

# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #

MLD0018-25

RECEIVED:

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MAR 24 2025

BONNER COUNTY  
PLANNING DEPARTMENT

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: RUMBLE ROCK

### APPLICANT INFORMATION:

Landowner's name: DERRICK & JANA E PETERSON

Mailing address: [REDACTED]

City: SAGLE

State: ID

Zip code: 83860

Telephone:

Fax:

E-mail: [REDACTED]

### 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 PROVOLTLANDSURVEYING@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 #: 16

Township: 56N

Range: 2W

Parcel acreage: 3.7

Parcel # (s): RP024790000010A

Current zoning: SUBURBAN

Current use: SUB

Comprehensive plan designation: SUB

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage: 1	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 1	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: 1.7		
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) <b>Note:</b> submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" 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 checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE DFIRM MAP: 16017C0950E	
Other pertinent information (attach additional pages if needed): _____	
_____	
_____	
_____	

**ACCESS INFORMATION:**

Please check the appropriate boxes:

<input type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Public Road	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Combination of Public Road/Private Easement	<input 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: <u>DAVIS ROAD, VARIABLE R/W WIDTH</u>	
_____	
_____	
List existing access and utility easements on the subject property. _____	
SEE APPLICATION MAPS	
_____	
_____	

**SERVICES:**

Which power company will serve the project site? AVISTA

Which fire district will serve the project site? SAGLE

**Sewage disposal will be provided by:**☐ Existing Community System☐ Proposed Community System☒ Individual system

Explain 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: TYPICAL SEPTIC SYSTEMS

**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: SHARED WELL

**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.

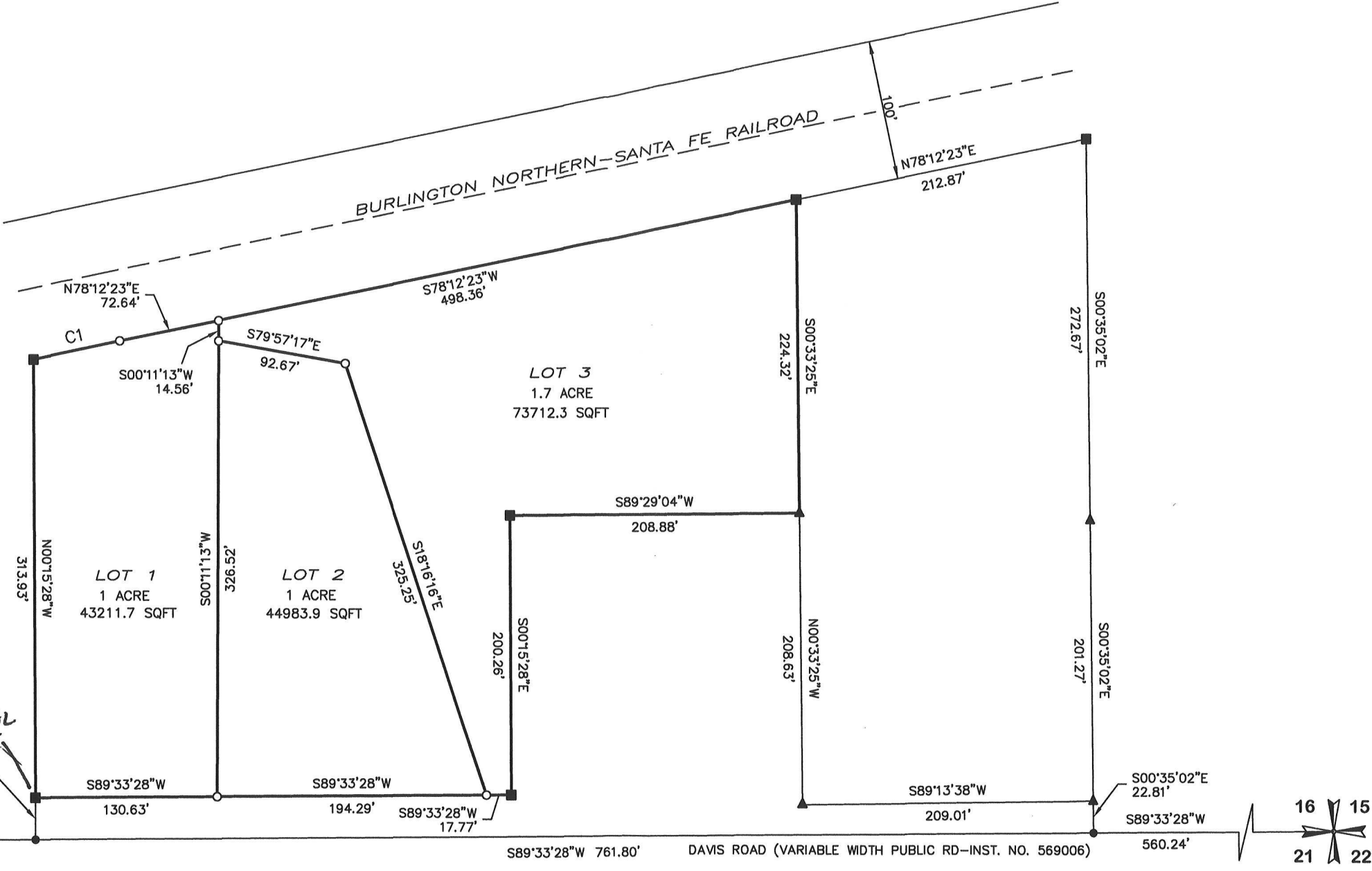
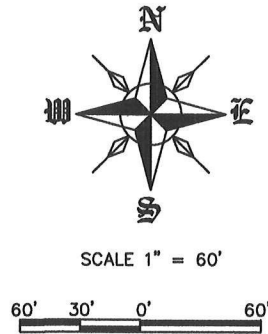
Landowner's signature: [Signature] (REG) Date: 3.24.25

