



**AGENDA  
PAYETTE PLANNING & ZONING COMMISSION  
JANUARY 24, 2013  
REGULAR MEETING**

**CHAIRMAN RANDY CHOATE PRESIDING**

**LARRY HOGG      THOMAS LADLEY  
JIM FRANKLIN    GARY YOUNGBERG  
KEVIN HANIGAN   CASSANDRA MCELRAVY**

**6:00 PM – Regular Meeting**

- I. ROLL CALL
- II. APPROVAL OF MINUTES
  - A. 12-27-2012 Regular Meeting Minutes.....1
  - B. 10-25-2012 Regular Meeting Minutes – amended.....5
- III. COMMUNICATIONS
- IV. PUBLIC HEARINGS
  - A. An application by Tyler & Amanda Davila for a Conditional Use Permit to allow for a 4-plex at 443 So 18<sup>th</sup> St, Lots 1-2-3, Block 2 of Richards 2<sup>nd</sup> Sub. The property is zoned C-Commercial.
- V. OLD BUSINESS
- VI. NEW BUSINESS
  - A. Tyler & Amanda Davila – Conditional Use Permit – 443 South 18<sup>th</sup> St.....9
- VII. PUBLIC COMMENT
- VIII. ADJOURNMENT

**PAYETTE PLANNING & ZONING COMMISSION  
REGULAR MEETING  
December 27, 2012**

**6:00 PM –Planning & Zoning Meeting**

**ROLL CALL**

Members Present: Randy Choate, Jim Franklin, Kevin Hanigan, Gary Youngberg  
Members Absent: Larry Hogg (excused), Tom Ladley, Cassandra McElravy  
Staff Present: Mary Cordova

**APPROVAL OF MINUTES**

A motion was made by Franklin and seconded by Youngberg to approve the regular meeting minutes of 10/25/12 as written.

After a unanimous voice vote by the Commission, the motion CARRIED.

**COMMUNICATIONS**

None Heard.

**PUBLIC HEARINGS**

The public hearing opened at 6:01 pm.

- A. An application by Ron Weimar for a Conditional Use Permit to construct a detached 28'x30' garage with a roof peak of 23' at 1489 N 9<sup>th</sup> St, Riverside Plat, South 5 Acres of Block 23. The property is zoned B-Residential.**

Ron Weimar, 1489 N 9<sup>th</sup> Street, Payette, explained to the Commission that he intends to construct a shop/garage on his property.

Commissioner Franklin asked if all of the setbacks can be met. Weimar replied yes. Franklin then asked Mr. Weimar if he was installing plumbing to the structure, and Weimar stated not at this time.

- B. An application by Mike Moon for a Variance for a 2' side setback at 2065 3<sup>rd</sup> Ave N, E 35.52' Lot 2 & W 55.54' Lot 3 of Uehlins 2<sup>nd</sup> Sub. The property is zoned A-Residential.**

Connie Moon, 9086 Kemp Road, Middleton, ID, 83644, addressed the Commission. She stated that she is asking for a variance to move the existing garage structure two feet east of their property line. The building currently sits two feet over their property line onto their neighbor's property. The building will be moved a total of four feet. They plan to relocate the water line that runs from the community well on their property to the adjacent neighbor out from under the existing structure, and provide a new easement. They have hired Dave Jeffries to move the structure and bring it into compliance with building code.

Mark Moore, 2035 3<sup>rd</sup> Avenue North, stated that he was glad to hear of the new plans for relocating the building off of his property, and he had no problems with it. His only concern was access to the well on the Moon's property. He stated he had taken a measurement, and thought

it was about eight feet, and he was not sure if a boom truck could access the well if needed. He wanted someone to make sure a boom truck would fit.

Commissioner Hanigan asked Mr. Moore if he had any objections to the variance request. Mr. Moore replied no, he has no problem with it, and was glad the garage was off of his property. But was concerned if a boom truck could fit between the house and garage to access the well. He wanted it known that if the well pump goes out, a truck needs to get back there, and the new owners need to know. Hanigan asked if there is a shared well agreement between the properties, and Moore replied yes, and it basically states none of the property owners will impede access to the well. Whoever buys the house needs to know that it may not be wide enough for a boom truck. Chairman Choate asked if there is an existing easement agreement between the property owners for the well. Moore replied yes, there is. Moore noted that his water line currently is under the existing structure.

Mr. Jack Griffin, 2085 3<sup>rd</sup> Avenue North, Payette, stated that he has lived at his address since the 70's and has heard all off the bickering. He stated he purchased his property from Mr. Uehlin, and all of those properties have a daylight basement. Mr. Uehlin leveled the ground out so there would be room for a nice yard and patio. Uehlin told him that the City has four pipelines that run through there, and if you do anything down there, it will cause problems for the City. The well sits in a hole, and there is a pipeline that goes out to the old dump. Mr. Griffin stated when he first moved in to his place, he had planted a little row of trees, and Mr. Uehlin made him take them down in case the City wanted to work on the pipeline.

Commissioner Hanigan asked Mr. Griffin if the existing structure is across the north property line, to which Mr. Griffin replied yes.

Chuck Roscoe, 1400 North Razzle Way, Eagle, Idaho, stated that he works for Coldwell Banker, and represents the Moons as he is Connie's brother, and assured the Commission that the Moons are very interested in doing the right thing. Mr. Razzle stated that the potential buyers know everything that is going on with the property, and they are not hiding anything. He stated that a boom truck may not be necessarily be needed. He stated that the Moon's do not think that just because the well is on their property they can do what they want. They are concerned with doing the right thing for the neighbors and the future property owners. That is why they are relocating the water line at their expense. He then pointed out to the Commission where the north property line was, and that the existing building did not cross over that line.

