

700 S. Main ST | PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@valleycountyid.gov
208-382-7115



TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # 26-025

ACCEPTED BY _____

CROSS REFERENCE FILE(S): _____

PROPOSED USE: multiple residences (2) add living above garage

☒ Check # or ☐ Cash or ☐ Card

FEE \$ 250-

DEPOSIT

DATE 8-20-2026

When an application has been 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.

Date:

By signing, you are agreeing to allow County staff to inspect the property identified in the application.

- ☐ A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☐ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☐ A **landscaping plan**, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☐ A **site grading plan** clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A **lighting plan**.
- ☐ **Names and addresses of property owners within 300 feet of the property lines.** Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required. Staff may notice more than 300 feet based on adjacent ownership and potential for impacts.
- ☐ **Three (3) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- ☐ **A Development Agreement may be required.** Possible road mitigation should be discussed with the Valley County Road and Bridge Director, 208-382-7195.

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

Date of Pre-Application Meeting with Staff: 8/20/2026
Staff Name(s): LOR. Hunter

CONTACT INFORMATION

APPLICANT Cameron S. Fluegel PHONE [REDACTED]
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐
MAILING ADDRESS P.O. Box 873 Donnelly Idaho ZIP 83615
EMAIL [REDACTED]

PROPERTY OWNER Cameron S. Fluegel
MAILING ADDRESS P.O. Box 873 Donnelly, Idaho ZIP 83615
EMAIL Cambo@frontier.net

AGENT / REPRESENTATIVE Builder- Kauffman Construction PHONE 20857315
MAILING ADDRESS _____ ZIP _____
EMAIL Kauffmancons@gmail.com

CONTACT PERSON (if different from above) Scott Kauffman
MAILING ADDRESS _____ ZIP _____
EMAIL Kauffmanconse@gmail.com PHONE 2085731540

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 12971 Sisara Rd Donnelly, Idaho
PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
LOTS 4, 5, 9, 10 and 11 - combined
TAX PARCEL NUMBER(S) RP not applied waiting on info from County
Quarter NW of SW Section 22 Township 16N Range 3E

1. PROPOSED USE: Residential ☒ Civic or Community ☐ Commercial ☐ Industrial ☐

2. SIZE OF PROPERTY 1 1/4 Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

Garage 30x24
2400 sq ft Single family home originally built 1983 - Remodeled 1994 exhaustin well & septic

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: none

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North none
South none
East single family summer home
West none

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 35'

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: _____

Number of Existing Structures: _____

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor _____

1st Floor _____

2nd Floor _____

2nd Floor _____

Total _____

Total _____

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☒

8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☐ _____

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): 1200

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 2400

8d. DENSITY OF DWELLING UNITS PER ACRE: _____

9. SITE DESIGN:

Percentage of site devoted to building coverage: 1200 ft living quarter with 240

Percentage of site devoted to landscaping: rest of parcel 80 ft + garage

Percentage of site devoted to roads or driveways: easement

Percentage of site devoted to other uses: X, describe: _____

Total: 100%

10. PARKING (If applicable): NA

Office Use Only

a. Handicapped spaces proposed: _____

Handicapped spaces required: _____

b. Parking spaces proposed: _____

Parking spaces required: _____

c. Number of compact spaces proposed: _____

Number of compact spaces allowed: _____

d. Restricted parking spaces proposed: _____

e. Are you proposing off-site parking: _____

11. SETBACKS:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front

Rear

Side

Side Street

12. NUMBER OF EXISTING ROADS: 1 Width: 12' with 30' easement

Existing roads will be: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Existing road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

13. NUMBER OF PROPOSED ROADS: X Proposed width: _____

Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

Anticipated Trip Generation [Refer to ITE – Trip Generation Manual within Roads Policy Manual] _____

Primarily heavy truck traffic? Yes ☐ No ☐ Combination ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒
Current driveway proposed to accommodate bot
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Power, well, septic and propane
16. PROPOSED UTILITIES: Use existing power/new well & septic
Proposed utility easement widths N/A Locations _____
17. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
Name: _____
18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☒
existing well is
If individual, has a test well been drilled? is Depth 100 ft Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____
19. DRAINAGE (Proposed method of on-site retention): N/A
Any special drains? _____ (Please attach map)
Soil type(s): _____
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
Stormwater Prevention Management Plan will need approval from Valley County Engineer.
20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒
21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒
22. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒
23. IS ANY PORTION LOCATED WITHIN 150-FT OF ANY LAKE, POND, RIVER, OR YEAR-ROUND FLOWING CREEK OR STREAM? THIS IS A RIPARIAN AREA AS DEFINED BY VCC 9-6-6.
Yes ☐ No ☒
24. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☒
If yes, explain:

- 25a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☒ No ☐
Are you proposing any alterations, improvements, extensions or new construction? Yes ☒ No ☐
If yes, explain: Extend from existing

- 25b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.
26. COMPLETE ATTACHED WEED CONTROL AGREEMENT
27. COMPLETE ATTACHED IMPACT REPORT

Irrigation Plan

(Idaho Code 31-3805)

This land: ☐ Has water rights available to it
☒ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

1. Are you within an area of negotiated City Impact? ☐ Yes ☐ No
2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: _____
Drainage: _____
3. How many acres is the property being subdivided? _____
4. What percentage of this property has water? _____
5. How many inches of water are available to the property? _____
6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
7. How is the land to be irrigated after it is subdivided? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

9. Is there an irrigation easement(s) on the property? ☐ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot? _____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction →).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be **bonded and/or installed** prior to the recording of the plat or building permit.

