

BONNER COUNTY PLANNING DEPARTMENT

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MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

MLD0203-21

RECEIVED:

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By Amy Scott at 2:45 pm, Dec 27, 2021

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Bush Estates

APPLICANT INFORMATION:

Landowner's name: Ron and Rachelle Bush, Harold Rodgers

Mailing address: 486 Bear Track Lane

City: Athol

State: ID

Zip code: 83801

Telephone: (208) 704-5743

Fax:

E-mail: rachellebotailbush@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Randy Hamilton

Company name: h2 Surveying

Mailing address: PO Box 2916

City: Hayden

State: ID

Zip code: 83835

Telephone: (208) 772-6600

Fax:

E-mail: rhamilton@h2survey.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Nancy Nick

Company name:

Mailing address: 9889 W Gallop Lane

City: Post Falls

State: ID

Zip code: 83854

Telephone: (208) 659-2525

Fax:

E-mail: nancy@hightrailconsulting.com

PARCEL INFORMATION:

Section #: 24

Township: 54

Range: 3

Parcel acreage: 10.088

Parcel # (s): RP54N03W247200A

Legal description: 24-54N-3W NENESE

Current zoning: Rural

Current use: Rural Residential

What zoning districts border the project site?

North: Rural	East: Rural
South: Rural	West: Rural
Comprehensive plan designation: N/A	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Rural - Single Family Residential	
South: Rural - Single Family Residential	
East: Rural - Single Family Residential	
West: Rural - Single Family Residential	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>US 95 Left on Trails End Road Left on to Country Woods Lane 1st Left on to Trails End Road, Trails End Road turns into Bear Track Lane</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 5 +/-	
Lot #2	Proposed acreage: 5 +/-	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Split 10 acres in to two five acre parcels</u>		

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: <u>Slightly sloping North, heavy timber with native grasses, etc.</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>N/A</u>
Springs & wells: <u>N/A</u>

Existing structures (size & use): Single Family Residence and Garage

Land cover (timber, pastures, etc): Heavy Timber

Are wetlands present on site? Yes No

Source of information: National Wetlands Inventory

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: FIRMette

Other pertinent information (attach additional pages if needed):

ACCESS INFORMATION:

Please check the appropriate boxes:

Private Easement Existing Proposed

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: Existing private road, gravel surface

Public Road Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:

Combination of Public Road/Private Easement Existing Proposed

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:

Is public road dedication proposed as part of this minor land division?

Yes No

List existing access and utility easements on the subject property.

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:

Proposed Community System - List type & proposed ownership:

Individual system - List type: Individual Septic

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

Will the sanitary restriction be lifted by the Panhandle Health District?

Yes No

Water will be supplied by:

Existing public or community system - List name of provider:

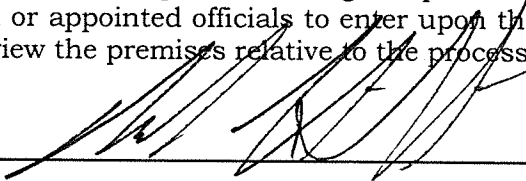
Proposed Community System - List type & proposed ownership:

Individual well Private individual wells

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

Which power company will serve the project site?

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: 12/22/2021

Landowner's signature: _____ Date: _____

