



**Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
September 24, 2025 - 5:30 PM
Bell Building – Second Floor Conference Room – 215 D Street
Lewiston, Idaho 83501**

Seating will be available on a first-come, first-served basis.

I. CALL TO ORDER

II. CITIZENS COMMENTS

An opportunity for citizens to address the Commission with comments and/or questions about Planning and Zoning Commission-related matters that are not a public hearing action item on this agenda. Citizens are asked to limit their time to three (3) minutes each.

III. ACTIVE AGENDA

A. APPROVAL OF SEPTEMBER 10, 2025 MEETING MINUTES (ACTION ITEM)

B. RT ESTATES PRELIMINARY PLAT: REVIEW OF PROPOSAL TO SUBDIVIDE .69 ACRES OF LAND INTO 2 RESIDENTIAL LOTS AND CONSIDERATION OF THE ASSOCIATED REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS (ACTION ITEM):: The RT Estates preliminary plat proposes to subdivide approximately .69 acres of land into 2 residential lots. The RT Estates subdivision is located on the south side of Burrell Avenue between 13th Street and 14th Street. - Action Item ()

IV. STAFF-COMMISSION COMMUNICATIONS

A. SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING OF OCTOBER 8, 2025 (NO SCHEDULED ITEMS).

B. RECOGNITION OF KATHY BRANSON'S 4 YEARS OF SERVICE ON THE PLANNING & ZONING COMMISSION.

V. ADJOURNMENT - Action Item

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact Nikki Province, ADA Coordinator, at least forty-eight (48) hours in advance of the meeting at 208-746-3671 x 6211.

September 10, 2025

The LEWISTON PLANNING AND ZONING COMMISSION met in the Community Development Department Second Floor Conference Room at 215 "D" Street. Chair Iacoboni called the meeting to order at 5:30 p.m.

I. CALL TO ORDER

COMMISSIONERS PRESENT: Gabriel Iacoboni, Chair; Shaunita Cable; Cynthia Ball; Kathy Branson; Kevin Kelly

COMMISSIONERS EXCUSED: Emily Wolf, Vice Chair; Maureen Anderson;

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner; Dawn Ortiz, Community Development Office Supervisor;

II. CITIZENS COMMENTS

None

III. ACTIVE AGENDA

A. APPROVAL OF AUGUST 27, 2025 MEETING MINUTES (ACTION ITEM)

Commissioner Branson and Chair Iacoboni moved and seconded, respectively, approval of the August 27, 2025 meeting minutes as written. The motion carried 5-0.

B. REVIEW AND APPROVAL OF THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION BY TONY HAVENS:

Staff Hollingshead stated that Commissioner Wolf reached out to her earlier today and stated that her last name was misspelled in the reasoned statement. Staff updated the reasoned statement to have on hand for signature at tonight's meeting.

Commissioners Ball and Kelly moved and seconded, respectively, to approve the Reasoned Statement for ZNC25-2 with the corrections mentioned. The motion carried 5-0.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for the September 24, 2025 meeting.

Staff Hollingshead stated that the Commission will have a Plat with Reasoned Statement at the September 24, 2025 meeting. All commissioners present should be in attendance for the September 24, 2025 meeting.

V. ADJOURN

PLANNING AND ZONING COMMISSION MINUTES

September 10, 2025

Page 1

There being no further business, Commissioners Cable and Kelly moved and seconded, respectively, to adjourn. The motion carried 5-0, and the Planning and Zoning Commission adjourned at approximately 5:33 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2025.

**CITY OF LEWISTON PLANNING AND ZONING COMMISSION
REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
RECOMMENDING APPROVAL, APPROVAL WITH CONDITIONS, OR
DENIAL OF A SUBDIVISION PRELIMINARY PLAT TO THE LEWISTON
CITY COUNCIL**

This document shall serve as memorialization of the rationale for the recommendation to Lewiston City Council, approving, approving with conditions, or denial of a Subdivision Preliminary Plat, which shall be based upon relevant criteria and standards, including the Lewiston Comprehensive Plan, Lewiston City Code, and Idaho Code. *See* I.C. § 67-6535.

- I. APPLICATION NUMBER:**
SUB25-000003
- II. APPLICANT'S NAME AND ADDRESS:**
Reuben Russell
1132 Idaho Street
Lewiston ID, 83501
- III. IDENTIFICATION AND/OR LOCATION OF SUBJECT PROPERTY:**
0.69 Acres of land located at 1328 Burrell Avenue, Lewiston, Idaho.
- IV. IDENTIFICATION OF ZONING DISTRICT AND FUTURE LAND USE DESIGNATION OF SUBJECT PROPERTY:**
Low Density Residential (R-2A) Zone, Neighborhood Residential
- V. DATE OF CONSIDERATION:**
September 24, 2025
- VI. NAME OF GOVERNING BODY:**
City of Lewiston Planning and Zoning Commission
- VII. NATURE OF SUBJECT APPLICATION:**
Application for approval of subdivision preliminary plat.
- VIII. DECISION:**
The Lewiston Planning and Zoning Commission recommends **APPROVAL of SUB25-000003 (RT Estates - Preliminary Plat).**

IX. RELEVANT CONTESTED FACTS RELIED UPON:

The relevant contested facts relied upon are:

None.