Connie Moon had no rebuttal to the statements made, only that they want to do the right thing.

**C. An application by Regan Pack for a Conditional Use Permit for a detached 40'x60' garage with a roof peak of 19' at 2079 Shelley Dr, Lot 1, Block 3 Vistair Replat. The property is zoned A-Residential.**

Regan Pack, 2079 Shelley Drive, Payette, stated that he wants to build a garage on the back of his property. It will be accessed off of Scotch Pines Road. Commissioner Franklin asked Mr. Pack if he could meet the setbacks, and Pack replied yes. Franklin then asked if any plumbing was planned for the structure, and Pack replied no. Chairman Choate asked if any residential use was planned, and Pack replied no. Choate then noted that the submitted drawing indicated an eight foot setback from the north property line, and it should be ten feet. Pack replied that there is plenty of room to be in compliance. Pack indicated that he may push the building further to the east property line.

**NEW BUSINESS**

**A. Ron Weimar – Conditional Use Permit – 1489 N. 9<sup>th</sup> Street; Payette, Idaho**

A motion was made by Franklin and seconded by Hanigan to approve the conditional use permit at 1489 N. 9<sup>th</sup> Street to construct a 28x30 garage with a roof height of 23', to be in compliance with all state and local codes, and that the permit can be revisited upon complaints.

After a unanimous voice vote by the Commission, the motion CARRIED.

**B. Mike Moon – Variance Application – 2065 3<sup>rd</sup> Avenue North; Payette, Idaho**

Franklin stated that the well agreement is not our business, and that is between the property owners to ensure it is complied with. The justification of recommending the approval of the variance is the character of the lot.

A motion was made by Franklin and seconded by Youngberg to send a favorable recommendation to City Council for a variance application at 2065 3<sup>rd</sup> Avenue North to the side setback to allow an encroachment of the building six feet in to the setback, or two feet from the west property line.

After a unanimous voice vote by the Commission, the motion CARRIED.

**C. Regan Pack – Conditional Use Permit – 2079 Shelley Drive; Payette, Idaho**

A motion was made by Franklin and seconded by Hanigan to approve the Conditional Use Permit Application by Regan Pack to allow a detached 40'x60' garage with a roof peak of 19' subject to all state and local requirements, and taking care not to disturb runoff to adjacent properties, and that the permit can be revisited upon complaints.

After a unanimous voice vote by the Commission, the motion CARRIED.

**D. 2013 Planning & Zoning Calendar**

A motion was made by Hanigan and seconded by Franklin to approve the 2013 P & Z Calendar.

After a unanimous voice vote by the Commission, the motion CARRIED.

**OLD BUSINESS**

None Heard.

**PUBLIC COMMENT**

None Heard.

**ADJOURNMENT**

A motion to adjourn was made by Hanigan and seconded by Franklin. The meeting was adjourned by a unanimous vote at 6:37pm.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Randy Choate, Chairman

ATTEST:

\_\_\_\_\_

**PAYETTE PLANNING & ZONING COMMISSION  
REGULAR MEETING  
October 25, 2012**

**5:00 PM –Committee Meeting**

- A. Discussion of Draft Oil & Gas Ordinance

**6:00 PM –Planning & Zoning Meeting**

**ROLL CALL**

Members Present: Larry Hogg, Jim Franklin, Cassandra McElravy, Kevin Hanigan, Gary Youngberg,  
Thomas Ladley

Members Absent: Randy Choate

Staff Present: Mary Cordova and Tiffany Howell

**APPROVAL OF MINUTES**

A motion was made by Hogg and seconded by McElravy to approve the regular meeting minutes 09-27-2012 as written.

After a unanimous voice vote by the Commission, the motion CARRIED.

**COMMUNICATIONS**

None Heard.

**PUBLIC HEARINGS**

The public hearing opened at 6:00pm.

- A. An application by Mike Moon for a Variance to the side and back setback at 2065 3<sup>rd</sup> Avenue North, E 35.52' Lots 2 & W 55.54' Lot 3 of Uehlin's 2<sup>nd</sup> Sub. The property is zoned A-Residential.

Walt Neitz – 2422 12<sup>th</sup> Avenue #323; Nampa, Idaho

I was contacted by my client Mr. Moon to find out if the garage encroached on the neighbor's property and it did. The house was built back in the 70's and they created a well that serviced all three of those lots, however the position of the garage was determined based on the location of the well. Originally the property was surveyed to the north for the Uehlin's and we set a corner for the lots to the north and I'm not sure if the contractor thought that was the corner of Mr. Moon's lot, but it was not accurate. The corners between the two lots are about 8 foot apart, so it is presumable that is what he thought. Commissioner Hogg stated that for us to approve a variance we have to find just cause for approval. In this case how can this fall under this. Mr. Knight stated that he can move the garage, but that will then deny access to the well. At the time the lots were established there was no city water available. Clerk Cordova stated that if you are within 250 foot of city water you are to hook up if the well ever goes bad. Commissioner Hogg asked if pipes could be re-routed if the setbacks were to be maintained for the well. Mr. Neitz stated that it is strictly just access to the well itself. Commissioner McElravy stated that the agreement between the neighbors states that nothing can be placed in the easement. Commissioner Hanigan asked if the garage is permanently attached. Mr. Neitz stated that it is a metal building on a slab, but I would assume it is bolted to the concrete.