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

RUMBLE ROCK

A REPLAT OF LOT 1, DECKER LOTS

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



LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 1947
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 882
- CALCULATED POINT, NOTHING FOUND OR SET

BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "DECKER LOTS", RECORDED IN BOOK 6 OF PLATS, PAGE 101, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

1. PLAT OF DECKER LOTS, BOOK 6 PAGE 101, RECORDS OF COUNTY, IDAHO

WATER/SEWER NOTE

WATER SERVICE PROVIDED BY SHARED WELL  
SEWER SERVICE PROVIDED BY PRIVATE SEWER

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW A MINOR LAND DIVISION OF LOT 1, DECKER LOTS. REFERENCED SURVEYS AND FIELD TIES WERE USED TO CALCULATE THE PROPERTY BOUNDARIES



RUMBLE ROCK

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

DATE:  
03-13-25  
SCALE:  
1"=60'  
PROJ. NO.:  
1584  
SHT. 1 OF 2

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5725.41'	63.45'	63.45'	N77°53'41"E	0°38'06"

# RUMBLE ROCK

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

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DERRICK A PETERSON AND JANAE M PETERSON, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "RUMBLE ROCK" LOCATED IN A PORTION OF SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 1, DECKER LOTS, RECORDED IN BOOK 6 OF PLATS, PAGE 101, RECORDS OF BONNER COUNTY, IDAHO.

DERRICK A PETERSON

JANAE M PETERSON

## NOTES

SUBJECT TO THE FOLLOWING:

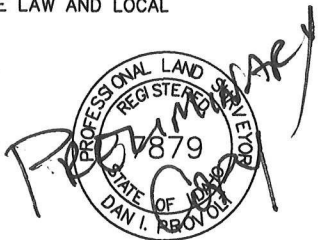
1. AGREEMENT BETWEEN JAMES S. DECKER AND RANDY M CHAVEZ & PEAL E CHAVEZ FOR THE PURPOSE OF A WATER WELL AND PUMP USE RECORDED JANUARY 2, 1991 AT INST. NO. 384926
2. AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED FEBRUARY 18, 2000 AT INST. NO. 559995
3. OFFICIAL PLAT OF DECKER LOTS, RECORDED IN BOOK 6 OF PLATS, PAGE 101, RECORDS OF BONNER COUNTY, IDAHO.

## 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 ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAN I. PROVOLT, PLS 7879



## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED DERRICK A PETERSON AND JANAE M PETERSON, 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

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "RUMBLE ROCK" 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

## 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 \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY TREASURER

BY: \_\_\_\_\_

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY PLANNING DIRECTOR

## COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIR, BOARD OF COUNTY COMMISSIONERS

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, M.,  
AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. \_\_\_\_\_ FEE: \_\_\_\_\_

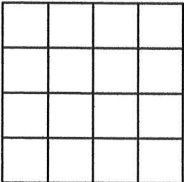
BOOK \_\_\_\_ PAGE \_\_\_\_

COUNTY RECORDER

BY DEPUTY

RECORDER'S  
CERTIFICATE

S.16, T.56N., R.2W., B.M.



RUMBLE ROCK

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

DATE: 03-13-25  
SCALE: NONE  
DRAWN: JP  
PROJ. NO.: 1584  
CAD FILE: S-MLO-PETERSON  
SHT. 2 OF 2