

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Variance Application

See Section 9-5H-10 Valley County Code

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☐ Credit Card ☐ Cash ☐ Check # _____

FILE # VAR 26-005

FEE \$ 250.00

ACCEPTED BY [Signature]

DATE 4/29/20

CROSS REFERENCE FILE(S): _____

PROPOSED USE: Relax front setback from 30' to 20'

☐ Shared Driveway

☒ Setback Variance

☐ Other

Applicant Name MARSHA POWERS

Applicant Signature [Signature] Date 4-29-2020

Mailing Address 11468 W. TIOGA CT

BOISE, ID 83709

Phone [Redacted] Email [Redacted]

Property Parcel Number PARCEL # 5

Subdivision (if applicable) PELLEAU HEIGHTS

Parcel Physical Address 1497 PINE RIDGE, CASCADE ID 83611

Required Attachments

1. Proposed Site Plan
2. Narrative statement demonstrating:
 - That special conditions and circumstances exist which are not a result from any action of the Applicant, which are peculiar to the land use or structure involved, and which are not applicable to other similar or adjacent lands, uses, or structures.
 - That granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.
3. Shared Driveway Variances require a shared driveway maintenance agreement. The shared driveway must be built to the satisfaction of the relevant fire department.

I am requesting a variance on the property located in Pelican Heights Parcel #5, address 1497 Pine Ridge, Cascade Id, 83611. The plat requires a 30' setback from the front of the property, and I am requesting it to meet county requirements, which are set at 20'. The reason for this request is the slope of the property.

From: Marsha Poulsen [REDACTED]
Sent: Tuesday, June 2, 2026 9:48 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Adjust setback request for property at 1497 Pine Ridge Dr.

The setback on my property at 1497 Pine Ridge Dr. is recorded on the plot map at 30 feet. I submitted a request to adjust the setback to 20 feet due to the property's slope. Since the request, I have had a formal survey establishing the break line on the slope. I am requesting an adjustment to the initial request from 20 feet to 10 feet after identifying the break line.

The total setback, as it currently stands, is 50 feet from the road.
The property line starts 20 feet from the road
The CCRs require a 30-foot setback from the property line.

I am attempting to build a house on the property. The cost for the required support structure to accommodate the property's slope prevents me from moving forward.

Please let me know if you need additional information.

Thanks you

Marsha Poulsen
[REDACTED]

Located in Section 11

T. 14 N., R. 3 E., B.M., Valley County, Idaho
including a replat of Lots 1 and 2 of Osprey Heights.

LOY	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	C-1	246.87	84.23	46.92	83.87	S 82° 35' 51" W	25° 28' 54"
1	C-2	246.87	98.33	46.92	83.87	S 82° 35' 51" W	25° 28' 54"
1	C-3	246.87	112.43	57.00	111.74	S 28° 35' 51" W	27° 52' 48"
1	C-4	110.00	73.87	38.28	72.30	S 36° 20' 38"	38° 23' 38"
1	C-5	75.00	84.87	47.28	79.99	S 49° 22' 58"	64° 27' 03"
1	C-6	75.00	105.91	59.62	104.60	S 65° 16' 52"	75° 48' 46"
1	C-7	170.00	162.80	101.82	162.80	N 38° 31' 45"	53° 30' 56"
1	C-8	75.00	98.72	208.73	45.49	S 86° 56' 10"	151° 43' 48"
1	C-9	20.00	10.68	10.68	18.84	S 72° 26' 19"	56° 11' 03"
1	C-10	90.00	152.14	80.80	152.14	N 69° 02' 44"	115° 57' 15"
1	C-11	90.00	152.14	99.80	211.96	N 69° 02' 44"	115° 57' 15"
1	C-12	160.00	525.80	255.82	525.82	N 69° 02' 44"	115° 57' 15"
1	C-13	160.00	525.80	255.82	525.82	N 69° 02' 44"	115° 57' 15"
1	C-14	185.00	41.30	75.31	137.03	N 78° 29' 00"	49° 04' 00"
1	C-15	200.00	71.28	91.29	166.09	N 78° 29' 00"	49° 04' 00"
1	C-16	245.00	118.00	107.46	229.16	N 78° 29' 00"	49° 04' 00"
1	C-17	335.00	181.00	162.16	329.16	N 78° 29' 00"	49° 04' 00"
1	C-18	100.00	134.07	72.28	125.43	S 44° 31' 30"	76° 49' 00"
1	C-19	85.00	43.57	32.64	42.76	S 23° 09' 15"	38° 24' 30"
1	C-20	85.00	43.57	32.64	42.76	S 61° 48' 45"	38° 24' 30"
1	C-21	85.00	58.88	54.60	54.60	S 61° 48' 45"	38° 24' 30"
1	C-22	100.00	85.96	45.84	83.34	N 56° 08' 30"	49° 15' 00"
1	C-23	135.00	118.05	61.88	112.51	N 56° 08' 30"	49° 15' 00"
1	C-24	170.00	38.01	10.20	37.82	N 74° 24' 56"	19° 47' 52"
1	C-25	170.00	90.78	48.16	88.23	N 74° 24' 56"	19° 47' 52"
1	C-26	75.00	92.79	47.79	87.79	N 74° 24' 56"	19° 47' 52"
1	C-27	40.00	48.83	26.52	44.20	N 63° 03' 30"	87° 05' 00"
1	C-28	35.00	64.24	45.25	55.60	N 46° 00' 52"	105° 10' 15"
1	C-29	35.00	128.49	91.26	111.40	N 46° 00' 52"	105° 10' 15"
1	C-30	105.00	105.00	71.26	86.79	N 46° 00' 52"	105° 10' 15"
1	C-31	110.00	35.32	6.75	35.32	N 46° 00' 52"	105° 10' 15"

