



# BONNER COUNTY PLANNING DEPARTMENT

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## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #

**MLD0186-21**

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By tyson.lewis at 10:28 am, Nov 04, 2021

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: *Rockstarr Acres First Addition*

### APPLICANT INFORMATION:

Landowner's name: *Christian Starr* *Rockstarr Land LLC*

Mailing address: *564 Roberts Lane*

City: *Blanchard*

State: *ID*

Zip code: *83804*

Telephone: *509-999-8367*

Fax:

E-mail: *L3 ranches@gmail.com*

### REPRESENTATIVE'S INFORMATION:

Representative's name: *Christian Starr* *same*

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: *Lindsay Willhite / Survey Technician*

Company name: *Sawtooth Land Surveying, LLC*

Mailing address:

City:

State: *ID*

Zip code:

Telephone: *208-714-4544*

Fax:

E-mail: *Lindsay@sawtoothLS.com*

### PARCEL INFORMATION:

Section #: *1* Township: *54* Range: *06* Parcel acreage: *22.5*

Parcel # (s): *RP 54 N 06 W 019500A*

Legal description: *1-54N-6W 5870ft of E. 1150ft of SE*

Current zoning: *Rural 5*

Current use: *Agriculture / Forestry 20*

What zoning districts border the project site? *Agriculture / Forestry 20 & R-5*

North: R-5

East: A/F 20

South: R-5

West: A/F 20

Comprehensive plan designation: Rural Residential

Uses of the surrounding land (describe lot sizes, structures, uses):

North: Residential 5, single family homes

South: livestock pasture / hay fields

East: National Forest

West: Timber

Within Area of City Impact: Yes:  No:  If yes, which city?:

Detailed Directions to Site: From oldtown IDAHO go south on Hwy 41 about 10 miles. Take Right on Saunders, go about 1/2 mile and property is on the right before the junkyard

**ADDITIONAL PROJECT DESCRIPTION:**

Existing plat recording information: NA

This application is for : Subdividing 22 acres into 3 lots

Proposed lots: 3

Depth to Width Ratio (D:W)

Lot #1 Proposed acreage: 5.0

1:1

Lot #2 Proposed acreage: 5.0

1:1

Lot #3 Proposed acreage: 12.5

1:2

Lot #4 Proposed acreage:

Remainder Proposed acreage:

N/A

Describe the land division proposal and resulting acreage: Divide 22.5 acres into 3 lots. 2 lots being 5 acres and the remainder 12.5 acres

**SITE INFORMATION:**

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:

Flat with no rock outcroppings or benches

Water courses (lakes, streams, rivers & other bodies of water): None

Springs & wells: None

Existing structures (size & use): None

Land cover (timber, pastures, etc): Timber

Are wetlands present on site?  Yes  No

Source of information:

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP:

Other pertinent information (attach additional pages if needed):

**ACCESS INFORMATION:**

Please check the appropriate boxes:

Private Easement       Existing       Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing:

Public Road       Existing       Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:

Combination of Public Road/Private Easement       Existing       Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: Front lots will access from Saunders. Back lot will access from private driveway easement 30' wide on South end of lot 2

Is public road dedication proposed as part of this minor land division?  
 Yes  No

List existing access and utility easements on the subject property.  
Utility Lines run the length of the East side.

**SERVICES:**

Sewage disposal will be provided by:

- Existing Community System - List name of sewer district or provider and type of system: \_\_\_\_\_
- Proposed Community System - List type & proposed ownership: \_\_\_\_\_
- Individual system - List type: Septic

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: \_\_\_\_\_

Will the sanitary restriction be lifted by the Panhandle Health District?

- Yes  No NA

Water will be supplied by:

- Existing public or community system - List name of provider: \_\_\_\_\_
- Proposed Community System - List type & proposed ownership: \_\_\_\_\_
- Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: nearby wells show water is about 150' and produce sufficient water 50+gpm

Which power company will serve the project site? Avista

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:  Date: 11/3/2021

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_