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LR/20-168-01

August 04, 2020

Teton County Planning Department  
150 Courthouse Drive  
Driggs, ID 83422

ATTN: Gary Armstrong, Planning Administrator

RE: Snow Crest Ranch- Replat

Dear Gary,

This letter accompanies a Concept Plan application for the Re-plat of the lots within the Amended Snow Crest Ranch Instrument Number 192721. The Homeowners Association has contacted all the owners within the lots. I have attached their email response from the owners stating they are in favor of the application. We have 26 lots approved making it 72% of the lots approved, there are a total of 36 lots. I have also attached the letter of Authorization that Stephen Davis has signed as an authorized board member of the Home Owners Association.

The original subdivision was a Planned Unit Development with a total open space of 48.82 acres, the lots averages 1.0 acres. The purpose of the amended plat is to remove the circular building envelopes on all the lots.

The setbacks for all the lots shall utilize 30' front, 20' side and 40' rear as listed on the revised plat, the original plat stated the setbacks as 40' front, 20' side and 40' rear.

The note on the plat "*Lot 31 (6 Cabin Site) to have common wells and common drain fields for each two cabin sites*" has been removed. According to Stephen Davis the County will allow separate wells as long as proper setbacks on lot 31 can be met. Stephen also stated that he does not believe it will become an issue later because the 4 lots left will probably be joined with only having four homes total within lot 31.

If you have any questions, please don't hesitate to call.

Sincerely,



Lucas Rudolph, Idaho PLS #13767