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 **28th** day of **August 2025**.

Jahna 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, August 28, 2025**.

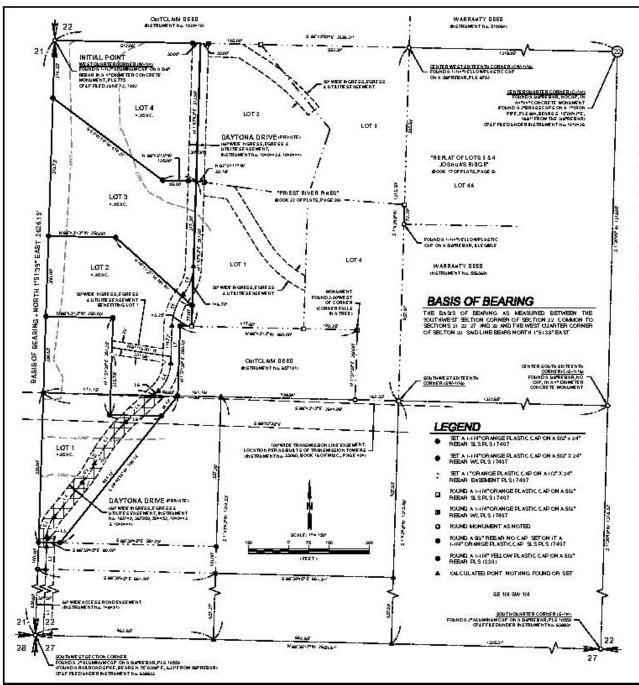
<u>File SS0005-25 – Short Plat – Priest River Pines 1st Addition</u> is requesting to divide one (1) approximate 20-acre parcel into four (4) approximate 4.95-acre lots. The property is zoned Rural 5. The project is located off Daytona Drive in Priest River, generally located in Sections 22, Township 56 North, Range 5 West, Boise-Meridian, Idaho. The project site is within the service area of West Pend Oreille Fire District.

To review this application, go to the Planning Department web site at 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 **September 29, 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



PRIEST RIVER PINES **1ST ADDITION**

LOCATED WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 66 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

REFERENCES

PER PECORDS OF BONNER COUNTY UNLESS OTHERWISE NO FED (

- IRL PECORD OF SURVEY BY GILBERT C. BULLEY PLS 10990 FILED UNDER INSTRUMENT No. 532602
- RECORD OF SURVEY BY DEAN E. YONGUE PL'S 4193 FILED UNDER INSTRUMENT No. 754904 DATED
- PRIEST RIVER PINES RECORDED IN BOOK 22 OF PLATS PAGE 99 BY RON C HEIDEMANN PLS 1740/ DATED FEBRUARY 28 2025
- JOSHUAS PIDGE RECORDED IN BOOK 10 OF PLATS PAGE 99 BY CLEM D CASH SR PLS 8/92 DATED OCTOBER 20 2011
- HOLLEY MEADOWS RECORDED IN BOOK 13 OF PLATS PAGE SILBY MARK W. DUFFNER PLY 2005 DATED MADER IS 2019
- MODITET ARBONIZION SECONDED IN GOOK IN ON BITYLE BYCE IS DYNET O INFOEZ BY 2000 DATED AUGUST 26 2022

NOTES

- BRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER N-68641 DATED MARCH 25 2025-WAS RELIED ON FOR THE PREPARATON OF THIS PLAT
- A WARRANTY DEED RESERVING MINERAL RIGHTS AFFECTS THE SUBJECT PROPERTY INSTRUMENT NA 174791 DEFENDENCE ANNUED FOLINIY IN SHELL
- A 15 FEET WIDE CHUTIES EASEMENT GENEFITING SANSORN CREEK VENTURES LLC. AFFECTS THE PUBLIC PROPERTY INSTRUMENT No. 105000 RECORDS OF BONNER COUNTY ID AND I
- MATER IS PROVIDED BY INDIVIDUAL WELLS
- SEMAGE DISPOSALIS PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS
- Y 20 LEEL MIDE INCHEAS ECHEAS AND FLIRILES EYSEMENT IS HENERA CHANGED LO LHE FOL OWNER AND URLLTY PROVIDERS OF LOT LIAS SHOWN HEREON
- HAD BOD ONE IS BESIDENIIAL
- PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATON OR PRIVATE CONTRACTOR
- BROWER IS FOCKLED MILHIMMERL DEND OBSITTE LINE DISTRICT
- JONNE DISTRICT IS RUPAL 5 CONTRIBE ARE EIGHT LOCATED IN AVOIDA
- 12 NO WATER COURSES ARE PRESENT JUSCS MAPI
- WETLANDS ARE NOT PRESENT JUST WIS NIW I MAP
- 14 NO FLOOD HALARD AREAS ARE PRESENT FIRM PANEL 1801/CORNE & 1801/CORNE LONE XI

LINE	BEARING	LENGTH
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13	h instruers	*0.**
L.	h 39*19*3* E	16278
LS	h-61930*E	107.301
14	h+61930* F	22.90
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CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	70.07	120.00*	72,380=4	h 201454 IF E 77.06*
CZ	92.50	*0000	113/7219	H 35"2602" E 62.16"
C7	19609	60000	1874.3097	H 34153561 E 195 16
c.	11639	150.00*	**.3321*	P 34,0778, E 117.78
cs	126.0**	200.00	36106/361	h 1975-52" E 193,96
C6	11340	180.00	34"1022"	h 191525*F 111.76



RECORDER'S CERTIFICATE



(208) 714 - 4544



Land Surveying, LLC							
DATE:	CRAWN BY:	CHECKEDRY:	10				
55-2025	O¥a .	RCH	22				

22501+ JS61+-PR PINES IST-PLAT