

Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # C.U.P. 21-32

ACCEPTED BY _____

CROSS REFERENCE FILE(S): _____

PROPOSED USE: Lake Fork Village Condos & Offices

☒ Check # 5783 or ☐ Cash

FEE \$ 150.00

DEPOSIT \$ _____

DATE 10-5-2021

When an application has been 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.

Applicant's Signature: _____ Date: 10-1-21

The following must be completed and submitted with the conditional use permit application:

- ❖ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
- ❖ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A lighting plan.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one copy of this list is required.
- ❖ Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Codes online at www.co.valley.id.us/planning-zoning
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

165 Lot 8 Pleasant Acres Drive Application

Proposed Name:

“Lake Fork Village Condos & Offices”

Background:

Hi, my name is Cody Draper. I am a current developer and builder in Valley County. After doing some research to build more housing, I purchased a parcel located on Hwy 55 and Pleasant Acres drive. I found that there was an old application on the parcel labeled CUP 05-44 dated back in March of 2006 that matched what I was looking to do.

Project Description:

I am requesting approval on this application as I feel it's the perfect fit and location for the building and its uses for Valley County's needs. I am resubmitting updated information and documents. A proposed “Lake Fork Village Condos & Offices” is a 12,000 square foot mixed use building on 1.562 acres. The building will consist of 4 business facilities on the main floor, 4 two-bedroom condos on the second floor with a shared deck and 4 storage areas in the ½ basement level below. Each unit (12) is 1000 square feet. There will be no access from Hwy 55 and only from the small portion of pleasant acres drive off of Hwy 55. No neighbors will be disturbed from people driving to the building from Highway 55 as it's the first parcel when leaving the highway. This site will share an individual well and meets code for the well requirements. The septic will consist of (4) four (standard) 1000-gallon septic tanks and share a drain field in the setback area between the highway and the building (see plan). A recent discussion on the phone with Mike Reno at CDHD and a visit onsite with Tom White resulted with Tom White giving approval for the 4 tanks and location of the shared drain field per plan. Because of the 100' setback from the highway there is lots of open space room, snow storage and we will be installing an energy efficient closed loop geothermal system underground also to heat and cool the building which will result in less propane burned. The entire building will have fire sprinklers installed per code to achieve the fire requirement and all construction will follow the permit, inspections and standard construction process. There will be a dumpster for all of the resident's trash and waste needs. Compacted ¾" gravel to be placed for all parking areas to match neighboring properties in the Lake Fork Business area. Plenty of parking spaces for residents and 4 covered parking spaces for the 4 condo residents.

Lighting Plan:

Outdoor lighting will follow Valley County standards and there will be one downward facing light pole at each entrance of the road loop and each parking area. I will be working with Sheri Staley at Idaho Power to run the power and fiber conduit underground and sized to fit the building. A current approach permit was made with Jeff McFadden at the road department recently. I will be coordinating with Jeff on the loop access to have the correct culvert and approaches installed to their specs.

Operations:

Hours of operation for the building offices will be lined out to be daily from 8:00 am – 6:30 pm. Lake Fork Village Condos & Offices are to follow all county code, noise restrictions and ordinances that are currently now in place. This parcel is to maintain everything within itself and no Valley County responsibilities will be needed.

Project Schedule:

Upon CUP approval, we will submit a full engineered set of plans to the Valley County Building department and be ready to start once the permit is ready. When the snow melts in May of 2022, we will begin construction and continue to completion of the parcel by December of 2022. I have had conversations with Lance Butler at Syman LLC to have a SWPPP in place before any dirt is moved for the building's construction to start. We will move accurately and swiftly to ensure a smooth and clean construction process on site. Our goal is to create Lake Fork Village Condos & Offices with the least amount of nuisance as well as providing a very nice mixed-use building for more housing, places to work from and some added storage all in one building to conform with more open space properties. Construction hours will be daily from 8:00 am to 6:30 pm. Please see attached plans.

Thank you for your time and I appreciate your consideration.


Cody Draper

APPLICANT EULD LLC PHONE [REDACTED]
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐
APPLICANT'S MAILING ADDRESS 2589 S. GROOM WAY, MERIDIAN ID ZIP 83642
OWNER'S NAME CODY DRAPER
OWNER'S MAILING ADDRESS Same ZIP
AGENT/REPRESENTATIVE Cody Draper FAX PHONE Same
AGENT/REPRESENTATIVE ADDRESS Same ZIP
CONTACT PERSON (if different from above)
CONTACT'S ADDRESS ZIP PHONE

ADDRESS OF SUBJECT PROPERTY 165 LOT 8 PLEASANT ACRES DR. McCALL ID
PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
See attached Exhibit A

TAX PARCEL NUMBER RP00204000008B

Quarter SW Section 3 Township 17N Range 3E

1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☒ Industrial ☐

2. SIZE OF PROPERTY 1.56 Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

MULTI-USE, Rural Residential Vacant Land

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: None

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North VACANT

South VACANT

East VACANT

West Rural Residential 2,428 sf. Home + 560 sf pole barn

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 30-34'

7a. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: 1

Number of Existing Structures: 0

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor 4000 sf

1st Floor

2nd Floor 4000 sf

2nd Floor

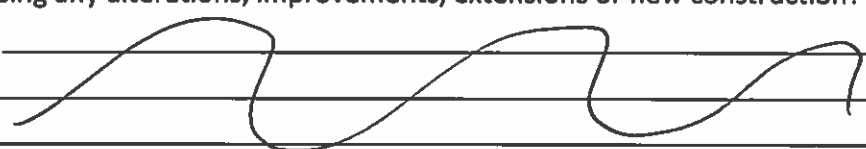
Total 4000 sf

Total

Basement

TOTAL - 12,000 sf

- 8a. TYPE OF RESIDENTIAL USE (If applicable):
Single family residence ☐ Mobile home for single family residence ☐ Multiple residences on one parcel ☒
- 8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): 4000 of living, 4000 of Office
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 0
- 8c. DENSITY OF DWELLING UNITS PER ACRE: 0
9. SITE DESIGN:
Percentage of site devoted to building coverage: 17%
Percentage of site devoted to landscaping: 6%
Percentage of site devoted to roads or driveways: + parking = 35%
Percentage of site devoted to other uses: 42%, describe: Setback area for septic + geothermal system DRAINAGE, LANDSCAPE
Total: 100%
10. PARKING (If applicable): Office Use Only
a. Handicapped spaces proposed: 2 Handicapped spaces required: _____
b. Parking spaces proposed: 24 Parking spaces required: _____
c. Number of compact spaces proposed: 0 Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: 0
e. Are you proposing off-site parking: NO
11. SETBACKS:
- | | <u>BUILDING</u>
Proposed | <u>Office Use Only</u>
Required | <u>PARKING</u>
Proposed | <u>Office Use Only</u>
Required |
|-------------|-----------------------------|------------------------------------|----------------------------|------------------------------------|
| Front | <u>Same</u> | _____ | _____ | _____ |
| Rear | <u>54'</u> | _____ | _____ | _____ |
| Side | <u>87' + 54'</u> | _____ | _____ | _____ |
| Street Side | <u>120'</u> | _____ | _____ | _____ |
- 12a. NUMBER OF EXISTING ROADS: 0 Width: _____ Private or Public? _____
Are the existing road surfaces paved or graveled? _____
- 12b. NUMBER OF PROPOSED ROADS: 1 Loop Proposed width: 24' Each side loop
Will the proposed roads be publicly or privately maintained? PRIVATE
Proposed road construction: Gravel ☒ Paved ☐
- 13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
None
- 13b. PROPOSED UTILITIES: Underground Idaho Power, Fiber, septic, well
Proposed utility easement width TBD Location TBD
- 14a. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
- 14b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? NO Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well 091886 Depth 56' Flow 12 gpm

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
Are you proposing any alterations, improvements, extensions or new construction? NO
If yes, Explain: 
16. DRAINAGE (Proposed method of on-site retention): on site drainage swales
Any special drains? No (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): Gestrian + Archabal / sandy loam
- 17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) NO
- 17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? NO
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? NO
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes If yes, Explain:
Site grading to include Both gravel / parking lot 3/4 road mix
Small Landscape Berms + Swales for Retention + Run off.
19. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
20. COMPLETE ATTACHED WEED CONTROL AGREEMENT
21. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



VALLEY COUNTY

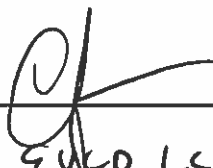
WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

COOPERATOR



GULD LLC,
2589 S. GROOM WAY
MERIDIAN, ID 83642

By: Cody Draper

Date: 10-1-21

By: _____
Valley County Weed Control

Date: _____

EXHIBIT 'A'

File No. 464849AM

A parcel of land situate in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, T. 17 N., R. 3 E., B.M. being a portion of Lot 8 of Pleasant Acres Subdivision, as shown on the official plat thereof on file in the office of the Recorder of Valley County, Idaho more particularly described as follows:

Commencing at a $\frac{1}{2}$ inch rebar marking the NW corner of Lot 8 Pleasant Acres Subdivision, as shown on the official plat thereof on file in the office of the Recorder of Valley County, Idaho, the REAL POINT OF BEGINNING.

