



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

## V-4-21 Delaney Setback Variance

**Applicant/Owner:** Devin and Jennifer Delaney

**Location:** 2434 Palladin Road  
RP002480000300  
Smiling Julie Subdivision Lot 30  
SWNE Section 19, T.16N, R.3E  
Boise Meridian, Valley County, Idaho

### Project Description:

Devin and Jennifer Delaney are requesting a variance to relax setback from the high-water line of a stream from the required 30 feet to 13 feet. The creek is located on the north side of the property. To meet the current setback, the home would need to be higher on the property and be raised to sit on top of two large boulders. Allowing the variance would enable the home to be built further north towards the creek and lower on the property thus increasing the view from across the road. The pitch of the proposed roof would be east to west; therefore snow would not slide from the roof into the creek area.

The 0.31 acre is addressed at 2434 Palladin Road.

The lot is accessed from Palladin Road, a public road.

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Attached are the agenda, additional information such as maps and proposed site plans, and a page that details the public hearing process.

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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](http://www.co.valley.id.us/public-hearing-information)**

## PUBLIC HEARING

**October 14, 2021**

**6:00 p.m.**

**Courthouse Building  
2<sup>nd</sup> 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](http://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.

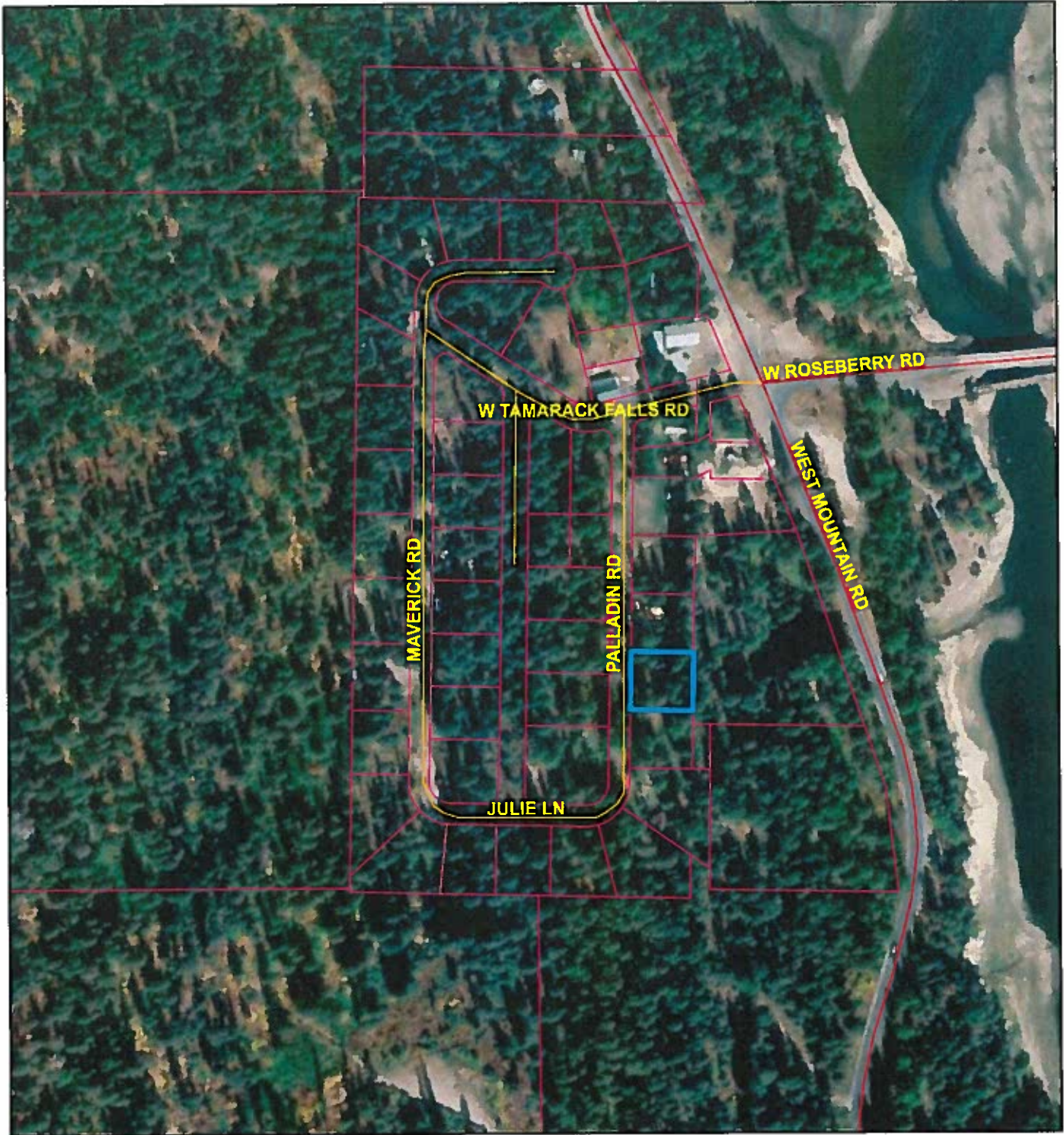
You may comment in person or by mail, fax, or email. Written comments must be received at least seven days prior to the public hearing.

