

Idaho Department of Lands
Pend Oreille Lake Supervisory Area
2550 Highway 2 West
Sandpoint, ID 83864-7305
Phone (208) 263-5104
Fax (208) 263-0724



Dustin T. Miller, Director
Working Lands, Trusted Stewards

State Board of Land Commissioners
Brad Little, Governor
Phil McGrane, Secretary of State
Raúl R. Labrador, Attorney General
Brandon D Woolf, State Controller
Debbie Critchfield, Sup't Public Instruction

April 1, 2025

Eric Skinner
1914 NE 89th Circle
Vancouver, WA 98665

Kokanee Island LLC
613 Grecian Way
Houston, TX 77024

Robert Whale
8055 Chinook Way
Blaine, WA 98230

Re: Notification of Application for Encroachment L96S1673E, Juniper Financial Services, LLC

To Whom it May Concern:

This letter is to inform you as a courtesy that your adjacent neighbor **Juniper Financial Services, LLC** has applied for a permit with Idaho Department of Lands (IDL) to permit a rebuilt boat garage on Lake Pend Oreille. The enclosed application shows the location, dimensions, and distances to your mutual littoral right line. **A Public Hearing will be held, additional information will be provided in the Bonner County Daily Bee prior to the hearing.** Because you are immediately adjacent to the proposed project, you are asked to provide your consent or objection by filling out and returning the enclosed forms to IDL withing the timelines stated in this letter. **Please review the application and all materials carefully.**

After reviewing the application, if you **do not** have an objection to the proposed project, please check the box(es) indicating your consent, initial, and return.

If you **object** to the proposed boat garage application please complete and return the attached form(s) to IDL. State law IDAPA 20.03.04.030.04 requires you submit your written objection(s) (specifically asking for a public hearing) **within thirty (30) days of the first date of publication** (the first date it appears in the local newspaper advertising the application). Please ensure the Department receives this information by **May 2, 2025**. Objections should be based on the standards for commercial, community, or nonnavigational encroachments, which can be found here: <https://adminrules.idaho.gov/rules/current/20/200304.pdf>. Failure to provide contact information may result in dismissal of the objection due to strict timelines for hearings.

No response will be considered consent. If you have any questions, please reach out to me directly.

Best,

Tyler Warner
Lands Resource Specialist - Navigable Waters
TWarner@idl.idaho.gov

Enclosures

**STATE OF IDAHO
DEPARTMENT OF LANDS
ATTACHMENT FOR ENCROACHMENT**

BOAT GARAGE REQUIREMENTS

General requirements are as follows (IDAPA 20.03.04.015.05):

1. Boat garages are considered nonnavigational encroachments.
2. Applications for permits to construct new boat garages, expand the total square footage of the existing footprint, or raise the height will not be accepted unless the application is to support local emergency services.
3. Existing permitted boat garages may be maintained or replaced with the current square footage of their existing footprint and height.
4. Relocation of an existing boat garage will require a permit.
5. Presumed Adverse Effect. It will be presumed, subject to rebuttal, that single-family and two-family navigational encroachments will have an adverse effect upon adjacent littoral rights if located closer than ten (10) feet from adjacent littoral right lines, and that commercial navigational encroachments, community docks or nonnavigational encroachments will have a like adverse effect upon adjacent littoral rights if located closer than twenty-five (25) feet to adjacent littoral right lines. Written consent of the adjacent littoral owner or owners will automatically rebut the presumption. All boat lifts and other structures attached to the encroachments are subject to the above presumptions of adverse effects.

Please check one and initial:

☐

I have reviewed the application, including the scope and location of the proposed encroachment as depicted. **I consent** to the application and do not wish to participate in a public hearing. _____ (initial)

☐

I have reviewed the application, including the scope and location of the proposed encroachment as depicted. **I object to the application.** I have attached a summary of my objection to this form on a separate page. I UNDERSTAND THAT I AM REQUIRED TO SUBMIT MY CONTACT INFORMATION (NAME, PHONE NUMBER, EMAIL ADDRESS). _____ (initial)

***IF YOU HAVE ANY QUESTIONS PLEASE CONTACT TYLER WARNER, RESOURCE SPECIALIST., AT TWARNER@IDL.IDAHO.GOV OR 208-263-5104 AS SOON AS POSSIBLE.**

Date

Name

Address

City

State

Zip

Phone Number

Email Address

MAR 19 2025

Authorities: The Department of Army Corps of Engineers (Corps), Idaho Department of Water Resources (IDWR), and Idaho Department of Lands (IDL) established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and State of Idaho. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. State permits are required under the State of Idaho, Stream Protection Act (Title 42, Chapter 38, Idaho Code and Lake Protection Act (Section 58, Chapter 13 et seq., Idaho Code). In addition the information will be used to determine compliance with Section 401 of the Clean Water Act by the appropriate State, Tribal or Federal entity.

