

## 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 14, 2022 at 7:00 P.M. or as soon thereafter as may be heard, to consider a request by Bouma USA for a Development Agreement as it relates to Treasure Valley Classical Academy's development of Parcel I: 424 SW 3<sup>rd</sup> Street, Parcel II: 500 SW 3<sup>rd</sup> Street, Parcel III: in the N 500 Block of SW 4<sup>th</sup> Street, and Parcel IV: 315 S. Colorado Avenue, more specifically described as:

**Parcel I – 424 SW 3<sup>rd</sup> Street:** Lots 18, 19, 20, 21 and 22 in Block 6 of the Plat of the Addition Of 40 Acres to the Townsite of Fruitland, according to the official plat thereof, filed in Book 1 of Plats at Page(s) 28, Records of Payette, County, Idaho. ALSO: Lots 1 and 2 in Block 6 of the Fruitland Original Townsite, according to the official plat thereof, filed in Book 1 of Plats at Page(s) 22, Records of Payette County, Idaho.

**Parcel II – 500 SW 3<sup>rd</sup> Street:** In the Forty Acre Addition to the Original Townsite of Fruitland, Idaho, as per Plat Records, Payette County, Idaho: The North 212 feet of Block 17.

**Parcel III – in the N 500 Block of SW 4<sup>th</sup> Street:** A parcel of land being a portion of Lots 19, 20, 21, and 22 in Block 17 of the Addition Of 40 Acres to the Original Plat of the Townsite of Fruitland, according to the official plat thereof, filed in Book 1 of Plats at Page(s) 28, Records of Payette County, Idaho and located in the NW1/4 of the NE1/4 of Section 27, Township 8 North, Range 5 West, Boise-Meridian, Payette County, Idaho, and more particularly described as follows:

BEGINNING at the Southwest corner of Block 17;  
Thence N. 00°59'14" E. distance of 88.03 feet along the West boundary of Block 17;  
Thence S. 89°02'26" E. distance of 91.04 feet parallel with and 212.00 feet South of the North boundary of Block 17;  
Thence S. 01°13'18" W. a distance of 88.04 feet to a point on the South boundary of Block 17;  
Thence N. 89°01'59" W. a distance of 90.68 feet along the South boundary of Block 17 to the POINT OF BEGINNING.

**Parcel IV – 315 S. Colorado Avenue:** In the AMENDED PLAT OF BLOCK "D" OF FRUITLAND FORTY ACRE ADDITION, as per Plat in Book 2, Page 11, Plat Records, Payette County, Idaho: A tract of land in Blocks 6 and 7 described as follows:

Commencing at the Northeast corner of said Block 6; thence South following the East side line of said Block 6 to a point 17 feet North of the Southeast corner of said Block 7; thence West 180 feet;  
thence North 141.86 feet, more or less, to the North side line of said Block 6;  
thence East following the North side line to the Point of Beginning;

EXCEPTING THEREFROM the East 40 feet and the South 30 feet for road rights of way.

FURTHER EXCEPT that portion conveyed to the City of Fruitland By Quitclaim Deed, Recorded May 21, 2020 as Instrument No. 428152, 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.

Danny Little, Zoning Administrator