



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

VAC 21-05 Montalbano Vacation of Utility and Drainage Easement and V-3-21 Montalbano Setback Variance

Applicant/Owner: Jerry Montalbano

Location: 55 Silver Cloud Drive
Whispering Pines Subdivision No. 2 Lot 10
SE ¼ Section 33, T.14N, R.4E, Boise Meridian,
Valley County, Idaho

Project Description: Whispering Pines Subdivision No. 2 was recorded on September 27, 2006. Per the plat, there is a 20-foot utility and drainage easement on the interior side of all right-of-way boundaries.

Jerry Montalbano is requesting a vacation of a 20-foot-wide utility and drainage easement on the interior side of the lot line between Silver Cloud Drive and Lot 10 of Whispering Pines Subdivision No. 2.

He is also requesting a variance to relax the front-yard setback from the required 20 feet to 0 feet.

The applicant believed the construction of the new garage was compliant with setbacks. The correct property corner was found after the concrete foundation, flooring, and framing of walls was completed. The construction is on hold. No utilities have been placed in the easement at this time.

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, Cascade, ID.

**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.

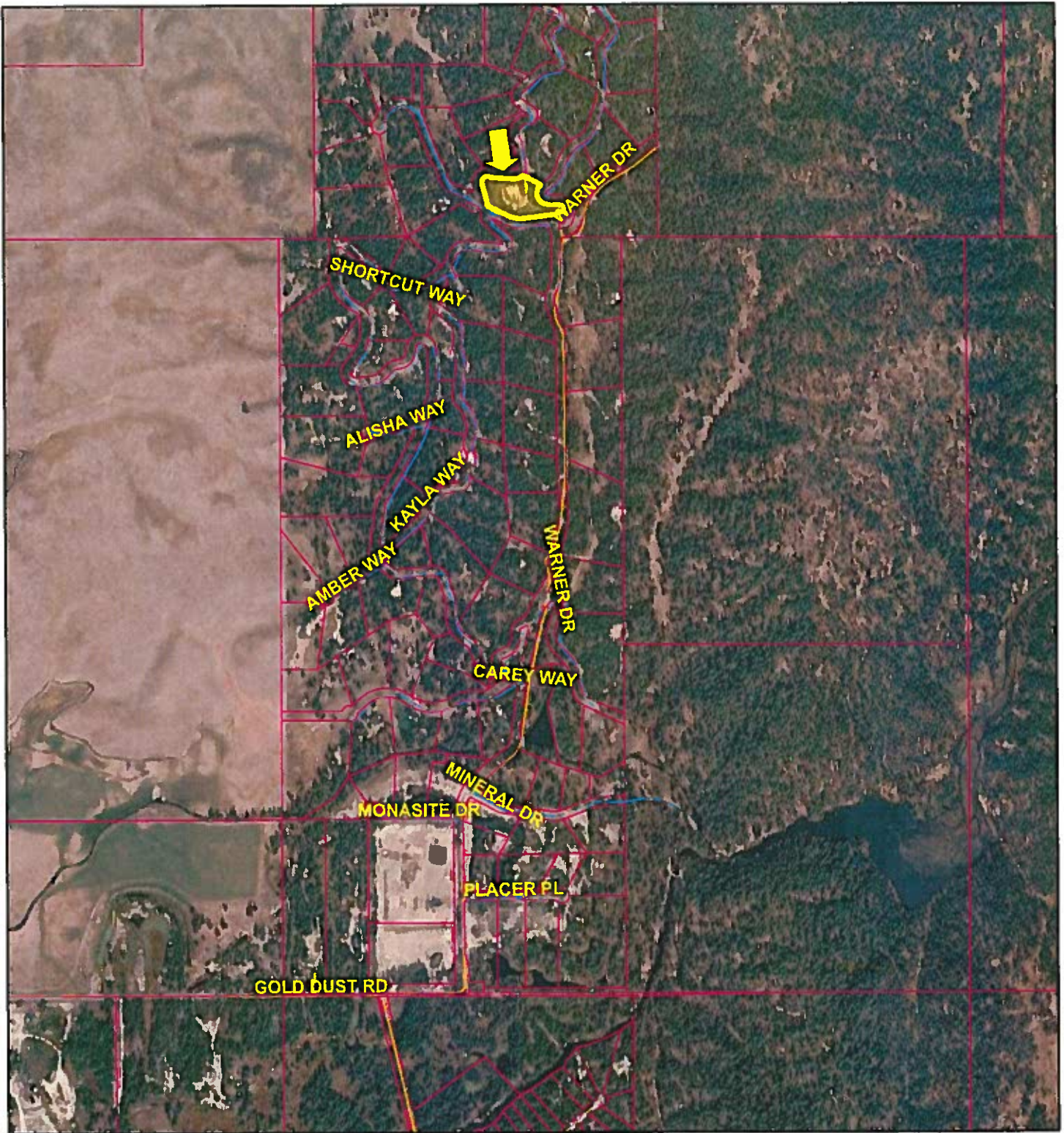
You may comment in person or by mail, fax, or email. Written comments must be received at least seven days prior to the public hearing.

