

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:
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Replat of Lot 14 "Dew Valley Subdivision"

APPLICANT INFORMATION:

Landowner's name: James Caviglia		
Mailing address: [REDACTED]		
City: Newport	State: WA	Zip code: 99156
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Jesse Bailey		
Company name: James A. Sewell & Associates, LLC		
Mailing address: 600 4th Street West		
City: Newport	State: WA	Zip code: 99156
Telephone: 509-447-3626	Fax:	
E-mail: jbailey@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 #: 22	Township: 56N	Range: 5W	Parcel acreage: 4.97
Parcel # (s): RP005950000140A			
Legal description: Lot 14 "Dew Valley Subdivision"			
Current zoning: Suburban	Current use: Residential		
What zoning districts border the project site?			

North:R-5	East:Suburban
South:Suburban	West:R-5
Comprehensive plan designation:Suburban	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:Two 2.6 acre residential parcels, residential home w/ outbuildings on each lot	
South:5 acre residential lot w/ home and outbuildings	
East:5 acre residential lot w/ home and outbuildings	
West:5 acre residential lot w/ building	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>Travel west from the City of Priest River; turn right onto Bodie Canyon Road; travel approx. 1/2 mile and turn left onto Shannon Lane; continue on Shannon Lane for approx. 3/4 mile, turn right onto Cherokee Trail; continue on Cherokee trail and property will be on the left hand side after the cul-de-sac.</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Dew Valley Subdivision, Inst #238525, Bk 3 Pg 162		
This application is for : Minor Land Division		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 2.50	1:1 (330.5/329.6)
Lot #2	Proposed acreage: 2.47	1:1 (329.7/329.7)
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>This proposal is to divide the parent parcel into two individual lots. The resulting lots would be 2.50 and 2.47 acres</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>The property is fairly flat with some elevation gain to the southeast</u>	
Water courses (lakes, streams, rivers & other bodies of water): <u>n/a</u>	
Springs & wells: <u>n/a</u>	

Existing structures (size & use): _____
 Existing garage/shop - approx. 1200 sq.ft.
 Existing residence - approx. 1420 sq.ft.

Land cover (timber, pastures, etc): _____
 Light timber coverage

Are wetlands present on site? Yes No Source of information: Wetland Mapper

Flood Hazard Zones located on site: X D A AE DFIRM MAP:

Other pertinent information (attach additional pages if needed): _____
 Freshwater Forested/Shrub Wetland shown in the Southeast Corner of the subject property via National Wetlands Inventory

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: The site is access by public roadway known as Cherokee Trail, a 20' wide gravel surfaced road.

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:

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 Tank w/ Leach Field

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: Individual Domestic Well

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: John P. Coughlin III Date: 10/5/23

Landowner's signature: Mary Coughlin Date: 10-5-23

REPLAT OF LOT 14 "DEW VALLEY SUBDIVISION"

SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN REPLAT OF LOT 14 "DEW VALLY SUBDIVISION" 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 _____, 2024.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ___ DAY OF _____, 2024.

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 _____, 2024.

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 _____, 2024.

BONNER COUNTY TREASURER

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT JAMES P. CAVIGLIA III AND MARY ANN CAVIGLIA, HUSBAND AND WIFE, ALSO SHOWN OF RECORD AS JAMES CAVIGLIA AND MARY CAVIGLIA, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAID PROPERTY TO BE SPLIT INTO LOTS, THE SAME TO BE KNOWN AS REPLAT OF LOT 14 "DEW VALLEY SUBDIVISION", LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT 14 OF "DEW VALLEY SUBDIVISION", RECORDED AS INSTRUMENT NO. 238525 IN BOOK 3 OF PLATS, PAGE 162 BY PLS NO. 775, RECORDS OF BONNER COUNTY, IDAHO.

