



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

C.U.P. 22-04 Curved Horn Ranch Subdivision Preliminary Plat

Applicant/Owner: River Investments LLC

Location: 86 Johnson Lane - RP18N03E299005
SESE Section 29, T.18N, R.3E
Boise Meridian, Valley County, Idaho

Project Description: River Investments LLC is requesting a conditional use for an 8-lot single-family subdivision on 20 acres.

Two lots would access directly onto Johnson Lane and Norwood Road (public roads); six lots would access from a new private road onto Norwood Road. Shared access driveways are proposed.

Proposed lot sizes range from 1.3 acres to 5.2 acres. Individual wells and individual septic systems are proposed.

Wetlands and drainage easements are shown on the plat. The property does have water rights; an irrigation plan is being developed. A water storage tank for fire suppression is proposed and will be filled from an off-site source.

The site is addressed at 86 Johnson Lane.

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 located in the Valley County Courthouse at 219 North Main Street in Cascade, Idaho.

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

www.co.valley.id.us

Planning and Zoning Department

PUBLIC HEARING

March 10, 2022

6:00 p.m.

**Valley County Courthouse
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 Meetings Live".

The meeting is in-person. We no longer provide call-in service. This service was discontinued by our provider.

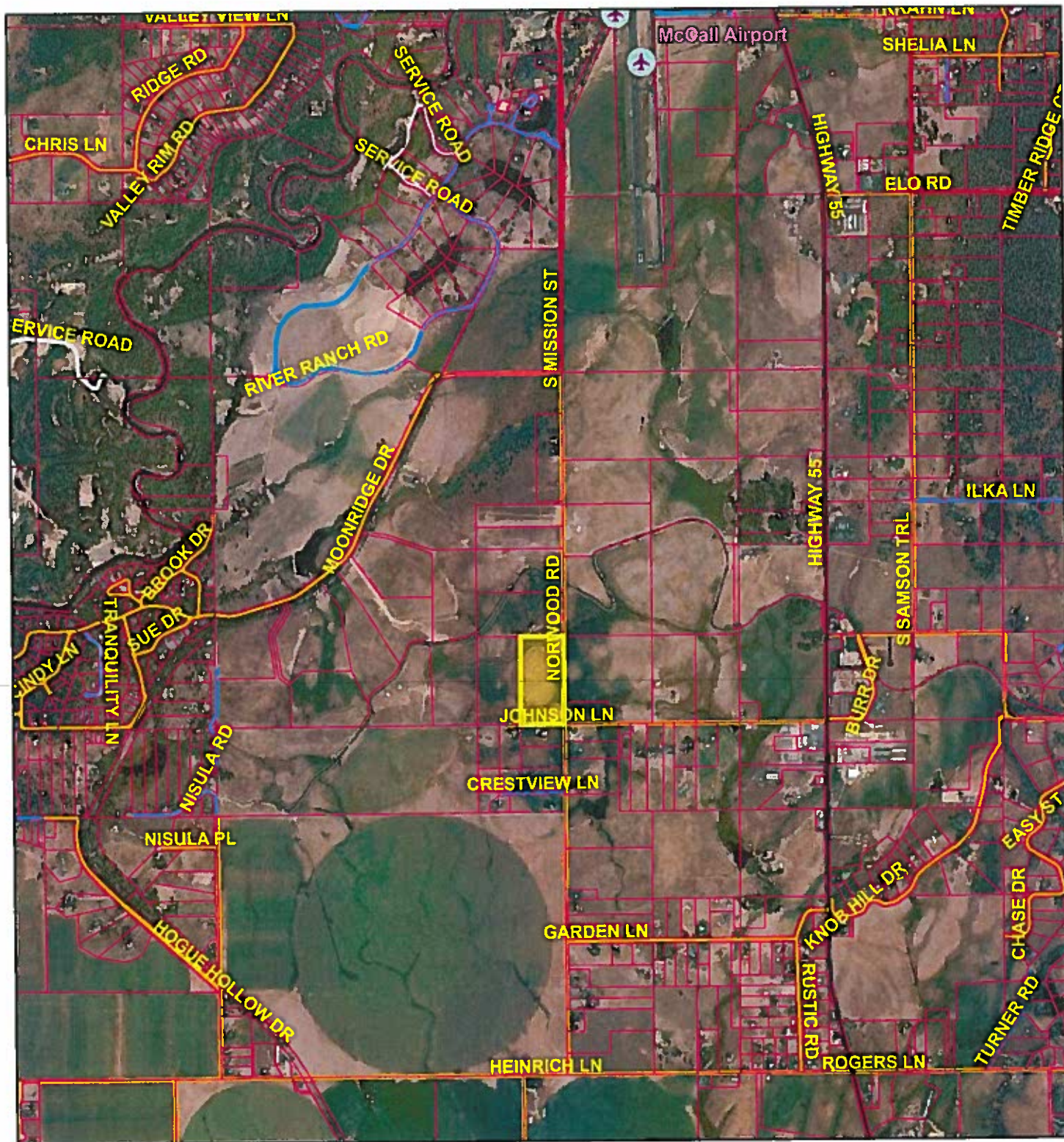
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday, March 2, 2022.

