



BOUNDARY COUNTY SUBDIVISION, SHORT PLAT APPLICATION

FILE #: **25-0040**

P.O. Box 419, Bonners Ferry, Idaho 83805
Phone: (208) 267-7212

APPLICANT INFORMATION:

Landowner Name: Pinetop Meadows, LLC			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Phone: [REDACTED]	Email: [REDACTED]		

REPRESENTATIVE INFORMATION:

Representative's name: John Marquette			
Company name: J.R.S. Surveying, Inc			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Phone: [REDACTED]	Email: [REDACTED]		

PARCEL INFORMATION:

Parcel #: RP61N01E026001A	Parcel Acreage: 46.04	Parcel Zone: Rural Residential	
Subdivision name: Underhill Subdivision		<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment <input type="checkbox"/> Re-plat
Point of access: Approx 1095' north of 4 corners		Nearest public road: Paradise Valley Road	
Subdivision type: <input type="checkbox"/> Primitive <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Lot line adjustment/amendment			
Proposed # of lots: 9		Smallest lot size: 5.00 ac	Largest lot size: 5.66 ac
Utilities:	Water: <input checked="" type="checkbox"/> Well <input checked="" type="checkbox"/> Paradise Valley & CMWD Assn.	Electric: <input type="checkbox"/> BF <input checked="" type="checkbox"/> NLI	
	Sewer: <input type="checkbox"/> BF <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Community:	Fire district: Paradise Valley	
at entrance -	Roads: <input checked="" type="checkbox"/> Existing public <input type="checkbox"/> Proposed public <input checked="" type="checkbox"/> Private <input type="checkbox"/> State <input type="checkbox"/> Federal		
	Who will maintain roads? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private association <input checked="" type="checkbox"/> Lot owners for private road		
Special purpose districts (fire, water, irrigation, drainage, etc.): Paradise Valley Water, Cabinet Mountain Water, Paradise Valley FD, BCSD101			

TO BE COMPLETED BY COUNTY:

Zone District: Rural Residential	Overlay Zones: <input type="checkbox"/> Airport <input type="checkbox"/> Flood	<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> None	<input type="checkbox"/> Bonners Ferry ACI <input type="checkbox"/> Moyie Springs ACI	<div style="border: 1px solid blue; border-radius: 15px; padding: 5px; text-align: center;"> <p>Received</p> <p>REVISED</p> <p>1:51 pm, Feb 03, 2025</p> </div>
Floodplain: Zone X	Panel #: 1602070575B	Development Permit #: n/a		



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Phone: (208) 267-7212

APPLICANT INFORMATION:

Landowner Name: Pinetop Meadows, LLC		
Mailing Address: 1775 Paradise Valley Road		
City: Bonners Ferry	State: ID	Zip: 83805
Phone: (509)869-5408	Email: cjmartin51@yahoo.com	

REPRESENTATIVE INFORMATION:

Representative's name: John Marquette		
Company name: J.R.S. Surveying, Inc		
Mailing Address: PO Box 3099		
City: Bonners Ferry	State: ID	Zip: 83805
Phone: (208)267-7555	Email: jmarquette@jrssurveying.com and ck@jrssurveying.com	

PARCEL INFORMATION:

Parcel #: RP61N01E026001A	Parcel Acreage: 46.04	Parcel Zone: Rural Residential
Subdivision name: Underhill Subdivision	<input checked="" type="checkbox"/> New <input type="checkbox"/> Amendment <input type="checkbox"/> Re-plat	
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	Sewer: <input type="checkbox"/> BF <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Community:	Fire district: Paradise Valley
at entrance -	Roads: <input checked="" type="checkbox"/> Existing public <input type="checkbox"/> Proposed public <input checked="" type="checkbox"/> Private <input type="checkbox"/> State <input type="checkbox"/> Federal	
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Zone District:	Overlay Zones: <input type="checkbox"/> Airport <input type="checkbox"/> Flood <input type="checkbox"/> Wetland <input type="checkbox"/> None <input type="checkbox"/> Bonners Ferry ACI <input type="checkbox"/> Moyie Springs ACI	Received:
Floodplain:	Panel #:	Development Permit #:
		Receipt #: 33749

RECEIVED
JAN 22 2025
33749

PROJECT DESCRIPTION:

Describe purpose of application (structure types, services, etc.):

The purpose of this application is to create 9 lots for residential purposes.

