



Valley County Planning and Zoning Commission Invites You to Participate in a PUBLIC HEARING

C.U.P. 21-45 RedRidge Preserve Subdivision

Applicant/Owner: The McCall Associates LLC

Location: RP17N02E021535, RP17N02E030006,
RP17N02E100006, RP17N02E110605,
RP18N02E269005, RP18N02E340006,
RP18N02E350006, RP18N02E363520
Sections 2, 3, 10, and 11, T.17N, R.2E and
Sections 26, 34, 35, and 36, T.18N, R.2E,
Boise Meridian, Valley County, Idaho

Project Description:

The McCall Associates LLC is requesting a conditional use for a 135-lot single-family subdivision on approximately 1,614 acres. Proposed lot sizes range from 3 acres to 17 acres.

Individual wells and individual septic systems are proposed.

Access would be provided from two locations on West Mountain Road onto private roads. A variance to the private road width is requested.

Development is expected to occur in ten phases.

Attached are the agenda, additional information such as maps and proposed site plans, and a page that details the public hearing process.

Applications and the contents of the files can be reviewed at the Planning and Zoning office in the Valley County Courthouse at 219 North Main Street in Cascade, Idaho.

**More information, including the application
and staff reports will be posted online at:**

www.co.valley.id.us

PUBLIC HEARING

January 13, 2022

6:00 p.m.

**Courthouse Building
2nd Floor
219 North Main Street
Cascade, Idaho**

You are invited to participate in the public hearing and/or comment on the proposal. You may view the hearing by going to our website, www.co.valley.id.us, and click on "Watch Commissioner Meetings Live".

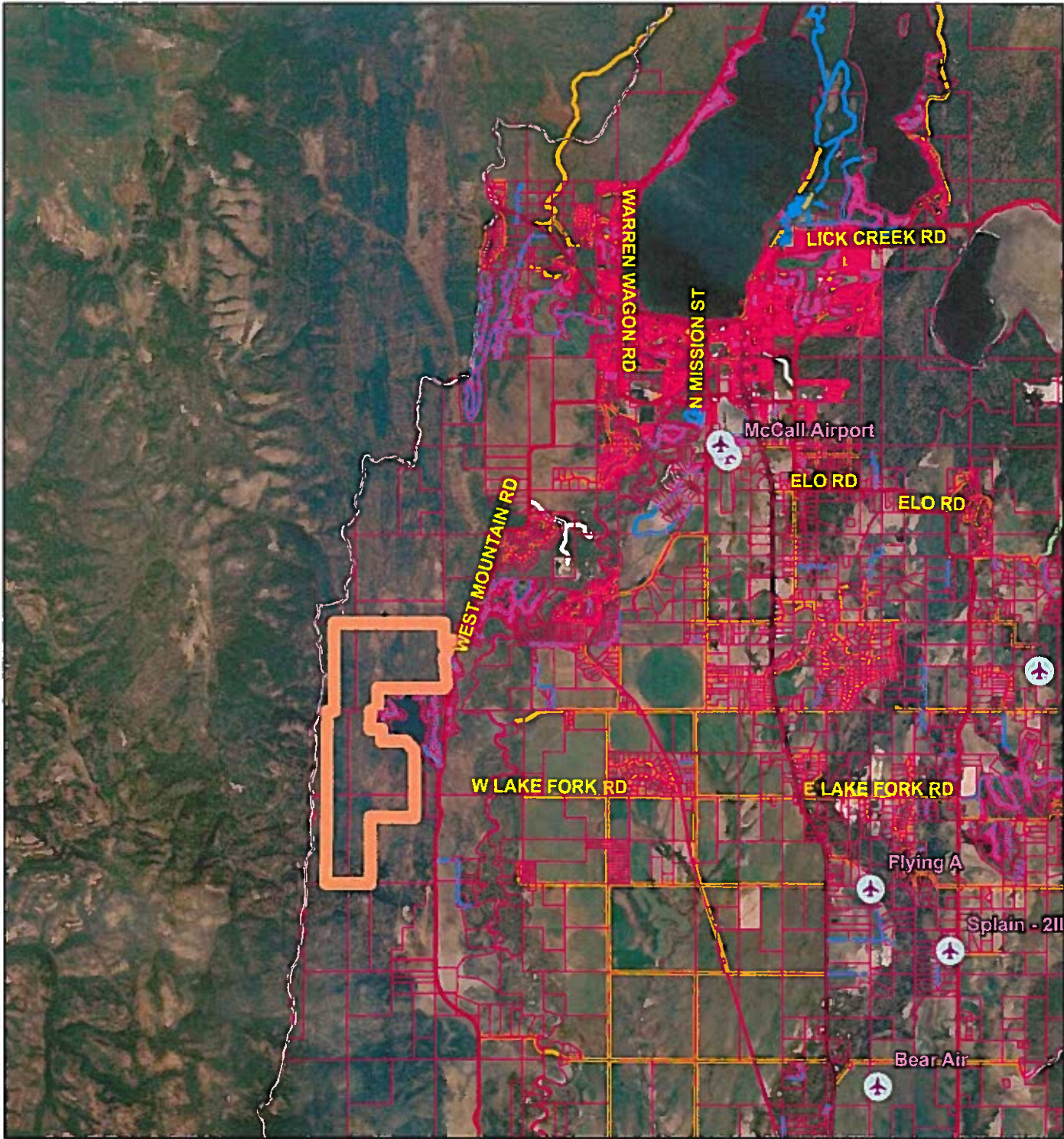
The meeting is in-person but is also teleconference and web-based. However, we cannot guarantee reliability of the phone system or the internet. You can register in advance for this meeting by contacting Cynda Herrick, Planning and Zoning Director, 208-382-7115, or attend in person.

