

Valley County Planning and Zoning Department

219 N. Main
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cherrick@co.valley.id.us
208-382-7115



Application for Vacations
of Plats, Portions Thereof,
Public Rights-of Ways,
or Easements

See Section 10-6-2 Valley County Code

Subject to I.C. 55-22 Underground Facilities Damage Prevention

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>1015</u> or <input type="checkbox"/> Cash
FILE # <u>VAC 22-03</u>		FEE \$ <u>500-</u>
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): <u>V-3-21</u>		DATE <u>6-2-2022</u>
PROPOSED USE: _____		
<input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Vacation of Road and/or Right-of-Way	<input checked="" type="checkbox"/> Vacation of Utility Easement <input type="checkbox"/> Other

Name of Applicant(s): Wayne K. Wardwell
Applicant's Signature: Wayne K. Wardwell Date: 5/31/22
Mailing Address of Applicant(s): 12493 W Murchison St.
Phone #: [REDACTED] email: [REDACTED]

Required Attachments

1. Narrative describing property and the reason(s) for the request
2. Map, sketch, or plat showing the property and names and addresses of owners of adjoining property.
3. Letters from, or signatures on a petition, of each owner of adjoining property stating:
 - their approval of the proposed vacation,
 - their willingness to share in the costs,
 - they are aware that vacated property becomes part of adjoining property subject to the rights and easements of utilities.
4. Application for Release of Idaho Power Easement, if applicable.
5. An application processing fee of \$500.00.

Submit **ten copies** of all application materials with the fee to the Planning and Zoning Administrator a minimum of 45 days prior to the regularly scheduled Planning and Zoning meeting. Regularly scheduled meetings are held the second Thursday of each month. When an application is 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.

Valley County
Application for Vacating Easement
Property Parcel Number: To Be Determined (combining RP001040001420 with a portion of
RP001040001430)
Gold Dust Ranch No. 2
9 Nugget Drive
Wayne K and Nora Ann Wardwell

Narrative Statement:

The attached Proposed Plan shows the septic and drain field in green (along with an initial driveway also in green and relevant wooded areas noted as X's, also in green.) The yellow shows the high point in terms of topography.

Upon purchase of the parcel in August 2022, the initial step was to have Mr. Tobie Olsen install a septic system and drain field. Due to the topography limitations, Mr. Olsen placed the system where he felt it met code.

The blue marks a 24' X 32' footprint for a proposed home construction for a 768 sq. ft home with a daylight basement of equal area. (The proposed house plan also calls for a 480 sq. ft loft.) The daylight basement is due to the topography, in which there really isn't sufficient high ground in which to build. A daylight basement would take the slope of the hill into account.

We then purchased an additional parcel of land (part of 143) to allow for an approximate 30 ft to the south.

As it stands, even with the new boundary, this would not allow for sufficient area for construction without a vacating of a public utility easement (as well as a variance in the required set-aside.)

Under the advice of Mr. Olsen, we are requesting permission from the Valley County Commissioners to allow for the vacating of the easement on the previous property line and for a variance of the 20 ft. set aside from the new property line.

There are no other landowners or roadways impacted by this request.

Thank you for your consideration.

Respectfully,
Wayne K Wardwell

RECORD OF SURVEY

for

Wardwell

A Parcel Line Adjustment
 In Lots 142 & 143
 Gold Dust Ranch No. 2
 In the SW1/4 of Section 9
 T. 13 N., R. 4 E., B.M.,
 Valley County, Idaho
 2022



Legend

- 5/8" Iron Pin
- Found Instrument as Nited
- △ Copied Position, No Monument Set
- Found 1/2" Pipe
- Parcel Line

Survey Narrative

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

Notes

Horizontal datum based on Idaho State Plane, Idaho West Zone 103 Coordinates were derived from GPS observations and projected to ground by applying a scale factor of 1.00000022. All distances are in U.S. survey feet.

Refer to Plot of Gold Dust Ranch NO. 2, and NO. 88212

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	23.98	353.00	S56°26'03"W	20.97

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 under my supervision and that this map is an accurate representation of said survey, and 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 Traps.



Bowers Land Surveys, Inc.
 P.O. BOX 97A, CASCADE, IDAHO 83411-0096, PHONE: 208-489-6137
 JOB NO. 2015
 DRAWING NO. 15
 DATE: 5/27/22
 SHEET 1 OF 1