X. RELEVANT CRITERIA AND STANDARDS:

The following relevant criteria, standards, facts, and considerations are hereby declared as reasons for the decision on this subdivision administrative plat:

1. The proposed subdivision **will** be in compliance with the intents and purposes of Chapter 32 (Subdivisions) of the Lewiston City Code. Lewiston City Code § 32-2 (Purpose and Intent) states:
 - (a) The purpose of this chapter is to provide for the orderly growth and harmonious development of the City of Lewiston, to insure adequate traffic circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions, and public facilities; to achieve individual property lots of reasonable utility and livability; to secure adequate provisions for water supply, drainage, sanitary sewerage, and other health requirements; to insure consideration for adequate sites for schools, recreation areas, and other public facilities; to promote the conveyance of land by accurate legal descriptions; and to provide logical procedures for the achievement of this purpose.
 - (b) Its interpretation and application, the provisions of this chapter are intended to provide a common ground of understanding and a sound equitable working relationship between the public and private interests to the end that both independent and mutual objectives can be achieved in the subdivision of land. Applicable commentary:

The RT Estates preliminary plat proposes to subdivide approximately 0.69 acres of land into 2 residential lots. The RT Estates subdivision is located on the south side of Burrell Avenue between 13th Street and 14th Street. The property is currently undeveloped and is being used by the applicant for equipment storage. The existing lot is already configured as a flag lot, but the existing dimensions are large enough to allow the existing lot to be split into two lots that still meet the minimum standards for flag lots, contained in Section 37-124 of City Code. Each of the lots will have its own 20' wide flagpole access out to Burrell Avenue, but the applicant proposes to create a shared driveway with reciprocal easements to provide general, and fire apparatus access to the lots. Due to the depth of the proposed flag lots, a Fire Apparatus Access turn-around conforming to the requirements established in the Lewiston Fire Department's Standard Operating Procedure #906, will be required to be constructed at the south end of the shared access driveway. The City Fire Marshal has also noted that any structure constructed on Lot 2 will need to be placed so that no point of the structure (SE corner) is in excess of 600' from the existing fire hydrant along Burrell Avenue. Frontage improvements along Burrell Avenue are required to be satisfied by constructing curb, gutter, and sidewalk with asphalt patch-back, or by payment of a Fee-in-Lieu-of construction at the applicant's discretion. The proposed subdivision is located in the Lewiston Orchards Irrigation District, and the Central Orchards Sewer District, and the utility districts have indicated their intent to provide service for the proposed lots. Avista Utilities, CenturyLink/Lumen Technologies, and Sparklight have also confirmed their intent to provide utility service.

2. The proposed subdivision **will** be in compliance with the intents and purposes of Chapter 37 (Zoning Code) of the Lewiston City Code. Lewiston City Code § 37-2 (Purpose) states: “The purpose of this chapter is to promote the orderly development of the city according to the comprehensive plan; to conserve and stabilize the value of property; and otherwise to promote the public health, safety, and general welfare.” Applicable commentary:

The proposed plat adheres to the requirements for the R-2A Zone which were established to promote the orderly development of the city according to the comprehensive plan; to conserve and stabilize the value of property; and otherwise to promote the public health, safety, and general welfare.

3. The proposed subdivision **will** be in compliance with Chapter 37 (Zoning) of the Lewiston City Code standards (unless otherwise waived by Conditional Use Permit or Variance) to include meeting the minimum lot depth, minimum lot width, and minimum lot area standards as set forth by the zoning district which it is located in. Applicable commentary:

The proposed subdivision was reviewed by the City of Lewiston Community Development Department, and Community Development staff confirmed that the proposed subdivision is in compliance with applicable standards contained in Chapter 37 of Lewiston City Code, and meets the lot configuration requirements for lot width, lot depth, and lot size as established for the applicable R-2A zone.

4. The proposed subdivision **will** be in conformance with the Lewiston Comprehensive Plan’s requirements and objectives. Applicable commentary:

The proposed subdivision is in conformance with the Lewiston Comprehensive Plan which includes the subject property in the Neighborhood Residential - Future Land Use Designation area. The proposed subdivision promotes the desired Neighborhood Residential characteristics by providing a relatively low intensity residential neighborhood with adequate street and utility access.

5. The proposed subdivision **does** include the entire tract of land, unless an approved preliminary plat, planned unit development (PUD), or approved development master plan shows development in phases. Applicable commentary:

The plat area includes the applicant’s entire parcel as determined by a survey in the field conducted by an Idaho Licensed Land Surveyor.

6. The proposed subdivision **has** been reviewed by applicable public utility providers.

Representatives of applicable public utility providers have reviewed the plat proposal and affirmed their ability and intent to provide service by signing the utility services acceptance form contained in the preliminary plat application packet.

7. The applicant **has** complied with all elements of Lewiston City Code § 32.20. Applicable commentary:

The plat was reviewed by the City Surveyor and Public Works staff under the direction of the City Engineer, and Public Works staff determined that the preliminary plat contained the information required by Section 32.20 of the City Subdivision Code.

8. The proposed subdivision **does not** contain all or any part of the site of a proposed park, school, flood control facility, or other public area as shown by the City's Comprehensive Plan or future acquisitions map.

The approved City Comprehensive plan does not propose any public areas at this location.

9. The proposed subdivision **is not** within a known floodplain. Applicable commentary:

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) do not indicate that the platted property is located in a designated floodplain.

10. The proposed subdivision **does not** have, in whole or in part, terrain having an average slope exceeding ten percent (10%).

The native slopes of all land located within the plat area are less than the 10% threshold. All constructed improvements will be designed by an Idaho licensed engineer.