Thence South $89^{\circ}12'20''$ East, 267.18 feet along the north boundary of said Lot 8 to a $\frac{1}{2}$ inch rebar, Thence South $02^{\circ}00'43''$ East 287.73 feet to a $\frac{1}{2}$ inch rebar on the South boundary of said Lot 8, Thence North $89^{\circ}12'20''$ West 206.27 feet to $\frac{1}{2}$ inch rebar marking the south west corner of said Lot 8, Thence North $13^{\circ}50'00''$ West 297.01 feet to the Point of Beginning.

Neighboring Property Owners within 300' of 165 Lot 8 Pleasant Acres DR McCall, ID.

- Gans Family Trust P.O. Box 217 McCall, ID 83638
- Regee & Krista Rauch 8 Pleasant Acres Dr McCall, ID 83638
- (Two Parcels) James & Lillian Corbet 14155 Jefferson Rd McCall, ID 83638
- LF Land Holdings P.O. Box 2966 McCall, ID 83638
- Michelle Butler 13889 Hwy 55 McCall, ID 83638
- Jack & Karen Gantz 3715 Yorktown Way Boise, ID 83706
- Karen Gantz 3715 Yorktown Way Boise, ID 83706
- Casey & Kara Jeffus 13911 Hwy 55 McCall, ID 83639



VALLEY COUNTY PLANNING & ZONING DEPARTMENT

219 North Main Street
PO Box 1350
Cascade, ID 83611

Phone 208-382-7115
Fax 208-382-7119
www.co.valley.id.us

APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications

(Idaho Code 31-3805)

Applicant(s): EVL D LLC

2589 S. GROOM WAY MERIDIAN, ID 83642
Mailing Address City, State Zip

Location of Subject Property: 165 LOT 8 PLEASANT ACRES DR. MCALL, ID.
(Property Address or Two Nearest Cross Streets) (Hwy 55 + pleasant across Dr.)

Assessor's Account Number(s): RP 002040000083 Section 3 Township 17N Range 3E

C.U.P. Number: _____

This land: ☐ Has water rights available to it
☒ Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with 50-the irrigation system.
 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

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Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate waste water direction →).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement currently in effect which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be **bonded** and/or **installed** prior to the recording of the plat or building permit.

Signed: 
Applicant / Property Owner

Date: 6/1/21
(Application Submitted)

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

241' Each. NO ACCESS FROM 55 WILL BE CREATED. Grading within 8' Valley County max. Driveways + parking will be maintained by owner. Slight increase in construction traffic times by normal when completed. Traffic will be tenants (12 or less combine uses)

2. Provision for the mitigation of impacts on housing affordability.

prices for housing to be accurate analysis of market.

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

Construction will be an 8am to 6pm daily during.
~~Construction~~ After construction is complete, expect minimal noise.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

Parking is to the North, South and Rear of Building.
All lighting to meet Valley County Standards. 4-covered parking spaces in Rear of Building. Parcel will conform with other existing Lake Fork Hwy 55 parcels.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

Suppp will be in place before starting construction through Syman. Finish gravel to minimize dust following construction. Standard construction equipment during the build.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

private well approved to supply The whole building and be within 600 ft
Fire sprinklers to be installed for fire protection. No Wetlands.
Met Tom White on site and he gave The OK for ground water to allow
us to build this Building. 4 tanks sharing 1 DRAINFIELD.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

gravel paving will eliminate grass fires on the parcel or any
parcel nearby.

8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

Upper soil to be removed from Roads and parking to be
placed in berms for landscaping - that removal to be replaced
with 3/4 road mix material

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

Replanting disturbed areas with grass, shrubs, small trees,
gravel to stabilize soils.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

No anticipated problems. On site Soil Evaluation was
good. Site has 12-1.5% gradient. Water 6-7' down
below existing grade per water monitoring. Engineers Foundation
to be built

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.

No shadows to affect. Neighbor already has a Fence and trees that shelter the west side of their property. Building will run north to south per plan. Berm along 55 like neighboring parcels sign on 55.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

This is a location of like kind. Lots of other properties on 55 in Lake Park. perfect fit location to Jug, McCall, tamarak + Donnelly. Easy access to it all in winter Right off Hwy 55. Housing is needed.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

Servicing Valley County's needs for Housing, office space and small basement storage without taking up too much space Taxable value to increase. creates jobs, engineers, architects new employees etc. utility providers to see increase.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

TO not affect the public much at all. private parcel.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

4 plexus of living, 4 plexus of office + 4 plexus of storage in 1/2 basement will not affect others. much needed in valley County. nothing available.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

nothing to be removed from this site / project.
lots of open space with the combined use Building.

18. What will be the impacts of a project abandoned at partial completion?

Building will be finished in Fall. Requesting 2 year approval of CUP due to short build season and delay with Idaho power and utilities companies.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

Four 1000 sf Living spaces - 2 Bed 2 bath, above
Four 1000 sf Office spaces with a bathroom, above
Four 1000 sf Storage $\frac{1}{2}$ Basement spaces. ^{a 12,000} total sf Build

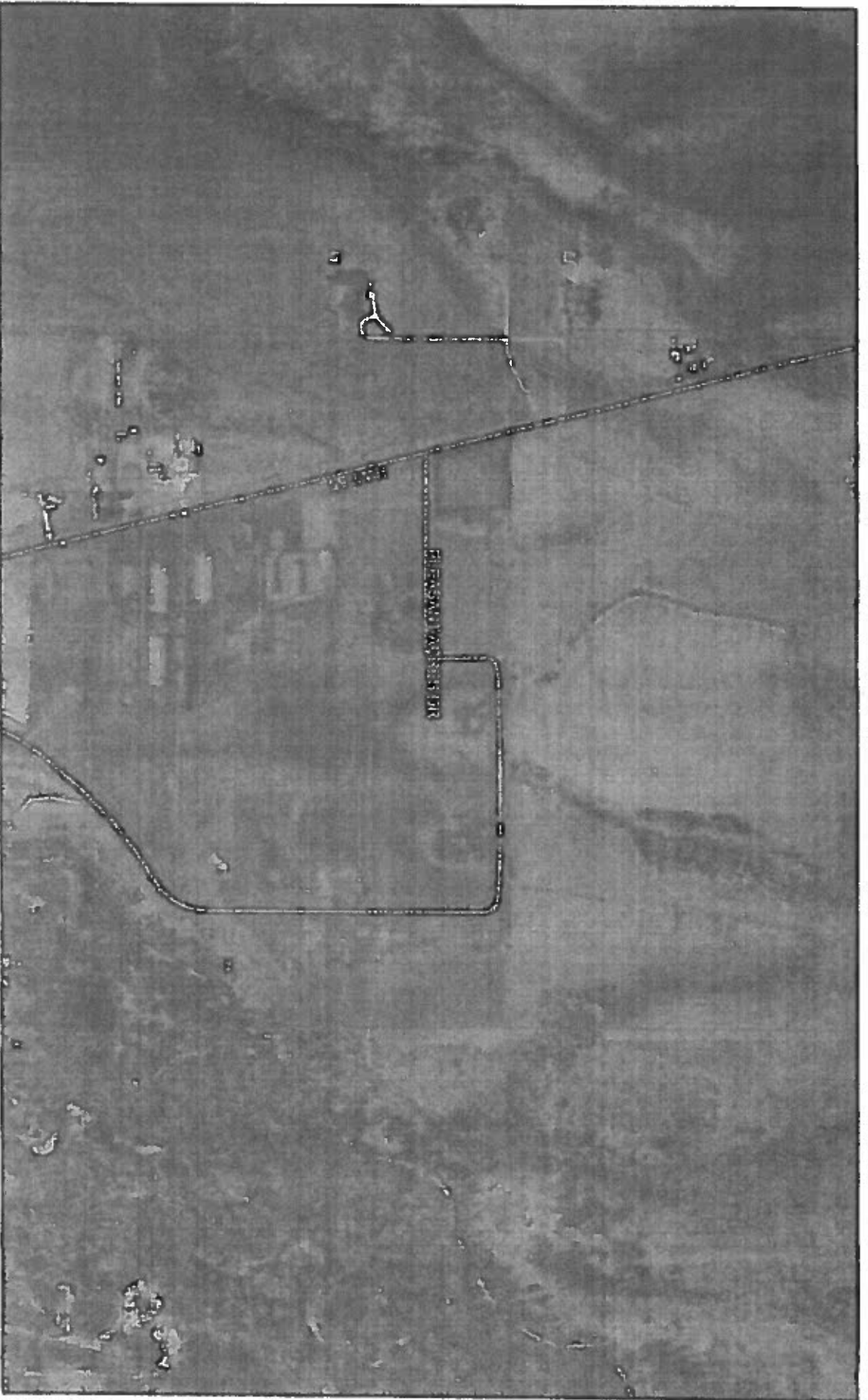
20. Stages of development in geographic terms and proposed construction time schedule.

