

Exhibit B

**Master Plan/Final Plat
Subdivision Application**



FINAL PLAT

MASTER PLAN/FINAL PLAT SUBDIVISION APPLICATION

The Planning Staff shall stamp the application received and shall prepare a staff report. After the staff report is completed, the application shall be reviewed by the Planning Administrator for completion. When it is deemed complete the application will be scheduled for public hearing or public meeting by the Board of County Commissioners. Applicants should review appropriate Teton County Ordinances prior to submittal. The planning staff is available to discuss applications and answer questions prior to receiving an application.

THIS APPLICATION IS PROVIDED ON OUR WEBSITE FOR YOUR CONVENIENCE IN ADDRESSING EACH ITEM
www.tetoncountyidaho.gov

TO BE CONSIDERED A COMPLETE APPLICATION EACH ITEM HAS TO BE ADDRESSED

Disclaimer: Receipt of this submission of application materials does not represent acceptance or approval of submitted items or a complete application.

SECTION I: PERSONAL AND PROPERTY AND RELATED DATA

1. PERSONAL DATA FOR THE APPLICATION

- Owner/Applicant:

- Address:

- Telephone:

- Surveyor/Engineer:

- Address:

- Telephone:

2. PROPERTY DATA FOR THE APPLICATION:

- Property Address:
- Property Legal Description:
- Present Zoning District:
- Type of subdivision:

3. SPECIFIC REQUIREMENTS

- Proposed Name of Development:
- Number of Lots in Development:
- Total acreage in Development:
- Latest recorded deed to property:
- Fees:
 - \$483.00 application fee:
 - \$234.00 per lot (balance due at this time):
- Applicants Signature: _____
- Date Signed: _____
- Date Received: _____

SECTION II: EVALUATION CRITERIA NARRATIVE:

(Please submit narrative regarding these 5 items)

1. The conformance of the subdivision/PUD with the comprehensive plan.
2. The availability of public services to accommodate the proposed development.
3. The continuity of the proposed development with the capital improvements plan.
4. The public financial capability of supporting services for the proposed development.
5. Other health, safety or general welfare concerns that may be brought to the commission's attention.

SECTION III: ITEMS REQUIRED ON THE PLAN/PLAT DOCUMENT

1. 8 copies of final plat (18" X 27"):

- The plat is labeled as "Final Plat" and "Subdivision Name" in the lower right hand corner
- Section(s), Township, Range
- Approved development name is shown
- The Master Plan is labeled as "Master Plan" and "Subdivision Name"

2. Certificates of approval:

- Assessor
- Treasurer
- Fire Marshall
- Planning and Zoning Commission, Chairperson
- Recorder
- Board of County Commissioners
- Certificate of Surveyor
- Certificate of Review Surveyor
- **Certification of the sanitary restrictions on the face of the plat as per Section 50-1326 of the Idaho Code.**
- Certificate of accuracy and workability of water rights distributions and conveyance system to be signed by a land surveyor or engineer registered under the laws of the State of Idaho.

SECTION IV: CHECKLIST OF REQUIRED ITEMS FOR FINAL PLAT

This section contains the checklist of items required to fulfill the requirements for approval of the subdivision application. The items are numbered and the status of each item is described below.

1. Final plat fees.

Application Fee: \$483.00

Per Lot Fee: \$234.00/per lot (Balance Due at this time)

2. Letter of Intent for financial guarantee.

3. Final construction drawings for public improvements stamped by professional engineer.

4. Final Approval Letter from Eastern Idaho Public Health and a Will Serve Letter, if applicable, from the providing community system.

5. Final Plat Approval Letter from Teton County Fire District

6. Acceptance letter from city for sewer hookup. (If applicable)

SECTION V: CHECKLIST OF REQUIRED ITEMS FOR RECORDING

This section contains the checklist of items required for recording of the subdivision plat and documents.

- Three mylar copies of final plat with approval signatures
- Development Agreement
- Covenants and Restrictions
- Financial Surety
- Dwg format of final plat on CD. (required to record)
- Reconcile all fees:
 - Per lot fees:
 - Road fees:
 - Public Notice fees:
 - Landowner Notification fees:

SECTION VI: Staff Summary:

Required Notification in accordance with Title 67, Chapter 65; Section 6509 of the Idaho Code.

