

# Valley County Planning and Zoning Department

700 S. Main ST  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
cherrick@valleycountyid.gov  
208-382-7115



## Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>1555</u> or <input type="checkbox"/> Cash or <input type="checkbox"/> Card
FILE # <u>26-029</u>		FEE \$ <u>250</u>
ACCEPTED BY <u>[Signature]</u>		DEPOSIT _____
CROSS REFERENCE FILE(S): <u>CUP 24-07</u>		DATE <u>4/24/26</u>
PROPOSED USE: <u>Amendment 24-07 adding structure</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: 4/24/2026

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.
- Three (3) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- A Development Agreement may be required**. Possible road mitigation should be discussed with the Valley County Road and Bridge Director, 208-382-7195.

We recommend you review the Valley County Code online at [www.co.valley.id.us](http://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.

## Project Description -

CM Backcountry Rentals/CM Property Holdings is looking to amend our current conditional use permit (24-07) and/or receive a new conditional use permit to add another structure onto the property. We want to add a storage building to house equipment for CM Backcountry that is currently sitting outside in the yard. The main reason for wanting to put this building up is to have a clean and organized yard without 100's of pieces of equipment sitting out as an eye sore.

Time frame will take roughly 2 months from start to finish to complete. All we are doing is a steel building that will have a concrete floor, simple and easy building. The outside will be very nice and match our current structure that is going up on the property.

We already have a driveway in place and will be utilizing the same driveway for the new proposed building. We already have construction happening on our current building and noise, dust, fencing, etc. is already accounted for due to that.

Thank you,

Cody Monroe

Date of Pre-Application Meeting with Staff: April 10th, 2026  
Staff Name(s): Cynda Herrick

**CONTACT INFORMATION**

APPLICANT CM Backcountry Rentals PHONE 541-589-2507  
Owner  Purchaser  Lessee  Renter   
MAILING ADDRESS 313 McBride St. McCall, ID ZIP 83638  
EMAIL Cmfire208@gmail.com  
PROPERTY OWNER Cody Monroe/CM Backcountry Rentals  
MAILING ADDRESS 313 McBride St. McCall, ID ZIP 83638  
EMAIL cmfire208@gmail.com  
AGENT / REPRESENTATIVE Cody Monroe PHONE 541-589-2507  
MAILING ADDRESS 313 McBride St. McCall, ID ZIP 83638  
EMAIL cmfire208@gmail.com  
CONTACT PERSON (if different from above) Same  
MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_  
EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_

**PROPERTY INFORMATION**

ADDRESS OF SUBJECT PROPERTY Hinson Acres Subdivision Lot 4  
PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

TAX PARCEL NUMBER(S) RP005550000010

Quarter NW1/4 NW1/4 Section 03 Township 17N Range R03E

1. PROPOSED USE: Residential  Civic or Community  Commercial  Industrial
2. SIZE OF PROPERTY 4.8 Acres  or Square Feet
3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:  
Commercial conditional use permit (#24-07) already in place, for our current building being used as a commercial shop + Lodge for guests + employees.
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: none.
5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:  
North Commercial shops  
South Commercial shops  
East Commercial shops  
West Commercial shops

**APPLICATION DETAILS**

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 25 ft. @ pitch of roof

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

Number of <u>Proposed</u> Structures: <u>1</u>	Number of <u>Existing</u> Structures: <u>1</u>
<u>Proposed</u> Gross Square Feet	<u>Existing</u> Gross Square Feet
1 <sup>st</sup> Floor <u>8000</u>	1 <sup>st</sup> Floor <u>7000</u>
2 <sup>nd</sup> Floor _____	2 <sup>nd</sup> Floor <u>3000</u>
Total <u>8000</u>	Total <u>10,000</u>

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  Steel

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

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: NA

8d. DENSITY OF DWELLING UNITS PER ACRE: NA

9. SITE DESIGN:

Percentage of site devoted to building coverage: 8  
 Percentage of site devoted to landscaping: 80  
 Percentage of site devoted to roads or driveways: 2  
 Percentage of site devoted to other uses: 10, describe: parking  
**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:

	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	<u>100 ft.</u>	_____	_____	_____
Rear	<u>100 ft.</u>	_____	_____	_____
Side	<u>100 ft.</u>	_____	_____	_____
Side Street	<u>100 ft.</u>	_____	_____	_____

12. NUMBER OF EXISTING ROADS: 1 Width: 15 ft.

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: 0 Proposed width: \_\_\_\_\_

Proposed roads: Publicly maintained?  Privately Maintained?  or Combination of both?   
 Proposed road construction: Gravel  Paved  or Combination of both?

