



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 **30th** day of **June 2026**.

A handwritten signature in black ink that reads "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, June 30, 2026**.

File SS0002-26 – Short Subdivision – Jim Brown Way 1st Addition: Request to subdivide one ±71.1-acre lot into two lots, one lot being ± 1.1-acres and the other lot being ±70-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. 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 **July 30, 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.

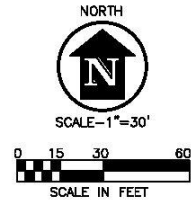
If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT _____
Name

Date

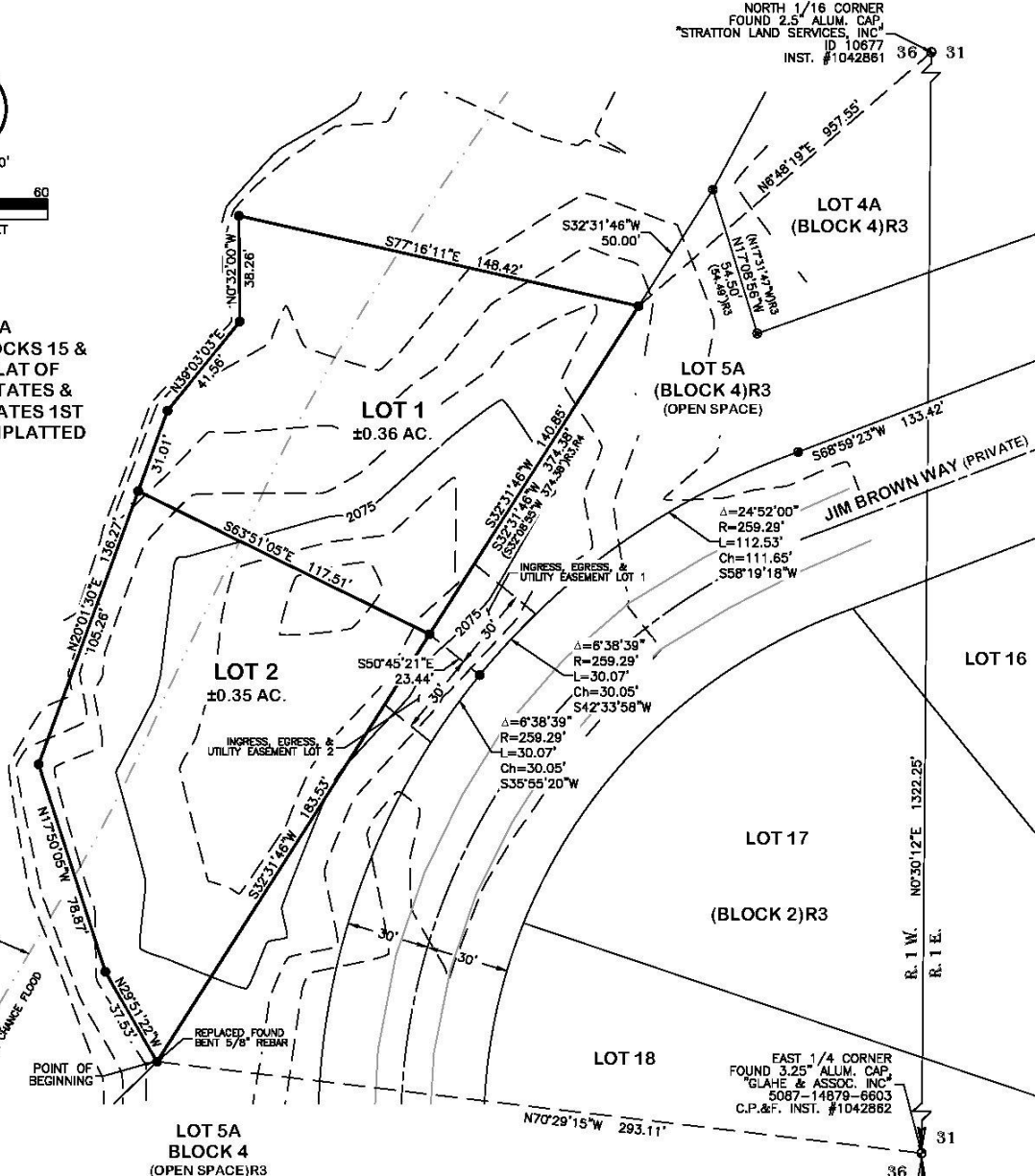
JIM BROWN WAY 1ST ADDITION

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



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

NORTH 1/16 CORNER
FOUND 2.5" ALUM. CAP,
"STRATTON LAND SERVICES, INC."
ID 10677
INST. #1042861



APPROXIMATE BOUNDARY OF FEMA FLOOD ZONE X (SHADED)
FLOOD ZONE X (UNSHADED)
FLOOD ZONE X (SHADED)
REPLACED FOUND BENT 5/8" REBAR
POINT OF BEGINNING

BASIS OF BEARING

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.

SURVEYOR'S NARRATIVE

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".

NOTES

1. ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
2. CURRENT ZONING DISTRICT IS RECREATION (REC.).
3. CURRENT LAND USE IS RESORT COMMUNITY (0-2.5 AC).
4. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
5. SEWER SERVICES ARE PROVIDED BY GEM STATE WATER, LLC.
6. WATER SERVICES ARE PROVIDED BY TIC UTILITIES, LLC.
7. PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
8. PROJECT IS LOCATED WITHIN THE NORTHSIDE FIRE DISTRICT.
9. NO WETLANDS ARE PRESENT WITHIN THE PLAT BOUNDARY.
10. THE PROJECT IS IN FLOOD ZONE X(SHADED) AND ZONE X(UNSHADED) PER FEMA MAP PANEL 16017C0735E.
11. JIM BROWN WAY IS PRIVATELY OWNED AND MAINTAINED.
12. THERE IS A 30' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT FOR THE BENEFIT OF LOT 1 DEDICATED AS SHOWN HEREON.
12. THERE IS A 30' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT FOR THE BENEFIT OF LOT 2 DEDICATED AS SHOWN HEREON.

REFERENCES

1. THE PLAT OF "GOLDEN TEE ESTATES", BK. 6, PG. 108, INST. #570645
2. THE PLAT OF "GOLDEN TEE ESTATES 1ST ADDITION", BK. 6, PG. 114, INST. #573716
3. THE "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND", BK. 6, 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 UNPLATTED LAND", BK. 9, PG. 5, INST. #736072

LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- ⊙ FOUND 2.5" ALUMINIUM CAP BY PLS 10677
- () RECORD DIMENSION PER REFERENCE SHOWN

RECORDER'S CERTIFICATE



SECTION 36, TWP 58N, R1E, BLM	SHEET TITLE: JIM BROWN WAY 1ST ADDITION	DATE: 9/18/25
		SCALE: 1"=30'
		DRAWN: TDR
		CHECKED: REB
		PROJ. NO.: 22043-25-003
		CD FILE NO. E:\MARKING-STIPPL
		SHT. 2 OF 2

James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160