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

### Direct questions and written comments to:

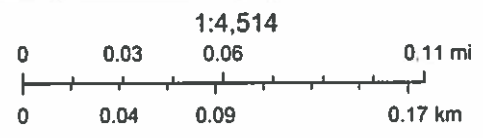
Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611  
208-382-7115 (phone)  
208-382-7119 (fax)  
[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

# V-4-21 at 2434 Palladin Road



9/7/2021, 11:05:12 AM

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



Maxar

2-20  
 RP 0 0248 2-18  
 88-28-20 9-14-59

Sketch, 2005 met. Eastments distributed for Public Use. No County assessment found. 100 CC E.S. found of record.

Plat of

# SMILING JULIE SUB.

a part of

Lot 5 and the SE 1/4 of the NW 1/4 of Sec. 19, T.16N., R.3E., B.M.

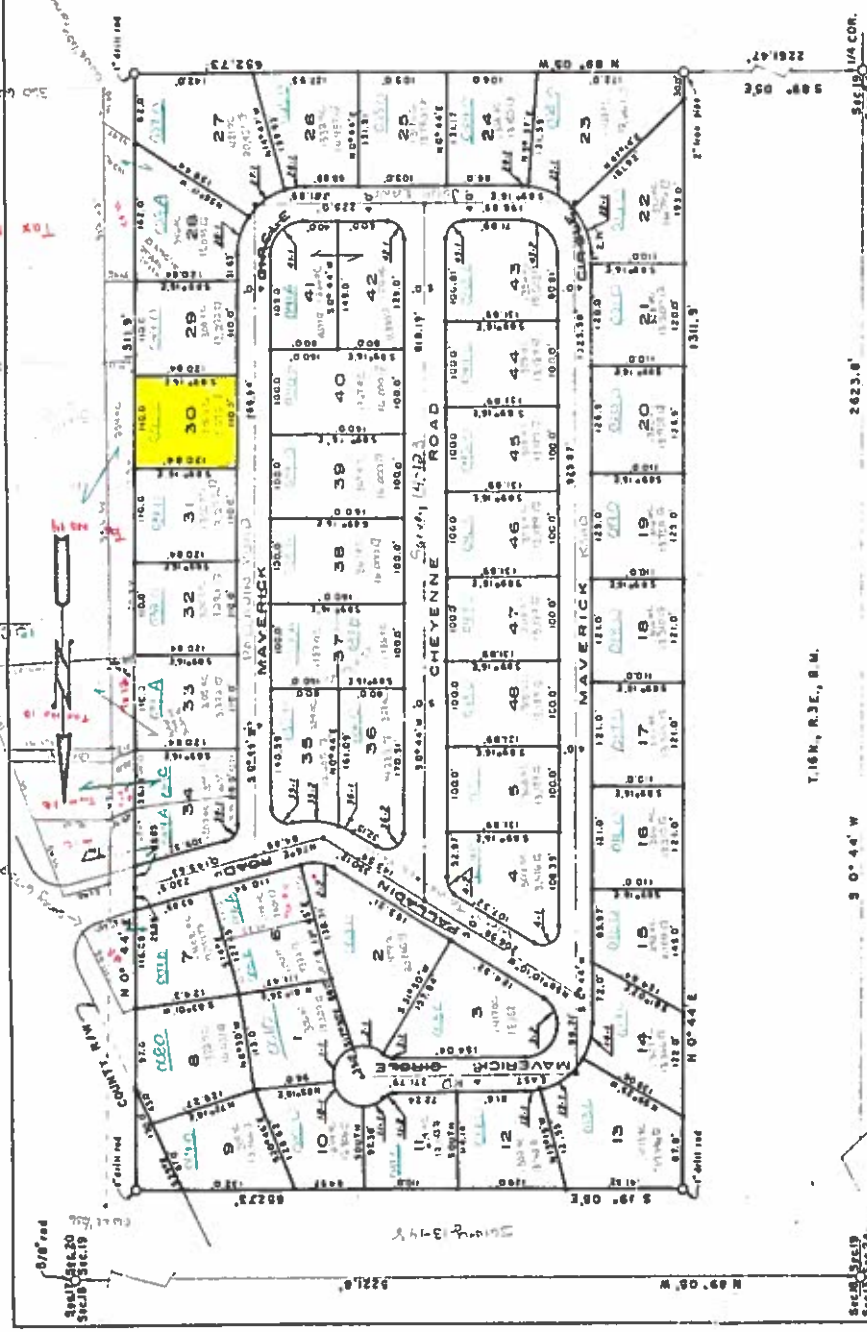
Scale 1" = 100'

## LEGEND

- 5/8" iron set
- 1/2" iron set

## CURVE DATA

No.	A	Radius	Percent	Length of Curve
1-1	7712.26'	350'	27.24'	47.6'
2-1	6050.30'	350'	20.35'	37.17'
3-1	4370.30'	200'	7.95'	15.13'
3-2	4610.10'	400'	14.028'	103.44'
4-1	12105.90'	200'	33.42'	42.77'