Mark Moore – 2035 3<sup>rd</sup> Avenue North; Payette, Idaho

Mr. Moore stated that they own the property next to theirs, which is in question. In September Mr. Moon approached them stating that garage was on their land and that it causing a delay in the sale of the land. Mr. Moore stated that Mr. Moon did offer to buy the land, but they needed time to think about it. Mr. Moore and his wife have thought about it and they do not want to sell, they worked too hard to give up their land. They are not insisting the lot to be torn down or moved, but we are not ever giving up our right. Mr. Moore stated that he has concerns about the future construction of his land and we have con. We just heard tonight that if the well ever goes bad that we have to hook up to city, and that opens up a can of worms for us. Commissioner Franklin stated that he said they didn't see. Commissioner Ladley asked if there would be a problem when he tries to sell his land. Mr. Moore stated yes. This is our final home and when this is left to our children they will probably want to sell and there will be an issue then. I don't know how the mortgage end of it works, but I could see a problem. Mr. Moore stated that Mr. Moon has attached a pin gate and if there is an issue with the well they would take the pin gate off and they would use our shared driveway. Mr. Moore stated that the bottom line is that we do not want to give up our right to our own property. Commissioner Hogg stated that the fact that it is on your property seems line it is an issue between you and your neighbor. Commissioner McElravy asked Clerk Cordova if Mr. Moore wanted to build a storage unit would there be an issue with setbacks. Clerk Cordova stated yes. Mr. Moore stated that is one of the issues we are concerned about is the rights to our own property.

Hazel Griffin – 2085 3<sup>rd</sup> Avenue North

Mrs. Griffin stated that her only issue is getting a truck into service that pump. If we have to back a truck in there we are going to break a lot of sprinklers and mess up his lawn. Mrs. Griffin stated that Mr. Moon's garage is right next to the gate which is our access into the well. Commissioner Hogg asked Mrs. Griffin if she is opposed to the variance. Mrs. Griffin stated no.

Clerk Cordova asked if there were no trees next to the other property line would a truck be able to get down there? Commissioner Franklin asked if a truck could access the property between Mr. Moon's and your house. Mrs. Griffin stated no.

- B. An application by Mike Moon for a Conditional Use Permit for an existing 600 square foot garage at 2065 3<sup>rd</sup> Avenue North, E 35.52' Lots 2 & W 55.54' Lot 3 of Uehlings 2<sup>nd</sup> Sub. The property is zoned A-Residential.

Walt Neitz – 2422 12<sup>th</sup> Avenue #323; Nampa, Idaho

Mr. Neitz stated that they need to have a conditional use permit for the garage since they didn't get one to begin with. Commissioner Hogg asked why they didn't do this previously. Mr. Neitz stated that the Moon's were told that the contractor complied with all the building regulations and the contractor has since left the state.

- C. An application by Preston Reynolds for a Conditional Use Permit to construct a detached 24x24 sq ft garage at 2066 3<sup>rd</sup> Avenue North, Lots 10 & 11, Block 3 of Deckers 2<sup>nd</sup> Subdivision at. The property is zoned A-Residential.

Preston Reynolds – 1301 South Tear; Meridian

Mr. Reynolds stated that they are just putting up a 24x24 storage building and that he has a request of the Commission to approve the building permit and the certificate of completion before we would need to complete the lot line adjustment. Commissioner Franklin stated if he would need a variance. Mr. Reynolds stated that he miss spoke and that he will not need to do this. He doesn't want the City engineer to come back and stop construction because they need a lot line adjustment. Clerk Cordova stated that the prior building Mr. Reynolds did crossed over two lot lines and this one does not.

The Public Hearing closed at 6:37pm.

### **NEW BUSINESS**

#### **A. Preston Reynolds – Conditional Use Permit – 2066 3<sup>rd</sup> Avenue North; Payette, Idaho**

A motion was made by Hanigan and seconded by Ladley to approve the conditional use permit at 2066 3<sup>rd</sup> Avenue South to construct a 24x24 garage and that the permit can be revisited upon complaints

After a unanimous voice vote by the Commission, the motion  
CARRIED.

#### **B. Mike Moon – Variance Application – 2065 3<sup>rd</sup> Avenue North; Payette, Idaho**

A motion was made by Hogg and seconded by McElravy to send a recommendation to City Council for a variance application to be denied at 2065 3<sup>rd</sup> Avenue North to the side and back setbacks.

After a unanimous voice vote by the Commission, the motion  
CARRIED.

#### **C. Mike Moon – Conditional Use Permit – 2065 3<sup>rd</sup> Avenue North; Payette, Idaho**

A motion was made by Hanigan and seconded by Ladley to approve the Conditional Use Permit Application by Mike Moon at 20653<sup>rd</sup> Avenue North to allow a pre-built 600 square foot garage contingent upon the following: must apply for a building permit, must meet all lot setbacks, and that the permit can be revisited upon complaints.

### **OLD BUSINESS**

None Heard.

### **PUBLIC COMMENT**

None Heard.

**ADJOURNMENT**

A motion to adjourn was made by Hanigan and seconded by Ladley. The meeting was adjourned by a unanimous vote at 7:10pm.

