

# 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		<input checked="" type="checkbox"/> Check # <u>179</u> or <input type="checkbox"/> Cash
FILE # <u>VAC 21-02</u>		FEE \$ <u>500</u>
ACCEPTED BY <u>CYNDA</u>		DEPOSIT <u>      </u>
CROSS REFERENCE FILE(S): <u>      </u>		DATE <u>4-7-2021</u>
PROPOSED USE: <u>VACATION OF DRAINAGE EASEMENT</u>		
<input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Vacation of Road and/or Right-of-Way	<input type="checkbox"/> Vacation of Utility Easement
		<input checked="" type="checkbox"/> Other

Name of Applicant(s): Cody Lindley Lisa Lindley Gina Parker  
Applicant's Signature: [Signatures] Date: 4/2/2021  
Mailing Address of Applicant(s): 5650 Fignes Ave. Murden, Id. 83646  
Phone #: [Redacted] email: contact@codylindley.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 ya
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.

To: Valley County Planning & Zoning Department

From: Gail Starkey  
Cody Lindley  
Lisa Lindley

We, Gail Starkey, Cody Lindley and Lisa Lindley, together as joint tenants, own Lots 2 and 6 in the Westwoods Subdivision No. 2, Block 4, Donnelly, Idaho. We have a residence located on lot 2, address 2509 Westwood Dr. We would like to build a garage on lot # 6. In order to retain as many existing trees as possible on lot # 6, we are requesting a Vacation of the Drainage Easement and a joining of Lots #2 and #6 to form one cohesive lot.

