

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



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # _____	or <input type="checkbox"/> Cash or <input checked="" type="checkbox"/> Card
FILE #	<u>CUP 26-004</u>	FEE \$	<u>250-</u>
ACCEPTED BY	<u>[Signature]</u>	DEPOSIT	<u>-</u>
CROSS REFERENCE FILE(S):	_____	DATE	<u>2/17/26</u>
PROPOSED USE:	<u>Short-term rental with ADU</u>		

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.

Applicant's Signature: [Signature] Date: 02/11/2026

The following must be completed and submitted with the conditional use permit 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.
- Ten (10) 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 Dan Coonce, Valley County Engineer (208-382-7195)

We recommend you review the Valley County Code online at www.co.valley.id.us or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

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

CONTACT INFORMATION

APPLICANT Maxton Restoration Company LLC PHONE (503) 939-7863

Owner Purchaser Lessee Renter

MAILING ADDRESS 651 Stockton Dr. McCall, ID ZIP 83638

EMAIL _____

PROPERTY OWNER Leo Stoddard

MAILING ADDRESS _____ ZIP _____

EMAIL 

AGENT / REPRESENTATIVE _____ PHONE _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____

CONTACT PERSON (if different from above) _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 761 Stockton Dr. McCall, ID

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

Lot 6, Block 3, West Place Subdivision

TAX PARCEL NUMBER(S) RP 002 88003006 B

Quarter SW 14 Section 15 Township 18 N Range 3 E

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY 1.26 Acres or Square Feet

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

1,200 SF cabin and 2,300 SF Shop with studio apartment attached to shop.

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 Residential

South Residential

East Residential

West Residential

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: Existing Buildings

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

Number of Proposed Structures: N/A

Number of Existing Structures: 2

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor _____

1st Floor _____ Cabin: 1,200 SF

2nd Floor _____

2nd Floor _____ Shop: 2,300 SF

Total _____

Total _____

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence Multiple residences on one parcel *Studio in shop - required*

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

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): N/A

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 1,200 SF Cabin, 2,300 SF Shop

8d. DENSITY OF DWELLING UNITS PER ACRE: 2

9. SITE DESIGN:

Percentage of site devoted to building coverage: 10

Percentage of site devoted to landscaping: 80

Percentage of site devoted to roads or driveways: 10

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

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: _____

Office Use Only

Handicapped spaces required: _____

b. Parking spaces proposed: 8

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

existing Proposed

Required

Proposed

Required

Front 25'

Rear 20'

Side 15'

Side Street _____

12. NUMBER OF EXISTING ROADS: 1 Width: 15'

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: N/A Proposed width: _____

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

Proposed road construction: Gravel Paved or Combination of both?

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes No

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

Power, Septic, well

16. PROPOSED UTILITIES: NONE

Proposed utility easement widths _____ Locations _____

17. SEWAGE WASTE DISPOSAL METHOD: Septic Central Sewage Treatment Facility
Name: _____

18. POTABLE WATER SOURCE: Public Water Association Individual Well:

If individual, has a test well been drilled? _____ Depth 120' Flow 20 GPM Purity Verified? YES
Nearest adjacent well _____ Depth _____ Flow _____

19. DRAINAGE (Proposed method of on-site retention): Existing Building
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

21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes No

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes No
If yes, explain: _____

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes No
Are you proposing any alterations, improvements, extensions or new construction? Yes No
If yes, explain: _____

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.

25. COMPLETE ATTACHED WEED CONTROL AGREEMENT

26. 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.

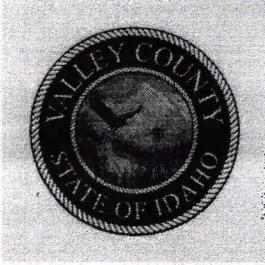
=====Applicant Acknowledgement=====

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: 02 / 11 / 26



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: 
Applicant

By: Valley County Weed Supervisor

Date: 02/11/26

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.

Approximately an additional 2-3 vehicle trips per day. Only when cabin is rented out, usually 3 renters per month (avg. 3-4 days each).

