

# NOTICE OF AGENCY REVIEW



I hereby certify that a true and correct copy of this "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this **19th** day of **December 2024**.

  
Jenna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Thursday, December 19, 2024**.

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## **File SS0003-24 – Short Plat – Love and Freedom**

The above-named application has been submitted to the Bonner County Planning Department for processing and has been determined to be complete. The applicant is requesting to divide one (1) 21-acre lot into one (1) 10-acre lot and one (1) 11-acre lot. The property is zoned Agricultural/Forestry 10. The project site is located off Nettleingham Road in Section 6, Township 58 North, Range 01 West, Boise-Meridian, Idaho.

To review this application, go to the Planning Department web site at [bonnercountyid.gov/current-projects](http://bonnercountyid.gov/current-projects). If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by January **20, 2025**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

**If you have no comment or response, you may indicate below and return this form to the Planning Department.**

NO COMMENT \_\_\_\_\_  
Name Date

cc: Lonny Baker, Landowner  
cc: Glahe & Associates, Inc Joel Andring, Project Representative

SEC. 1  
R. 2  
T. 6

LAZY BEE SUBDIVISION

P.O.B.

N89°53'56"E 905.86' (P2,P3)

40.01'

S89°53'56"W 473.18'

PORTION  
LOT 4

N01°05'13"E 1007.39' (P3)

967.35'

WHITEFOOT TRACT

LOT 3

30' WIDE  
PUBLIC R/W  
PER PLAT OF  
WHITEFOOT TRACT

20' PUBLIC R/W  
EXISTING ROAD CENTRELINE  
BY RESERVING EASEMENT

LOT 1  
11.0 GROSS ACRES  
10.4 NET ACRES

LOT 2  
10.0 GROSS ACRES  
10.0 NET ACRES

N03°37'53"E 465.21'

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- LEGEND
- ① SET 5/8" X 24" REBAR AND CAP, PLS 13546
  - ② FOUND 5/8" REBAR AND CAP, PLS 13546
  - ③ FOUND 5/8" REBAR & CAP, PLS 14878
  - ④ CALCULATED POINT, NOTHING SET
  - (P1) WHITEFOOT TRACT, BK. 1 OF PLATS, PG. 73, 11/3/1907
  - (P2) LAZY BEE SUBDIVISION, BK. 13 OF PLATS, PG. 30, 8/1/2016
  - (P3) CINDY AND THE WILDMAN, BK. 17 OF PLATS, PG. 21, 7/27/2021

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOT ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 1807204465, EFFECTIVE 11/17/2009

DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT BY TITLE CUR, FILE NO. 21624066, DATED OCTOBER 19, 2024:
1. UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. NO. 887266, 11/2/2016, NOT SHOWN HERE, BLANKET EASEMENT, PLATS OF LAZY BEE SUBDIVISION, INST. NO. 885740, 8/7/2016, AND CINDY AND THE WILDMAN, INST. NO. 888182, 7/27/2021.
  2. LAZY BEE SUBDIVISION, INST. NO. 885740, 8/7/2016, AND CINDY AND THE WILDMAN, INST. NO. 888182, 7/27/2021.
  3. AN INTEREST, EGRESS, AND UTILITIES EASEMENT GRANTED TO LOTS 1 & 2 HEREON OFF SITE.

CINDY AND THE WILDMAN

LOT 3

LOT 1

LOT 4

S89°54'51"W 508.25' (P3)  
BASIS OF BEARING

433.07'

355.81' (P3)

S00°57'07"W 1007.57' (P3)

651.78' (P3)

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NAD 83 PLUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (GEOID: 2010.000). ALL BEARINGS ARE GIVEN AS TRUE BEARINGS. THE BEARING OF THE LINE FROM THE SURVEY POINT TO THE CORNER OF THE SUBJECT PROPERTY IS 100°00'00" (100) MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001300700. GEOCENTRIC NORTH IS AN ANGULAR ROTATION OF -0°34'48" AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY WAS TO RE-PLAT THAT REMAINING PORTION OF LOT 2 OF "LAZY BEE SUBDIVISION" (P2), AND SHOWN ON THE PLAT OF "CINDY AND THE WILDMAN" (P3), INTO 2 LOTS AS SHOWN HEREON.
- 2) PERTINENT RECORDS ARE SHOWN IN THE HEREON, SEE THOSE REFERENCED ON (P3) FOR A MORE COMPREHENSIVE LIST OF SURVEYS IN THE AREA.



1/4	Survey	1/4	Rebar
6	N	58	W
1	W	1	W

PROFESSIONAL LAND SURVEYORS  
CLARE & ASSOCIATES  
303 Church Street  
Sandpoint, Idaho 83864  
208-865-4474

PRELIMINARY PLAT  
LOVE AND FREEDOM

Scale: 1"=100'  
Drawing Date: 10/20/2024  
Sheet: 1 of 2

A REPLAT OF A PORTION OF LOT 2 OF LAZY BEE SUBDIVISION,  
IN THE SW 1/4 OF SECTION 6, TOWNSHIP 58 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

