) N. 89° 48' 48" W. 79.61 feet;
- 2) S. 65° 34' 26" W. 57.63 feet;
- 3) N. 89° 48' 48" W. 155.04 feet, to the west line of the aforesaid NW1/4 NW1/4;

thence along said west line, N. 00° 11' 12" E. 311.49 feet, to the POINT OF BEGINNING.

Preliminary Plat for Northview Ranch Subdivision No. 6, land being in Payette County, Idaho, as follows: In Township 8 North, Range 5 West, Boise, Meridian:

Section 15: All that portion of the NW ¼ NW ¼ being more particularly described as follows:

BEGINNING 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. 243.63 feet, to the northeast corner of Northview Ranch Subdivision No. 5, as per plat in Book 7, page 45, instrument no. 411105, Plat Records, Payette County;

thence along the north line of said Northview Ranch Subdivision No. 5 the following three (3) courses:

- 1) N. 89° 48' 48" W. 150.40 feet;

- 2) N. 00° 11' 12" E. 23.16 feet;
- 3) N. 89° 48' 48" W. 402.35 feet;

thence along the north line of Northview Ranch Subdivision No. 4, as per plat in Book 7, page 42, instrument no. 405028, Plat Records, Payette County, N. 89° 48' 48" W. 479.97 feet;

thence along the north line of Northview Ranch Subdivision No. 3, as per plat in Book 7, page 41, instrument no. 399005, Plat Records, Payette County, the following three (3) courses:

- 1) N. 89° 48' 48" W. 79.61 feet;
- 2) S. 65° 34' 26" W. 57.63 feet;
- 3) N. 89° 48' 48" W. 155.04 feet, to the west line of the aforesaid NW1/4 NW1/4;

thence along said west line, N. 00° 11' 12" E. 311.49 feet to the POINT OF BEGINNING.

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