Anticipated Trip Generation [Refer to ITE – Trip Generation Manual within Roads Policy Manual] \_\_\_\_\_

Primarily heavy truck traffic? Yes  No  Combination

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

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

Power is already established.

16. PROPOSED UTILITIES: 0

Proposed utility easement widths \_\_\_\_\_ Locations \_\_\_\_\_

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

NA - no sewer, no water being Name: \_\_\_\_\_

18. POTABLE WATER SOURCE: Public  put in @ this location. 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): NA

Any special drains? NA (Please attach map)

Soil type(s): NA

(Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://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

22. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes  No

23. IS ANY PORTION LOCATED WITHIN 150-FT OF ANY LAKE, POND, RIVER, OR YEAR-ROUND FLOWING CREEK OR STREAM? THIS IS A RIPARIAN AREA AS DEFINED BY VCC 9-6-6.

Yes  No

24. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes  No

If yes, explain:

Foundation pad for shop.

25a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes  No

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

If yes, explain: \_\_\_\_\_

25b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district. Submit letter from Irrigation District, if applicable.

26. COMPLETE ATTACHED WEED CONTROL AGREEMENT

27. COMPLETE ATTACHED IMPACT REPORT



10. How do you plan to retain storm and excess water on each lot? natural infiltration.

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

any grease or oil contaminates will be dealt with by any state/local procedures.

**Irrigation Plan Map Requirements**

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- All canals, ditches, and laterals with their respective names.
- Head gate location and/or point of delivery of water to the property by the irrigation entity.
- Pipe location and sizes, if any
- Rise locations and types, if any.
- Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- Slope of the property in various locations.
- Direction of water flow (use short arrows on your map to indicate water flow direction → ).
- Direction of wastewater flow (use long arrows on your map to indicate wastewater direction → ).
- Location of drainage ponds or swales, if any where wastewater will be retained on property
- Other information: NA-we wont be using imigation at this location

**Also, provide the following documentation:**

- Legal description of the property.
- Proof of ownership.
- A written response from the irrigation entity and/or proof of agency notification.
- Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- Copy of all new easements ready for recording (irrigation supply and drainage).
- If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be **bonded** and/or **installed** prior to the recording of the plat or building permit.

Signed: [Signature]  
Applicant

Date: 04/16/2026



# VALLEY COUNTY WEED CONTROL AGREEMENT

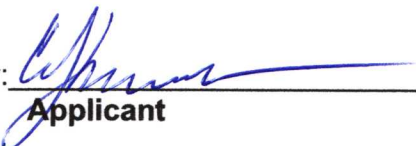
**It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.**

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By:   
Applicant

By: Valley County Weed Supervisor

Date: 04/16/2026

# IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

N/A

2. Provision for the mitigation of impacts on housing affordability.

N/A

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

The property is currently under construction already with another structure so there will be minimal added noise due to construction already happening.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

Due to being right next door to Mile High Powersports that has over 12 buildings on their property any of the following concerns in this question are minimal compared to

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both surrounding existing and what may be added by the proposed uses.

N/A

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

N/A

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

Activities on neighboring properties are the same as us. no concerns.

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

N/A

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

Lot is bare compacted dirt with minimal vegetation. We will be adding landscaping that will improve vegetation.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

This lot is flat with no slopes therefore will not have any slope stability problems.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

Site improvements for this project align with our current CUP 24-07.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.

Landscaping and fencing will improve any visibility or potential eye sores from adjacent roads.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

We own the property already and have a current CUP 24-07 in place.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

Same as our current CUP 24-07.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

NA

16. State how the proposed development will impact existing developments providing the same or similar products or services.

