



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 #

MLD0035-25

RECEIVED:

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david.fisher , 5/14/2025, 2:26:41 PM

PROJECT DESCRIPTION:

Name of Minor Land Division plat: LAZZARINI ACRES

APPLICANT INFORMATION:

Landowner's name: DAUM CONSTRUCTION, LLC

Mailing address: PO BOX 3381

City: HAYDEN

State: ID

Zip code: 83835

Telephone: 208-699-4840

Fax:

E-mail: BILL@DAUMCONSTRUCTION.COM

REPRESENTATIVE'S INFORMATION:

Representative's name: TIFFANIE ESPE

Company name: ATS, INC

Mailing address: PO BOX 3457

City: HAYDEN

State: ID

Zip code: 83835

Telephone: 208-772-2745

Fax:

E-mail: TIFFANIEESPE@HOTMAIL.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 #: 06

Township: 54N

Range: 02W

Parcel acreage: 20-ACRES

Parcel # (s): RP54N02W066150A

Current zoning: R-10 ZONING

Current use: VACANT

Comprehensive plan designation: RURAL RESIDENTIAL

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage: 10	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 10	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 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 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 checked="" 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 type="checkbox"/> AE	DFIRM MAP:
Other pertinent information (attach additional pages if needed): THERE IS A SMALL POND THAT IS SHARED WITH THE ADJACENT NEIGHBOR, AS SHOWN ON THE PLAT. A BUFFER IS PLACED ON THE PLAT THE NATIONAL WETLANDS INVENTORY DATABASE DOES NOT SHOW ANY WETLANDS, THEIR MAP IS PROVIDED. _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input checked="" type="checkbox"/> Private Easement	<input checked="" type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input 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>HOMESTEAD ROAD IS A PRIVATE ROAD THAT ABUTS THIS PROPERTY. THE OWNER PROPOSES AN ACCESS EASEMENT FOR THE BACK LOT, LOT 2. WE WILL APPLY FOR AN EASEMENT NAME UPON REQUEST DURING THIS PROCESS.</u> _____ _____	
List existing access and utility easements on the subject property. <u>ACCESS EASEMENT 410659 AS SHOWN ON THE PLAT IS THE HOMESTEAD ROAD ACCESS. THE PRIVATE EASEMENT TO LOT 2 IS DEDICATED BY THIS PLAT</u> _____ _____	

SERVICES:

Which power company will serve the project site? NORTHERN LIGHTS

Which fire district will serve the project site? SAGLE FIRE

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: WHERE NO COMMUNITY SYSTEM IS PRESENT, IT IS THE TYPICAL PRACTICE TO HAVE INDIVIDUAL SEPTIC TANKS AND DRAINFIELDS, AS APPROVED BY PHD AT TIME OF BUILD.

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: WHERE NO COMMUNITY SYSTEM IS PRESENT, IT IS THE TYPICAL PRACTICE TO HAVE INDIVIDUAL WELLS DRILLED AT TIME OF BUILDING.

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: Tiffany Espe (ATS) Date: 5-13-25

Landowner's signature: _____ Date: _____

LAZZARINI ACRES

TRACT 4, EAGLE CREST ESTATES

SITUATE IN THE SOUTHWEST QUARTER OF

SECTION 06, TOWNSHIP 54 NORTH, RANGE 02 WEST, B.M.

BONNER COUNTY, IDAHO

PAGE 1 OF 2

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT DAUM CONSTRUCTION, LLC AN IDAHO LIMITED LIABILITY COMPANY DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TO BE KNOWN HENCEFORTH AS *"LAZZARINI ACRES"* BEING TRACT 4, EAGLE CREST ESTATES AS RECORDED PER INSTRUMENT NUMBER 468506, BONNER COUNTY RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 54 NORTH, RANGE 02 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 06, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 06 BEARS SOUTH 00°18'58" EAST, 2646.90 FEET; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, SOUTH 00°18'58" EAST, 1153.48 FEET TO THE NORTHWEST CORNER OF TRACT 4 AS MARKED BY A 5/8" REBAR & CAP "PLS 6107" AND BEING THE TRUE *POINT OF BEGINNING*;

THENCE LEAVING SAID SECTION LINE, NORTH 89°14'12" EAST, 1311.82 FEET ALONG THE NORTH BOUNDARY OF SAID TRACT TO THE NORTHEAST CORNER THEREOF AS MARKED BY A 5/8" REBAR & CAP "PLS 6107";

