



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

VAC 22-03 Wardwell Vacation of Utility and Drainage Easement and V-3-22 Wardwell Setback Variance

Applicant: Wayne Wardwell

Owner: Wayne and Nora Wardwell

Location: 9 Nugget Drive
Gold Dust Ranch No. 2 Lots 142 and 143
NESE Section 9, T.13N, R.4E
Boise Meridian, Valley County, Idaho

Project Description: Gold Dust Ranch No. 2 was recorded on September 22, 1975. Per the plat, there is a 10-foot utility and drainage easement centered on all interior lot lines

The property owners are combining Gold Dust Ranch No. 2 Lot 142 with a portion of the adjacent Lot 143.

Wayne Wardwell is requesting a vacation of a 10-foot-wide utility and drainage easement centered on the lot line between Gold Dust Ranch No. 2 Lots 142 and 143. This would allow building to occur over the lot line.

He is also requesting a variance to relax the rear setback from the required 20 feet to 7.5 feet due to topography.

A 24-ft x 32-ft (768-sqft) footprint is planned for a home with a daylight basement and loft.

The site is addressed at 9 Nugget Drive.

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

PUBLIC HEARING

July 14, 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.

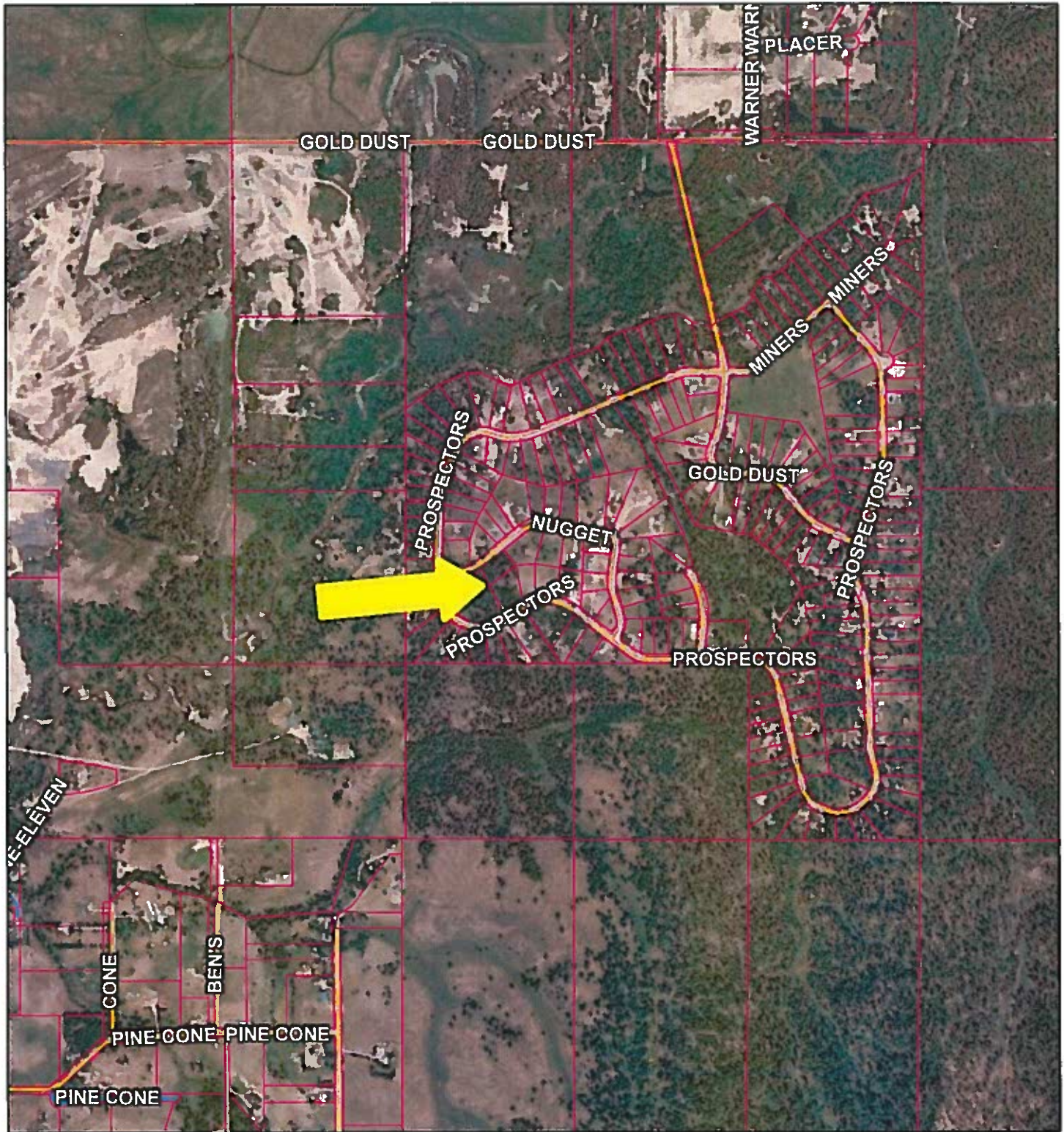
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday, July 6, 2022.

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
cherrick@co.valley.id.us

VAC 22-03 and V-3-22 Vicinity Map



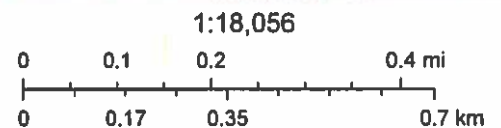
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 Parcel Boundaries

Roads

 URBAN/RURAL

 PRIVATE



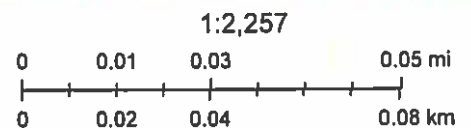
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

VAC 22-03 and V-3-22 Aerial Map



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- Addresses
- Parcel Boundaries
- Roads
- URBAN/RURAL



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

RECORD OF SURVEY

for
Wardwell
A Parcel Line Adjustment
In Lots 142 & 143
Gold Dust Ranch No. 2
In the SE1/4 of Section 9
T. 13 N., R. 4 E., B.M.,
Valley County, Idaho
2023



- Legend**
- Set 5/8 inch Rebar
 - Found Monument as Noted
 - Calculated Position, No Monument Set
 - or Found
 - Found 1/2" Rebar
 - Portals Line

Survey Narrative
The purpose of this survey was to show the
lot line adjustment between lots 142 & 143 as
shown.

Notes
Horizontal datum based on Idaho State Plane,
NAD83 West Zone 1103. Coordinates were derived
from GPS observations and projected to ground
or applying corrections for ellipsoidal height
or applying corrections for ground distances and
are in U.S. survey feet.
Refer to Plat of Gold Dust Ranch No. 2, West No.
86212.

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	23.16	333.00	S58°43'17"W
			25.97

CERTIFICATE OF SURVEYOR
I, George J. Bowers IV, do hereby certify that I am a
Registered Professional Land Surveyor, licensed by the
State of Idaho, and that this map has been prepared
from an actual survey made on the ground by me or
under my supervision, and that this map is in
conformity with the current laws of the State of Idaho
pertaining to plats and surveys, including Title 55,
Chapter 16, Corner Perpetuation and Fung.



Bowers Land Surveys, Inc.
P.O. BOX 916 CAZAC, IDAHO 83411 PHONE 208 4950437

DATE 5/17/23
SHEET 1 OF 1