  
\_\_\_\_\_  
Gail Starkey

4/2/2021  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Cody L. Lindley

4/2/2021  
\_\_\_\_\_  
Date

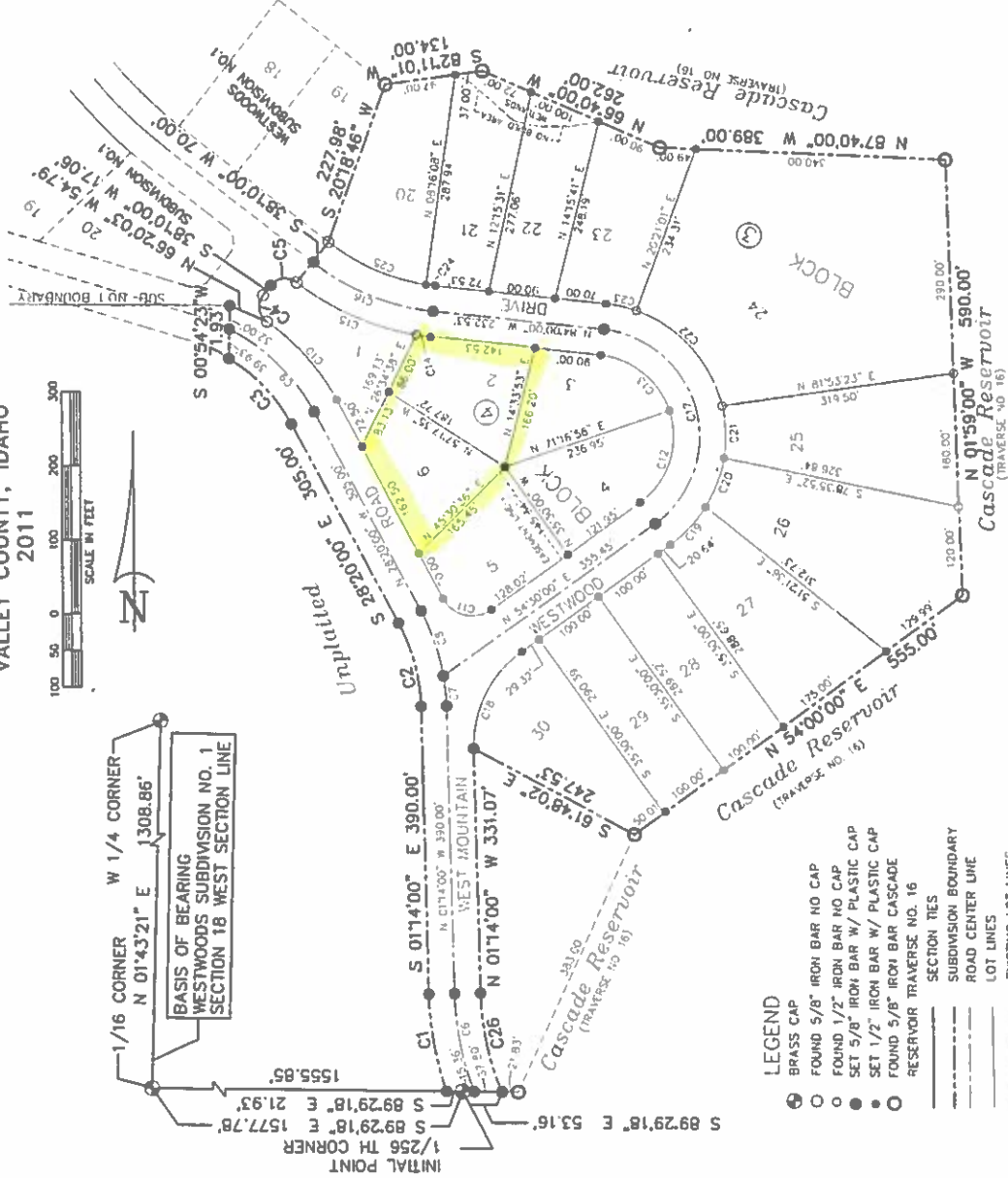
  
\_\_\_\_\_  
Lisa N. Lindley

4/2/2021  
\_\_\_\_\_  
Date

PLAT SHOWING  
**THE WESTWOODS SUBDIVISION NO. 2**  
 IN THE W. 1/2 OF SECTION 18, T.16N., R.3E., B.M.  
 VALLEY COUNTY, IDAHO  
 2011



1/16 CORNER W 1/4 CORNER  
 N 01°43'21" E 1308.86'  
 BASIS OF BEARING  
 WESTWOODS SUBDIVISION NO. 1  
 SECTION 18 WEST SECTION LINE



- LEGEND**
- BRASS CAP
  - FOUND 5/8" IRON BAR NO CAP
  - FOUND 1/2" IRON BAR NO CAP
  - SET 5/8" IRON BAR W/ PLASTIC CAP
  - SET 1/2" IRON BAR W/ PLASTIC CAP
  - FOUND 5/8" IRON BAR CASCADE
  - RESERVOIR TRAVERSE NO. 16
  - SECTION TIES
  - SUBDIVISION BOUNDARY
  - ROAD CENTER LINE
  - LOT LINES
  - EXISTING LOT LINES

LOT NUMBER	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
1	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
2	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
3	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
4	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
5	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
6	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
7	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
8	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
9	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
10	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
11	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
12	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
13	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
14	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
15	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
16	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
17	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
18	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
19	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
20	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
21	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
22	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
23	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
24	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
25	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
26	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41
27	S 107°23' E	87.41	S 107°23' E	87.41	S 107°23' E	87.41

**NOTES**

- UNSATURATED BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY AND ALL ADJUSTMENTS TO THE LOT LINES TO ACCOMMODATE ANY AND ALL NECESSARY UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, AND TELEPHONE LINES. THE DEVELOPER SHALL NOT PRECLUDE THE CONSTRUCTION OF UTILITIES AND ADJUSTMENTS.
- DEVELOPER SHALL COMPLY WITH CHINA CODE SECTION 45-102.00 OUTSIDE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- THE MAINTENANCE FOR ALL IRRIGATION AND DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHTS IS THE RESPONSIBILITY OF THE LOT OWNERS THROUGHOUT THE LIFE OF THE SUBDIVISION.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) AS RECALCULATED BY VALLEY COUNTY.
- ALL UTILITIES SHALL BE ESTABLISHED DRIVE MUST HAVE THEIR DEPTH AND WIDTH SET LINES FOR THE PURPOSE OF MAINTAINING PROPERTY DRAINAGE AND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) AS RECALCULATED BY VALLEY COUNTY.
- ALL UTILITIES SHALL BE ESTABLISHED DRIVE MUST HAVE THEIR DEPTH AND WIDTH SET LINES FOR THE PURPOSE OF MAINTAINING PROPERTY DRAINAGE AND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) AS RECALCULATED BY VALLEY COUNTY.
- IN ACCORDANCE WITH CHINA CODE SECTION 45-102.00 NO PERSON OR ENTITY SHALL CAUSE OR PERMIT ANY ENCROACHMENTS INTO NEIGHBORING LOTS OR ALLEYS, DRIVEWAYS, OR OTHER CONSTRUCTION OR EXISTING UTILITIES, WITHOUT THE WRITTEN PERMISSION OF THE BUREAU OF RECLAMATION. THE RECLAMATION MANAGEMENT AREA (RMA) ALL AREA BELLS WOULD BE IN EFFECT TO AS SET FORTH IN THE CONDITIONAL USE PERMIT FOR THIS SUBDIVISION NO. 2 FURTHER LOT SPLIT IS ALLOWED.
- LOT 5, BLOCK 4 HAS A TEN (10) FOOT WIDE SEWER SERVICE EASEMENT ON ITS EASTSIDE ADJACENT TO LOT 4.
- THE PUBLIC UTILITIES SEWER LINES AND SERVICES HAVE BEEN INSTALLED.

