



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

C.U.P. 21-19

Pines by the Lake Subdivision Preliminary Plat

Applicant/Owner: Clover Valley Properties LLC

Location: 5.25 acres of RP16N03E350176
NWSW Section 35, T.16N, R.3E, Boise Meridian,
Valley County, Idaho

Project Description:

Clover Valley Properties LLC is requesting a conditional use permit for a six-lot single-family subdivision on 5.25 acres.

Lots would be accessed from Old State Road onto a private road. The site is located south of the Gold Fork Arm of Lake Cascade and north of Golden Place.

Proposed lot sizes range from 0.66 acres to 0.75 acres.

Water and sewer would be provided by North Lake Recreational Sewer and Water District.

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.

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

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

PUBLIC HEARING

August 12, 2021

6:00 p.m.

Courthouse Building

2nd Floor

219 North Main Street

Cascade, Idaho

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

The meeting is in-person but is also teleconference and web-based. However, we cannot guarantee reliability of the phone system or the internet. You can register in advance for this meeting by contacting Cynda Herrick, Planning and Zoning Director, 208-382-7115, or attend in person.

You may comment in person or by mail, fax, or email. 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.

Direct questions and written comments to:

Cynda Herrick, AICP, CFM
Planning & Zoning Director

PO Box 1350

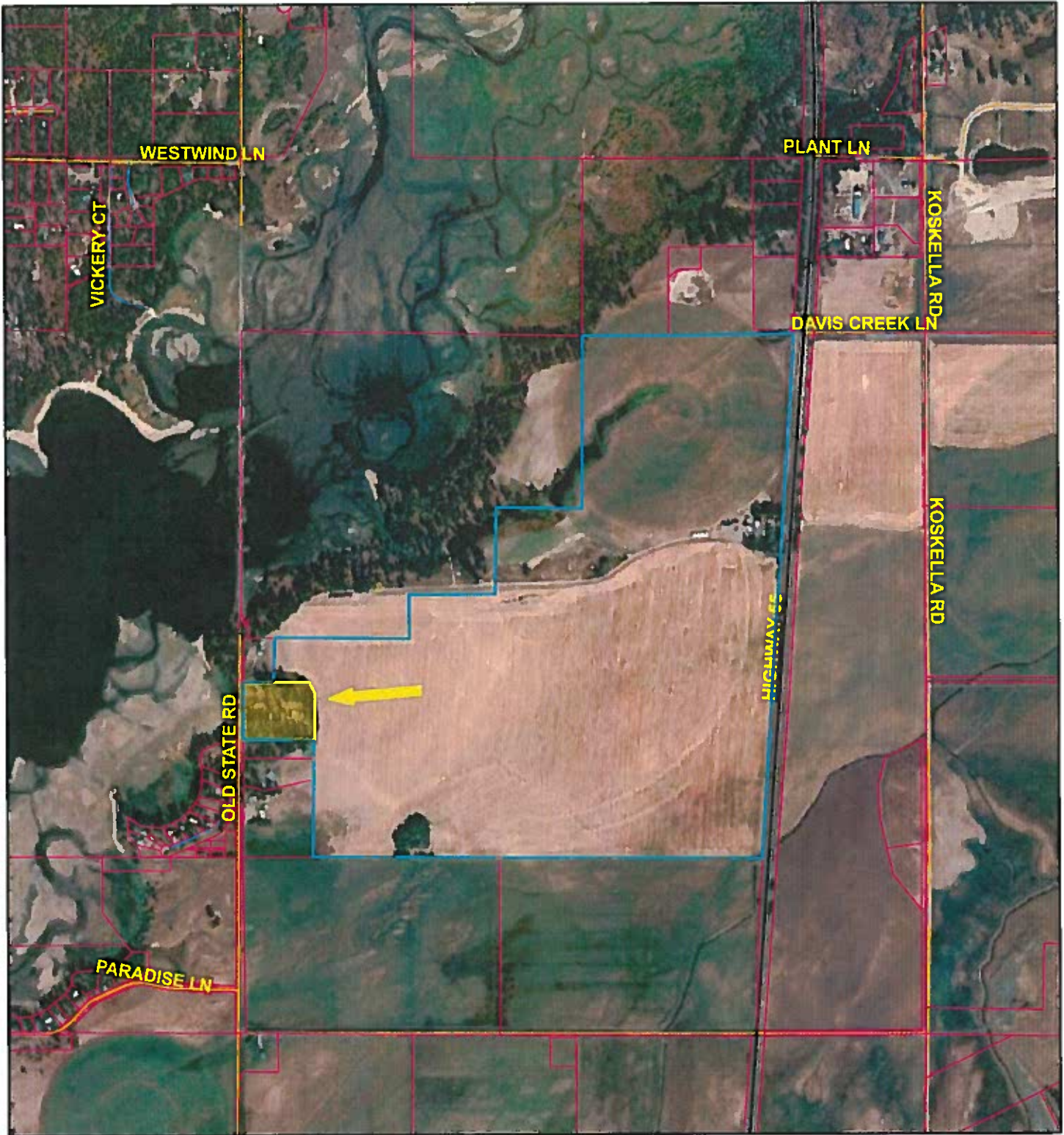
Cascade, ID 83611

208-382-7115 (phone)

208-382-7119 (fax)

