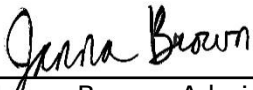


**CORRECTED**

# 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 **16<sup>th</sup>** day of **July 2026**.

  
\_\_\_\_\_  
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, July 16, 2026**.

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**File SS0002-26 – Short Subdivision – Jim Brown Way 1<sup>st</sup> Addition:** Request to subdivide one ±194-acre lot into three lots ranging in size, ±.035-acres to ±190-acres. The property is zoned Recreation. The project is located off Highway 200 in Section 31 Township 58 North, Range 1 East, and Section 36 Township 58 North, Range 1 West Boise-Meridian.

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 **August 17, 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

**A REPLAT OF A PORTION OF BLOCK 16A OF "A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND"**

**SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO**



SCALE-1"=30'

SCALE IN FEET

BETWEEN THE WEST 1/4 CORNER AND THE NORTH 1/16 CORNER OF SECTION 31,  
TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.  
BEARINGS ARE BASED ON IDAHO COORDINATE SYSTEM, WEST ZONE,  
NAD83 (2011)(EPOCH 2010.0000). DISTANCES ARE CONVERTED FROM GRID TO  
GROUND USING A SCALE FACTOR OF 1.00013737986.

THE PURPOSE OF THIS SURVEY WAS TO CREATE TWO NEW LOTS WHICH ARE COMPLETELY WITHIN BLOCK 16A OF "A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND".

ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.

1. CURRENT ZONING DISTRICT IS RECREATION (REC).
2. CURRENT LAND USE IS RESORT COMMUNITY (0-2.5 AC).
3. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
4. SEWER SERVICES ARE PROVIDED BY GEM STATE WATER, LLC.
5. WATER SERVICES ARE PROVIDED BY TIC UTILITIES, LLC.
6. PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
7. PROJECT IS LOCATED WITHIN THE NORTHSIDE FIRE DISTRICT.
8. NO WETLANDS ARE PRESENT WITHIN THE PLAT BOUNDARY.
9. THE PROJECT IS IN FLOOD ZONE X(SHADED) AND ZONE X(UNSHADED) PER JULY BROWN WAY.
1. THERE IS A 30' WIDE EGRESS, AND UTILITIES EASEMENT FOR THE BENEFIT OF LOT 1 DEDICATED AS SHOWN HEREON.
2. THERE IS A 30' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT FOR THE BENEFIT OF LOT 2 DEDICATED AS SHOWN HEREON.

1. THE PLAT OF "GOLDEN TEE ESTATES", BK. 6, PG. 108, INST. #370645
2. THE PLAT OF "GOLDEN TEE ESTATES 1ST ADDITION", BK. 6, PG. 114, INST. #370646
3. THE "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLANNED LAND" BK. 8, PG. 77, INST. #714738
4. A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLANNED LAND", BK. 9, PG. 5, INST. #735072

● ..... SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458  
 ● ..... FOUND 2.5" ALUMINUM CAP BY PLS 10677  
 } ..... RECORD DIMENSION PER REFERENCE SHOWN

RECORDED'S  
CERTIFICATE

|                                            |     |      |     |        |      |
|--------------------------------------------|-----|------|-----|--------|------|
| SHEET NO.                                  | TYP | SIG. | DWG | FILE # | DATE |
|                                            |     |      |     |        |      |
| <b>JIM BROWN WAY<br/>1ST ADDITION</b>      |     |      |     |        |      |
| <b>James A. Sewell and Associates, LLC</b> |     |      |     |        |      |
| <b>ENGINEERS - SURVEYORS - PLANNERS</b>    |     |      |     |        |      |
| <b>SANDPOINT, ID. 83864, (208)263-4160</b> |     |      |     |        |      |
| SHEET 2 OF 2                               |     |      |     |        |      |