

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: RECEIVED: RECEIVED FILE # MAR 18 2025 MLD0014-25 **BONNER COUNTY** PLANNING DEPARTMENT PROJECT DESCRIPTION: Name of Minor Land Division plat: AMBRIDGE COURT APPLICANT INFORMATION: Landowner's name: NANCY ROAD LLC Mailing address: 409 CREEKSIDE LANE City: SANDPOINT State: ID Zip code: 83864 Telephone: Fax: E-mail: DR.BLAKE.AMBRIDGE@GMAIL.COM REPRESENTATIVE'S INFORMATION: Representative's name: DAN PROVOLT Company name: PROVOLT LAND SURVEYING Mailing address: PO BOX 580 City: PONDERAY State: ID Zip code: 83852 Telephone: 208-290-1725 Fax: E-mail: JPROVOLTPLS@GMAIL.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 #:7 Township: 57N Range: 1W Parcel acreage: 1.4 Parcel # (s): RP002930000010A Current zoning: SUBURBAN Current use: SUBURBAN Comprehensive plan designation: URBAN

Yes No

If yes, which city?: KOOTENAL

Within Area of City Impact:

ADDITIONAL PROJECT DESCRIPTION: This application is for: Lot #1 Proposed acreage: 0.68 Remainder Proposed acreage: Proposed acreage: 0.69 Lot #2 Do the proposed lots meet the required depth to width ratio and Yes No Lot #3 Proposed acreage: applicable angle of intersection per BCRC 12-621: Proposed acreage: Lot #4 SITE INFORMATION: Does the property contain steep slopes of 15% or greater per the USGS maps? Yes 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 Yes No counted for determining density in a subdivision per BCRC 12-622. Are wetlands present on site per the U.S. Fish and Wildlife Service National ■ Yes No Wetland Inventory Maps? Is the subdivision designed around identified natural hazards per BCRC 12-Yes No 626 (A)? Do existing structures meet required setbacks to proposed lot lines per BCRC Yes No Title 12 Chapter 4.1? Are proposed lots split by city, county, zoning, or public R-O-W boundaries? ☐ Yes 🔳 No Flood Hazard Zones located on site: X D A AE **DFIRM MAP: 16017C0750E** Other pertinent information (attach additional pages if needed): **ACCESS INFORMATION:** Please check the appropriate boxes: Private Easement Existing Proposed Public Road Existing Proposed Existing Proposed Combination of Public Road/Private Easement 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: NANCY ROAD, 60' WIDE RW List existing access and utility easements on the subject property. SEE ATTACHED SURVEY MAP

SE	RVICES:
W	nich power company will serve the project site?AVISTA
Wł	nich fire district will serve the project site?NORTHSIDE
Se	wage disposal will be provided by:
×	Existing Community System
	Proposed Community System
	Individual system
ma	plain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, intenance plan, location of facilities, name of facilities/provider, proposed ownership, if plicable, and other details: KOOTENAI PONDERAY SEWER
No	te: Please attach the necessary proof of urban services if required.
Wi	ll the sanitary restriction be lifted by the Panhandle Health District?
<u>W</u> a	ter will be supplied by:
×	Existing public or community system
	Proposed Community System
	Individual well
ma	ease explain the water source, name of provider, proposed ownership, capacity, system aintenance plan, storage and delivery system and other details:
No	te: Please attach the necessary proof of urban services if required.
are rep po	dereby certify that all the information, statements, attachments and exhibits submitted herewith the true to the best of my knowledge. I further grant permission to Bonner County employees and presentatives, elected or appointed officials to enter upon the subject land to make examinations, so the property or review the premises relative to the processing of this application. Date: 272
La	ndowner's signature: Date:

AMBRIDGE COURT A REPLAT OF LOT 1, AMENDED PLAT OF BLOCKS 1 & 2 OF NORTH BAY ADDITION SECTION 7, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, **BONNER COUNTY, IDAHO** BASIS OF BEARING BASIS OF BEARING IS TIES TO FOUND MONUMENTS AS SHOWN. SURVEYOR'S NOTE THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (OPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO. SURVEY REFERENCES 1. PLAT OF NANCY SPLIT, BY PLS 12458, BK. 19, PG. 77 2. AMENDED PLAT OF BLOCKS 1 & 2 OF NORTH BAY ADDITION BK.3, PG.70 PURPOSE OF SURVEY/NARRATIVE TO SHOW A REPLAT OF LOT 1, AMENDED PLAT OF BLOCKS 1 & 2 OF NORTH BAY ADDITION INTO 2 LOTS. FIELD TIED MONUMENTS AND REFERENCED SURVEYS WERE USED TO CALCULATE PROPERTY BOUNDARIES. LOT 2A NANCY SPLIT BK. 19, PG. 77 135.00 NANCY ROAD NST. NO. 1014733 LEGEND O SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED S18°51°25°W FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 12458 S68*26'42"E ▲ FOUND 1/2" REBAR, NO CAP S68*26'42"E ● FOUND 5/8" REBAR, NO CAP ▼ FOUND 1.5" ALUM. CAP, PLS 6019 75.00' HWL APROX. HIGH WATER LINE LOT 2B NANCY SPLIT BK. 19, PG. 77 INITIAL POINT DEDICATED HEREON AS COMMON AREA S18°51'25"W S81°13'43"E LOT 5 THE COTTAGES PHASE 1 BK. 7, PG. 71 291.91' NO7.58'12"E LOT 1 0.68 AC S85°44'33"E 115.73 S81°13'43"E 130.27 LOT 2 0.69 AC N81°13'43"W 11.66 280.13' SCALE $1 = 40^\circ$ DATE: 11-19-24 SCALE: 1"=40' **AMBRIDGE COURT** LOT 8 THE COTTAGES PHASE 1 BK. 7, PG. 71 PROJ. NO.: 1559 PROVOLT LAND SURVEYING, INC PO. BOX 580 PONDERAY, ID. 83852 SHT_1_0F_2 (208) 290-1725