THENCE ALONG THE EASTERLY BOUNDARY THEREOF AS FOLLOWS:

SOUTH 11°07'45" WEST, 91.32 FEET;
SOUTH 08°02'11" WEST, 41.23 FEET;
SOUTH 18°23'29" EAST, 48.66 FEET;
SOUTH 29°55'58" EAST, 92.92 FEET;
SOUTH 42°07'26" EAST, 22.97 FEET;
SOUTH 09°31'52" WEST, 55.95 FEET;
SOUTH 02°55'37" WEST, 5.16 FEET TO THE SOUTHEASTERLY CORNER THEREOF AS MARKED BY A 5/8" REBAR & CAP "PLS 6107";

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT, SOUTH 64°13'09" WEST, 1499.85 FEET TO THE SOUTHWEST CORNER THEREOF AS MARKED BY A 5/8" REBAR & CAP "PLS 6107";

THENCE, NORTH 00°18'58" WEST, 969.37 FEET RETURNING TO THE POINT-OF-BEGINNING.

SAID DESCRIBED TRACT CONTAINING 20.002 ACRES OR 871293 SQUARE FEET, MORE OR LESS;

BE IT FURTHER KNOWN THAT;

- 1) THE OWNERS HEREBY GRANT A 30.0-FOOT WIDE INGRESS/EGRESS & UTILITY EASEMENT FOR THE BENEFIT OF LOT 2 FOR ITS INTENDED PURPOSE.
- 2) THE OWNER HEREBY RESERVES A 30.0-FOOT VEGETATIVE BUFFER AS DEPICTED ON PAGE 2 OF THIS PLAT.
- 3) THE WATER SUPPLY SHALL BE BY INDIVIDUAL WELLS.
- 4) SANITARY SEWER DISPOSAL SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELDS.

WILLIAM DAUM, MANAGER
DAUM CONSTRUCTION, LLC

DATE

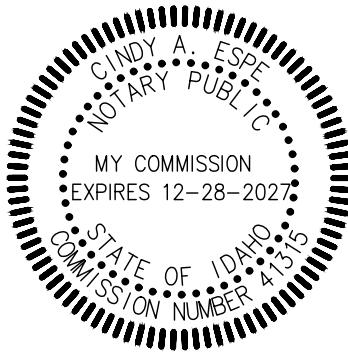
NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO
COUNTY OF KOOTENAI

} S.S.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025,
BY *WILLIAM DAUM*, AS MANAGER OF DAUM CONSTRUCTION, LLC.

NOTARY PUBLIC FOR THE STATE OF IDAHO



SANITARY RESTRICTION

SANITARY RESTRICTION 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 REQUIREMENTS ARE SATISFIED.

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF *"LAZZARINI ACRES"* AND CHECKED THE PLAT 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

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC .

THIS _____ DAY OF _____, 2025, AT _____ O'CLOCK ____ M.

AS INSTRUMENT _____.

BY: _____
BONNER COUNTY RECORDER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

COUNTY COMMISSIONER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF MARCH 2025. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



ADVANCED
TECHNOLOGY
SURVEYING &
ENGINEERING
INC.

9177 HESS STREET, HAYDEN IDAHO, 83835
* PH. (208)-772-2745 * FAX (208)-762-7731 *

SCALE: NTS

CHECKED BY MBM
DATE: 05-13-2025

DRAWN BY MBM
DATE: 05-13-2025

DWG: PLAT
PROJ: 25-024

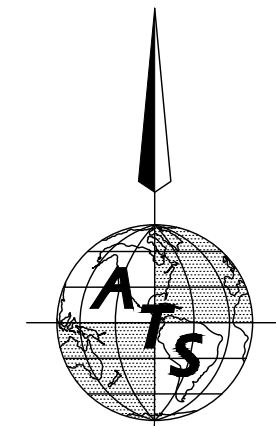
LAZZARINI ACRES

TRACT 4, EAGLE CREST ESTATES
SITUATE IN THE SOUTHWEST QUARTER OF
SECTION 06, TOWNSHIP 54 NORTH, RANGE 02 WEST, B.M.
BONNER COUNTY, IDAHO

PAGE 2 OF 2

INSTRUMENT NO. _____

1/4 CORNER
FOUND 3.5" USDA A.C.
MONUMENT "PLS 748"
CP#F DATED 1978



BASIS OF BEARING

NORTH 00°18'58" W

2647.91' (R1)
2647.50'

969.26' (R1)
969.37'

153.40'
152.65' (R1)

P.O.B.