Joint Application: Information provided on this application will be used in evaluating the proposed activities. Disclosure of requested information is voluntary. Failure to supply the requested information may delay processing and issuance of the appropriate permit or authorization. **Applicant will need to send a completed application, along with one (1) set of legible, black and white (8½"x11"), reproducible drawings that illustrate the location and character of the proposed project / activities to both the Corps and the State of Idaho.**

See Instruction Guide for assistance with Application. Accurate submission of requested information can prevent delays in reviewing and permitting your application. Drawings including vicinity maps, plan-view and section-view drawings must be submitted on 8-1/2 x 11 papers.

Do not start work until you have received all required permits from both the Corps and the State of Idaho

FOR AGENCY USE ONLY									
USACE NWW-		Date Received:		<input type="checkbox"/> Incomplete Application Returned		Date Returned:			
Idaho Department of Water Resources No.		Date Received:		<input type="checkbox"/> Fee Received DATE:		Receipt No.:			
Idaho Department of Lands No. L965 1673E		Date Received: 3/28/25		<input type="checkbox"/> Fee Received DATE: 2/21/2025		Receipt No.: 1075.00 ck #19639			
INCOMPLETE APPLICANTS MAY NOT BE PROCESSED									
1. CONTACT INFORMATION - APPLICANT Required:					2. CONTACT INFORMATION - AGENT:				
Name: Juniper Financial Services, LLC					Name: Bob Presta				
Company:					Company: CE Kramer Crane and Contracting				
Mailing Address: PO Box 9039					Mailing Address: 495670 Hwy 95				
City: Salem		State: OR	Zip Code: 97305		City: Naples		State: ID	Zip Code: 83847	
Phone Number (include area code): 503 302 7623		E-mail: Chris.Simons@maytrucking.com			Phone Number (include area code): 208 264 3021		E-mail: bob.cekramer@gmail.com		
3. PROJECT NAME or TITLE: Boat Garage and Single Family dock					4. PROJECT STREET ADDRESS: 90 Kullyspell Drive				
5. PROJECT COUNTY: Bonner		6. PROJECT CITY: Hope			7. PROJECT ZIP CODE: 83836		8. NEAREST WATERWAY/WATERBODY: Lake Pend Oreille		
9. TAX PARCEL ID#: RP021700010010A		10. LATITUDE: 48 20335		11a. 1/4:		11b. 1/4:		11c. SECTION: 14	
		LONGITUDE: -116 2934				11d. TOWNSHIP: 56N		11e. RANGE: 1E	
12a. ESTIMATED START DATE: Winter/ Spring 2025		12b. ESTIMATED END DATE: Summer 2025			13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES Tribe:				
13b. IS PROJECT LOCATED IN LISTED ESA AREA? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					13c. IS PROJECT LOCATED ON/NEAR HISTORICAL SITE? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
14. DIRECTIONS TO PROJECT SITE: Include vicinity map with legible crossroads, street numbers, names, landmarks. From Sandpoint: East on ID 200, south onto Hope Peninsula Rd for 2.1 miles, right onto W David Thompson Rd for 900 ft, left on Kullyspell Dr. for 600 ft, property is on the right - 90 Kullyspell Dr.									
15. PURPOSE and NEED: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Other Describe the reason or purpose of your project; include a brief description of the overall project. Continue to Block 16 to detail each work activity and overall project. Existing boat garage is in a state of disrepair. A new boat garage will be built to provide secure boat moorage for watercraft - to provide access to the property from Lake Pend Oreille.									

16. DETAILED DESCRIPTION OF EACH ACTIVITY WITHIN OVERALL PROJECT. Specifically indicate portions that take place within waters of the United States, including wetlands: Include dimensions; equipment, construction, methods; erosion, sediment and turbidity controls; hydrological changes: general stream/surface water flows, estimated winter/summer flows; borrow sources, disposal locations etc.:

Existing Boat Garage as permitted (L96S1673C) 30' x 35' - 1,050 SF will be dismantled and removed from site/ waters of Lake Pend Oreille and disposed of at an appropriate waste site. The replacement boat garage will be 22' wide x 47' long - 1,034 SF. The exterior walls will be built flush with the perimeter of the dock. The dock structure will be supported with a combination of 10" and 3" steel piles. The building portion will be a steel sided structure with a roof peak height of 10'4" above the deck level (11' 10") above AHWM. See attached drawings for details.

Removal of existing boat garage and piling installation will need to be started and completed during the low water winter period. Access to the exposed lakebed is required. The lake bed at this project site is a combination of exposed and unexposed bedrock. Piling will require a combination of predrilling at exposed bedrock areas and standard pile driving in sediment laden areas. All work will be completed on dry lakebed and/ or floating barge. No work will be completed from submerged lakebed. No equipment will be stage on submerged lakebed.