11. The proposed subdivision **is** in conformance with the City's Master Transportation Plan and/or neighborhood plan. Applicable commentary:

The current adopted Transportation Plan does not address, or make recommendations for the property located within the applicants proposed development.

12. The proposed subdivision's street name(s) **are** in conformance with Lewiston City Code § 31-85. Applicable commentary:

No new streets are proposed or required for this proposed subdivision plat.

Pursuant to Idaho Code § 67-6519(5)(c), if the decision on this application is to deny it and the applicant **could not** take actions to obtain approval, the explanation is:

Not applicable.

Pursuant to Idaho Code § 67-6519(5)(c), if the decision on this application is to deny it and the applicant **could** take actions to obtain approval, such actions might include:

Not applicable.

NOTICE TO APPLICANT AND AFFECTED PERSONS: The Planning and Zoning Commission's recommendation to the City Council is not a final decision, and thus, shall not be subject to reconsideration or appeal.

By: _____
Signature of Planning and Zoning Commission Chair or Vice Chair or Acting Chair

Printed: _____

Date of Signature: _____

ATTEST: _____
Dawn Ortiz, Community Development Specialist







September 16, 2025

To: Lewiston Planning and Zoning Commission

Re: RT Estates - Preliminary Plat

Commissioners:

The RT Estates preliminary plat proposes to subdivide approximately 0.69 acres of land into 2 residential lots. The RT Estates subdivision is located on the south side of Burrell Avenue between 13th Street and 14th Street. The property is currently undeveloped and is being used by the applicant for equipment storage. The existing lot is already configured as a flag lot, but the existing dimensions are large enough to allow the existing lot to be split into two lots that still meet the minimum standards for flag lots, contained in Section 37-124 of City Code. Each of the lots will have its own 20' wide flagpole access out to Burrell Avenue, but the applicant proposes to create a shared driveway with reciprocal easements to provide general, and fire apparatus access to the lots. Due to the depth of the proposed flag lots, a Fire Apparatus Access turn-around conforming to the requirements established in the Lewiston Fire Department's Standard Operating Procedure #906, will be required to be constructed at the south end of the shared access driveway. The City Fire Marshal has also noted that any structure constructed on Lot 2 will need to be placed so that no point of the structure (SE corner) is in excess of 600' from the existing fire hydrant along Burrell Avenue. Frontage improvements along Burrell Avenue are required to be satisfied by constructing curb, gutter, and sidewalk with asphalt patch-back, or by payment of a Fee-in-Lieu-of construction at the applicant's discretion. The proposed subdivision is located in the Lewiston Orchards Irrigation District, and the Central Orchards Sewer District, and the utility districts have indicated their intent to provide service for the proposed lots. Avista Utilities, CenturyLink/Lumen Technologies, and Sparklight have also confirmed their intent to provide utility service.

The subject property is currently zoned R2A, and the proposed lot configurations adhere to the requirements of that zone as outlined in the City of Lewiston Zoning Ordinance, City Code Chapter 37.

The preliminary plat complies with the applicable requirements of the City of Lewiston Subdivision Ordinance, City Code Chapter 32.

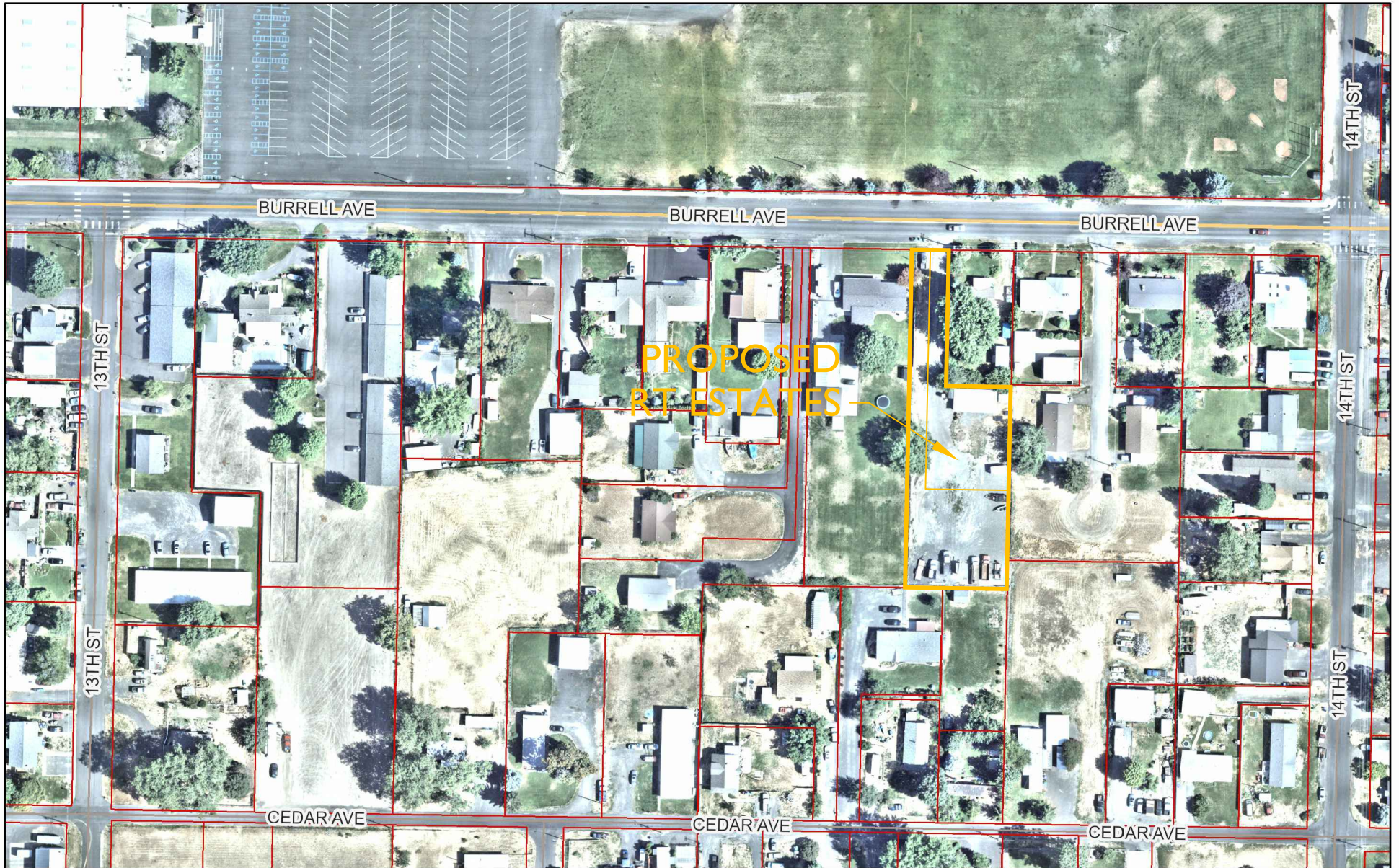
City Staff recommend that the Lewiston Planning and Zoning Commission recommend to the Lewiston City Council approval of the RT Estates preliminary plat as presented. A draft reasoned statement, which incorporates information contained in the staff report, has been prepared for your consideration or use, at your discretion.

