

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Application for Vacations
of Plats, Portions Thereof,
Public Rights-of Ways,
or Easements

See Section 10-6-2 Valley County Code

Subject to I.C. 55-22 Underground Facilities Damage Prevention

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT	
FILE # <u>24-2</u>	<input checked="" type="checkbox"/> Check # <u>1279</u> or <input type="checkbox"/> Cash
ACCEPTED BY <u>leo</u>	FEE \$ <u>500</u>
CROSS REFERENCE FILE(S): _____	DEPOSIT _____
PROPOSED USE: _____	DATE <u>1-23-2024</u>
<input type="checkbox"/> Vacation of Plat <input type="checkbox"/> Vacation of Road and/or Right-of-Way <input checked="" type="checkbox"/> Vacation of Utility Easement <input type="checkbox"/> Other	

Name of Applicant(s): Michael A. Harris & Pepin Corso-Harris
Applicant's Signature: Michael A. Harris & Pepin Corso-Harris
Mailing Address of Applicant(s): P.O. Box 879, Donnelly, ID 83615
Phone #: [REDACTED] email: [REDACTED]
Required Attachments

1/23/24

- ✓ 1. Narrative describing property and the reason(s) for the request
- ✓ 2. Map, sketch, or plat showing the property and names and addresses of owners of adjoining property.
- 3. Letters from, or signatures on a petition, of each owner of adjoining property stating:
 - their approval of the proposed vacation,
 - their willingness to share in the costs,
 - they are aware that vacated property becomes part of adjoining property subject to the rights and easements of utilities.
- ✓ 4. Application for Release of Idaho Power Easement, if applicable.
- ✓ 5. An application processing fee of \$500.00.

Submit **ten copies** of all application materials with the fee to the Planning and Zoning Administrator a minimum of 45 days prior to the regularly scheduled Planning and Zoning meeting. Regularly scheduled meetings are held the second Thursday of each month. When an application is submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Valley County P&Z Department
P.O. Box 1350
Cascade, ID 83611
cherrick@co.valley.id.us

January 23, 2024

RE: Vacation of Utility Easement Between Two Subdivided Lots

The two parcels of concern are in the Cascade Lake Ranch Subdivision outside the Donnelly city limits and area of impact on the south side of West Roseberry Rd (1.42mi from Donnelly – see attached maps). We own 144 Casey Ln. (Sub lot #11) and 142 Casey Ln. (Sub lot #10). The plat of this subdivision states that the easement for utilities runs 6' on each side of the interior lot lines. So that's a 12' utility easement that runs down the middle of lots #10 & #11.

Originally, we purchased 142 Casey Ln. on 12/16/2022. However, we unexpectedly were able to also purchase 144 Casey Ln. on 5/26/2023. We decided to build our home on 144 and maybe, at some point in the future, put a garage on 142. But in any case, we decided to combine the lots since we owned both, to make bookkeeping simpler for me – which we did on 8/3/2023.

We submitted our building permit application on 9/15/2023, to build on 144 Casey Ln. and it was approved on 10/30/2023.

Over Christmas, we had more time to plan and decided if we put the house in the middle of the combined parcel, we'd have more room around us. Utility locators had come out to our parcels that past summer and told us that ID Power ran down the Casey Ln roadway and not along the interior lot lines. Perfect. At no time did we see the hornet's nest that was awaiting us regarding the utility easement along the interior lot lines because we knew where the power was, and wasn't. Talking to Lori at P&Z, we feel fortunate that having found out now what is required, we can get all the materials in and still may be able to get approval to start work this spring.

The Application for Release of Easement submitted to ID Power on 01/22/24, maps, adjoining property owners' names and addresses, confirmation of combined parcels, and our approved building permit are all included with the Valley County application for vacation of this easement.

Please don't hesitate to contact us for further information.

Michael A. Harris
Pepin Corso-Harris


Idaho Power Application for Release of Easement

Project ID #106930

Applicant may be requested to pay other costs if required to complete this request (e.g., surveying, appraisal, title search, etc.)

