

BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX) planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

 FILE #
 RECEIVED:

 MLD0203-21
 RECEIVED

 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@omail.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): RP54N03W2	47200A	en geraget i Nyster Konstellen af den saget over gever oversettet at den kent for Mitta en en offense kenter k	
Legal description: 24	-54N-3W NENESE		•
Current zoning: Rural	en en son de la constituit de la définit de la définite de la constituit de la constituit de la constituit de	Curren	1t USC: Rural Residential
What zoning district	s border the project	site?	

BONNER COUNTY MINOR LAND DIVISION APPLICATION

G(\Team Drives\Planning - Administrative\Application Forms\Minor Land Division\Minor Land Division Application - Written Form 2.7.19.Doc Page 1 of 5 February 2019

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

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

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 resul	ting acreage: Split 10 acres in to two five acre parcels

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: Slightly sloping North, heavy timber with native grasses, etc.

Water courses (lakes, streams, rivers & other bodies of water): N/A

Springs & wells: <u>N/A</u>

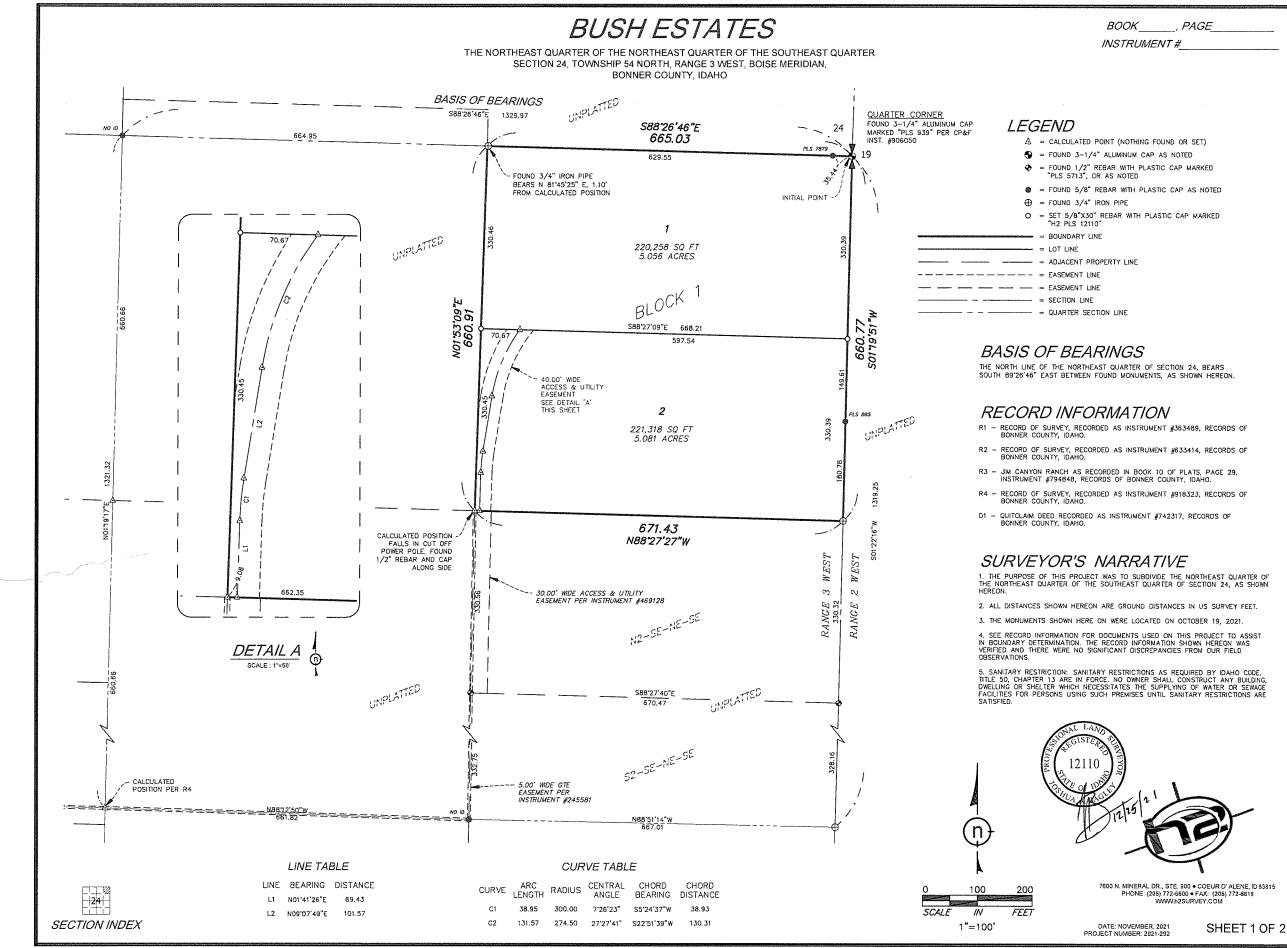
BONNER COUNTY MINOR LAND DIVISION APPLICATION G:\Team Drives\Planning - Administrative\Application Forms\Minor Land Division\Minor Land Division Application - Written Form 2.7.19.Doc Page 2 of 5

Exi	isting structures (size & use): Single Family Residence and Garage
Lor	ad cover (timbor posturos stali Hage Tebr
	nd cover (timber, pastures, etc): <u>Heavy Timber</u>
<u> </u>	
Are	e wetlands present on site? Yes 🖌 No Source of information: National Wetlands Inventory
	od Hazard Zones located on site: X D A AE DFIRM MAP: FIRMette
Oth	ner pertinent information (attach additional pages if needed):
ACO	CESS INFORMATION:
Plea	ase 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:
	<u>Combination of Public Road/Private Easement</u> <u>Existing</u> <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:
	ublic road dedication proposed as part of this minor land division? Yes 🔽 No
List	existing access and utility easements on the subject property.
BONNE G:\Tear Page 3	ER COUNTY MINOR LAND DIVISION APPLICATION m Drives\Planning - Administrative\Application Forms\Minor Land Division\Minor Land Division Application - Written Form 2.7.19.Doc of 5