After CUP approval, break ground after permit in May -
Finish Build by October of 2022. Depending on utility
companies, but no delay on construction foreseen. Requesting 2 yr.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

anticipating no short term rents. Valley County
needs long term rentals. We feel like this
Building is the perfect fit for a valley County Resident
to live, have an office and also storage. The best
of all uses in one!

Assessor's Map & Parcel Viewer



5/25/2021, 2:24:48 PM

☐ Parcel Summary & Improvement Report

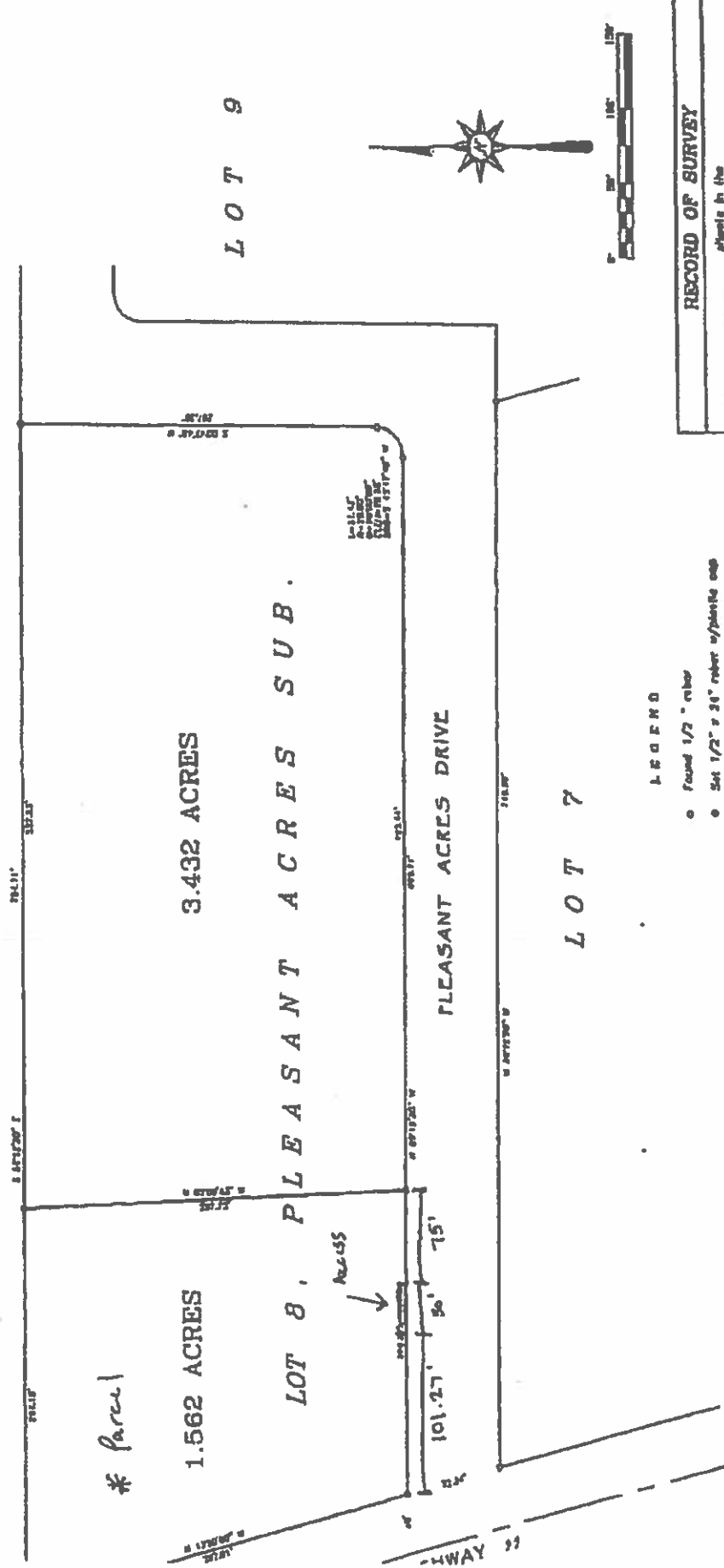
☐ Valley County Boundary



I, Joel G. Heinrich, a Registered Land Surveyor,
in County Survey has this day been provided for
the Survey of the above described land, and
the Survey has been made in accordance with the
provisions of the Statutes of this State, and
the Survey is true and correct as shown on the
said map and plan.



Instrument # 258664
VALLEY COUNTY, CASCADE, IDAHO
2001-11-21 09:30:06 No. of Pages: 1
Recorded for: JOEL DROULARD
LELAND G. HEINRICH
Ex-Officio Recorder Deputy
Fees: 5.00
J. Heinrich



RECORD OF SURVEY
Made in the
NW 1/4 of the SW 1/4 of Section 2, T. 17 N., R. 3 E., S. 4
Lot 8, Pleasant Acres Subdivision, Valley County, Idaho
for
JIM KERN

Existing Elevations

1" = 50'



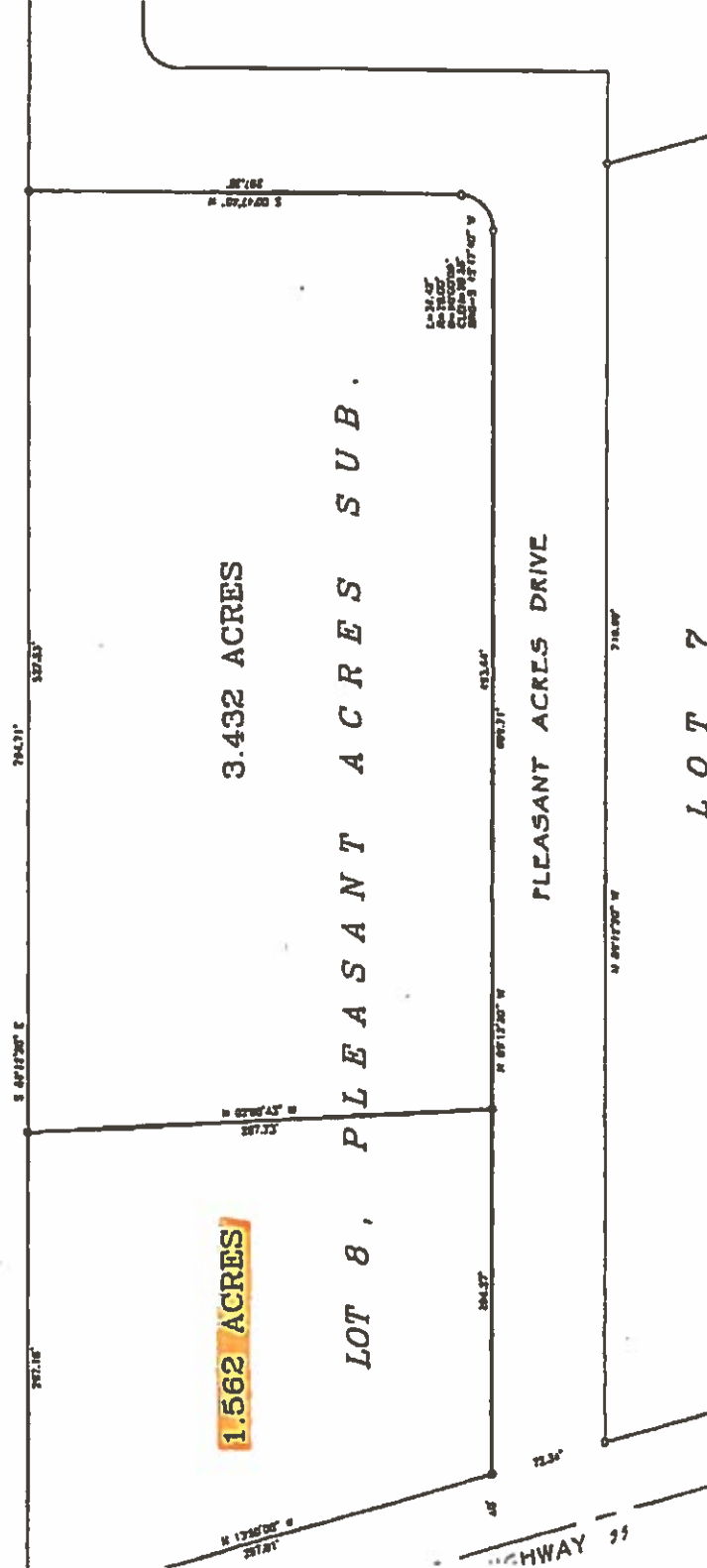
Hwy 55

Pleasant Acres Dr

Instrument # 258654
VALLEY COUNTY, CASCADE, IDAHO
Recorded for: JOEL DROULARD
LELAND G. HENRICH
Ex-Officio Recorder Deputy
Under the RECORD OF SURVEY

Fee: 5.00

I, Joel G. Droulard, a Registered Land Surveyor,
do hereby certify that this plat was prepared from
notes taken during an actual survey made by me
in the month of 2001, and that I am duly qualified
to perform such duties and to swear to the truth of
said facts.



