



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

C.U.P. 20-10 Clear Creek Crossing Preliminary Plat

Applicant/

Owner: Nick Schlekeway of Green River Project LLC

Location: RP12N04E040003 in the NE ¼ Section 4, T.12N, R.4E, Boise Meridian, Valley County, Idaho.

Project Description:

Nick Schlekeway of Green River Project LLC is requesting a conditional use permit for a 9-lot residential subdivision on 80.23 acres

Eight (8) buildable parcels and 1 open space lot are proposed. Lots will range in size from approximately 4 to 18 acres. The open space lot will be 10 acres.

Individual well and septic systems are proposed.

Access will be from a new gravel private road from Atkin Lane. A variance is requested for the length of the proposed cul-de-sac road. Shared driveways are used to access some of the lots.

Easements for an irrigation line and for the Alpha Ditch are shown on the preliminary plat.

If approved, this subdivision would replace the previously approved C.U.P. 18-15 Clear Creek Crossing.

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. Applications, meeting minutes, and agendas are posted on the Valley County website:

www.co.valley.id.us/departments/planning-zoning/meeting-minutes

Visit the P&Z GIS map at www.co.valley.id.us/departments/information-technology/gis-maps

PUBLIC HEARING

July 9, 2020

6:00 p.m.

**Courthouse Building
2nd Floor
219 North Main Street
Cascade, ID**

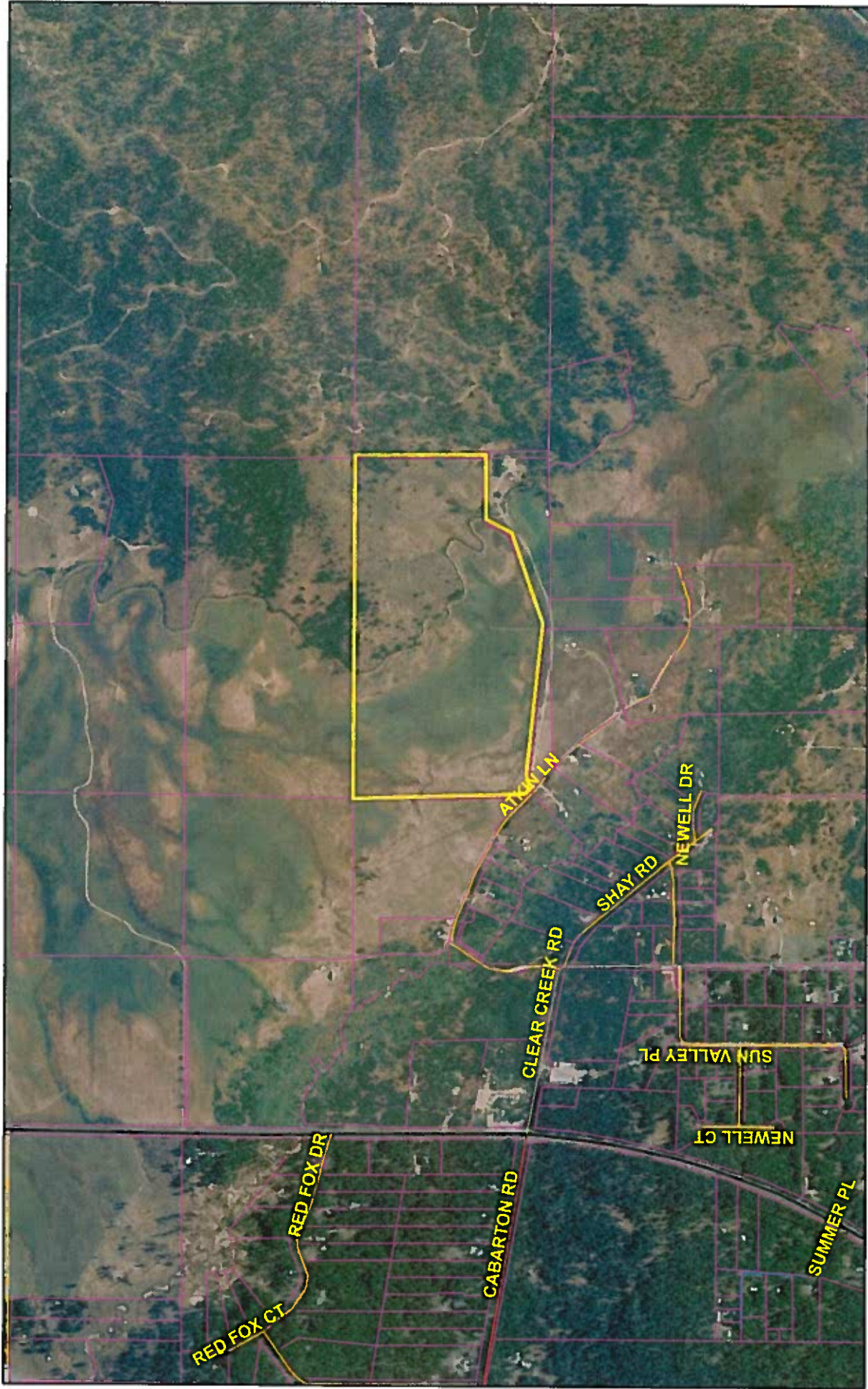
Social distancing may be required which would necessitate telephonic testimony and/or limited access. Please call for further information.

