



NOTICE OF PUBLIC HEARING
Annex & Zone R-3 PUD (Planned Unit Development)
&
Preliminary Plat

A Public Hearing will be held on Monday, June 14th, 2021 at 6:00P.M. in the City Council Chambers, 160 South 3rd East Street, Mountain Home, Idaho, before the Mountain Home City Council to obtain citizen input and public comment on a request by Viper Investments to annex and zone R-3 PUD (Planned Unit Development) and for a Preliminary Plat. The preliminary plat is for Thunderbolt Landing containing 238 buildable lots and 36 common lots. The PUD will allow a mix of lot and housing sizes. Parcels are located South of I-84, north of East 17th North, West of North 10th East and East of North 6th East Street. (RP03S06E242455, RP03S06E242460, RP03S06E244200) (PZ21-0005) & (PZ21-0006)

Legal Description:

A parcel of land lying in the NW1/4 of Section 24, Township 3 South, Range 6 East, Boise Meridian, City of Mountain Home, Elmore County, Idaho.

Commencing at a brass cap marking the W1/4 corner of said section 24; Thence S.89°54'44"E. a distance of 2646.32 feet along the latitudinal center line to a brass cap marking the C 1/4 corner of said Section 24; Thence N.00°02'03"W. a distance of 685.01 feet along the meridional center line of said Section 24 to a 5/8" iron pin also being the POINT OF BEGINNING;

Thence along the following courses and distances of Bel Air Subdivision No. 1

N.89°54'44"W. a distance of 774.50 feet to a 5/8" iron pin;

Thence N.00°02'24"W. a distance of 10.06 feet to a 5/8" iron pin;

Thence S.89°57'56"W. a distance of 164.00 feet to a 5/8" iron pin;

Thence along the following courses and distances of Bel Air Subdivision No. 2

N.00°02'04"W. a distance of 365.28 feet to a 5/8" iron pin;

Thence S.89°54'44"E. a distance of 24.35 feet to a 5/8" iron pin;

Thence N.00°05'12"E. a distance of 165.00 feet to a 5/8" iron pin;

Thence N.89°54'44"W. a distance of 260.10 feet to a 5/8" iron pin;

Thence along Bel Air Subdivision No. 9 N.00°01'55"W. a distance of 1375.42 feet to a 5/8" iron pin;

Thence S.89°48'35"E. a distance of 816.23 feet to a 5/8" iron pin;

Thence S.54°20'01"E. a distance of 440.37 feet to a 5/8" iron pin lying on the quarter line of said Section 24;


Thence S.00°02'03"E. a distance of 1657.74 feet along said quarter line to the POINT OF BEGINNING.

Said parcel contains 47.49 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.

The proposed changes may be reviewed prior to the hearing in the Development Services Department – Planning and Zoning Office during regular business hours.

Anyone who wishes to comment, but is unable to attend the hearing, may submit written comments prior to the hearing. Address comments to City Clerk, P.O. Box 10, Mountain Home, Idaho 83647. Persons needing an interpreter or special accommodations are urged to contact the City of Mountain Home Title VI Coordinator at 208-587-2108.

Se insta a las personas que necesitan servicios especiales o un intérprete para comunicarse con la ciudad de Mountain Home Coordinador del Título VI al 208-587-2108.



Tiffany Belt
City Clerk