1.562 ACRES

3.432 ACRES

LOT 8, PLEASANT ACRES SUB.

LOT 9

PLEASANT ACRES DRIVE

LOT 7

LEGEND

- o Found 1/2" rebar
 - o Set 1/2" x 24" rebar w/plastic cap
- Bearings based on Pleasant Acres Subdivision

RECORD OF SURVEY

shaded in the NW 1/4 of the SW 1/4 of Section 3, T. 17 N., R. 3 E., B.M. Lot 8, Pleasant Acres Subdivision, Valley County, Idaho

JIM KERN

Valley County Road Department

520 S Front Street
P.O. Box 672
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7195
Fax 208-382-7198



Approach in County Right-of-Way Permit

Fee \$50.00	Date Paid <u>5/25</u> <u>prev. owner</u> <u>ck #1437</u>	Permit No. <u>(702)</u>
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Applicant: Cody Draper Signature: [Signature]

Mailing Address: 2589 S. Groom Way, Meridian ID 83642

Phone numbers: [Redacted]

Access is located off county road named: Pleasant Acres Drive

Location of proposed access road: one in East corner + 50' west to other
(Loop)

*** Attach a site plan & vicinity map. Stake the location on-site. ***

Approach used to access parcel #: RP000 04 00000 8 B

Section 3 Township 17N Range: 3E

Physical Address of site: 165 lot 8 Pleasant acres Dr. McCall
(Aug 55 + Pleasant acres)

The Valley County Road Superintendent hereby grants permission to place, construct, and thereafter maintain an approved access road at the above location.

1. Driveway/approaches must be built per attached figure (# 200).
2. There will be a maximum 8% grade and a 30-foot runout at $\pm 4\%$ for driveways/approaches from a county road.
3. Above ground fixtures shall be located off the road right-of-way or on the right-of-way line.
4. All trenches and other excavations shall be carefully backfilled in such a manner as to eliminate settlement, and the surface of the ground shall be returned to its original condition.
5. It is understood and agreed that Valley County will not be liable for any costs in connection with the future required relocation of the road improvement.
6. All abandoned approaches/driveways shall be reclaimed to their original state at the cost of the applicant and/or its successors.

7. Installation, maintenance, relocation, and removal of said approach on county right-of-way shall be done in a manner satisfactory to, and subject to supervision by, the Valley County Road Superintendent.
8. Valley County shall not be liable for damage to said approach resulting from reconstruction or maintenance of the right-of-way. Applicant and/or its successors shall hold the County harmless for injury to persons or damage to property resulting from the location of said approach on county right-of-way. Applicant and/or its successors are responsible for any and all claims of damage, personal injury, or bodily injury that might result from their activities on any existing road in Valley County. Furthermore, the applicant and/or its successors agree to indemnify and hold harmless Valley County for any and all claims of damage, either personal injury or property or any type of claim for damages of any nature whatsoever, whether valid or invalid, that is made against Valley County on account of the activities conducted by the applying company and/or its successors on the construction of said approach.
9. Applicant and/or its successors shall promptly remove said approach from county right-of-way or shall relocated or adjust said approach, at its sole cost and expense when requested to do so by the county. The applicant and/or its successors shall be responsible to pay for all costs of moving, relocation, or reconstruction of the said approach, should Valley County deem it necessary or advisable, in its sole discretion, to repair or reconstruct the existing road. Should the applicant and/or its successors fail to take necessary steps to relocated or reconstruct its approach, the County may take steps to have the same accomplished, and the applicant agrees to reimburse the County for all expenses incurred in moving, relocating, or reconstruction of the approach so the existing roads may be repaired or reconstructed.
10. If at any time Valley County wants to excavate in this area and if it should require the said approach to be moved, it will be at the expense of the applicant and/or its successors.
11. Applicant and/or its successors shall repair or replace public road structures and appurtenances, and any existing facilities located on, over, or under public right-of-way which may be damaged as a result of the installation and maintenance of said approach.
12. Any other road construction activity beyond a driveway (e.g. utility work, trenching) must have a "Construction in County Right-of-Way" permit.

Perfection Custom Homes

Contractor Name Printed

[Signature]

Contractor Signature

10/11/21

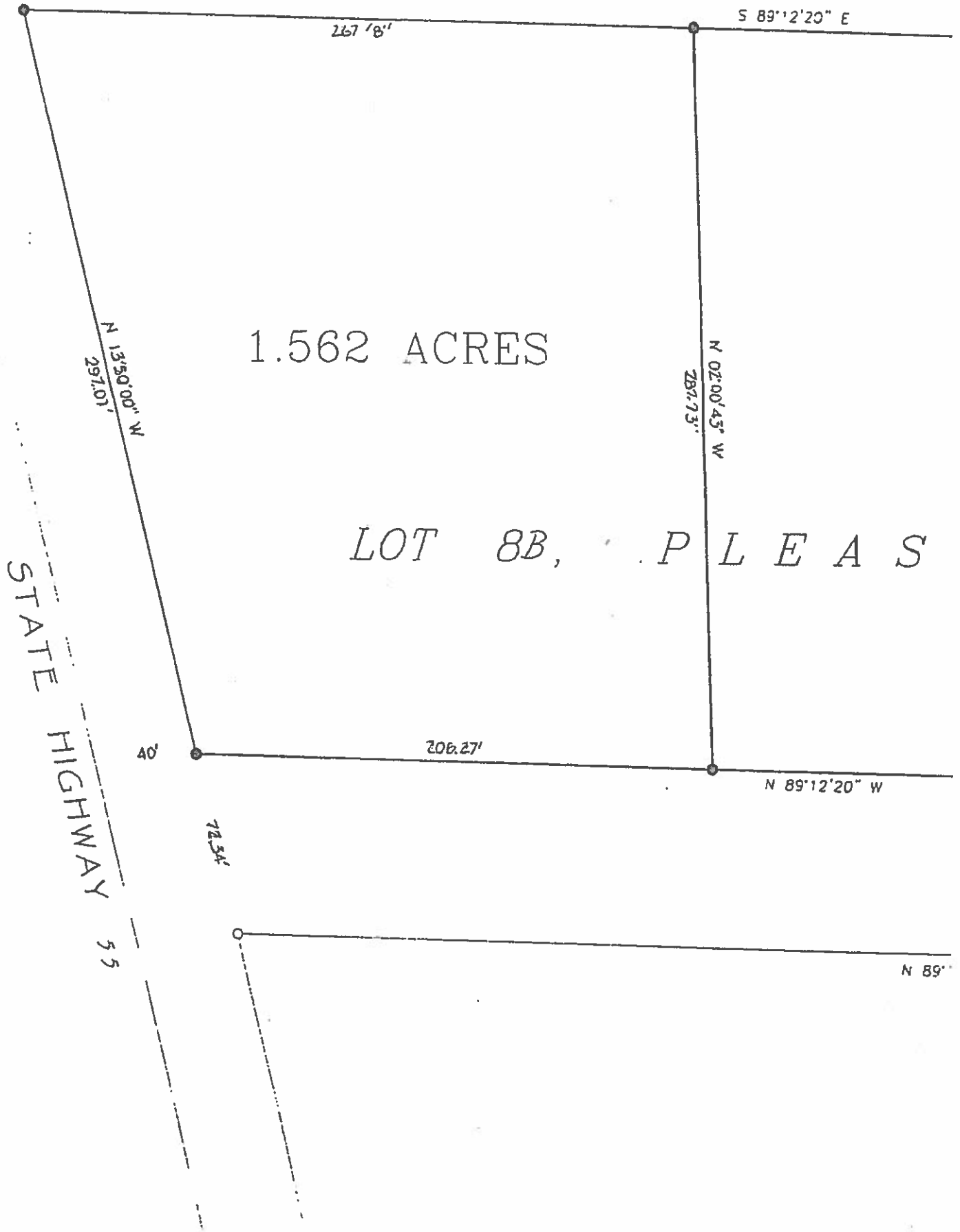
Date

[Redacted]

