



# BONNER COUNTY PLANNING DEPARTMENT

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[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  MLD0194-21	RECEIVED:  <b>RECEIVED</b>  DEC 06 2021  Bonner County Planning Department
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat:	Golden Tee Estates 9 <sup>th</sup> Addition Replat
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### APPLICANT INFORMATION:

Landowner name: Valiant Idaho, LLC c/o William Haberman			
Mailing address: 310 Charleston Place			
City: Celebration	State: FL	Zip code: 34747	
Telephone: (407)973-7875	Fax:		
E-mail: william.haberman@me.com			

### REPRESENTATIVE'S INFORMATION:

Representative's name: <b>Jeremy Grimm, Project Representative</b>			
Company name: Whiskey Rock Planning			
Mailing address: 218 Cedar Street, Ste. 208			
City: Sandpoint	State: ID	Zip code: 83864	
Telephone: (208)946-9944	Fax:		
E-mail: jeremy@whiskeyrockplanning.com			

### PARCEL INFORMATION:

Section #: 6	Township: 57N	Range: 1W	Parcel acreage: 4.91
Parcel # (s): RP031790000010A			
Legal description: Lot 1 of the Golden Tee Estates – 9 <sup>th</sup> Addition			
Current zoning: Recreation		Current use: Vacant Residential Parcel	
What zoning districts border the project site?			
North: Recreation		East: Recreation	
South: Recreation		West: Recreation	
Comprehensive plan designation: Resort Community			
Uses of the surrounding land (describe lot sizes, structures, uses):			

North: Residential & Unplatted
South: Vacant Residential
East: Vacant Residential
West: Vacant Residential
Within Area of City Impact: Yes:    No: X         If yes, which city?: N/A
Detailed Directions to Site: The project is located on the southeast of Lower Pack River Road and Highway 200 accessed from South Idaho Club Drive.

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b> None.		
<b>This application is for:</b> Two lot minor land division.		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 4.066	Deviation authorized by condition A-7 File C832-05
Lot #2	Proposed acreage:0.851	Deviation authorized by condition A-7 File C832-05
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: The applicant is proposing to divide one ±4.91 acre parcel into two lots.		

**SITE INFORMATION:**

Please provide a detailed description of the following land features:	
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc: The site consists of hilly mountainous terrain.	
Water courses (lakes, streams, rivers & other bodies of water): The property is devoid of any water courses.	
Springs & wells: N/A.	
Existing structures (size & use): The existing lot is vacant.	
Land cover (timber, pastures, etc.): The site is vegetated with trees and some scattered grasses.	
Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Source of information: USFWS NWI
Flood Hazard Zones located on site: •X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: 0735E
Other pertinent information (attach additional pages if needed): The subject property already benefits from an approved planned unit development (C832-05). The PUD-approved conceptual land use plan authorizes residential development on proposed Lot 1 & 2. Consequently, this proposed minor land division is in accord with that plan.	

**ACCESS INFORMATION:**

Please check the appropriate boxes:	
<input type="checkbox"/>	<u>Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: _____ _____ _____

<input type="checkbox"/>	<u>Public Road</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: _____ _____ _____
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X	<u>Combination of Public Road/Private Easement</u> X <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: Proposed Lot 1 & 2 directly fronts on and will continue to directly access Green Monarch Lane, a hard surfaced private road.
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Is public road dedication proposed as part of this minor land division?  
 Yes    X No

List existing access and utility easements on the subject property.  
The lots as shown hereon are subject to the terms, covenants, conditions, restrictions, easements, and obligations contained in the plat of Golden Tee Estates 9<sup>th</sup> Addition (Instrument 9428907 Bonner County records).  
The lots as shown hereon are affected by Covenants, Conditions, Restrictions and Easements (Instruments 714739, 722716, 736376, 739204, 808450, 843973, 937327, 991763, 991764, 991825, and 859555, Bonner County records).

