



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 # MLD0051-23	RECEIVED: RECEIVED OCT 05 2023 Bonner County Planning Department
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: STORRO RIDGE 1ST ADDITION
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APPLICANT INFORMATION:

Landowner's name: KEVIN STORRO		
Mailing address: [REDACTED]		
City: COOLIN	State: ID	Zip code: 83821
Telephone:	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT		
Company name: PROVOLT LAND SURVEYING		
Mailing address: PO BOX 580		
City: PONDERAY	State: ID	Zip code: 83852
Telephone: 208-290-1725	Fax:	
E-mail: JPROVOLTPLS@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 #: 3	Township: 59N	Range: 4W	Parcel acreage: 26.3
Parcel # (s): RP59N04W037204A			
Legal description: 3-59N-4W NESE W OF EAST SHORE RD LESS TAX 33 & PT TAX 32			
Current zoning: R-5	Current use: RR5-10		
What zoning districts border the project site?			

North:R5	East:R5
South:R5	West:R5
Comprehensive plan designation:RURAL RES	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:79 AC STATE LANDS	
South:5 AC RESIDENTIAL AND 75 AC STATE LANDS	
East:7.5 AC STATE LANDS AND 5 AC BARE	
West:5 AC AND 10 AC BARE	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>FROM COOLIN TAKE CAVANAUGH BAY/EAST SHORE ROAD EAST FOR 1.6 MILES TO PROPERTY</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage:5 AC	1:1
Lot #2 REM	Proposed acreage:21.3	1:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>DIVIDE A 26.3 ACRE PARCEL INTO 2 LOT</u>		
<u>OF 5 AC AS A CONTINUATION OF THE MLD OF STORRO RIDGE</u>		
<u>W/A REMAINDER OF 21.3 AC</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: <u>OVERALL SLOPE SOUTH TO NORTH AT 5-18% WITH FLAT AREAS ON SOUTH HALF OF PARCEL. MAX SLOPE UP TO 30%</u>

Water courses (lakes, streams, rivers & other bodies of water): <u>NONE</u>

Springs & wells: <u>ONE WELL ON PROPERTY FOR RESIDENCE</u>

Existing structures (size & use): 1 HOUSE, 1 SHOP, 1 CARPORT

Land cover (timber, pastures, etc): 75% TIMBER COVERAGE

Are wetlands present on site? Yes No

Source of information: NWI

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0430F

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: CAVANAUGH BAY ROAD, PAVED, 50' WIDE PUBLIC RW

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.

SEE MAP

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: TYPICAL SEWER/DRAINFIELD

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 TYPICAL PRIVATE 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

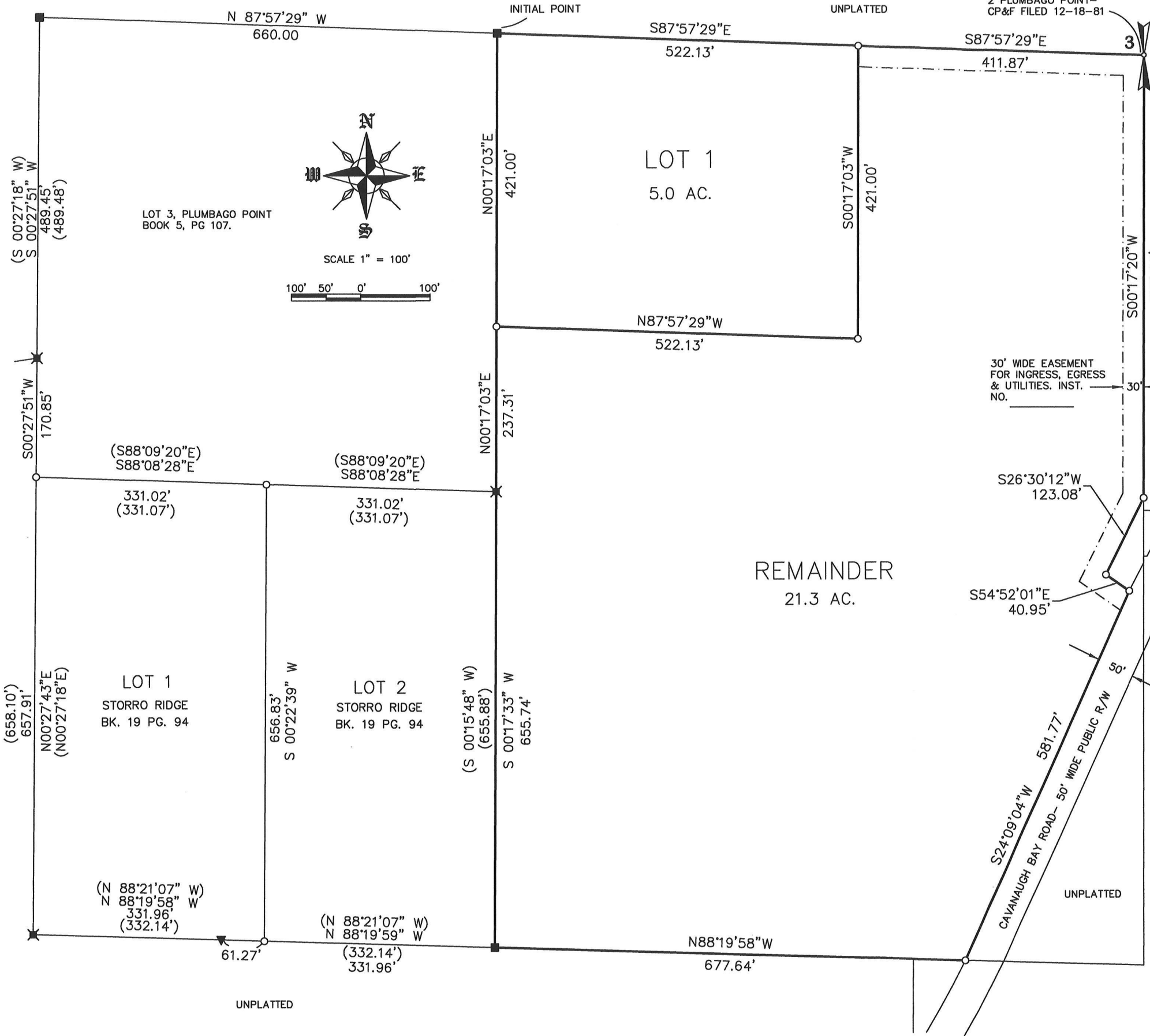
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:  (RET) Date: 9-5-23