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

No impact

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.

No change

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.

No change

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.

No change

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.

No change

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

None

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.

None

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

None required

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

No change

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

No change, all complete

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.

No change to features

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.

We purchased the cabin as investment property/
second home for friends + family to stay. Along
with renting it out through Airbnb.

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

Short term renters drive the local economy, by supporting local businesses and increasing tax revenue.

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

No change

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

Provide additional lodging for short term renters looking to stay in McCall.

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?

N/A

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

Cabin - 1,200 SF

Shop w/ studio apartment - 2,300 SF

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

No change, all developments complete.

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.

Current Market Value

Project Description

In May of 2023, Maxton Restoration Company LLC, purchased 751 Stockton Drive on 3.68 acres. Since then, the lot has been subdivided into three lots. A bare lot of 1.21 acres was sold. Also sold, was the newly renovated 751 Stockton Dr house on 1.21 acres. The cabin was left on 1.26 acres and is still owned by Maxton Resoration Company LLC. After being remodeled, the cabin (**761 Stockton Dr**) became a single-family short-term rental, through AirBnb (since March 2025). The cabin is a perfect vacation home, as it is located close to town, but has privacy and space to relax. The use functions similarly to a traditional residential dwelling, with guests utilizing the home for overnight accommodation, and recreation. No commercial events, parties, or amplified outdoor activities are permitted.

On the property, we have recently built a 2,300 sq ft shop with a studio apartment attached. The City of McCall required us to add a studio apartment. On 07/16/2025 the City of McCall approved the building permit for this shop. The studio apartment will be rented out on a month-to-month basis.

The property is accessed via Stockton Drive, an established public roadway. We provide on-site parking to accommodate guests without requiring street parking or impacting neighboring properties. The cabin is connected to appropriate utilities. The short-term rental use does not alter the residential character of the property. No exterior signage is present, and the structure retains the appearance of a single-family cabin. Quiet hours, parking rules, and neighborhood expectations are clearly communicated to all guests.

Approval of the Conditional Use Permit will allow the continued responsible use of the cabin as a short-term rental while supporting local tourism, providing lodging for visitors, and contributing to the local economy through visitor spending, property maintenance, and tax revenue—without adversely affecting surrounding properties or neighborhood livability.

Purpose

- Short-term rental (Cabin): Through AirBnb, the cabin will be available for short-term renters during most of the year. On average, the cabin is occupied by renters approximately 3-4 times per month, with an average stay of about 3-4 days each. The space can comfortably fit 4 guests. The cabin has been a short-term rental through AirBnb since March 2025.
- Accessory Dwelling Unit (Studio Apartment in Shop): The 416 sq ft studio apartment attached to the shop will be rented out on a month-to-month basis. When getting the shop approved by the city, they required us to put a studio apartment in the shop. The shop will be used for personal use.

Existing Sites

- Cabin: A 1,200 sq ft home with two bedrooms and two bathrooms. It is fully furnished for short-term renters. Has a hot tub on the back porch and fire pit out back. No more site improvements.
- ADU: A 416 sq ft studio apartment attached to the shop. Has a full kitchen, living space, bed, and bathroom. Along with a private exterior entrance, driveway and parking.
- Shop: A 2,300 sq ft shop, that will be used for personal use. The shop building permit was approved on 07/16/2025 by the city of McCall.

Additional Details

- Fire Mitigation: Smoke detectors and fire extinguishers installed. Hard surfaced driveway with turn around space for fire department. Vegetation thinned within 30 ft of the cabin, along with grass kept mowed during fire season.
- Utilities: Individual private well, septic system, and Idaho Power.
- Parking:
 - Cabin: Guest parking is located in the driveway in front of the house (approximately 3 vehicles).
 - Shop: Parking located in front of the shop (approximately 3 vehicles).
 - Studio Apartment: Private parking in driveway of studio apartment (approximately 2 vehicles).
- Lighting Plan: All exterior lighting on the property complies with Valley County's standards. Fixtures are directed downward and fully shielded.
- Outside Storage:
 - Cabin: No materials, trailers, or RVs outside of the cabin.
 - Shop: Most equipment and supplies will be stored inside the shop. There are some extra building materials and possible extra trailers and/or boats that will remain outside the shop, due to limited room inside the shop.
- Site Grading, Emissions & Dust: No new construction.