Recording Secretary  
Tiffany Howell



# City of Payette

## Conditional Use Permit Application

### OFFICE USE ONLY

Date Received

1-7-13

Fees Paid

Y / N

### Non-Refundable Fees:

Application..... \$100.00

### Applicant

Name Tyler and Amanda Davila Address 1929 Arcata Way

City Ontario State OR Phone (541)212-7548

Tyler ↑

### Owner

Name Gary and Judith Whaley Address 443 S 18<sup>th</sup> Street

City Payette State ID Phone \_\_\_\_\_

### Property Covered by Permit

Address 443 S 18<sup>th</sup> Street Zone C-Commercial

### Legal Description (Lot, Block, Addition, Subdivision)

Richards 2nd Sub Lots 1-2-3, block 2

### Nature of Request (Briefly explain the proposed use)

The purpose is to have 4 residential units.

### Existing use of property

3 units residential, 1 unit commercial - income property

### Will this have an impact on schools?

no

## Conditional Use Permit

The following information will assist the Planning and Zoning Commission and/or City Council to determine if your proposal will meet the requirements under the zoning ordinance.

1. What is the estimated water usage per month? Are the existing mains adequate to provide fire protection? <sup>yes</sup>  
water & sewer combined averages \$132.00 per month
2. What is the estimated sewer usage per month? Will pretreatment be necessary? <sup>no</sup>  
see above
3. What is the estimated daily traffic to be generated? Will the traffic be primarily private vehicles or commercial trucks?  
less than or equal to current private vehicles
4. If commercial, industrial, or a home occupation, what will be the hours of operation?  
standard residential hours of operation
5. Will storm water drainage be retained on site? Is an existing storm drain available? Is it at capacity? If so, will new facilities be constructed? <sup>no</sup> <sup>yes</sup> <sup>no</sup>
6. If proposed use is residential, describe number and type of dwelling units. Will this be student housing; multifamily for young families, singles and couples, or elderly?  
4 residential units housing possible for all listed above
7. What provisions has been made for fire protection? Where is the nearest fire hydrant? Is any point of the building further than 150 feet from access sufficient in width for firefighting equipment?  
previously approved fire protection - will remain unchanged
8. How much parking is being provided on-site? Do the aisle widths and access points comply with ordinance requirements? Has landscaping been provided in accordance with the ordinance?  
approval of conditional use permit will not change the current parking
9. Where will solid waste generated be stored? Is access adequate for the City collection?  
This will not be effected with approval of a conditional use permit; it will remain the same.
10. What is the type of noise that will be generated by the use? What are the hours of noise generation?  
standard residential noise generation
11. What type of equipment will be used in the conduct of the business?  
none
12. What are the surrounding land uses? Has buffering been provided as required by the ordinance  
mixed

13. Are any air quality permits required? Is dirt or other dust creating materials moved by open trucks or box cars?

no

14. Will the parking lot or other outdoor areas have lighting?

This will remain unchanged.

15. Are passenger loading zones for such uses as daycare centers and schools provided? How is (school) busing routed? For commercial uses, where are the loading docks? Is there sufficient space for truck parking?

N/A

16. If a commercial, multi-family, or public assembly use, where is the nearest collector street? Arterial Street?

17. What, if any, signage is anticipated in connection with the proposed usage?

none

*The Commission or Council may address other points than those discussed above. Including a narrative attached to this application addressing at least those applicable points will assist in processing your application.*

**A PLOT PLAN MUST BE ATTACHED IN ORDER TO PROCESS THIS APPLICATION.**

- Included on the plot plan will be setbacks, parking, etc.

**A LIST OF ALL NEIGHBORS WITHING 300 FEET OF THE AFFECTED PROPERTY MUST BE INCLUDED WITH THIS APPLICATION**

- List may be obtained at Payette County Assessor's Office 1130 3<sup>rd</sup> Avenue North, Payette

Formal Notice will be sent to applicant after approval of a Conditional Use Permit. Notice will state the conditions of the permit. If conditions are violated or not met there will be a 90 day period to cure the problem. Failure to comply with the terms may result in revocation of the Conditional Use Permit.

*T. J. Dan*  
*Amara Danke*

Applicant's Signature

1/7/13

01/07/13

Date

Tax ID 0051610000

Card No. 1 of 1

WHALEY GARY V & JUDITH M  
 443 S 18TH ST APT B  
 PAYETTE, ID 83661  
 RICHARDS 2ND SUB LOTS 1-2-3, BLK 2  
 TRIPLEX

Neighborhood Number  
 16010  
 Neighborhood Name  
 P-1

TAXING DISTRICT INFORMATION  
 Jurisdiction Name Payette  
 Area 001  
 District TAG 00  
 Census Tract 0

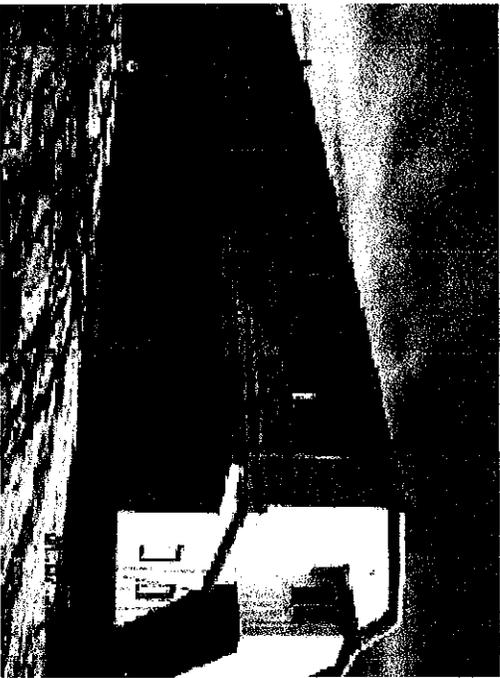
Site Description  
 Topography  
 Public Utilities  
 Street or Road  
 Neighborhood  
 Zoning:  
 Legal Acres:  
 0.0000

