



BONNER COUNTY PLANNING DEPARTMENT

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MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

MLD0138-21

RECEIVED:

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By Amy Scott at 3:53 pm, Aug 03, 2021

PROJECT DESCRIPTION:

Name of Minor Land Division plat: North 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: richardtcurtisjr@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: 3W

Parcel acreage: 41.526

Parcel # (s): RP56NO3W150005A - (new deed exists, that create a new parcel but this is the most current per assessor's office)

Legal description: 15-56N-3W E2 Less Pt Tax 26, All Tax 28, 29 & 30 & Less Plat (Replat of Ledges over Pend Oreille)

Current zoning: A/f-10 (rezone approved, ZC0002-21)

Current use: 106-Productivity Forest Land

What zoning districts border the project site?

North: A/f-20	East: A/f- 20
South: A-f-10 (rezone approved, ZC0002-21)	West: A/f-20
Comprehensive plan designation: Ag/Forest Land	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 1) pt 27ac L5 B2 Replat of Ledges over Pend Oreille 525-Common Area (2)L5 B2 Replat of Ledges over Pend Oreille 515-Land resid rural sub vac	
South: 2 new proposed 10-acre lots; Lots 1 and 2 of East Slough View subdivision, no structures on either one.	
East: 75.4 ac 106-Productivity forest land; appears to be bare	
West: Replat Common area (see above) & L4 B2 Replat -5.4 ac 515-Land resid rural subdv vac, L3 b2 Replat 5ac 537 Resid improv on cat 15, cont'd in Detailed Directions	
Within Area of City Impact: Yes: No: ☒ 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. Continue straight onto Playa Way (road name reservation application has been submitted) when Ledges Drive turns North. Continue on the new road, Playa Way, for approximately 1 mile. Playa Way runs into Overlook (road name is reserved).	
Turn left (North) onto Overlook and the proposed four lots are approximatley 1 mile down with Overlook ending at Lot 1.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10.234	1:1.8
Lot #2	Proposed acreage: 10.323	1:2.3
Lot #3	Proposed acreage: 10.170	1:1.2
Lot #4	Proposed acreage: 10.799	1.5:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
The parent parcel is a newly created 40+ acre parcel by deed, Inst. No. 986408. This parcel is proposed to be divided into 4 new lots.		
Each of the 4 lots designed to meet the 10 acre minimum; Lot 1=10.234, Lot 2=10.323, Lot 3=10.170, and Lot 4 being proposed as 10.799 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: Lots are steeply hilly. Each lot has been designed to include a bench of less steeping grade than the overall grades for building location. Maximum slopes are over 30%.
Water courses (lakes, streams, rivers & other bodies of water): NONE
Springs & wells: NONE

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, AN EXISTING PRIVATE GRAVEL ROAD, Inst. No. 865818; WITH PRIVATE MAINTENANCE COMES OFF OF LAKESHORE DR.

Playa Way is a proposed 60' wide private road, privately maintained, same as with Overlook. Both Playa Way and Overlook have road name application in with GIS for reservation. Road names will be changed if the names above are not approved.

☐ 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: _____