Mail to: Corporate Real Estate Department: Land Management & Permitting (or email to easements@idahopower.com)
Attn: Easement Specialist
P.O. Box 70
Boise, ID 83707-0070
Phone: (208) 388-5070 or (208)-388-5263

Michael A. Harris / michael A Harris
Pepin Corso-Harris / Pepin Corso-Harris
Applicant's Signature and Printed Name

Applicant Information

Applicant's Name Michael A. Harris & Pepin Corso-Harris		Date 1/22/2024	
Mailing Address P.O. Box 879		City Donnelly	State ID Zip 83615
Phone [REDACTED]	Cell [REDACTED]	E-mail [REDACTED]	

Current Property Owner Information

Owner's Name see above - same			
Mailing Address		City	State Zip
Phone	Cell	E-mail	

Type

<input type="checkbox"/> Idaho Power Easement	<input checked="" type="checkbox"/> Public Utility Easement	<input type="checkbox"/> Road Right of Way	<input type="checkbox"/> Internal Request
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Easement Information

Instrument # N/A	Date Recorded	Execution Date
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Location Information

County Valley	Quarter NW	Township 16N	Range 03E	Section 16
Subdivision Lake Cascade Ranch	Block -	Lot #10 & 11	Parcel Number / Assessor's Number RP001350000100 RP001350000110	

In addition to information provided, please explain request. (If more space is needed, please use the backside of this form.)

(Why is this needed? Is there a pending sale? Are there any associated public hearings? What are your dates of construction?)
Requesting to build across lot line shared by #10 & 11.
ID Power locator came out last summer & said power is along the roadway (Casey Ln.) & not between lots.
Would like to start construction in Spring 2024

Required Enclosures (See explanations on cover letter)

<input checked="" type="checkbox"/> Complete Application	<input checked="" type="checkbox"/> Copy of easement, subdivision plat, or city town site	Lake Cascade Ranch Sub #10 & 11
<input checked="" type="checkbox"/> Map of Location	<input checked="" type="checkbox"/> \$150 Application Fee (in the mail)	

For IPC Use Only

Release Number	Application Received	Check Number	Date Completed
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AFFIDAVIT OF LEGAL INTEREST

State of Idaho

SS

County of Valley

I, Michael A. Harris, P.O. Box 879
(Name) (Address)
Pepin Corso-Harris, Donnelly, ID 83615
(Name) (State/Zip)

Being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. ~~That I am the record owner of the property described on the attached, and I grant my permission to _____, _____ to submit the accompanying application pertaining to that Property.~~
(Name) (Address)

B. I agree to indemnify, defend and hold Idaho Power Company and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

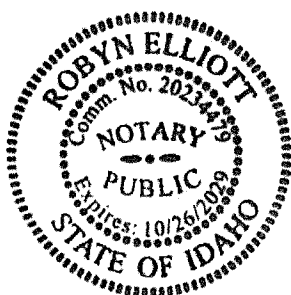
Dated this 22 day of January, 2021.

Michael A. Harris
Pepin Corso-Harris
(Signature)

Subscribed and sworn to before me the day and year first above written.

Robyn Elliott
Notary Public for Idaho
Residing at: Valley County Idaho
My commission expires: 10/26/2029

(NOTARY SEAL)



7/15/23. virens eng stamp on plans

see letter - when applicant said they made changes, he to verify eng went w/ this set of plans

P.O. Box 1350
Cascade, ID 83611

Valley County, Idaho
BUILDING PERMIT APPLICATION

(208) 382-7114
email: building@co.valley.id.us

Applicant to complete numbered spaces only.

