



Valley County Board of County Commissioners 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, Idaho

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.

The Planning and Zoning Commission recommended approval on April 8, 2021.

Previous written and emailed comments will be included in the record and sent to the Board of County Commissioners.

Maps are attached.

More information, including the application, staff reports, and P&Z minutes, will be posted online:

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

PUBLIC HEARING

May 24, 2021

1:00 p.m.

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

Social distancing may be required, requiring telephonic testimony and/or limited access. Please call for further information.

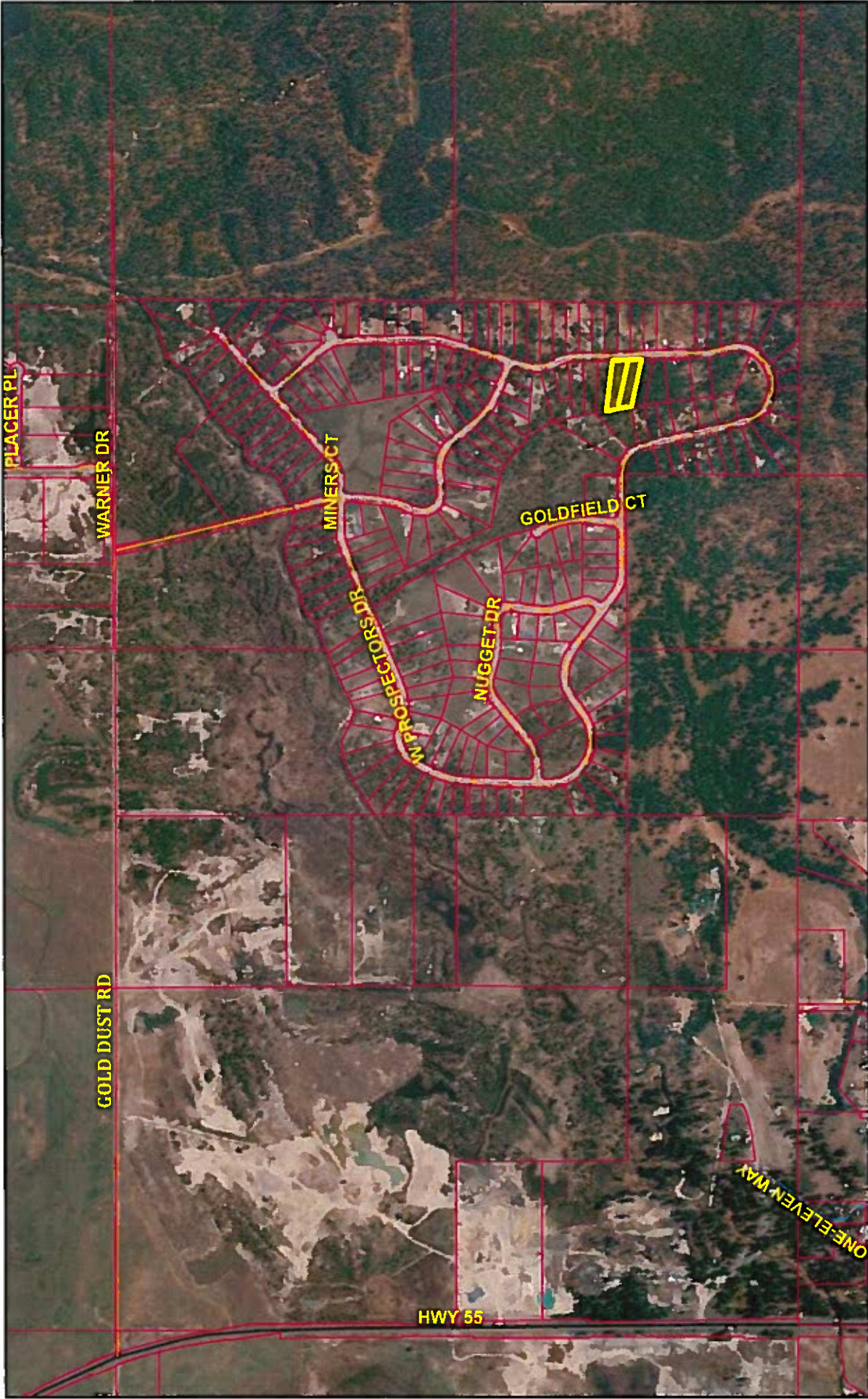
Written comments must be received by mail, fax, or email no later than 5:00 p.m., May 17, 2021.