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17. DESCRIBE ALTERNATIVES CONSIDERED to AVOID or MEASURES TAKEN to MINIMIZE and/ or COMPENSATE for IMPACTS to WATERS of the UNITED STATES, INCLUDING WETLANDS: See Instruction Guide for specific details.

No alternatives are considered.

Measures that will be taken to minimize impacts to the waters of the US include:

All work to be completed on dry lakebed or from floating barge.

No work will be conducted from submerged lakebed.

No equipment or materials will be staged on submerged lakebed.

If applicable straw wattles, silt fence or other erosion control measures will be utilized to prevent sediment migration into the lake from the construction site.

All equipment will be stocked with spill clean up kits.

18. PROPOSED MITIGATION STATEMENT or PLAN: If you believe a mitigation plan is not needed, provide a statement and your reasoning why a mitigation plan is NOT required. Or, attach a copy of your proposed mitigation plan.

Not Required. Wetlands are not impacted.

19. TYPE and QUANTITY of MATERIAL(S) to be discharged below the ordinary high water mark and/or wetlands:

Dirt or Topsoil: _____ cubic yards

Dredged Material: _____ cubic yards

Clean Sand: _____ cubic yards

Clay: _____ cubic yards

Gravel, Rock, or Stone: _____ cubic yards

Concrete: _____ cubic yards

Other (describe): _____ : _____ cubic yards

Other (describe): _____ : _____ cubic yards

TOTAL: N/A cubic yards

20. TYPE and QUANTITY of impacts to waters of the United States, including wetlands:

Filling: _____ acres _____ sq ft. _____ cubic yards

Backfill & Bedding: _____ acres _____ sq ft. _____ cubic yards

Land Clearing: _____ acres _____ sq ft. _____ cubic yards

Dredging: _____ acres _____ sq ft. _____ cubic yards

Flooding: _____ acres _____ sq ft. _____ cubic yards

Excavation: _____ acres _____ sq ft. _____ cubic yards

Draining: _____ acres _____ sq ft. _____ cubic yards

Other: _____ : _____ acres _____ sq ft. _____ cubic yards

TOTALS: N/A acres _____ sq ft. _____ cubic yards

21. HAVE ANY WORK ACTIVITIES STARTED ON THIS PROJECT? ☒ NO ☐ YES If yes, describe ALL work that has occurred including dates.

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22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS:

L96S1673C

23. ☒ YES, Alteration(s) are located on Public Trust Lands, Administered by Idaho Department of Lands

24. SIZE AND FLOW CAPACITY OF BRIDGE/CULVERT and DRAINAGE AREA SERVED: n/a Square Miles

25. IS PROJECT LOCATED IN A MAPPED FLOODWAY? ☐ NO ☒ YES If yes, contact the floodplain administrator in the local government jurisdiction in which the project is located. A Floodplain Development permit and a No-rise Certification may be required.

26a WATER QUALITY CERTIFICATION: Pursuant to the Clean Water Act, anyone who wishes to discharge dredge or fill material into the waters of the United States, either on private or public property, must obtain a Section 401 Water Quality Certification (WQC) from the appropriate water quality certifying government entity.
See Instruction Guide for further clarification and all contact information.

The following information is requested by IDEQ and/or EPA concerning the proposed impacts to water quality and anti-degradation:

- ☒ NO ☐ YES Is applicant willing to assume that the affected waterbody is high quality?
☒ NO ☐ YES Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not?
☒ NO ☐ YES Is the applicant willing to collect the data needed to determine whether the affected waterbody is high quality or not?

26b. BEST MANAGEMENT PRACTICES (BMP's): List the Best Management Practices and describe these practices that you will use to minimize impacts on water quality and anti-degradation of water quality. All feasible alternatives should be considered - treatment or otherwise. Select an alternative which will minimize degrading water quality

All work to be completed on dry lakebed or from floating barge.
No equipment or materials will be staged on submerged lakebed.
No work will be conducted from submerged lakebed.
If applicable, erosion control items will be utilized to prevent sediment migration into the lake from the construction site.
All equipment will be stocked with spill clean up kits.

Through the 401 Certification process, water quality certification will stipulate minimum management practices needed to prevent degradation.

27. LIST EACH IMPACT to stream, river, lake, reservoir, including shoreline: Attach site map with each impact location.

Activity	Name of Water Body	Intermittent Perennial	Description of Impact and Dimensions	Impact Length Linear Feet
Boat Garage	Lake Pend Oreille	Perennial	22' x 47' 1,034 SF	47'
TOTAL STREAM IMPACTS (Linear Feet):				47'

28. LIST EACH WETLAND IMPACT include mechanized clearing, fill excavation, flood, drainage, etc. Attach site map with each impact location.

