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Office Use Only
Date Received: 10/9/26
File #: SUB2025-3
Application Fee: $_____ Paid: _____

3192 Perry Avenue | P.O.Box 57-Tetonia, ID | Ph: 208-456-2249 | www.tetoniaidaho.com

SUBDIVISION APPLICATION and CHECKLIST
Preliminary

Owner(s) Name: PFG Idaho LLC

Applicant(s) Name: PFG Idaho LLC

*A statement authorizing a representative to apply on behalf of the owner MUST accompany this form.

Phone: [phone redacted] Email: [email redacted]

Mailing Address: [address redacted] Suite 1103 [address redacted]

Property Address: TBD

RP/ID Number: RPC00000291201

Block #:_____ Lot #:_____ Current Lot Size: 38.346

Proposed # of lots: 150 Avg lot size: 8,510 SF Amount of open space proposed: 183,946 SF

Name of subdivision: Pinnacle Peak at the Tetons

SECTION 1. Required items to be submitted – Hard Copy and Digital

STEP 1- Planning Office Review "Concept Plan Review"

X Proof of ownership or valid option agreement

X Generalized drawing showing subject parcel with proposed lots, open space, access and utilities.

X Narrative: Attach a brief statement describing the request and any other information necessary to assure the fullest consideration of facts concerning the application.

Within 30 days the City planning office will review and advise the developer as to the general conformance or nonconformance of the plans to the Land Use Code, Comprehensive Plan and other regulatory information.

STEP 2- PRELIMINARY PLAT

X Surveyed site plan (1- paper copy 24"x36" and 1- 11"x17" and PDF): A legal survey with monuments that include the information listed in the Land Use Code 9-11-04-2-B and summarized below:

1. Existing Conditions
   - Topography, location of water wells, streams, canals, ditches, location and widths of all platted streets, utility rights of way, public areas, permanent structures, and city boundary.
   - Reference to any adjacent recorded subdivision and by note, existing zoning classification.

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- Boundaries of the tract to be subdivided with approximate dimensions and acreage of the tract.

2. Names and addresses of adjoining property owners within 300' of subject property (for public hearing notice purpose)
3. Proposed Conditions Data that comply with subdivision standards in Ch 11 Art 6
    - Street layout, ROW width, proposed street names, alleys, pedestrian ways and easements.
    - Typical lot dimensions, lot numbers, and total # of lots.
    - Location, width and use of easements.
    - Designation of all land to be dedicated or reserved for public use with use intended.
    - Designation if any land will be used for multi-family, commercial, or industrial.
    -

_x_ Master Plan: If the subdivision is part of a larger area intended for development

_x_ Proposed Utility Methods

1. Sewage disposal, water supply, storm water disposal, any proposed irrigation system.

_x_ Impact Study: May be required by the P&Z Commission based on the size of the development. Study may include transportation, traffic, water, sewer, drainage, and scenic and environmental conditions.

_x_ Development Agreement: A template will be provided by the city. The developer will update to address general and specific conditions relative to the proposed development.

SECTION 2. Evaluation Criteria

Subdivisions will be reviewed to ensure that the resulting lots comply with the requirements of the Land Use Development Code in Title 9 Chapter 11 Article 4.

SECTION 3. Review and Approval Process

1. City will transmit application to city departments and review agencies.
2. P&Z Commission review, public hearing, and recommendation.
3. City Council review and final decision.
4. If approved, a Final Plat shall be submitted within 1 year of Preliminary Plat approval.

SECTION 4. Acceptance

The City of Tetonia reserves the right to NOT officially accept this application until all required information and the application fee have been submitted.

The City of Tetonia reserves the right to take photographs and/or videos of the property under consideration as deemed necessary as an addendum to the file.

I hereby declare under penalty of perjury that this application form, and all information submitted as part of this application form is true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that the City of Tetonia may rescind any approval or sufficiency determination, or take other appropriate action.

As the owner/applicant, I have read and understand the application, review procedure, and responsibilities which accompany this application.

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Applicant Signature: Signed by: David Fennette B139D242F3D448A... Date: 10-9-2026

Owner Signature*: Signed by: 4882CE8887C2413... Date: 10-9-2026

*A statement authorizing the applicant to apply on behalf of the owner MUST accompany this form.