NA

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

NA

18. What will be the impacts of a project abandoned at partial completion?

NA-project will not be abandoned.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

NA

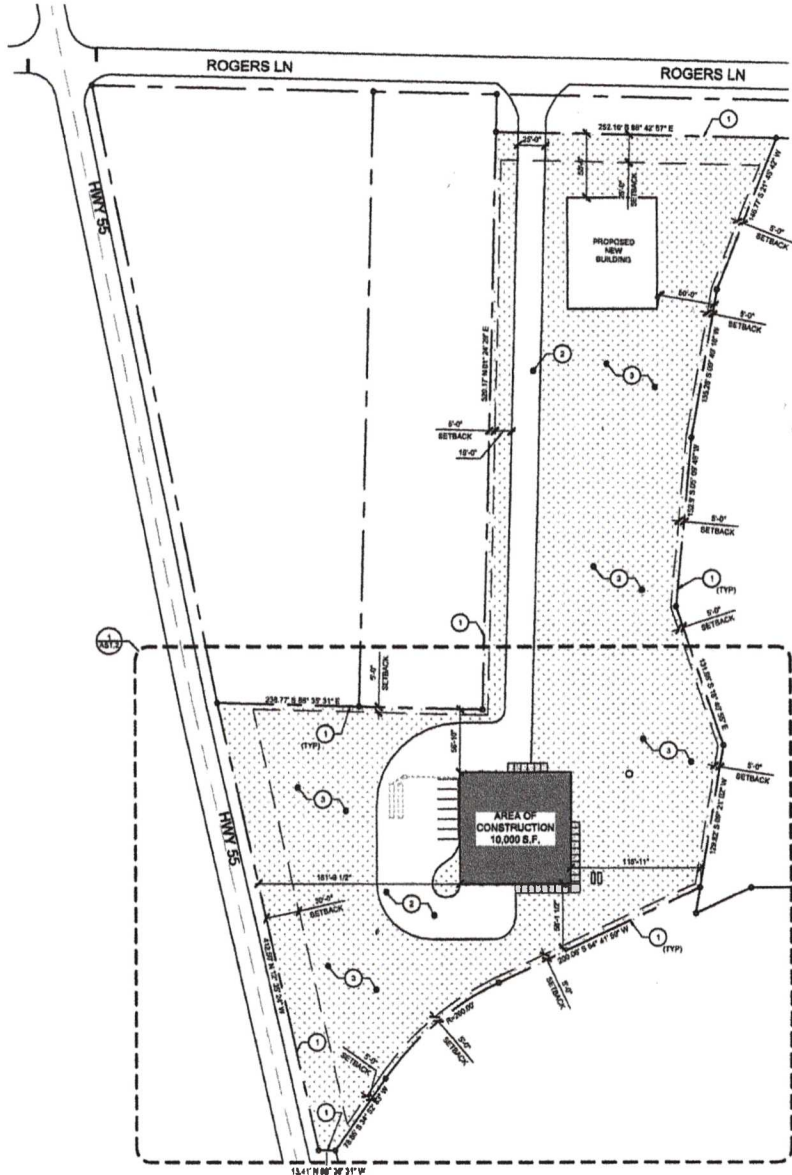
20. Stages of development in geographic terms and proposed construction time schedule.

2 months, dirt work, concrete, and erect building.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

NA

# Plot Plan



## SHEET NOTES

- VERIFY ALL EXISTING GRADINGS.
- UNLESS NOTED OTHERWISE, ALL WALKING SURFACES ARE TO BE GRADED AT NO MORE THAN 5% IN THE DIRECTION OF TRAVEL AND NO MORE THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL. SEE CIVIL FOR ACTUAL GRADINGS.
- UNLESS NOTED OTHERWISE, FINISHED FLOOR ELEVATION IS TO BE AT MINIMUM 1' ABOVE THE HIGHEST ADJACENT CROWN OF THE ADJACENT STREET. SEE CIVIL FOR ACTUAL FINISHED FLOOR.
- UNLESS NOTED OTHERWISE, PROVIDE DRAINAGE DITCHES WITH BANKS THAT DO NOT EXCEED 3:1.
- PROVIDE LANDSCAPING AND IRRIGATION THAT MEETS OR EXCEEDS ALL APPLICABLE STANDARDS.
- REFER TO GEO-TECHNICAL REPORT AND FOLLOW ALL RECOMMENDATIONS. REPORT ANY VARIATIONS TO ARCH/ECI PRIOR TO COMMENCING CONSTRUCTION.