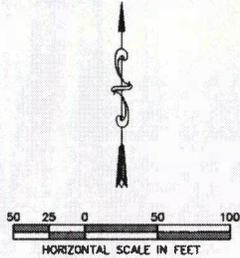
Adjacent Property Owners (Found via Valley County GIS Portal)

- Brett Keller- 751 Stockton Dr
- Joanne Stillman- 361 Stockton Ct
- Mathew Falvey- 781 Stockton Ct
- Olindo & Alma Marchi- RP00288003009E & RP00288003007C
- Robert & Kathlee Oneil - 476 Ellis Rd
- Leslie Dale & Debra Whitecotton- RP00288003006A

RECORD OF SURVEY

for
Maxton Restoration Co., LLC

Located in Lot 6, Block 3
West Place Subdivision (Recorder's Plat)
in the SW1/4 of Section 15, T.18 N., R. 3 E., B.M.,
City of McCall, Valley County, Idaho



Legend

- EXTERIOR BOUNDARY LINE
- NEW PARCEL LINE
- FOUND 5/8" REBAR
- FOUND RIGHT-OF-WAY MONUMENT
- SET 5/8" 30" REBAR PLS "13349"
- UNDEVELOPED EASEMENT
- EASEMENT TO PROVISIONAL
- EASEMENT
- DISTANCE POINT
- DISTANCE TO CORNER POINT

Notes

Horizontal datum based on McCall Modified Grid Coordinate System
Distances shown are ground distances.

Refer to West Place Subdivision Recorder's Plat, Bk. 4, pg. 27,
Inst. 78732.

Refer to Record of Survey BK. 2, pg. 173, Inst. No. 159623.

Refer to Record of Survey BK. 5, pg. 322, Inst. No. 211494.

Refer to Record of Survey BK. 6, pg. 742, Inst. No. 250197.

Refer to Record of Survey BK. 8, pg. 210, Inst. No. 298057.

Refer to Record of Survey BK. 9, pg. 21, Inst. No. 304169.

Refer to Record of Survey BK. 11, pg. 27, Inst. No. 343634.

Refer to Record of Survey BK. 12, pg. 89, Inst. No. 383264.

