

# Valley County Planning & Zoning Department

219 N. Main  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
Phone 208-382-7115  
Fax 208-382-7119



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		chk #2579
FILE #	<u>VAC 20-02</u>	FEE \$ <u>500<sup>-</sup></u>
ACCEPTED BY	_____	DEPOSIT _____
CROSS REFERENCE FILE(S):	_____	DATE <u>10/28/2020</u>
PROPOSED USE:	_____	
<input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Vacation of Road and/or Right-of-Way	<input checked="" type="checkbox"/> <sup>+Drainage</sup> Vacation of Utility Easements
<input type="checkbox"/> Other		

Name of Applicant(s): Mark K + Debra J Simpson

Applicant's Signature: \_\_\_\_\_ Date: 10-25-20

Mailing Address of Applicant(s): 9592 Packer John Rd Cascade ID 83611

Phone #: 208-250-8012 email: djs6455@yahoo.com

### 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.

(No Subject)

From: debbie simpson (djs6455@yahoo.com)

To: djs6455@yahoo.com

Date: Tuesday, October 27, 2020, 02:55 PM MDT

We purchased 17 E Prospector Dr, Cascade ID consisting of Lots 93,94,95 in the Gold Dust Ranch No.1 Subdivision on 10/23/2020. We are requesting to combine the three lots into one property so that we can construct a foundation for a Custom Manufactured home, garage, well and septic tank. We are requesting the removal of the easements running between lots 93 and 94 and 94 and 95 so we are not limited as to where we place our home, garage, well and septic on our own property.

# Idaho Power Application for Release of Easement

Applicant may be requested to pay other costs if required to complete this request (e.g., surveying, appraisal, title search, etc.)

Mail to: Corporate Real Estate Department: Land Management & Permitting  
 Attn: Easement Specialist  
 P.O. Box 70  
 Boise, ID 83707-0070  
 Phone: (208) 388-2699

*Has been submitted to Idaho Power*

  
 Applicant's Signature and Printed Name

## Applicant Information

Applicant's Name <b>Mark K + Debra J Simpson</b>		Date <b>10-25-2020</b>	
Mailing Address <b>9592 Packer John Rd</b>		City <b>Cascade</b>	State <b>ID</b>
Phone <b>208-250-8011</b>	Cell <b>Same</b>	E-mail <b>djs6455@yahoo.com</b>	

## Current Property Owner Information

Owner's Name <b>Mark K + Debra J Simpson</b>			
Mailing Address <b>9592 Packer John Rd</b>		City <b>Cascade</b>	State <b>ID</b>
Phone <b>208 250 8011</b>	Cell <b>Same</b>	E-mail <b>djs6455@yahoo.com</b>	

## Type

<input checked="" type="checkbox"/> Idaho Power Easement	<input checked="" type="checkbox"/> Public Utility Easement	<input type="checkbox"/> Road Right of Way	<input type="checkbox"/> Line Crossings
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## Easement Information

Instrument # <b>RP 00103</b>	Date Recorded <b>Aug 23, 1974</b>	Execution Date
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## Location Information

County <b>Valley</b>	Quarter	Township	Range	Section
Subdivision <b>Gold Dust Ranch #1</b>	Block	Lots <b>93, 94, 95</b>	Parcel Number / Assessor's Number	

In addition to information provided, please explain request. (If more space is needed, please use the backside of this form.)

(Why is this needed? Is there a pending sale? Are there any associated public hearings? What are your dates of construction?)  
 Property purchased 10-23-2020, 17 E Prospector Dr which includes Lots 93, 94, 95, which we want to construct a foundation, for a Custom Manufactured home on, along with a Septic tank + well. We are requesting removal of the easements between 93+94 and 94+95 so we are not limited as to where we place our home + septic. We are petitioning to combine the lots

Required Enclosures (See explanations on cover letter) **in to one property.**

<input checked="" type="checkbox"/> Complete Application	<input checked="" type="checkbox"/> Copy of easement, subdivision plat, or city town site
<input type="checkbox"/> Map of Location	<input checked="" type="checkbox"/> \$150 Application Fee
	<input type="checkbox"/> Legal Description

## For IPC Use Only

Release Number	Application Received	Check Number	Date Completed
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17 E Prospector Dr Cascade ID 83611  
 RP 0 0103