**SERVICES:**

Sewage disposal will be provided by:

X	<u>Existing Community System - List name of sewer district or provider and type of system:</u> TIC, LLC Utilities.
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<input type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u> _____
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<input type="checkbox"/>	<u>Individual system - List type:</u> _____
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Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: The subdivision is served by a community wastewater treatment system consisting of a lagoon and land application system.

Will the sanitary restriction be lifted by the Panhandle Health District?  
 Yes    X No

Water will be supplied by:

X	<u>Existing public or community system - List name of provider:</u> TIC, LLC Utilities.
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<input type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u> _____
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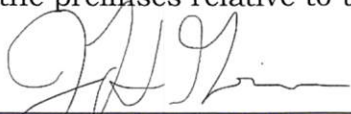
<input type="checkbox"/>	<u>Individual well</u>
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Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: The subdivision is served by a community water system consisting of wells, distribution and storage systems.

Which power company will serve the project site? Avista (natural gas) and Northern Lights (electricity).

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: \_\_\_\_\_



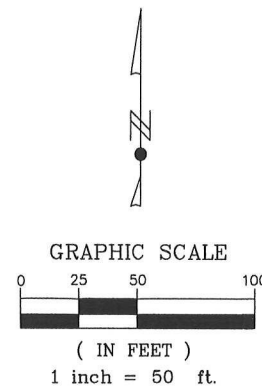
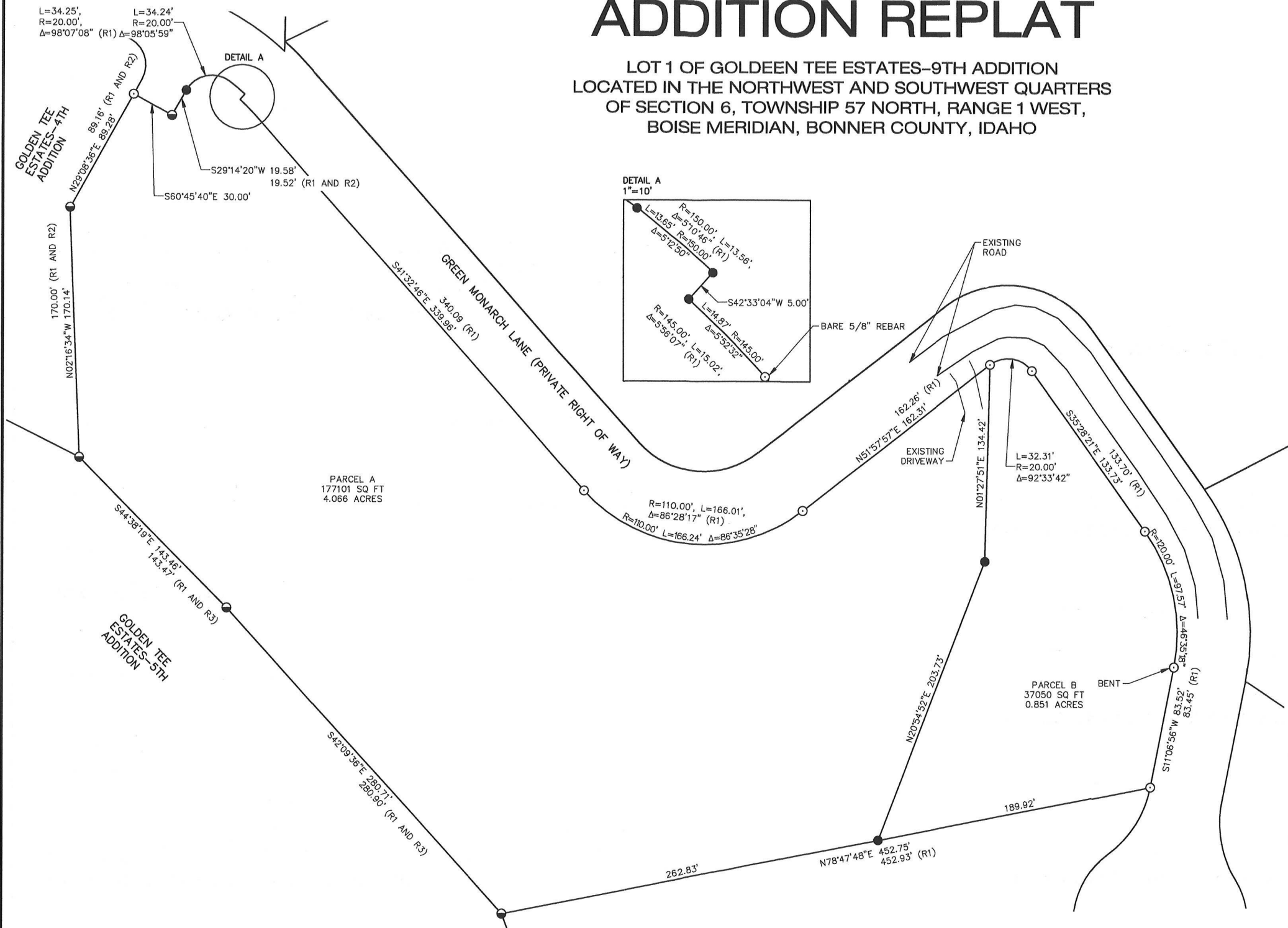
Date: 12.6.21

