



BONNER COUNTY PLANNING DEPARTMENT

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MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # <i>MLD 0013-22</i>	RECEIVED: RECEIVED FEB 10 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Hidden Treasure Estates

APPLICANT INFORMATION:

Landowner's name: James D. Ward		
Mailing address: P.O. Box 1991		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: (208) 699-0555	Fax:	
E-mail: sandpointinman@yahoo.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Stephen Jeske		
Company name: JRS Surveying INC.		
Mailing address: P.O. Box 3099		
City: Bonners Ferry	State: Idaho	Zip code: 83805
Telephone: 208-267-7555	Fax:	
E-mail: sjeske@jrssurveying.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 23	Township: 59N	Range: 1W	Parcel acreage: 19.82Ac.
Parcel # (s): RP59N01W235400A			
Legal description: N 1/2 NW1/4 SW1/4 Sec. 23 T59N R1W			
Current zoning: Agruculture/Forestry 10 Ac.		Current use: Residential	
What zoning districts border the project site?			

North: Rural 10 Ac.	East: Agriculture/Forestry 10 Ac.
South: Agriculture/Forestry 10 Ac.	West: Rural 5 Ac.
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 8.25 Acres - Residential - House under construction	
South: 20 Acres - Residential - small buildings	
East: 5 Acres - Residential - small building	
West: 2 lots - 7 Acres - Residential - house with out buildings / 15.3 Acres - forested land	
Within Area of City Impact: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From Sandpoint travel north on U.S. Highway 95 for 11.9 miles, turn right (east) on Samuels Road - travel 1.8 miles, turn left (North) on Bowen Road - travel 1.4 miles, turn right (easterly) on Sitting Bull Road - travel 1.2 miles, turn right (southerly) on Highlands Road - travel 0.5 miles to north end of property.	
<i>Change directions 95 noted on valuation app</i>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

This application is for : Minor Land Division

Proposed lots:2		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 11.82 Ac.	0.87:1
Lot #2	Proposed acreage: 8.0 0 Ac.	1.29:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: _____
 Minor Land Division splitting 19.82 acres 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:
 Land is flat with and estimated maximum slope of 5% dropping down into the NW corner of the property

Water courses (lakes, streams, rivers & other bodies of water): _____
 Sand Creek briefly intersects the NW corner

Springs & wells: _____
 Private well on site

Existing structures (size & use): _____
A permanent residence with small out building is located near the top half of the NW corner.

Land cover (timber, pastures, etc): _____
Land is covered by timber.

Are wetlands present on site? Yes No Source of information: National Wetland Inventory

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C050E

Other pertinent information (attach additional pages if needed): _____
The NW corner briefly intersects with the Sand Creek flood zone type A. Please reference pannel number 505

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: A dirt road 11 feet wide, having a grade of +/- 5%, described as a 30 foot wide easement for ingress/egress and utilities per instrument number 927820, a private road named Rascals Road.

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: Septic with drain field _____

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

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

Which power company will serve the project site? Northern Lights

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: Stephen Jule (representative) Date: 12-23-21

Landowner's signature: _____ Date: _____