SAID PARCEL CONTAINING APPROXIMATELY 4.96± ACRES

WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS

JAMES P. CAVIGLIA III
JAMES CAVIGLIA

MARY ANN CAVIGLIA
MARY CAVIGLIA

OWNER'S ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED JAMES P. CAVIGLIA III (AKA JAMES CAVIGLIA) AND MARY ANN CAVIGLIA (AKA MARY CAVIGLIA), 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 THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF: _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2024, AT _____ M. AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT NO. _____ FEE: _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

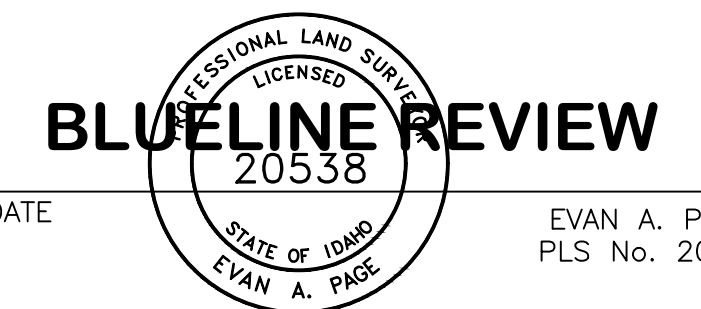
SUBJECT TO INSTRUMENT NO.

314653 30' WIDE ROADWAY EASEMENT
RECORDED: FEBRUARY 5, 1986

132774 60' WIDE ROADWAY EASEMENT
RECORDED: APRIL 21ST, 1971

SURVEYOR'S CERTIFICATE

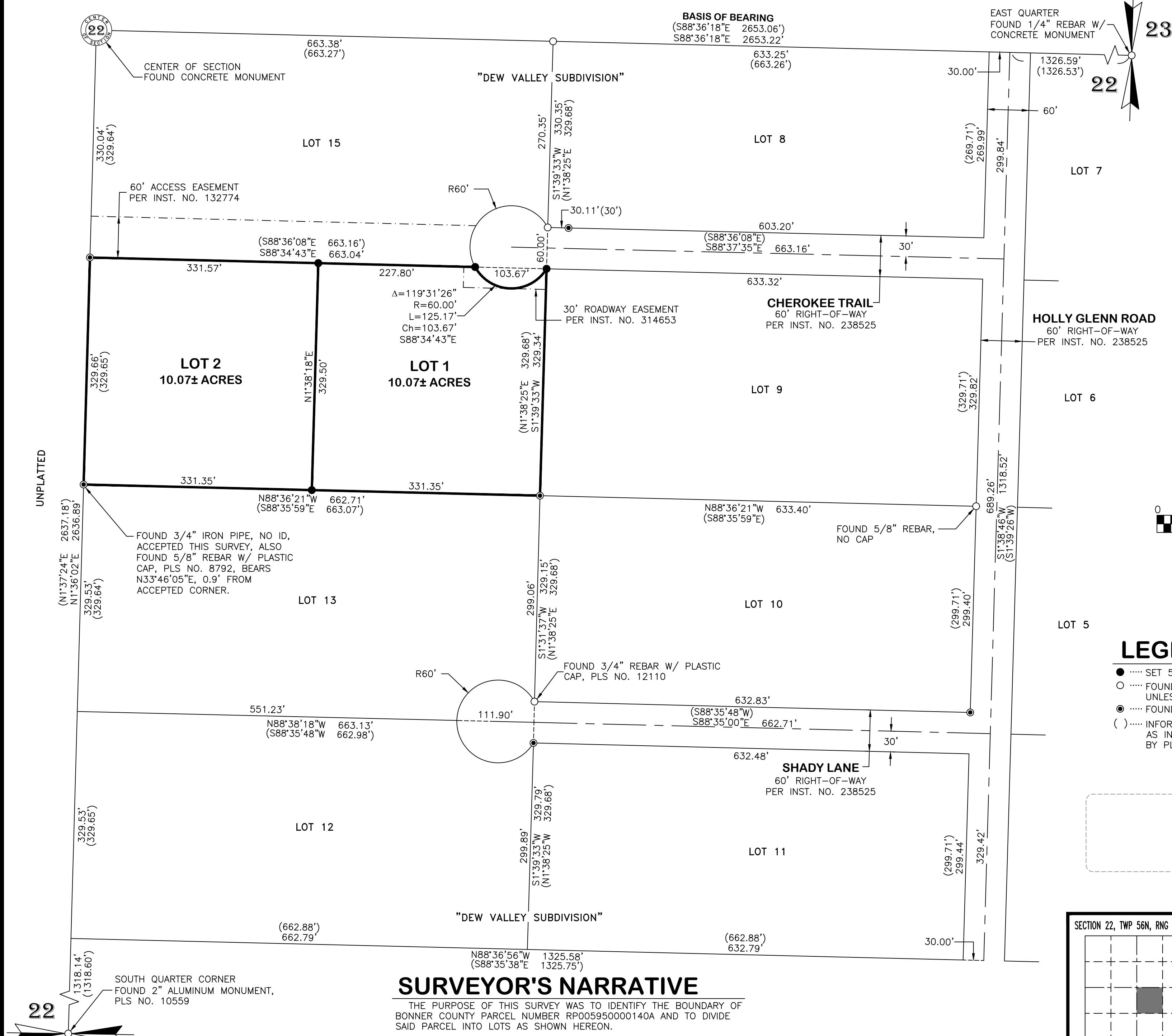
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.