Activity	Wetland Type: Emergent, Forested, Scrub/Shrub	Distance to Water Body (linear ft)	Description of Impact Purpose: road crossing, compound, culvert, etc.	Impact Length (acres, square ft linear ft)
n/a	n/a	n/a	n/a	n/a
TOTAL WETLAND IMPACTS (Square Feet):				N/A

29. ADJACENT PROPERTY OWNERS NOTIFICATION REQUIREMENT: Provide contact information of ALL adjacent property owners below

MAR 28 2025

Name: 1914 NE 89th Circle Vancover, WA 98665 Mailing Address: 255 Pinecrest LN 7W 4/1/25 City: Sandpoint State: ID Zip Code: 83864 Phone Number (include area code): E-mail:	Name: Kokanee Island LLC Mailing Address: 613 Grecian Way City: Houston State: TX Zip Code: 77024 Phone Number (include area code): E-mail:
Name: Robert White ✓ Mailing Address: 8055 Chinook Way City: Blaine State: WA Zip Code: 98230 Phone Number (include area code): E-mail:	Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:
Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:	Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:
Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:	Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:

30. SIGNATURES: STATEMENT OF AUTHORIZATION / CERTIFICATION OF AGENT / ACCESS

Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.

Signature of Applicant:

Jernice Financial Bay

Date:

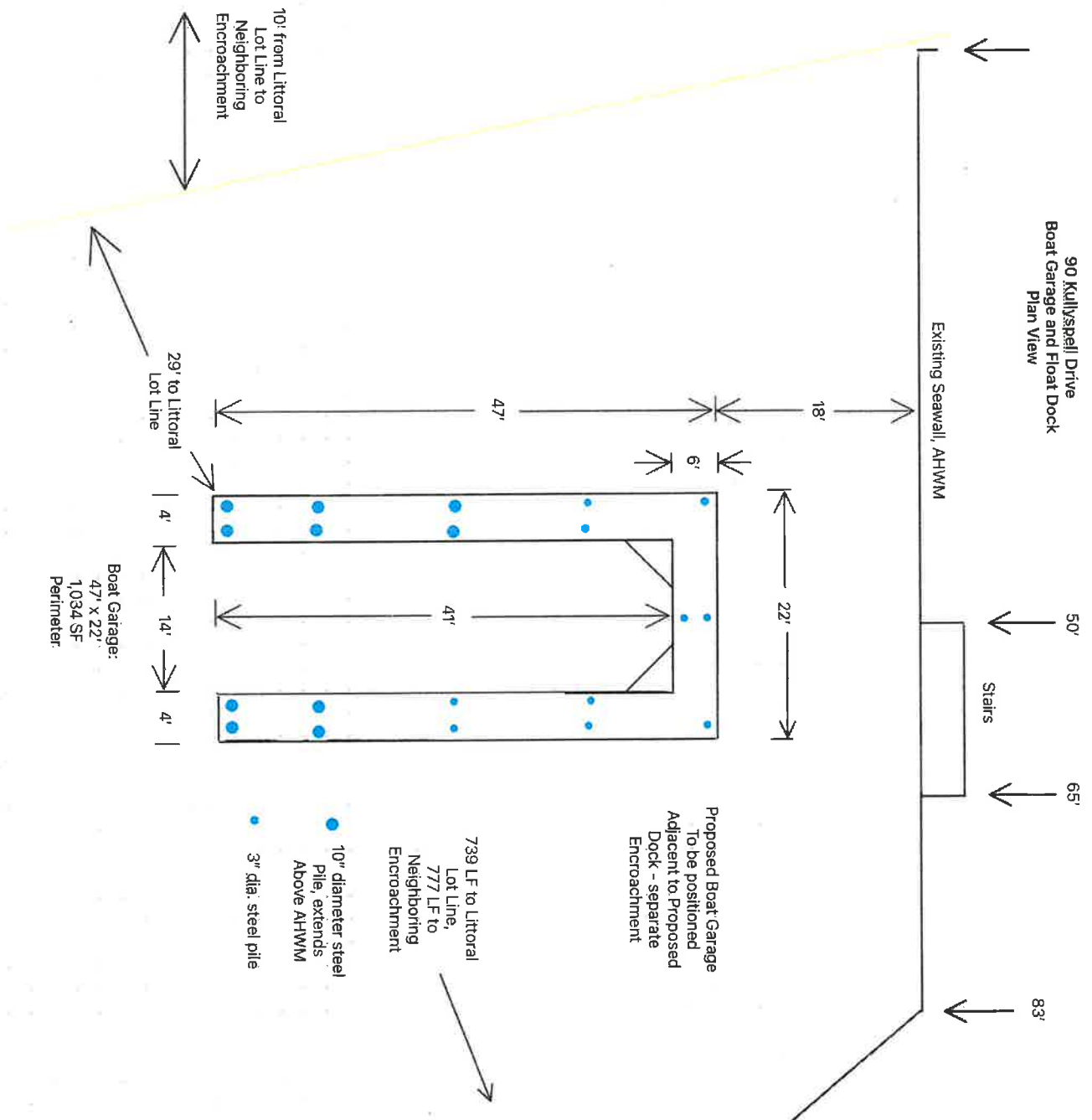
3-27-25

Signature of Agent:

Date:

This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both."

