



# NOTICE OF ADMINISTRATIVE PLAT REVIEW

I hereby certify that a true and correct copy of this "Notice of Administrative Plat Review" was digitally transmitted or mailed (postage prepaid) on this **3<sup>rd</sup>** day of **April 2026**.

*Jenna Brown*

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 **Tuesday, March 3, 2026**.

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**File SS0008-25 – Short Subdivision – Moondance Acres 1<sup>st</sup> Addition:** The applicant is requesting to divide one (1) 8.67-acre lot into one (1) 3.3-acre lot, one (1) 2.74-acre lot and one (1) 2.63-acre lot. The property is zoned Suburban and is located off Gooby Road in Section 8, Township 57 North, Range 2 West, Boise-Meridian. The project is within the service areas of North Side Fire District and Lake Pend Oreille School District #84.

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 **May 4, 2026**. 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

# MOONDANCE ACRES 1ST ADDITION

## SE 1/4, SECTION 8, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, ID

**NARRATIVE**  
 THE PURPOSE OF THIS SURVEY WAS TO DIVIDE LOT 3 OF "GOOD DOG ACRES" (REMAINDER OF LOT 4 OF "MOONDANCE ACRES"), INTO 3 NEW LOTS.

**BASIS OF BEARING**  
 GEODETIC BASED ON GPS OBSERVATIONS BETWEEN THE SOUTH QUARTER CORNER THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

**REFERENCES**

1. RECORD OF SURVEY INST. NO. 393574
2. PLAT OF CALLAWAY VISTAS, BK. 2, PG. 80, INST. NO. 640322
3. RECORD OF SURVEY INST. NO. 412960
4. PLAT OF ALTA LOMA ESTATES, BK. 6, PG. 165, INST. NO. 596533
5. PLAT OF SPRINGDALE ACRES, BK. 4, PG. 13, INST. NO. 1799
6. PLAT OF MOONDANCE ACRES, BK. 20, PG. 89, INST. NO. 1023233
7. PLAT OF MOONDANCE ACRES, BK. 20, PG. 89, INST. NO. 1023233
8. PLAT OF GOOD DOG ACRES, BK. 22, PG. 32, INST. NO. 1037783

**NOTES**

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS SUBURBAN (S).
- 3) PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL.
- 4) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL.
- 5) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- 6) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 7) PROJECT IS LOCATED WITHIN THE NORTH SIDE FIRE DISTRICT.
- 8) WETLANDS ARE PRESENT, SHOWN PER U.S.F.W.S. WETLAND MAPPER.
- 9) FLOOD ZONE X PER FIRM PANEL.
- 10) RIGHT-OF-WAY OF GOOBY ROAD IS PUBLIC, AND COUNTY MAINTAINED.
- 11) GARNET RD. IS PRIVATE AND PRIVATELY MAINTAINED.
- 12) GLADE HILL DR. IS PRIVATE AND PRIVATELY MAINTAINED.

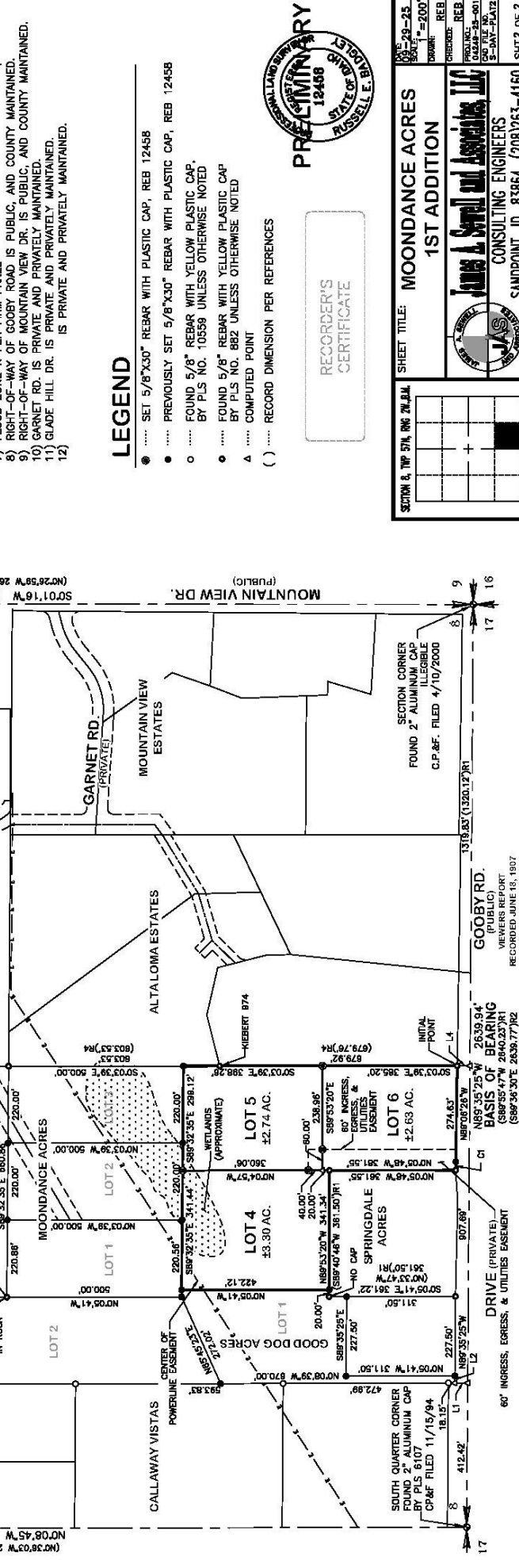
**LEGEND**

- ..... SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- ..... PREVIOUSLY SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- ..... FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, BY PLS NO. 10559 UNLESS OTHERWISE NOTED
- ..... FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP BY PLS NO. 862 UNLESS OTHERWISE NOTED
- ▲ ..... COMPUTED POINT
- ( ) ..... RECORD DIMENSION PER REFERENCES



CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	24.13	673.34	2'03"13"	S89°51'58"W 24.13

LINE	DIRECTION	LENGTH
L1	N07°08'39"W	36.85
L2	N89°35'25"W	20.15
L3	S20°30'36"W	28.30
L4	N07°03'39"W	36.32



**PRELIMINARY**  
 12458  
 BONNER COUNTY, IDAHO  
 RUSSELL E. LEE

RECORDED DIMENSION PER REFERENCES

RECORDER'S CERTIFICATE

SHEET TITLE: MOONDANCE ACRES 1ST ADDITION

SECTION 8, TWP 57N, R2E, B.M.

DATE: 06-29-23  
 SCALE: 1"=200'  
 DRAWN: REB

PROJ. NO. 24-001  
 90 DAY PER. 04/24-24-001  
 90 DAY PER. 04/24-24-001  
 90 DAY PER. 04/24-24-001

**J&S**  
 CONSULTING ENGINEERS  
 SANDPOINT, ID, 83864, (208)265-4160

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