To listen to the hearing, please go to www.co.valley.id.us and click on link labeled "Watch Commissioner Meetings Live" Instructions will be provided.

To comment telephonically or in-person, call 208-382-7102 prior to 5:00 p.m. 21, 2021
OR
email dmiller@co.valley.id.us until testimony is opened.

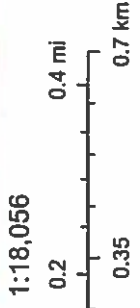
Direct questions and written comments to:
Cynda Herrick, AICP, CFM
Planning & Zoning Administrator
PO Box 1350
Cascade, ID 83611
208-382-7115 (phone)
208-382-7119 (fax)
cherrick@co.valley.id.us

VAC 21-01 Vicinity Map



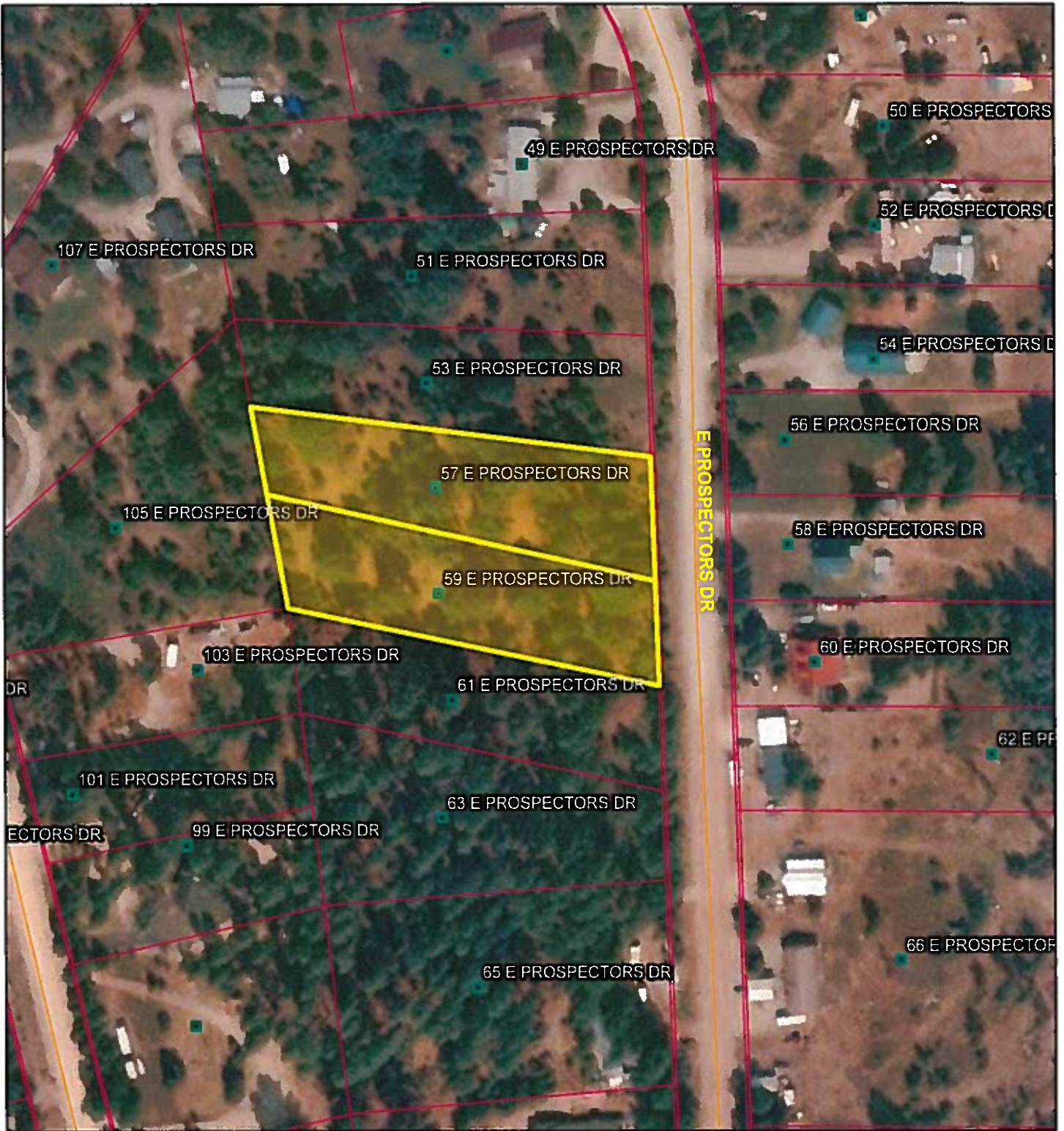
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- Parcel Boundaries
- Other Parcels
- All Road Labels
- Roads
- MAJOR
- URBAN/RURAL
- PRIVATE