You may comment in person or by mail, fax, or email. Written comments must be received at least seven days prior to the public hearing. If you do not submit a comment, we will assume you have no objections.

Direct questions and written comments to:

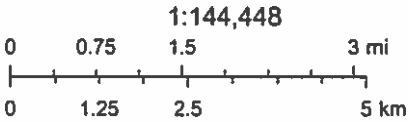
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115 (phone)
208-382-7119 (fax)
cherrick@co.valley.id.us

C.U.P. 21-45 Redridge Preserve



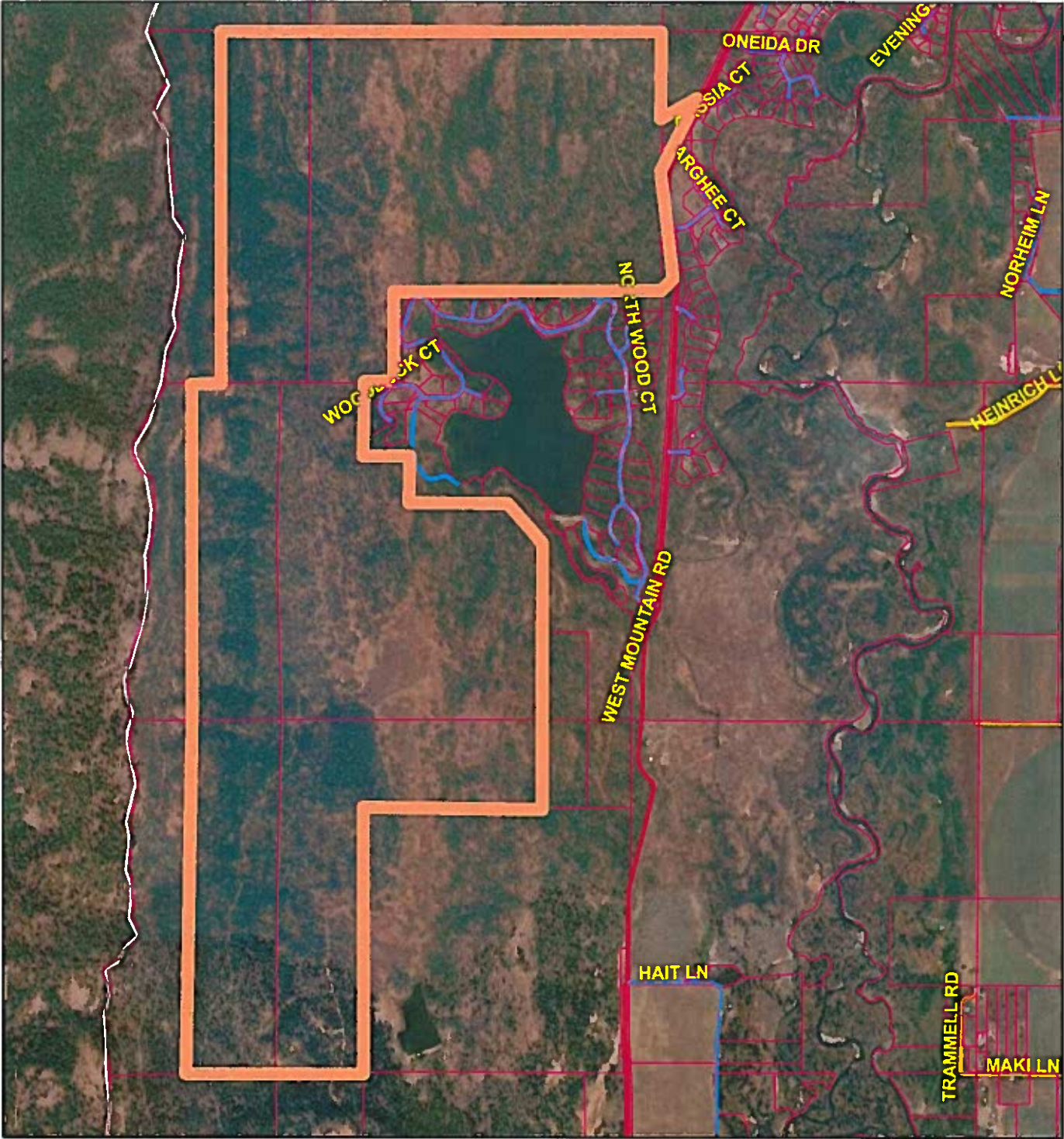
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- Airstrips
- Parcel Boundaries
- Major Road Labels
- Roads
 - MAJOR
 - MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER



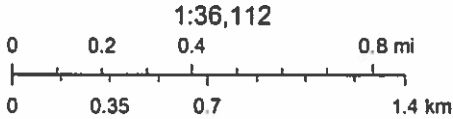
Earthstar Geographics

C.U.P. 21-45 Redridge Preserve



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- Parcel Boundaries
- URBAN/RURAL
- All Road Labels
- PRIVATE
- Roads
- COLLECTOR



Maxar

BEECH ENGINEERING INC.

Welding Engineering Company
2045 E. 8th Ave.
St. Paul, MN 55106
(612) 344-1100



REDRIDGE AT BLACKHAWK



VICINITY MAP

DRAWING INDEX

NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1	GENERAL NOTES	101	SECTION A-A	201	SECTION C-C
2	SECTION A-A	102	SECTION B-B	202	SECTION D-D
3	SECTION B-B	103	SECTION C-C	203	SECTION E-E
4	SECTION C-C	104	SECTION D-D	204	SECTION F-F
5	SECTION D-D	105	SECTION E-E	205	SECTION G-G
6	SECTION E-E	106	SECTION F-F	206	SECTION H-H
7	SECTION F-F	107	SECTION G-G	207	SECTION I-I
8	SECTION G-G	108	SECTION H-H	208	SECTION J-J
9	SECTION H-H	109	SECTION I-I	209	SECTION K-K
10	SECTION I-I	110	SECTION J-J	210	SECTION L-L
11	SECTION J-J	111	SECTION K-K	211	SECTION M-M
12	SECTION K-K	112	SECTION L-L	212	SECTION N-N
13	SECTION L-L	113	SECTION M-M	213	SECTION O-O
14	SECTION M-M	114	SECTION N-N	214	SECTION P-P
15	SECTION N-N	115	SECTION O-O	215	SECTION Q-Q
16	SECTION O-O	116	SECTION P-P	216	SECTION R-R
17	SECTION P-P	117	SECTION Q-Q	217	SECTION S-S
18	SECTION Q-Q	118	SECTION R-R	218	SECTION T-T
19	SECTION R-R	119	SECTION S-S	219	SECTION U-U
20	SECTION S-S	120	SECTION T-T	220	SECTION V-V
21	SECTION T-T	121	SECTION U-U	221	SECTION W-W
22	SECTION U-U	122	SECTION V-V	222	SECTION X-X
23	SECTION V-V	123	SECTION W-W	223	SECTION Y-Y
24	SECTION W-W	124	SECTION X-X	224	SECTION Z-Z
25	SECTION X-X	125	SECTION Y-Y	225	SECTION AA-AA
26	SECTION Y-Y	126	SECTION Z-Z	226	SECTION BB-BB
27	SECTION Z-Z	127	SECTION AA-AA	227	SECTION CC-CC
28	SECTION AA-AA	128	SECTION BB-BB	228	SECTION DD-DD
29	SECTION BB-BB	129	SECTION CC-CC	229	SECTION EE-EE
30	SECTION CC-CC	130	SECTION DD-DD	230	SECTION FF-FF
31	SECTION DD-DD	131	SECTION EE-EE	231	SECTION GG-GG
32	SECTION EE-EE	132	SECTION FF-FF	232	SECTION HH-HH
