



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

### **C.U.P. 22-26 Glory Ridge Subdivision Preliminary Plat**

**Applicant / Property Owner:** Victor and Carrie Kranz

**Location:** Parcel RP16N03E035420 and  
part of RP16N03E033155 in the  
W ½ Section 3, T.16N R.3E  
Boise Meridian, Valley County, Idaho

#### **Project Description:**

Victor and Carrie Kranz are requesting a conditional use permit for a 14-lot single-family subdivision on 33.5 acres. Proposed lot sizes range from 1 acre to 3 acres

Access would be from a new private road onto Rainbow Road (public). Shared driveways are proposed.

Variances are requested for shared driveways and a cul-de-sac length greater than 900-ft.

Individual wells and individual septic systems are proposed

A water storage tank will be installed for fire mitigation purposes.

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

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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](http://www.co.valley.id.us)**

### **PUBLIC HEARING**

**July 19, 2022**

**5:30 p.m.**

**Valley County Courthouse  
2<sup>nd</sup> 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](http://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.

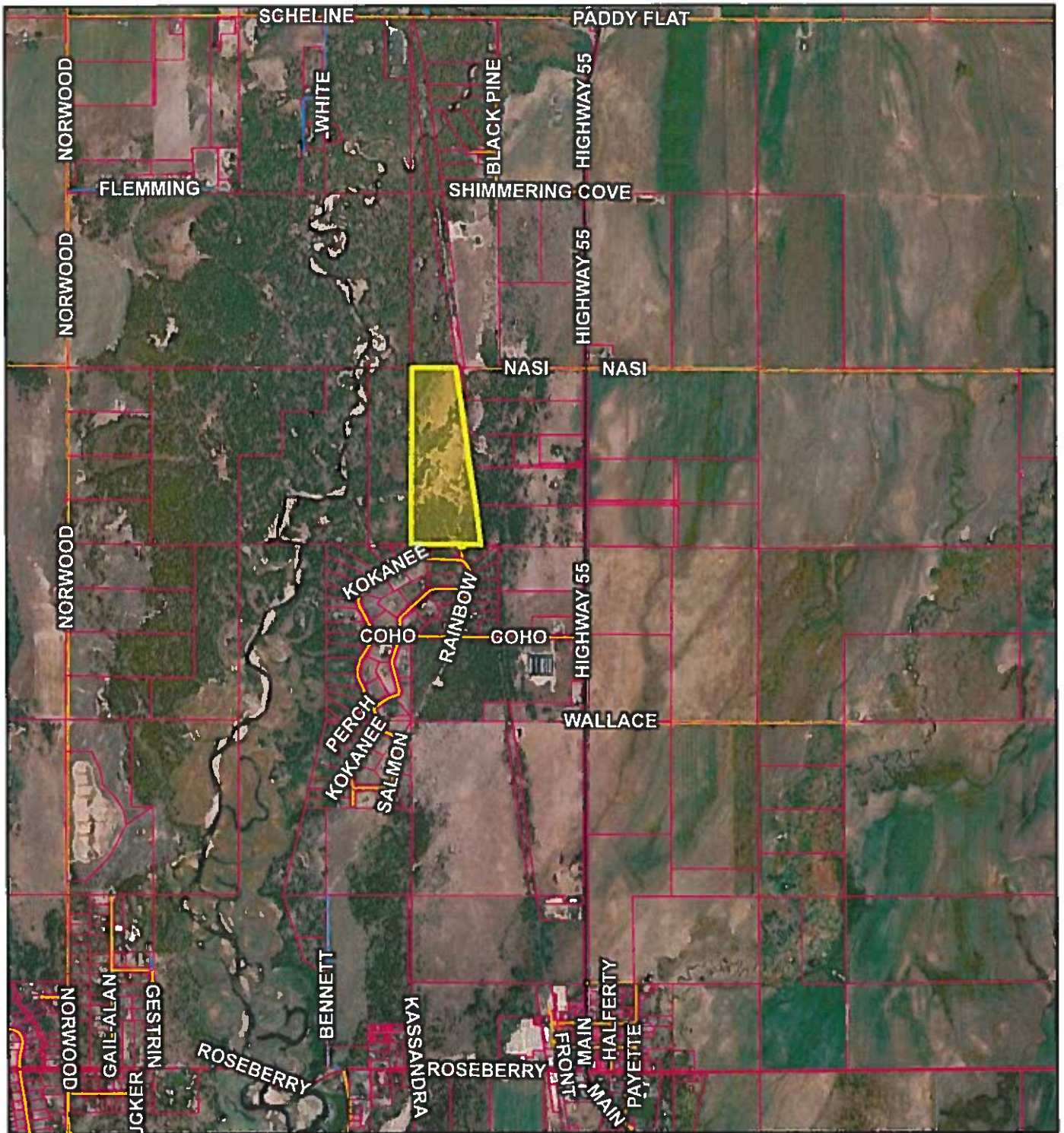
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, July 11, 2022.

