



**RUEN-YEAGER & ASSOCIATES, INC.**  
ENGINEERS ♦ PLANNERS ♦ SURVEYORS

July 25, 2018

Jim Moreland  
c/o Marty Taylor, AICP, J.A. Sewell and Associates  
1319 N. Division Ave.  
Sandpoint, ID 83864

**Re: Dover Building Permit 2018017, 116 Mill Road**

Dear Jim:

The City of Dover is in receipt of your building permit application for a residential accessory building to be located at 116 Mill Road, assessor parcel number RPD048700014A0A.

The city has completed a review of the application for standards pursuant to Dover City Code §12-3-11 and applicable subdivision conditions. Based upon the application received on July 9, 2018, please be advised of the following conditions of zoning site permit approval:

1. Eaves, rain gutters, bay windows and similar above grade extensions may extend no more than three feet into a required yard (Dover City Code §12-6-12A).
2. The application indicates no plumbing or living quarters as a part of this building permit. The addition of living quarters or plumbing shall require authorization from the City of Dover.
3. The proposed garage shall be used as a residential accessory structure with no commercial use (Dover City Code §12-5-5).
4. Primary access to the property shall be from Mill Road, as depicted in the approved site plan.

Construction is not authorized until the building official issues the building permit. Issuance of the building permit by the City of Dover does not relieve the applicant/landowner of the duty to comply with any city, state or federal laws.

Be advised, in order to receive the certificate of occupancy, you must provide proof that the conditions above have been met.

The building permit will be forwarded from our office to the city building official for final review. If you have any questions, please contact me at the Ruen-Yeager & Associates, Inc. Sandpoint office.

Sincerely,  
**RUEN-YEAGER & ASSOCIATES, INC.**

  
Lisa Adair  
Assistant City Planner

c: City of Dover  
City of Dover Building Official, Pat Park, J.A. Sewell and Associates  
Project Representative, Marty Taylor, AICP, J.A. Sewell and Associates



**Know what's below.  
Call before you dig.**

BUILDING PERMIT AND SIGN APPLICATION

JAMES A. SEWELL & ASSOCIATES, LLC, BUILDING INSPECTIONS FOR: CITY OF DOVER, IDAHO

LEGAL DISCRPTION:		BUILDING PERMIT #	
Subdivision Name: <u>WISLTY ADD'N 1 REPLAT</u> Block <u>N/A</u> Lot <u>KA</u>		<b>BP2018017</b>	
Section <u>30/31</u> , Township <u>57N</u> , Range <u>2W</u> , Site Acres: <u>0.32</u>			
Site Address <u>116 MILL RD</u> (Number) ( <u>TO BE ACCESSED VIA RAILROAD AVE</u> ) (Road Name)		<b>RPA RECEIVED JUL 09 2018</b>	
OWNER / LEASOR	MAILING ADDRESS	PHONE	EMAIL ADDRESS
<u>JIM MORELAND (APPLICANT)</u>		<u>c/o SEWELL AND ASSOCIATES</u>	
LEASEE	MAILING ADDRESS	PHONE	EMAIL ADDRESS
<u>1319 N. DIVISION AVE SANDPOINT ID</u>		<u>208-263-4160</u>	
CONTRACTOR	MAILING ADDRESS	PHONE	LICENSE #
<b>CLASS OF WORK</b> (Check one)	New <input checked="" type="checkbox"/>	Addition <input type="checkbox"/>	Remodel <input type="checkbox"/>
	Change of Use <input type="checkbox"/>	Sign <input type="checkbox"/>	Other <input type="checkbox"/>
Describe Work / Use: <u>SHOP</u>			
Heating: _____ Utility Company: _____			
Directions to Site: <u>116 MILL RD.</u>			
<b>SHADED AREA FOR OFFICE USE ONLY:</b>			
Type of Const:	Occup. Group:	Division:	# of Units:
# of Stories:	Max Occupancy Load:	Fire Sprinklers Required?	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>SQUARE FOOTAGE:</b>	1st FLOOR:	2nd FLOOR:	BASEMENT:
GARAGE:	OTHER SQ. FT.:	<b>SQUARE FOOT TOTAL:</b>	
CONDITIONS: <u>See city planner letter dated 7/25/18 for zoning conditions LPA</u>			<b>FEES</b>
			Permit Fee:
			Plan Check Fee:
			Other Fees:
			City Fees:
			Stormwater/Erosion Fees:
			TOTAL:
			VALUATION OF WORK:
NOTICE: SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, MECHANICAL AND PLUMBING. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IN NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED UNLESS PRIOR APPROVAL OF THE BUILDING DEPARTMENT. HOWEVER, A PERMIT IS VALID AS LONG AS WORK IS CONTINUED.			Parcel #: <u>D 048700014 A0A</u>
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPILED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OF LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCES OF CONSTRUCTION.			Zone District: <u>RES</u>
I HEREBY GRANT PERMISSION TO THE CITY AND ITS REPRESENTATIVES TO ENTER THE SUBJECTS LAND TO CONDUCT INSPECTIONS RELATIVE TO THIS APPLICATION.			Floodplain Zone: <u>X</u> Panel #: <u>715E</u>
			Development Permit #: <u>N/A</u>
<b>APPROVALS</b>			
<b>AGENCY:</b>		<b>BY: / DATE:</b>	
City Approval:		<u>[Signature]</u> <u>7/25/18</u>	
Sewage Disposal Permit # <u>2 Water</u>		<u>[Signature]</u> <u>7/17/18</u>	
ITD:			
DEQ:			
Fire District:		<u>See attached</u>	
Other (Specify):			
Name of Owner or Authorized Agent	<u>MARTIN E. TAYLOR, AICP</u>	<u>7/9/18</u>	(Date)
Signature of Owner or Authorized Agent	<u>[Signature]</u>	<u>7/9/18</u>	(Date)
Application Received By: / Date:	Plans Checked By: / Date:	Approved to Issue By: / Date:	Issued Date:
<u>CM 7/09/18</u>			

