

APPENDIX A

Response to Conditions of Approval

Rolling Stone Acres

Supplementary Information

Response to Teton Board of County Commissioners Conditions of Approval

Response to Board of County Commissioners' Comments

On November 12, Commissioner Heneage recommended approval of the Rolling Acres subdivision. The board which consisted of Commission Chair Cindy Riegel and Commissioner Bob Heneage unanimously approved under the following conditions of approval.

Conditions of Approval

1. Cost Estimate Subtotal is to be revised and show the correct amount. Applicant suggests total is \$140,000 with contingency. Staff finds that the number is \$178,663 without contingency costs. The cost estimate should also show the improvement costs for each section of roadway being improved to county local road standards.

The cost estimate subtotal was corrected with the July submission. A copy of the corrected engineering opinion of probable cost is provided in the final plat submission.

2. Address public works comments:
 - a. Cul-de-sac minimum right-of-way should be 60' radius

The Cul-de-sac has been corrected on the final plat. It is drawn and labeled as a R=60.00 feet.

3. Building envelope should be provided for lot with development to confirm setbacks. All envelopes should be on the plat of record, not the improvement plans

The building setbacks can be added to the preliminary plat

4. Plat be updated:
 - a. Add a note indicating that all lots will be accessed from DeRize Lane, the interior subdivision road.

All lots will be accessed from DeRize Lane, note added to plat.

5. Financial Surety of 125% of the cost estimate is required with the final plat application.

A Financial Surety of 125% will be included with the final plat application