REQUIRED:

APPLICATION CHECKLIST:			
COPY OF DEED: <input checked="" type="checkbox"/>	ACCESS, EASEMENT INFORMATION <input type="checkbox"/>	PROPOSED/APPROVED ROAD NAME <input checked="" type="checkbox"/>	
PRELIMINARY PLAT: One 11x17 <input checked="" type="checkbox"/> One electronic copy	ANY PROPOSED CC&RS <input checked="" type="checkbox"/>	APPLICABLE WILL-SERVE LETTERS <input type="checkbox"/>	
PROPOSED ROAD DESIGN <input checked="" type="checkbox"/>	UNIQUE SUBDIVISION NAME <input checked="" type="checkbox"/>	FEES <input checked="" type="checkbox"/>	
ADDITIONAL DOCUMENTS, CHARTS, MAPS, OR DRAWINGS NECESSARY TO CONVEY SCOPE & DESIGN STANDARDS			<input checked="" type="checkbox"/>

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 Boundary 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.

Pinetop Meadows, LLC

Landowner Signature: *Grant Koberst* *J.B.S.* Date: *1/22/2025*
Representative

Landowner Signature: _____ Date: _____

Landowner Signature: _____ Date: _____

Submit with application fee to:
 Boundary County Planning & Zoning
 P.O. Box 419
 Bonners Ferry, ID 83805

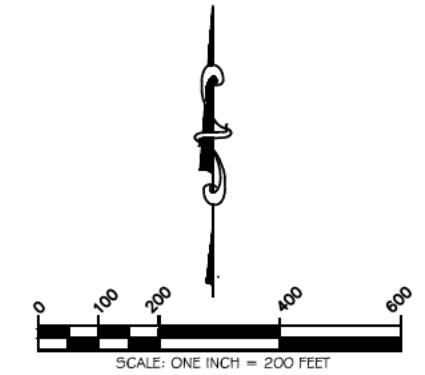
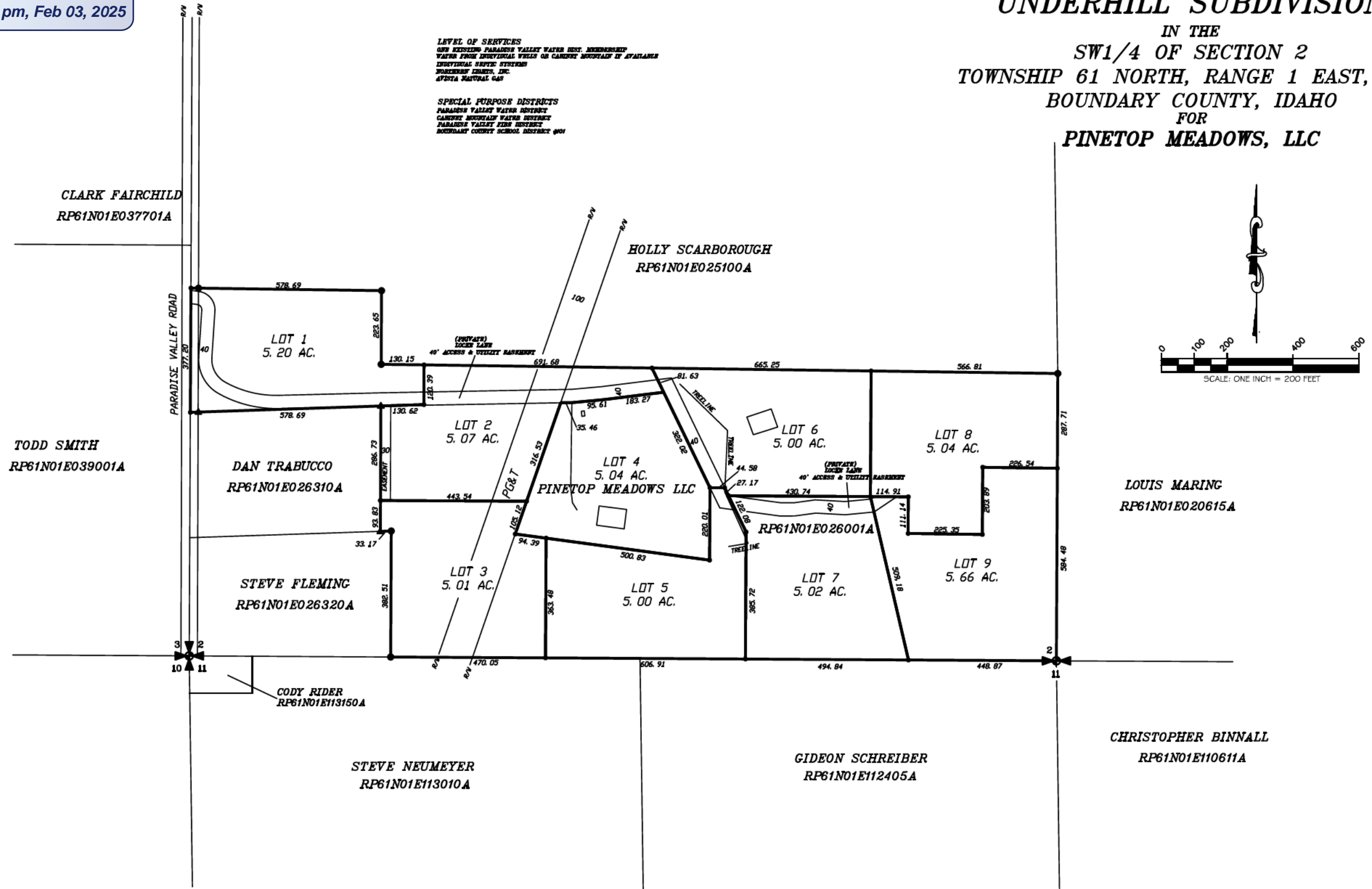
REVISED
1:51 pm, Feb 03, 2025

