



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 #

MLD0002-23

RECEIVED:

RECEIVED

By Swati Rastogi at 12:15 pm, Jan 05, 2023

PROJECT DESCRIPTION:

Name of Minor Land Division Plat: *Loose Horse Estates First Addition*

APPLICANT INFORMATION:

Landowner's name: Lester and Claudia Shaw
Mailing address: C/O Kay Leigh Miller, P.O. Box 187
City: Ponderay
Telephone: 208-610-5599
E-mail: miller.beauchene@gmail.com

State: Idaho Zip code: 83852
Fax:

REPRESENTATIVE'S INFORMATION:

Representative's name: Kay Leigh Miller
Company name:
Mailing address: P.O. Box 187
City: Ponderay
Telephone: 208-610-5599
E-mail: miller.beauchene@gmail.com

State: Idaho Zip code: 83852
Fax:

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

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

State: Zip code:
Fax:

PARCEL INFORMATION:

Section #: 32 Township: 58N Range: 1W Parcel acreage: 11.5 AC
Parcel # (s): RP044170000030A
Legal description: Jamie's Lots, Lot 3
Current zoning: R-5 Current use: Residential
What zoning districts border the project site?

North:R-5

East:R-5

South: A/F-10

West:A/F-20

Comprehensive plan designation:Rural Residential

Uses of the surrounding land (describe lot sizes, structures, uses):

North:Single Family Residential

South:Single Family Residential

East:Single Family Residential

West:Single Family Residential and Ag land

Within Area of City Impact: Yes: No: If yes, which city?:Kootenai

Detailed Directions to Site:

Highway 200 heading east from Kootenai, Turn Left on Shingle Mill Rd, Left on Loose Horse Lane

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:Jamie's Lots Plat, Recorded at Book 8, Page 57, Bonner County Records

This application is for : 2 lot MLD

Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:6.49 ac	4.5:1
Lot #2	Proposed acreage:5.01 ac	1.83:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: Further division of an existing lot of record into 2 lots greater than 5 acres.

Property received comp plan map and zone change approval in 2022

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:
Proposed lots are primarily flat but slope down to an intermittent stream at west boundary

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

The proposed lots contain an intermittent stream and wetlands along the west boundary of the site

Springs & wells: None

Existing structures (size & use): Proposed lot 1 contains a single family dwelling and accessory building. Lot 2 is vacant.

Land cover (timber, pastures, etc):
The subject property is primarily timbered.

Are wetlands present on site? Yes No Source of information: National wetland inventory maps
Flood Hazard Zones located on site: X D A AE DFIRM MAP: 0730E
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:
Loose Horse Lane is a ±25-foot gravel road located within a 60-ft easement. It was built to the Appendix A private rd standards at the time of the Jamie's Lots Plat

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.
60-foot ingress, egress and utilities easement as depicted on the Jamie's Lots Plat

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 tank and drainfield system

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Individual tank and drainfield system on Lot 1, Lot 2 is vacant at this time.

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: Oden Water Hook up

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: Existing hook-up for lot 1, Lot 2 will purchase an additional hook-up at the time of future development

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:  REP Date: 12/29/22

Landowner's signature: _____ Date: _____

LOOSE HORSE ESTATES 1ST ADDITION

A REPLAT OF LOT 3, JAMIE' LOTS

SECTION 32, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "JAMIE'S LOTS", RECORDED IN BOOK 8 OF PLATS, PAGE 57, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

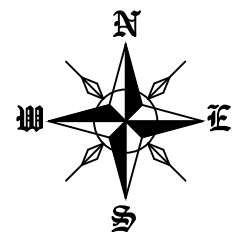
1. PLAT OF JAMIE'S LOTS, BOOK 8 OF PLATS, PAGE 57, RECORDS OF BONNER COUNTY, IDAHO.