If you do not submit a comment, we will assume you have no objections.








**Direct questions and
written comments to:**

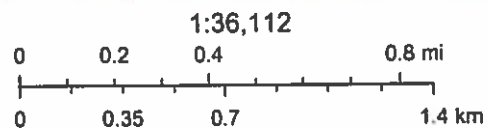
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115 (phone)
cherrick@co.valley.id.us

C.U.P. 22-04 Curved Horn Ranch



1/26/2022, 9:51:15 AM

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



Maxar

Web AppBuilder for ArcGIS

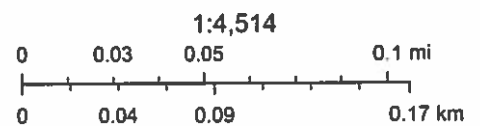
Maxar | Valley County IT | Idaho Department of Water Resources | Payette Forest East Zone GIS office McCall, ID M. Tari, mtari@is.fed.us. Gary Murphy Dispatch and Tanker center Manager @

C.U.P. 22-04 Curved Horn Ranch



1/26/2022, 9:41:15 AM

- Parcel Boundaries
- Roads
- Addresses
- URBAN/RURAL
- All Road Labels



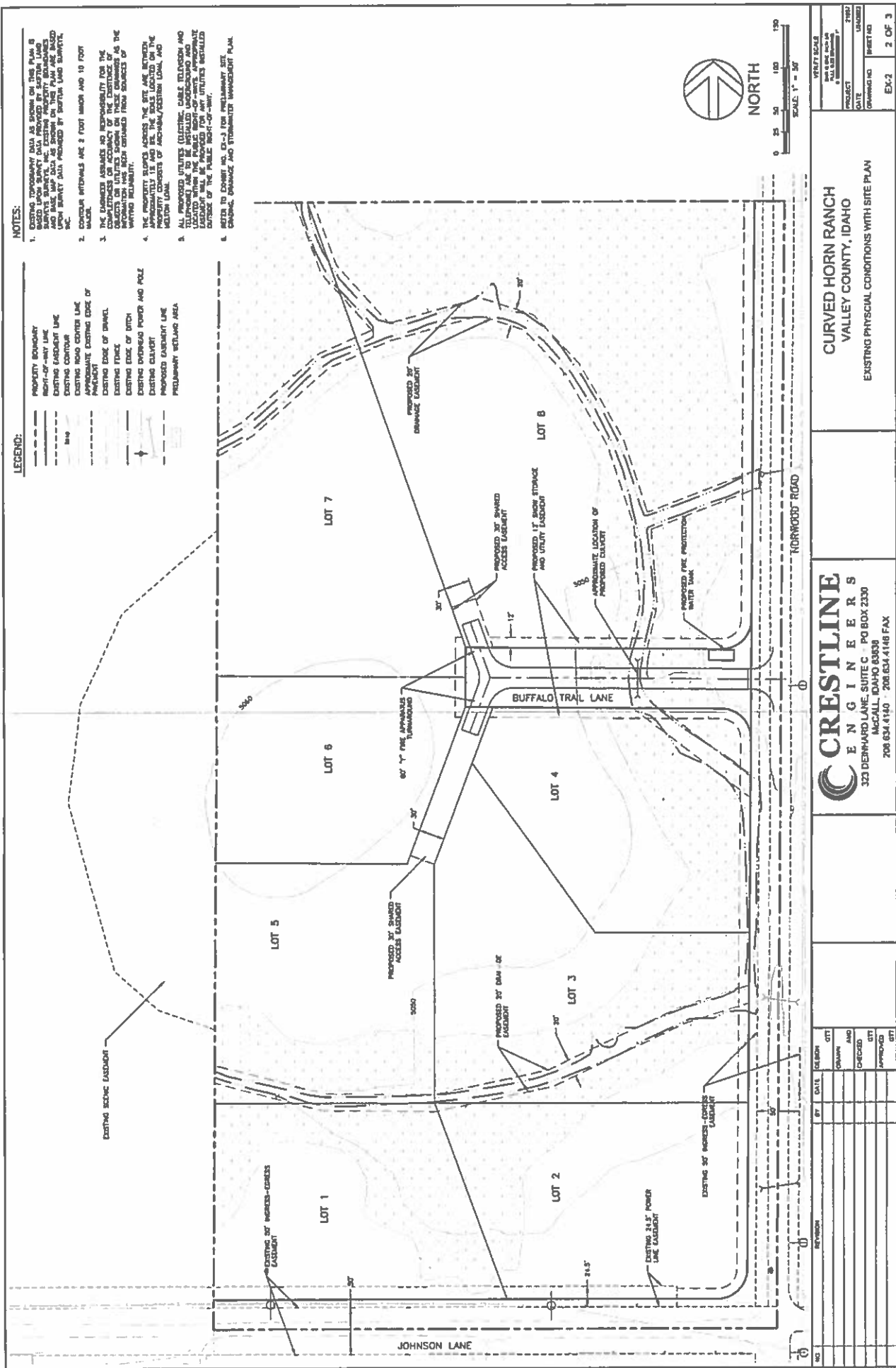
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LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- EXISTING ROAD CENTER LINE
- APPROXIMATE EXISTING EDGE OF HIGHWAY
- EXISTING EDGE OF DRAIN
- EXISTING FRIDGE
- EXISTING EDGE OF DITCH
- EXISTING DRAINAGE POWER AND POLE
- EXISTING CULVERT
- PROPOSED EASEMENT LINE
- PRELIMINARY SETBACK AREA

NOTES:

