



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: Bonnie's Paradox
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APPLICANT INFORMATION:

Landowner's name: Bonnie D. Bliss		
Mailing address: 255 Paradox Road		
City: Oldtown	State: ID	Zip code: 83822
Telephone: 509-999-9953	Fax:	
E-mail: bdbliss@gmail.com		

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 #: 6	Township: 55	Range: 5W	Parcel acreage: 20
Parcel # (s): RP55N05W067800A			
Legal description: E1/2 NW1/4 SE1/4			
Current zoning: R-5	Current use: Residential		
What zoning districts border the project site?			

North:R-5	East:R-10
South:R-10	West:R-5
Comprehensive plan designation:R-5	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Residential, 5 acres, residential structures	
South:Residential, 10 acres, residential structures w/ outbuildings	
East:Residential, 10 acres, residential structure w/ outbuildings	
West:Residential, 15 acre lots, residential structures	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Travel South on Highway 41 from Oldtown and turn left onto Old Priest River Road; travel approx. 1 mile and turn right onto Hoo Doo Loop; travel south for approx. 1 mile and turn right onto Dry Creek Road; turn Right onto Doris Lane; turn Right onto Paradox Road; continue around the corner and property will be on the right hand side.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for : Minor Land Division to create one additional parcel		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 5.04	(663:331) = 2.00
Lot #2	Proposed acreage: 15.09	(1324:662) = 2.00
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>The proposal would be to split the existing parcel</u> into two platted lots. Lot 1 would be 5.04 acres and Lot 2 would be 15.09 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: <u>The ground is relatively flat with some timber.</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>n/a</u>
Springs & wells: <u>n/a</u>

Existing structures (size & use): _____

Land cover (timber, pastures, etc): _____
minor timber coverage across the south 3/4 of the lot

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): _____

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: 30' wide access easement across existing gravel driveway. Inst. No 892293 (Paradox 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.
30' wide access easement (Inst. 892293);

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 & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system – List type:</u> <u>Individual Septic Tank w/ Leach Field</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 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 & 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: <u>Individual Residential Well</u> _____ _____	
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: _____

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 Residential 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:  Date: 12-21-23

Landowner's signature: _____ Date: _____

"BONNIES PARADOX"

SECTION 6, TOWNSHIP 55 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "BONNIE'S PARADOX" 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

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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT BONNIE D. BLISS, A SINGLE WOMAN, WHO ACQUIRED TITLE AS BONNIE D. BLISS-ECKHOFF; IS THE RECORD OWNER 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 "BONNIE'S PARADOX", LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 55 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER.

SAID PARCEL CONTAINING APPROXIMATELY 20.07 ACRES

WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS

BONNIE D. BLISS

OWNER'S ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED BONNIE D. BLISS, A SINGLE WOMAN, WHO ACQUIRED TITLE AS BONNIE D. BLISS-ECKHOFF, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON 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

SUBJECT TO INSTRUMENT NO.

20088	ACCESS EASEMENT RECORDED: JANUARY 2, 1912
286286	INGRESS, EGRESS & UTILITY EASEMENT RECORDED: MAY 11, 1984
286288	INGRESS, EGRESS & UTILITY EASEMENT RECORDED: MAY 11, 1984
485887	ROAD AGREEMENT RECORDED: MAY 30, 1996
892354	INGRESS & EGRESS EASEMENT RECORDED: MAY 11, 1984
1006672	ZONE CHANGE ORDINANCE ZC0001-22 RECORDED: JUNE 8TH, 2022

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 6, TOWNSHIP 55 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.

DATED THIS ___ DAY OF _____, 2024.



EVAN A. PAGE, PLS NO. 20538

SECTION 6, TWP 55N, RNG 5W, B.M.	SHEET TITLE: "BONNIE'S PARADOX"	DATE: 12-22-23
		SCALE: NONE
		James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS NEWPORT, WASHINGTON, 99156, (509)447-3626
		PROJ. NO.: 02280-23-001 CAD FILE NO. BLISS-MLD-2024 SHT 1 OF 2