Sincerely,

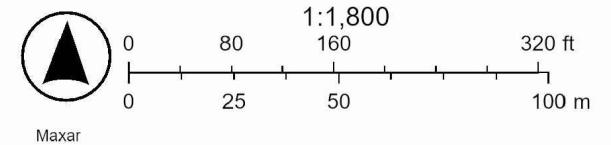
A handwritten signature in blue ink, appearing to read "Mark Weigand", with a stylized flourish at the end.

Mark Weigand, PLS
City Surveyor

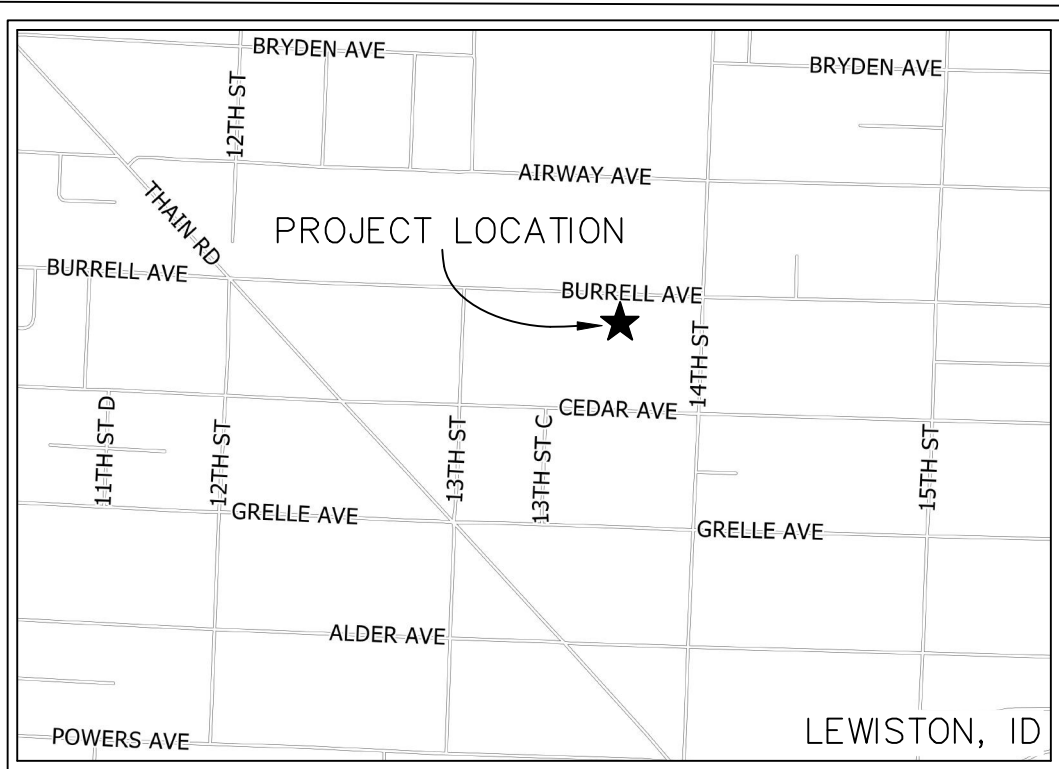
City of Lewiston



9/16/2025, 12:29:12 PM



VICINITY MAP (N.T.S.):



BASIS OF BEARING:

N57°19'58"E BETWEEN CITY OF LEWISTON CONTROL MONUMENT A15 AND CITY CONTROL MONUMENT A20, AS SHOWN HEREON.

