

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>4594</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 22-54</u>	FEE \$ <u>300.00</u>	
ACCEPTED BY <u>CH</u>	DEPOSIT	
CROSS REFERENCE FILE(S):	DATE <u>11-23-2022</u>	
PROPOSED USE: <u>detached solar panels</u>		

When an application has been 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.

Applicant's Signature: [Signature] Date: 11/9/22

The following must be completed and submitted with the conditional use permit application:

- ☐ A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☐ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☐ A **landscaping plan**, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☐ A **site grading plan** clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A **lighting plan**.
- ☐ **Names and addresses of property owners** within 300 feet of the property lines. Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required.
- ☐ **Ten (10) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Code online at www.co.valley.id.us
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

CONTACT INFORMATION

APPLICANT David Hanev PHONE [REDACTED]
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐
MAILING ADDRESS 10668 Onondaga Pl. Boise, ID ZIP 83709
EMAIL [REDACTED]
PROPERTY OWNER David + Jackie Hanev
MAILING ADDRESS Same ZIP
EMAIL Same
AGENT / REPRESENTATIVE PHONE
MAILING ADDRESS N/A ZIP
EMAIL
CONTACT PERSON (if different from above)
MAILING ADDRESS ZIP
EMAIL PHONE

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 1504 Crownpoint Parkway
PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

TAX PARCEL NUMBER(S) RP 006110000060

Quarter Section Township Range

1. PROPOSED USE: Residential ☒ Civic or Community ☐ Commercial ☐ Industrial ☐
2. SIZE OF PROPERTY 1.5 Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

House, Trailer w/ Roof, outdoor kitchen

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location:

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North House

South Vacant

East Vacant

West House

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: _____

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: _____

Number of Existing Structures: _____

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor _____

1st Floor _____

2nd Floor _____

2nd Floor _____

Total _____

Total _____

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☒ Multiple residences on one parcel ☐

8b. TYPE OF STRUCTURE: Stick-built ☒ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☐ _____

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): _____

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 1006

8d. DENSITY OF DWELLING UNITS PER ACRE: _____

9. SITE DESIGN:

Percentage of site devoted to building coverage: _____

Percentage of site devoted to landscaping: _____

Percentage of site devoted to roads or driveways: _____

Percentage of site devoted to other uses: _____, describe: _____

Total: 100%

10. PARKING (If applicable):

Office Use Only

a. Handicapped spaces proposed: _____

Handicapped spaces required: _____

b. Parking spaces proposed: _____

Parking spaces required: _____

c. Number of compact spaces proposed: _____

Number of compact spaces allowed: _____

d. Restricted parking spaces proposed: _____

e. Are you proposing off-site parking: _____

11. SETBACKS:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front _____

Rear _____

Side _____

Side Street _____

12. NUMBER OF EXISTING ROADS: _____ Width: _____

Existing roads will be: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Existing road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

13. NUMBER OF PROPOSED ROADS: _____ Proposed width: _____

Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

None

16. PROPOSED UTILITIES:

Proposed utility easement widths _____

Locations _____

17. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐

Name: _____

18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☒

If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____

Nearest adjacent well _____ Depth _____ Flow _____

19. DRAINAGE (Proposed method of on-site retention): _____

Any special drains? _____ (Please attach map)

Soil type(s): _____

(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)

Stormwater Prevention Management Plan will need approval from Valley County Engineer.