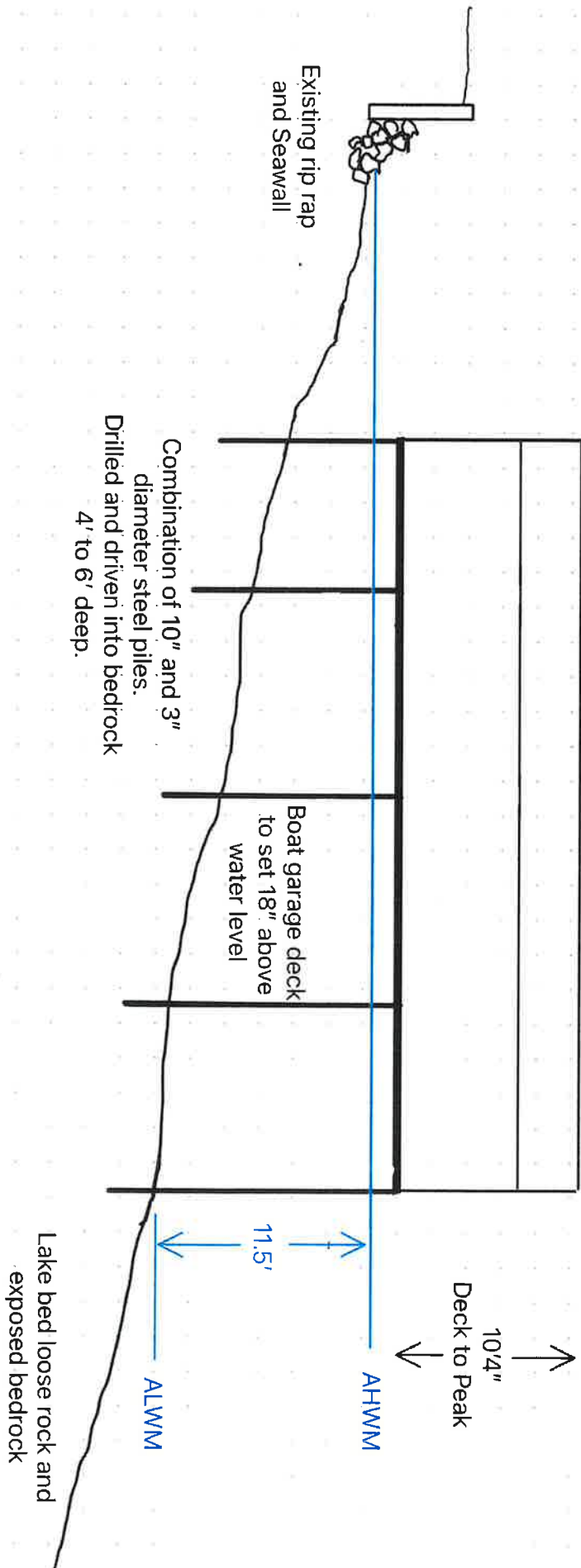
MAR 28 2025



MAR 26 2025

90 Kullyspell
Boat Garage
Elevation View

AHWM



256.2

A REPLAT OF LOTS 1, 2 & 3 OF KODKODSINT,

BOISE MERIDIAN, BONNER COUNTY, IDAHO

[illegible][illegible]

STATE OF Utah
COUNTY OF Utah ss.

[illegible]

FILED THIS 20TH DAY OF SEPT. 2016 AT 1:00 O'CLOCK P.M. IN
BOOK 137 PAGE 187 AT THE REGISTER & CLERK'S OFFICE FOR
ASSOCIATION, INC., AN INSTRUMENT NO. 2016-2231

A. Roelinde _____ Certified Notary Public
COUNTY RECORDER J. ALBURY

S//so
JEL

Instrument # 895224
INGRAM COUNTY, MINNESOTA

9:25:20 PM Fri, 02/09/2001
Received by: VILSON S. PEREIRA
Sociedade, W 1005-00000
C/C Oficial de Correios - Distrito
de São Paulo

HERBERT CRYSTAL TUNNEY HAS EXAMINED THE TERN PART TWO-400 RECORDS AND CHECKED THE DATA AND COMPARISONS HERBERT HAS MADE TO DETERMINE THAT THE REQUIREMENTS OF THE IDAHO STATE CODE REQUIRE TO BE MET AND SUBJECTS HAVE BEEN MET.

MAILED THIS 14th DAY OF SEPT. 2018.