You are welcome to attend the public hearing and/or comment on this proposal. Our office would appreciate your comments in person or by mail, fax, or email. Written comments must be received at least seven days prior to the public hearing. You may also speak during the public hearing. If you do not submit a comment, we will assume you have no objections to the application.

Direct questions & written comments to:

Cynda Herrick, AICP, CFM
Planning & Zoning Administrator
PO Box 1350
Cascade, ID 83611
208-382-7115 (phone)
208-382-7119 (fax)
cherrick@co.valley.id.us

C.U.P. 20-10 vicinity



6/3/2020, 9:33:09 AM

1:18,056



C.U.P. 20-10 aerial

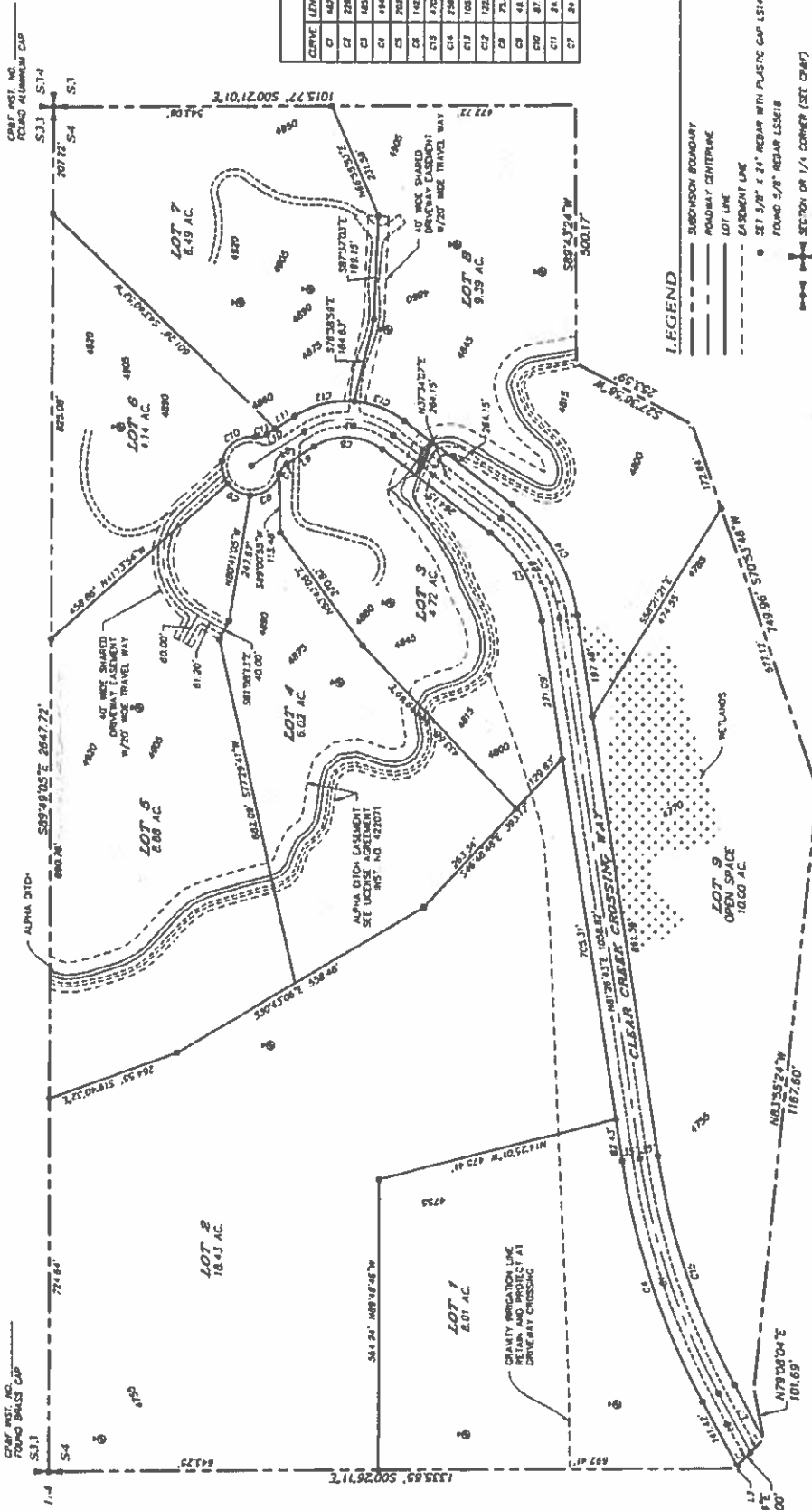


PRELIMINARY PLAT-CLEAR CREEK CROSSING SUBDIVISION

LOCATED IN A PORTION OF THE
NE1/4 OF SECTION 4
T12N, R4E, B.M., VALLEY COUNTY, IDAHO
2020

LEGEND

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE TO THE
STATE PLANE (BEST ZONE) ESTABLISHED FROM A
GNS NETWORK REFERENCED TO NAD 83 (2011).
GNS NETWORK REFERENCE POINT IS NEARBY
TO T12N, R4E, B.M. (1) - 1070352' AT THE
SOUTHWEST CORNER OF SECTION 17.



LINE TABLE

LINE	LENGTH	BEARING
L1	36.54'	S89°59'02"E
L2	26.37'	S89°59'02"E
L3	43.87'	S89°59'02"E
L4	127.00'	S89°59'02"E
L5	126.58'	S89°59'02"E
L6	122.63'	S89°59'02"E
L7	83.17'	S89°59'02"E
L8	118.61'	S89°59'02"E
L9	43.46'	S89°59'02"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	462.75'	1462.00'	18°02'30"	S71°00'00"W	460.38'
C2	228.74'	728.00'	45°28'30"	S68°02'30"W	224.17'
C3	468.31'	1468.00'	18°02'30"	S71°00'00"W	460.38'
C4	484.87'	1484.00'	18°02'30"	S71°00'00"W	480.37'
C5	708.84'	2108.00'	15°02'30"	S72°00'00"W	700.37'
C6	742.07'	2242.00'	14°02'30"	S72°00'00"W	732.37'
C7	270.68'	810.00'	45°28'30"	S68°02'30"W	266.37'
C8	254.34'	762.00'	45°28'30"	S68°02'30"W	250.37'
C9	128.48'	384.00'	90°56'30"	S61°00'00"W	126.37'
C10	72.88'	218.00'	90°56'30"	S61°00'00"W	71.37'
C11	48.72'	146.00'	90°56'30"	S61°00'00"W	47.37'