## KEYNOTES

- PROPERTY LINE
- ASPHALT PAVING (SEE CIVIL)
- LANDSCAPING (SEE LANDSCAPING PLAN)

## SITE ANALYSIS

ADDRESS: 1324 HWY 55  
MCALL, ID 83638

LEGAL DESCRIPTION: WARDEN ACRES LOT 1

ZONE: MHJ

LOT AREA: 4.81 ACRES  
SQUARE FOOTAGE: 10,000 S.F.

BUILDING AREA: 10,000 S.F.

MAXIMUM HEIGHT: ALLOWED: 30'-0" PROPOSED: 39'-0" (PREVIOUSLY APPROVED)

LOT COVERAGE: ACTUAL: 4.8%

RETRACTS: REQUIRED: FRONT: 25'-0" SIDE: 30'-0" / 5'-0" REAR: 5'-0" PROPOSED: FRONT: 25'-0" SIDE: 30'-0" / 5'-0" REAR: 5'-0"

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DATE				
NO.				

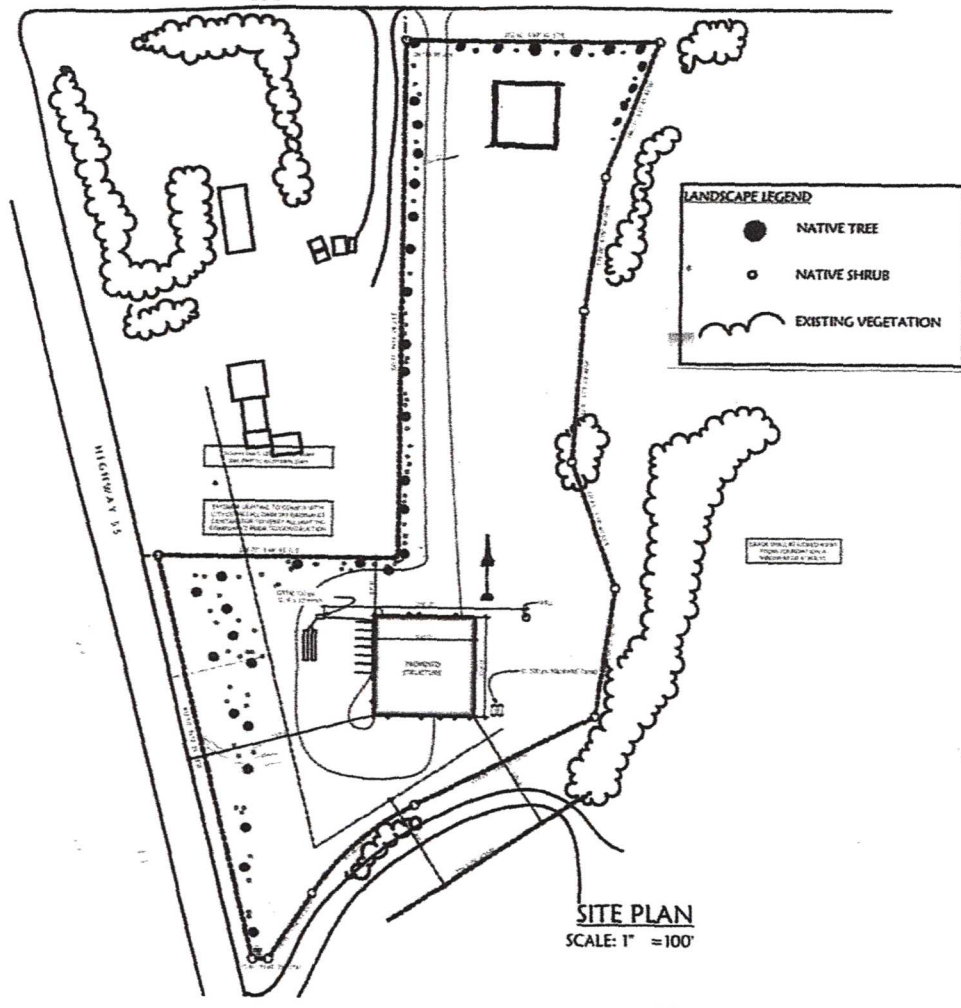


PROJECT FOR: CM BACKCOUNTRY SHOP

DRAWN BY: C  
CHECKED BY:  
JOB #  
DATE: 1/1

SITE PLAN

AS1.



LOT	AREA (sq. ft.)	% COVERAG
BUILDING COVERAGE	40000	40000/209583
LANDSCAPING	26177	12.4900397
ROADS & DRIVEWAYS	33105	15.7956513

SHEET INDEX	
Page	Name
1	SITE PLAN
2	FOUNDATION PLAN
3	FLOOR PLANS
4	ELECTRICAL PLANS
5	ELEVATIONS
6	SECTIONS

Landscape Plan





## Lighting Plan

Interior – 1 row of low voltage LED 6” x 10”, high efficiency/low energy.

Light Information -

Voltage – 120 Volts (AC)

Light Color – Black

Lighting Method – Downlight

Wattage – 300 Watts

Bulb Base – E26

Switch Type – Toggle

Water Resistance Level – Waterproof

Connectivity Protocol – Ethernet

Brightness – 45000 lumen

Efficiency – 150lm/W

Mounting Type – suspension

Fixture Type – Removable

Exterior – No exterior lighting for this building.



Shirley Florence Apr 16



to me ▾

I'm guessing just a site plan so the board can make sure of where your building is in according with our delivery ditch.

Since the board won't be meeting before the end of April, I'd let P&Z know you have open the conversation with us and it's on our May agenda.



me Apr 20



to Shirley ▾

Thanks Shirley! I sent that site plan on Friday and I just want to be sure you got it and don't need anything else!

Thanks!