Charles R. Miley

WOODBURN PRIVITY DIVISION

PANHANDLE HEALTH DISTRICT
 STATEMENT AS FURNISHED BY DAVID COLE, 712 S. CHAVEZ ST.,
 ST. LOUIS, MISSOURI, WHO HAS BEEN EMPLOYED BY THE
 ABOVE NAMED COMPANY FOR THE PAST SEVERAL YEARS, AND
 ACCORDANCE WITH SECTION 28,127, DADA CODE, BY THE COMPANY OF
 A CERTIFICATE OF REGISTRATION.
 9/16/1914 J. Frank
 HEALTH INSURANCE SOCIETY

WATER SERVICE: WATER IS PROVIDED BY METRO/LINCOLN RAIL WATER SYSTEM
SEWER SERVICE: LOT 1-SERVICE DISPOSAL BY ON-SITE SEPTIC DRAINFIELD

ON THE DAY OF SEPTEMBER 10, 2018, I RECEIVED A CALL FROM THE DISTRICT ATTORNEY OF THE COUNTY OF LOS ANGELES, CALLED BY THE NAME OF [REDACTED] AND ASKED ME TO PROVIDE A STATEMENT TO THE DISTRICT ATTORNEY. I HAVE BEEN ADVISED THAT THE DISTRICT ATTORNEY IS CURRENTLY REVIEWING THE MATTER AND WILL BE IN CONTACT WITH ME AGAIN IN THE NEAR FUTURE.

SURETYOR'S CERTIFICATE

I, JAMES L. A. DAVIS, AS JURY, STATE OF OHIO, DO HEREBY CERTIFY THAT THE SEVERAL MEN FURNISHED BY ME AS SURETY FOR DEFENDANT AND S. BROWN, OF AN ACTUAL RESIDENCE IN THE STATE OF OHIO, ARE RESIDENTS OF OHIO, AND HAVE THE NECESSARY CREDIT, AND ARE NOT UNDER ANY LEGAL PROSECUTION, AND HAVE THE NECESSARY ASSETS TO GUARANTEE THE PERFORMANCE OF THE OBLIGATIONS OF THE SURETY, AND THAT THE SURETY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE AND LOCAL ORDINANCES.

14879

33-18-16
DATE



STEPHEN FORD
ERIC P. SPEER S. J.C.
1712 POONER AVE
CHIEFTEN, WYOMING 82001

[illegible]

[illegible]

8417

12/15

105 x

ALL DEARINGS BASED ON THE PLAN OF KOO KOO SMITH BY PLS 974.
INSTRUMENT NO. 584281, RECORDS OF BONNER COUNTY, IDAHO.

THIS SURVEY WAS PERFORMED USING A TRIMBLE 5-6 PCH/HC TOTAL STATION AND PROCESSED AT TRIMBLE BUSINESS CENTER, COSTA MESA, CA.

THE PURPOSE OF THIS SURVEY IS TO COMBINE DIFFERENT EXISTING PLATEAU LOTS INTO ONE (1) LOT.

THE LOT IS FOR RESIDENTIAL USE ONLY.

3) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.

ELCTA ION ESTABLISHED AT 2073.?, MAYO BY VERTICAL UNION.

U) MONUMENTATION SET PERS (PI) WERE TO REPRESENT THE

NOTICES AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER SANCTIONS FILE PLAT
CERTIFICATE, FILE NO G3631-TO, GRANTANT NO.
44-2222-000071912, DATED SEPTEMBER 16, 2015.

1. ANY CLAIMS ARISING OUT OF THE DIFFERENCE BETWEEN THE MEAN HIGH WATER LINE AND THE MEANLOWER LINE OF LOWEST FLOOD OPENED?

2. NUCSI OF THE STATE OF OHIO, IN AID OF THE PROPERTY HEREIN DESCRIBED, WHICH WERE BLOWN THE LAST OF ORDINARY HIGH WATER OF LAST FLOOD OFFICIALS

3. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OPERATE, MAINTAIN AND SUPPORT A PORTION OF THE HEREIN DESCRIBED TRAIL OF ORDINARY HIGH WATER OF LAKE PEND OREILLE.

ALONG AND SURRENDER A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND VOLUNTARILY USES, UPON THE TERMS AND DECLARATION OF TAKING RECORDED IN RECORDS OF HOWEN COUNTY, IDAHO, INSTRUMENT NO. 45142, BOOK 14 OF

4. A PERPETUAL RENTAL WAY AND EASEMENT TO OVERLOOK
COUNTY, IDAHO, INSTRUMENT NO. 45144, BOOK 14 OF
JUDGEMENTS, PAGE 153.

46. A PROPORTIONED PARTS OF MY AFORESAID ESTATE TO OVERLOOK, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND INCIDENTAL PURSUITS, UPON THE HEIR AND PROXIMOUS THEREIN SET FORTH AS CONVERTED TO THE TENTH

STATES OF AMERICA, BY WARRANT EASTMENT RECORDED IN
GONNART COUNTY, IDAHO NOVEMBER 22, 1963, PAGE 522, BOOK
31 OF MISCELLANEOUS, AS INSTRUMENT NO. 35100

5. EASEMENTS AND RESTRICTIONS CONTAINED ON THE FACE OF THE PLAT OF KULLISPELL BEACH PARK AS RECORDED IN BOOK 1 OF PLAT PAGE TEN AND THE PLAT OF KOD KOD SW. AS

1 OF PLATS, PAGE 168 AND THE PLAT OF KOC KUU SNI; AS
RECORDED IN BOOK 6 OF PLATS, PAGE 140 RECORDS OF
DUNNIE COUNTY, IDAHO.