Contractor Phone #

Valley County Road Superintendent Signature

Date



The map displays the following details:

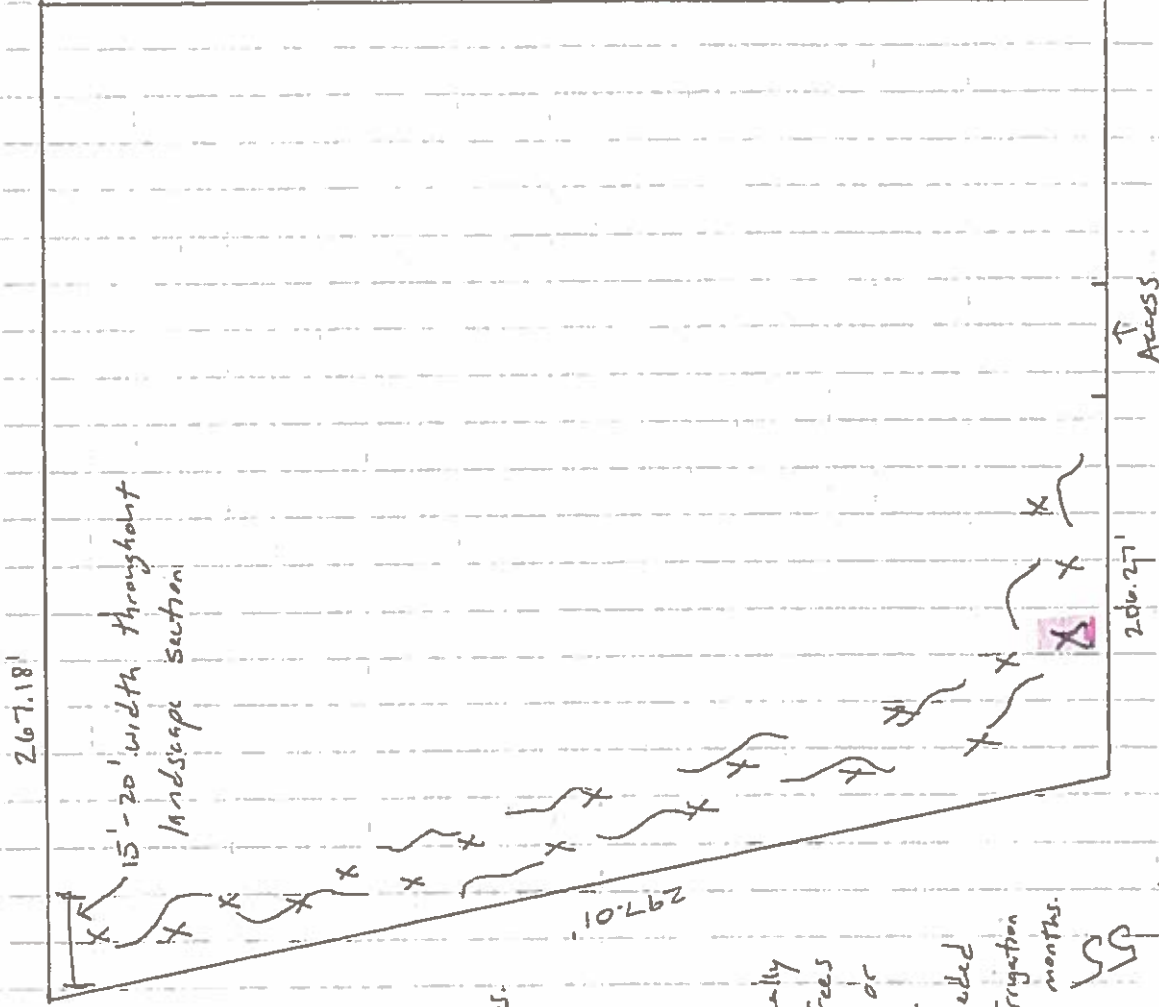
- Central Area:** Labeled "PLEASANT ACRES SUBD." with a large "10" in the center.
- Left Side:** "LAKEFORK BUSINESS PARK" and "STATE HIGHWAY 55". A red circle highlights a section containing "T. AMENDED TAX NO. 120-B" and "12.681 AC".
- Top Section:** "GOV'T LOT 4 (38.42 AC) 3175", "3004", "GOV'T LOT 3 (38.87 AC)", "2405", "36.995 AC", "39.081 AC", "GOV'T LOT 2 (39.12 AC)", "0755", "TAX NO. 149", "6.979 AC", "SURVEY 5-42 AMENDED BY", "0905", "TAX NO. 150", "8.606 AC", "144.228".
- Right Side:** "7803", "SURVEY 6-661", "46.201 AC", "7864", "TAX NO. 159", "10.050 AC", "AMENDED TAX NO. 152", "8455", "SURVEY 6-739 AMD. BY SURVEY 7-1", "9.584 AC", "AMENDED TAX NO. 140", "8960", "TAX NO. 161", "2.955 AC", "TAX NO. 163", "8.573 AC", "8.000 AC", "8406".
- Bottom Section:** "SURVEY 2-63", "TAX NO. 133", "4.999 AC", "5820", "TAX NO. 154", "3.003 AC", "6180", "6260", "6101", "SURVEY 2-84", "(POSSIBLE OVERLAP)", "AMENDED TAX NO. 5-1", "13.643 ac", "SURVEY 2-78", "004A", "004B", "003A", "003B", "003C", "003D", "003E", "003F", "003G", "003H", "003I", "003J", "003K", "003L", "003M", "003N", "003O", "003P", "003Q", "003R", "003S", "003T", "003U", "003V", "003W", "003X", "003Y", "003Z", "004A", "004B", "004C", "004D", "004E", "004F", "004G", "004H", "004I", "004J", "004K", "004L", "004M", "004N", "004O", "004P", "004Q", "004R", "004S", "004T", "004U", "004V", "004W", "004X", "004Y", "004Z", "005A", "005B", "005C", "005D", "005E", "005F", "005G", "005H", "005I", "005J", "005K", "005L", "005M", "005N", "005O", "005P", "005Q", "005R", "005S", "005T", "005U", "005V", "005W", "005X", "005Y", "005Z", "006A", "006B", "006C", "006D", "006E", "006F", "006G", "006H", "006I", "006J", "006K", "006L", "006M", "006N", "006O", "006P", "006Q", "006R", "006S", "006T", "006U", "006V", "006W", "006X", "006Y", "006Z", "007A", "007B", "007C", "007D", "007E", "007F", "007G", "007H", "007I", "007J", "007K", "007L", "007M", "007N", "007O", "007P", "007Q", "007R", "007S", "007T", "007U", "007V", "007W", "007X", "007Y", "007Z", "008A", "008B", "008C", "008D", "008E", "008F", "008G", "008H", "008I", "008J", "008K", "008L", "008M", "008N", "008O", "008P", "008Q", "008R", "008S", "008T", "008U", "008V", "008W", "008X", "008Y", "008Z", "009A", "009B", "009C", "009D", "009E", "009F", "009G", "009H", "009I", "009J", "009K", "009L", "009M", "009N", "009O", "009P", "009Q", "009R", "009S", "009T", "009U", "009V", "009W", "009X", "009Y", "009Z", "010A", "010B", "010C", "010D", "010E", "010F", "010G", "010H", "010I", "010J", "010K", "010L", "010M", "010N", "010O", "010P", "010Q", "010R", "010S", "010T", "010U", "010V", "010W", "010X", "010Y", "010Z", "011A", "011B", "011C", "011D", "011E", "011F", "011G", "011H", "011I", "011J", "011K", "011L", "011M", "011N", "011O", "011P", "011Q", "011R", "011S", "011T", "011U", "011V", "011W", "011X", "011Y", "011Z", "012A", "012B", "012C", "012D", "012E", "012F", "012G", "012H", "012I", "012J", "012K", "012L", "012M", "012N", "012O", "012P", "012Q", "012R", "012S", "012T", "012U", "012V", "012W", "012X", "012Y", "012Z", "013A", "013B", "013C", "013D", "013E", "013F", "013G", "013H", "013I", "013J", "013K", "013L", "013M", "013N", "013O", "013P", "013Q", "013R", "013S", "013T", "013U", "013V", "013W", "013X", "013Y", "013Z", "014A", "014B", "014C", "014D", "014E", "014F", "014G", "014H", "014I", "014J", "014K", "014L", "014M", "014N", "014O", "014P", "014Q", "014R", "014S", "014T", "014U", "014V", "014W", "014X", "014Y", "014Z", "015A", "015B", "015C", "015D", "015E", "015F", "015G", "015H", "015I", "015J", "015K", "015L", "015M", "015N", "015O", "015P", "015Q", "015R", "015S", "015T", "015U", "015V", "015W", "015X", "015Y", "015Z", "016A", "016B", "016C", "016D", "016E", "016F", "016G", "016H", "016I", "016J", "016K", "016L", "016M", "016N", "016O", "016P", "016Q", "016R", "016S", "016T", "016U", "016V", "016W", "016X", "016Y", "016Z", "017A", "017B", "017C", "017D", "017E", "017F", "017G", "017H", "017I", "017J", "017K", "017L", "017M", "017N", "017O", "017P", "017Q", "017R", "017S", "017T", "017U", "017V", "017W", "017X", "017Y", "017Z", "018A", "018B", "018C", "018D", "018E", "018F", "018G", "018H", "018I", "018J", "018K", "018L", "018M", "018N", "018O", "018P", "018Q", "018R", "018S", "018T", "018U", "018V", "018W", "018X", "018Y", "018Z", "019A", "019B", "019C", "019D", "019E", "019F", "019G", "019H", "019I", "019J", "019K", "019L", "019M", "019N", "019O", "019P", "019Q", "019R", "019S", "019T", "019U", "019V", "019W", "019X", "019Y", "019Z", "020A", "020B", "020C", "020D", "020E", "020F", "020G", "020H", "020I", "020J", "020K", "020L", "020M", "020N", "020O", "020P", "020Q", "020R", "020S", "020T", "020U", "020V", "020W", "020X", "020Y", "020Z", "021A", "021B", "021C", "021D", "021E", "021F", "021G", "021H", "021I", "021J", "021K", "021L", "021M", "021N", "021O", "021P", "021Q", "021R", "021S", "021T", "021U", "021V", "021W", "021X", "021Y", "021Z", "022A", "022B", "022C", "022D", "022E", "022F", "022G", "022H", "022I", "022J", "022K", "022L", "022M", "022N", "022O", "022P", "022Q", "022R", "022S", "022T", "022U", "022V", "022W", "022X", "022Y", "022Z", "023A", "023B", "023C", "023D", "023E", "023F", "023G", "023H", "023I", "023J", "023K", "023L", "023M", "023N", "023O", "023P", "023Q", "023R", "023S", "023T", "023U", "023V", "023W", "023X", "023Y", "023Z", "024A", "024B", "024C", "024D", "024E", "024F", "024G", "024H", "024I", "024J", "024K", "024L", "024M", "024N", "024O", "024P", "024Q", "024R", "024S", "024T", "024U", "024V", "024W", "024X", "024Y", "024Z", "025

