



# BONNER COUNTY PLANNING DEPARTMENT

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## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #

MLD0066-21

RECEIVED:

Received by  
Bonner County Planning Department  
May 07, 2021

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: PARADISE COVE

### APPLICANT INFORMATION:

Landowner's name: LANA KAY HANSON

Mailing address: 105 PINE ST #103

City: SANDPOINT

State: ID

Zip code: 83864

Telephone: 208-290-5501

Fax:

E-mail: LANAKAY@LANAKAYREALTY.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: 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 #: 11

Township: 56N

Range: 2W

Parcel acreage: 10.191

Parcel # (s):

Legal description:

Current zoning: SUBURBAN

Current use: URBAN

What zoning districts border the project site?

North:SUBURBAN	East:SUBURBAN
South:SUBURBAN	West:R-5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:2.5 AC RESIDENTIAL	
South:28 AC FARM LAND	
East:1-5 AC RESIDENTIAL	
West:35 AC RESIDENTIAL/FARM	
Within Area of City Impact: Yes:      No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <span style="background-color: yellow;">TRAVEL 2.9 MILES SOUTH ON HWY 95, TURN EAST ON WOOLSEY RD AND TRAVEL 0.4 MILES TO THE PROPERTY</span>	

### ADDITIONAL PROJECT DESCRIPTION:

#### Existing plat recording information:

#### This application is for :

Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:2.54	1:2.5
Lot #2	Proposed acreage:2.53	1:2.5
Lot #3	Proposed acreage:2.53	1:2.5
Lot #4	Proposed acreage:2.57	1:2.5
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: \_\_\_\_\_

\_\_\_\_\_

### 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:  
FLAT FORESTED LAND, 1% SLOPE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Water courses (lakes, streams, rivers & other bodies of water): \_\_\_\_\_

NONE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Springs & wells: NONE

\_\_\_\_\_

\_\_\_\_\_



Existing structures (size & use): NONE

Land cover (timber, pastures, etc):

TIMBER COVERED

Are wetlands present on site? ☒ Yes ☐ No

Source of information: NWI

Flood Hazard Zones located on site: ☒ X ☐ D ☐ A ☐ AE

DFIRM MAP: 16017C0950E

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:

☒ 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: PAVED TO GRAVEL SURFACES, WOOLSEY RD, FRY CREEK RD AND PRIVATE EASEMENT

Is public road dedication proposed as part of this minor land division?

☐ Yes ☒ No

List existing access and utility easements on the subject property.  
**SEE MAPPING**

**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: 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_Which power company will serve the project site? AVISTA

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: 5-6-2024

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