AMBRIDGE COURT

A REPLAT OF LOT 1, AMENDED PLAT OF BLOCKS 1 & 2 OF NORTH BAY ADDITION SECTION 7, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, **BONNER COUNTY, IDAHO**

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT NANCY ROAD IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "AMBRIDGE COURT" LOCATED IN A PORTION OF SECTION 7, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 1, AMENDED PLAT OF BLOCKS 1 AND 2, NORTH BAY ADDITION, RECORDED IN BOOK 3 OF PLATS, PAGE 70, RECORDS OF BONNER COUNTY,

BLAKE AMBRIDGE - MANAGER, NANCY ROAD LLC

ACKNOWLEDGMENT STATE OF COUNTY OF ON THIS ____ DAY OF _____, IN THE YEAR OF 20__, BEFORE ME PERSONALLY APPEARED BLAKE AMBRIDGE, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF THE NANCY ROAD LLC WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT [HE] EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE NOTARY PUBLIC FOR THE STATE OF___ RESIDING AT: MY COMMISSION EXPIRES: NOTARY PUBLIC

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SUBJECT TO THE FOLLOWING:

- LIENS, LEVIES AND ASSESSMENTS OF KOOTENAI PONDERAY SEWER
- LIENS, LEVIES AND ASSESSMENTS OF THE KOOTENAI PONDERAY SEWER DISTRIC LID NO. 1
- ANY DIFFERENCE IN THE MEAN HIGH WATER LINE OF THE LAKE PEND OREILLE/BOYER SLOUGH AND THE MEANDER LINE AS SHOWN BY GOVERNMENT SURVEY
 ANY QUESTION OF LOCATION, BOUNDARY, OR AREA RELATED TO THE

- ANY QUESTION OF LOCATION, BOUNDARY, OR AREA RELATED TO THE LAKE PEND OREILLE/BOYER SLOUGH, INCLUDING BUT NOT LIMITED TO, ANY PAST OR FUTURE CHANGES IN IT.
 RIGHTS OF THE STATE OF IDAHO IN AND TO THAT PORTION OF SAID PREMISES, IF ANY, LYING IN THE BED OR FORMER BED OF THE LAKE PEND OREILLE/BOYER SLOUGH, IF IT IS NAVIGABLE.
 A PERPETUAL RIGHT OF WAY AND EASEMENT RECORDED JULY 31, 1952 AND APRIL 21, 1953 IN BOOK 18 OF MISCELLANEOUS AT PAGE 477 AND BOOK 20 OF MISCELLANEOUS AT PAGE 59
 AN EASEMENT GRANTED TO PACIFIC POWER AND LIGHT CO. INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED MAY 17, 1968 AT INST. NO. 116085
- INST. NO. 116085
- AMENDED PLAT OF BLOCKS 1 AND 2, NORTH BAY ADDITION, RECORDED IN BOOK 3 OF PLATS, PAGE 70, RECORDS OF BONNER COUNTY, IDAHO AN EASEMENT GRANTED TO PACIFIC POWER AND LIGHT CO. INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED OCTOBER 17, 1974 AT
- ENCROACHMENT PERMIT NO. L-96-S-1154 RECORDED AUGUST 20,
- 1997 AT INST. NO. 509126
 RECORD OF SURVEY RECORDED MARCH 6, 1998 AT INST. NO. 520308
 A PERPETUAL RIGHT OF WAY AND EASEMENT RECORDED SEPTEMBER 25. 1998 AT INST. NO. 531798
- TRANSFER OF ENCROACHMENT PERMIT NO. L-96-S-1154A RECORDED JUNE 29, 2017 AT INST. NO. 907400

 TRANSFER OF ENCROACHMENT PERMIT NO. L-96-S-1154B RECORDED
- DECEMBER 11, 2019 AT INST. NO. 950219

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 7, TOWNSHIP 57 NORTH, RANGE 1 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 COMMITTAL ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL

DATED THIS ____ DAY OF ____

DAN I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "AMBRIDGE COURT" 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 _____ 20___

BONNER COUNTY SURVEYOR

SANITARY RESTRICTIONS

TBD

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 _____

BONNER COUNTY TREASURER

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS __ . 20___

BONNER COUNTY PLANNING DIRECTOR

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO. DATED THIS ____ DAY OF

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CFRTIFICATE

FILED THIS DAY OF AT THE REQUEST OF PROVOLT LA	ND SURVEYING, INC.	AT,M.,
INSTRUMENT No	FEE:	
BOOK PAGE		
COUNTY RECORDER	BY DEPLITY	***************************************

BY DEPUTY

RECORDER'S CERTIFICATE

S.25,	T.56N	, R.3W	/., B.M
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AMBRIDGE COURT

09-04-18 SCALE: DRAWN: NONE DP

PROVOLT LAND SURVEYING, INC PO. BOX 580 PONDERAY, ID. 83852 (208) 290-1725

CAD FILE: S-PLAT-SILSBY SHT_2_OF_2