If you do not submit a comment, we will assume you have no objections.

Direct questions and written comments to:

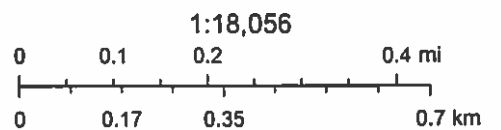
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115 (phone)
208-382-7119 (fax)
cherrick@co.valley.id.us

VAC 21-05 and V-3-21 at 55 Silver Cloud DR



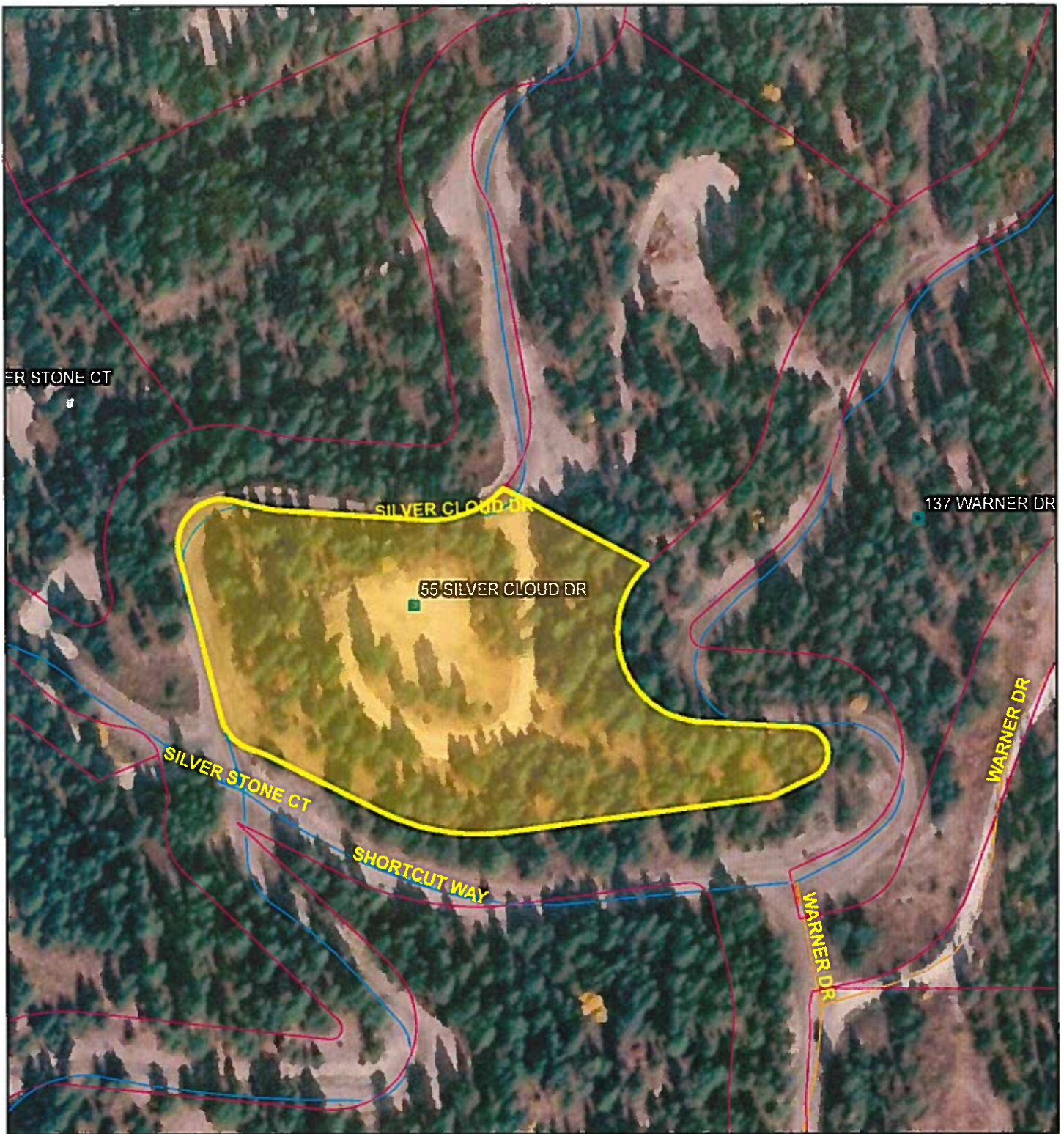
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- Parcel Boundaries
- Roads
- All Road Labels
- URBAN/RURAL
- PRIVATE



