

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 June 13, 2023 at 7:00 P.M. or as soon thereafter as may be heard, to consider a request by Paloma Holdings LLC for a comprehensive plan amendment and zone change from Neighborhood Commercial to General Commercial for 425 S Whitley Drive, more specifically described as:

Parcel I

Land in the County of Payette, Idaho, as follows: In Recorder's Plat of Section 27, Township 8 North, Range 5 West, Boise Meridian, as per Plat in Book 2, Page 7, Plat Records, Payette County, Idaho.

SAVE AND EXCEPTING the East 150 feet thereof,

AND EXCEPTING the West 586 feet of Block 3, as measured along the North boundary line.

AND SAVE AND EXCEPTING the following portion of Block 3;

Beginning at the Center Quarter of Section 27 and running thence North 00°08'54" East, 1099.35 feet;

thence North 89°50'55" West, 150.00 feet;

thence North 00°08'54" East 30 feet, to the TRUE POINT OF BEGINNING;

thence North 00°08'54" East, 190.07 feet;

thence North 89°50'55" West, 15 feet;

thence South 00°08'54" East, 15 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH an easement for ingress, egress and utilities, over, across and under the South 20 feet of the East 150 feet of Block 3;

SAVE AND EXCEPTING that portion conveyed to the State of Idaho for highway purposes by Deed dated November 29, 1978, and recorded January 30, 1979, as Instrument No. 176996, Deed Records of Payette County, Idaho.

AND

AN EASEMENT for ingress, egress and utilities 20 feet in width, over, across and under the following described property;

Beginning at the point on intersection of the South boundary line of Block 3 and the West right of way line of Highway 95, as shown in Deed of the State of Idaho, dated November 29, 1978, recorded January 30, 1979, as Instrument No. 176996, Deed Records of Payette County, Idaho;

Thence West along the South boundary line of said Block 3, a distance of 20 feet;

Thence North Parallel with the West right of way line of said Highway 95, a distance of 160 feet;

Thence East and parallel with the South boundary line of said Block 3, a distance of 20 feet to a point on said West right of way line;

Thence South along said West right of way line 160 feet to the POINT OF BEGINNING.

Parcel II

A portion of Block 3 of Section 27, Township 8 North, Range 5 West, Boise Meridian, as platted in Book 2, Page 7 of the Plat Records of Payette County, Idaho, described hereafter;

Beginning at the Center Quarter corner of Section 27;

thence North 00°08'54" East, 1099.35 feet;

thence North 89°50'55" West, 58 feet, to the TRUE POINT OF BEGINNING;

thence North 00°08'26" East, 30 feet;

thence North 89°50'55" West, 92 feet;
thence South 00°08'54" West, 30 feet;
thence South 89°50'55" East, 92 feet, to the TRUE POINT OF BEGINNING.

Parcel III

Land in the County of Payette, Idaho as follows: In Recorder's Plat of Section 27, Township 8 North, Range 5 West, according to the official plat thereof, filed in Book 2 of Plats at Page(s) 7, Official Records of Payette County, Idaho:

The East 165 feet of Block 3,

EXCEPTING THEREFROM that portion conveyed to the State of Idaho for highway purposes by Deed dated November 29, 1978, and recorded January 30, 1979, as Instrument No. 176996, Deed Records of Payette County, Idaho.

FURTHER EXCEPTING THEREFROM the following parcel of land:

A portion of Block 3, more particularly described as follows:

Beginning at the Center Quarter corner of Section 27;

thence North 00°08'54" East, 1099.35 feet;

thence North 89°50'55" West, 58 feet to the TRUE POINT OF BEGINNING;

thence North 00°08'54" East, 30 feet;

thence North 89°50'55" West, 107 feet;

thence South 00°08'54" West, 30 feet;

thence South 89°50'55" East, 107 feet to the TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM the North 105 feet of the above described property.

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.

Danny Little, Zoning Administrator