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☐

21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☐

21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☒
If yes, explain: _____

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒

Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☐

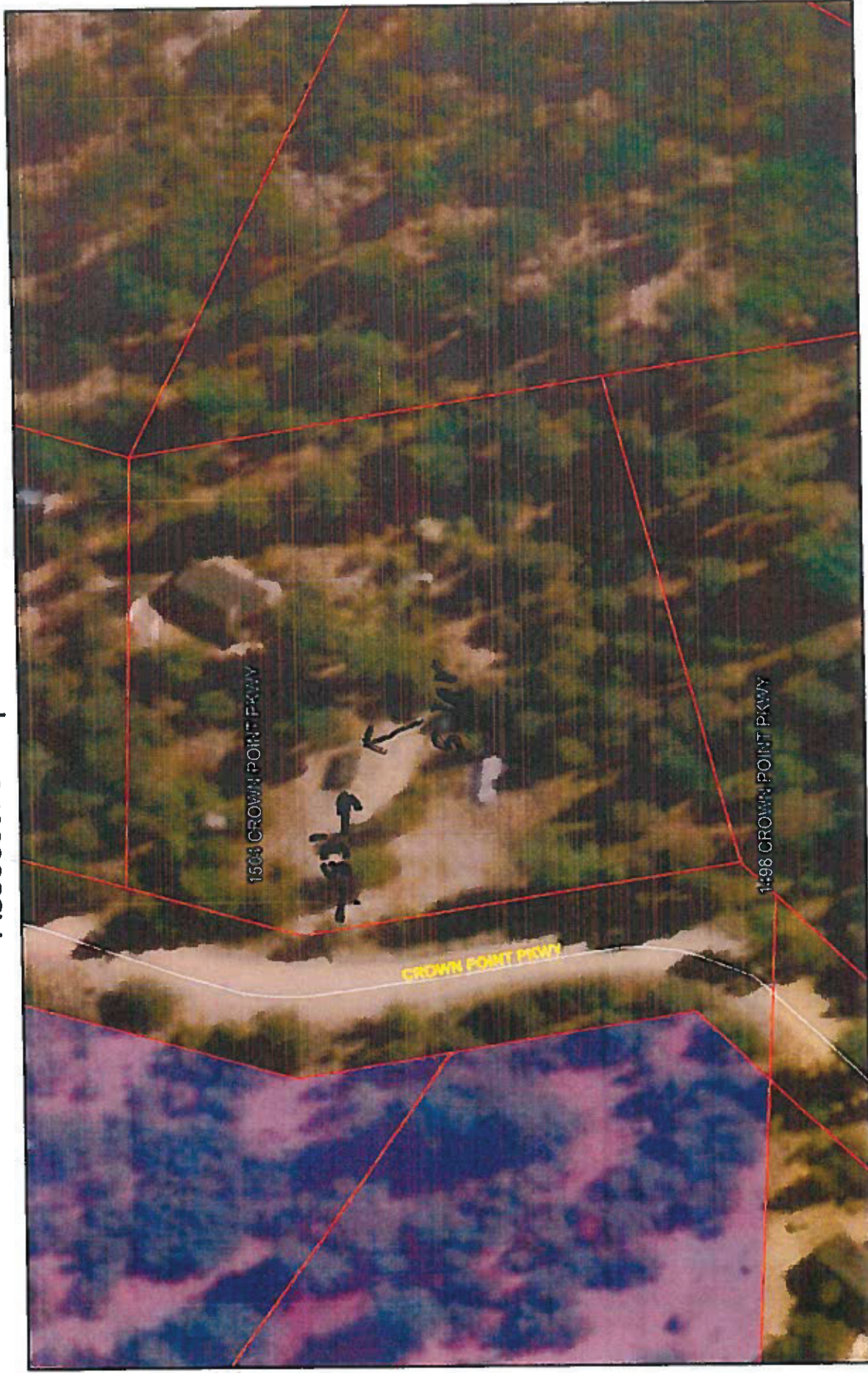
If yes, explain: _____

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.

25. COMPLETE ATTACHED WEED CONTROL AGREEMENT

26. COMPLETE ATTACHED IMPACT REPORT

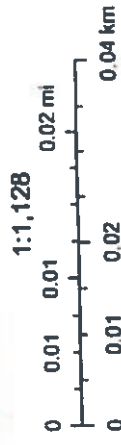
Assessor's Map & Parcel Viewer



11/9/2022, 8:48:14 AM

- Address Points

☐ Parcel Summary & Improvement Report



Mapbox, Microsoft