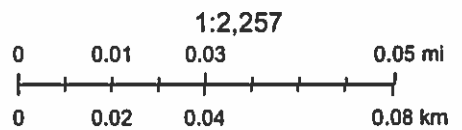
USDA FSA, GeoEye, Maxar

VAC 21-01



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



GeoEye, Maxar, Microsoft

GOLD DUST RANCH NO.2

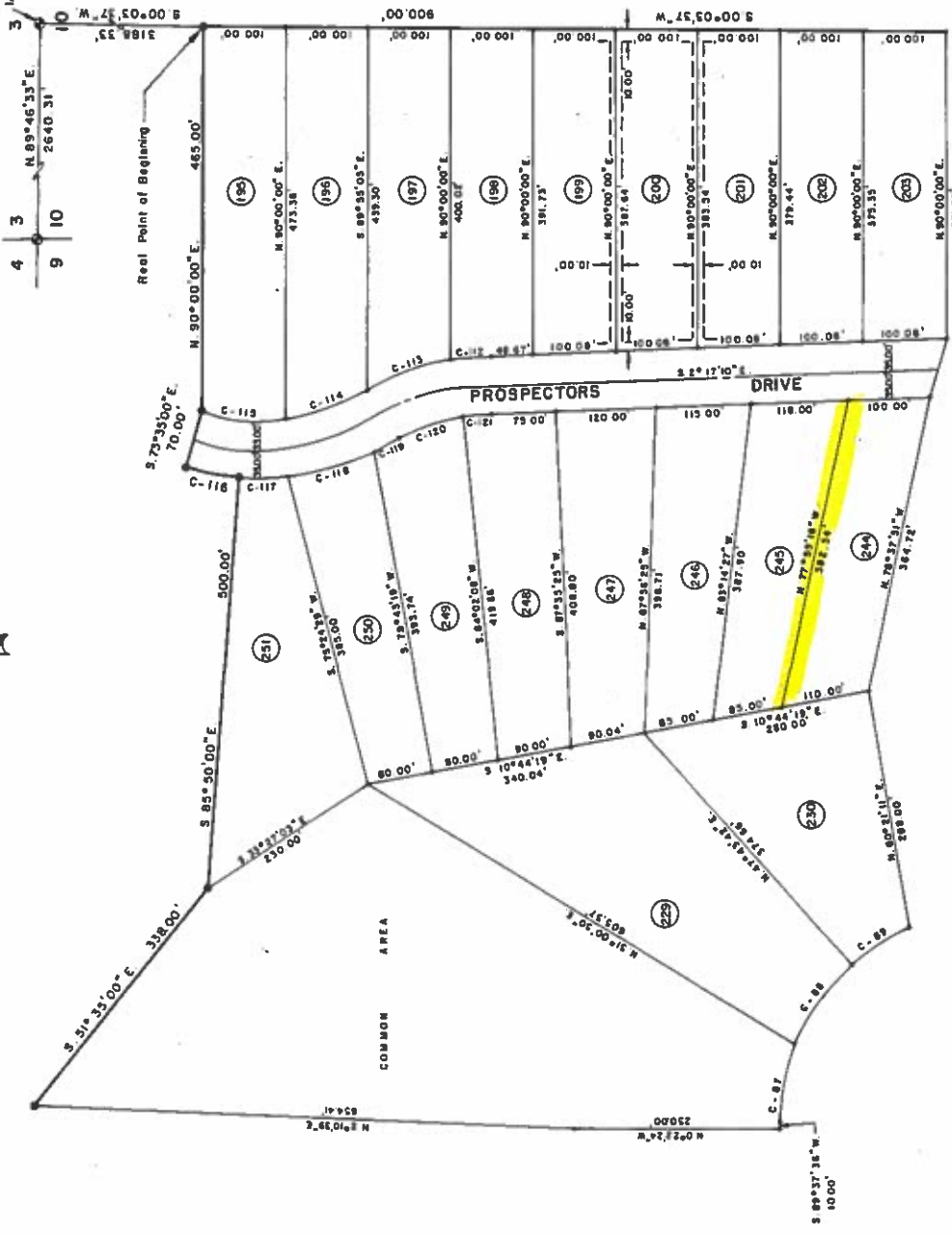
Survey conducted in 1910
 under Title Sd
 Chapter 13, Idaho Code.

