



BONNER COUNTY PLANNING DEPARTMENT

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PETITION TO VACATE PLATTED AREAS OR PLATTED RIGHTS-OF-WAY (IDAHO CODE - TITLE 50)

FOR OFFICE USE ONLY:

FILE #

VS 00002-25

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APR 16 2025

BONNER COUNTY
PLANNING DEPARTMENT

PETITIONER'S INFORMATION:

Name: [REDACTED]
Address: [REDACTED]
City: Sagle State: ID Zip Code: 83860
Phone: [REDACTED] Fax: [REDACTED]
E-mail: [REDACTED]
Additional Petitioners: Brad Salvatora

REPRESENTATIVE'S INFORMATION:

Representative's Name: Russell Badgley
Company Name: James A Sewell & Assoc
Mailing Address: [REDACTED]
City: Sandpoint State: ID Zip Code: 83860
Telephone: [REDACTED] Fax: [REDACTED]
E-mail: [REDACTED]

PROJECT DESCRIPTION:

Subdivision name: Coyote Ridge
Section: 34 Township: 56N Range: 3W
Recording instrument number: RP061310000020A
Please provide detailed directions to the area to be vacated: Jewel Lake Rd to Peak View Dr, and then half a mile down the road on the right side is Burley Drive
Book: Page: Recording Date:
Portion of Plat to be Vacated: (Please choose one of the options below)
☐ Right-of-way ☐ Lots ☐ Easement ☒ Other (Specify): BURLEY DR
Is the area proposed for vacation within any city's established Area of City Impact? ☐ Yes ☒ No
If yes, list the city of impact:

Title to vacated portion to be vested with: Tarek Saab

Note: Whenever a street, alley or other right-of-way is vacated, title shall revert to the owner of adjacent real estate, one-half on each side thereof or as the County deems in the best interests of the adjoining properties.

NARRATIVE STATEMENT:

Explain the reason for the requested vacation. Burley Drive is land locked. I purchased the 40 acres of Coyote Ridge in 2023 and subdivided the parcel into four, 10 acre parcels. The surveyor, Dan Provolt, created Burley Dr through the four parcels for access purposes. His contention was that the lots would have easement access through Peak View Dr to Burley Dr. The title company, Title One, also confirmed this. The county signed off on the plat. We were subsequently sent a legal notice from our neighbors contending that we did not have easement access to those lots through Peak View Dr. My attorney, Susan Weeks, agrees with the neighbors, and we are now suing the title company.

The fact is that no one has legal access to get to Burley Dr, and it needs to be vacated because the reason we originally created the road no longer exists. I have since acquired more land to the south of me and I intend to create official access from Jewel Lake Rd to these parcels through an area without an easement dispute.

My neighbor, Brad Salvatora, has access via Peak View Dr.

Brad's mailing address is 508 Peak View Dr, Sagle, ID 83860. Email: otherone7@gmail.com Phone: 832-723-6741

Will the vacation cause any properties to be left without access to any public right-of-way?

☐ Yes ☒ No ☐ Not applicable The properties affected now have access to the South

What effect will the vacation have on the public? No effect at all

Are there sewer, water, gas, electrical or other utility or other easements located within the area to be vacated? ☒ Yes ☐ No

If yes, please provide the details of the easement(s): There is an electrical easement that runs along side the
There is an electrical easement that runs along side Burley Dr that services Brad Salvatora (508 Peak View Dr). Vacating
Burley Dr should not affect this easement in any way

I (we), the undersigned, do hereby petition Bonner County to vacate the platted area described in this application and do certify that all information, statements, attachments and exhibits submitted herewith are true to the best of my (our) knowledge.

Petitioner's Signature:  Date: 4-15-25

Petitioner's Signature: _____ Date: _____