



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 #

MLD0005-25

RECEIVED:

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FEB 06 2025

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Davis Subdivision

APPLICANT INFORMATION:

Landowner's name: Raynold Ted Davis and Imogene U. Lyon

Mailing address: [REDACTED]

City: Las Vegas

State: NV

Zip code: 89118

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED] and [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: James R. Staples

Company name: J.R.S. Surveying, Inc.

Mailing address: PO Box 3099

City: Bonners Ferry

State: ID

Zip code: 83805

Telephone: (208) 267-7555

Fax:

E-mail: dstaples@jrssurveying.com and ck@jrssurveying.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: N/A

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 10

Township: 57N

Range: 1W

Parcel acreage: 115.50 acres

Parcel # (s): RP57N01W103600A

Current zoning: Rural 5 (R - 5)

Current use: 132-Land-ag/timb w/ non-res imp

Comprehensive plan designation:

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:**This application is for :**

Lot #1	Proposed acreage: 6.16 ac	Remainder	Proposed acreage: 109.34 ac
Lot #2	Proposed acreage:	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Lot #3	Proposed acreage:		
Lot #4	Proposed acreage:		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) Note: submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Hazard Zones located on site: <input type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input checked="" type="checkbox"/> AE	DFIRM MAP: 16017CO750E
Other pertinent information (attach additional pages if needed): Lot 1 has slopes greater than 15% as it approaches Lake Pend O'rielle. <hr/> <hr/> <hr/>	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Combination of Public Road/Private Easement	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: Gravel road, 14' wide <hr/> <hr/> <hr/>	
List existing access and utility easements on the subject property. _____ Power line easement on property. <hr/> <hr/>	

SERVICES:

Which power company will serve the project site? Northern Lights, Inc.

Which fire district will serve the project site? North Side Fire

Sewage disposal will be provided by:☐ Existing Community System☐ Proposed Community System☒ Individual systemExplain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: septic/drainfield**Note:** Please attach the necessary proof of urban services if required.Will the sanitary restriction be lifted by the Panhandle Health District? ☐ Yes ☒ No**Water will be supplied by:**☐ Existing public or community system☐ Proposed Community System☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: _____

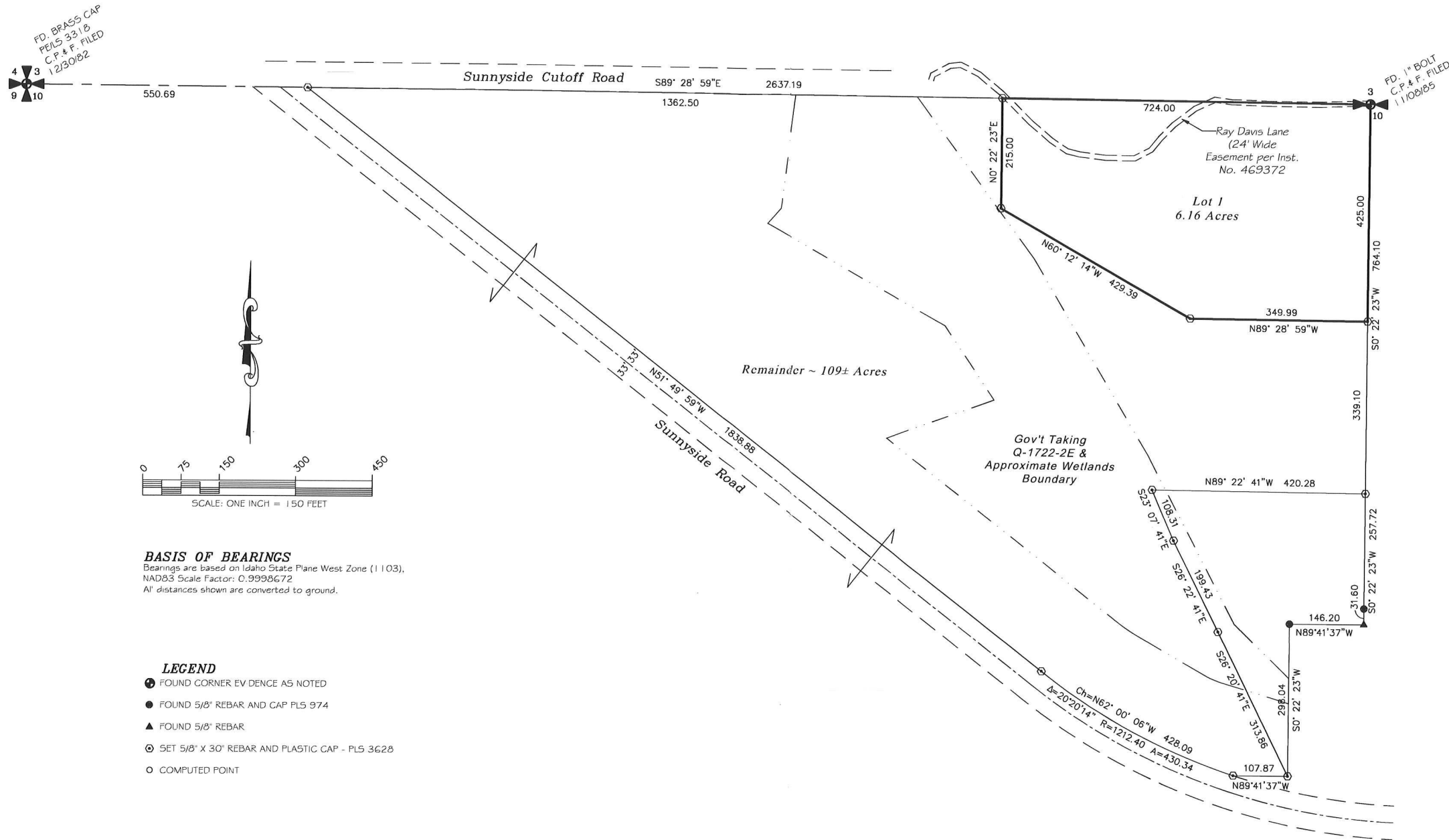
Note: Please attach the necessary proof of urban services if required.