# MORELAND SHOP

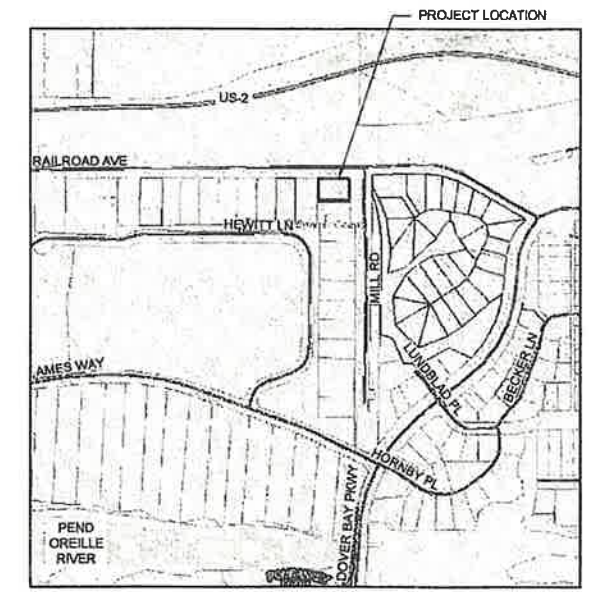
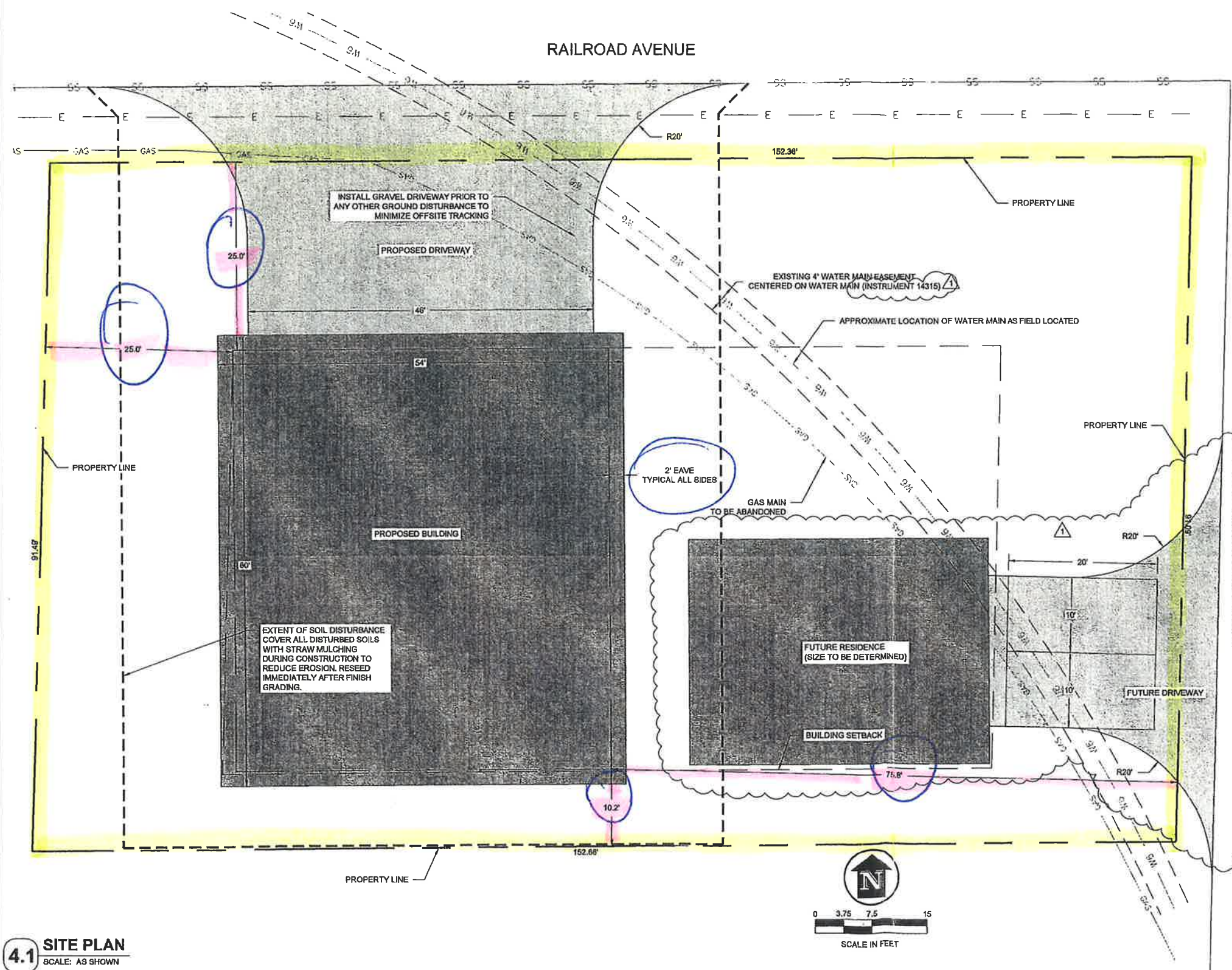
## SITE, UTILITY, STORMWATER, AND EROSION CONTROL PLAN