- EXISTING TOPOGRAPHY DATA AS SHOWN ON THIS PLAN IS BASED ON A SURVEY BY CURVED HORN RANCH, INC. EXISTING PROPERTY BOUNDARIES AND EASEMENTS ARE SHOWN AS DASHED LINES. EXISTING EASEMENTS ARE SHOWN AS DASHED LINES WITH THE WORD "EASEMENT" WRITTEN ALONG THEM.
- CONTOUR INTERVALS ARE 2 FOOT MAJOR AND 10 FOOT MINOR.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE TOPOGRAPHY DATA OR THE EXISTING EASEMENTS OR UTILITIES SHOWN ON THIS PLAN. THE ENGINEER HAS BEEN OBLIGED TO OBTAIN THE BEST AVAILABLE INFORMATION FROM SOURCES OF REASONABLE RELIABILITY.
- THE PROPERTY SLOPS ACROSS THE SITE ARE SHOWN BY DASHED LINES. THE ENGINEER HAS BEEN OBLIGED TO OBTAIN THE BEST AVAILABLE INFORMATION FROM SOURCES OF REASONABLE RELIABILITY.
- ALL PROPOSED UTILITIES (ELECTRIC, CABLE TELEVISION AND TELEPHONE) SHALL BE LOCATED WITHIN THE PROPOSED EASEMENT LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. APPROPRIATE EASEMENTS WILL BE PROVIDED FOR ANY UTILITIES INSTALLED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- NOTES TO DRAWING NO. 03-03 FOR PRELIMINARY SETBACK, EASEMENT AND UTILITY/STORAGE PLAN.



CRESTLINE
ENGINEERS
323 DENHARD LANE, SUITE C, PO BOX 2330
MCCALL, IDAHO 83858
208.634.4140 208.634.4148 FAX

CURVED HORN RANCH
VALLEY COUNTY, IDAHO
EXISTING PHYSICAL CONDITIONS WITH SITE PLAN

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