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: Jamie R. Staple - Rep Date: 2/6/25

Landowner's signature: _____ Date: _____

DAVIS SUBDIVISION
IN THE
NE1/4 NW1/4 of SECTION 10
TOWNSHIP 57 NORTH, RANGE 1 WEST, B.M.
BONNER COUNTY, IDAHO
Sheet 1 of 2



BASIS OF BEARINGS
Bearings are based on Idaho State Plane West Zone (1103),
NAD83 Scale Factor: 0.9998672
All distances shown are converted to ground.

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- FOUND 5/8" REBAR AND CAP PLS 974
- ▲ FOUND 5/8" REBAR
- SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 3628
- COMPUTED POINT



J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN	
BONNERS FERRY, ID. 83805	
(208) 267-7555	
DAVIS SUBDIVISION	
FOR: TED & KRISTINE DAVIS	REVISION NO. 1
DWN BY: JRS/KK	DATE: 02/05/2025
S10, T57N, R1W, B.M.	SHEET 1 OF 2
BONNER COUNTY, IDAHO	JOB NO. 24-60

DAVIS SUBDIVISION
IN THE
NW1/4 of GOVERNMENT LOT 3, SECTION 10
TOWNSHIP 57 NORTH, RANGE 1 WEST, B.M.
BONNER COUNTY, IDAHO
Sheet 2 of 2

OWNER'S CERTIFICATION

Raynold Ted Davis and Imogene U. Lyon
Be it known that ~~Ted Davis and Kristine Davis, husband and wife~~, are the record owners of the real property described herein and have caused the same to be divided into Lots, the same to be known as Davis Subdivision, being part of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section Ten (10), Township Fifty-seven (57) North, Range One (1) West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

Beginning at a one inch bolt marking the Northeast corner of said Government Lot 3; thence along the north line of Government Lot 3, N 89°28'59" W, 724.00 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence parallel to the East line of Government Lot 3, S 00°22'23" W, 215.00 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence S 60°12'14" E, 429.39 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence S 89°28'59" E, parallel to the North line of the Section, 349.99 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628 on the East line of Government Lot 3; thence along said East line, N 00°22'23" E, 425.00 feet to the POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH an easement 24 feet in width for ingress, egress, and utilities as recorded in Instrument Number 469372, records of Bonner County, Idaho.

SUBJECT TO a right of way easement for an electrical transmission and distribution line as recorded in Instrument Number 267620 records of Bonner County, Idaho.

SUBJECT TO a right of way easement for an electrical power line as described in Instrument Number 24204, records of Bonner County, Idaho.

SUBJECT TO an easement for an electrical power line as recorded in Instrument 18337, records of Bonner County, Idaho.

Raynold Ted Davis	Date
Imogene U. Lyon	Date

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho)
ss.

County of _____)
I hereby certify that on this _____ day of _____, 2025, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Ted Davis and Kristine Davis, husband and wife, known to me to be the person(s) who executed the foregoing Owner's Certificate as the owner(s) and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho
Residing at:

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners of Bonner County, Idaho.

Dated this _____ day of _____, 2025

Chairwoman of the Board of County Commissioners

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved, Dated this ____ day of _____, 2025.

Bonner County Planning Director

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____.

Dated this _____ day of _____, 2025

Bonner County Treasurer

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.

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein DAVIS 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 _____, 2025

Bonner County Surveyor

SURVEYOR'S CERTIFICATION

I, James R. Staples, PLS 3628, State of Idaho, do hereby certify that this Plat was prepared by me or under my direction and is based on an actual survey located in Section 10, Township 57 North, Range 1 West, of the Boise Meridian, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all lot corners are properly set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 2024, at _____ m. and duly recorded as Instrument No. _____

County Recorder

Deputy Recorder

J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN	
BONNERS FERRY, ID. 83805	
(208) 267-7555	
DAVIS SUBDIVISION	
FOR: TED & KRISTINE DAVIS	REVISION NO. 1
DWN BY: JRS/KK	DATE: 02/05/2025
S10, T57N, R1W, B.M.	SHEET 1 OF 2
BONNER COUNTY, IDAHO	JOB NO. 24-60