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 **24th** day of **November 2026**.

Janna Brown

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 1400 feet of the subject property, and the media on **Tuesday, November 24, 2026**.

File SS0020-26 – Short Subdivision – Elmer's Mini Acres: Request to subdivide a 19.87-acre parcel into one 14.87-acre lot and one 5-acre lot. The property is zoned Rural-5. The project is located off Talache Road in Section 19, Township 14 North, Range 2 West, Boise-Meridian.

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 **December 28, 2026, at 5 p.m**. 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.

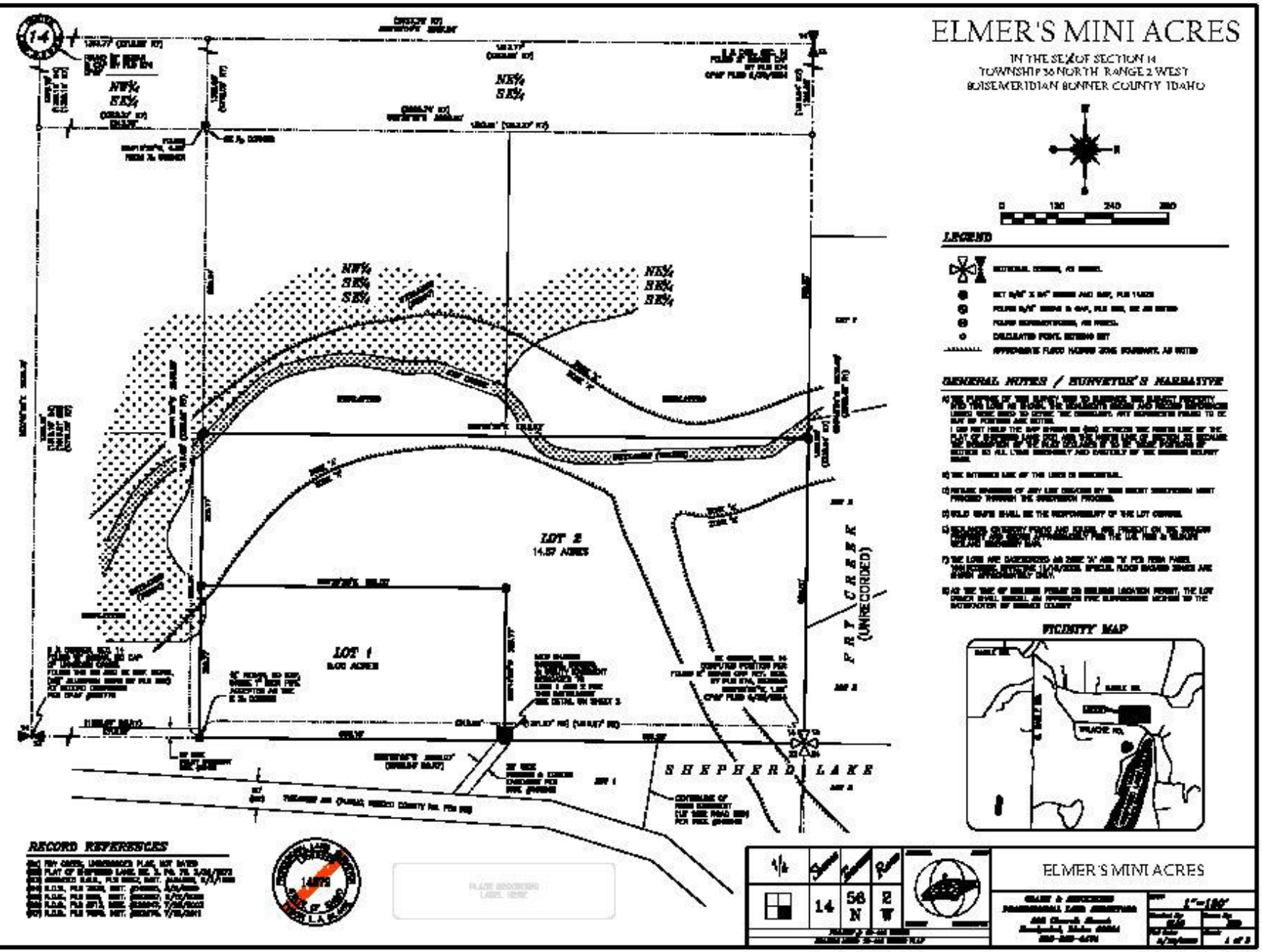
If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT_____ _____

Name Date

ELMER'S MINI ACRES

IN THE SE¼ OF SECTION 14
TOWNSHIP 56 NORTH RANGE 2 WEST
BOISE MERIDIAN BONNER COUNTY IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED
- SET ½" X 24" REBAR AND CAP, PLS 11429
- FOUND ½" REBAR & CAP, PLS 5986, OR AS NOTED
- FOUND MONUMENTATION, AS NOTED
- CALCULATED POINT, NOTHING SET
- APPROXIMATE FLOOD HAZARD ZONE BOUNDARY, AS NOTED

GENERAL NOTES / SURVEYOR'S NARRATIVE

A) THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE PARCELS AS SHOWN HEREON INTO TWO (2) LOTS AND ONE (1) TRACT. DUE TO TERRAIN, THE BOUNDARY WAS ESTABLISHED FOLLOWING THE EXISTING FENCE LINES TO THE EAST AND WEST.
I DID NOT HOLD THE MAP BEARING AND DIST. BETWEEN THE FOUND CORNERS ON THE NORTH LINE OF THE SE¼ OF SECTION 14 AS SHOWN ON RECORD OF SURVEY NO. 1 FOR SHEPHERD LAKE ESTATES. I HELD THE EAST LINE OF SECTION 14 AS ALL LYING SOUTHERLY AND EASTERLY OF THE BONNER COUNTY ROAD.

B) THE INTENDED USE OF THE LOTS IS RESIDENTIAL.

C) RETURNS OR MONUMENTS OF ANY LOT CORNERS BY THIS SURVEY SHOULD NOT PROCEED THROUGH THE SUBDIVISION PROCESS.

D) FIELD STAKES SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

E) THE LOTS ARE DESIGNATED AS ZONE "X" AND "A" PER FEMA PANEL [illegible] ZONE "A" ARE SPECIAL FLOOD HAZARD ZONES AND SHOW APPROXIMATELY ON MY.

F) AT THE TIME OF BUILDING PERMIT OR BUILDING LOCATION PERMIT, THE LOT OWNER SHALL OBTAIN AN APPROVED FIRE SUPPRESSION METHOD TO THE SATISFACTION OF BONNER COUNTY.

VICINITY MAP

RECORD REFERENCES

- R1) TRY CORNER, UNDERWOOD PLAT, NOT RATED
- R2) PLAT OF SHEPHERD LAKE, INST. #, PG. 7A, 7B, 8/28/2013
- R3) [illegible] PLS [illegible], INST. #[illegible], 8/29/2006
- R4) R.O.S. NO. 1, PLS 5986, INST. #[illegible], 8/29/2006
- R5) R.O.S. NO. 2, PLS 5986, INST. #[illegible], 8/29/2006
- R6) R.O.S. NO. 3, PLS 5986, INST. #[illegible], 8/29/2006
- R7) R.O.S. NO. 4, PLS 5986, INST. #[illegible], 7/26/2011

¼	Section	Township	Range
	14	56 N	2 W

ELMER'S MINI ACRES

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYING
[illegible]
Sandpoint, Idaho 83864
208-265-4474

SCALE: 1" = 120'