6. THREATS, CONDITIONS AND PROVISIONS AS DISCLOSED BY ENDOCHAMMENT PERMIT NO. L-98-S-1675 RECORDED VARIATION 1, 2005 AS INSTRUMENT NO. 667939 RECORDS OF BONHIEP

2. ELEMENTS AND RESTRICTIONS CONTAINED ON THE FACE OF
1. 2005 AS INSTRUMENT NO. 06759 RECORDS OF BONNER
COUNTY, IOWA.

2. ELEMENTS AND POSITIONS CONTAINED ON THE FACE OF THE PLAT.

APR 1969

ERIE-KOO KOO SIN

CLARK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sunderland, Clarks Road
Tel: 0191 276 1111

3-18-16

Sandpoint, Idaho 83864

208-205-4474

SEPT. 2016

[illegible]

Vicinity Map

Project
Location

Memaloose
Island

Owens
Bay

Beyond Hope
Resort

HILL DR

E DAVID THOMPSON RD

FAIRSHORE DR

SAM OWENS PARK RD

CEDAR LN

RED FIR RD

200

DENTON RD

Carter Creek

BOTTLE BR

DEPT OF LANDS

WMA 22 200

200

Make Checks Payable To:

Bonner Co Tax Collector
1500 Highway 2, Ste. 304
Sandpoint ID 83864

2024 Tax Bill / Receipt

Bill Number: 17931
Code Area: 103-0000
Bank Code:

Parcel Number:

RP021700010010

1st Half Due		2nd Half Due		Full Due	
Tax	\$0.00	Tax	\$0.00	Tax	\$0.00
Late		Late		Late	
Int		Int		Int	
Cost		Cost		Cost	
Total		Total		Total	

	Last Year	Current Year
Land Value:	2,389,372	3,007,561
Improvement Value:	15,522,225	5,129,380
Total Market Value:	17,911,597	8,136,941
HO Exemption:	0	0
Net Market Value:	17,911,597	8,136,941
Total Tax:	\$81,672.38	\$33,428.48
Acres:		7.400

FAE HOLDINGS A44261 LLC
JUNIPER FINANCIAL SERVICES, LLC
ATTN: CHRIS SIMONS
PO BOX 9039
SALEM, OR 97305

DEPT OF LANDS**MAR 28 2025**

For questions, contact the Treasurer's Office

Phone: 208-265-1433

Bond information can be found at:

www.bonnercountyid.gov/departments/treasurer

14-56N-1E ERIE-KOO KOO SINT BLK 1 LOT 1

90 KULLYSPELL DR, HOPE, ID 83836

◆◆◆IMPORTANT◆◆◆
PLEASE READ BOTH FRONT AND BACK

◆◆◆MONTHLY PAYMENTS ARE ACCEPTED◆◆◆

To avoid late charges, payments must be received or postmarked by
the due date listed below.

TO AVOID ADDITIONAL CHARGES, PAYMENTS MUST BE RECEIVED
OR POSTMARKED BY THE DUE DATE.

*When paying in person, please bring entire bill. If mailing
payment, send applicable stub below.*

Taxing District	Levy Rate	Value
COUNTY	0.001531742	\$12,463.68
LAKE PO BOND		
LAKE PO SUPL	0.000956331	\$7,781.60
LAKE PO OTHER	0.000022550	\$183.48
CO RD/BRIDGE	0.000450852	\$3,668.56
P.O. HOSPITAL	0.000111334	\$905.92
AMBULANCE DIST	0.000162840	\$1,325.02
E BONNER LIB	0.000218501	\$1,777.92
SAM OWEN FIRE	0.000952920	\$4,887.88
ELLISPORT SWR		
District Total:	0.004407070	\$32,994.06
FOREST PRACTICE		\$1.14
FRST ASSESSMENT		\$45.28
SOLID WASTE		\$388.00
Specials Total:		\$434.42
District/Specials Total:		\$33,428.48
- Payments Applied:		-\$33,428.48
Amount Due:		\$0.00

For Proper Credit This Stub Must Be Returned with Payment. Personal Checks
Are Subject to Bank Clearance.

