



SANDPOINT STRUCTURES

DEMPSEY & ASSOCIATES

34101 Hwy 200 Sandpoint, Idaho 83864

dempseyandassociates@live.com

(208)263-2473

"Successfully serving North Idaho since 1987"

06/06/2017

Re: Sandpoint Airpark

Dear Ladies and Gentlemen,

Thank you all in advance for your help on a successful subdivision. The preliminary plat presented is our best overall layout that we've come up with to date.

The lots fronting Woodland are expected to be used for commercial business. They will have access from Woodland Drive. The rest of the taxi ways will be private and maintained by the HOA and/or others.

The FAA is requiring and participating in a wildlife fence that will be set about 40' back from Woodland and go south on the western property line. Both automatic gates will have the necessary key code and Knox boxes that will be available for emergency access.

This subdivision is intended primarily for hangar and airport access. The frontage street (Woodland) will provide a great means for ingress and egress.

Please feel free to contact me with any questions, I look forward to your approval.

Warm regards,

Scott Dempsey (208)290-6703

Dempsey & Associates Sandpoint Structures



SUBDIVISION APPLICATION

File #: S17-02
Pd Receipt # 360

Please read and complete the application carefully. Failure to provide all required information could result in a delay in processing your application.

Applicant Information:

Applicant's Name: PAT FEENSTRA
Address: 18521 E QUEEN CREEK RD. STE 105-480 QUEEN CRK A2
Phone: (MC) 1-480-226-4070 (W) 1-480-988-3449 85142
E-mail: _____

Holder of Legal Title: FEENSTRA INVESTMENTS LLC
Address: SAME AS ABOVE
Phone: (H) " " " " (W) " " " "
E-mail: _____

Representative Information:

Business Name: SCOTT DEMPSEY
Surveyor: LANCE MILLER
Address: 34101 HWY 200 SNDPT ID 83864
Phone: (H) 263-2473 (W) 290-6703
E-mail: DEMPSEY AND ASSOCIATES @ LIVE. COM

Project Information:

Proposed Development Name: SANDPOINT AIRPARK NORTH
Legal Description of Site: Lot(s) 19-31 Block # _____ Addition _____
(or) Section 10 Township 57 Range 2 WEST
Total Size of Parcel: 22.94 (NOT INCLUDING TAXIWAY)
Number of Lots/Units: 22 Existing: 1 Proposed: _____
Smallest Lot Size: 12,500 SQ FT Largest Lot Size: 76,247 SQ FT.

Current Zoning:

- | Residential | Commercial | Industrial |
|---|--|--|
| <input type="checkbox"/> Rural Residential RR2 | <input type="checkbox"/> Mixed-use Residential (MUR) | <input checked="" type="checkbox"/> Industrial General (IG) |
| <input type="checkbox"/> Rural Residential RR1 | <input type="checkbox"/> Commercial A (CA) | <input type="checkbox"/> Industrial Business Park (IBP) |
| <input type="checkbox"/> Residential Single-Family (RS) | <input type="checkbox"/> Commercial B (CB) | <input type="checkbox"/> Industrial General w / IBP uses allowed |
| <input type="checkbox"/> Residential Multi-Family (RM) | <input type="checkbox"/> Commercial C (CC) | <input type="checkbox"/> Industrial Technology Park (ITP) |

Current Comprehensive Plan Designation:

- | | | |
|---|--|--|
| <input type="checkbox"/> Very Rural | <input type="checkbox"/> Context Area 2 | <input type="checkbox"/> Context Area 4 |
| <input type="checkbox"/> Context Area 1 | <input type="checkbox"/> Context Area 3 | <input type="checkbox"/> Context Area 5 |
| <input type="checkbox"/> Context Area 1.5 | <input type="checkbox"/> Context Area 3B | <input checked="" type="checkbox"/> Industrial |

What land uses border the site? Describe lot sizes, structures and uses:

North: VACANT - 27 ACRE PARCEL
South: DEVELOPED AIRPARK 1/2-1 AC LOTS, SOME WITH HANGARS
East: SANDPOINT AIRPORT
West: VACANT 32 AC PARCEL

What Zones border the project site?

North: IG, MUE South: IG East: IG West: IG

Utility Information:

Power will be provided by:

- | | |
|---|---|
| <input type="checkbox"/> Avista Utilities | <input checked="" type="checkbox"/> Northern Lights Inc |
|---|---|

Water will be supplied by:

- | |
|---|
| <input checked="" type="checkbox"/> Existing public or community system |
| <input type="checkbox"/> Individual well |
| <input type="checkbox"/> Proposed public or community system |

Sewage disposal will be provided by:

- | |
|---|
| <input checked="" type="checkbox"/> Existing community system |
| <input type="checkbox"/> Individual system |
| <input type="checkbox"/> Proposed community system |

Site Information - provide detailed descriptions on the following:

1. Topography (lay of land), including estimated maximum slope, rock outcroppings, benches, etc.: FLAT, 1% SLOPE

2. Water courses (springs, streams, rivers, etc.): PERIMETER DITCH'S, INTO EXISTING STORM WATER & DRAINAGE EASMENTS

3. Existing structures (size & use): NONE

4. Land cover (timber, pasture, etc.): TIMBER, PASTURE

5. Other pertinent information: _____

Note: The Planning and Zoning Director may request additional information in specific circumstances in order to assist the Planning and Zoning Commission in reviewing this request.

The date of the Planning and Zoning Commission hearing will be established by the Planning and Zoning Department upon the acceptance of a **complete** application. An application will be considered complete when all of the requested information has been submitted.

I am the owner or owner's representative of the property described in this application. I further attest that all information submitted with this application is true and accurate to the best of my knowledge.



Signature of Applicant

5-16-17

Date