cherrick@co.valley.id.us

C.U.P. 21-19 Pines by the Lake Subdivision



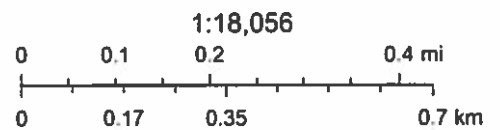
6/30/2021, 4:43:11 PM

Parcel Boundaries URBAN/RURAL

All Road Labels PRIVATE

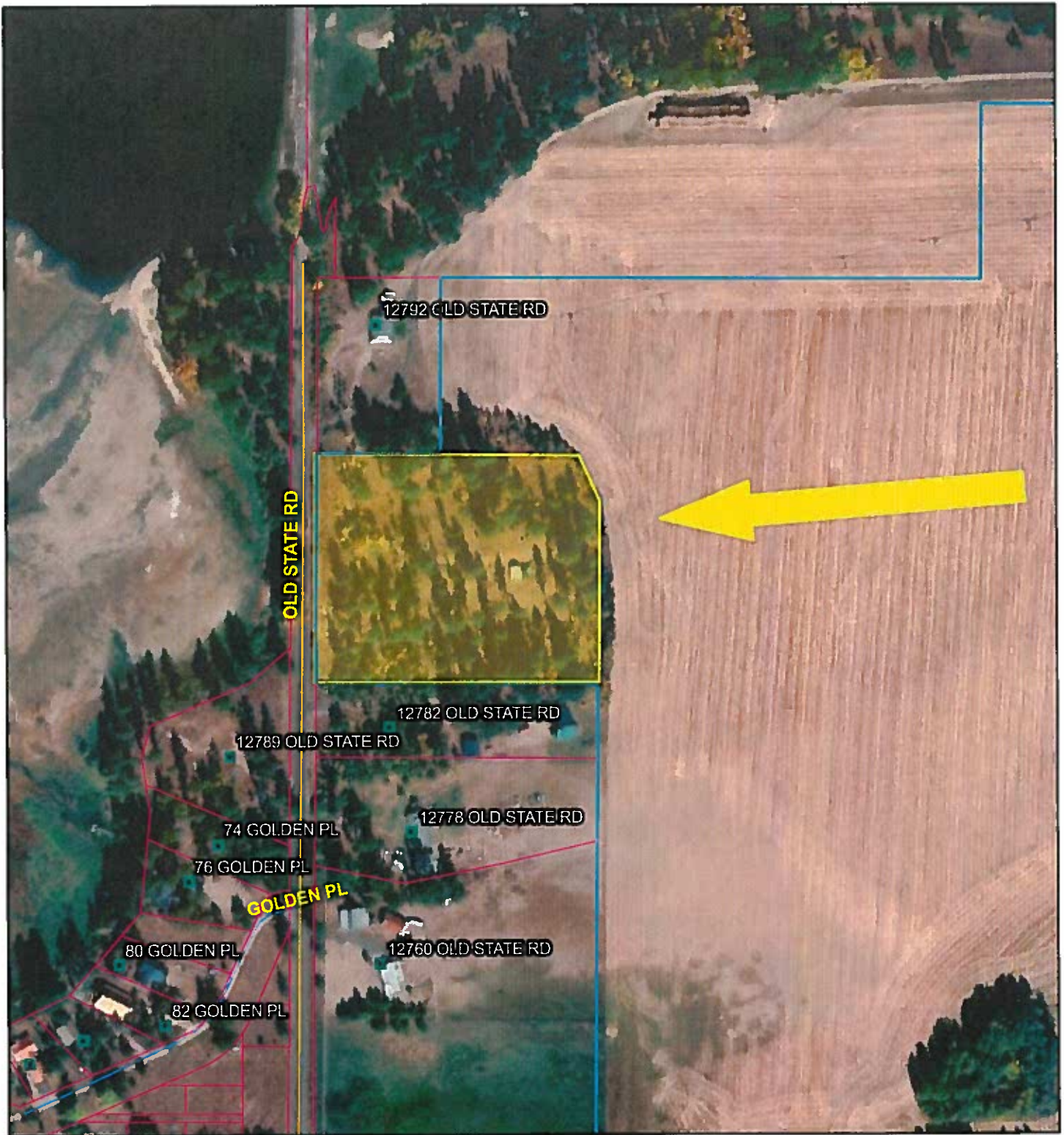
Roads

MAJOR



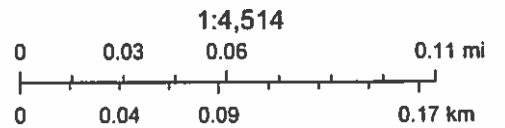
Maxar

C.U.P. 21-19 Pines by the Lake Subdivision



6/30/2021, 4:40:02 PM

- Parcel Boundaries
- Addresses
- All Road Labels
- Roads
- URBAN/RURAL
- PRIVATE

