



# Canyon Creek Ranch

NAME OF SUBDIVISION/PLANNED UNIT DEVELOPMENT

## SUBDIVISION/PLANNED UNIT DEVELOPMENT AMENDMENT APPLICATION

Upon receipt of the required materials the planning staff shall stamp the application received and prepare a staff report. It is recommended that the Applicant review Title 9 of the Teton County Code prior to submittal. This Title along with application materials are located on the County website at [www.tetoncountyidaho.gov](http://www.tetoncountyidaho.gov). The planning staff is also available to discuss applications and answer questions prior to receiving an application.

To expedite the review of your application, please be sure to address each of the following items.

### SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: Idaho Ranch Subdivision, LLC

Applicant: Herb Heimerl E-mail: herb@teronlan-tim.com

Phone: (208) 787-0337 Mailing Address: Box 499

City: Victor State: ID Zip Code: 83455

Engineering Firm: Harmony Contact Person: Randy Phone: ( ) \_\_\_\_\_

Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

Location and Zoning District:

Address: \_\_\_\_\_ Parcel Number: \_\_\_\_\_

Section: 21, 28, 29 <sup>32, 33, 34</sup> Township: 5N Range: 43N Total Acreage: 2130 acres

Proposed Units/Lots: 270 Current Units/Lots: 350

Code Approved Under: Sept. '07

- |                                     |   |                          |                               |
|-------------------------------------|---|--------------------------|-------------------------------|
| <input type="checkbox"/>            | FEES (pursuant to current fee schedule) | <input type="checkbox"/> | Affidavit of Legal Interest   |
| <input type="checkbox"/>            | Insignificant                           | <input type="checkbox"/> | Engineer/Surveyor review cost |
| <input type="checkbox"/>            | Substantial Increase Scale/Impacts      | <input type="checkbox"/> | Taxes Current                 |
| <input checked="" type="checkbox"/> | Substantial Decrease Scale/Impacts      |                          |                               |

Fees are non-refundable.

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Board of County Commissioners public hearing.

• Applicant Signature: [Signature] Date: 11-14-11

I, the undersigned, am the owner of the referenced property and do hereby give my permission to \_\_\_\_\_ to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property and find it to be correct.

• Owner Signature: [Signature] Date: 11-14-11

### SECTION II: ADMINISTRATOR DETERMINATION

The Planning Administrator has reviewed the amended plat and/or recorded documents and proposals in accordance with Teton County Subdivision Ordinances Title 9, Chapter 7. The Planning Administrator has determined the changes are:

( ) Insignificant: The application will be reviewed administratively and approved, approved with conditions or denied. The plat or recorded documents for a subdivision or Planned Unit Development, including the proposed changes, shall comply with all applicable criteria and standards of the county regulations, conditions of approval established in the previous approval, and the development agreement approved as part of the previous approval.

( ) Substantial Changes – Increase Scale, Impact: The application will be reviewed under any applicable current ordinances and a staff report prepared and sent to the Planning and Zoning Commission for preliminary review and noticed as a public hearing at their next available regularly scheduled meeting. Substantial changes will require amended CCR's and Development Agreement and may or may not require additional studies or application materials. After a hearing before the Planning and Zoning Commission, the Commission shall recommend to the Board of County Commissioners approval, approval with conditions or denial of the amended plat and/or recorded documents. A public hearing before the Board of County Commissioner for the final review will then be scheduled and the Board will approve, approve with conditions, or deny the amended plat and/or recorded documents.

( ) Substantial Changes – Decrease Scale, Impact: The application will be reviewed under the code of original approval and a staff report prepared and sent to the Planning and Zoning Commission for concept review and noticed as a public hearing at their next available regularly scheduled meeting. Substantial changes will require amended CCR's and Development Agreement. No additional studies or application fees will be required. After a hearing before the Planning and Zoning Commission, the Commission shall recommend to the Board of County Commissioners approval, approval with conditions or denial of the amended plat and/or recorded documents. A public hearing before the Board of County Commissioner for the final review will then be scheduled and the Board will approve, approve with conditions, or deny the amended plat and/or recorded documents.