LOY	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C/L	C-32	75.00	74.26	40.49	71.76	S 21.67 55	36.43 43
6	C-33	85.00	73.39	39.16	71.13	S 24.04 55	49.28 11
C/L	C-34	50.00	56.23	31.50	53.31	S 18.36 61	64.25 41
14	C-35	20.00	39.54	30.39	33.41	S 10.02 47	113.17 5
C/L	C-36	65.00	73.71	40.79	71.76	S 24.04 55	49.28 11
14	C-37	100.00	69.36	36.48	68.35	S 18.48 40	40.03 00
C/L	C-38	135.00	89.23	46.31	87.61	N 27.37 03	37.52 07
6	C-39	40.00	71.79	50.14	62.54	S 42.41 00	102.50 00
C/L	C-40	75.00	134.61	94.01	117.76	S 47.41 00	102.50 00
14	C-41	10.00	16.08	45.98	27.07	S 70.88 58	36.88 38
C/L	C-42	16.00	68.08	45.98	27.07	S 70.88 58	36.88 38
12	C-43	110.00	70.00	36.23	68.83	S 75.87 13	36.27 34
6	C-44	135.00	80.50	43.49	76.36	N 68.49 00	34.10 00
C/L	C-45	165.00	29.63	30.11	38.19	N 68.49 00	34.10 00
6	C-46	65.00	29.63	9.98	38.19	N 68.49 00	34.10 00
C/L	C-47	85.00	13.68	9.01	19.01	S 60.08 35	18.40 00
6	C-48	100.00	29.35	14.78	29.45	S 60.08 35	18.40 00
C/L	C-49	35.00	29.35	14.78	29.45	S 60.08 35	18.40 00
6	C-50	10.00	29.35	2.85	29.45	S 60.08 35	18.40 00
C/L	C-51	100.00	36.82	18.67	36.62	N 75.02 35	21.05 50
6	C-52	65.00	23.94	12	23.80	N 75.02 35	21.05 50
C/L	C-53	20.00	18.26	9.82	17.63	N 64.29 35	54.18 13
6	C-54	70.00	35.91	38.80	64.03	N 64.29 35	54.18 13
C/L	C-55	70.00	35.91	29.84	64.03	N 65.21 30	45.45 49
6	C-56	70.00	51.89	27.20	50.71	N 21.14 17	42.28 38
C/L	C-57	70.00	56.19	30.85	56.77	N 23.48 49	47.32 43
8	C-58	70.00	56.19	34.13	61.39	N 68.88 30	27.59 00
C/L	C-59	70.00	23.51	34.13	61.39	N 68.88 30	27.59 00
6	C-60	70.00	18.26	9.82	17.62	S 62.03 36	59.18 13
C/L	C-61	235.00	36.83	18.45	36.80	N 21.34 26	58.58 49
6	C-62	235.00	36.83	49.74	97.47	N 21.34 26	58.58 49
C/L	C-63	235.00	36.83	49.74	97.47	N 21.34 26	58.58 49



Scale 1 inch = 100 feet

Legend

- Set 5/8 inch rebar

- Found property corners
see Record of Survey
Blk. 5, page 273.

Basis of bearing, see
Record of Survey
Bk. 5, page 273.

Lots shall not be divided.

