

Ponderay - City Planning

ANNEXATION APPLICATION

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PLANNING OFFICE
CITY OF PONDERAY

Cover Sheet

Site/Project Information	
Brief Project Description:	See attached*
Project Representative:	Jeremy Grimm
Email address:	Jeremy@WHISKEYROCKPLANNING.com
Phone #'s:	208-946-9944
Location:	478458 Highway 95, Ponderay
Legal Description:	35/36-58N-2W Tax 46 - RP58N02W359851A

Applicant/Owner Information	
Name:	See Attached
Legal Owner:	NMA West LLC William Tingle
Signature:	
Mailing Address:	Sarasota, FL 3726 Flamingo Ave 34242
E-Mail:	srggu1@hotmail.com
Phone #'s:	941-321-4096

Ponderay Planning Department	
File Number:	AX22-029
Fees:	\$1500.00
Received By :	JRH
Date:	11/2/2022
Comments:	RP58N02W359851A

OWNER SIGNATURE FORM

Application or Land Use Activity: Annexation

Owner Information:

Name: William Tingle

Address: 3726 Flamingo Ave., Sarasota, FL 34242

Phone: 941-321-4096

E-Mail: srqgu1@hotmail.com

LLC or Entity Name: Nma West Llc

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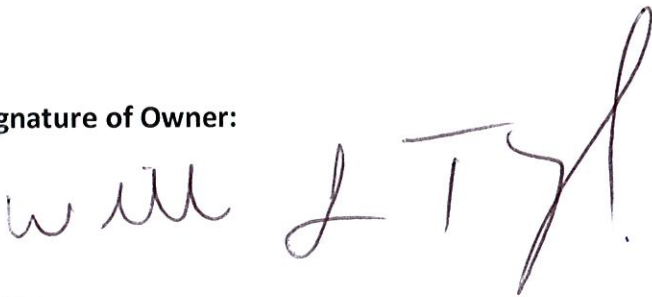
Project Information:

Project Address: 478458 United States Highway 95

Parcel Number: RP58N02W359851A

I am the owner of the property described above and consent to Whiskey Rock Planning + Consulting acting on my behalf to discuss and represent this matter with Ponderay Planning.

Signature of Owner:

A handwritten signature in black ink, appearing to read "William Tingle". The signature is written in a cursive style with a large loop at the end.

Date:

8/14/2022



Ponderay - City Planning

ANNEXATION APPLICATION

PROJECT DETAILS

Reason for Annexation Request:

See Attached *

Section:

Township:

Range:

Current Land Use:

Adjacent Land Uses:

Current Zoning:

Proposed Zoning:

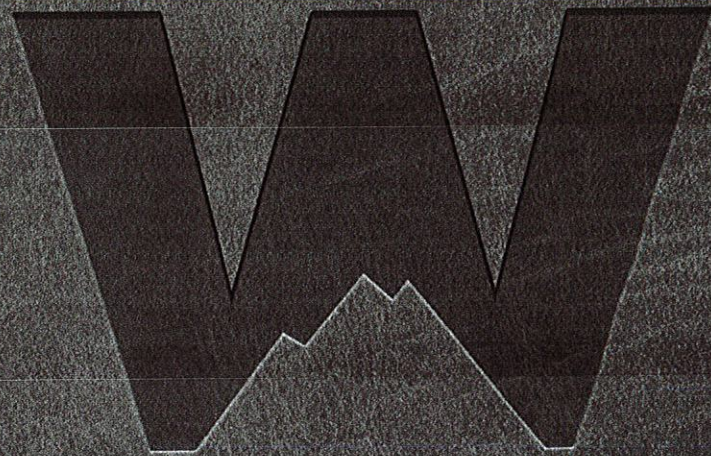
The completed application shall include the following:

1. Map of the subject property drawn to scale
2. Legal description of the subject property
3. Copy of recorded deed showing proof of ownership
4. Title report prepared by and Idaho-licensed Title Company
5. Vicinity map depicting the general location of the subject property to other properties, the transportation system, landmarks and other physical features in the area.
6. \$1500.00 Application Review Fee

