



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 # MLD0035-22	RECEIVED: RECEIVED APR 08 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Creek Ridge II
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APPLICANT INFORMATION:

Landowner's name: Piper Cherokee 140, LLC C/O Mark Young		
Mailing address: 6001 N 24TH ST.		
City: Phoenix	State: AZ	Zip code: 85016
Telephone: 602-418-0067	Fax:	
E-mail: myoung7@me.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Jennifer Owens		
Company name: James A. Sewell & Associates		
Mailing address: 1319 N. Division		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-263-4160	Fax:	
E-mail: jowens@gmail.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 #: 5	Township: 55N	Range: 2W	Parcel acreage: 7.7
Parcel # (s): RP55N02W057351A			
Legal description: 5-55N-2W TAX 32 LESS TAX 54 & 55			
Current zoning: R-5	Current use: Residential		
What zoning districts border the project site?			

North:R-5	East:R-5
South:R-5	West:R-5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:3 acres with Church	
South:10 & 30 acre lots	
East:10 acre lot-Residential with 1 home and 1 outbuilding	
West:5 acre lot	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: South on highway 95 to Lake Cocolalla, Turn East (left) onto Westmond road. Go 1/4 mile and parcel is on the Right. (Across the road from LDS church)	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage:2.70	
Lot #2	Proposed acreage:4.99	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>To allow for two parcels for two homes. This deviation was allowed per Variance V0022-21 issued 01/14/2022.</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: Slopping at aprox. 25% from South to North
Water courses (lakes, streams, rivers & other bodies of water): None
Springs & wells: <u>A well exists at the West end of the carport on the West side of the property.</u>

Existing structures (size & use): 45' x 45' shop, 25' x 25' carport

Land cover (timber, pastures, etc): Timber

Are wetlands present on site? Yes No

Source of information: FWS

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 0950E

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:

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: Existing paved road (Westmond road).
Proposed gravel driveway to serve back lot.

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 tanks & drain fields

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: A septic tank exists at the East end of the driveway and is self maintained.

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:

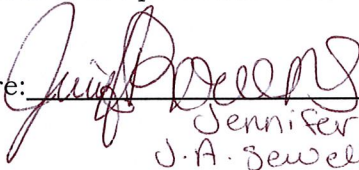
Proposed Community System - List type & proposed ownership:

Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: A current well exists on Lot 1 and Lot 2 will have another one added.

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:  Date: 4/8/2021

Jennifer Owens
J.A. Sewell & Associates

Landowner's signature: _____ Date: _____

CREEK RIDGE II

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 02 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____ 20____ AT _____ M., IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT No. _____ FEE: _____