1. PARCEL NUMBER RP001350000110		R. ADDRESS PG. 2518 144 Casey Ln	
2. PHYSICAL JOB ADDRESS 144 Casey Ln			
LEGAL DESCR.	3. LOT NO. 11	4. BLK -	5. SUBDIVISION OR TOWNSHIP, SECTION AND RANGE Lake Cascade Ranch Sub.
6. OWNER Pepin Corso-Harris		MAIL ADDRESS P.O. Box 879 Donnelly, ID	
7. CONTRACTOR NAME, REGISTRATION Michael A. Harris		MAIL ADDRESS [REDACTED]	
8. ARCHITECT owner		MAIL ADDRESS [REDACTED]	
9. DESIGNER owner		MAIL ADDRESS [REDACTED]	
10. ENGINEER Structural Engineer Consultants		MAIL ADDRESS [REDACTED]	
11. FOR MANUFACTURED HOUSING: INSTALLER AND LICENSE NUMBER 410 S. Orchard St. #116 Boise ID 83705			
12. CLASS OF WORK: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> RELOCATE <input type="checkbox"/> REMOVE			
13. DESCRIBE WORK AND USE RES = 4,880' ATT GAR = 1360' COV DECK = 540' / 11' New construction of wood frame home			
14. CHANGE OF USE FROM: CHANGE OF USE TO:			
15. LATITUDE: 44 deg 43' 48" N LONGITUDE: 116 deg 0' 24" W SITE ELEVATION: 4,862 STRUCTURE HEIGHT: 35			
16. VALUATION OF WORK: \$ 650,000			
SPECIAL CONDITIONS: Short-Term Rentals need STR permit. Lights must be dark-sky compliant.			
APPLICATION ACCEPTED BY MLB 9-15-23		PLANS CHECKED BY 9/25/23 ad	
APPROVED FOR ISSUANCE BY 10/30/23 ad			
NOTICE 17. SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, HEATING VENTILATION OR AIR CONDITIONING. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 365 DAYS AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.			
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT Michael A. Harris		(DATE) 9-15-2023	
SIGNATURE OF OWNER OR OWNER BUILDER Pepin Corso-Harris		(DATE) 9-15-2023	
Special Approvals		Required	Received
ZONING		✓	9/22/2023
HEALTH DEPT North Pole		✓	
SOIL REPORT			x
FORM 7480.1 FAA			x
FIRE		see attached	x
FLOOD ORD		see attached	x
APPROACH		see attached	x
RESTR. COVNTS		✓ uno HOA per owner	

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PERMIT VALIDATION (CK) C.C.

7037. 10/30/23 ad

23.408

Re: Parcel Combination Form

Inbox x



← Kathy Riffie <kriffie@co.valley.id.us>
to me ▾

Thu, Aug 3, 2023, 11:26 AM ☆ ☹ ↶ ⋮

Hello Pepin,

Michael stopped in the office today with originals of your combination forms. Thank you.

I had him complete the one and the same statement while he was here. So we are all set there. You should see the combination reflected on the June 2024 Assessment Notice.

Have a good day!

Kathy Riffie

Cadastral Specialist Technician II

Valley County Cartography

PH (208) 382-7126 | FX (208) 382-7187

219 N Main St | PO Box 1350

Cascade, ID 83611

**SERVICE
TRANSPARENT
ACCOUNTABLE
RESPONSIVE**

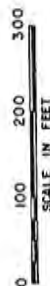
Sanitary Restriction Under Title So
 Removed By Instrument No. 316716
 Restrictive Covenants
 Filed 11/11 day 19/05
 Instrument No. 316716

LAKE CASCADE RANCH SUBDIVISION

A PORTION OF SECTION 16, T16N, R3E, B.M., THE N1/2, NW1/4, NW1/4

VALLEY COUNTY, IDAHO

ENGINEER: SMITH & MONROE ENGINEERS INC.



- LEGEND —
- 5/8" x 30" Steel Pins at Angle Points on Boundary.
 - 1/2" x 24" Steel Pins at Lot Corners.
 - Lot Number.

EASEMENT FOR UTILITIES

- 12' Wide inside all street and exterior lot lines
- 6' Each side of all interior lot lines



N 89° 44' 49" W 1326.95'

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: that the undersigned do hereby certify that they are the owners of the real property hereinafter described:

A portion of the North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16, T16N, R3E, Boise Meridian, in Valley County, Idaho, more particularly described as follows: beginning at the corner common to Sections 8, 9, 16, 17 thence S 89° 47' 18" E 1325.35 feet; thence S 0° 13' 21" E 655.81 feet; thence N 89° 44' 49" W 1326.95 feet; thence N 0° 05' 00" W 654.83 feet to the point of beginning, subject to all easements and rights of way of record.

