

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 # MLD0054-24

RECEIVED:

RECEIVED

By Alex Feyen at 12:35 pm, Oct 01, 2024

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Conces Acres

APPLICANT INFORMATION:

Landowner's name: Claudia Conces

Mailing address: [REDACTED]

City: Athol

State: ID

Zip code: 83801

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: Hunter Hartwig/Nancy Nick

Company name: h2 Surveying and Engineering

Mailing address: PO Box 2916

City: Hayden

State: ID

Zip code: 83835

Telephone: (208) 699-3049 / (208) 659-2525

Fax:

E-mail: hmhartwig@h2survey.com / nancy@hightrailconsulting.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 #: 32

Township: 54N

Range: 3W

Parcel acreage: 10.9

Parcel # (s): RP54N03W325200A

Legal description: 32-54N-3W E2 TAX 2 LESS RR

Current zoning: R-5

Current use: Rural Residential 5-10 AC

What zoning districts border the project site?

North: R-5	East: R-5
South: R-5	West: R-5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 5.53 Acres Single Family Residence	
South: 5.73 Acres Single Family Residence Garage/Shop and Several Outbuildings/sheds	
East: 10 Acres Single Family Residence Shop and Shed	
West: Vacant and is a Portion of Applicant's 10 Acre Property located Across of a ROW	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: US 95 South to Old Hwy 95 and Vintage 95 to Homestead Road. Right at Trails End Road, Left onto Old Hwy 95 straight onto Granite Loop Road, Continue to Vintage 95, Right onto Homestead Road, Slight Left to Homestead Road, Berry Patch Loop will be on the Left.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 5	
Lot #2	Proposed acreage: 5	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <small>Divide one 10 acre parcel in to two 5 acre parcels. Already separated by the ROW</small>		

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:	
Heavily Treed	
Water courses (lakes, streams, rivers & other bodies of water):	There are no bodies of water on this parcel
Springs & wells:	There are no springs on this parcel. A private well provides water to proposed lot 2

Existing structures (size & use): There is a single family residence on with a detached garage and an outbuildings/sheds

Land cover (timber, pastures, etc): Heavily timbered

Are wetlands present on site? ☐ Yes ☒ No

Source of information: FIRMette National Wetlands Map

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: Berry Patch Loop, Gravel

☐ 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.

There is a Right of Way of the Northern Pacific Railway Company.

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: Panhandle Health District approved Septic/DrainfieldExplain 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 wellPlease explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Proposed Lot 1 will be served by a private well. Proposed Lot 2 has a private well installed with a capacity of 12 gallons per minute

_____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: 8/22/24

Landowner's signature: _____ Date: _____

CONCES ACRES

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT CLAUDIA CONCES IS THE RECORD OWNER OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND BLOCKS AS HEREIN PLATED, TO BE KNOWN AS CONCES ACRES.

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, FROM WHICH THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 32 BEARS NORTH 89°50'11" WEST, A DISTANCE OF 2653.79 FEET;

THENCE NORTH 01°23'10" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 1210.01 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°50'28" WEST LEAVING SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 1322.96 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°31'50" EAST, A DISTANCE OF 362.00 FEET;

THENCE SOUTH 89°50'28" EAST, A DISTANCE OF 1322.96 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32;

THENCE SOUTH 01°23'10" WEST ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 362.10 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION LYING WITHIN THE RIGHT-OF-WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY, AS CONVEYED BY DEED IN BOOK 68 OF MISCELLANEOUS, AT PAGE 55, INSTRUMENT #8713, RECORDS OF BONNER COUNTY, IDAHO.

CONTAINING 401,533 SQUARE FEET, OR 9.219 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE RECORDED PARCEL.

30' EGRESS AND EGRESS EASEMENT, PER INSTRUMENT #232709, RECORDS OF BONNER COUNTY, IDAHO.

30' EGRESS, EGRESS, AND UTILITY EASEMENT, PER INSTRUMENT #455246, RECORDS OF BONNER COUNTY, IDAHO.

15' UTILITY EASEMENT, PER INSTRUMENT #343726, RECORDS OF BONNER COUNTY, IDAHO.

ROAD MAINTENANCE AGREEMENT, PER INSTRUMENT #602161, RECORDS OF BONNER COUNTY, IDAHO.

BE IT FURTHER KNOWN THAT:

WATER SERVICE ON LOT 1, BLOCK 1 WILL BE PROVIDED BY AN INDIVIDUAL WELL.

WATER SERVICE ON LOT 1, BLOCK 2 IS PROVIDED BY AN INDIVIDUAL WELL.

SANITARY SEWER SERVICE FOR LOT 1, BLOCK 1 WILL BE PROVIDED BY AN ONSITE SEPTIC SYSTEM.

SANITARY SEWER SERVICE FOR LOT 1, BLOCK 2 IS PROVIDED BY AN EXISTING SEPTIC SYSTEM.

CLAUDIA CONCES _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____, SS.

COUNTY OF _____, SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,

ON THE _____ DAY OF _____, 2024.

BY: CLAUDIA CONCES

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____

DANICA RYAN
NOTARY PUBLIC-STATE OF IDAHO
COMMISSION NUMBER 3111106
BY COMMISSION EXPIRES 12-31-2029

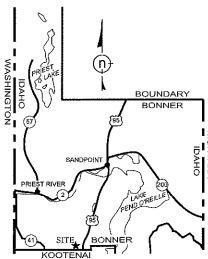
SANITARY RESTRICTION

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.

BONNER COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED BY THE BONNER COUNTY BOARD OF COMMISSIONERS ON
THIS _____ DAY OF _____, 2024.

CHAIRMAN _____



VICINITY MAP
NTS

BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO AT THE REQUEST OF CLAUDIA CONCES.

THIS _____ DAY OF _____, 2024, AT _____ M. AND DULY

RECORDED IN BOOK _____ OF PLATS AT PAGE(S) _____ AS INSTRUMENT

NUMBER _____

FEE: \$ _____

BY DEPUTY: _____

BONNER COUNTY RECORDER: _____

BONNER COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS

CERTIFICATE HAVE BEEN PAID THROUGH _____

THIS _____ DAY OF _____, 2024.

BONNER COUNTY TREASURER _____

BONNER COUNTY PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY

OF _____, 2024.

BONNER COUNTY PLANNING DIRECTOR _____

BONNER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE

DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY SURVEYOR _____

SURVEYOR'S CERTIFICATE

I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS CERTIFICATE AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE PLATS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT.



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE (208) 772-6900 • FAX (208) 772-6819
WWW.JASURVEY.COM

DATE: AUGUST, 2024
PROJECT NUMBER: 2024-113

SHEET 1 OF 2