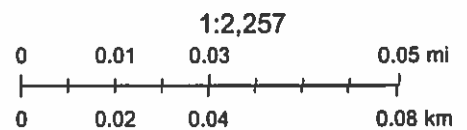
Maxar

VAC 21-05 and V-3-21 at 55 Silver Cloud DR

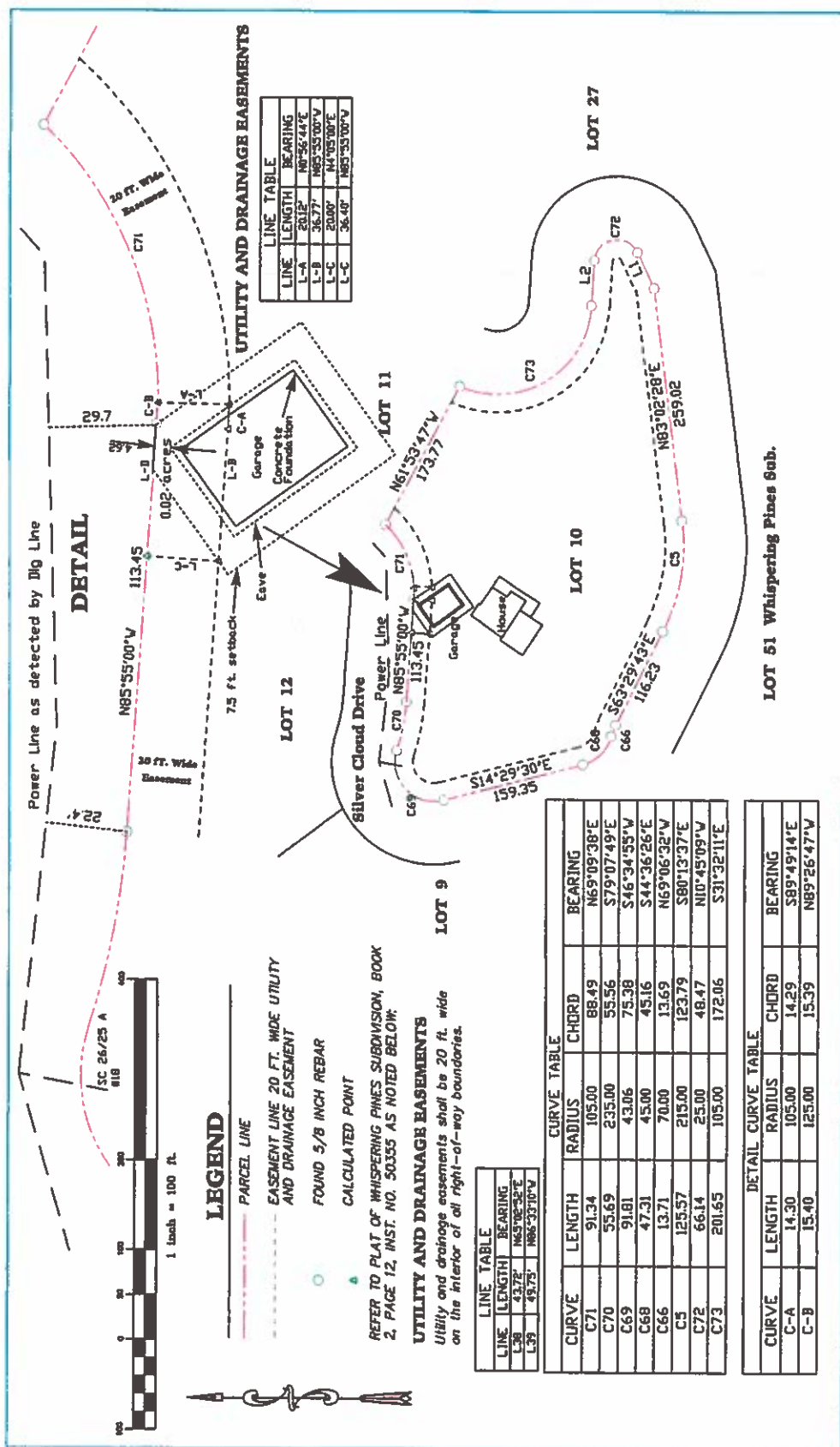


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- Parcel Boundaries
- Addresses
- All Road Labels
- Roads
- URBAN/RURAL
- PRIVATE



Maxar, Microsoft



LINE	LENGTH	BEARING
L-A	20.12	N85°55'00"E
L-B	36.77	N85°55'00"E
L-C	20.00	N44°05'00"E
L-C	36.40	N85°55'00"E

UTILITY AND DRAINAGE EASEMENTS

LEGEND

- PARCEL LINE
 - EASEMENT LINE 20 FT. WIDE UTILITY AND DRAINAGE EASEMENT
 - FOUND 5/8 INCH REBAR
 - CALCULATED POINT
- REFER TO PLAT OF WHISPERING PINES SUBDIVISION, BOOK 2, PAGE 12, INST. NO. 50355 AS NOTED BELOW.
- UTILITY AND DRAINAGE EASEMENTS**
Utility and drainage easements shall be 20 ft. wide on the interior of all right-of-way boundaries.

LINE	LENGTH	BEARING
L-3	43.72	N85°02'32"E
L-3	43.75	N85°53'10"W

