

AW Engineering

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June 22, 2020

Client: Zahe Elabed

7910 S Cliffside Lane,

Idaho Falls, Idaho 83406

Location: Part of W1/2 SE1/4 Section 34, Township 4N, Range 45 E., B.M., Teton County, ID.

Fox Creeek Village P.U.D. Teton Co., Id. – Instrument # 1214033

To: Teton Co Planning and Zoning staff;

Please find attached the revised plat and layout for that part of the Fox Creek Village P.U.D. plat where Mr. Elabed acquired a building permit and constructed a house on the Reserved Area lot, assuming that he could then split off a 1 lot with the permitted constructed residence

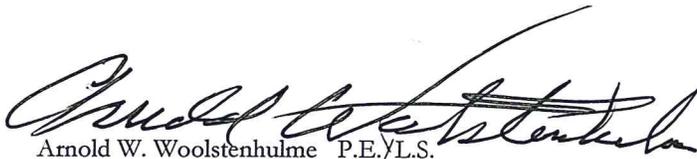
An amended subdivision plat was submitted on Aug 22, 2018 with the required fees. This application was denied by the Planning & Zoning Commission. The County Planning and Zoning Administrator recommended, in keeping with the discussion by the Planning & Zoning Commission, recommended revising the plat to maintain the original 8.03 acres of reserved area as platted in the above referenced instrument number as well as creating a 2.50 acre lot for the existing house to comply with the underlying zone. These 2 objectives were achieved by eliminating the M-1 lot on the south.

It is the position of Mr. Elabed that revising the plat to achieve planning & zoning approval should not require additional fees or a new application since he is still pursuing an amended subdivision plat.

This plat does not add any lots since the M-1 lot was eliminated to create the B-1 lot of 2.5 acres.

Please review the attached revised amended subdivision plat and let AW Engineering know what else may be needed to move the application forward.

Thanks for your time and effort on this project.


Arnold W. Woolstenhulme P.E./L.S.