



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: |
|--------|-----------|

PROJECT DESCRIPTION:

| |
|------------------------------------------------------------------------------|
| Name of Minor Land Division plat: Replat of Lot 1B, Block 10, Lakeside Place |
|------------------------------------------------------------------------------|

APPLICANT INFORMATION:

| | | |
|-------------------------------------------|-----------|-----------------|
| Landowner's name: Glen Harvey/Leslie Wood | | |
| Mailing address: [REDACTED] | | |
| City: Sagle | State: ID | Zip code: 86860 |
| Telephone: [REDACTED] | Fax: | |
| E-mail: [REDACTED] | | |

REPRESENTATIVE'S INFORMATION:

| | | |
|----------------------------------------------|-----------|-----------------|
| Representative's name: Scott Comfort | | |
| Company name: James A. Sewell and Associates | | |
| Mailing address: 1319 N. Division Ave | | |
| City: Sandpoint | State: ID | Zip code: 83864 |
| Telephone: 208-263-4160 | Fax: | |
| E-mail: scomfort@jasewell.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 #: 35 | Township: 57N | Range: 2W | Parcel acreage: 3.05 |
| Parcel # (s): RP0023401001B0A | | | |
| Legal description: Lot 1B, Blok 10, Replat of Lakeside Place | | | |
| Current zoning: Recreation | Current use: Urban | | |
| What zoning districts border the project site? | | | |

| | |
|--------------------------------------------------------------------------------------------------------------------------------|------------------|
| North: Lake Pend Oreille | East: Recreation |
| South: Recreation/Suburban | West: Suburban |
| Comprehensive plan designation: | |
| Uses of the surrounding land (describe lot sizes, structures, uses): | |
| North: Lake Pend Oreille | |
| South: .65 acres, Commercial improvement | |
| East: 2.16 acres, commercial improvement | |
| West: 1.385 acres, Residential improvement | |
| Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?: | |
| Detailed Directions to Site: From Sandpoint, Take Hwy 95 South 1.5 miles to Lakeshore Dr. Head West 200 feet, site is on right | |
| _____ | |
| _____ | |
| _____ | |
| _____ | |

ADDITIONAL PROJECT DESCRIPTION:

| | | |
|------------------------------------------------------------------|-----------------------------|----------------------------|
| Existing plat recording information: | | |
| This application is for : | | |
| Proposed lots: | | Depth to Width Ratio (D:W) |
| Lot #1 | Proposed acreage: 2.1 acres | 1.32:1 |
| Lot #2 | Proposed acreage: .95 acres | 2.18:1 |
| Lot #3 | Proposed acreage: | |
| Lot #4 | Proposed acreage: | |
| Remainder | Proposed acreage: | N/A |
| Describe the land division proposal and resulting acreage: _____ | | |
| Owner is requesting to divide existing Lot _____ | | |
| _____ | | |

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: Site has minor sloping from Lake Shore Dr. down to Lake Pend Orielle, as well as a few rock outcroppings |
| _____ |
| _____ |
| _____ |
| Water courses (lakes, streams, rivers & other bodies of water): _____ |
| Lake Pend Oreille to North |
| _____ |
| _____ |
| _____ |
| Springs & wells: <u>None</u> |
| _____ |
| _____ |

Existing structures (size & use): _____
The Lodge at Swan's Landing (Condominiums) sits on the property (Not a Part), two multi-unit buildings, and one single family residence.

Land cover (timber, pastures, etc): _____
some timber,

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: _____

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: _____
Lake Shore Dr. (Public R/W)

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.
Instrument numbers: 169581, 169582, 786536, 995293

SERVICES:

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Sewage disposal will be provided by: | |
| <input checked="" type="checkbox"/> | <u>Existing Community System - List name of sewer district or provider and type of system:</u> Southside |
| <input type="checkbox"/> | <u>Proposed Community System - List type & proposed ownership:</u> _____ |
| <input type="checkbox"/> | <u>Individual system - List type:</u> _____ |
| 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 type="checkbox"/> No | |
| Water will be supplied by: | |
| <input type="checkbox"/> | <u>Existing public or community system - List name of provider:</u> Southside |
| <input type="checkbox"/> | <u>Proposed Community System - List type & proposed ownership:</u> _____ |
| <input 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?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: _____

Landowner's signature: _____ Date: _____

REPLAT OF LOT 1B, BLOCK 10, LAKESIDE PLACE

SECTION 35, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "REPLAT OF LOT 1B, BLOCK 10, LAKESIDE PLACE" 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

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ___ DAY OF _____, 2023.