PLAT NOTES:

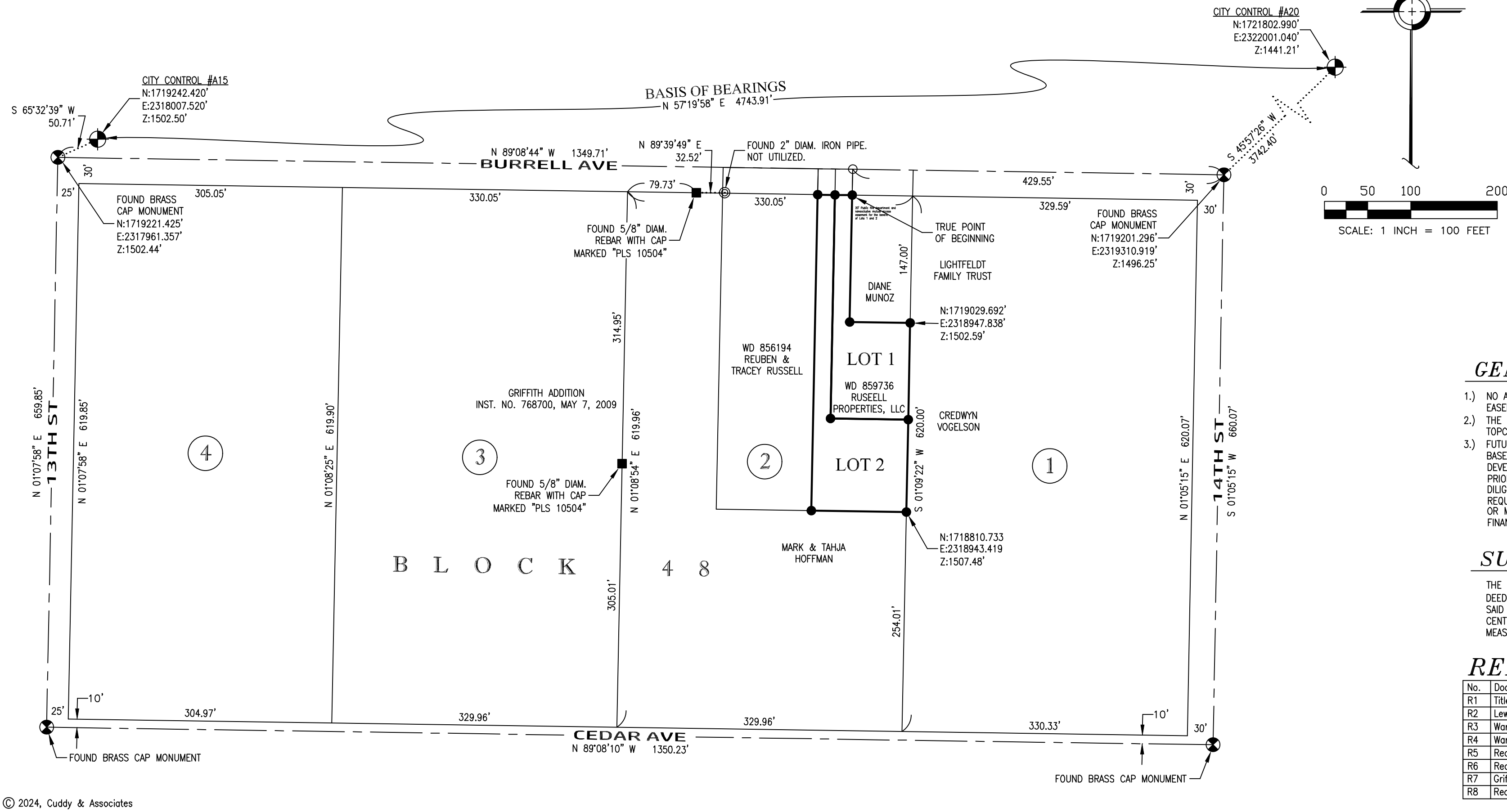
- UTILITY PROVIDERS: WATER SERVICE IS PROVIDED BY LEWISTON ORCHARDS IRRIGATION DISTRICT; SEWER SERVICE IS PROVIDED BY THE CENTRAL ORCHARDS SEWER DISTRICT; FRANCHISE UTILITY PROVIDERS ARE AVISTA, CENTURY LINK/LUMEN, AND SPARKLIGHT.
- THE AREA OF THE PLAT INCLUDING DEDICATED RIGHT-OF-WAY IS 0.69 ACRES. THE AREA OF THE PLAT EXCLUDING DEDICATED RIGHT-OF-WAY IS 0.69 ACRES.
- THE TITLE COMMITMENT LISTED AS R1 ON THIS PLAT DISCLOSES NO EASEMENTS OF RECORD.
- CURRENT ZONING FOR THE SUBJECT PARCEL IS LOW DENSITY RESIDENTIAL (R2A).
- COORDINATE VALUES ARE REPORTED USING A LOCAL GROUND COORDINATE SYSTEM HOLDING THE PUBLISHED VALUE OF THE CITY OF LEWISTON MONUMENT POINT NO. A15 AS THE ORIGIN. THE ENTIRE DATA SET WAS THEN ROTATED TO MATCH THE VECTOR FROM CITY MONUMENT A15 TO THE PUBLISHED COORDINATES FOR CITY MONUMENT A20. THE COORDINATE SYSTEM CLOSELY APPROXIMATES IDAHO STATE PLANE WEST ZONE, NAD '83 VALUES, BUT IS NOT REPORTED ON GRID VALUES. RATHER, THEY ARE GROUND MEASUREMENTS.
- THE DEVELOPER PROPOSES TO CREATE A TOTAL OF 2 LOTS.