Landscaped mounds or contouring will be at a max height of 30" above grade. Slope away from contouring will not be over 1:3 slope. Grading will be done in a way to look as natural as possible to blend back into existing grades. 5-6 evergreens will be planted along landscaping mounds to create an appealing visual screen. Pinegrass and round boulders 2'-3' will be placed sporadically to add to the landscaping. Trees will be placed 10'-15' apart or as recommended by Valley Co. Bark mulch will be placed as needed to cover top soil contouring. Irrigation will be done by hand in summer months.

55 hwy

Landscape Plan

1" = 50'



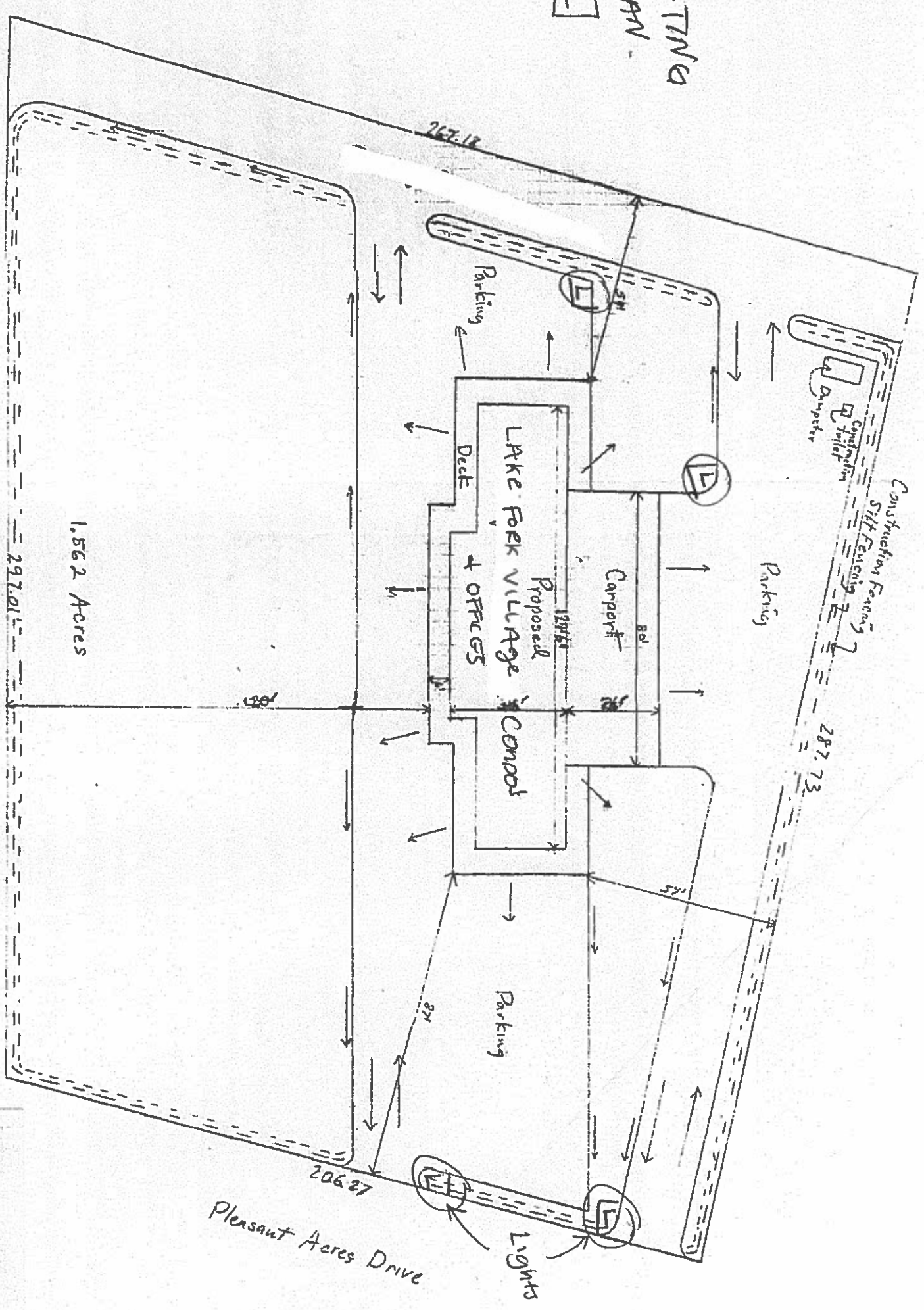
Pleasant Acres Dr

Existing Trees to aid in visual shield

GRADING PLAN + LIGHTING PLAN

Note: Slope Grade away from building @ 5% for first 10'-0"
Then 2 1/2% thereafter.
All Driveways and Parking areas shall have drainage ditches sloping toward street drainage ditches.
Lowest elevation of lot shall be 12" above street elevation.