Transfer of Ownership  
 Owner  
 Consideration Transfer Date Deed Book/Page Deed Type

WHALEY GARY V & JUDITH M 0 06/19/2006 QC 336151 WD  
 FRATES ALBERT JR @ 0 12/30/1976 WD 165797 WD

Valuation Record

Assessment Year	2007	2007	2008	2009	2010	2011	2012
Reason for Change	16	20 - BOE Chng	Value Update	Value Update	5Y Reval	Value Update	Value Update
MARKET VALUE L	32000	32000	32000	32000	28800	28800	28800
I	224800	155980	155980	155980	155980	155980	155980
T	256800	187980	187980	187980	184780	184780	184780



Land Type		Rating		Acreage		Square Feet		Influence Factor
City Lot	City Lot	Soil ID	- or - Actual Frontage	- or - Effective Frontage	- or - Effective Depth	- or - Effective Depth	- or - Effective Depth	
				0.3324				L -10%

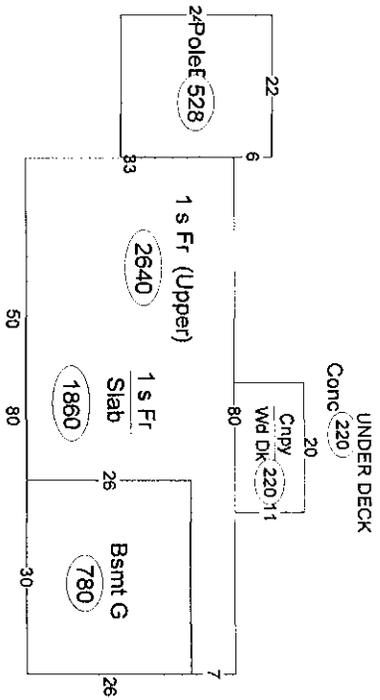
Physical Characteristics

Style: 85 Newer multi-family  
 Occupancy: 4-6 family  
 Story Height: 2.0  
 Finished Area: 4500  
 Attic: None  
 Basement: 1/2  
 ROOFING  
 Material: Comp sh to 235#  
 Type: Gable  
 Framing: Std for class  
 Pitch: Not available  
 FLOORING  
 Slab B, 1.0  
 Sub and joists 2.0  
 Base Allowance 1.0, 2.0  
 EXTERIOR COVER  
 Masonry B  
 Wood siding 1.0, 2.0  
 INTERIOR FINISH  
 Drywall 1.0, 2.0

ACCOMMODATION  
 Finished Rooms 13  
 Bedrooms 3  
 Formal Dining Rooms 3  
 HEATING AND AIR CONDITIONING  
 Primary Heat: Other  
 Lower Full Part  
 /Bsmt 1 Upper Upper  
 PLUMBING  
 # TF  
 3 Fixt. Baths 3 9  
 2 Fixt. Baths 1 2  
 Kit Sink 3 3  
 Water Heat 4 4  
 Extra Fixt 2 2  
 TOTAL 20 20  
 REMODELING AND MODERNIZATION  
 Amount Date

Special Features

Description  
 D : Remod 1979  
 Exhaust fan and hood,  
 Exhaust fan and hood,  
 Exhaust fan and hood  
 01 : One side open, dirt floor

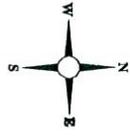


Conc (2400)

NEW FOR 2005

Summary of Improvements

ID	USE	Story Height	Const Type	Grade	Year Cons	EFF Year	Cond	Size or Area
D	DWELL	0.00		Fair	1923	1951	AV	5280
01	POLREBLDG	10.00		Avg	1970	1970	F	528



**SUBMISSIONS ON THIS PAGE**

- CONTINENTAL VILLAGE No. 1
- CONTINENTAL VILLAGE No. 2
- CORRECTED AMENDED PLAT OF LOTS 283 PAYETTE LAND & IMPROVEMENT CO
- DEBORD 2ND ADDITION
- EVANS DONOHUE
- KRUGS FIRST
- UNDER
- MELCHERS ADDITION
- PATCHES ADDITION
- PAYETTE HEIGHTS ADDITION
- PAYETTE LAND AND IMPROVE. CO. ADD.
- RICHARDS AND TERRANCE
- WALKERS PLAT
- WALTERS HEIGHTS