4-2	5875.10'	200'	11.29'	20.56'
10-1	8217.34'	350'	32.24'	52.0'
11-1	4320.30'	350'	13.89'	25.48'
11-2	4320.30'	200'	10.05'	19.13'
12-1	1214.44'	800'	9.29'	18.45'
13-1	4810.16'	800'	34.10'	64.47'
14-1	2925.1'	800'	21.32'	41.68'
22-1	4320.40'	800'	31.91'	60.73'
23-1	4137.50'	800'	30.41'	59.12'
24-1	4532.90'	800'	34.1'	68.1'
26-1	1523.1'	800'	0.90'	2.167'
27-1	4125.40'	800'	30.31'	57.94'
28-1	3232.20'	800'	23.63'	46.06'
34-1	516.27'	200'	15.42'	26.27'
35-1	1022.27'	200'	25.82'	36.36'
35-2	3132.1'	1000'	28.55'	53.63'
35-3	1326.50'	1000'	12.23'	24.34'
35-4	12105.90'	200'	35.42'	42.77'
4-1	36'	400'	60.00'	62.83'
42-1	90'	200'	20.00'	31.42'
42-2	31'	400'	40.00'	61.83'



BILL HARRIS, being duly sworn, says that he is a Registered Professional Engineer, that he prepared the final map of the foregoing plat, and that this tracing is an exact copy of said final map.



STATE OF IDAHO }  
 COUNTY OF ADA }  
 SUBSCRIBED AND SWORN TO before me, this \_\_\_\_\_ day  
 of \_\_\_\_\_, 1959

AUXILIARY PUBLIC RECORDS AT BOISE, IDAHO.

