



**Clagstone 15 Estates**  
**3-LOT Short Plat**  
**BONNER COUNTY, IDAHO**

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**Project Summary**

The purpose of this project shall be to subdivide the property below into three (3) Lots. The following information shall outline the proposed subdivision.

- **Parcel Number(s):**
  - RP011120010040A
- **Parcel Address:**
  - NNA Clagstone Road/Blanchard Cutoff  
Spirit Lake, Idaho
- **Owner:**
  - Ela Construction, LLC
- **Legal:**
  - Lot 4 Block 1 Plat of Clagstone 35 Estates
- **Zoning:**
  - Rural R-5
- **Existing Conditions:**
  - Slightly Rolling and heavily timbered.
- **Access:**
  - Proposed Lots 1 and 2 will access off of Blanchard Cutoff Road. Proposed Lot 3 will access off of Clagston Road.
- **Site Development:**
  - All future site improvements shall be designed and constructed in accordance with Bonner County standards and requirements.
- **Water:**
  - Water for Proposed Lots 1 - 3 will be served by private wells.
- **Sanitary Sewer:**
  - Proposed Lots 1 - 3 will install Panhandle Health District approved septic systems.
- **Wetlands:**
  - There are no wetlands on this property.