Signed: _____
Applicant

Date: 9-19-2024



VALLEY COUNTY WEED CONTROL AGREEMENT

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: [Signature]
Applicant

By: Valley County Weed Supervisor

Date: 9-19-2026

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

Typical residential construction traffic. This is for the build of a secondary residence on the same parcel and will not be visible from any location

2. Provision for the mitigation of impacts on housing affordability.

N/A

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

Typical residential construction.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

Typical residential construction - windows + light in will not be visible from any directions

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

N/A

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

N/A

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

N/A

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

Nothing more than in the building area.
Everything disturbed will be put back to natural.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

I will mitigate damage to areas by creating staging areas, then will slightly slope area away from building and sod area.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

N/A

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

I will be in compliance with all regulations and utilities will be underground.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.

The property being 1/4 acres surrounded by 5 private acres remaining areas surrounded by BLM not visible to anyone

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

Selected so privacy will be maintained with being on center of property.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

N/A

15. Approximation of costs for additional public services, facilities, and other economic impacts.

N/A

16. State how the proposed development will impact existing developments providing the same or similar products or services.

N/A

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

N/A

18. What will be the impacts of a project abandoned at partial completion?

An unoccupied building

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

2 Buildings - an existing single family home of 2400 sq ft. and a new garage with a 1200 sq ft living quarters.

20. Stages of development in geographic terms and proposed construction time schedule.

Existing structure was built in 1983, remodeled in 1994. New improvement is set to begin construction in April 2027 for approximately 24 months.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

N/A

Property Tax Exemption

New and expanding business may qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

Fluegel Residence

Conditional Use Permit – Detailed Project Description

To Whom It May Concern:

This letter is submitted in support of a Conditional Use Permit application for the Fluegel property located at **12971 Siscra Road, Donnelly, Idaho**, consisting of approximately **2.2 acres**. The purpose of this request is to obtain approval for the construction of a second residence on the property.

Purpose of the Request

The property currently contains one single-family residence of approximately **2,400 square feet** with a detached garage. I am requesting approval to construct a second primary residence consisting of approximately **1,200 square feet of living space** and an additional **1,200-square-foot garage**.

The new residence is intended to serve as my long-term primary home as I plan for future housing needs.

Project Strategy and Use

The existing residence has been my primary home for more than 30 years and has served me well throughout that time. As I look toward the future, I believe a smaller, more manageable residence will better accommodate my needs as I age while allowing me to remain on the property I have called home for decades.

The proposed residence will be located near the center of the property to minimize its visual and environmental impact on surrounding properties. The project has been carefully planned to utilize existing infrastructure wherever practical, including the existing driveway, electrical service, and garage.

A new septic system will be installed to serve both the existing residence and the proposed residence, replacing the current septic system, which is approximately 40 years old.

Construction Plan and Timeframe

Construction is anticipated to begin in **late May 2027**, pending approval of the Conditional Use Permit. The estimated construction period is approximately **18 months** from commencement.

Impact Mitigation

Due to the size of the parcel and the central placement of the proposed residence, impacts to neighboring properties are expected to be minimal.

The project is not expected to generate dust, emissions, or construction-related impacts beyond those typically associated with residential construction. Existing mature trees surrounding the property provide natural buffering that helps reduce visual and noise impacts. Additionally, utilizing the existing driveway and utility infrastructure will further minimize disturbance to neighboring properties and the surrounding environment.

Conclusion

This request is consistent with the intended residential use of the property and represents a thoughtful, phased approach to development that minimizes impacts on neighboring properties and the environment.

I have taken care to plan this project in a manner that minimizes environmental and community impacts while providing for my long-term housing needs. I respectfully request approval of this Conditional Use Permit.

Thank you for your consideration.

Sincerely,

Cameron S. Fluegel
12971 Siscra Road
Donnelly, ID 83615
[REDACTED]

Property Owners Within 300 Feet

George Booth
7015 14th Ave.
Bozeman, MT 59715
[REDACTED]

Donnelly Property
12967 Siscra Road
Donnelly, ID 83615

Additional Adjacent Property Owner

- Bureau of Reclamation (BOR)

August 19, 2026

To Whom It May Concern:

After reviewing the documentation provided with my application, I would like to submit some additional information to help clarify the property configuration and the intent of the proposed project.

The total property consists of approximately **2.5 acres**, including two separate parcels and the driveway easement. Although legally described as separate parcels, the property has historically been used and maintained as a single residential property. The parcels would have been combined if not for the driveway configuration that divides them.

Due to the existing driveway easement agreement, Cameron Fluegel has access to and use of all portions of the property. My intent is for the property to continue to function as a residential property and, if it is ever sold, to be sold together as one unit.

