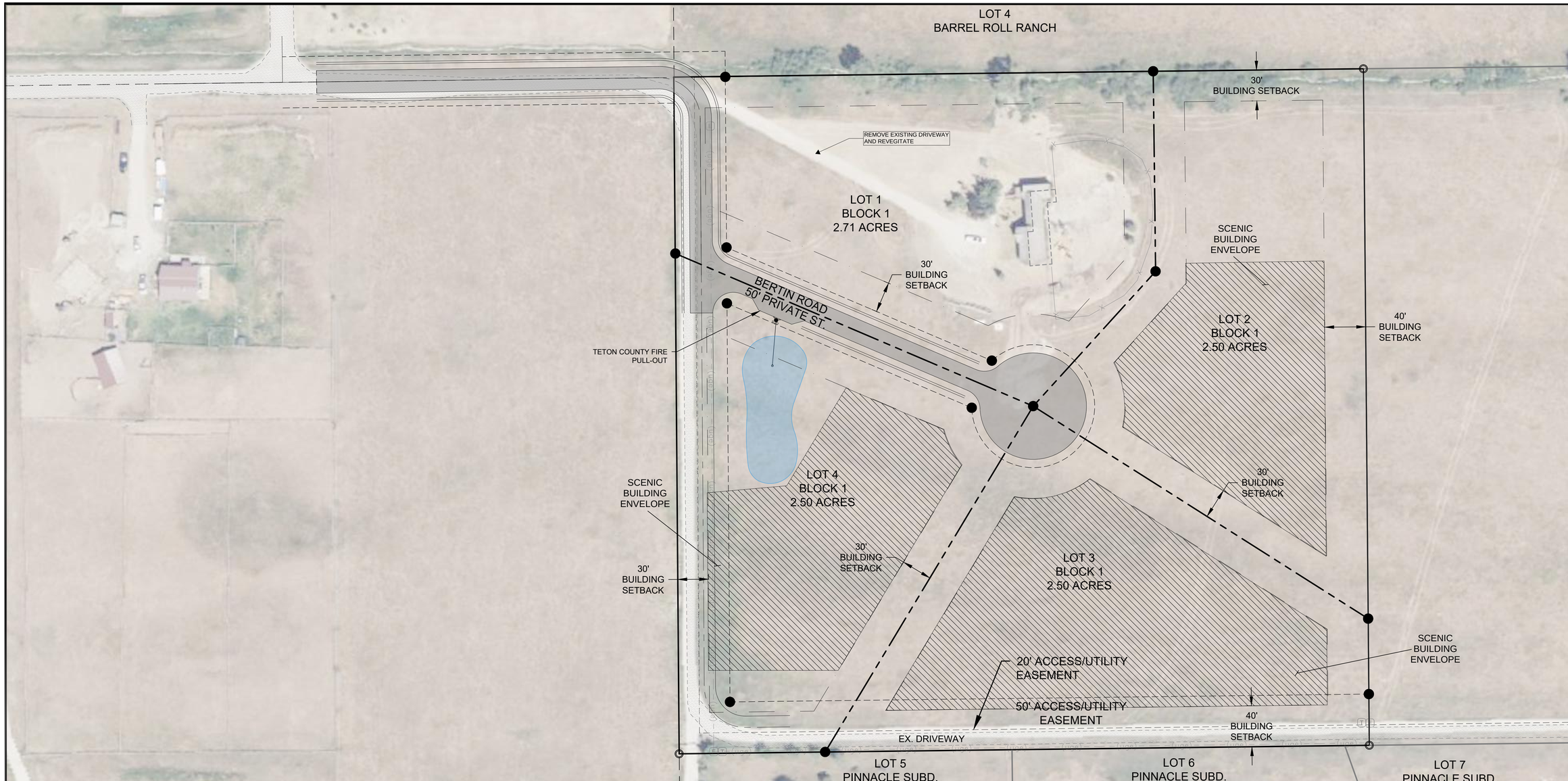
APPENDIX E
Final Master Plan



GENERAL INFORMATION, JURISDICTION, ZONING

JURISDICTION	TETON COUNTY, IDAHO
GOVERNING CODE	TETON COUNTY SUBDIVISION REGULATIONS
IMPACT AREA	NONE
SUBDIVISION	NONE
LOT NO.(S)	NA
PARCEL NO(S)	RP04N45E247900
AREA OF PARCEL	10.214 ACRES
PUBLIC LAND SURVEY SYSTEM, PARCEL RP06N45E280010 NW 1/4, SE ¼, SEC. 24, TWP 5N, RNG 45E. B.M.	
LATITUDE AND LONGITUDE	43°39'25.86" N, 111°05'23.03" W

CURRENT ZONING

PARCEL	AGRICULTRUAL / RURAL RESIDENTIAL, A/RR-2.5
OVERAL ZONES	NONE

PROPOSED DEVELOPMENT DESCRIPTION

PROPOSED NAME	BERTIN RANCH
TOTAL AREA	10.214 ACRES
LOTS	4 SINGLE FAMILY
AVERAGE DENSITY RESIDENTIAL LOTS	2.554 ACRES/LOT
ZONING	NO CHANGE

APPLICABLE CODES

PLANNING AND ZONING/SUBDIVISION

TETON COUNTY COMPREHENSIVE PLAN	AUGUST 24, 2012
TETON COUNTY SUBDIVISION REGULATIONS (TITLE 9, TETON COUNTY CODE) SEPT 15, 2011	

BUILDING CODES

INTERNATIONAL BUILDING CODE (IBC)	2018
INTERNATIONAL MECHANICAL CODE (IMC)	2018
INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	2018
INTERNATIONAL FIRE CODE (IFC)	2012

TETON COUNTY AGRICULTURAL/RURAL RESIDENTIAL A/RR-2.5 STANDARDS

PURPOSE: THE PURPOSE OF THIS DISTRICT IS TO DESIGNATE AND PROVIDE OPPORTUNITY FOR DEVELOPMENT OF RESIDENTIAL LAND USE ON MARGINAL AGRICULTURAL LAND.

ALLOWED USES

SINGLE FAMILY RESIDENTIAL	PERMITTED
DWELLING ACCESSORY UNIT	PERMITTED W/CONDITIONS

LOT SIZE REQUIREMENTS

MINIMUM LOT SIZE	2.5 ACRES
MINIMUM LOT WIDTH	NA

BUILDING SETBACKS

FRONT YARD	30' MIN
REAR YARD	40' MIN
SIDE YARD	30' MIN
TETON RIVER	100' MIN
STREAM, CREEK	50' MIN
IRRIGATION DITCH	15' MIN.

ACCESSORY BUILDINGS SETBACKS

LESS THAN 200 FT^2	12' MINIMUM
GREATER THAN 200 FT^2	MEET SETBACKS FOR A20 ZONE

BUILDING HEIGHT

BUILDINGS AND STRUCTURES	30' MAX

W E

50' 25' 0 50'

SCALE: 1" = 50'

PROFESSIONAL ENGINEER REGISTERED Brent E Crowther 9500 5/17/24 STATE OF IDAHO BRENT E. CHUSKI CROWTHER

NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY DESIGN	-	4/25/2024

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Civilize, PLLC
Management and Engineering

PROJECT NO.	01-22-0064
DRAWN	J. TOONE
DESIGNED	E. STODDARD
APPROVED	B. CROWTHER
QA/QC	B. CROWTHER

CURT BEHLE

BERTIN RANCH

SITE PLAN

SHEET NO: C-100

DATE: MAY 2024

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