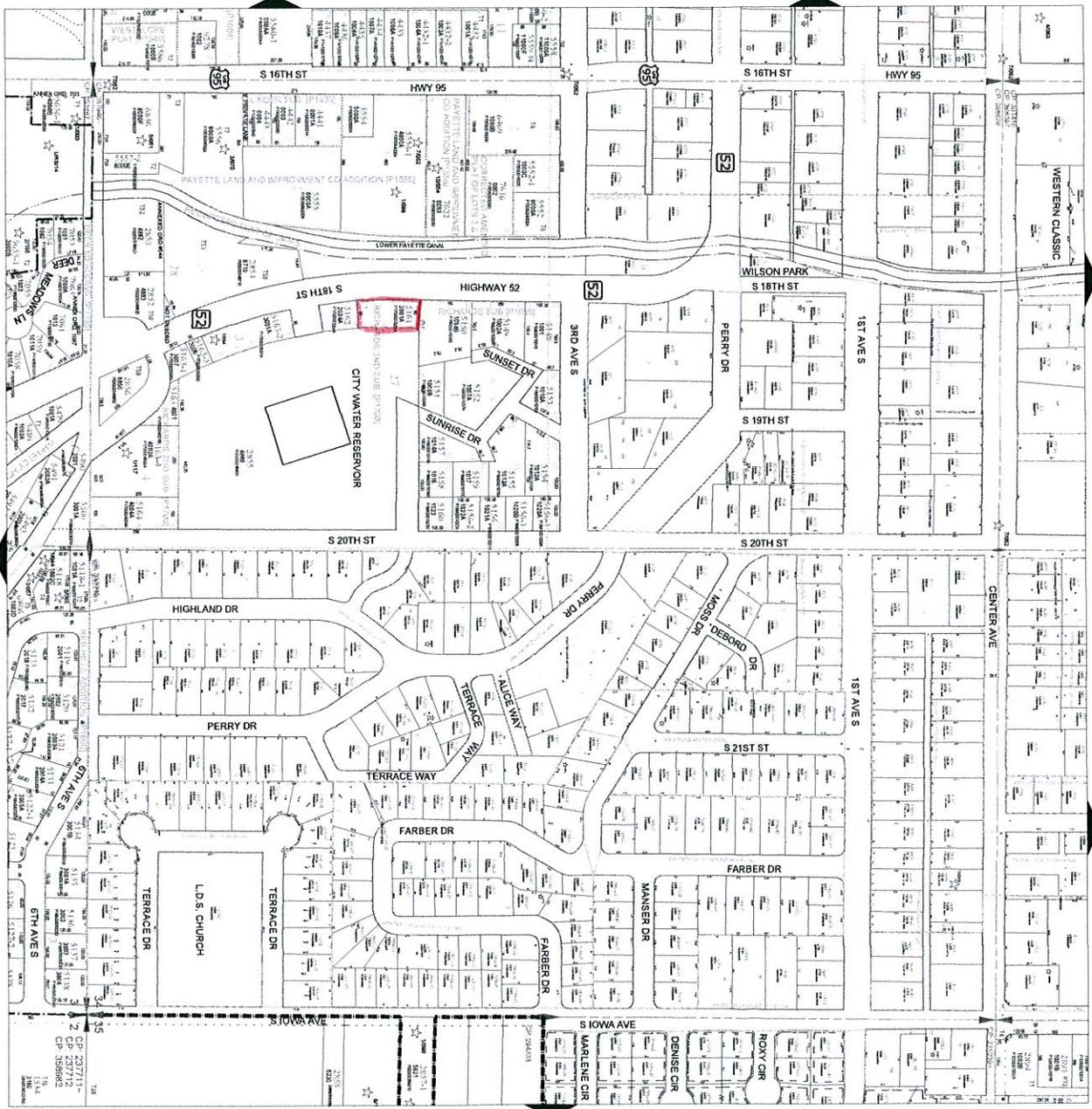
**LEGEND**

- ROU LINE
- PARCEL LINE
- OLD PARCEL LINE
- DEBORD
- SUBMISSION BOUNDARY
- EDGEWATER
- WINDO CENTERLINE
- CITY BOUNDARY
- SECTION LINE
- ASSESSORS PARCEL NUMBER 12345
- STATE PARCEL NUMBER 0402031001 or 1100
- TAX DESCRIPTION T-6
- ADJACENT PARCEL THE SYMBOL
- LOT NUMBER
- BLOCK NUMBER
- DEED DISTANCE 1234.07
- SURVEY DISTANCE 1237.99
- RECORD DISTANCE 1238.07
- CURVE INFORMATION LTR.0, P=1010
- SECTION MONUMENTS 1/4 S 14 E 211
- SECTION MONUMENT 9 OLD
- SURVEY MONUMENT 7000 (Backstage)
- SURVEY MAP
- U.S. HIGHWAYS
- STATE HIGHWAYS
- INTERSTATE HIGHWAYS

SCALE 1" = 200'