C12	24.36'	73.00'	90°56'30"	S61°00'00"W	23.37'



SHEET 1 OF 1

75 COYOTE TRAIL
CASCADIA, ID 83401
PHONE: (208) 834-4886
WWW.DUNNLANDSURVEYS.COM

- NOTES**
1. UNLAWFUL BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
 2. UTILITY AND DRAINAGE EASEMENTS SHALL BE 20 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING ROADS AND SHALL FURTHER SERVE AS SIGN STORAGE AND REMOVAL.
 3. THERE SHALL BE NO FURTHER DIVISION OF ANY LOT SHOWN ON THIS PLAT.
 4. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN AERATION DISTRICT AS DEFINED BY IDAHO CODE § 17-2004, AND THE REQUIREMENTS IN I.C. § 17-2003 ARE NOT APPLICABLE.
 5. RETAINAGE SHOWN HEREON WHERE INDICATED AUGUST 2018.
 6. ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE PROVISIONS OF VALLEY COUNTY SUBDIVISIONS ACT CHAPTER 16, I.C. § 16-2001, UNLESS OTHERWISE SPECIFIED BY THE PLAT.

- FLOOD PLAIN NOTE**
- FEMA FIRM PANEL(S) 16285C
FROM EFFECTIVE DATE(S) 3/7/2019
FLOOD ZONE(S) ARE:
BASE FLOOD ELEVATION(S): NA
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & FEDERAL AGENCIES. FLOOD ZONES ARE REGULATED BY TITLE 3 AND TITLE 11 OF THE VALLEY COUNTY CODE.
- CENTRAL DISTRICT HEALTH NOTES**
1. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
 2. NO ADDITIONAL DOMESTIC WATER SAMPLES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RESTRICTIONS.
 3. REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON TREE REMOVAL ADDITIONAL RESTRICTIONS.

SANITARY RESTRICTIONS
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 30, CHAPTER 13 ARE IN FORCE FOR LOTS 2 AND 3. SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 30, CHAPTER 13 ARE IN FORCE FOR LOTS 4, 5, 6, 7, 8, AND 9. SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 30, CHAPTER 13 HAVE BEEN SATISFIED FOR LOT 1. SANITARY RESTRICTIONS MAY BE COMPOSED OF A COMBINATION OF DISAPPROVAL SECTION 50-120N, IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, THIS DATE

POST. NO.