PACIFIC GAS TRANSMISSION COMPANY
100' WIDE EASEMENT PER INST. #217072

GAS

GAS

GAS

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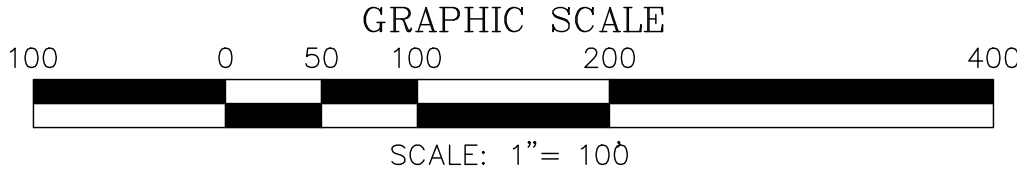
GAS

GAS

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SECTION CORNER
FOUND 3.25" USDA A.C. MONUMENT
"PLS 748"
PER CP#F DATED 1978



LEGEND

- SET 5/8" BY 30" REBAR & CAP MARKED "ATS PLS 8962"
- FOUND 5/8" REBAR & CAP MARKED "PLS 6107"
- FOUND 5/8" REBAR & CAP MARKED "PLS 7879"
- CENTER QUARTER CORNER
- COMPUTED POINT (NOTHING FOUND OR SET)
- PROPERTY BOUNDARY
- - - SECTION LINE
- - - - - EASEMENT LINE

LINE TABLE

LINE	LENGTH	DIRECTION
L1	91.32'	S 11°07'45" W
L2	41.23'	S 08°02'11" W
L3	48.66'	S 18°23'29" E
L4	92.92'	S 29°55'58" E
L5	22.97'	S 42°07'26" E
L6	55.95'	S 09°31'52" W
L7	5.16'	S 02°55'37" W
L8	123.90'	N 19°48'28" E

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	64.35'	55.00'	067°01'57"	N 53°19'26" E	60.74'

REFERENCES

- R1) SURVEY BY LANCE G. MILLER, PLS 6107. RECORDED JULY 1995
AS INSTRUMENT NUMBER 468506.
- R2) SURVEY BY LANCE G. MILLER, PLS 6107. RECORDED AUGUST 1992
AS INSTRUMENT NUMBER 410659.
- R3) SURVEY BY EARL E. SANDERS, PLS 3814. RECORDED SEPTEMBER 1987
AS INSTRUMENT NUMBER 340149.
- R4) JACK'S ACRES BY LANCE G. MILLER, PLS 6107. RECORDED MAY 1999
AS INSTRUMENT NUMBER 544641.
- R5) QUITCLAIM DEED INSTRUMENT NUMBER _____.
- ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND
OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST QUARTER
OF SAID SECTION AND MATCHES R1, HEREIN.

SURVEYOR'S NARRATIVE/NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED
BY BONNER TITLE, LLC DATED MARCH 12, 2025. ORDER NO. _____. THIS SURVEY
DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND/OR ENCUMBRANCES
RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES SHOW
INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO ATS, INC.
2. ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PERPETUAL EASEMENT DEPICTED
ON THIS PAGE ARE DETAILED IN THE OWNERS CERTIFICATE, PAGE ONE OF THIS PLAT.
3. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS
OBSERVATIONS USING A TRIMBLE 56-2 SECOND ROBOTIC TOTAL STATION AND TRIMBLE
R10-2 GNSS BASE UNIT AND A TRIMBLE R121 RTK ROVER UNIT, ACCORDING TO IDAHO CODE
FOR LAND BOUNDARY SURVEYS. ANY TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE
PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS
SECTION.
4. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO
BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
6. PLATTED PROPERTY IS SUBJECT TO EAGLE CREST ESTATES DECLARATION OF PROTECTIVE
COVENANTS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 411975 AND THE
AMENDMENT THERETO RECORDED AS INSTRUMENT NUMBER 477543.
7. 60 FOOT WIDE INGRESS/EGRESS & UTILITY EASEMENT REFERENCED ON R1 & R2 HEREIN DO
NOT REFERENCE AN ACTUAL DOCUMENT CREATING THE EASEMENT.



ADVANCED
TECHNOLOGY
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