PRELIMINARY PLAT OF
RT ESTATES

A REPLAT OF A PORTION OF LOT 2, BLOCK 48 OF
LEWISTON ORCHARDS TRACT NO. 3,
LOCATED IN SECTION 16, TOWNSHIP 35 NORTH.,
RANGE 5 WEST., B.M., CITY OF LEWISTON,
NEZ PERCE COUNTY, IDAHO

LEGEND:

Found as noted.	Description	Set as noted.
	Centerline monument	
	Rebar - found	
	Iron pipe	
	Rebar - set 5/8" diameter, 30" long rebar with plastic cap stamped "PLS 9165"	
	City control monument	
	Calculated point. Nothing found or set this survey.	
	Corner Perpetuation and Filing Record (w/ instrument #) Measured Reference R1	
	Diameter	
	Excluding	
	Instrument	
	Number	
	Northing	
	Easting	
	Elevation	
	Boundary of subject property	
	Roadway centerline	
	Tie line	
	Fence	
	Edge of pavement	
	Fire Apparatus Turnaround	
	Major Contour with Elevation Label	
	Minor Contour	



GENERAL NOTES:

- NO ATTEMPT WAS MADE TO SHOW ALL PHYSICAL FEATURES OF THE PROPERTY OR PRESCRIPTIVE EASEMENTS, RECORDED OR UNRECORDED.
- THE SURVEY OF THIS PLAT WAS PERFORMED USING A NIKON DTM-500 SERIES TOTAL STATION, A TOPCON REALTIME GPS UNIT AND A TDS DATA COLLECTOR.
- FUTURE DEVELOPMENT OF THE LOTS CREATED BY THIS SUBDIVISION PLAT REQUIRE BUILDING PERMITS BASED ON PLANS COMPLYING WITH ALL CITY OF LEWISTON CODES, DULY ADOPTED AT THE TIME OF DEVELOPMENT, GOVERNING CONSTRUCTION OF BUILDINGS AND ADJACENT PUBLIC IMPROVEMENTS. PRIOR TO DEVELOPING A LOT THE OWNER OR PROSPECTIVE OWNER IS RESPONSIBLE FOR DUE DILIGENCE RESEARCH TO APPRISE THEMSELVES OF ALL DEVELOPMENT REQUIREMENTS. THESE REQUIREMENTS MAY OR MAY NOT HAVE BEEN IDENTIFIED DURING THE SUBDIVISION PROCESS AND MAY OR MAY NOT BE SHOWN ON THE PLAT. THE CITY OF LEWISTON IS NOT RESPONSIBLE FOR ANY LOSSES, FINANCIAL OR OTHERWISE, RESULTING FROM THE UNSUITABILITY OF A LOT FOR A SPECIFIC USE.

SURVEY NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE A PLAT TO DIVIDE THAT PARCEL DESCRIBED IN WARRANTY DEED 859376 (R4) INTO TWO NEW LOTS. THE BOUNDARY OF THE SUBJECT PARCEL IS CONTROLLED BY SAID DEED AND THE PLAT OF BLOCK 48 OF LEWISTON ORCHARDS TRACT NO. 3. FOUR CONTROLLING CENTERLINE MONUMENTS OF BLOCK 48 ALONG WITH A FEW PROPERTY CORNERS WERE FOUND AND MEASURED AND SUBSEQUENT LOT BOUNDARIES COMPUTED FROM THE SAME.

REFERENCES:

No.	Document	By	Inst. No.	Date
R1	Title Commitment	??	??	??
R2	Lewiston Orchards Tract No. 3	Clark C. Cartlitch	CAB 1 024-A	August, 1908
R3	Warranty Deed	Engle to Russell	856914	April, 2018
R4	Warranty Deed	Engle to Russell	859376	July, 2018
R5	Record of Survey	Gary R. Stone	588291	July, 1994
R6	Record of Survey	Bradley C. Cuddy	679537	September, 2002
R7	Griffith Addition	Mark J. Weigand	768700	April, 2009
R8	Record of Survey	Terry T. Golding	812109	May, 2013

RECORDER'S CERTIFICATE

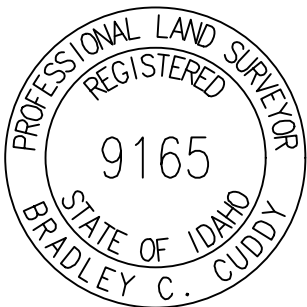
STATE OF IDAHO } SS
COUNTY OF NEZ PERCE
FILED FOR RECORD _____ AT _____ M.
AT THE REQUEST OF _____

COUNTY RECORDER
BY _____ DEPUTY
FEES \$ _____
INSTRUMENT NUMBER: _____

SURVEYOR'S CERTIFICATE

BEING A REGISTERED SURVEYOR, I BRADLEY C. CUDDY DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HEREON SHOWN IS ACCURATE AND CORRECT AND WAS COMPILED FROM THE NOTES OF AN ACTUAL SURVEY MADE BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF REUBEN RUSSELL.