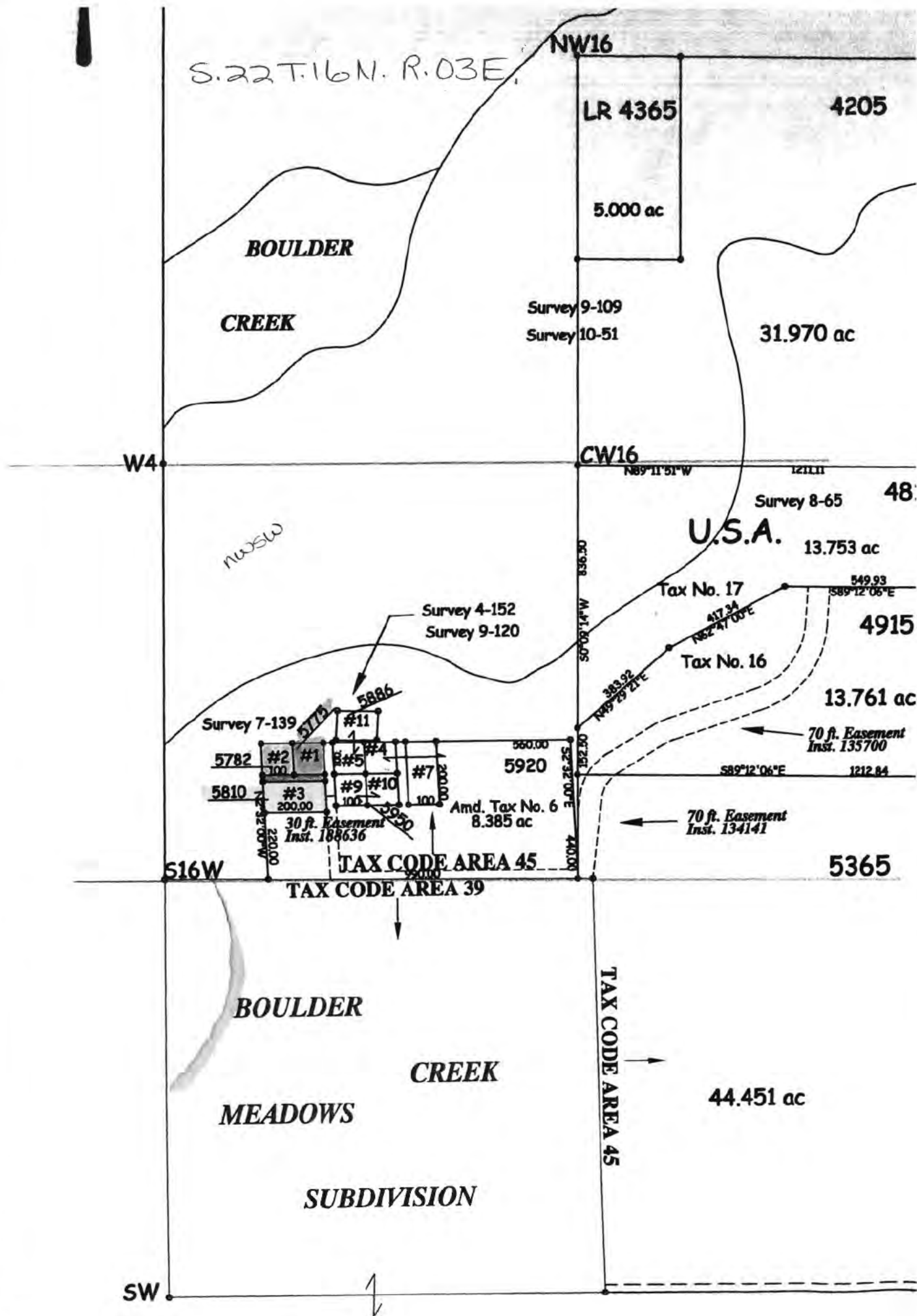
I have lived at this location for **32 years** and have no plans to sell the property. The purpose of this project is to allow me to remain on the property as I age by constructing a home designed to accommodate my future senior-living needs. The proposed residence includes an elevator providing access to the second-level living quarters and is intended to serve as my long-term primary residence.

Attached are photographs showing the property, the relationship between the parcels, and the surrounding area for additional context.

Thank you for your time and consideration and for the opportunity to provide additional information regarding my project.

Sincerely,

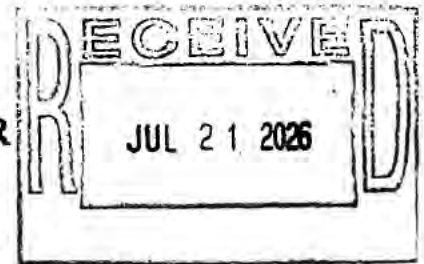
Cameron S. Fluegel





VALLEY COUNTY ASSESSOR

219 N Main Street • PO Box 1350
Cascade, Idaho 83611
Phone (208) 382-7126 • Fax (208) 382-7187
assessor@co.valley.id.us



REQUEST FOR COMBINING PARCELS

Combination of parcels thru the Assessor's office is for "Assessment Purposes Only"

Parcel Numbers: 45 RP16NO3E225884 ✓
11+5 RP16NO3E225886 ✓
9+10 RP16NO3E225950 ✓

Subdivision Name: AP 16 NO 3 E 22 5 776 ✓
~~RP 16 NO 3 E 22 5 776~~

Assessor Verification

× 1. Does the ownership of the parcels match?

Yes/No

YES

Initials

CA

× 2. Are the properties contiguous?

YES

CA

× 3. Are the properties all in the same code area?

YES

CA

× 4. Are the properties in the same Subdivision or Township, Section, and Range?

YES

CA

5. Are these properties located within a City Limits or Impact Area?

NO

CA*

If yes, you must contact that entity prior to submitting this form to the county.

6. Are these properties located within the Payette Lakes Water & Sewer District?

NO

CA**

If yes, you must contact them prior to submitting this form to the county.

7. Is there a lienholder on any of the properties to be combined?

NO

CA***

If yes, written consent from the lienholders is required.