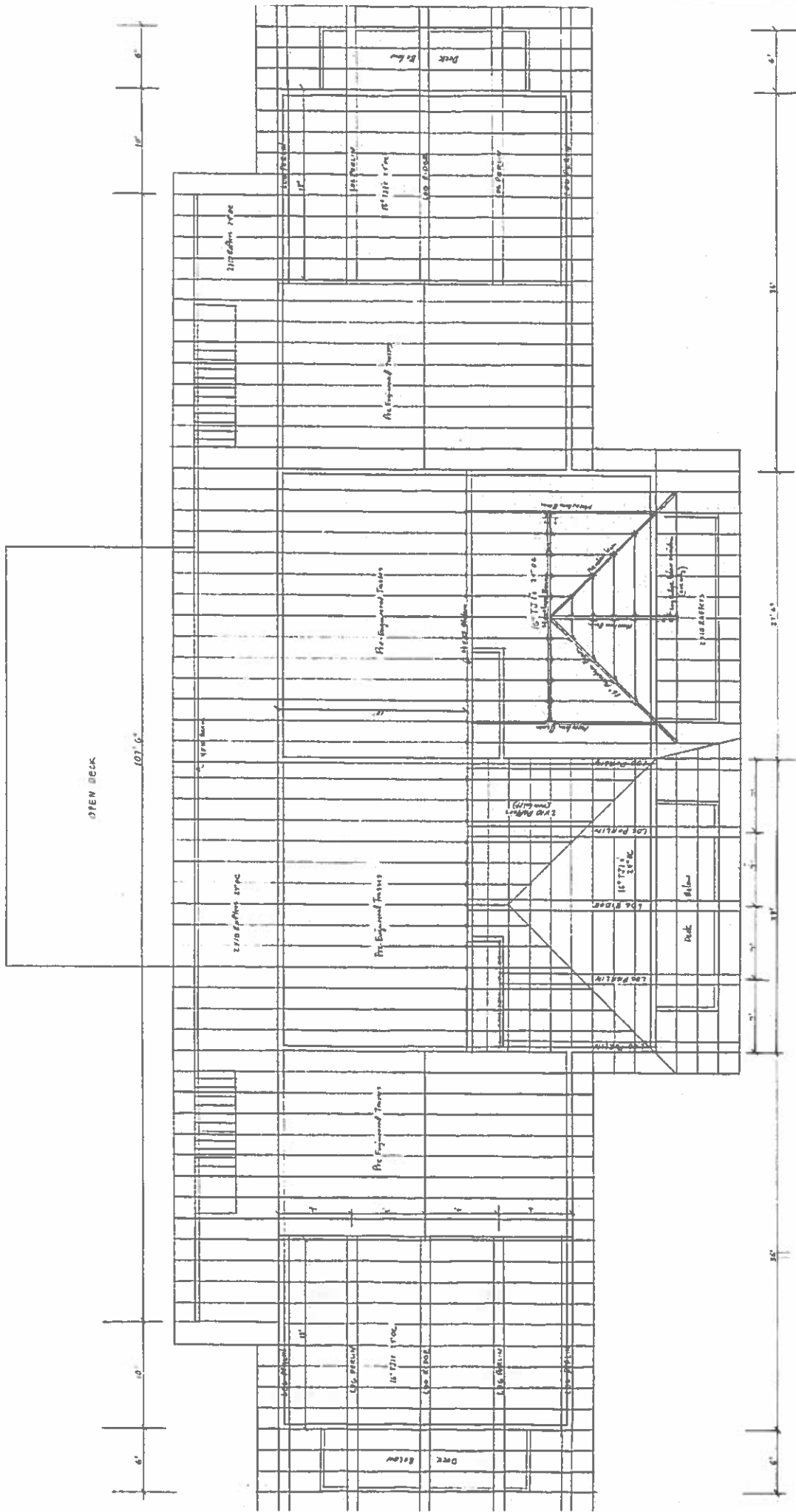
PLAN



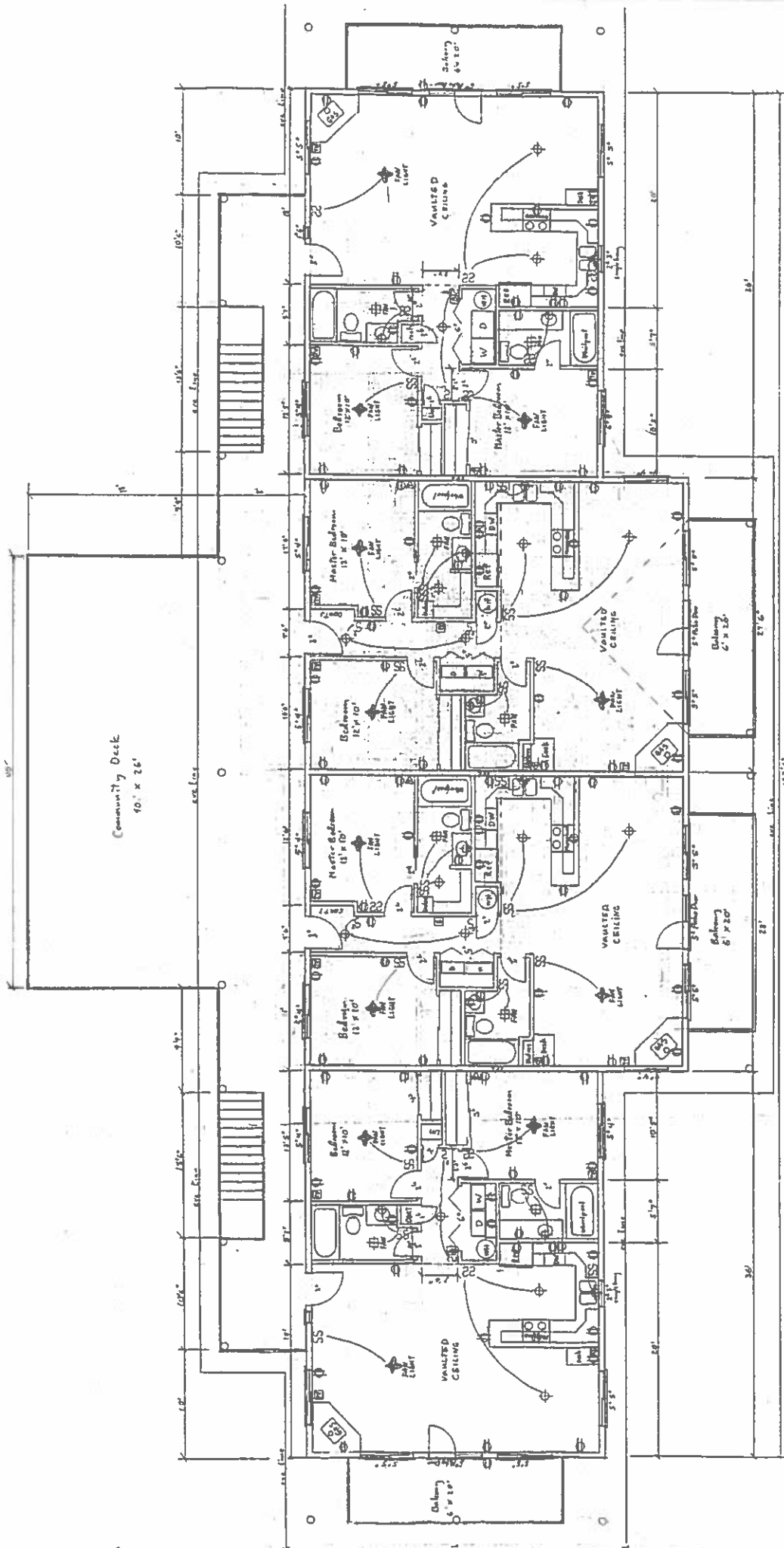
Plot Plan Scale 1" = 25'