Bradley C Cuddy 5/1/2025
BRADLEY C. CUDDY, PLS 9165 DATE



DOCUMENTS PREPARED WITH THIS SURVEY

DEVELOPER/OWNER

Reuben & Tracey Russell
1326 Burrell Ave.
Lewiston, ID 83501

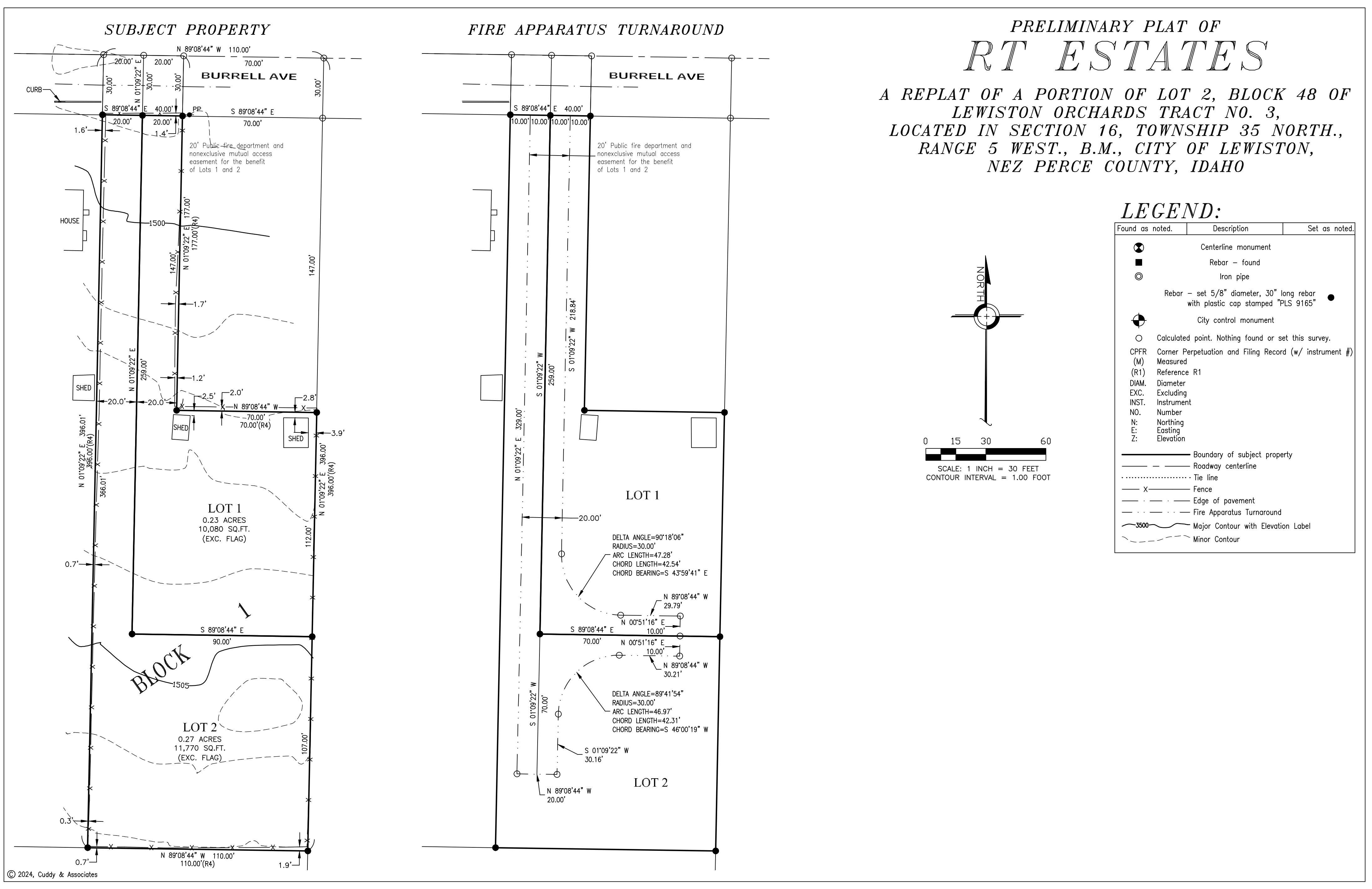
SURVEYOR

Bradley Cuddy, PLS 9165
Cuddy & Associates, Inc.
P.O. Box 64, Orofino, ID 83544
(208) 790-2672

Cuddy & Associates, Inc.
Licensed Surveyors

13950 Highway 12
Orofino, ID 83544
(208)-476-4643
bradcuddy@cebridge.net

PROJECT: Russell, Reuben.dwg	DRAWN BY: JPF
SURVEY COMPLETED: 3/6/2024	CHECKED BY: BCC
FILE LAST MODIFIED: 3/11/2024	SHEET: 1 OF 3
FILE NAME: Russell, Reuben.dwg	
LOCATION: S.16, T.35N., R.5W., B.M., NEZ PERCE CO., ID.	



RECORDER'S CERTIFICATE

STATE OF IDAHO } SS
COUNTY OF NEZ PERCE

FILED FOR RECORD _____ AT _____: _____ M.

AT THE REQUEST OF _____

_____ COUNTY RECORDER

BY _____ DEPUTY

FEES \$ _____

INSTRUMENT NUMBER: _____

SURVEYOR'S CERTIFICATE

BEING A REGISTERED SURVEYOR, I BRADLEY C. CUDDY DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HEREON SHOWN IS ACCURATE AND CORRECT AND WAS COMPILED FROM THE NOTES OF AN ACTUAL SURVEY MADE BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF REUBEN RUSSELL.

Bradley C Cuddy 5/1/2025
BRADLEY C. CUDDY, PLS 9165 DATE



DOCUMENTS PREPARED WITH THIS SURVEY

C UDDY & ASSOCIATES, Inc.
Licensed Surveyors

13950 Highway 12 (208)-476-4643
Grofino, ID 83544 bradcuddy@cebridge.net

PROJECT: Russell, Reuben.dwg	DRAWN BY: JPF
SURVEY COMPLETED: 3/6/2024	CHECKED BY: BCC
FILE LAST MODIFIED: 3/11/2024	SHEET: 2 OF 3
FILE NAME: Russell, Reuben.dwg	
LOCATION: S.16, T.35N., R.5W., B.M., NEZ PERCE CO., ID.	