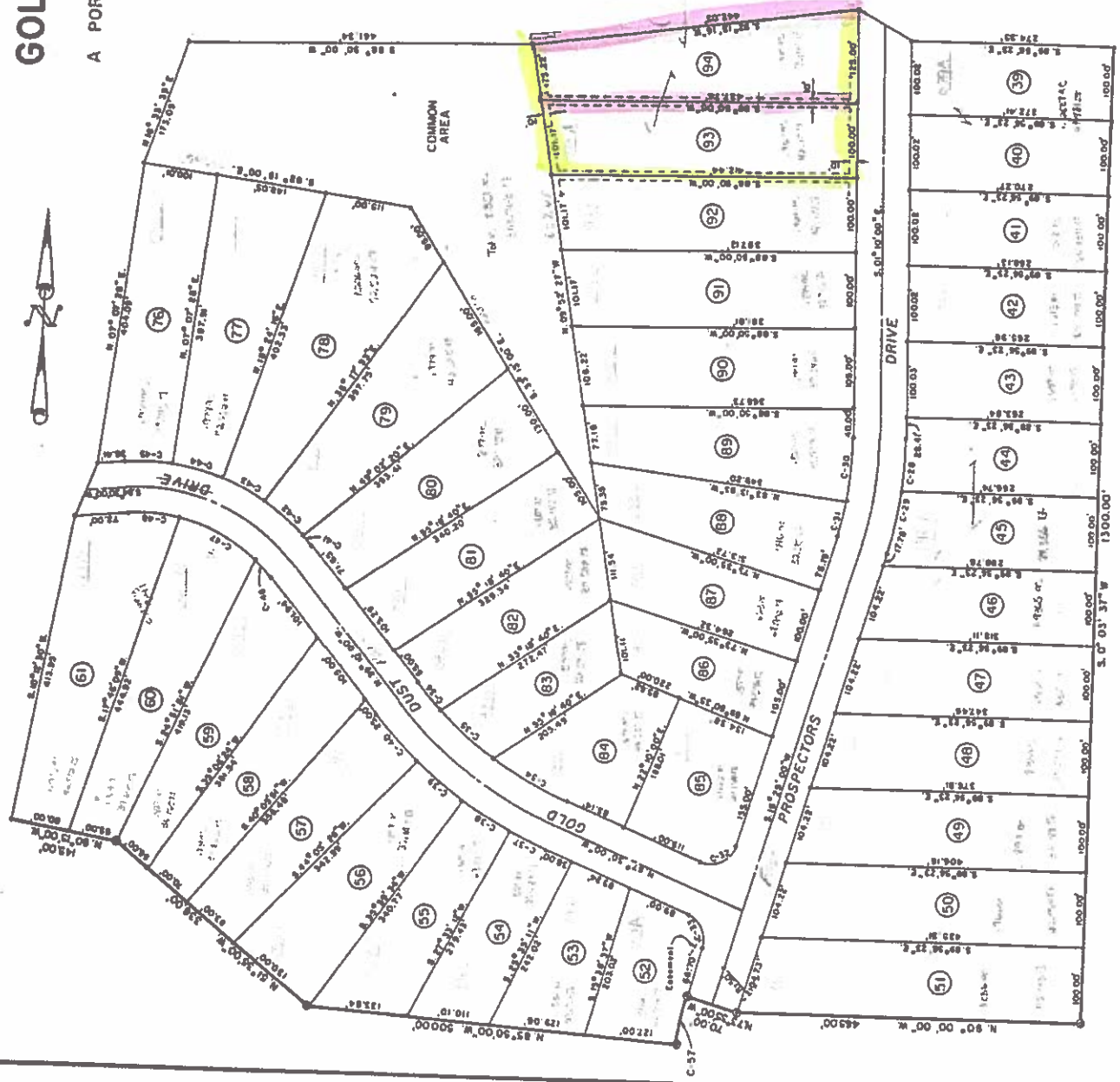
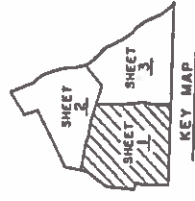
**GOLD DUST RANCH NO. 1**  
 A SUBDIVISION IN  
 A PORTION OF SECTIONS 9 B 10, T.13N., R.4E., B.M.  
 VALLEY COUNTY, IDAHO

SMITH & MONROE ENGINEERS, INC.  
 602 MAIN ST.  
 BOISE, IDAHO  
 Plans are submitted for Public Use.  
 County Record, Survey and accepted.  
 See Co-terminus Bound.  
 Situated on an Estate 35 Acre Common Roads 81-6 P. 3073  
 540783



**LEGEND**

- 5/8" x 30" Steel Pin at Angle Points on Boundary.
- 1/2" x 24" Steel Pin at Lot Corners.
- ④ Lot Numbers.
- 10' Utility & Drainage Easements.  
 10' Inside All Lot Lines Along Roads, Subdivision Boundary and Common Area Boundary.  
 10' Centred on All Interior Lot Lines.