Owner's Signature
Cameron S Fluegel
Printed Name

7-14-2026

Date

Contact phone number

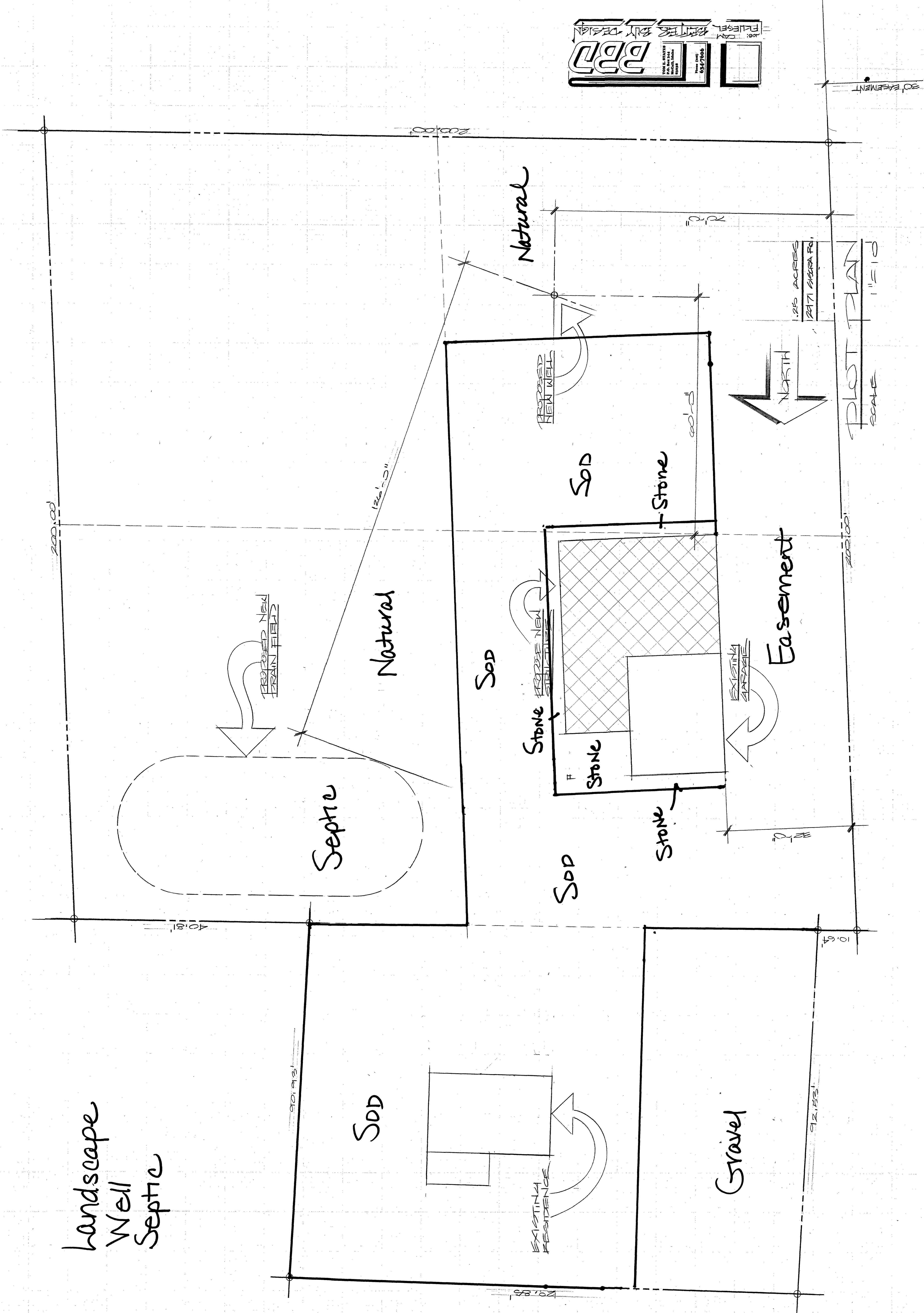
NOTES:

*, **, *** MUST be acknowledged prior to processing combination request.

Combining RURAL PARCELS will result in one permanent parcel. Prior to submitting this form, please contact Valley County P&Z at 208-382-7115 to understand future ramifications.

** Combining within the Payette Lakes Water & Sewer District requires that you contact them at 208-634-4111 to understand future implications regarding access to water & sewer.

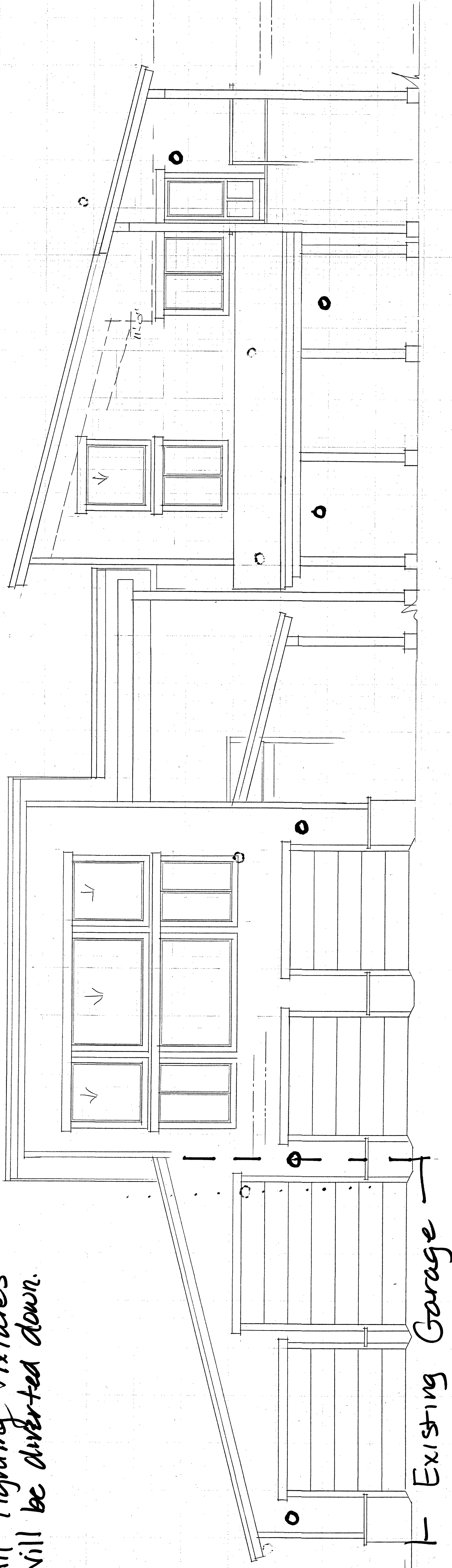
Combination Request must be received NO LATER THAN DECEMBER 31ST