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

SMITH & MONROE ENGINEERS, INC.

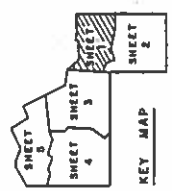


1/4 Corner



LEGEND

- 3/8" x 30" Steel Pin at Angle Points on Boundary.
- 1/2" x 24" Steel Pin at Lot Corners.
- ① Lot Number.
- 10" Utility & Electric Easement
- 10" Utility & Electric Easement
- 10" Utility & Electric Easement
- Boundary and Common Area Boundary
- 30' Centerline of All Interior Lot Lines
- ⊙ Brass Cap



CURVE	R	A	L	CH. L.	CH. BRG.
C-87	255.00'	2120.44'	83.00'	167°42'02" W	34.43'
C-88	255.00'	2829.48'	130.00'	111°30' 00" W	118.90'
C-89	255.00'	19700.55'	83.00'	163°30' 00" W	84.41'
C-102	350.00'	9716.28'	31.80'	162°32' 34" W	31.74'
C-103	350.00'	17225.41'	108.54'	107°59' 00" W	107.89'
C-104	250.00'	20714.82'	105.80'	118°51' 33" W	103.01'
C-105	250.00'	22709.87'	101.00'	100.30' N. 44°30' 18" E.	100.30'
C-106	350.00'	11750.03'	68.10'	160°25' 18" E.	68.10'
C-107	350.00'	10730.03'	38.87'	38.80' S. 0°40' 00" E.	38.80'
C-108	350.00'	19447.48'	110.00'	109.40' S. 18°46' 00" E.	109.40'
C-109	350.00'	3222.13'	30.00'	88.90' S. 23°18' 00" E.	28.90'
C-110	250.00'	17220.50'	85.00'	84.50' S. 21°14' 34" E.	84.50'
C-121	250.00'	9415.18'	40.84'	40.84' S. 6°53' 49" E.	40.80'