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WHISKEY ROCK
PLANNING + CONSULTING
RURAL WEST SPECIALIST



478458 US 95 (RP58N02W359851A), Bonner County, Idaho

Owner: William Tingle, NMA West, LLC

Representative: Jeremy Grimm, Whiskey Rock Planning + Consulting

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PLANNING OFFICE
CITY OF PONDERAY

TO: Kayleigh Miller
City Planner
City of Ponderay
288 Forth Street
Ponderay, Idaho 83852

FROM: Jeremy Grimm

DATE: November 2, 2022

SUBJECT: Annexation Application 478458 US 95 (RP58N02W359851A)

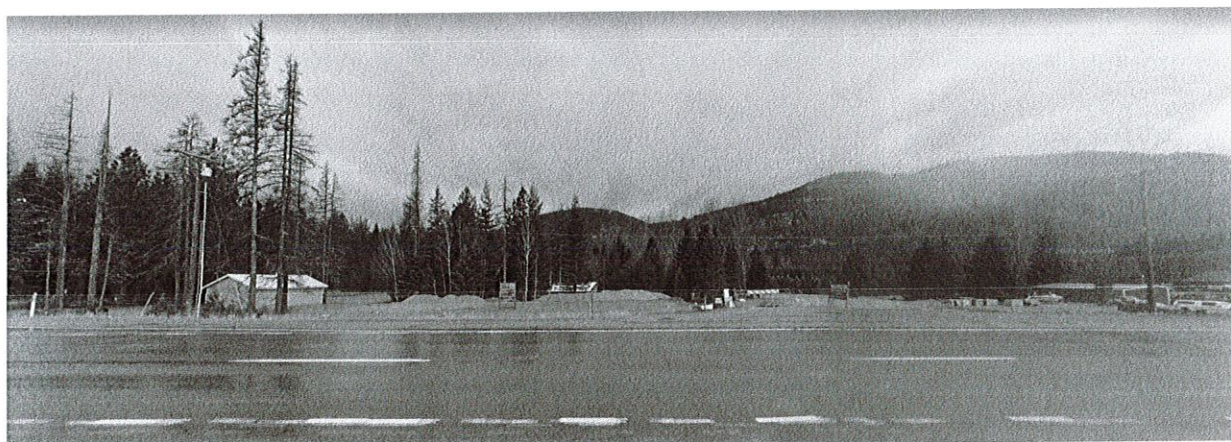
Ms. Miller, I am so excited to provide the following commentary in an effort to support this application for the annexation of Mr. Tingle's property into Ponderay. The following narrative addresses the request for annexation and related information from the Annexation Application.

Reason For the Annexation Request

The owner of the subject parcels appreciates the opportunity to request this annexation to allow for the area's future development to be more aligned with the vision of the Ponderay Comprehensive Plan. Over the past years, areas to the north and south of the subject parcel have been approved for annexation leaving the subject parcel sandwiched between them. As a result, Mr. Tingle believes that the subject property is well-suited for annexation to create a unified municipal boundary along US 95 and to match the status of his adjacent property to the south. Based on our pre-application meeting, we understand and agree that the initial zoning for the property would be Commercial and that other stipulations or conditions may be attached to any favorable action by the City Council.

Photographs of existing conditions.

Subject Property Looking West from US 95



Current Land Use

The subject property is currently zoned Rural -5 under Bonner County Zoning and is vacant.

Adjacent Land Use

North: Commercial (Ponderay) retail establishment.

South: Commercial (Ponderay) retail establishment.

West: Rural-5 (Bonner County) residential dwelling.

East: Commercial (Ponderay) vacant field.

Current Zoning: Bonner County. Rural-5.

Proposed Zoning: Commercial (Ponderay).

Legal Description. See Title One Legal Description (Attached)

Legal Owner: William Tingle on behalf of NMA West, LLC

Owner Mailing Address: 3726 Flamingo Ave., Sarasota, FL 84242

Owner Email: srqu1@hotmail.com

Owner Phone: 941-321-4096

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