SERVICES:

Sew	age disposal will be provided by:
1 SCW	age disposar 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:
x	Individual system – List type: Individual Septic
Expl and	lain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable other details:
I Y	the sanitary restriction be lifted by the Panhandle Health District?
wate	er 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
Pleas and	se explain the water source, capacity, system maintenance plan, storage and delivery system other details:
Whic	ch power company will serve the project site?
are t repre	reby certify that all the information, statements, attachments and exhibits submitted herewith true to the best of my knowledge. I further grant permission to Bonner County employees and esentatives, elected or appointed officials to enter upon the subject land to make examinations, the property or review the premises relative to the processing of this application.
Land	lowner's signature:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:Date:DAte:DAte:DAte: _

Landowner's signature:_____ Date: _____



	BOOK, PAGE
	INSTRUMENT #
LEG	GEND
	= FOUND $3-1/4^{"}$ ALUMINUM CAP AS NOTED
•	# FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "PLS 5713", OR AS NOTED
0	= FOUND 5/8" REBAR WITH PLASTIC CAP AS NOTED
	= FOUND 3/4" IRON PIPE
-	- SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"
	- BOUNDARY LINE
	= LOT LINE
	= ADJACENT PROPERTY LINE
	= EASEMENT LINE
	= EASEMENT LINE
	= SECTION LINE
	- QUARTER SECTION LINE

	BUSH ESTATES	
	THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAS SECTION 24, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIA BONNER COUNTY, IDAHO	
OWNER'S CERTIFICATE KNOWN ALL MEN BY THESE PRESENTS: THAT RONALD T. AND RACHELLE BUSH ARE THE RECORD OWNERS OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS "BUSH ESTATES."	BONNER COUNTY PLANNING DIRECTOR THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS DAY OF 2021.	BONNER COUNT I HEREBY CERTIFY THAT THIS PLAT COUNTY, IDAHO AT THE REQUEST
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:		THIS DAY OF OF
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24,	BONNER COUNTY PLANNING DIRECTOR	AS INSTRUMENT NUMBER
THENCE SOUTH 01'19'51" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 660.77 FEET;		
THENCE LEAVING SAID EAST LINE OF SAID SOUTHEAST QUARTER NORTH 88'26'28" WEST, A DISTANCE OF 665.16 FEET;	ACKNOWLEDGMENT	
THENCE NORTH 01'20'46" EAST, A DISTANCE OF 660.72 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24;	STATE OF) {\$55.	BY DEPUTY:
THENCE SOUTH 88'26'46" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 664,99 FEET TO THE POINT OF BEGINNING.	COUNTY OF	
CONTAINING 439,441 SQUARE FEET, OR 10.088 ACRES	ON THEDAY OF 2021.	BONNER COU
TOGETHER WITH AND SUBJECT TO:	RONALD T. BUSH	THIS PLAT WAS APPROVED BY TH
EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.	(SIGNATURE OF NOTARY PUBLIC)	THIS DAY OF
BE IT FURTHER KNOWN THAT: WATER SERVICE ON LOTS 1 AND 2 WILL BE PROVIDED BY INDIVIDUAL WELLS.		
SANITARY SEWER SERVICE FOR LOTS 1 AND 2 PROVIDED BY PANHANDLE HEALTH DISTRICT APPROVED SEPTIC SYSTEMS.		CHAIRMAN
GRANTING & 40.00 FOOT ACCESS AND UTILITY EASEMENT.		
	DANICA RYAN NOTARY PUBLIC-STATE OF IDAHO COMMISSION NUMBER 20171065 MY COMMISSION EXPIRES 12-6-2023	I HEREBY CERTIFY THAT THE TAX CERTIFICATE HAVE BEEN PAID TH
RONALD T. BUSH, OWNER DATE		THIS DAY OF
	ACKNOWLEDGMENT	
RACHELLE BUSH, OWNER DATE	STATE OF) (SS.	
		BONNER COUNTY TREASURER
HAROLD L. RODGERS,, OWNER DATE	THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN, ON THEDAY OFDAY . 2021.	
	RACHELLE BUSH	BONNER COUL
	(SIGNATURE OF NOTARY PUBLIC)	DETERMINED THAT THE REQUIREM
	RESIDING AT	
	DANICA RYAN NOTARY PUBLIC-STATE OF IDAHO COMMISSION NUMBER 20171065	BONNER COUNTY SURVEYOR
	MY COMMISSION EXPIRES 12-6-2023	SURVEYOR'S
		I, JOSHUA A. BAGLEY, DO HEREB STATE OF IDAHO, AND THAT THIS
SITE 32	STATE OF	THE ATTACHED PLAT, WAS DRAW SUPERVISION AND ACCURATELY F THE STATE OF IDAHO CODE RELA
B		ACT.
	THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,	
TRAILS END ROAD BEAR TRACK LANE	ON THEDAY OF, 2021.	SIGNAL LAN
		2 12110
	(SIGNATURE OF NOTARY PUBLIC)	- De dre
	RESIDING AT	Status A
		T.
	DANICA RYAN	at
mo	NOTARY PUBLIC-STATE OF IDAHO	
L L	COMMISSION NUMBER 20171065 MY COMMISSION EXPIRES 12-6-2023	