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

#### **Direct questions and written comments to:**

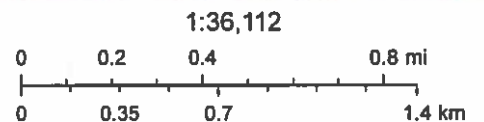
Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611  
208-382-7115  
[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

# C.U.P. 22-26 Vicinity Map



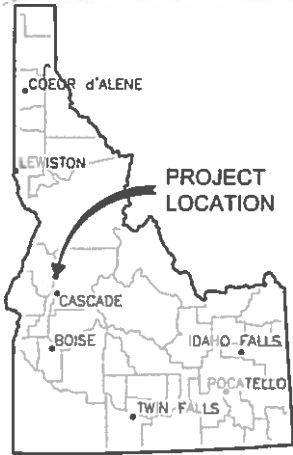
5/31/2022, 4:43:20 PM

- Parcel Boundaries
- COLLECTOR
- URBAN/RURAL
- MAJOR
- PRIVATE



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





NORTH  
SCALE: 1" = 300'

**CRESTLINE**  
ENGINEERS

323 DEINHARD LANE, SUITE C · PO BOX 2330  
McCALL, IDAHO 83638  
208.634.4140 · 208.634.4146 FAX

GLORY RIDGE SUBDIVISION  
VALLEY COUNTY, IDAHO  
PROPOSED SUBDIVISION STREET NAMES AND LOT:

PROJECT	21074	DRAWN	FIGURE NO.
DATE	5/25/2022	RFP	1 OF 1

A RESIDENTIAL SUBDIVISION LOCATED IN  
THE W/2 OF SECTION 3  
T.16N R.3E, E.M  
VALLEY COUNTY, IDAHO  
2022

TEMA FIRM HAND((S): 1606321025C  
FIRM EFFECTIVE DATED(S) 2/1/2018  
FLOOD ZONE(S) ZONE X AND ZONE A  
BASE FLOOD ELEVATION(S) N/A  
FLOOD ZONE(S) ARE SUBJECT TO CHANGE BY TEMA AND ALL  
LAND WITHIN A FLOODPLAIN IS REGULATED BY  
TITLE 9 AND TITLE 11 OF THE WALLEY COUNTY CODE.