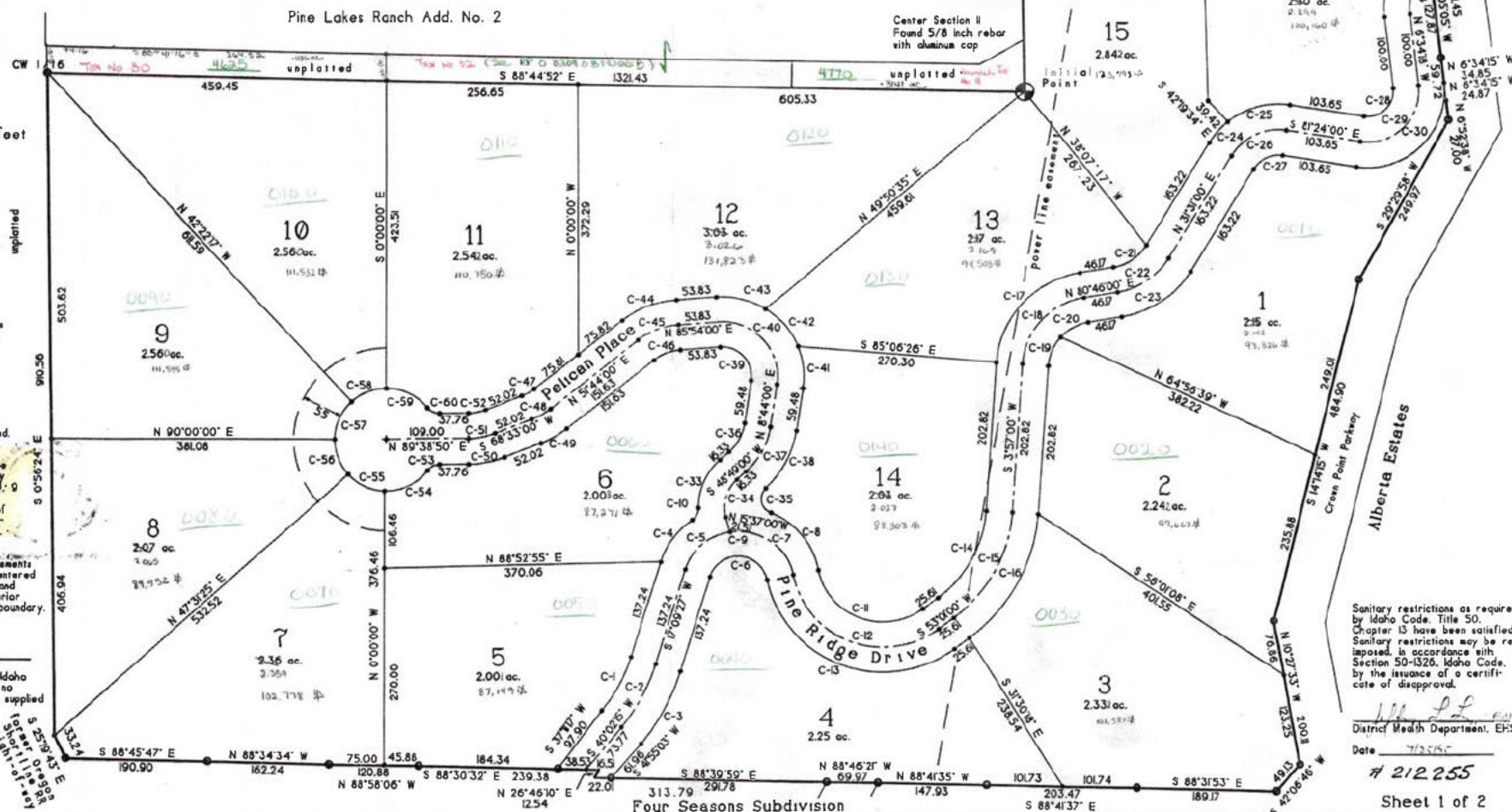
Building setbacks shall be 30 ft. from all property lines excepting lots 7, 8, 9 and 10, which also shall have a front setback of 55 feet from the right-of-way of Pelican Road.

Utility and drainage easements shall be 12 feet wide centered on all interior lot lines and 6 feet wide on the interior side of the subdivision boundary.

Protective Covenants:
Inst. # 212256

This plot is subject to Idaho Code Section 31-3805, no irrigation water shall be supplied to any lot herein.

Amendment No. 2 to CIES
ref 34210 10-10-01a



Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

W. L. L.
District Health Department, EHS
Date 7/25/55

212255

Sheet 1 of 2