Lots 93, 94, 95  
 Address: 17 E Prospector Dr Cascade ID 83611

CURVE	R	Δ	L	CH. L.	CH BEARING
C-28	310.00	8°23'15"	71.92	21.68	N. 8° 23' 15" E
C-29	310.00	9°31'24"	64.72	19.87	N. 9° 31' 24" E
C-30	440.00	11°04'31"	83.07	24.29	N. 11° 04' 31" E
C-31	440.00	8°30'33"	59.00	17.25	N. 8° 30' 33" E
C-32	33.00	85°45'00"	54.19	16.28	S. 85° 45' 00" W
C-33	33.00	8°15'00"	11.19	3.25	N. 8° 15' 00" E
C-34	318.00	12°32'34"	111.74	32.51	N. 12° 32' 34" E
C-35	319.00	10°38'03"	33.13	10.31	N. 10° 38' 03" E
C-36	319.00	5°12'18"	48.32	14.18	N. 5° 12' 18" E
C-37	319.00	7°25'44"	73.00	21.38	N. 7° 25' 44" E
C-38	319.00	7°25'44"	73.00	21.38	N. 7° 25' 44" E
C-39	319.00	8°00'54"	82.89	23.82	N. 8° 00' 54" E
C-40	319.00	5°35'33"	20.05	5.82	N. 5° 35' 33" E
C-41	293.00	13°33'44"	78.00	22.64	N. 13° 33' 44" E
C-42	293.00	13°33'44"	78.00	22.64	N. 13° 33' 44" E
C-43	293.00	8°37'28"	63.00	18.41	N. 8° 37' 28" E
C-44	293.00	8°37'28"	63.00	18.41	N. 8° 37' 28" E
C-45	293.00	8°37'28"	63.00	18.41	N. 8° 37' 28" E
C-46	293.00	8°37'28"	63.00	18.41	N. 8° 37' 28" E
C-47	293.00	50°21'33"	118.37	34.87	S. 50° 21' 33" W
C-48	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-49	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-50	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-51	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-52	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-53	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-54	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-55	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-56	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-57	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-58	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-59	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-60	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-61	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-62	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-63	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-64	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-65	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-66	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-67	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-68	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-69	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-70	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-71	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-72	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-73	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-74	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-75	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-76	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-77	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-78	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-79	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-80	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-81	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-82	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-83	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-84	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-85	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-86	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-87	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-88	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-89	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-90	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-91	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-92	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-93	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-94	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-95	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-96	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-97	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-98	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-99	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E
C-100	293.00	17°48'31"	70.00	20.27	N. 17° 48' 31" E

17E Prospect Dr Cascade ID 83611

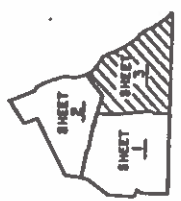
5-30

RP 00103

# GOLD DUST RANCH NO. 1

A SUBDIVISION IN  
A PORTION OF SECTIONS 9 & 10, T.13N., R.4E., B.M.  
VALLEY COUNTY, IDAHO

SMITH & MONROE ENGINEERS, INC.  
602 MAIN ST.  
BOISE, IDAHO



### LEGEND

- 5/8" x 30" Steel Pin of Angle Points on Boundary.
- 1/2" x 24" Steel Pin at Lot Corners.
- ⑫ Lot Numbers.
- 10' Utility & Drillage Easements.
- Inside All Lot Lines Along Roads, Suburban Driveway and Common Area.
- Brass Cap