Lot 8 Pleasant Acres Sub. West Parcel

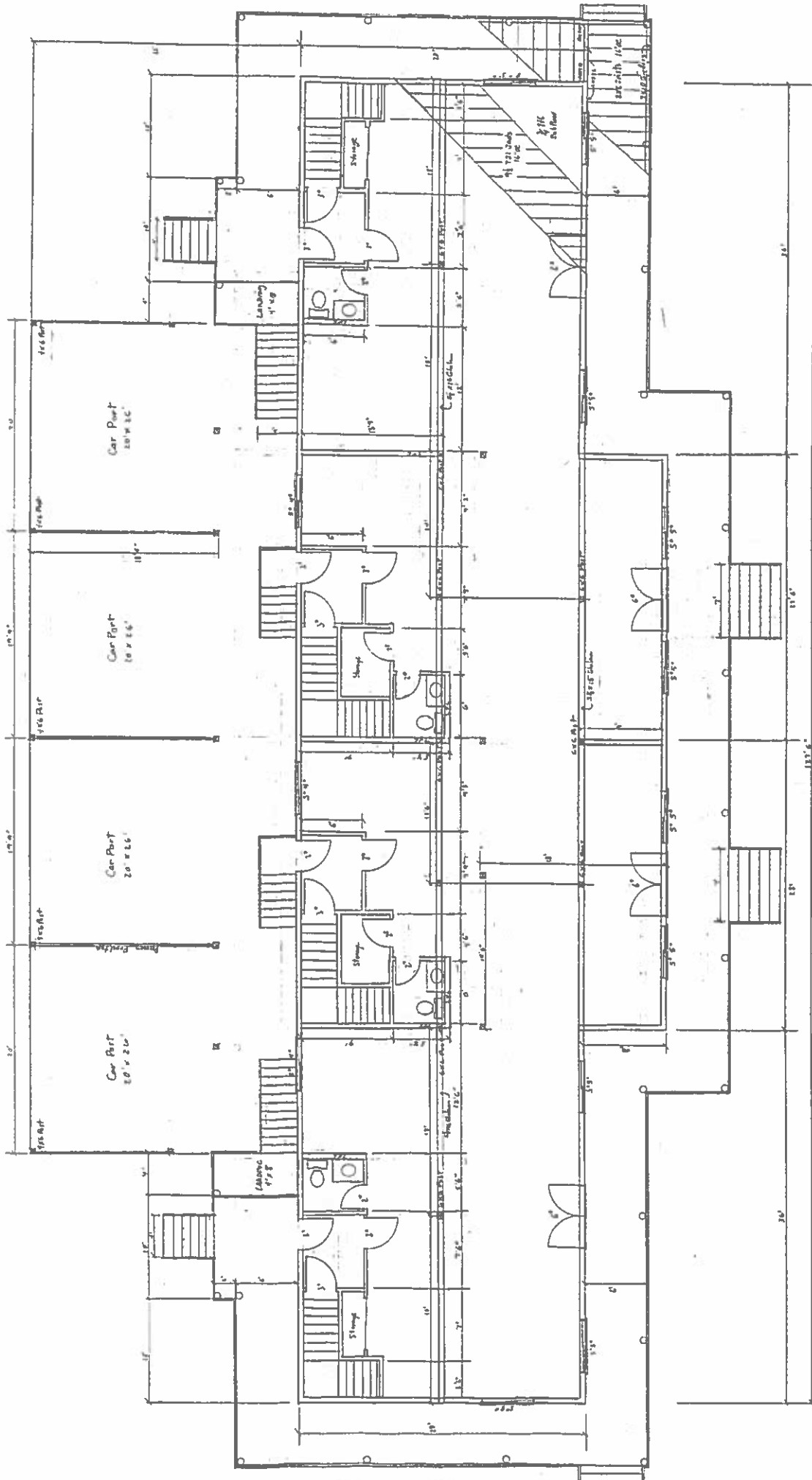
CDD
DRAWN



Deck Framing Plan, Scale 1/4" = 1'

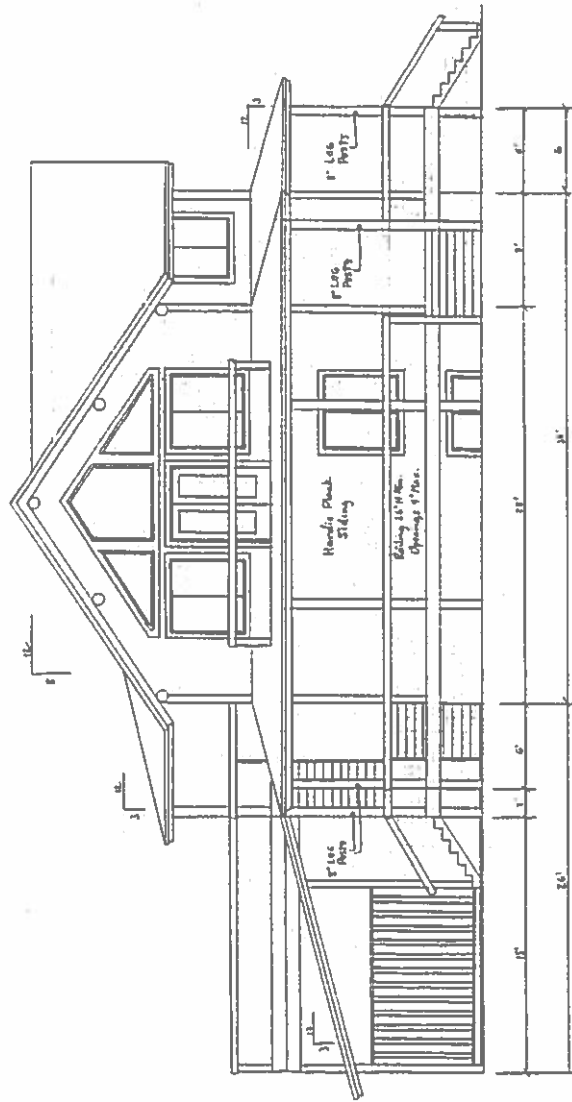


Second Floor Plan Scale 1/4" = 1'

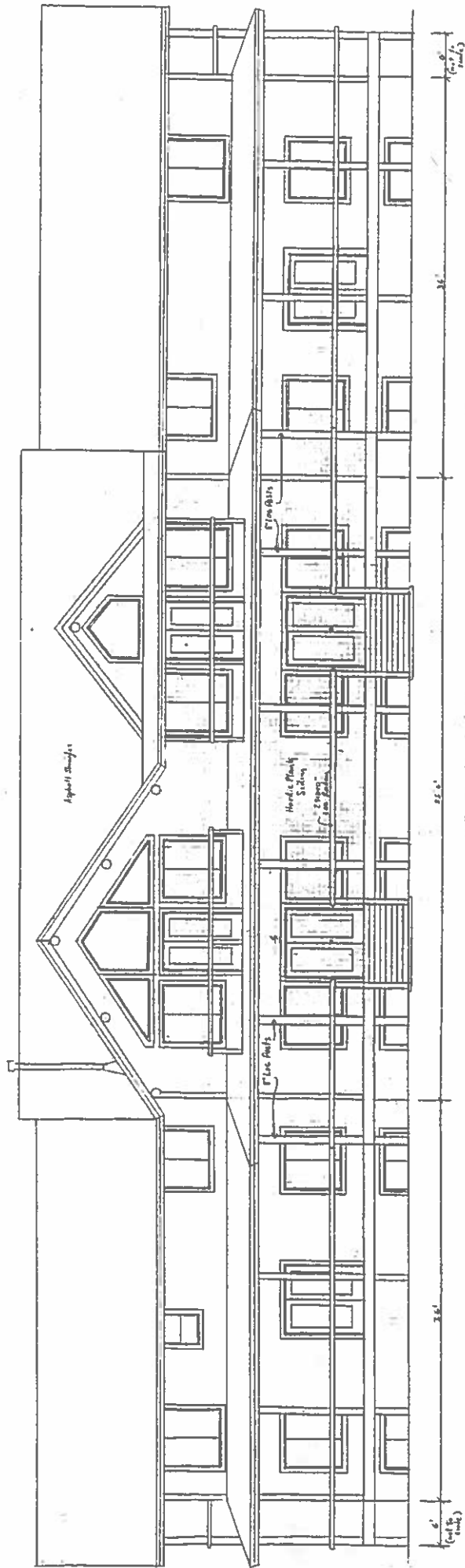


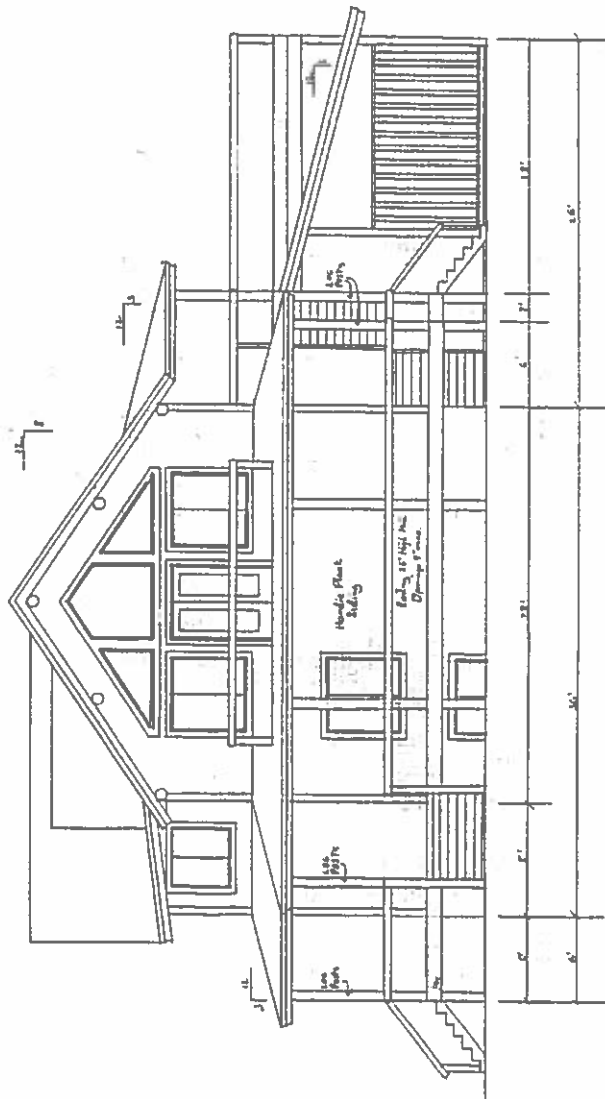
First Floor Plan Scale 1/8" = 1'

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Sheet Elevation Side 2nd



Left Elongation Sub $L = 1$