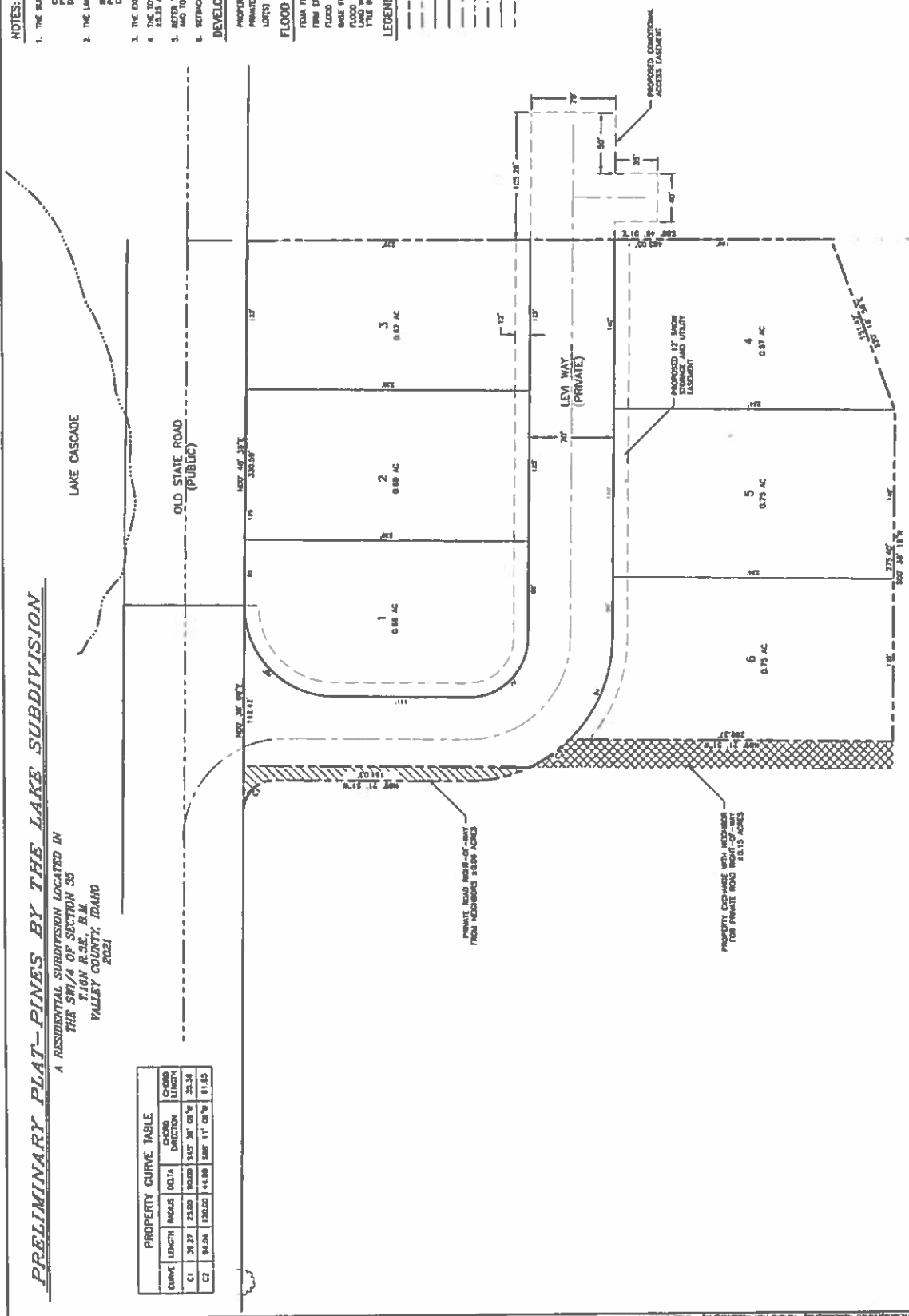


Maxar

PRELIMINARY PLAT - PINES BY THE LAKE SUBDIVISION

A RESIDENTIAL SUBDIVISION LOCATED IN
THE SW 1/4 OF SECTION 35
T16N R54E PL 14W
VALLEY COUNTY, IDAHO
2021

PROPERTY CURVE TABLE			
CURVE	LENGTH	CHORD	CHORD
		LENGTH	BEARING
C1	39.27	80.00	S45° 30' 00" W
C2	84.64	120.00	S46° 11' 00" W



NOTES:

- THE SUBDIVISION OF THIS PROPOSED DEVELOPMENT IS CLOVER VALLEY PROPERTIES, LLC PROJECT, IS 84115 CORRECTION TO 84111
- THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS SPONSOR LAND SURVEYORS, INC. CORRECTION TO 84111
- THE EXISTING ZONING IS AGRICULTURE.
- THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY 5.15 ACRES.
- BASED ON PLAT NO. 83-2 FOR EXISTING CONDITIONS AND IMPROVEMENTS.
- SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.

DEVELOPMENT DATA:

PROPERTY AREA 5.15 ACRES
PRIVATE RIGHT-OF-WAY AREA 1.07 ACRES
LOT(S) AREA 6.18 ACRES

FLOOD PLAN NOTE:

FROM THE FLOODPLAIN INFORMATION SYSTEM
FIRM EFFECTIVE DATE: 7/1/2019
FLOOD ZONING: Zone 1
BASE FLOOD ELEVATION: 474
FLOOD ZONE: 1
LAND WITHIN A FLOODPLAIN OR FLOODPLAIN IS INDICATED BY TITLE 8 AND TITLE 11 OF THE VALLEY COUNTY CODE