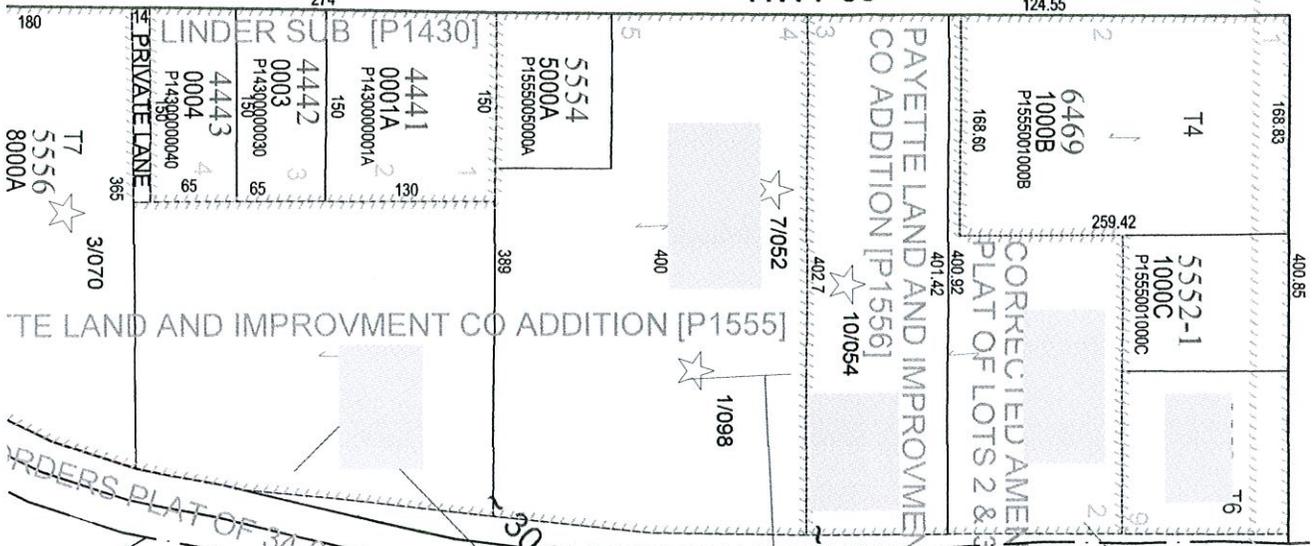
DATE	REVISION	DESCRIPTION	DRAWN	CHECK	APP
NOV 2002	SECOND DRAFT				





S 16TH ST

HWY 95



TE LAND AND IMPROVMENT CO ADDITION [P1555]

