

## NOTICE OF PUBLIC HEARINGS BEFORE THE CITY OF NAMPA, IDAHO

**Notice is hereby given that** on April 12, 2016 at 7:00 p.m. (or as soon after 7:00 p.m. as each matter may be heard), in the City Hall Council Chambers, 411 3rd Street South, Nampa, Canyon County, Idaho, public hearings on the following will be held before the Nampa Planning & Zoning Commission:

- 1) Preliminary Plat Approval for **Sonata Pointe Subdivision** in a RS 7 (Single Family Residential – 7,000 sq ft) zoned area west of S Middleton Rd between Lone Star Rd and W Roosevelt Ave (149 single family residential lots on 43.41 acres, 3.43 dwelling units per acre – A portion of the NE ¼ of Section 30, T3N, R2W, BM) for JUB Engineers, Inc. representing Trilogy Development. (SUB 670-16).
- 2) Modification of Annexation/Zoning Development Agreement between Patrick Scheffler/Shady Grove, LLC and the City of Nampa, recorded 5/11/07 as Instrument No 2007032293 - Amending Exhibit "B" to incorporate an amended preliminary plat, and amending Exhibit "C" Conditions of Approval deleting conditions #2 and #5 regarding the relief trunk sewer line and the required minimum dwelling size; and Amended Preliminary Plat Approval for **Shady Grove Place Subdivision** in a RS 7 (Single Family Residential – 7,000 sq ft) zoned area on the west side of Chicago Street north of the Elijah Drain (37 single family residential lots on 8.70 acres, 4.25 dwelling units per acre – A Portion of the SE ¼ of the NW ¼ of Section 35, T3N, R2W, BM) for Shady Grove, LLC. (ANN 2150-16 & SUB 671-16).
- 3) Annexation and Zoning to RS 7 (Single Family Residential – 7,000 sq ft) for connection to sewer at 2714 E Amity Ave (A .386 acre or 16,841 sq ft portion of Section 26, T3N, R2W, SE ¼, Tax 40 in SE ¼ SE ¼ less Tax 96662 & less road) for Michael McCarver (ANN 2157-16).
- 4) Annexation and Zoning to RA (Suburban Residential) for connection to pressure irrigation at 80 N Sugar St (A .772 acre or 33,635 sq ft portion of Section 23, T3N, R2W SE ¼ Plat A Tax 69 in Lot 24 in SE ¼ less road) for Lori and Victor Cordell (ANN 2158-16).
- 5) Conditional Use Permit for a Commercial Day Care in an IL/RS 6 (Light Industrial/Single Family Residential – 6,000 sq. ft.) zoning district at 210 E Carol St (Section 15. T3N, R2W SW ¼ Tax 02360 in NW ¼ SW ¼ for Jennifer Koppes (CUP 2161-16).
- 6) Short Plat Approval for **Linden Ridgevue Subdivision** in a RS 8.5 (Single Family Residential – 8,500 sq ft) zoned area east of Madison Rd and adjacent and east of Ridgevue High School (2 non-residential lots on 22.36 acres – .86 acres & 21.69 acres – A Portion of NE ¼ Section 34, T4N, R2W and a portion of Tax 13278 lying in the NE ¼ NE ¼) for Gene Ulmer representing the LDS Church (SUB 672-16).
- 7) Comprehensive Plan Amendment Future Land Use Map Amendment from Employment Center to Low Density Residential, and Annexation and Zoning to RA (Suburban Residential) for a parcel split at 1906 S Powerline Road (A 4.683 acre portion of Section 35, T3N, R2W, SW ¼ N ½ SW ¼ SW ¼ north and east of the Aaron Drain less Tax 49, 59, 60, and 69) for Mark and Sheri Murray (CMP 2167-16 & ANN 2168-16).

Details of the above hearing items are available for review in the Planning & Zoning Department of City Hall during normal business hours. Copies of staff reports on the individual applications will be available upon request for public review or available online for download through the staff reports link at <http://www.cityofnampa.us/agendacenter> on the Thursday prior to the hearing date. Individuals, who require language interpretation or special assistance to accommodate physical, vision or hearing impairments, please contact the Planning Department in City Hall or call (208) 468-5484.

Date: March 18, 2016



Norman L. Holm, Planning Director

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