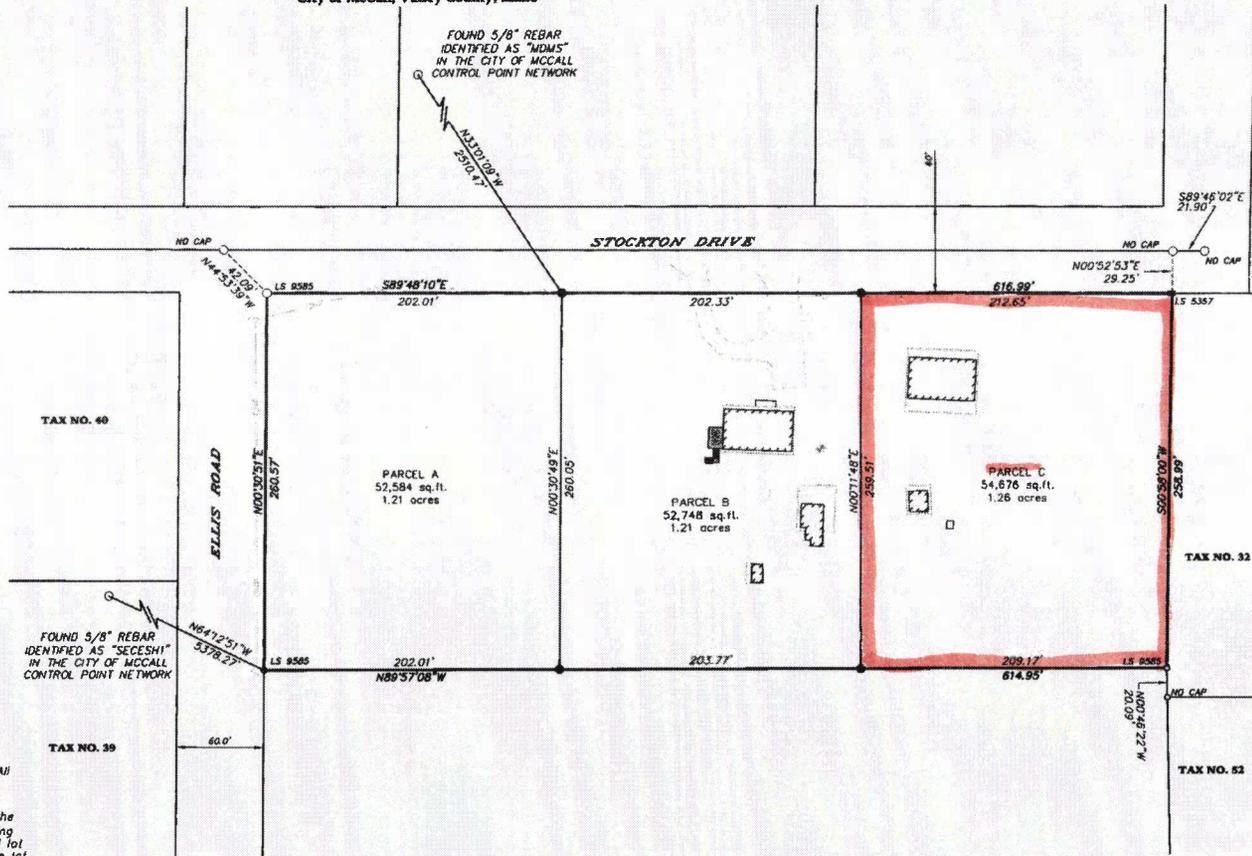
Survey Narrative

The purpose of this survey was to divide Lot 6, Block 3 as shown. All found monuments were accepted.

This Record of Survey has been reviewed and approved by the City of McCall with respect to its compliance with the Zoning Ordinance and exemption from formal platting; an individual lot shown on this Record of Survey shall be considered a single lot for purposes of City Ordinances. If this Record of Survey combines lots shown on a plat or survey of record, separate sale of such separate lots will constitute a legal subdivision under the McCall City Code.

Accepted and approved this _____ day of _____, 20____ by the City of McCall

McCall City Clerk



CERTIFICATE OF SURVEYOR

I, George J. Bowers IV, do hereby certify that I am a registered Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground by me or under my supervision, and that this map is an accurate representation of said survey, and is in conformity with the current laws of the State of Idaho pertaining to plats and surveys, including Title 55, Chapter 16, Corner Perpetuation and Filing.



Bowers Land Surveys, Inc.