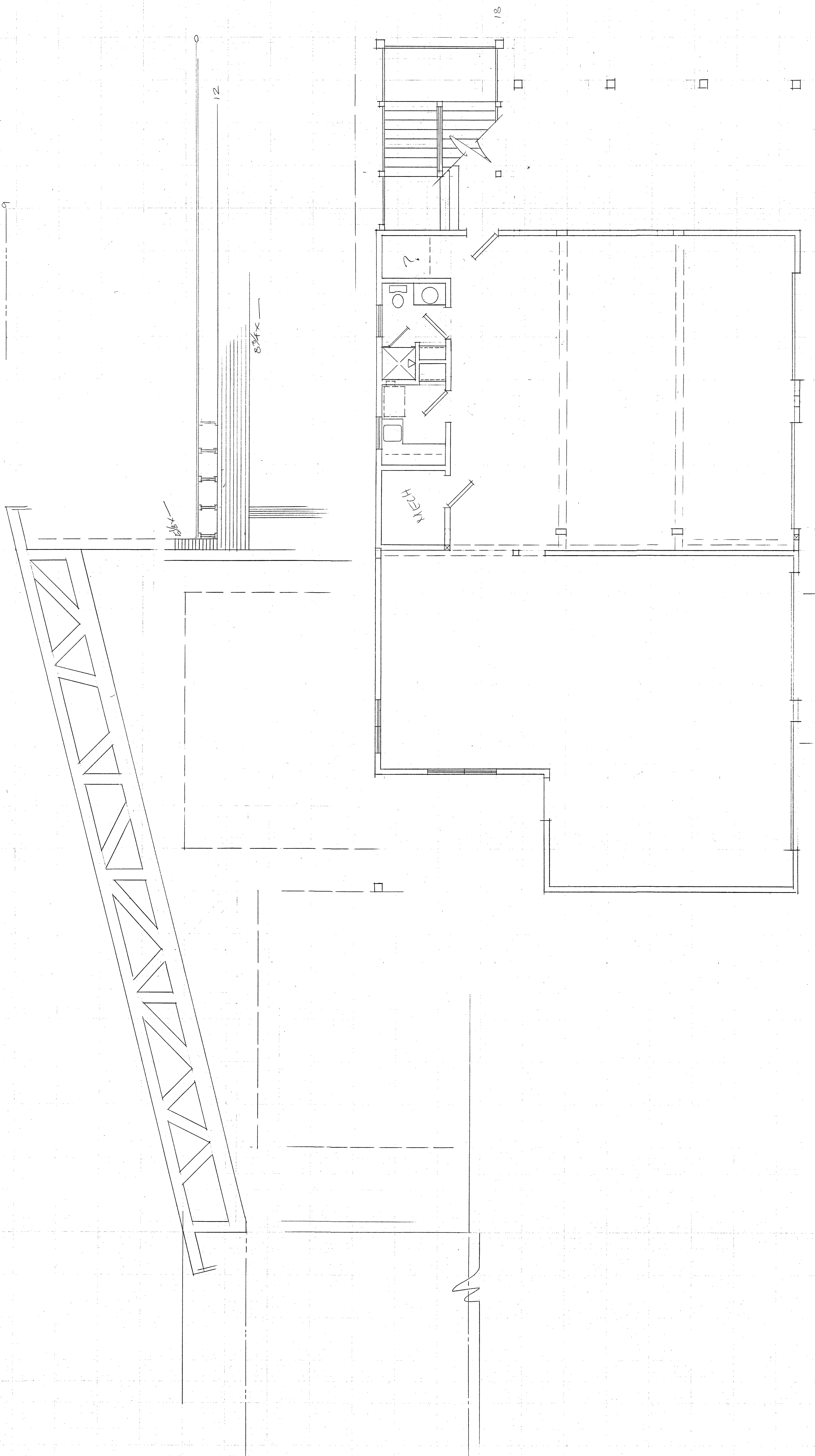


Lighting = 0
All lighting fixtures
will be diverted down.