Shirley Florence Apr 20

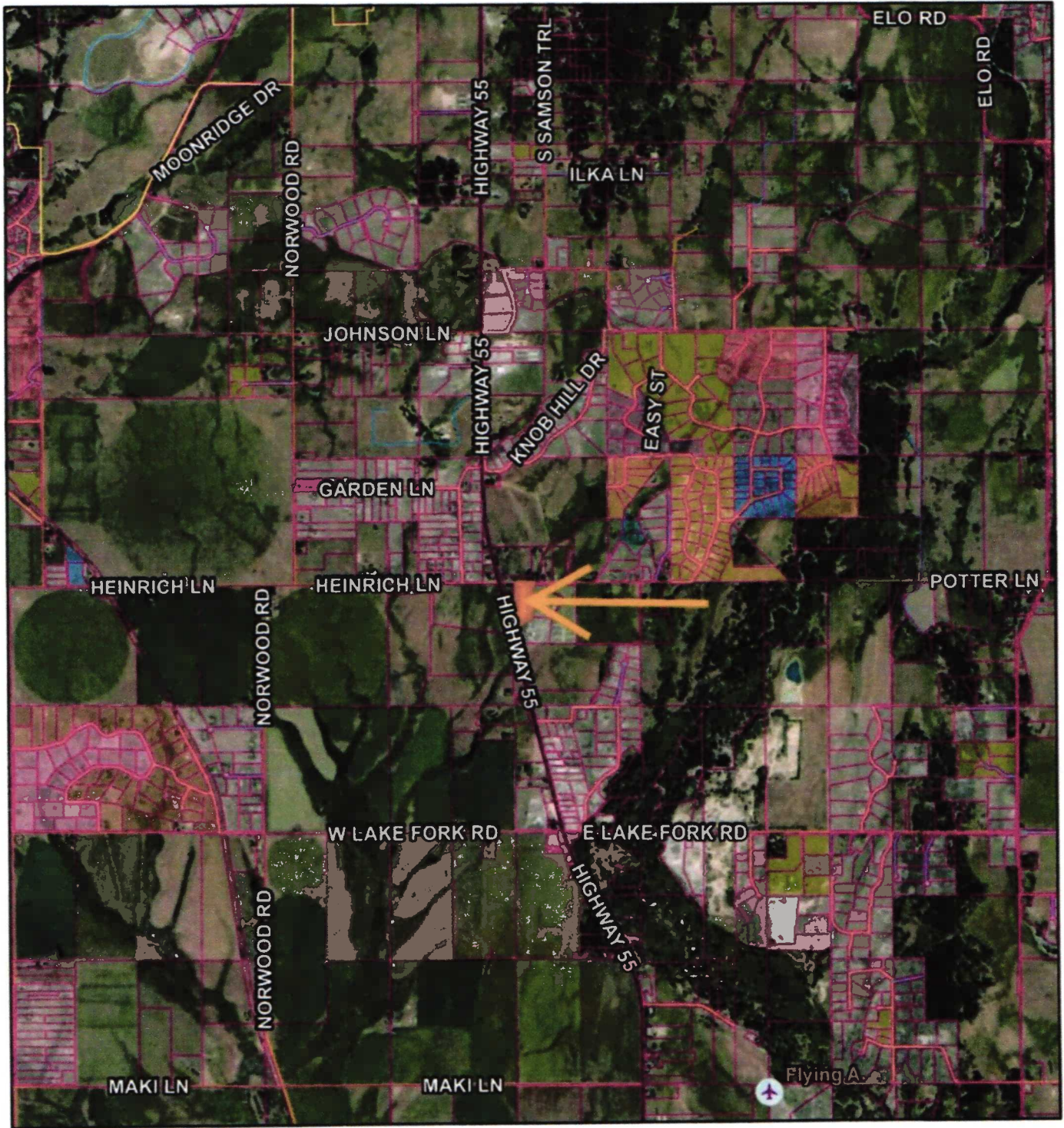


to me ▾








Got it! Should be good.

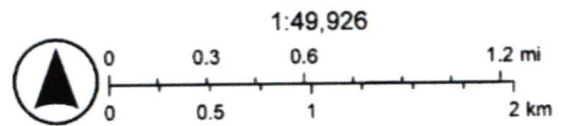


# C.U.P. 24-07 Vicinity



3/27/2024, 3:52:10 PM

-  Airstrips
-  Municipalities
-  Parcel Boundaries
- Roads**
-  MAJOR
-  COLLECTOR
-  URBAN/RURAL
-  PRIVATE



Maxar

# C.U.P. 24-07 Aerial



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## Permits

◆ CUP

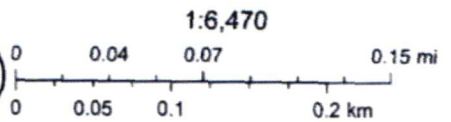
■ Address Points

□ Parcel Boundaries

## Roads

— MAJOR

— URBAN/RURAL



Maxar

**HINSON ACRES SUBDIVISION**  
 PORTION OF GOV'T LOT 4, SECTION 3, T. 17 N., R. 3 E., B.M.  
 PORTION OF GOV'T LOT 1, SECTION 4, T. 17 N., R. 3 E., B.M.  
 VALLEY COUNTY, IDAHO

Instrument # 307578  
 VALLEY COUNTY CASCADE, IDAHO  
 2006-04-08 11:38:22 No. of Pages: 2  
 Recorded to: RINGEL & ASSOCIATES  
 L. EDWARD G. HEINRICH PLS 986  
 Ex-Office Recorder County Clerk, Idaho  
 2006-04-08

Review of Sanitary Restrictions 1001-076621 4-4-13  
**RESTRICTIVE COVENANTS**

FILED UNDER INSTRUMENT NO. **307580**, RECORDS OF VALLEY COUNTY.