PURPOSE OF SURVEY/NARRATIVE

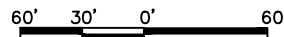
TO SHOW A REPLAT OF LOT 3. THE PLAT OF JAMIE'S LOTS AND FOUND MONUMENTS THEREON WERE USED TO CALCULATE THE NEW LOT LINES. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES TO SHOWN LOT 3B IS DEDICATED TO SAID LOT HEREON.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7879
- ▲ FOUND 1" IRON PIPE
- FOUND 1.5" ALUM. CAP BY PLS 9905



SCALE 1" = 60'



UNPLATTED

UNPLATTED

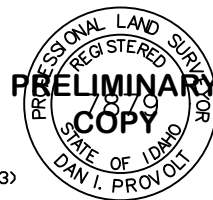
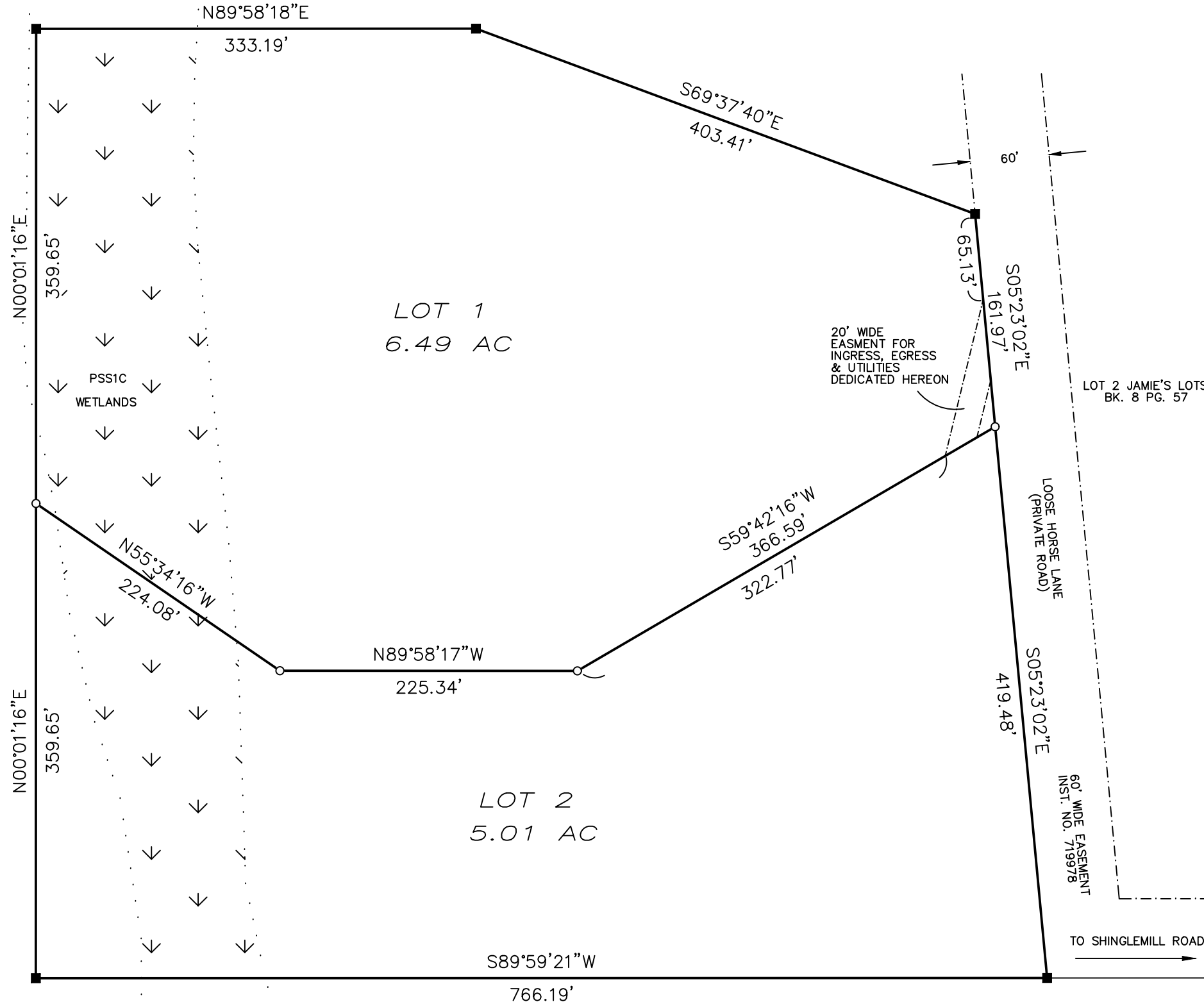
UNPLATTED