Frontview

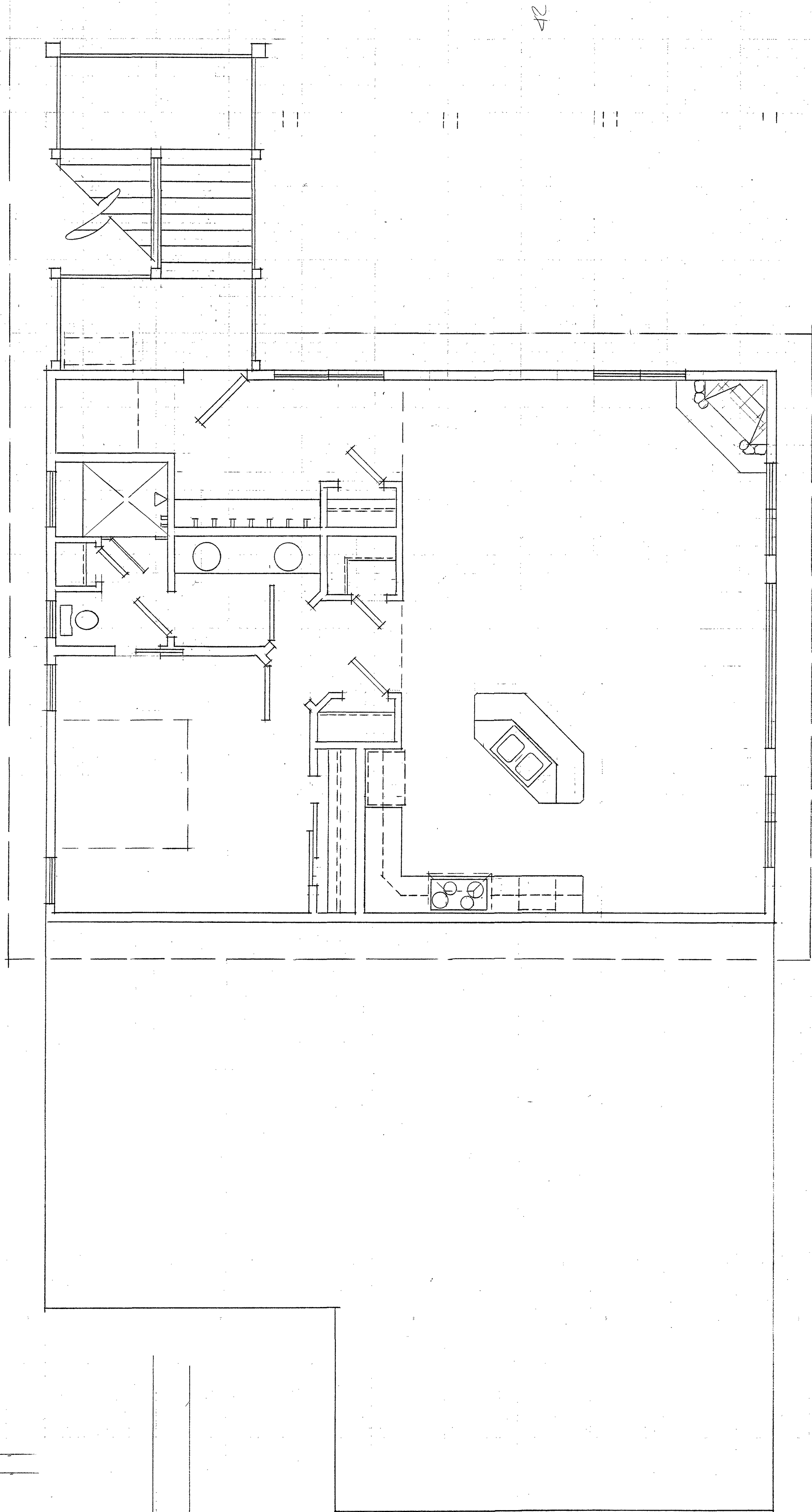
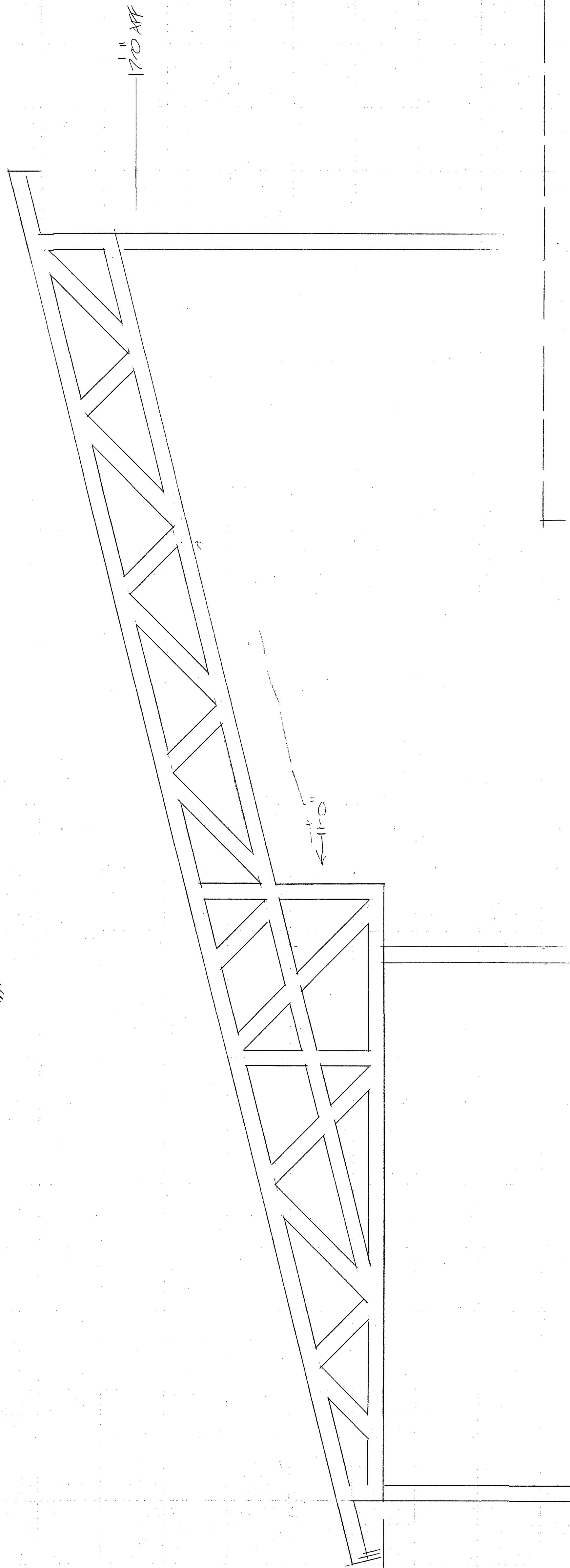
Siderview





MAN FLOOR PLAN
SCALE 1/4" = 1'-0"

