

TUCKER BROWN & VERMEER, LLC

ENGINEERING AND LAND SURVEYING

RECEIVED

JUN 07 2007

PLANNING OFFICE
CITY OF PONDERAY

March 5, 2007

Planning and Zoning Commission
City of Ponderay
P.O. Box 500
Ponderay, ID 83852

Re: **NARRATIVE STATEMENT** for P & D Development, Phase 2 (File # 2007-009, cross ref. 04-033)

Enclosed please find a copy of the Site Plan, a Vicinity Map, Prelim. Floor Plan and Elevation Views, and an Agency Review Form for the above referenced project.

P&D Development is proposing to construct a new 4000 sf warehouse to be located to the west of the Laughing Dog Brewery building, on the same parcel. The new building will be used primarily for storage, and include an office and bathroom.

Access: The site will be accessed from an existing approach at Emerald Dr.

Water: Sandpoint Water currently provides water service.

Sewer: Kootenai-Ponderay Sewer Dist. Currently provides sewer service.

Power: Power is currently supplied by Avista.

Phone: Phone service is currently available from Verizon.

Fire Protection: There is an extg. fire hydrant at the west side of the approach onto Emerald Dr., approximately 305 ft. from the furthest corner of the proposed building.

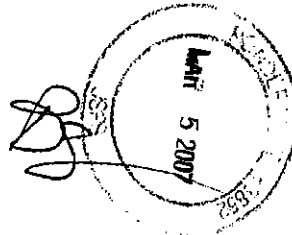
Please review the enclosed documents and submit your comments to the City of Ponderay.

Thank you for taking the time to review this proposal and please call if you have any questions.

Sincerely,

B. Scott Brown, P.E.

TUCKER BROWN & VERMEER, LLC



c: Brad Mitton, Northside Fire Dept.
Ken Sorenson, I.T.D.
Tim Closson, Kootenai-Ponderay Sewer District
Avista Utilities

Kody Van Dyk, City of Sandpoint
Verizon
Panhandle Health Dist.



102 South 2nd Avenue, Sandpoint, Idaho, 83864
(208) 263-5884