PRELIMINARY PLAT OF
RT ESTATES
A REPLAT OF A PORTION OF LOT 2, BLOCK 48 OF
LEWISTON ORCHARDS TRACT NO. 3,
LOCATED IN SECTION 16, TOWNSHIP 35 NORTH.,
RANGE 5 WEST., B.M., CITY OF LEWISTON,
NEZ PERCE COUNTY, IDAHO

CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND THAT IT COMPLIES
WITH THE REQUIREMENTS OF THE SUBDIVISION CODE OF THE CITY OF
LEWISTON, IDAHO.

ENGINEER, CITY OF LEWISTON, IDAHO DATE

CITY SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND COMPLIES
WITH IDAHO CODE, TITLE 50, CHAPTER 13.

SURVEYOR, CITY OF LEWISTON, IDAHO DATE

CITY CLERK

I HEREBY CERTIFY THAT THIS PLAT AND THE DEDICATIONS AND EASEMENTS SHOWN
HEREON WERE APPROVED AND ACCEPTED BY THE CITY COUNCIL OF LEWISTON AT A
MEETING HELD ON THE _____ DAY OF _____, 20_____.

CLERK, CITY OF LEWISTON, IDAHO DATE

PUBLIC HEALTH—IDAHO NORTH CENTRAL DISTRICT

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.

ENVIRONMENTAL HEALTH SPECIALIST DATE
PUBLIC HEALTH—IDAHO NORTH CENTRAL DISTRICT

COUNTY TREASURER

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ASSESSMENTS FOR
THE PROPERTY HEREON DESCRIBED HAVE BEEN PAID FOR THE YEAR _____
AND PRECEDING YEARS.

TREASURER, NEZ PERCE COUNTY, IDAHO DATE

COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF
THE RECORDER OF NEZ PERCE COUNTY, IDAHO AT THE REQUEST OF
_____ THIS _____ DAY OF _____ ,
2024, AT _____ O'CLOCK ____M., AND DULY RECORDED IN PLAT BOOK _____
AT PAGES _____ AS INSTRUMENT NUMBER _____.

RECORDER, NEZ PERCE COUNTY, IDAHO

DESCRIPTION OF EXTERIOR PLAT BOUNDARY

Situate in the County of Nez Perce, State of Idaho, to wit:
The North 396 feet of the East 110 feet of Lot 2, Block 48, Lewiston Orchards
Tract No. 3, according to the recorded plat thereof, measurements being from
the centerlines of adjacent streets and alleys, records of Nez Perce County,
Idaho, EXCEPTING THEREFROM the North 177 feet of the East 70 feet thereof.

OWNERS CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE HEREON
DESCRIBED AND PLATTED PROPERTY, AND I DO HEREBY CERTIFY THAT I SUBDIVIDED
SAID PROPERTY AS INDICATED BY THIS INSTRUMENT. I DO HEREBY DEDICATE TO THE
CITY OF LEWISTON. ALL STREETS AND ALLEYS AND PUBLIC EASEMENTS SHOWN AND
NOTED HEREON. I ALSO DO HEREBY CERTIFY THAT ALL OF THE LOTS IN THIS PLAT
WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE LEWISTON ORCHARDS
IRRIGATION DISTRICT, WHO HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS.

REUBEN L. RUSSELL (REGISTERED AGENT FOR RUSSELL PROPERTIES, LLC)

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED
REUBEN L. RUSSELL, KNOWN OR IDENTIFIED BY ME TO BE THE PERSON WHO
EXECUTED THE FOREGOING OWNERS CERTIFICATE, A FREE AND VOLUNTARY ACT.

IN WITNESS THEREOF, THIS _____ DAY OF _____ 20_____,
I SET MY HAND AND AFFIX MY SEAL.

NOTARY PUBLIC, IN AND FOR THE SAID STATE

RESIDING AT

MY COMMISSION EXPIRES

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RECORDER'S CERTIFICATE STATE OF IDAHO } SS COUNTY OF NEZ PERCE FILED FOR RECORD _____ AT ____: _____ M. AT THE REQUEST OF _____ _____ COUNTY RECORDER BY _____ DEPUTY FEES \$ _____ INSTRUMENT NUMBER: _____	SURVEYOR'S CERTIFICATE BEING A REGISTERED SURVEYOR, I BRADLEY C. CUDDY DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HEREON SHOWN IS ACCURATE AND CORRECT AND WAS COMPILED FROM THE NOTES OF AN ACTUAL SURVEY MADE BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF REUBEN RUSSELL. Bradley C Cuddy 5/1/2025 BRADLEY C. CUDDY, PLS 9165 DATE	PROFESSIONAL LAND SURVEYOR REGISTERED 9165 STATE OF IDAHO BRADLEY C. CUDDY	DOCUMENTS PREPARED WITH THIS SURVEY		C UDDY & A SSOCIATES, Inc. Licensed Surveyors 13950 Highway 12 Orofino, ID 83544 (208)-476-4643 bradcuddy@cebridge.net PROJECT: Russell, Reuben.dwg DRAWN BY: JPF SURVEY COMPLETED: 3/6/2024 CHECKED BY: BCC FILE LAST MODIFIED: 3/11/2024 SHEET: 3 OF 3 FILE NAME: Russell, Reuben.dwg LOCATION: S.16, T.35N., R.5W., B.M., NEZ PERCE CO., ID.
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