BONNER COUNTY RECORDER _____

SURVEYOR'S NARRATIVE/NOTES

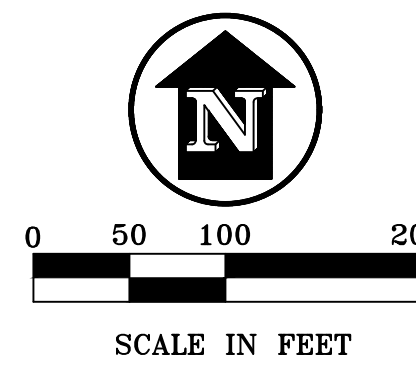
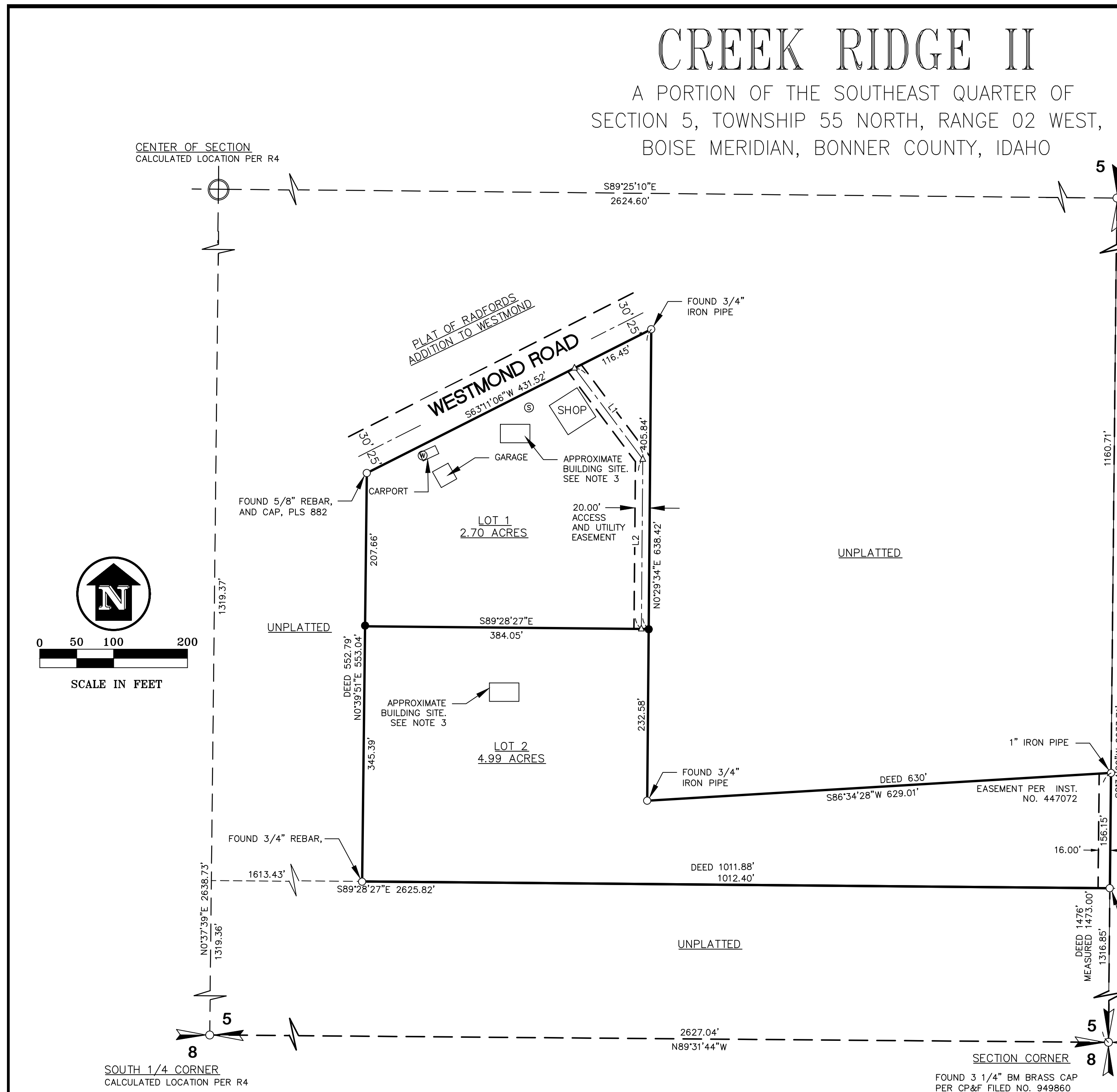
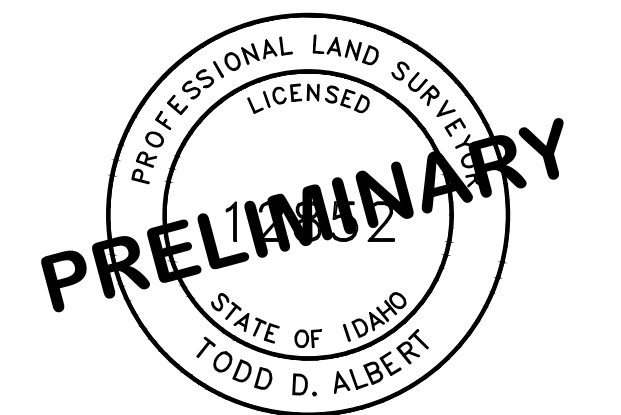
1. THIS SURVEY WAS PERFORMED USING GPS WITH RTK PROCEDURES IN CONJUNCTION WITH FIELD TRAVERSE PROCEDURES USING A 5-SECOND TOTAL STATION AND WAS PERFORMED ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS.
2. THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE DEEDED PARCEL INTO TWO LOTS, AS SHOWN HEREON. THE PARENT PARCEL IS DESCRIBED WITHIN WARRANTY DEED, INST. #968918
3. APPROXIMATE BUILDING SITE LOCATIONS WERE PROVIDED BY CLIENT AT THE REQUEST OF COUNTY STAFF AND THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE SUITABILITY OF THOSE SITES FOR BUILDING, CONSTRUCTION, OR DEVELOPMENT.

SURVEY REFERENCE DOCUMENTS

- R1 RECORD OF SURVEY, INSTRUMENT NO. 917987, T. GLAHE, 2018.
 R2 PLAT OF RADFORD'S ADDITION TO WESTMOND, INSTRUMENT NO. 300187, A. KIEBERT, 1984.
 R3 PLAT OF KELLER RIDGE, INSTRUMENT NO. 926102, D. PROVOLT, 2018.
 R4 RECORD OF SURVEY, INSTRUMENT NO. 951235, K. FISHER, 2020.

LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "ALBERT 12852"
- FOUND AS NOTED
- △ CALCULATED POINT
- Ⓢ SEWER TANK
- Ⓜ WELL



LINE TABLE		
LINE	BEARING	LENGTH
L1	N36°48'54"W	154.22'
L2	S0°29'34"W	229.74'

SS, T55N, R2W, BM 	SHEET TITLE: MINOR LAND DIVISION FOR MARK YOUNG	DATE: 04-04-22 SCALE: AS SHOWN DRAWN: SAK
	ALBERT SURVEYING, LLC 14806 E ALKI SPOKANE VALLEY, WA. 99216 509-926-0215	James A. Sewell and Associates, LLC 400 S. JEFFERSON, STE 452 SPOKANE, WA 99201, (509)747-5798

CREEK RIDGE II

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 02 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO DATED THIS _____ DAY OF _____ 2022

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY OF _____ 2022

BONNER COUNTY PLANNING DIRECTOR

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY TREASURER'S AFFIDAVIT

I HEREBY CERTIFY THAT REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____

DATED THIS _____ DAY OF _____ 2022

BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "CREEK RIDGE II" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____ 2022

BONNER COUNTY SURVEYOR

LEGAL DESCRIPTION

THIS IS TO CERTIFY THAT PIPER CHEROKEE 140, LLC, AN ARIZONA LIMITED LIABILITY COMPANY IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS, AND BLOCKS TO BE KNOWN AS "CREEK RIDGE II", BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, LYING SOUTH OF THE COUNTY ROAD.

EXCEPT ANY PORTION LYING WEST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF HTE SOUTHEAST QUARTER OF SAID SECTION, WHICH SAID POINT LIES SOUTH 89°49'27" WEST, 1011.88 FEET FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER, POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 000655 WEST, 552.79 FEET, MORE OR LESS, TO THE POINT ON THE SOUTH RIGHT OF WAY LINE OF THE COUNTY ROAD, THE POINT OF TERMINATION FOR SAID LINE.

AND EXCEPT OF TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 5, SAID POINT BEING NORTH A DISTANCE OF 1476 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 5;

THENCE SOUTH 87°00' WEST, AT DISTANCE OF 630.0 FEET;

THENCE NORTH A DISTANCE OF APPROXIMATELY 660.0 FEET TO THE CENTERLINE OF THE COUNTY ROAD;

THENCE NORTHEASTERLY ALONG THE CENTERLINE OF THE COUNTY ROAD TO THE EAST LINE OF SAID SECTION 5;

THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF APPROXIMATELY 725.00 FEET TO THE POINT OF BEGINNING

PIPER CHEROKEE 140, LLC - OWNERSHIP OF THE ENTIRE PLAT

_____ DAY OF _____ 2022

MARK YOUNG, MANAGING MEMBER OF PIPER CHERKOE 140, LLC

ACKNOWLEDGEMENT

STATE OF IDAHO, SS COUNTY OF BONNER

ON THIS _____ DAY OF _____, BEFORE ME A NOTARY PUBLIC AND IN FOR SAID STATE, PERSONALLY APPEARED, MARK YOUNG, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

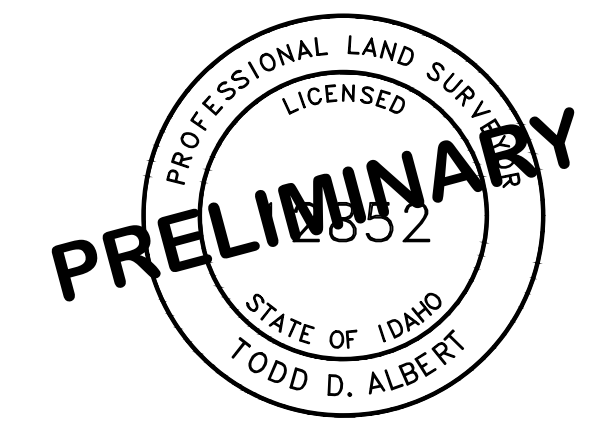
NOTARY PUBLIC FOR THE STATE OF IDAHO _____

RESIDING AT _____ MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, TODD D. ALBERT, PLS 12852, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF "CREEK RIDGE II" AS SHOWN HEREON, WAS PREPARED FROM AN ACTUAL SURVEY LOCATED IN SECTION 25, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 2022.



RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M., IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT No. _____ FEE: _____

BONNER COUNTY RECORDER

SS, T55N, R2W, BM 	SHEET TITLE: MINOR LAND DIVISION FOR MARK YOUNG		DATE: 04/04/22 SCALE: AS SHOWN DRAWN: CHECKED: SAK TDA PROJ. NO.: 25030-21-002 CAD FILE: YOUNG.MXD SHT.2 OF 2.
	ALBERT SURVEYING, LLC 14806 E ALKI SPOKANE VALLEY, WA. 99216 509-926-0215	James A. Sewell and Associates, LLC 400 S. JEFFERSON, STE 452 SPOKANE, WA 99201, (509)747-5798	