010



42

24B

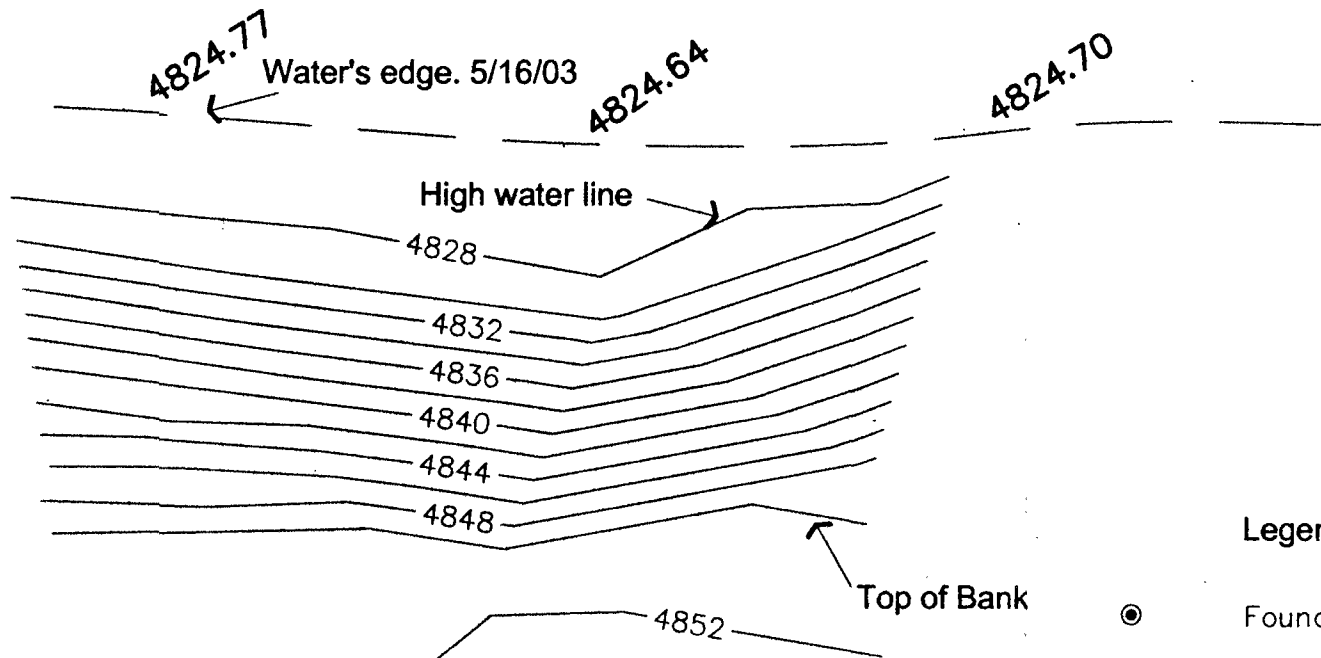
UPPER FLOOR PLAN
SCALE
1/4" = 1'-0"

Cameron Fluegel Property

Located in the NW1/4 of the SW1/4 of Section 22
T. 16 N., R. 3 E., B.M.,
Valley County, Idaho



Lake Cascade Reservoir



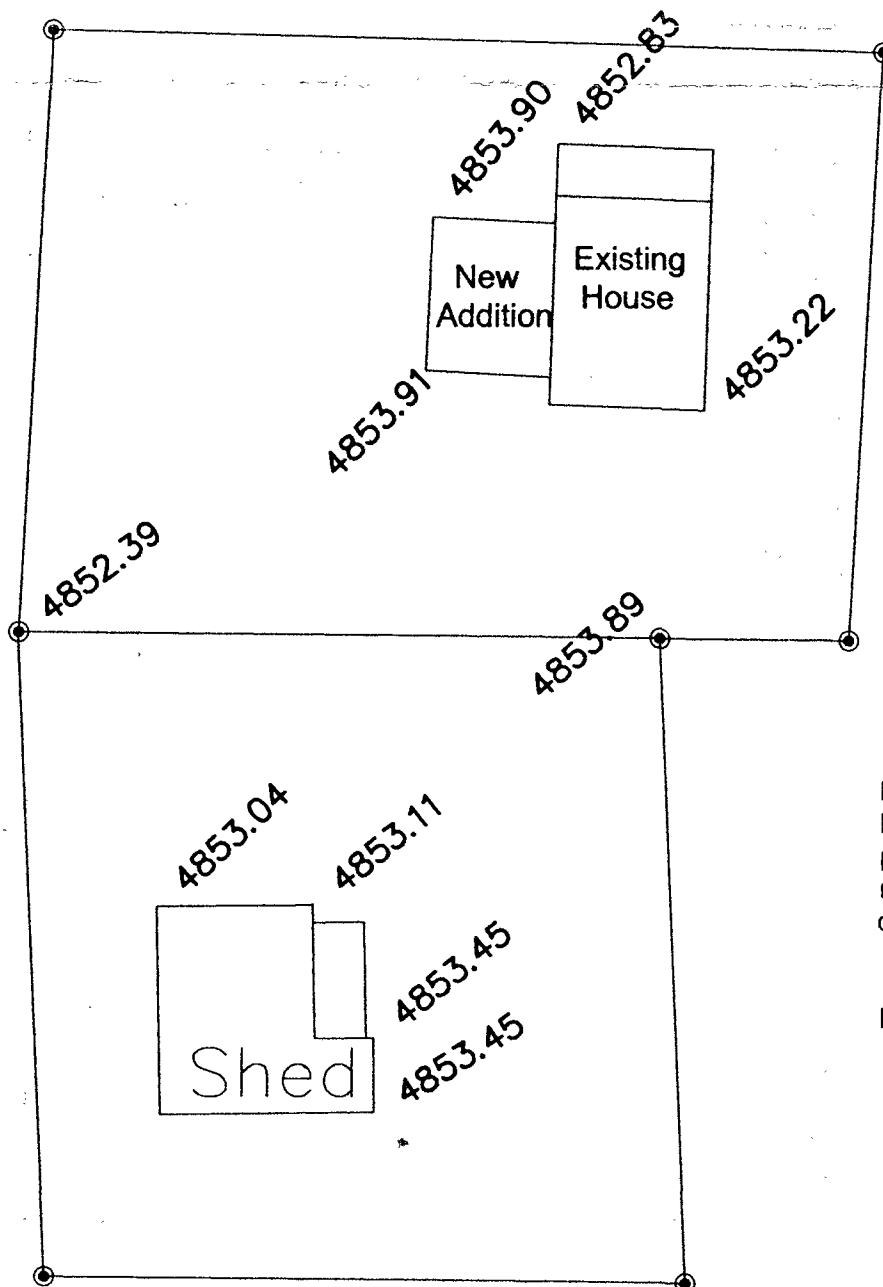
Scale 1" = 30'