LOT 2 JAMIE'S LOTS
BK. 8 PG. 57

LOT 2 JAMIE'S LOTS
BK. 8 PG. 57

LOT 1
6.49 AC

LOT 2
5.01 AC



SURVEYOR'S CERTIFICATE
I, DAN I. PROVOLT, IDAHO LAND SURVEYOR NO. 7879, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF IDAHO (IDAHO CODE 31-2709, 1973) AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.

LOOSE HORSE ESTATES 1ST ADDITION

DATE: 12-06-22

SCALE: 1"=60'

PROJ. NO.: 1411

SHT. 1 OF 2

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

LOOSE HORSE ESTATES 1ST ADDITION

A REPLAT OF LOT 3, JAMIE' LOTS

SECTION 32, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT LESTER G. SHAW, JR AND CLAUDIA J. SHAW, HUSBAND AND WIFE ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "LOOSE HORSE ESTATES 1ST ADDITION" LOCATED IN A PORTION OF SECTION 32, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 3 JAMIE'S LOTS ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 8 OF PLATS, PAGE 57 RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO AN EASEMENT 20' IN WIDTH FOR INGRESS, EGRESS AND UTILITIES GRANTED TO THE OWNER OF LOT 2 AND DEDICATED HEREON.

LESTER G. SHAW, JR

CLAUDIA J. SHAW

NOTES

SUBJECT TO THE FOLLOWING;

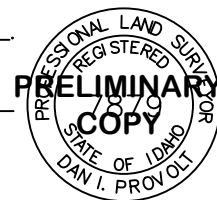
1. AN EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC RECORDED OCTOBER 20, 1989 AS INST. NO. 367908
2. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES RECORDED MAY 3, 2001 AS INST. NO. 580854
3. AN EASEMENT GRANTED TO AVISTA UTILITIES RECORDED JULY 16, 2003 AS INST. NO. 629297
4. ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF CERVIN SUBDIVISION RECORDED AS BOOK 7 OF PLATS, PAGE 50, RECORDS OF BONNER COUNTY, IDAHO
5. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES RECORDED AUGUST 14, 2003 AS INST. NO. 631401
6. ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF JAMIE'S LOTS RECORDED AS BOOK 8 OF PLATS, PAGE 57, RECORDS OF BONNER COUNTY, IDAHO
7. A ROAD MAINTENANCE AGREEMENT RECORDED AUGUST 17, 2006 AS INST. NO. 710979
8. TERMS AND CONDITIONS OF ORDINANCE NO. 664 PLANNING MILLER AND SHAW ZONE CHANGE FILE #ZC0002-22, RECORDED APRIL 23, 2022 AS INST. NO. 1003809
9. TERMS AND CONDITIONS OF RESOLUTION #2022-31 PLANNING PROJECTED LAND USE MAP AMENDMENT FILE #AM0001-22 RECORDED APRIL 13, 2022 AS INST. NO. 1003810
10. LOTS WILL BE SERVED BY PRIVATE WELLS AND SEPTIC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 32, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ____ DAY OF _____, 20____.

DAN I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "LOOSE HORSE ESTATES 1ST ADDITION" 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 _____, 20____.

BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT 1

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 CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20____.
APPROVED THIS ____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.
DATED THIS ____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 20____, AT _____, M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____ FEE: _____

BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

ACKNOWLEDGMENT

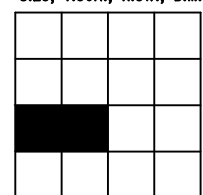
STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED LESTER G. SHAW, JR AND CLAUDIA J. SHAW, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

S.25, T.56N., R.3W., B.M.



**LOOSE HORSE ESTATES 1ST
ADDITION**

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 12-06-22
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1411
CAD FILE: S-MD-S-MILLER
SHT 2 OF 2