



MASTER PUBLIC HEARING APPLICATION

GEM COUNTY DEVELOPMENT SERVICES

109 SOUTH MCKINLEY, EMMETT, IDAHO 83617 WWW.GEMCOUNTY.ORG PHONE: (208) 365-5144

TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)

- | | | |
|--|--|---|
| <input type="checkbox"/> APPEAL | <input type="checkbox"/> PLANNED COMMUNITY | <input type="checkbox"/> SUPPLEMENTAL AMENDMENT |
| <input type="checkbox"/> COMPREHENSIVE PLAN TEXT AMENDMENT | <input checked="" type="checkbox"/> REZONE | <input type="checkbox"/> VACATION |
| <input type="checkbox"/> COMPREHENSIVE PLAN MAP AMENDMENT | <input type="checkbox"/> SPECIAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> DESIGN REVIEW | <input type="checkbox"/> SPECIAL USE PERMIT (MINERAL EXTRACTION) | <input type="checkbox"/> ZONING TEXT AMENDMENT |
| <input type="checkbox"/> DEVELOPMENT AGREEMENT | <input type="checkbox"/> SUBDIVISION, PRELIMINARY | |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT | <input type="checkbox"/> SUBDIVISION, MODIFICATION | |

PROJECT NAME: DMB Investments, LLC-Rezone

SITE INFORMATION:

(This information can be found on the Assessor's property information assessment sheet.)

Quarter: W 1/2 Section: 29 Township: 7N Range: 1W Total Acres: 92.74

Subdivision Name (if applicable): _____

Site Address: 3300 Lower bluff Road

Lot: _____ Block: _____

City: Emmett, ID

Tax Parcel Number(s): RP07N01W293625

Current Zoning: A-1 Current Land Use: AG

PROPERTY OWNER:

Name: DMB Investments, LLC

Address: 1157 N Summerbrook Ave. Ste 100

City: Meridian State: ID Zip: 83642

Telephone: 208-375-6666

Email: eric@baker-properties.net

APPLICANT:

Name: Eric Centers

Address: 1157 N Summerbrook Ave. Ste 100

City: Meridian State: ID Zip: 83642

Telephone: 208-910-9689

Email: eric@baker-properties.net

I consent to this application and allow Development Services staff to enter the property for site inspections related to this application.

I certify this information is correct to the best of my knowledge.

Signature: (Owner)

Date Signature: (Applicant)

Date

OFFICE USE ONLY

File No.:	Received By:	Date:	Fee:	Receipt No:
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January 16, 2023

Gem County Development Services
Attn: Jennifer Kharrle
109 S McKinley Ave
Emmett, ID.
208-365-5744
Email: jkharrle@co.gem.id.us

Re: Rezone at 3300 Lower Bluff Road

Mrs. Kharrle,

This letter is to inform Gem County of the intent of DMB Investments, LLC. to rezone property located at 3300 Lower Bluff Road from a A-1 Zone to a A-2 Zone in order to split off a 5 acre parcel around an existing residence and leave the remaining 87.74 acres for agricultural usage.

The property is currently used as AG. The owner intends to still use the property as AG but the current A-1 Zone does not allow from the single family residence to be split off and create a parcel below the 40 acre minimum.

The proposed usage would be the same as what is across the street of Lower Bluff Road, and falls within the current future land use map of County Residential.

Thank you,

Jeremiah B Fielding
Jeremiah B Fielding, PLS





This product is for informational purposes and may not have been prepared for, or be suitable for legal,