RPD048700014A0A, LOT 14A, WELTY'S ADDITION  
SECTION 30/31, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



7-12-18

NO.	DATE	REVISION
1	7-12-2018	ADDED FUTURE RESIDENCE



**DRAWING INDEX**

SHEET #	TITLE
1	VICINITY MAP, EROSION CONTROL & SITE PLAN
2	DETAILS AND SPECIFICATIONS

**LEGEND**

— SS —	EXISTING SANITARY SEWER MAIN
— E —	EXISTING ELECTRIC LINE
— W6 —	EXISTING 6" WATER MAIN
— GAS —	EXISTING GAS MAIN

**NOTES**

**WATER AND SEWER UTILITIES**  
THE PROPOSED BUILDING WILL NOT HAVE WATER OR SEWER CONNECTIONS AT THIS TIME.

**EXISTING DRAINAGE SYSTEMS**  
THERE ARE NO EXISTING DRAINAGE SYSTEMS ADJACENT TO THE SUBJECT PROJECT.

**PARKING SPACES**  
PARKING WILL BE EITHER INSIDE (3 SPACES) OR IMMEDIATELY NORTH OF THE PROPOSED BUILDING (3 SPACES).

**CITY OF BOVER**  
**APPROVED SITE PLAN**

SIGNATURE: *[Signature]*  
DATE: 7/23/18

**4.1 SITE PLAN**  
SCALE: AS SHOWN

**James A. Sewell and Associates, LLC**  
1319 NORTH DIVISION AVENUE  
SANDPOINT, IDAHO 83864  
(208) 263-4160

**SHEET TITLE:** VICINITY MAP, STORMWATER MANAGEMENT, EROSION CONTROL & SITE PLAN  
**PROJECT:** MORELAND SHOP WELTY'S LOT 14A BONNER COUNTY, IDAHO

**DATE:** 7-6-2018  
**SCALE:** AS SHOWN  
**DESIGNED:** JFQ/TCB  
**DRAWN:** JFQ  
**CHECKED:** TCB  
**PROD. NO.:** TBD  
**CAD FILE:** E-MORELAND L14A

**SHEET 1 OF 2**