PRELIMINARY PLAT UNDERHILL SUBDIVISION

IN THE
SW1/4 OF SECTION 2
TOWNSHIP 61 NORTH, RANGE 1 EAST, B.M.
BOUNDARY COUNTY, IDAHO
FOR
PINETOP MEADOWS, LLC

LEVEL OF SERVICES
ONE EXISTING PARADISE VALLEY WATER DIST. MEMBERSHIP
WATER FROM INDIVIDUAL WELLS OR CANNERY MOUNDHEAD IF AVAILABLE
INDIVIDUAL SEWER SYSTEMS
WASTEWATER TREATMENT, INC.
ATYDIA NATURAL GAS

SPECIAL PURPOSE DISTRICTS
PARADISE VALLEY WATER DISTRICT
CANNERY MOUNDHEAD WATER DISTRICT
PARADISE VALLEY FIRE DISTRICT
BOUNDARY COUNTY SCHOOL DISTRICT #601



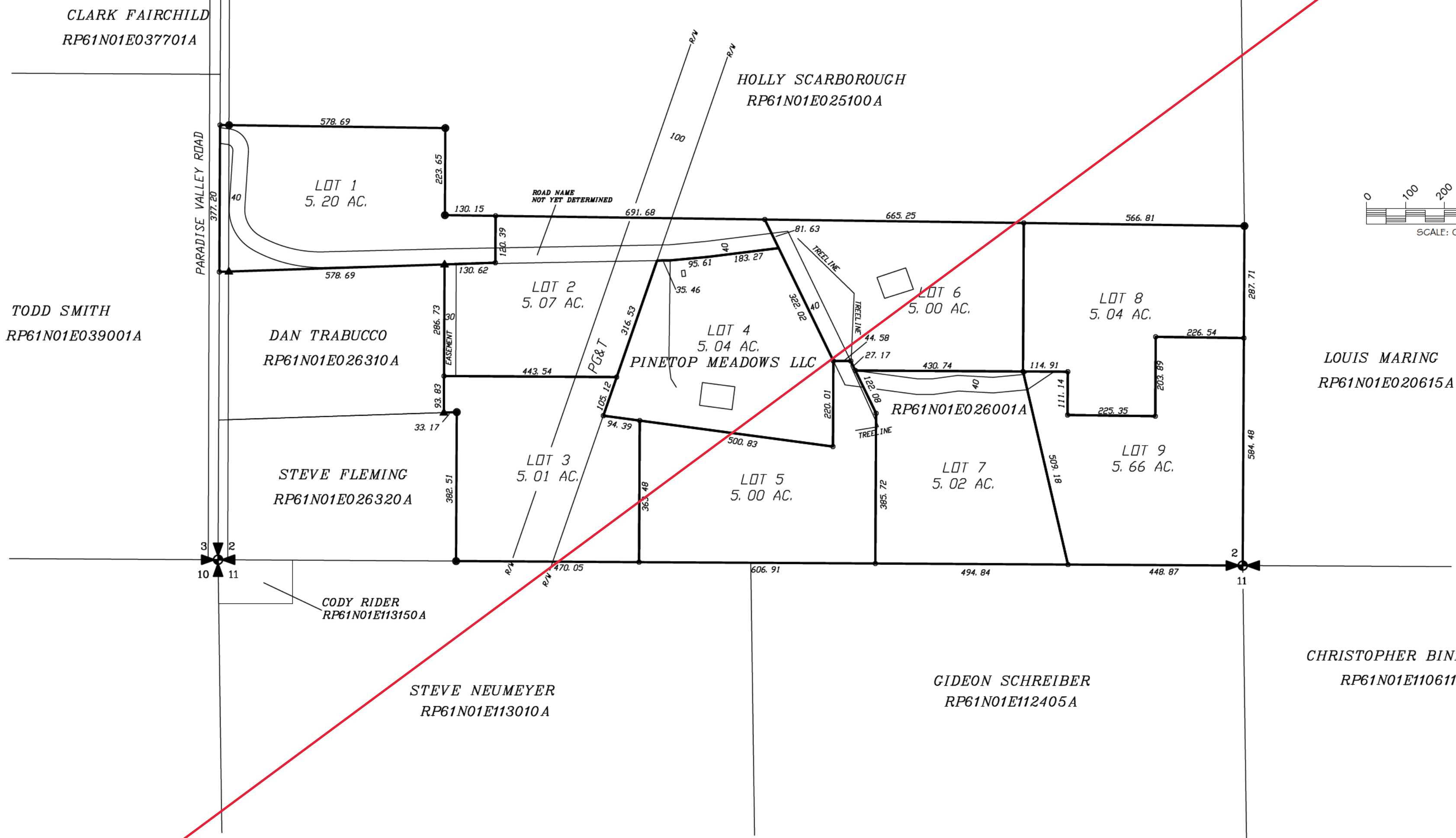
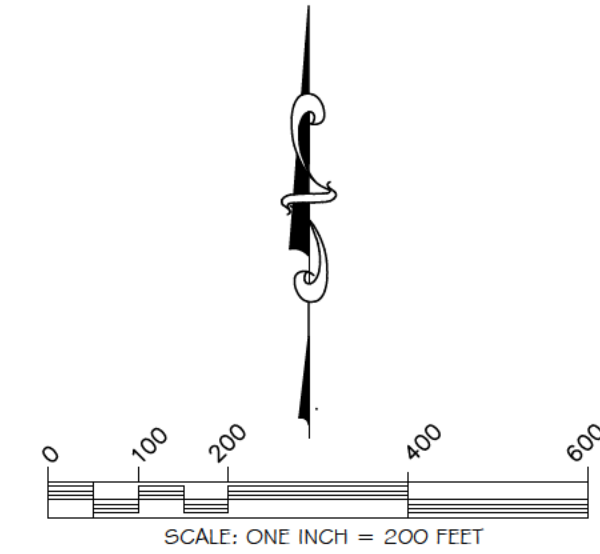
J. R. S. SURVEYING, INC.	
P. O. BOX 3099 - 6476 S. MAIN ST. BONNERS FERRY, IDAHO 83805 208-267-7555	
PRELIMINARY PLAT-UNDERHILL SUB.	
FOR PINETOP MEADOWS LLC	
DWN BY-JRM/CK	02-03-2025
SEC. 2, T61N, R1E, B.M.	SHEET 1 OF 1
BOUNDARY COUNTY, IDAHO	JOB #04-95

