



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

VAC 21-01 Vacation of Utility and Drainage Easements

Applicant/Owner: Steve and Merrie Chapman

Location: 57 and 59 E Prospector Drive
Gold Dust Ranch No. 2 Lots 244 and 245
SW ¼ Section 10, T.13N, R.4E, Boise Meridian,
Valley County, ID.

Project Description:

Steve and Merrie Chapman are requesting a vacation of 10-foot-wide utility and drainage easements that are centered on the lot lines between Lot 244 and 245 of Gold Dust Ranch No. 2.

The applicants own both lots. Removal of the easements would allow them to build over the lot line and give them more flexibility in the location of their future home, well, and septic system.

Gold Fork Ranch No. 2 Lot 244 contains 0.852 acres and Lot 245 contains 0.863 acres.

Access would be from a driveway from East Prospector Drive.

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 files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street, Cascade, Idaho.

**More information, including the application,
will be posted online at:**

www.co.valley.id.us/public-hearing-information

PUBLIC HEARING

April 8, 2021

6:00 p.m.

**Courthouse Building
2nd Floor**

**219 North Main Street
Cascade, Idaho**

Changing Covid-19 considerations may necessitate telephonic testimony and/or limited access. Please call for further information. Public Hearing Procedures will be posted at www.co.valley.id.us/public-hearing-information

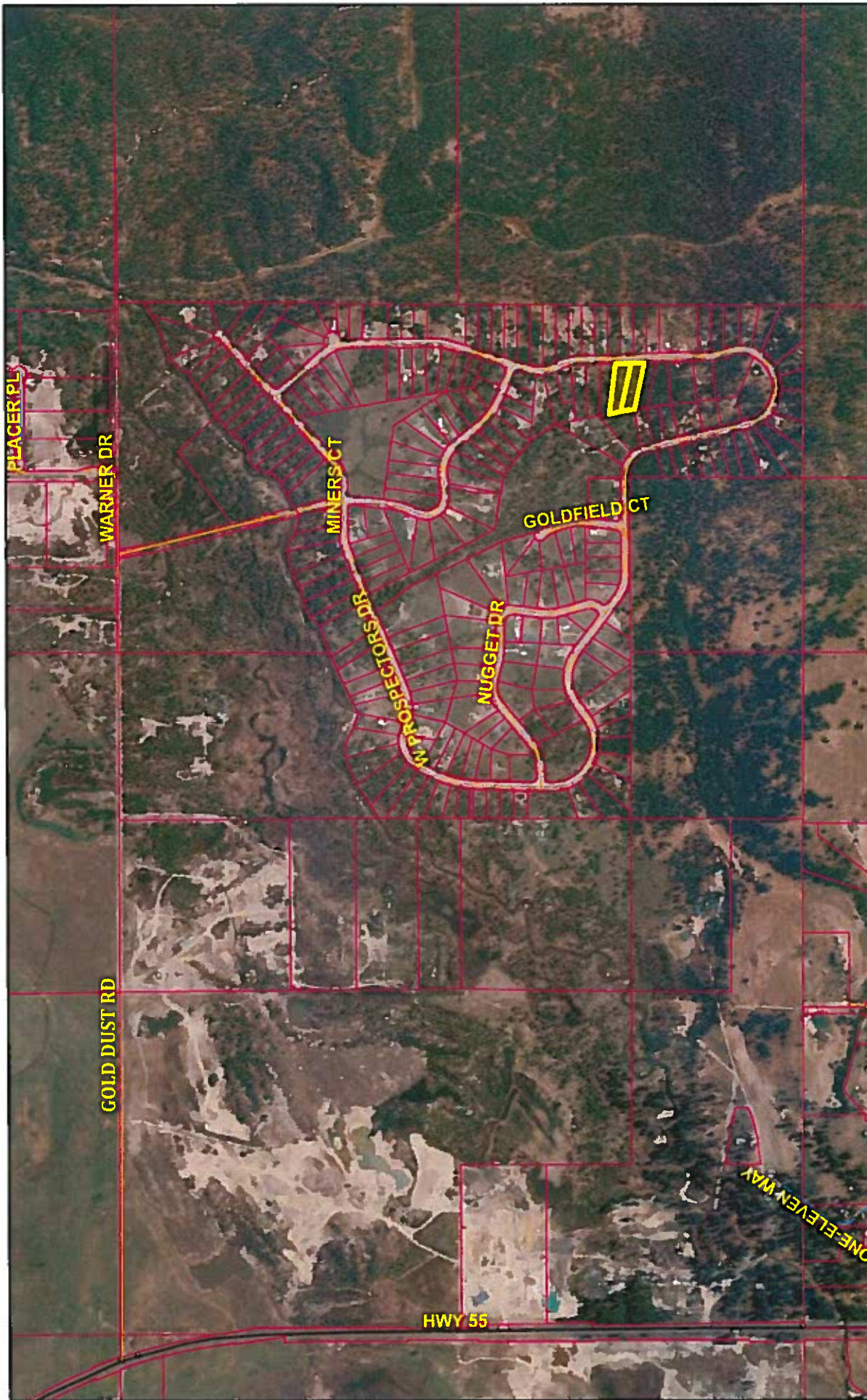
You are invited to participate in the public hearing and/or comment on the proposal. You may view the entire hearing by going to our website, www.co.valley.id.us, and click on "Watch Commissioner Meetings Live"

You may comment in person or by mail, fax, or email. If you want to testify telephonically or in person, please call. Written comments must be received at least seven days prior to the public hearing. If you do not submit a comment, we will assume you have no objections to the application.