RDERS PLAT OF 34-9-5

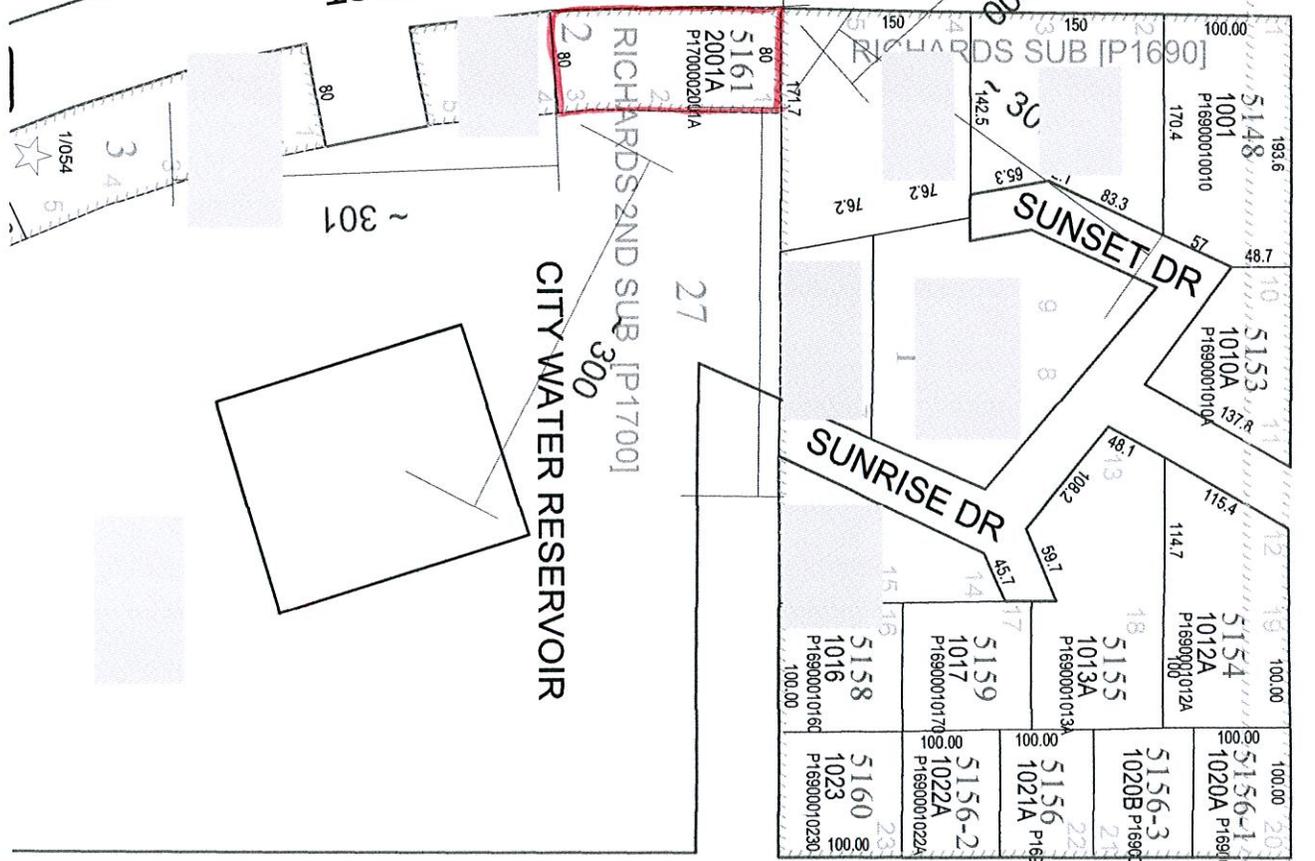
LOWER PAYETTE CANAL

HIGHWAY 52

S 18TH ST

CITY WATER RESERVOIR

S 20TH ST

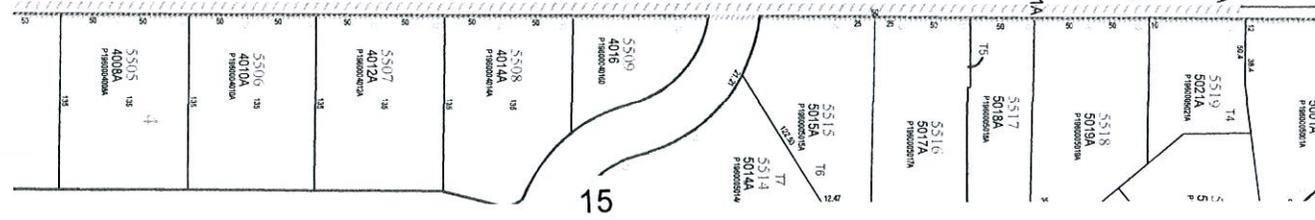


RICHLARDS SUB [P1690]

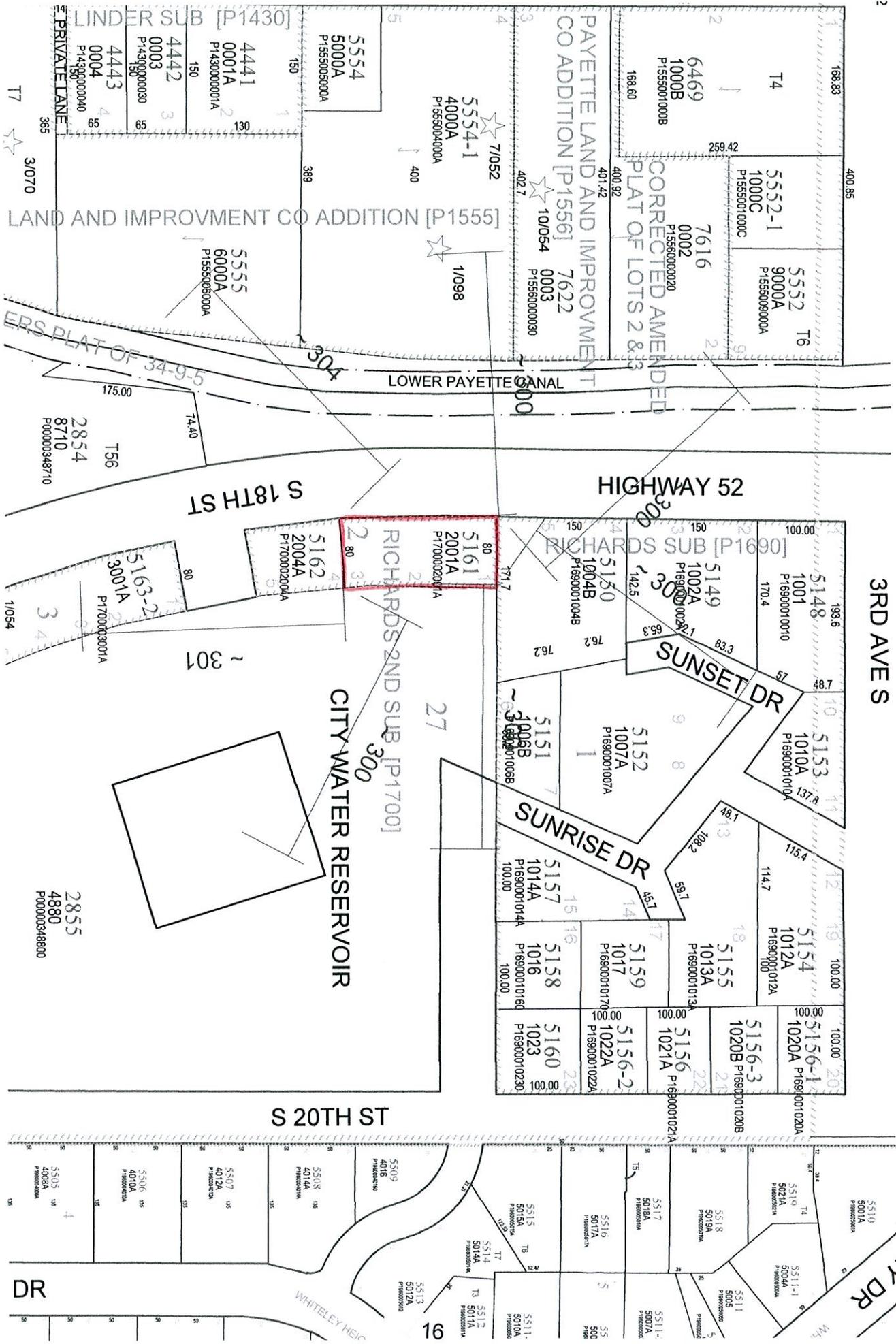
SUNSET DR

SUNRISE DR

RICHLARDS 2ND SUB [P1700]



15



3RD AVES

HIGHWAY 52

RICHARDS SUB [P1690]

RICHARDS 2ND SUB [P17001]

CITY WATER RESERVOIR

S 20TH ST

S 18TH ST

LINDER SUB [P1430]

PRIVATE LANE

SUNSET DR

SUNRISE DR

CORRECTED AMENDED PLAT OF LOTS 2 & 3

PAYETTE LAND AND IMPROVEMENT CO ADDITION [P1556]

DR

WHITLEY HIG







443 S 18th St, Payette, ID



North St., Payette, ID