PRELIMINARY PLAT UNDERHILL SUBDIVISION

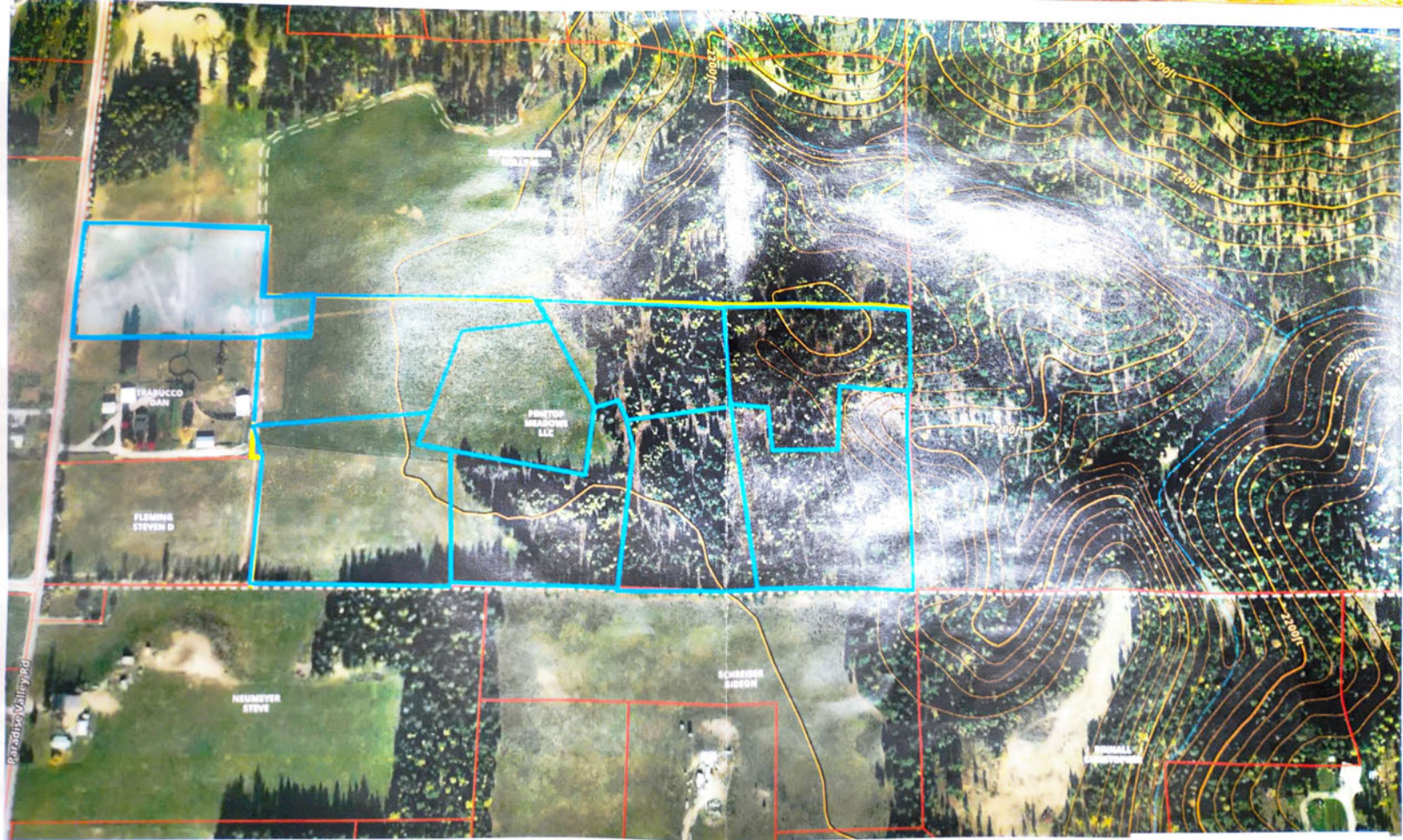
IN THE
SW1/4 OF SECTION 2
TOWNSHIP 61 NORTH, RANGE 1 EAST, B.M.
BOUNDARY COUNTY, IDAHO
FOR
PINETOP MEADOWS, LLC