P.O. BOX 976 - CASCADE, IDAHO 83611 PHONE: 208.469.0457

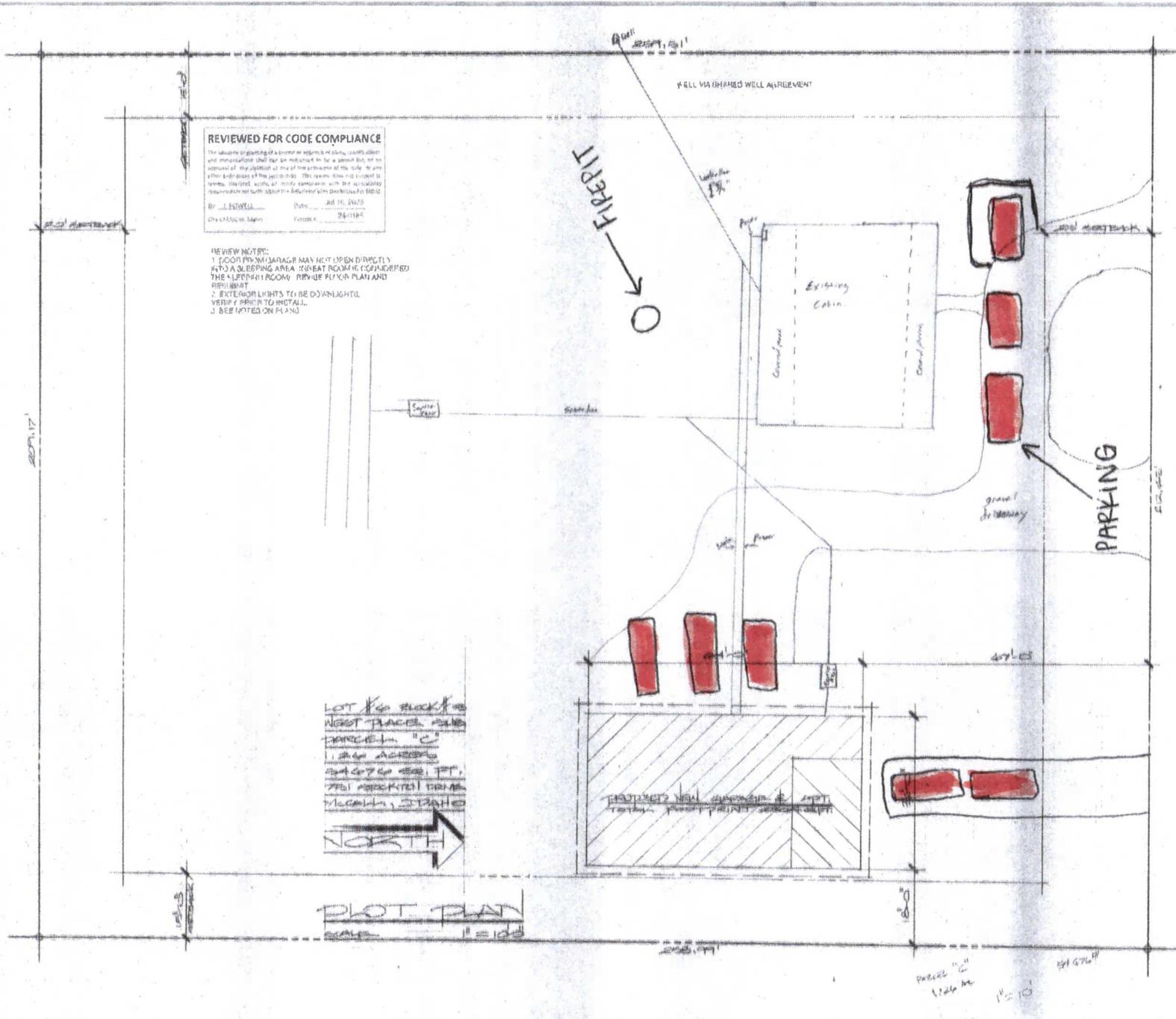
JOB NO: 23024
DRAWN BY: CB
DATE: 09/22/23
SHEET: 1 OF 1

REVIEWED FOR CODE COMPLIANCE

The undersigned, as a duly sworn and qualified professional engineer and professional architect, has reviewed the plans and specifications for the proposed construction of the above described project and has found them to conform with the applicable provisions of the City of Madison, Wisconsin, and the applicable provisions of the Wisconsin Building Code, as amended.

By: J. ESTWELL Date: JUL 10, 2025
 City of Madison, Wis. Professional Engineer No. 24-1187

- REVIEW NOTES:**
- 1. DOOR FROM GARAGE MAY NOT OPEN DIRECTLY INTO A SLEEPING AREA. REBATE ROOM IS CONSIDERED THE SLEEPING ROOM. REVISE FLOOR PLAN AND REVISIONS.
 - 2. EXTENSION LIGHTS TO BE DOWNLIGHTS. VERIFY PRIOR TO INSTALL.
 - 3. SEE NOTED ON PLANS.