JUNIPER FINANCIAL SERVICES, LLC**Delinquencies:**

Tax Year: **2024**
Bill#: **17931**

2nd Half

RP021700010010
103-0000

Amount Due: \$0.00

Clorrisa Koster
Bonner Co Tax Collector
1500 Highway 2, Ste. 304
Sandpoint ID 83864

Delinquent If not paid on or before

Date Paid:

Paid By:

June 20, 2025

Check#

Cash

For Proper Credit This Stub Must Be Returned with Payment. Personal Checks
Are Subject to Bank Clearance.

JUNIPER FINANCIAL SERVICES, LLC**Delinquencies:**

Tax Year: **2024**
Bill#: **17931**

1st Half**Full Pmt**

RP021700010010
103-0000

Amount Due: \$0.00

Clorrisa Koster
Bonner Co Tax Collector
1500 Highway 2, Ste. 304
Sandpoint ID 83864

Delinquent If not paid on or before

Date Paid:

Paid By:

December 20, 2024

Check#

Cash



Application Number:

Single and Two Family Lot Encroachment Permit Application

This application and required documents must be completed when submitting an encroachment permit application. Incomplete applications will be returned without processing.

ENCROACHMENT TYPE(S):
(Check all that apply)

☐ Single Family Dock

☐ Two Family Dock

☒ Other – describe:

BOAT GARAGE

☐ Waterline

☐ Bank stabilization or Rip Rap

☐ Modification

DEPT OF LANDS

MAR 26 2025

Applicant's Littoral Rights Are:

☒ Owned, fee simple title holder

☐ Leased

☐ Signature of littoral rights owner is obtained if Applicant is not the owner of the riparian/littoral rights

☐ Other – describe: _____

Provide a Copy of Each Required Document on 8½"x14" or Smaller Paper:

☒ County plat map showing both neighboring littoral lots.

☒ Tax record identifying the owner of the upland parcel(s).

☒ Lakebed profile with encroachment and water levels of winter and summer.

☒ General vicinity map that allows Department to find the encroachment.

☒ Scaled air photo or map showing lengths of nearby encroachments, distances to adjacent encroachments, and location and orientation of the proposed encroachment.

Are Existing Docks or Other Encroachment(s) Permitted On This Parcel(s)?

☐ No

☒ Yes. Please attach a current photograph and a "to scale" drawing (see Document Requirements Above)

Permit # L96S1673C

Date of Construction: 12/29/2004

What will happen to the existing dock or encroachment if this permit application is approved?

☐ Remain unchanged

☒ Complete removal

☐ Modification

☐ Other:

(Please note that old dock materials must be removed from the lake. Discarding these materials creates serious boating safety issues and offenders will be subject to prosecution and penalties.)

How Many Feet Does the Proposed Encroachment Extend Beyond the Ordinary (or Artificial) High Water Mark? 65 feet

The Proposed Dock Length Is:

☒ The same or shorter than the two adjacent docks

☐ Longer than the two adjacent docks

☐ Longer than the two adjacent docks, but within the line of navigability established by the majority of existing docks in the area.

☐ _____ feet and not located near any other docks or encroachments.

Does the Proposed Dock Exceed the Maximum Square Footage of 700 ft² for Single-Family Docks or 1,100 ft² for Two-Family Docks?

☐ No Total square footage: _____ ft²

☐ Yes _____ ft²

BOAT GARAGE: 1034 SF PROPOSED

Does the Property Have at Least 25 Feet of Littoral Frontage?

☐ No☒ Yes Total front footage: 1159.47 feet

DEPT OF LANDS

MAR 28 2025

Will the Proposed Encroachment Exceed the Maximum Width of 10 Feet?

☒ No☐ Yes If yes, explain why: _____

Will the Proposed Encroachment (besides riprap) Be Located Closer Than 10 Feet to the Riparian/Littoral Right Lines Established with Your Neighbors?

☒ No☐ Yes If yes, what are the proposed distances?

Encroachment Type: _____ feet

Encroachment Type: _____ feet

Encroachment Type: _____ feet

☐ Consent of affected neighbor was attained**Determining Riparian/Littoral Right Lines**

Littoral right lines are not simple extensions of the upland property lines. Littoral right lines are generally perpendicular, or at right angles, to the shoreline. Curved shorelines or unusual circumstances may require Department Staff, or other professionals, to closely examine littoral right lines and assess the potential for infringement on adjacent littoral property owners.

I hereby certify that I am the applicant or authorized representative of the applicant and that the information contained in this application is true and correct to the best of my knowledge and further acknowledge that falsification or misrepresentation of any information contained herein or provided herewith will be grounds for denial of the application.

Sumper Financial Services

Applicant Signature

S. MARVIN May
Applicant Print Name3-27-25
DateManaging Partner
Applicant Title (if applicable)**Second Applicant (If applicable)**

Applicant Signature

Applicant Print Name

Date

Applicant Title (if applicable)