LEVEL OF SERVICES
ONE EXISTING PARADISE VALLEY WATER DIST. MEMBERSHIP
WATER FROM INDIVIDUAL WELLS OR CABINET MOUNTAIN IF AVAILABLE
INDIVIDUAL SEPTIC SYSTEMS
NORTHERN LIGHTS, INC.
AVISTA NATURAL GAS

SPECIAL PURPOSE DISTRICTS
PARADISE VALLEY WATER DISTRICT
CABINET MOUNTAIN WATER DISTRICT
PARADISE VALLEY FIRE DISTRICT
BOUNDARY COUNTY SCHOOL DISTRICT #01



J. R. S. SURVEYING, INC.	
P. O. BOX 3099 - 6476 S. MAIN ST. BONNERS FERRY, IDAHO 83805 208-267-7555	
PRELIMINARY PLAT	
FOR: PINETOP MEADOWS LLC	
DWN BY: JDM/CK	12-19-2024
SEC. 2, T61N, R1E, B.M.	SHEET 1 OF 1
BOUNDARY COUNTY, IDAHO	JOB #24-95



Paradise Valley Rd

TRABUCCO
MAN

FLEMING
STEVEN D

PRINSTER
MEADOWS
LLC

NEUMAYER
STEVE

SCHRAMER
DUBOIN

WYATT



STATE OF IDAHO }
 County of Boundary }
 Filed by Alliance Title - Bonners Ferry Office
 on 12/02/2021 at 01:12 PM
 Glenda Poston
 County Recorder [Signature]
 By Deputy

289400
 (# 24-99)

Fees \$ 15.00
 E-Recording
 Recording Number: 289400

WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:586741

FOR VALUE RECEIVED

Rebecca J Henslee, an unmarried woman

the grantor(s), do(es) hereby grant, bargain, sell and convey unto Caleb Martin

Pinpoint Meadows, LLC, an Idaho Limited Liability Company

whose current address is

9015 E 44th Ave, Spokane Valley WA 99206

the grantee(s), the following described premises, in Boundary County, Idaho, TO WIT:

See attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

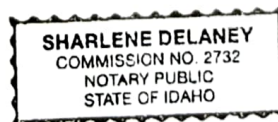
And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: November 30, 2021
[Signature]
 Rebecca J Henslee

State of Idaho } ss
 County of Boundary }

On this 30th day of November, 2021, before me, Sharlene Delaney, a Notary Public in and for said state, personally appeared Rebecca J Henslee, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
 Sharlene Delaney
 Notary Public for the State of Idaho
 Residing at: Bonners Ferry
 Commission Expires: 10/13/2027



289400

File No. 586741

Exhibit 'A'

A tract of land in the South-half of the Southwest Quarter (S1/2 SW1/4) of Section Two (2), Township Sixty-one (61) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; being a portion of that property described in Instrument Number 273984, records of Boundary County, Idaho and more particularly described as follows:

BEGINNING at a 5/8 inch rebar with plastic cap stamped PLS 3628 on the south line of said S 1/2 SW1/4 which is S 89°40'20" E, 611.42 feet from the Southwest corner of said Section 2; thence, continuing along said south line S 89°40'20" E, 2020.67 feet to the Southeast corner S 1/2 SW1/4 said Section 2, which is marked on the ground by a 2 1/2" Brass cap stamped PLS 3628; thence, leaving said south line, along the east line of SW 1/4 said Section 2, N 00°17'17" E, 872.19 feet to a 5/8 inch rebar with plastic cap PLS 3628; thence, leaving said east line, N 89°13'25" W, 2053.88 feet, to a 5/8 inch rebar with plastic cap stamped PLS 3628; thence, N 00°15'50" E, 223.65, to a 5/8 inch rebar with plastic cap stamped PLS 3628; thence N 89°13'12" W, 552.70 feet to a 5/8 inch rebar with plastic cap stamped PLS 3628 on the east right-of-way Paradise Valley Road; thence, continuing, N 89°13'12" W, 25.99 feet to the west line of the SW1/4 said Section 2; thence, along said west line, S 00°15'50" W, 377.20 feet; thence, leaving said west line N 88°06'03" E, 23.23 feet to a 5/8" rebar with plastic cap stamped PLS 7877 on the east right-of-way Paradise Valley Road; thence, continuing, N 88°06'03" E, 555.45 feet to a 5/8 inch rebar with plastic cap stamped PLS 7877; thence S 00°15'50" W, 380.56 feet to a 5/8 rebar with plastic cap stamped PLS 7877; thence N 88°06'03" E, 32.42 feet to a 5/8 Inch rebar with a plastic cap stamped PLS 3628; thence S 00°15'50" W, 382.51 feet to the TRUE POINT OF BEGINNING;

