



# BONNER COUNTY PLANNING DEPARTMENT

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

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE # MLD0035-23

RECEIVED:

**RECEIVED**

*By Alex Feyen at 2:12 pm, Jul 27, 2023*

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Barwise Estates

### APPLICANT INFORMATION:

Landowner's name: John and Jenniffer Barwise

Mailing address:

City: Blanchard

State: ID

Zip code: 83804

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

### REPRESENTATIVE'S INFORMATION:

Representative's name: Steven Binnall

Company name: GO Land Surveying, PLLC

Mailing address: 414 Euclid Ave.

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-946-9203

Fax:

E-mail: stevenb@golandsurveying.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 #: 24

Township: 54 N

Range: 5 W

Parcel acreage: 19.96 acres

Parcel # (s): RP54N05W240455A

Legal description: S2NE4NE4

Current zoning: R-5

Current use: RURAL RESIDENTIAL

What zoning districts border the project site?

North: R-5 RURAL RESIDENTIAL	East: R-5 RURAL RESIDENTIAL
South: R-5 RURAL RESIDENTIAL	West: R-5 RURAL RESIDENTIAL
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 20 Ac.- Class 548-MH real prop on own land	
South: 20 Ac.- Class 148-Land-ag/ timb w/mh real	
East: 41 Ac.- Class 103-Non-irrigated agri land	
West: 20 Ac.- Class 148-Land-ag/timb w/mh real	
Within Area of City Impact: Yes:      No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From the intersection of Hwy 41 and Blanchard Cutoff Road, commence east on Blanchard Cutoff Rd for 3.25 miles; Turn north on Coyote Pass and continue 0.25 miles to subject parcel east of road.	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b>		
Proposed lots: 3	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 4.99 acres	2:1
Lot #2	Proposed acreage: 4.99 acres	2:1
Lot #3	Proposed acreage: 9.98 acres	1:1
Lot #4	Proposed acreage: NA	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____ This Minor Land Division proposes to spit the West half of the South half of the NE4NE4 into to 5 acre lots and leave the East half of the South half of the NE4NE4 as 10 Acres.		

**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: The parent parcel is level Land sloping less than 2% to the south.	
Water courses (lakes, streams, rivers & other bodies of water): _____ None	
Springs & wells: _____	

Existing structures (size & use): \_\_\_\_\_

Proposed Lot 3 is occupied by the owner's son living in a covered mobile home.

Land cover (timber, pastures, etc): \_\_\_\_\_

Timber- Recently harvested

Are wetlands present on site?  Yes  No

Source of information:

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP:

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: Coyote Pass Road a 20' wide gravel surface is described in Instruments No. 332710 and 334682 as a 60' wide easement centered on the existing 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:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> individual Septic drainfields. _____
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u>
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: \_\_\_\_\_

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

**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 drainfields \_\_\_\_\_

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? \_\_\_\_\_

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: *John Bui* Date: 6/20/23

Landowner's signature: *Jennifer Bui* Date: 6-20-23



**PRELIMINARY**

# BARWISE ESTATES

LOCATED IN A PORTION OF THE NE1/4  
SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, B.M.  
BONNER COUNTY, ID

**OWNERS' CERTIFICATE**

IN SIGNING IT IS HEREBY CERTIFIED THAT JOHN AND JENNIFER BARWISE, HUSBAND AND WIFE, ARE OWNERS OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, AND HAVE CAUSED THE PARCEL TO BE SUBDIVIDED, AND KNOWN AS BARWISE ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, DOUG MERIDIAN, BONNER COUNTY, IDAHO, THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, SOUTH 00°30'25" WEST A DISTANCE OF 663.09 FEET TO THE INITIAL POINT;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°30'25" WEST A DISTANCE OF 663.09 FEET TO A POINT MARKING THE NORTH 1/16 CORNER BETWEEN SECTIONS 24 OF TOWNSHIP 54 NORTH RANGE 5 WEST AND SECTION 19 OF TOWNSHIP 54 NORTH RANGE 4 WEST.

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, NORTH 80°12'37" WEST, A DISTANCE OF 1312.21 FEET TO THE NORTHEAST 1/16 CORNER OF SECTION 24 ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF THE PLAT OF COYOTE PASS;

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER NORTH 00°49'20" EAST, A DISTANCE OF 663.29 FEET.

THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SOUTH 80°12'08" EAST, A DISTANCE OF 1310.10' TO THE INITIAL POINT, CONTAINING 19.96 ACRES, MORE OR LESS.

JOHN BARWISE \_\_\_\_\_ DATE \_\_\_\_\_

JENNIFER BARWISE \_\_\_\_\_ DATE \_\_\_\_\_

**WATER AND SEWER NOT**

WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELLS.  
SEWAGE DISPOSAL WILL BE INDIVIDUAL SEPTIC DRAINFIELDS.

**ACKNOWLEDGEMENT**

STATE OF IDAHO  
COUNTY OF BONNER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN BARWISE AND JENNIFER BARWISE, HUSBAND AND WIFE, 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.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

**PLANNING DIRECTOR**

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2023.

\_\_\_\_\_  
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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

**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 \_\_\_\_\_, IN THE YEAR OF 2023

\_\_\_\_\_  
BONNER COUNTY TREASURER

**COUNTY SURVEYOR**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF BARWISE ESTATES 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

**COUNTY RECORDER'S CERTIFICATE**

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR JOHN AND JENNIFER BARWISE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ M.

AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_,

INSTRUMENT NO. \_\_\_\_\_

FEES: \$ \_\_\_\_\_

\_\_\_\_\_  
BONNER COUNTY RECORDER DEPUTY CLERK

**SURVEYOR'S CERTIFICATE**

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF JOHN AND JENNIFER BARWISE.



**GO LAND SURVEYING, PLLC**

414 EUCLID AVE.  
SANDPOINT, IDAHO 83864  
(208) 264-6620  
stevenb@goandsurveying.com

DRAWN BY SJB / LEM	PROJECT NO. 230304	DRAWING NO. 230304_BARWISE.dwg	SHEET 2 of 2
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