

BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
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MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0014-24	RECEIVED: Received 4/08/2024
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Replat of Lots 2&3, Cedar Grove Third Addition
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APPLICANT INFORMATION:

Landowner's name: Christopher Pierce		
Mailing address: [REDACTED]		
City: Sagle	State: ID	Zip code: 83860
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		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-263-4160	Fax:	
E-mail: scott@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 #: 16	Township: 56N	Range: 2W	Parcel acreage: 2.53, 2.64
Parcel # (s): RP025740000030A, RP025740000020A			
Legal description: Lots 2&3, Cedar Grove Third Addition			
Current zoning: Suburban		Current use: Transition	
What zoning districts border the project site?			

North: Suburban	East: Suburban
South: Suburban	West: R-5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Transition	
South: Transition	
East: Transition	
West: Rural Residential	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>US HWY 95 South to Ivy Dr. Turn Right, turn left on Omaha Way</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for : MLD		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 1.34	2:1
Lot #2	Proposed acreage: 1.19	2:1
Lot #3	Proposed acreage: 1.63	2:1
Lot #4	Proposed acreage: 1.0	1.5:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		

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 is Flat
Water courses (lakes, streams, rivers & other bodies of water):	
none	
Springs & wells: <u>None</u>	

Existing structures (size & use): Residential homes on both lots. (1300sqft, and 2,500sqft)

Land cover (timber, pastures, etc): None

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: Omaha Way, 60' gravel

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:

Existing Community System - List name of sewer district or provider and type of system:
Sagle Vally Water and Sewer

Proposed Community System - List type & proposed ownership: _____

Individual system - List type: _____

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: Sagle Valley Water and Sewer

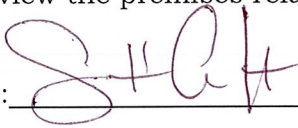
Proposed Community System - List type & proposed ownership: _____

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? 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: 4/2/24

Landowner's signature: _____ Date: _____

REPLAT OF LOTS 2 & 3, CEDAR GROVE THIRD ADDITION

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "REPLAT OF LOTS 2 & 3, CEDAR GROVE THIRD 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 _____, 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. IN

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

AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT CHRISTOPHER PIERCE AND TAMARA PIERCE, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, 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 LOTS 2 & 3, CEDAR GROVE THIRD ADDITION", LOCATED IN SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BEING LOTS 2 AND 3 OF CEDAR GROVE THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 16 OF PLATS, PAGE 51, RECORDS OF BONNER COUNTY, IDAHO

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

WATER SERVICE IS TO BE PROVIDED BY SAGLE VALLEY WATER DISTRICT.

THE 60' INGRESS, EGRESS & UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED FOR THE BENEFIT OF LOT 3A.

CHRISTOPHER PIERCE

TAMARA PIERCE

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED CHRISTOPHER PIERCE AND TAMARA PIERCE, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, 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

SUBJECT TO THE FOLLOWING

1. A RIGHT OF WAY EASEMENT BENEFITING MOUNTAIN STATES POWER COMPANY, RECORDED ON JUNE 8, 1940, AFFECTS THE SUBJECT PROPERTY. (INSTRUMENT NO. 1605, RECORDS OF BONNER COUNTY, IDAHO).

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE LOTS 2 & 3 INTO 4 LOTS AS SHOWN.

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 16, TOWNSHIP 56 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 _____, 2024.

RUSSELL E. BADGLEY

PLS 12458



SECTION 16, TWP 56N, RNG 2W, B.M.	SHEET TITLE: REPLAT OF LOTS 2 & 3, CEDAR GROVE THIRD ADDITION	DATE: 3-27-24
		SCALE: NONE
	James A. Sewell and Associates, LLC	DRAWN: REB
	ENGINEERS - SURVEYORS - PLANNERS	CHECKED: SC
	SANDPOINT, ID, 83864, (208)263-4160	PROJ. NO.: 16187-24-001
		CAD FILE NO.: S-PIERCE-REPLAT
		SHT. 1 OF 2