The undersigned do hereby dedicate to the public for public use the streets shown on this plat public utility and drainage easements are not dedicated to the public, but the right of access to and use of these easements as required to service all lots within this plat is perpetually reserved.

OWNERS: Buck H. Ballantyne
LAKE CASCADE RANCH COMPANY
A Limited Partnership
BARTON H. BALLANTYNE
General Partner

Owen M. Fuhrman
OWEN M. FUHRMAN
Elinor Y. Fuhrman
ELINOR Y. FUHRMAN

STATE OF IDAHO
COUNTY OF VALLEY SS

On this 30 day of May, 1973, before me, the undersigned, a notary public in and for said State, personally appeared BARTON H. BALLANTYNE, OWEN M. FUHRMAN, and ELINOR Y. FUHRMAN, whose names are subscribed to the foregoing certify and acknowledged to me that they executed the same.

IN WITNESS WHEREOF: I have hereunto set my hand affixed my official seal the day and year in this certificate first above written.

My Commission Expires: May 15, 1977



Charles E. Thompson

CERTIFICATE OF ENGINEER

THIS IS TO CERTIFY that I, ROBERT E. SMITH, a registered professional Engineer in the State of Idaho, surveyed the land shown on this plat and described in the Certificate of Owners, being in section 16, T16N, R3E, B.M. Valley County, Idaho, and designated as LAKE CASCADE RANCH, and that this plat is a true and correct representation of said survey made by me on said land.



CERTIFICATE OF COUNTY SURVEYOR

Sub.
This is to certify that I have examined this plat of LAKE CASCADE RANCH and determined that it conforms with the laws of the State of Idaho relating thereto.



COUNTY COMMISSIONERS ACCEPTANCE

Accepted and approved this 11 day of June, 1973, by the Board of County Commissioners of Valley County, Idaho

By Frank W. Hall
CHAIRMAN



COUNTY RECORDER'S CERTIFICATE
STATE OF IDAHO SS
COUNTY OF VALLEY 79116

This is to certify that the foregoing plat was filed for record in the office of the recorder of Valley County, Idaho, this 11 day of June, 1973, at 1:00 o'clock P.M. at the request of Barton H. Ballantyne and was duly recorded in plat book no. 1 of page 35

W. Carter Rector
County Recorder

COMMISSIONER
RECORDED
INDEXED
FILED
JUN 11 1973
VALLEY COUNTY, IDAHO

Adjoining Parcels to 144 & 142 Casey Lane:

#1 – **148 Casey Ln.** – Sub Lot #12 – RP001350000120

Steven St Germain & Julie Buchanan
7815 S Fruitvale Rd.
Cheney, WA 99004

#2 - **1747 W. Roseberry Rd.** – Sub Lot #2 – RP001350000020

Tara D. Curry
P.O. Box 249
Donnelly, ID 83615

#3 – **1743 W. Roseberry Rd.** – Sub Lot #3 – RP001350000030

Chad & Ivory Reed
415 W Patterson Ave # 15
Cascade, ID 83611

#4 – **138 Casey Ln.** Sub Lot #9 – RP001350000090

Wayne Sobiech
P.O. Box 2
Donnelly, ID 83615

Assessor's Map - Adjoining Lots



1/22/2024, 7:45:50 PM

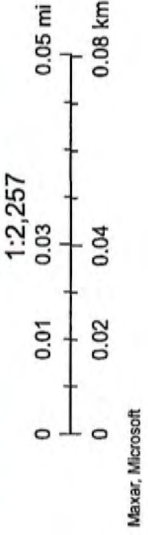
• Address Points



Parcel Summary & Improvement Report

Parcel Changes 2023 to 2024

Combined Parcels



144 & 142 Casey Ln.