CCRs # 364537  
 Instrument # 364540  
 VALLEY COUNTY CASCADE BLDG  
 RECALCULATED BY PLATT SURVEYING  
 RECALCULATED BY PLATT SURVEYING  
 DATE 11/18/11  
 PLATT SURVEYING

**THE WESTWOODS SUBDIVISION NO. 2**  
2011

**CERTIFICATE OF OWNERS**

KNOW ALL MEN BY THESE PRESENTS: That Wendell B. Platt and Winda Jean Platt, husband and wife, are the owners of the following described property, in fee simple, and that it is their intention to and that they do hereby include said land in this plat:

A tract of land situated in the West Half of Section 16, T.16N., R.3E., B.M., Valley County, Idaho and more particularly described as follows:

Commencing at a brass cap marking the C-W-E-SW 1/256th corner of said Section 16, which is the Real POINT OF BEGINNING; thence S. 89°29'18" E. along the south boundary line of the NE 1/4 of the SW 1/4 of Section 16 a distance of 363.00 feet to a 5/8" iron pin; thence along a curve to the right, said curve having a radius of 363.00 feet, a central angle of 91°13'46", to a 5/8" iron pin; thence S. 138°53'39" E. 138.53 feet to a 5/8" iron pin; thence N. 01°14'00" W. 331.07 feet to a 5/8" iron pin; thence S. 01°48'02" E. 327.53 feet to a 5/8" iron pin; thence along the boundary of said Section 16, S. 89°29'18" E. 363.00 feet to a 5/8" iron pin; thence N. 01°59'00" W. 590.00 feet to a 5/8" iron pin; thence N. 87°40'00" W. 309.00 feet to a 5/8" iron pin; thence N. 86°40'00" W. 282.00 feet to a 5/8" iron pin; thence S. 82°11'01" W. 134.00 feet to a 5/8" iron pin; thence along the northwesterly corner of Lot 18, Block J, The Westwoods Subdivision No. 1; thence leaving said reservoir boundary S. 20°18'46" W. along the boundary line of said Westwoods Subdivision 237.98 feet to a 5/8" iron pin; thence S. 38°10'00" W. 70.00 feet to a 5/8" iron pin; thence S. 82°27'00" W. 35.38 feet to a 5/8" iron pin; thence S. 38°10'00" W. 70.00 feet to a 5/8" iron pin; thence along a curve to the left, said curve having a radius of 23.00 feet, a central angle of 107°00'00", to a 5/8" iron pin; thence S. 82°27'00" W. 35.38 feet to a 5/8" iron pin; thence S. 38°10'00" W. 70.00 feet to a 5/8" iron pin; thence S. 82°27'00" W. 35.38 feet to a 5/8" iron pin; thence S. 00°54'23" W. 6820.03 feet to a 5/8" iron pin; thence along said Westwoods Subdivision boundary bearing S. 00°54'23" W. 71.93 feet to a 5/8" iron pin; thence bearing S. 43°12'26" E. 121.00 feet to a 5/8" iron pin; thence along a curve to the right, said curve having a radius of 237.45 feet, a central angle of 28°44'52", and a chord which bears S. 43°12'26" E. 121.00 feet to a 5/8" iron pin; thence S. 28°20'00" E. 305.00 feet to a 5/8" iron pin; thence N. 118°25'00" E. 117.15 feet to a 5/8" iron pin; thence S. 28°20'00" E. 305.00 feet, a central angle of 27°06'00", and a chord which bears S. 14°47'00" E. 117.15 feet to a 5/8" iron pin; thence S. 01°14'00" E. 380.00 feet to a 5/8" iron pin; thence S. 133.78 feet along a curve to the left, said curve having a radius of 435.00 feet, a central angle of 17°37'05", and a chord which bears S. 10°02'33" E. 133.25 feet to a 5/8" iron pin; thence S. 89°29'18" E. 21.93 feet to THE REAL POINT OF BEGINNING. Said parcel containing a total area of 16.90 acres more or less.

The public streets as shown on this plat are hereby dedicated to the public. The easements shown on this plat are not shown on the plat and are hereby perpetually assigned for public utilities and such other uses as shown on the plat. No permanent structures are to be erected within the lines of said easements.