LOT #6 BACK OF
 NEAREST TRACT. 2518
 PARCEL "C"
 1.24 ACRES
 240' x 450' FT.
 75'1" REAR YARD SETBACK
 NEARLY STRAIGHT

NORTH ↑

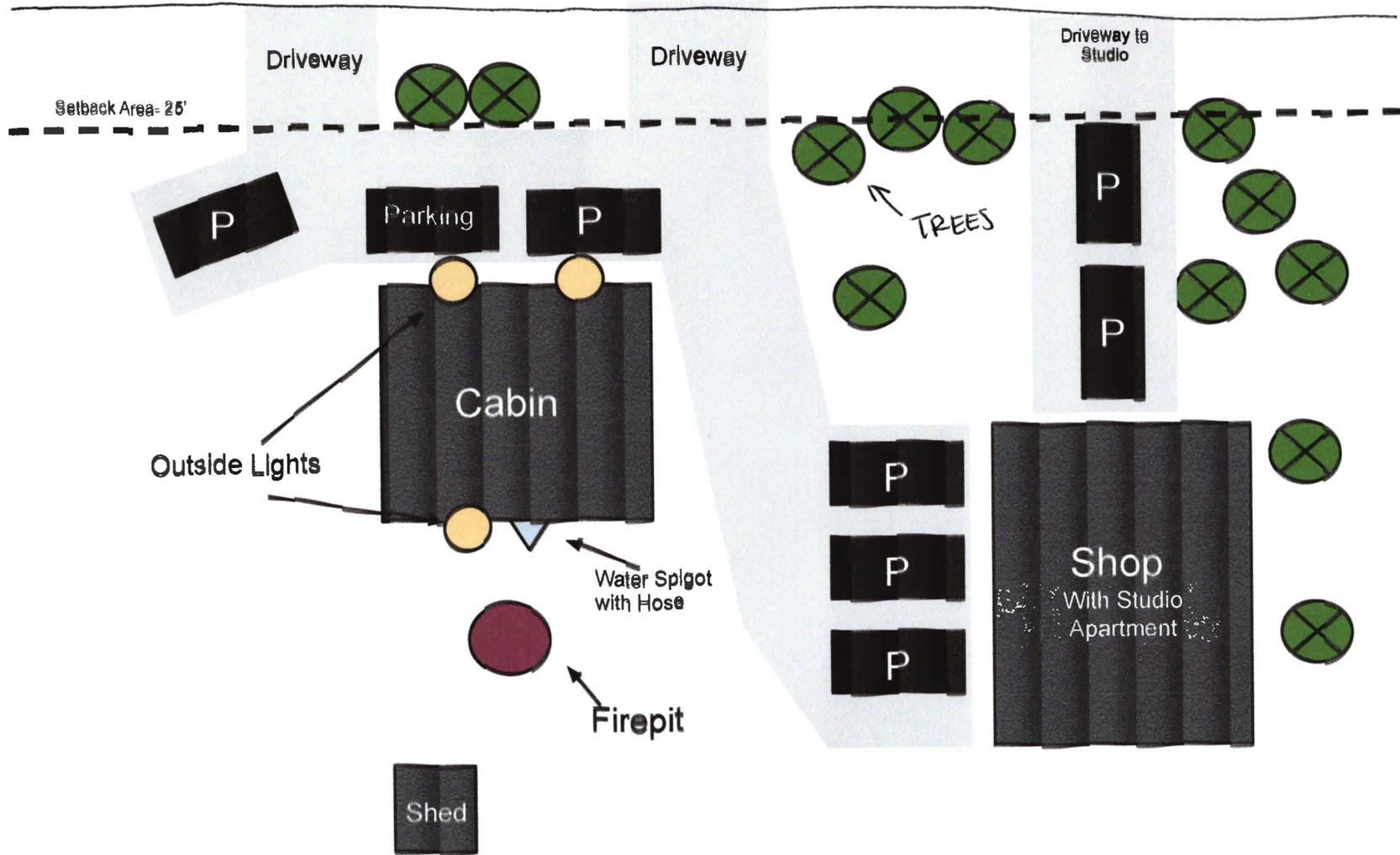
PLOT PLAN
 1" = 10'

STICKLETON DRIVE



PARCEL "C"
 1.24 ACRES
 1" = 10'

Stockton Dr.