**BUILDING SETBACKS**  
 SET BACKS WILL COMPLY WITH VALLEY COUNTY REGULATIONS

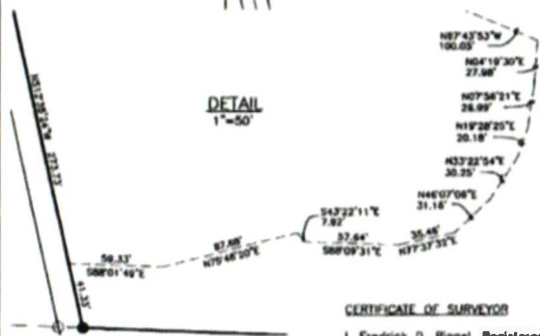
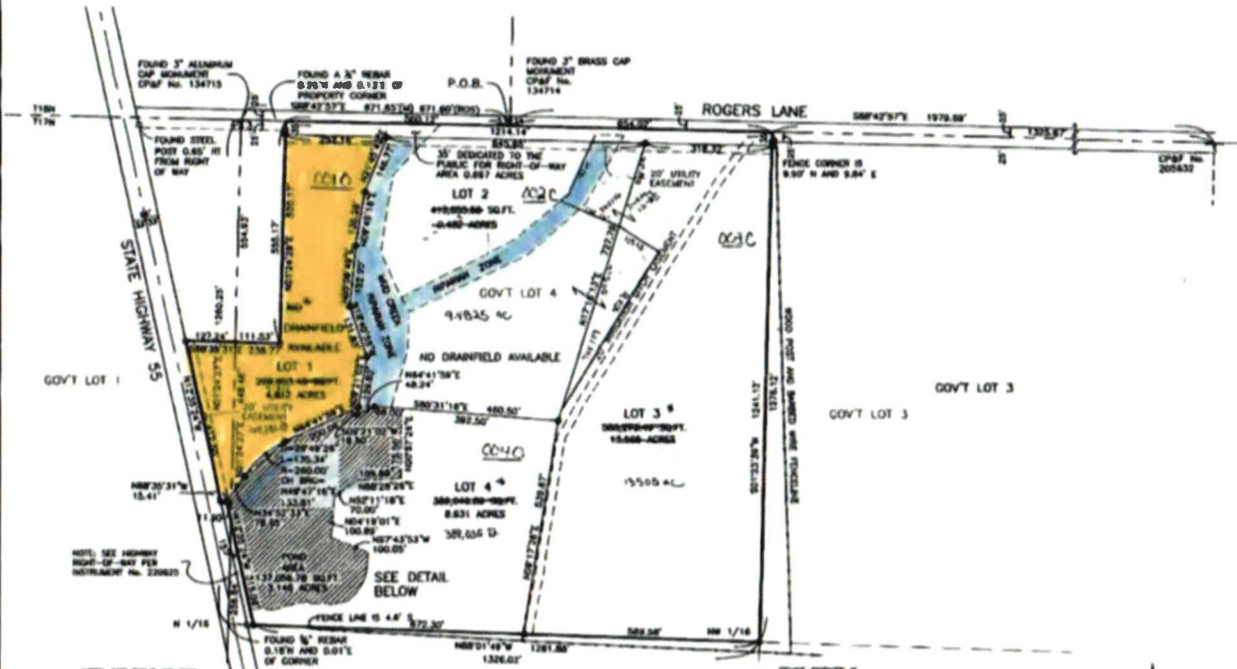
**DECLARATION OF PUBLIC ROADS**  
 THAT PORTION OF ROGERS LANE WITHIN THE BOUNDARY OF HINSON ACRES SUBDIVISION IS HEREBY SETBACKED TO THE PUBLIC'S USE FOREVER. ROAD DEVELOPMENT AGREEMENT WITH VALLEY COUNTY IS FILED UNDER INSTRUMENT NO. **307576**

**DECLARATION OF UTILITIES**  
 THE UTILITIES SERVING HINSON ACRES SUBDIVISION HAVE BEEN INSTALLED. VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OR MAINTENANCE OF SAID UTILITIES.