Direct questions and 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

VAC 21-01 Vicinity Map



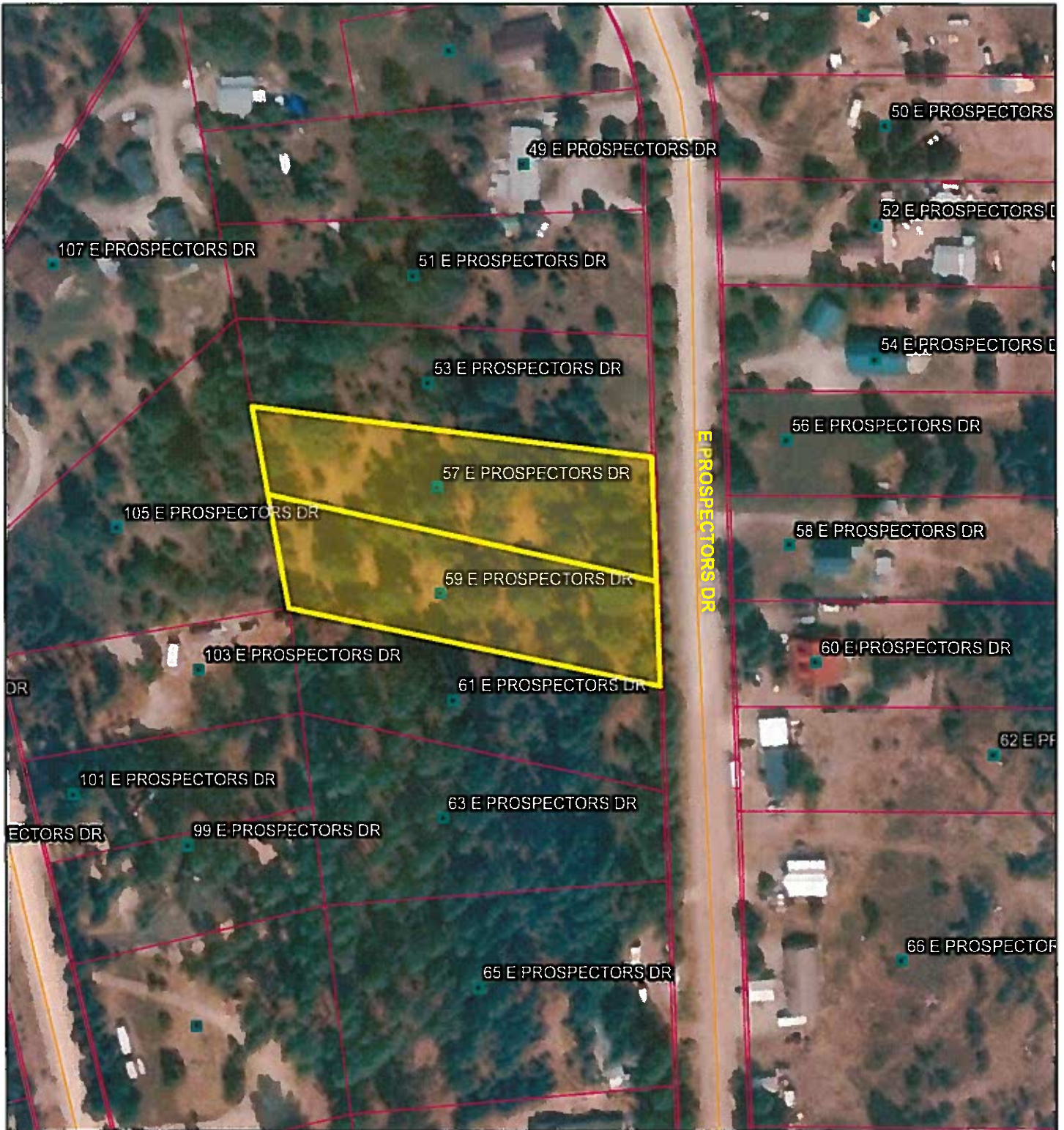
3/2/2021, 1:51:38 PM

- Parcel Boundaries
- Other Parcels
- All Road Labels
- Roads
- URBAN/RURAL
- PRIVATE
- MAJOR

1:18,056

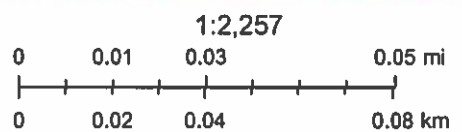
USDA FSA, GeoEye, Maxar

VAC 21-01



3/2/2021, 12:22:33 PM

-  Parcel Boundaries
-  Other Parcels
-  Addresses
- All Road Labels
- Roads
-  URBAN/RURAL



GeoEye, Maxar, Microsoft

RP 0 0104

BLU Pg. 1 1000-100-0104 9-22-75

GOLD DUST RANCH NO. 2

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

SMITH & MONROE ENGINEERS, INC.

Reads on detached, Co. Records, County Records, Commission Minutes 81-5 Pg. 339 11-10-75
Dimeson Plat. on old Roads - 25 500' Plat. Dimeson Plat. on old Roads - 25 500' Plat. Dimeson Plat. on old Roads - 25 500' Plat.