Landscaping Plan

- All landscaping is mature and complete.

Final/AS-BUILT-Subsurface Sewage Disposal



Public Health
Prevent. Promote. Protect.

Central District Health
707 N. Armstrong Place
Boise, ID 83704
(208) 327-7499

File # 168328



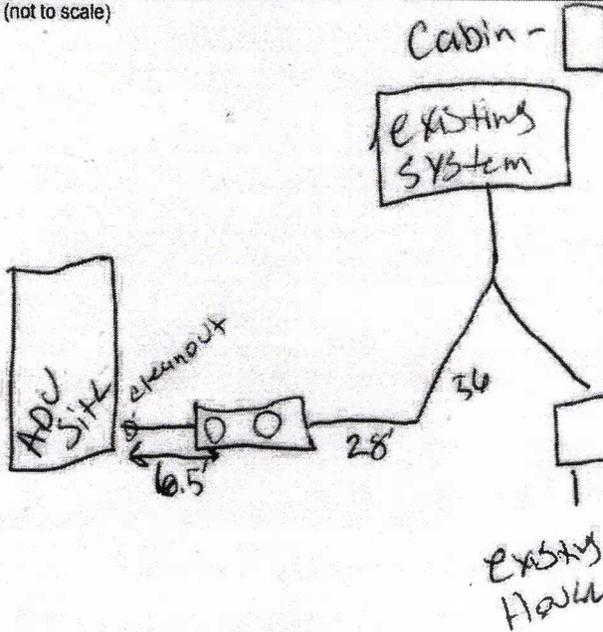
Idaho Public Health Districts

Owner's Name: Leo Stoddard
Property Address: 761 Stockton Drive
McCall, ID 83638

Phone # 503-939-7863

Legal Description: <u>1/4</u> <u>1/4</u>	Section:	Township:	Range:
Subdivision: <u>1600 West Place</u>	Lot: <u>6C</u>	Block: <u>3</u>	Size(acres) <u>1.26</u>

As-built (not to scale)



System Type: <u>Tank</u>	Gravel (yards): <u>N/A</u>
System Mfg: <u>Infiltrator</u>	Sand (yards): <u>N/A</u>
Septic/Trash Tank (Gal): <u>1060</u>	System Depth (inches): <u>N/A</u>
Septic/Trash Mfr: <u>Infiltrator</u>	Rock Under Pipe (inches): <u>N/A</u>
Depth to Manhole Lid (inches): <u>at grade</u>	Date System Installed: <u>6/5/25</u>
Standpipe/Riser (inches): <u>12</u>	Drainfield Latitude: <u>N: N/A</u>
Pump Tank (Gal): <u>N/A</u>	Drainfield Longitude: <u>W: N/A</u>
Pump Tank Mfg: <u>N/A</u>	Well Installed: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Drainfield Width (ft): <u>N/A</u>	Distance to Tank (ft): <u>70'</u>
Drainfield Length (ft): <u>N/A</u>	Distance to Drainfield (ft): <u>710'</u>
Drainfield Area (sq ft): (Installed sq ft): <u>N/A</u> (Effective sq ft): <u>N/A</u>	Valve: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Dist-Box: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Drop-Box: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Technical Allowance Granted: <input type="checkbox"/>	
Number of Bedrooms: <u>1</u>	Gallons Per Day: <u>150</u>

Well: N. _____ W. _____

Notes/Conditions of Approval: Share Well on Neighboring lot

On-site wastewater systems installation approved:

Installer Name: Black Water Solutions
Installer Phone: _____
Installer Number: 2-46840

Signature: _____
Date: _____

By signing above, I certify that all answers and statements on this Final/As-Built are true and complete to the best of my knowledge.

Official Use Only

- As-Built provided by EHS
- As-Built provided by Installer

EHS Final Inspection Signature EHS
Code: 40117 Date: 6/5/25