CURVE	LENGTH	RADIUS	CHORD	BEARING
C71	91.34	105.00	88.49	N69°09'38"E
C70	55.69	235.00	55.56	S79°07'49"E
C69	91.81	43.06	75.38	S46°34'55"W
C68	47.31	45.00	45.16	S44°36'26"E
C66	13.71	70.00	13.69	N69°06'32"W
C5	125.57	215.00	123.79	S80°13'37"E
C72	66.14	25.00	48.47	N0°45'09"W
C73	201.65	105.00	172.06	S31°32'11"E

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-A	14.30	105.00	14.29	S89°49'14"E
C-B	15.40	125.00	15.39	N89°26'47"W

LOT 51 Whispering Pines Sub.

Fodrea Land Surveys
Surveyors, Engineers, Planners.
105 N. Main Street, P.O. Box 188, Cascade, Idaho 83611
Office: 208.382.4902 - Fax: 208.382.3410
www.fodrealandgroup.com

THE VACATION OF A PORTION OF A UTILITY & DRAINAGE EASEMENT
Located In Lot 10 Whispering Pines Subdivision No. 2
Section 33, T. 14 N., R. 4 E., B.M.,
Valley County, Idaho

DATE 6/24/21
P.M. RWF
P.N. 31005
CAD RWF
EXHIBIT **B**