BONNER COUNTY PLANNING DIRECTOR

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 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 _____, 2023.

BONNER COUNTY TREASURER

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT GLENN RAY HARVEY, ALSO SHOWN OF RECORD AS GLEN RAY HARVEY, AN UNMARRIED MAN AS TO AN UNDIVIDED 50% INTEREST AND LESLIE WOOD, A SINGLE WOMAN, AS TO AN UNDIVIDED 50% INTEREST, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "REPLAT OF LOT 1B, BLOCK 10, LAKESIDE PLACE", LOCATED IN SECTION 35, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING LOT 1B OF REPLAT OF LOT 1A, BLOCK 10, LAKESIDE PLACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 12 OF PLATS, PAGE 55, RECORDS OF BONNER COUNTY, IDAHO, EXCEPTING THEREFROM THE LODGE AT SWAN'S LANDING CONDOMINIUM. RECORDED AS INST. NO. 722896 & SHOWN ON CONDOMINIUM RECORD OF SURVEY INST. NO. 722895, RECORDS OF BONNER COUNTY, IDAHO:

SEWER SERVICE IS TO BE PROVIDED BY SOUTHSIDE WATER AND SEWER.

WATER SERVICE IS TO BE PROVIDED BY SOUTHSIDE WATER AND SEWER.

THE LOCATION OF THE 12' WIDE SEWER SYSTEM MAINTENANCE ACCESS EASEMENT FOR SOUTHSIDE WATER & SEWER DISTRICT. IS HEREBY ALTERED AS ALLOWED IN INSTRUMENT NO. 786536.

GLENN (GLEN) RAY HARVEY

LESLIE WOOD

OWNERS' ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2023, BEFORE ME PERSONALLY APPEARED GLENN RAY HARVEY, ALSO SHOWN OF RECORD AS GLEN RAY HARVEY, AN UNMARRIED MAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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

OWNERS' ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2023, BEFORE ME PERSONALLY APPEARED LESLIE WOOD, A SINGLE WOMAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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

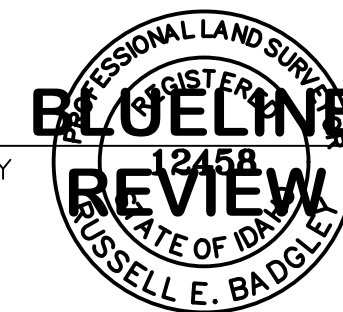
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 35, TOWNSHIP 57 NORTH, RANGE 2 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 PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ___ DAY OF _____, 2023.

RUSSELL E. BADGLEY

PLS 12458



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF LOT 1B OF REPLAT OF LOT 1A, BLOCK 10, LAKESIDE PLACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 12 OF PLATS, PAGE 55, RECORDS OF BONNER COUNTY, IDAHO, AND TO DIVIDE SAID PARCEL INTO FOUR 2 SEPARATE PARCELS AS SHOWN HEREON.

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2023, AT _____ M. IN

BOOK ___ AT PAGE ___ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER



| | | |
|-------------------------------------|----------------------------------------------------------------|-----------------------------------------|
| SECTION 35, TWP 57N, RNG 2W., B.M. | SHEET TITLE: REPLAT OF LOT 1B, BLOCK 10, LAKESIDE PLACE | DATE: 9-19-23 |
| | | SCALE: NONE |
| | | DRAWN: REB |
| | | CHECKED: SC |
| PROJ. NO.: 08197-23-001 | | CAD FILE NO.: 5-HARVEY-PLAT-2023 |
| SANDPOINT, ID, 83864, (208)263-4160 | | SHT 1 OF 2 |