Wendell B. Platt  
Owner

Winda Jean Platt  
Owner

**ACKNOWLEDGEMENT**

STATE OF IDAHO  
COUNTY OF VALLEY

On this 9th day of April, 2011 A.D., before me the undersigned, a Notary Public in and for said State, personally appeared Wendell B. Platt and Winda Jean Platt, the persons named in the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.



Residing in Cascade, Id., Idaho. My Commission expires 7-28-15.

**CENTRAL DISTRICT HEALTH DEPARTMENT**

Secondary restrictions as required by Idaho Code, Title 50, Chapter 13 have been notified according to the letter to be read on file with the County Recorder for his agent listing the conditions of approval. Similar notification may be re-issued, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Wendell B. Platt  
Central District Health Department

# 304558

**CERTIFICATE OF SURVEYOR**

I, James M. Rees, do hereby certify that I am a professional surveyor, licensed by the State of Idaho, and that this plat, as described in the Certificate of Owners and the attached plat was drawn from an actual survey made on the ground and accurately represents the points thereon, and is in conformity with State of Idaho Code relating to plats and surveys.



**APPROVAL OF PLANNING AND ZONING COMMISSION**

Accepted and approved this 12 day of May, A.D., 2011, by the Planning and Zoning Commission of Valley County, Idaho.

Robert J. Hume  
Chairman

**APPROVAL OF BOARD OF COUNTY COMMISSIONERS**

Accepted and approved this 11 day of November, A.D., 2011, by the Board of County Commissioners of Valley County, Idaho.

Richard S. Pischke  
Chairman

**CERTIFICATE OF COUNTY SURVEYOR**

I, John Rasmussen, Professional Land Surveyor for Valley County, Idaho, certify that I have checked this plat of THE WESTWOODS SUBDIVISION NO. 2 and find that it conforms to the State of Idaho Code relating to plats and surveys.



John Rasmussen  
Valley County Surveyor

**CERTIFICATE OF COUNTY TREASURER**

I, Becky A. Hinson, County Treasurer, in and for the County of Valley, State of Idaho, per the requirements of I.C. 50-1308, do hereby certify that any and all current and delinquent taxes for the property included in this proposed subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

11/07/11  
Date

County Treasurer

AP16003611421

**COUNTY RECORDERS CERTIFICATE**

INSTRUMENT No. \_\_\_\_\_  
STATE OF IDAHO  
COUNTY OF VALLEY } ss

at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock this \_\_\_\_\_ day of \_\_\_\_\_, 2011, A.D., in my office and was duly recorded in Book \_\_\_\_\_ of Plats of Pages \_\_\_\_\_ and \_\_\_\_\_.

Deputy

Ex-officio Recorder

Fee

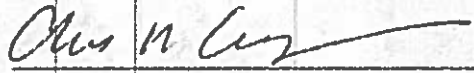
Petition for Approval of Proposed  
Vacation of Drainage Easement between lots #2 & #6  
Westwoods Subdivision #2, Block 4, Lots 6 & 2, Donnelly, Idaho.

Your signature indicates:

- #1. approval of proposed vacation
- #2. you are aware that vacated property becomes part of adjoining property subject to the rights and easements of utilities.
- #3. the fee will be paid by Gail Starkey, Cody and Lisa Lindley.

Lot #1

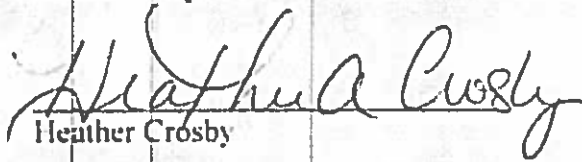
Parcel No. RP006450040010



Chris Crosby

2-19-2021

Date



Heather Crosby

2-19-2021


Date

Home Address:

2120 W. Root Creek St  
Meridian, Idaho 83646

Lot #3/4

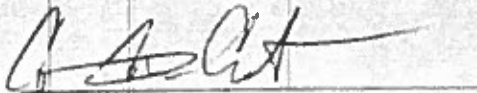
Parcel No. RP00645004003A



David B. Cotner

2-27-2021

Date



Connie M. Cotner

2-27-2021

Date

Home Address:

10687 W. Dason CRT  
Boise, Idaho 83713

Lot #5

Parcel No RP006450040050



Darrin Scott Caglio

3/18/2021

Date

Home Address:

P.O. Box 233 8155 E. BRANDS CREEK WAY  
Meridian, Idaho 83688 NAMPA ID 83487