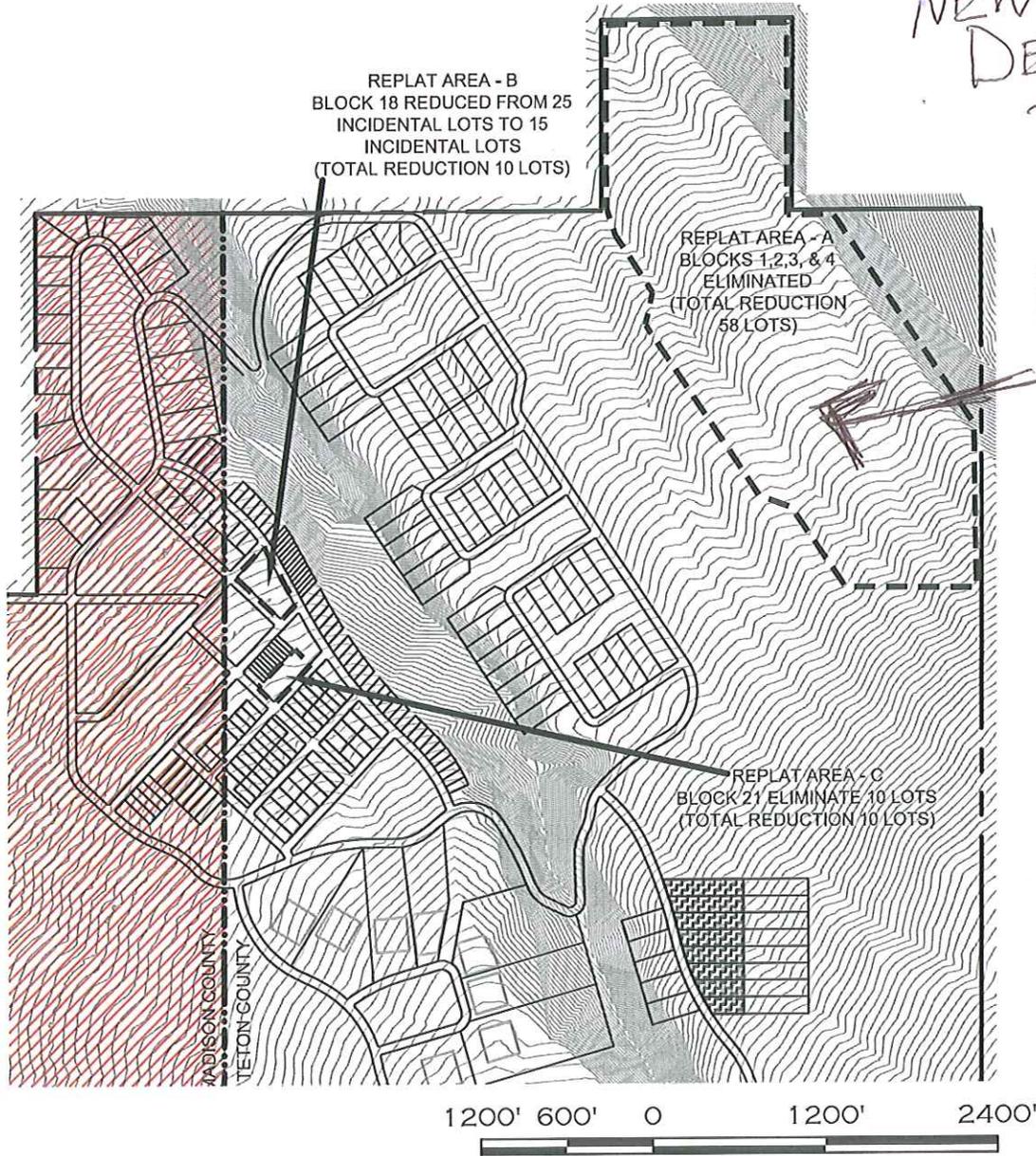
### SECTION III: ITEMS REQUIRED ON THE AMENDED PLAT OR IN AMENDED RECORDED DOCUMENTS

1. Narrative explaining the changes that are being proposed.
2. Plat, if applicable, is labeled correctly as "Amended Final Plat".  
Recorded documents, if applicable, are labeled as "Amended"
3. Itemize briefly the amendments on the original plat and/or recorded documents and the amended plat and/or recorded documents.
4. The following items may also be required, as applicable:
  - Letter of Credit or Bond for financial guarantee of public improvements
  - Engineers cost of public improvements
  - Three (3) Sets of "Final Stamped" construction drawings for public improvements
  - Final approval letter from Eastern Idaho Public Health
  - Final approval letter from Teton County Fire District
  - Acceptance letter from city for sewer hookup from the providing community, if applicable

# CANYON CREEK RANCH

## PROPOSED REPLAT #1

NEW REPLAT  
DECEMBER  
2011



### REPLAT #1 SUMMARY

REPLAT AREA	DESCRIPTION	EXISTING MASTER PLAN			PROPOSED REPLAT			SUMMARY OF CHANGES	
		# OF BUILDING LOTS	TOTAL AREA (ACRES)	DEVELOPABLE LOT AREA (ACRES)	# OF BUILDING LOTS	TOTAL AREA (ACRES)	DEVELOPABLE LOT AREA (ACRES)*	REDUCTION OF # OF LOTS	REDUCTION OF DEVELOPABLE LOT AREA (ACRES)
A	BLOCKS 2,3,4 & A PORTION OF BLOCK 1	58	140.9	61.3	0	140.9	0	58	61.3
B	BLOCK 18	25	1.96	1.96	15	1.96	1.96	10	0
C	BLOCK 21	20	3.6	2.07	10	3.6	1.03	10	1.04
TOTAL		103	146.46	65.33	25	146.46	2.99	78	62.34