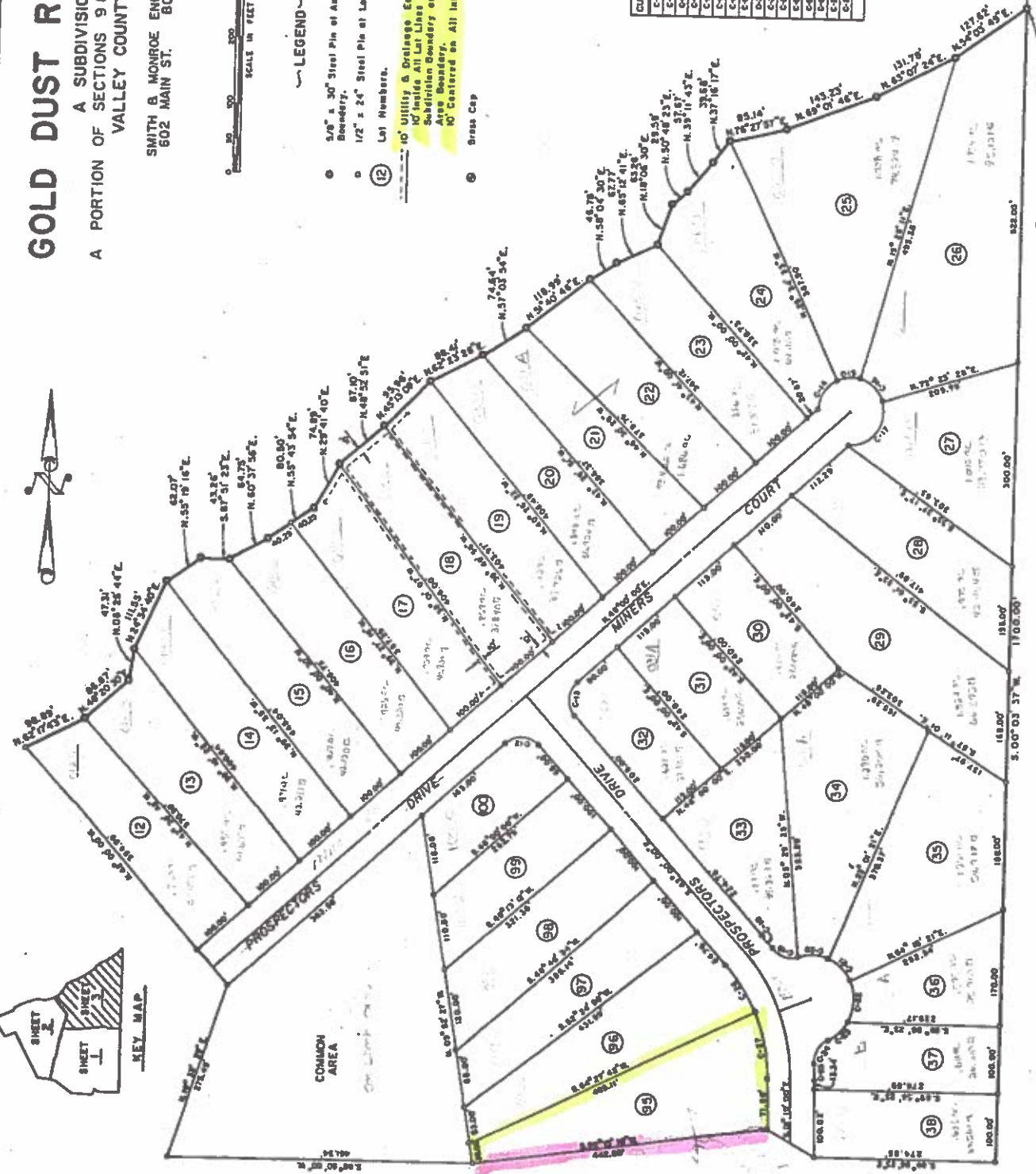
That this is a professional engineer's plan, prepared to practice by the State of Idaho, that he has compared the above copy with the original plat and that the same is a true and exact copy of said plat.

Subscribed and sworn to before me this 23rd day of August 1974

*My Commission Expires 1/1/78*

Notary Public for Idaho

CURVE	R	Δ	L	CH. L.	CH. BEARING
C-12	31.00	90° 00' 00"	31.00	31.00	S 87° 31' 23" E
C-13	31.00	90° 00' 00"	31.00	31.00	S 87° 31' 23" E
C-14	31.00	90° 00' 00"	31.00	31.00	S 87° 31' 23" E
C-15	31.00	90° 00' 00"	31.00	31.00	S 87° 31' 23" E
C-16	31.00	90° 00' 00"	31.00	31.00	S 87° 31' 23" E
C-17	31.00	90° 00' 00"	31.00	31.00	S 87° 31' 23" E
C-18	31.00	90° 00' 00"	31.00	31.00	S 87° 31' 23" E
C-19	31.00	90° 00' 00"	31.00	31.00	S 87° 31' 23" E
C-20	31.00	90° 00' 00"	31.00	31.00	S 87° 31' 23" E
C-21	31.00	90° 00' 00"	31.00	31.00	S 87° 31' 23" E
C-22	31.00	90° 00' 00"	31.00	31.00	S 87° 31' 23" E
C-23	31.00	90° 00' 00"	31.00	31.00	S 87° 31' 23" E
C-24	31.00	90° 00' 00"	31.00	31.00	S 87° 31' 23" E
C-25	31.00	90° 00' 00"	31.00	31.00	S 87° 31' 23" E
C-26	31.00	90° 00' 00"	31.00	31.00	S 87° 31' 23" E
C-27	31.00	90° 00' 00"	31.00	31.00	S 87° 31' 23" E



STATE OF IDAHO  
COUNTY OF ADA