Landowner's signature: _____ Date: _____

STORRO RIDGE 1ST ADDITION

SECTION 3, TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



EAST QUARTER CORNER
3 1/4 ALUMINUM CAP PLS
3318
PER REPLAT OF LOTS 1 &
2 PLUMBAGO POINT-
CP&F FILED 12-18-81

BASIS OF BEARING
BASIS OF BEARING IS THE PLAT OF "PLUMBAGO POINT", RECORDED IN
BOOK 5 OF PLATS, PAGE 107, 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.

PURPOSE OF SURVEY/NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO DIVIDE A 26.3 ACRE PARCEL
INTO TWO LOTS AS A CONTINUATION OF THE MLD "STORRO RIDGE"

SURVEY REFERENCES

1. PLAT OF PLUMBAGO POINT, RECORDED IN BOOK 5 OF PLATS, PAGE 107
RECORDS OF BONNER COUNTY, IDAHO.
2. THE REPLAT OF PLUMBAGO POINT, LOTS 1 & 2, BOOK 7 OF PLATS,
PAGE 36, RECORDS OF BONNER COUNTY, IDAHO
3. RECORD OF SURVEY INSTRUMENT NO. 313233.

LEGEND

- PREVIOUSLY SET OR SET 5/8" X 24" REBAR WITH PLASTIC
CAP, PLS 7879,
- FOUND 3/4" REBAR WITH 1 1/2" ALUMINUM CAP, PLS 775
UNLESS OTHERWISE NOTED
- ✕ FOUND 3/4" REBAR WITH 1 1/2" ALUMINUM CAP, PLS 6019
UNLESS OTHERWISE NOTED
- ▼ FOUND 3 1/4" ALUMINUM CAP, PLS 3628
- () PLAT OF "PLUMBAGO POINT" BK. 5, PG. 107

PRELIMINARY COPY

PROFESSIONAL LAND SURVEYOR
REGISTERED
7879
STATE OF IDAHO
DAN I. PROVOLT

STORRO RIDGE 1ST ADDITION PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	DATE: 09-25-23
	SCALE: 1"=100'
	PROJ. NO.: 1264A
SHT. 1 OF 2	

STORRO RIDGE 1ST ADDITION

SECTION 3 , TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT KEVIN D. STORRO IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "STORRO RIDGE 1ST ADDITION" BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 OF THE PLAT OF PLUMBAGO POINT, RECORDED IN BOOK 5 OF PLATS, PAGE 107, RECORDS OF BONNER COUNTY, IDAHO; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SOUTHEAST QUARTER SOUTH 87 DEGREES 57' 29" EAST, 522.13 FEET; THENCE SOUTH 00 DEGREES 17' 20" WEST, 421.00 FEET; THENCE NORTH 87 DEGREES 57' 29" WEST, 522.13 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF SAID LOT 3; THENCE ALONG SAID EASTERLY BOUNDARY NORTH 00 DEGREES 17' 03" EAST, 421.00 FEET TO THE INITIAL POINT.

KEVIN D. STORRO

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 20____,
BEFORE ME PERSONALLY APPEARED KEVIN D. STORRO, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS 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

NOTES

SUBJECT TO THE FOLLOWING:

1. AN EASEMENT FOR ELECTRIC DISTRIBUTION LINE GRANTED TO NORTHERN LIGHTS, INC, RECORDED ON JANUARY 15, 1991 AS INSTRUMENT NO. 385377.
2. AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO NORTHERN LIGHTS, INC. RECORDED JANUARY 15, 1991 AS INSTRUMENT NO. 527177.
3. AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO NORTHERN LIGHTS, INC. RECORDED FEBRUARY 28, 2001 AS INSTRUMENT NO. 577917
4. THE PLAT OF STORRO RIDGE RECORDED IN BOOK 19 OF PLATS, PAGE 94, RECORDS OF BONNER COUNTY, IDAHO.

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 3, TOWNSHIP 59 NORTH, RANGE 4 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 PLAT OF "STORRO RIDGE 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

S.3, T.59N., R.4W., B.M. 	SHEET TITLE:	DATE: 08-29-23
	STORRO RIDGE 1ST ADDITION	SCALE: NONE
	PROVOLT LAND SURVEYING, INC PO BOX 580, PONDERAY, ID. 83852 208-290-1725	DRAWN: JP
		PROJ. NO.: 1264A
		SHT. 2 OF 2