SECTION 22, TWP 56N, RNG 5W., B.M.	SHEET TITLE: REPLAT OF LOT 14 "DEW VALLEY SUBDIVISION"	DATE: 11-21-23 SCALE: NONE
	James A. Sewell and Associates, LLC CONSULTING ENGINEERS NEWPORT, WASHINGTON, 99156, (509)447-3626	DRAWN: JMB CHECKED: EAP PROJ. NO.: 03346-23-001 CAD FILE NO. CAVIGLIA-MD-2023
		SHT 1 OF 2

REPLAT OF LOT 14 "DEW VALLEY SUBDIVISION"

SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



SURVEYOR'S NOTES

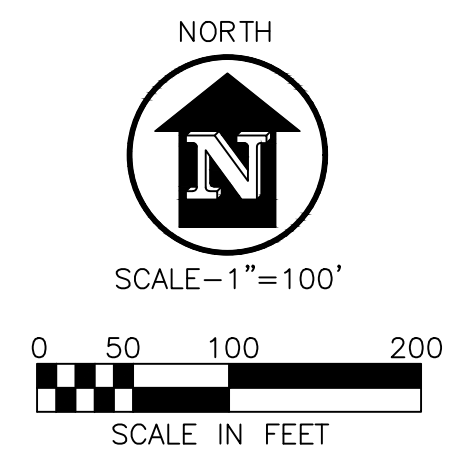
- 1) THE PROPERTY CONTAINED WITHIN THE DISTINCTIVE BOUNDARY SHOWN HEREON LIES IN FEMA ZONE X, DEPICTED ON THE FIRM PANEL 16017C0865E EFFECTIVE DATE 11/18/2009.
- 2) THERE ARE NO FEDERALLY RECOGNIZED WETLANDS ON THE SUBJECT PROPERTY ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP.

BASIS OF BEARING

BEING FROM THE CENTER OF SECTION TO THE EAST QUARTER CORNER OF SECTION 22 AS SHOWN ON THE PLAT OF "DEW VALLEY SUBDIVISION", RECORDED AS INSTRUMENT NUMBER 238525 IN BOOK 3 OF PLATS, PAGE 162, BY PLS NO. 775. RECORDS OF BONNER COUNTY, IDAHO.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED UTILIZING A TOPCON GM-52 TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE OF THE RANDOM TRAVERSE, PRIOR TO ANY ADJUSTMENT, MEETS OR EXCEEDS THE REQUIREMENTS OF THE STATE OF IDAHO.



LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 20538
- FOUND 3/4" REBAR W/ ALUMINUM CAP, PLS NO. 6019, UNLESS OTHERWISE NOTED
- ⊙ FOUND 3/4" IRON PIPE, NO ID
- () INFORMATION AS SHOWN ON "DEW VALLEY SUBDIVISION", RECORDED AS INSTRUMENT NUMBER 238525 IN BOOK 3 OF PLATS, PAGE 162, BY PLS NO. 775. RECORDS OF BONNER COUNTY, IDAHO.

RECORDER'S CERTIFICATE



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP005950000140A AND TO DIVIDE SAID PARCEL INTO LOTS AS SHOWN HEREON.

SECTION 22, TWP 56N, RNG 5W, B.M.	SHEET TITLE: REPLAT OF LOT 14 "DEW VALLEY SUBDIVISION"	DATE: 11-21-23
		SCALE: NONE
DRAWN: JMB		CHECKED: EAP
James A. Sewell and Associates, LLC CONSULTING ENGINEERS NEWPORT, WASHINGTON, 99156, (509)447-3626		PROJ. NO.: 03346-23-001 CAD FILE NO. CAVIGLIA-MD-2023 SHT.2 OF 2