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- ROAD CENTER LINE
- SECTION LINE
- QUARTER LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE

PROPOSED 17' WIDE EASEMENT FOR PRIVATE ROAD

PROPOSED 17' WIDE EASEMENT FOR PRIVATE ROAD

PROPOSED 17' WIDE EASEMENT FOR PRIVATE ROAD

PROPOSED 17' WIDE EASEMENT FOR PRIVATE ROAD

PROPOSED 17' WIDE EASEMENT FOR PRIVATE ROAD

PROPOSED 17' WIDE EASEMENT FOR PRIVATE ROAD

PROPOSED 17' WIDE EASEMENT FOR PRIVATE ROAD

PROPOSED 17' WIDE EASEMENT FOR PRIVATE ROAD

PROPOSED 17' WIDE EASEMENT FOR PRIVATE ROAD

PROPOSED 17' WIDE EASEMENT FOR PRIVATE ROAD

PROPOSED 17' WIDE EASEMENT FOR PRIVATE ROAD

PROPOSED 17' WIDE EASEMENT FOR PRIVATE ROAD

PROPOSED 17' WIDE EASEMENT FOR PRIVATE ROAD



CRESTLINE ENGINEERS
373 DENHARDT LANE, SUITE C, PO BOX 2330
MACALL, IDAHO 83434
208.634.4140 208.634.4146 FAX

PINES BY THE LAKE SUBDIVISION
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT

NO.	BY	DATE	DESIGN	DTI
			DESIGN	DTI
			CHECKED	DTI
			APPROVED	DTI

VERIFY SCALE
DATE: 11/15/2021
PROJECT: PINES BY THE LAKE SUBDIVISION
SHEET NO: 1 OF 3