This hearing has been duly noticed in the Teton Valley News and notification shall be notified via mail to surrounding property owners in accordance with Idaho Code 67-6511 and 67-6509. Letters for surrounding property owners must be submitted no later than 32 days prior to the hearing to the Planning & Zoning Office addressed with proper postage for mailing by the Office Staff.

Ordinance and Standards used to the evaluation of this application:

This subdivision application is being reviewed under provision of Title 9, subdivision Ordinance of Teton County, Idaho, as applicable.

SECTION VII: BOARD OF COUNTY COMMISSION ACTION:

Reasons for Approval – Denial – Continuance:

This application is scheduled for a public meeting on _____ 2008 with the Teton County Board of County Commissioner. This hearing shall be duly noticed in the Teton Valley News and notification shall be notified via mail to surrounding property owners in accordance with Idaho Code 67-6511 and 67-6509. At this hearing the Board of County Commissioners shall consider public comment.

Approved or Denied on this the _____ day of _____ 2008.

Larry Young, Chairman

IRREVOCABLE LETTER OF CREDIT

DRAFT

Irrevocable Letter of Credit
No. _____

Dated: _____, 2007
Expiration Date: _____, 200__

BENEFICIARY:
TETON COUNTY
89 North Main, Suite 4
Driggs, ID 83422

APPLICANT:

FOR THE SUBDIVISION KNOWN AS:

AMOUNT: _____

Ladies and Gentlemen:

The Bank hereby establishes an Irrevocable Letter of Credit in the Beneficiary's favor for the account of _____; (name, address) (the "Developer"), in the aggregate amount of \$ _____ available by your draft(s) drawn on site and marked "Drawn under (identify letter of credit), dated _____ and accompanied by the following document:

A SIGNED STATEMENT BY THE TETON COUNTY ENGINEER, OR THE TETON COUNTY PLANNING ADMINISTRATOR CERTIFYING THAT:

- (1) ANY PORTION OF THE PUBLIC OR PRIVATE IMPROVEMENTS REQUIRED BY TETON COUNTY ORDINANCE ON THE _____ PROJECT, AS SPECIFIED IN THE PLANS AND SPECIFICATIONS FOR THE PROJECT KNOWN AS _____ APPROVED BY THE TETON COUNTY ENGINEER, HAVE NOT BEEN COMPLIED WITH IN ACCORDANCE WITH SAID PLANS AND SPECIFICATIONS OR,
- (2) THAT AN AMOUNT IS DUE AND UNPAID FOR WORK COMPLETED ON SAID PROJECT OR,
- (3) _____ HAS FAILED TO RENEW THIS LETTER OF CREDIT 60 DAYS PRIOR TO ITS EXPIRATION.

The improvements in the above-described project shall be completed at least 60 days prior to expiration date. If said improvements have not been installed before that date and approved by Teton County, then Teton County is hereby granted authority to draw upon this Irrevocable Letter of Credit for the purpose of completing said improvements or making payments in accordance with the provisions herein and set forth above. Partial and several draws will be accepted. Any draft may draw up to the entire remaining balance hereunder.

The principal amount of the Irrevocable Letter of Credit shall not be reduced for any subdivision improvements installed unless such reduction is approved by the Teton County Planning Administrator and certified as complete and to county standards by the Project Engineer. Teton County may submit its site drafts as hereinabove provided without the consent of the Developer of any other party. Said drafts may be submitted for payment on or after 60 days prior to expiration and shall be honored in accordance with the terms and provisions herein contained.

This Irrevocable Letter of Credit shall be utilized to secure the installation of all improvements required under the Subdivision Ordinance of Teton County. This Irrevocable Letter of Credit shall not operate as a limitation upon the obligation of the Developer to install all improvements required by Teton County.

This Irrevocable Letter of Credit is subject to the "Uniform Customs and Practice Documentary Credits (1993 revision), the International Chamber of Commerce Publication #500, as hereinabove modified.

This Irrevocable Letter of Credit shall be required to be automatically renewed until _____ BANK receives a Letter of Final Completion and Inspection from Teton County.

Very truly yours,

_____ BANK

BY: _____

_____ TITLE