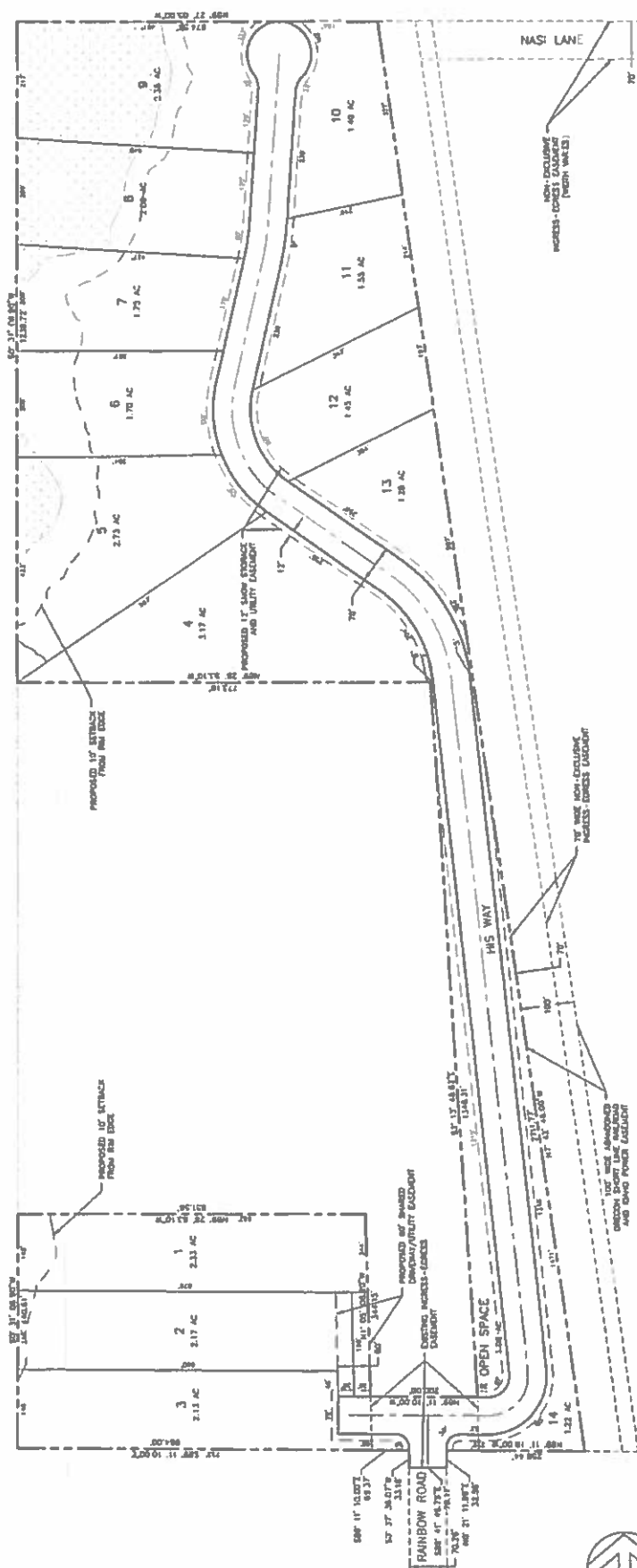
## NOTES:

1. THE SUBSTANCE OF THIS PROPOSED DEVELOPMENT IS:  
HOTEL AND CASINO NAME  
2711 N. WALKER BLVD.  
2711 N. WALKER BLVD.  
20767-9311 TO 9311
2. THE LAND SURVEY OF THIS PROPOSED DEVELOPMENT IS:
3. THE ENTIRE LAND USED/TOWNSHIP IS RESIDENTIAL  
WALKER LAND SURVEYS, LLC  
2711 N. COLLE ROAD, SUITE 210  
BOONE, MO 64608
4. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY  
A. 13.31 ACRES
5. OTHER TO EXISTING CONDITIONS  
AND TOPOGRAPHY.
6. STRUCTURES WILL COMPLY WITH WALKER COUNTY STANDARDS.

PROPERTY BOUNDARY  
ADJACENT PROPERTY LINE  
PROPOSED RIGHT-OF-WAY  
EXISTING EASTWON LINE  
NEW CONTROL LINE  
PROPOSED LOT LINE  
PROPOSED EASTWON CHASE  
EXISTING CHASE DRIVE

#### DEVELOPMENT DATA:

PROPERTY AREA	33.51 ACRES
PRIVATE HIGH-OF-WAY AREA	5.31 ACRES
LOT(S) AREA	27.24 ACRES
OPEN SPACE AREA	1.08 ACRES



NORTH



NO	REVISION	BY	DATE	DESCRIPTION
110				APPROVED
109				DESIGN
108				DESIGN
107				DESIGN
106				DESIGN
105				DESIGN
104				DESIGN
103				DESIGN
102				DESIGN
101				DESIGN

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION



**CRESTLINE**

**ENGINEERS**  
323 DENIHARD LANE, SUITE C PO BOX 2130

**McCALL, DAVID** 83838  
208 634 4140 208 634 4146 FAX

GLORY RIDGE SUBDIVISION  
VALLEY COUNTY, IDAHO  
PRELIMINARY PLAT

[illegible]