SUBJECT TO County Road right of way.

*should be
33.17*

Covenants, Conditions, and Restrictions (CC&Rs) and Road Maintenance Agreement for Underhill Subdivision

The following CC&Rs and Road Maintenance Agreement shall apply to and run with Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9 of the Underhill Subdivision, located in [legal description]. These CC&Rs and Road Maintenance Agreement may be amended by the written consent of the owners of at least two-thirds (2/3) of the lots in the subdivision.

1.1 Structures, Mobile and/or Manufactured Homes

- (a) No manufactured homes or mobile homes may be situated or stored on any property within the subdivision.
 - (b) Any single-family residence must contain at least 1,400 square feet of living space. Accessory dwelling units are allowed but must comply with Boundary County requirements.
 - (c) No structure shall have an unfinished exterior for more than 2 years from the commencement of construction. Painted or uncovered OSB or plywood sheathing shall be considered unfinished.
 - (d) Building setbacks shall be 15 feet from any property line or the Underhill Road/Utility easement.
 - (e) Conex boxes are prohibited.
-
-

1.2 Vehicles

- (a) No wrecking yards or junkyards are permitted within the subdivision.
 - (b) No abandoned or non-running vehicles may be stored outside of an enclosed building for more than six (6) months.
 - (c) No motocross tracks are allowed.
-
-

2.1 Animals

- (a) No vicious, fierce, or dangerous dogs are allowed.
 - (b) No dogs that continuously bark and create a noise nuisance for the neighborhood are permitted.
 - (c) Farm animals are allowed, provided they do not become a detriment or nuisance to the neighborhood.
 - (d) Animal pens, outbuildings, feeding/watering facilities, and other animal infrastructure must be built and designed in an aesthetically pleasing manner, and must meet the same exterior finish standards as the primary residence (e.g., metal siding, T1-11, lap siding, etc.).
-
-

3.1 Trash

- (a) Trash must be kept in bins or containers that conceal the trash from view.
 - (b) Trash piles are prohibited.
 - (c) The burning of trash is prohibited.
 - (d) Slash piles must be burned within one (1) year and shall not exceed 1,000 cubic feet in size.
-
-

4.1 Locke Lane

- (a) Each lot owner is required to pay \$100 per year for a vacant lot and \$300 per year once a structure is erected. These funds will be used for, but are not limited to, snow removal and road maintenance. Funds are due on or before March 1st of each year. The funds will be held in an account and, when sufficient, may be used for road improvements such as grading, added material, and dust mitigation.

- (b) Any landowner responsible for excessive wear or damage to the road, utility, or communications infrastructure shall be liable for the cost of repairs. The repairs must restore the damaged infrastructure to its original or better condition.
 - (c) No fences may be constructed within 15 feet of Locke Lane to ensure proper snow removal.
 - (d) No vehicle shall exceed a speed of 25 miles per hour on Locke Lane.
 - (e) No individual landowner shall grant an easement that serves property outside of the subdivision.
-
-

5.1 Enforcement of Covenants and Restrictions

The enforcement of these CC&Rs shall be the responsibility of the Homeowners Association (HOA) or another designated enforcement authority. Any violation of these CC&Rs may result in written notice to the property owner, specifying the nature of the violation and the corrective action required. The property owner shall have 14 days from the date of the notice to correct the violation. Failure to remedy the violation within the specified time frame may result in additional actions, including but not limited to fines, legal action, or the hiring of contractors to remedy the violation at the property owner's expense. If a violation poses a safety hazard or significant detriment to the community, the HOA reserves the right to take immediate action, without prior notice, to address the issue. The HOA may seek all available legal or equitable remedies for enforcement of these CC&Rs.