Contour interval = 2 ft.

Legend

● Found property corner

4824.64 Spot elevations



NOTE:

The residence and shed are located approximately 25 vertical feet above the base flood elevation of 4828 the full pool elevation of Lake Cascade Reservoir.

I do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direction, and that this map is an accurate representation of said survey.

Robert W. Fodrea, P.L.S. 5618

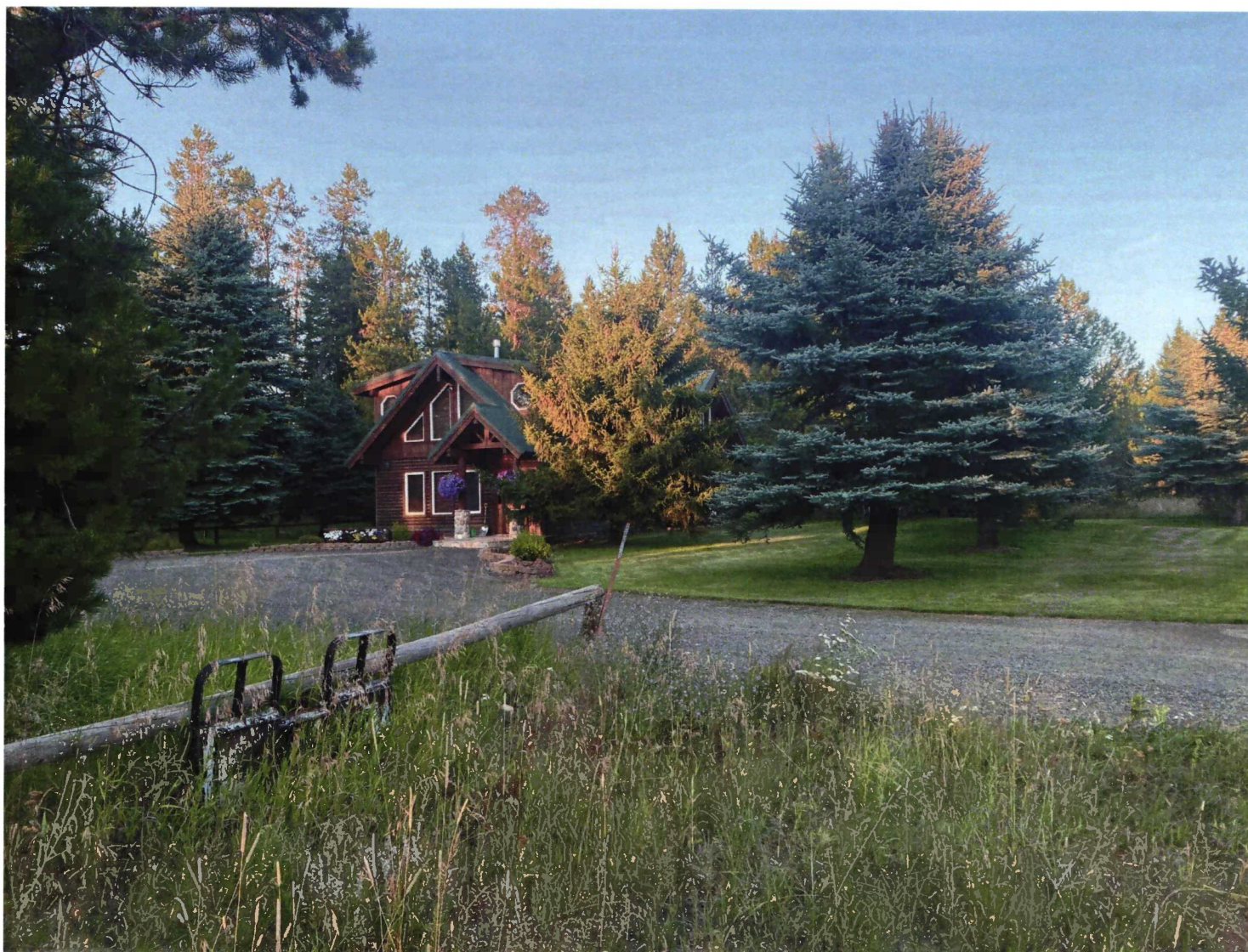
Robert W. Fodrea
5/18/03

Fodrea Land Surveys, Inc.

(208) 382-4902
Date: May, 2003

P.O. Box 188
105 N. Main St.

Cascade, Idaho 83611
Job Number: 03-Fluegel



Variety of Pics taken from
Parcel 1, 2, 3, other acreage
Thanks