33	SECTION FF-FF	133	SECTION GG-GG	233	SECTION II-II
34	SECTION GG-GG	134	SECTION HH-HH	234	SECTION JJ-JJ
35	SECTION HH-HH	135	SECTION II-II	235	SECTION KK-KK
36	SECTION II-II	136	SECTION JJ-JJ	236	SECTION LL-LL
37	SECTION JJ-JJ	137	SECTION KK-KK	237	SECTION MM-MM
38	SECTION KK-KK	138	SECTION LL-LL	238	SECTION NN-NN
39	SECTION LL-LL	139	SECTION MM-MM	239	SECTION OO-OO
40	SECTION MM-MM	140	SECTION NN-NN	240	SECTION PP-PP
41	SECTION NN-NN	141	SECTION OO-OO	241	SECTION QQ-QQ
42	SECTION OO-OO	142	SECTION PP-PP	242	SECTION RR-RR
43	SECTION PP-PP	143	SECTION QQ-QQ	243	SECTION SS-SS
44	SECTION QQ-QQ	144	SECTION RR-RR	244	SECTION TT-TT
45	SECTION RR-RR	145	SECTION SS-SS	245	SECTION UU-UU
46	SECTION SS-SS	146	SECTION TT-TT	246	SECTION VV-VV
47	SECTION TT-TT	147	SECTION UU-UU	247	SECTION WW-WW
48	SECTION UU-UU	148	SECTION VV-VV	248	SECTION XX-XX
49	SECTION VV-VV	149	SECTION WW-WW	249	SECTION YY-YY
50	SECTION WW-WW	150	SECTION XX-XX	250	SECTION ZZ-ZZ
51	SECTION XX-XX	151	SECTION YY-YY	251	SECTION AA-AA
52	SECTION YY-YY	152	SECTION ZZ-ZZ	252	SECTION BB-BB
53	SECTION ZZ-ZZ	153	SECTION AA-AA	253	SECTION CC-CC
54	SECTION AA-AA	154	SECTION BB-BB	254	SECTION DD-DD
55	SECTION BB-BB	155	SECTION CC-CC	255	SECTION EE-EE
56	SECTION CC-CC	156	SECTION DD-DD	256	SECTION FF-FF
57	SECTION DD-DD	157	SECTION EE-EE	257	SECTION GG-GG
58	SECTION EE-EE	158	SECTION FF-FF	258	SECTION HH-HH
59	SECTION FF-FF	159	SECTION GG-GG	259	SECTION II-II
60	SECTION GG-GG	160	SECTION HH-HH	260	SECTION JJ-JJ
61	SECTION HH-HH	161	SECTION II-II	261	SECTION KK-KK
62	SECTION II-II	162	SECTION JJ-JJ	262	SECTION LL-LL
63	SECTION JJ-JJ	163	SECTION KK-KK	263	SECTION MM-MM
64	SECTION KK-KK	164	SECTION LL-LL	264	SECTION NN-NN
65					

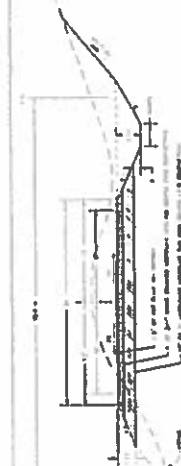
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COMMON MISTAKES



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SALES & MARKETING

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