**RELEASE OF SANITARY RESTRICTIONS**  
 SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE FOR LOTS 1 AND 2, AND HAVE BEEN SATISFIED AND ARE LIFTED FOR LOTS 3 AND 4, ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

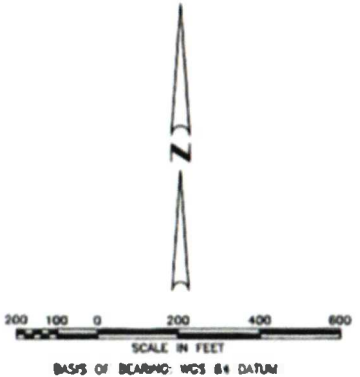
SANITARY RESTRICTIONS MAY BE RE-APPROVED IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF REAPPRAISAL.  
 BY: JOHN ARIZ  
 DISTRICT HEALTH DEPARTMENT, HEALTH DATE: 2-1-06  
 LETTER OF APPROVAL ON FILE WITH THE VALLEY COUNTY RECORDER UNDER INSTRUMENT NO. 307579

- NOTES:
- 1) 2" UTILITY EMBLEMENTS ARE SHOWN ALONG ROGERS LANE AND HIGHWAY 55.
  - 2) THIS PLAN IS SUBJECT TO IDAHO CODE SECTION 31-3006. NO BREAKDOWN WATER SHALL BE SUPPLIED TO ANY LOT HEREIN.
  - 3) OUTDOOR LIGHTING SHALL COMPLY WITH THE VALLEY COUNTY LAND USE AND DEVELOPMENT ORDINANCE.
  - 4) SUBJECT TO A RECORD OF SURVEY, BOOK 5, PAGE 420, RECORDED SEPTEMBER 8, 1998 AS INSTRUMENT NO. 220741 OF OFFICIAL RECORDS. (FENCE LINE IS NOT THE PROPERTY LINE) SEE RECORD OF SURVEY BOOK 8, PAGE 181, INSTRUMENT NO. 228586. REFER TO RECORD OF SURVEY INSTRUMENT NO. 229546, BOOK 8, PAGE 189.



**CERTIFICATE OF SURVEYOR**  
 I, Frederick D. Ringel, Registered Professional Land Surveyor No. 986, licensed by the State of Idaho, do hereby certify that the plat of Hinson Acres Subdivision in the certificate of owners, was drawn from a survey conducted by me and accurately represents the points plotted thereon, and is in conformance with Idaho Code Title 50, Chapter 13.

Frederick D. Ringel 3-12-06 PLS 986 ID



- LEGEND**
- 2" BY 1/2" & 3" BY 2" RED OR YELLOW O CAP & 2" WHITE GUARD STAKE
  - FOUND 1/2" REBAR

**RINGEL & ASSOCIATES**

PLS 986 P.O. BOX 742  
 WA. #23613 CASCADE, IDAHO 83611

JOB NO. JHD4081 DATE: 8/2005 PAGE 1 OF 2





Neighbors -

1. CAMPBELL, JEANNE D - 13946 HIGHWAY 55 McCall
2. LAKE PORT HOLDINGS LLC - 13924 HIGHWAY 55 McCall
3. LAKE PORT STORAGE LLC - 13924 A HIGHWAY 55 McCall
4. DRY STORAGE LLC - 13924 B HIGHWAY 55 McCall
5. GOUL BROK C - 18 ROGERS LN McCall
6. PEDROW JEFFREY SCOTT/PEDROW HOLLY MARIE - 14 ROGERS LN McCall
7. MITCHELL STEPHEN D & ROBIN FRANCES REV TRUST - 4 ROGERS LN McCall
8. SANFORD JANET L - 13960 HIGHWAY 55 McCall
9. MOHR FAMILY TRUST - 17 HEINRICH LN McCall
10. FARNER ZACHARY R/RIGGS KAYLA M - 13951 HIGHWAY 55 McCall
11. DYRUD BRADLEY/DYRUD AMANDA R - 13957 HIGHWAY 55 McCall



# 11 Rogers Ln Inbox x



**DeAnna Stroz** <dstroz@valleycountyid.gov>  
to Valley, me

8:18 AM (3 hours ago)



Good morning,

This property has an existing approach; no permit is required.

Thank you,



*Dee Stroz*  
Valley County Road & Bridge Department  
Office: (208) 382-7195  
520 S. Front Street | PO Box 672  
Cascade, ID 83611  
[dstroz@valleycountyid.gov](mailto:dstroz@valleycountyid.gov)

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