



BONNER COUNTY PLANNING DEPARTMENT

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MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

MLD0137-21

RECEIVED:

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By Amy Scott at 2:15 pm, Aug 02, 2021

PROJECT DESCRIPTION:

Name of Minor Land Division plat: South Ledges View

APPLICANT INFORMATION:

Landowner's name: RICHARD T CURTIS JR, managing member for MORTON SLOUGH ESTATES L.L.C.

Mailing address: 403 S FLORENCE AVE

City: SANDPOINT

State: ID

Zip code: 83864

Telephone: 208-290-2895

Fax:

E-mail: richardcurtisjr@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: TRAVIS HALLER

Company name: GLAHE & ASSOCIATES

Mailing address: 303 CHURCH ST

City: SANDPOINT

State: ID

Zip code: 83864

Telephone: (208) 265-4474

Fax:

E-mail: THALLER@GLAHEINC.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 #: 15

Township: 57N

Range: 2W

Parcel acreage: 82.32

Parcel # (s): remainder of parent parcel, RP56NO3W155250A after MLD0091-21 is recorded

Legal description: 15-56N-3W SW LESS TAX 1,2,9, LESS PT BELONGING TO US LESS TAX 13,14 & LESS SWNWSW LYING W OF E R/W

Current zoning: R-10

Current use: 106-Productivity Forest Land

What zoning districts border the project site?

North: R-10	East: A/F-10 (zone change approved)
South: R-10	West: R-5
Comprehensive plan designation: Rural Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 1)11.9ac 131-Land/ag/timb w/resid imp 2)22ac 534-Resid impr on cat12 3)6.2 ac 534-Resid improv on cat 12	
South: (1)116 ac 131-Land ag/timb w/resid Imp (2)280 ac USA 681-Exempt (3)40 ac. 107 Bare Forest land (4)5ac 534-Resid improv Cat 12	
East: 1)20ac-106 Productivity forest land 2)143.8 ac 106-Productivity forest land 3)9.9 ac lot 106-Productivity forest land	
West: (1) 10ac 512-Land Resid rural tract vac (2) 6.8ac 106-Prod forest land 3)5ac 534-Resid imp on Cat 12 4)12ac 132-Land-ag/timb w/non-res imp	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: FROM US-95, TRVEL WEST ON DUFORT RD FOR 5.7MI. TURN RIGHT AND GO NORTH OF LAKESHORE DR FOR ALMOST 2 MI. TURN RIGHT ON LEDGES DR. THE PROPERTY IS ON THE RIGHT (SOUTH SIDE OF THE ROAD) WHEN YOU REACH THE GRAVEL PIT	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10.014	1:1.1
Lot #2	Proposed acreage: 10.009	1:1
Lot #3	Proposed acreage: 10.009	1:1.5
Lot #4	Proposed acreage: 10.009	1:1.3
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
4 new lots are proposed on the remainder parcel of MLD0091-21. MLD0091-21 is almost complete and the remainder will be 40.041 acres.		
The new 4 lots meet the 10 acre minimum for the Rural 10 zoning, with Lots 2-4 being 10.009 acres and Lot 1 being 10.014 acres.		

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: Very steep with few benches. Maximum slope is estimated to be over 30%. Few outcroppings.
Water courses (lakes, streams, rivers & other bodies of water):
A Freshwater Forested/Shrub Wetland is said to be on the parcel by Wetlands Mapper and is categorized and PFO1C.
Springs & wells: <u>NONE</u>

Existing structures (size & use): _____

None

Land cover (timber, pastures, etc): _____

Primarily Open timber

Are wetlands present on site? ☒ Yes ☐ No

Source of information: USF&WS WETLAND MAPPER

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

DFIRM MAP: 16017C0925E

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: Ledges Drive will access an existing 60' wide gravel private ingress, egress and utility easement. Because of new county code, this easement has been given a road name, Wildlife. Another existing 60' wide private gravel road for ingress, egress and utilities is going to access Lots 3 and 4. This easement has been given the name of Luna Ridge. Luna Ridge is accessed off Overview, a proposed 60' wide private ingress, egress, and utilities easement as shown on the plat of Southeast Ledges View and West Slough View. Overview is accessed off Playa Way (proposed) which is accessed from Ledges Dr.

☐ 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: _____

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

☐ Yes ☒ No

List existing access and utility easements on the subject property.

Inst. No. 189449, 694767, 734419, 734420, 734421, and 795685

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: _____Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Typical individual underground septic system.

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 well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

Typical individual underground water well.Which power company will serve the project site? Northern Lights, Inc.

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: _____

2/3/21

Landowner's signature: _____

Date: _____