6.1 Term of Covenants, Conditions, and Restrictions

These CC&Rs shall be effective upon recording with the appropriate county office and shall remain in full force and effect for a period of 30 years. After this period, these CC&Rs may be extended, modified, or terminated by the written consent of the owners of at least two-thirds (2/3) of the lots within the subdivision. Any amendments, extensions, or terminations of these CC&Rs shall be recorded in the official records of the county. If no action is taken to amend, extend, or terminate the CC&Rs within the specified term, the CC&Rs shall automatically renew for successive 10-year terms unless a majority of lot owners agree in writing to revoke them.

MARTIN #124-95

submitted 1/15/25



BOUNDARY COUNTY, IDAHO



New Private Road Name Request Form

The Boundary County Uniform Address and street naming Ordinance states under Section 10-7: "If a road accesses three or more properties, it shall be assigned a road name and the parcels shall be addressed in accordance with this Ordinance."

To have a private road serving three or more properties included for mapping and naming, please complete this form and submit to Boundary County GIS. Information gathered will be used solely by Boundary County for the purpose of developing the countywide road naming and addressing system and will not be used for any other purpose or given to any third party. By submitting this form, you agree to allow access to private property by employees of Boundary County for the sole purpose of plotting GPS coordinates to allow accurate mapping of the access road.

PLEASE PRINT

(FOR A ROAD NAME CHANGE REQUEST, ENTER THE EXISTING NAME) _____

ROAD NAME REQUESTED - Note: The Ordinance requirements and current road name list may be reviewed at: <http://www.boundarycountyid.org/site-page/requesting-new-address>

- (1st choice) Locke Lane
- (2nd choice) Crockett Lane
- (3rd choice) Boone Lane

Please attach road location map. ROAD LOCATION & ADDITIONAL COMMENTS:

A Preliminary Plat for Caleb Martin's (Pinetop Meadows, LLC) proposed Subdivision is attached with the new road to be named, highlighted. Address: 1775 Paradise Valley Rd., Bonners Ferry, ID 83805.

NAME of Requestor / Primary Contact: John Marquette/James R. Staples - JRS Surveying

MAILING ADDRESS: PO Box 3099

CITY, ST ZIP: Bonners Ferry, ID 83805

PHONE NUMBER: (208) 267-7555 **DATE:** 01/15/2025

PARCELS ACCESSED BY PRIVATE ROAD:

Requesters are encouraged to collaborate with all property owners whose parcels are accessed by the private road. If all property owners' signatures are not provided with this application, approval may be delayed while the County attempts to contact them for comment. (The beginning of the road and each access point will also need to be marked before individual addresses can be assigned.)

Parcel #	Owner(s)	Signature (or confirm @ 208-267-3838)
RP 61N01E026001A	Caleb Martin - Pinetop Meadows, LLC	<i>Coral Koberstein, JRS Surveying Rep.</i>
RP		
RP		
RP		
RP		
RP		

DO NOT ENTER BELOW THIS LINE: FOR OFFICIAL USE ONLY

NEW ROAD NAME ONLY

Date application received: _____
Application received by: _____

Road name committee recommendation: _____
Reason: _____
Road designation: _____
Reason: _____
Final approved name with designation: _____

	Signature	Date
Chairman:	_____	_____
Commissioner:	_____	_____
Commissioner:	_____	_____

FOR ROAD NAME CHANGE ONLY

If applicable: \$125 fee (for change request only)
Amount received: _____

Public hearing date: _____
Road name committee approval of: _____

	Signature	Date
Public hearing (Name change request)	_____	_____

BOARD OF COMMISSIONERS OFFICAL APPROVAL

	Signature	Date
Chairman:	_____	_____
Commissioner:	_____	_____
Commissioner:	_____	_____

ADDRESSING DEPARTMENT

	Signature	Date
GPS centerline and access points:	_____	_____
GIS:	_____	_____