**Jeremy Grimm, Whiskey Rock Planning, Project Representative** for  
Valiant Idaho, LLC

# GOLDEN TEE ESTATES - 9TH ADDITION REPLAT

INSTRUMENT NO. \_\_\_\_\_  
BK. \_\_\_\_\_ PG. \_\_\_\_\_

LOT 1 OF GOLDEEN TEE ESTATES-9TH ADDITION  
LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS  
OF SECTION 6, TOWNSHIP 57 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



- LEGEND**
- FOUND 5/8" REBAR WITH CAP MARKED PLS 9905, UNLESS OTHERWISE NOTED
  - FOUND 5/8" REBAR WITH CAP MARKED PLS 3628
  - SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH COMER PLS 12318"

**SURVEYORS CERTIFICATE**

I, MICHAEL LYNN HATHAWAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, LICENSE NUMBER 12318, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS IN CONFORMANCE WITH STATE OF IDAHO CODES.

Digitally signed by Mike Hathaway  
Date: 2021.11.19 15:18:51-08'00'



MICHAEL LYNN HATHAWAY PLS NO. 12318

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO SPLIT THE SUBJECT PROPERTY INTO TWO LOT. THE FOUND MONUMENTS PER R1 WERE TIED AND HELD AS THE TRUE AND CORRECT BOUNDARY OF THIS SUBDIVISION.

**NOTES**

1. CC&R'S AFFECT THE SUBJECT PROPERTY (INSTRUMENTS 714739, 722716, 736375, 736376, 736428, 738580, 739204, 808450, AND 843973).

**REFERENCES:** RECORDS OF BONNER COUNTY

- R1) PLAT OF GOLDEN TEE ESTATES-9TH ADDITION RECORDED IN BOOK 14 OF PLATS, PAGE 36
- R2) PLAT OF GOLDEN TEE ESTATES-4TH ADDITION RECORDED IN BOOK 8 OF PLATS, PAGE 80
- R3) PLAT OF GOLDEN TEE ESTATES-5TH ADDITION RECORDED IN BOOK 8 OF PLATS, PAGE 81

**WELCH-COMER**  
ENGINEERS | SURVEYORS

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Coeur d'Alene, ID 83814

208-664-9382  
(toll free) 877-815-5672  
(fax) 208-664-5946

**GOLDEEN TEE ESTATES 9TH ADDITION REPLAT**

IN SECTION 6,  
T.57N., R.1W., B.M.,  
BONNER COUNTY, IDAHO

PROJECT NO.: 44026.06.0  
DESIGNED BY: MLH  
DRAWN BY: TJT  
CHECKED BY: MLH  
NAME: 44026.060PLT2.DWG  
DATE: 11/18/2021  
SCALE: 1" = 50'  
SHEET NO.:

