

Dear Neighbors,

I am sending you this in regards to my intentions of removing the Trees on the berm behind the house I am building.

As we have been sitting on this lot for the last 12 years we would like to remove the trees to enhance our views of the wonderful Teton range.

Please note that we will have to landscape once the house is completed next spring. So any Screening that will be lost by removing those trees will be re done with new trees on the side and front of the house.

Thanks in advance.

Your neighbor

Eric Weber

APPLICATION FOR MELODY RANCH OPEN SPACE LANDSCAPING

NAME: Eric Weber DATE: 12/27/17
(Please Print)
ADDRESS: 4130 Sandy Creek Ln LOT NO.: 204
(Street, City, Zip Code)
PHONE: Jackson, WY 83001 PROPOSED COMPLETION DATE: _____
307-690-0128

For complete information, please refer to the Covenants, Conditions, and Restrictions, (CC&R's), and the Melody Ranch Open Space Landscaping Policy.

Please submit this form with any attachments and photos, **at least 7 days prior** to the HOA Board Meeting (usually the third Tuesday of the month) at which you wish the Board to consider your application. NOTE: Your application must be approved **PRIOR** to any proposed change to the Open Space landscaping. A copy will be returned to you. Use additional sheets if necessary.

Any changes to work approved by the Board may NOT proceed without PRIOR Board approval.

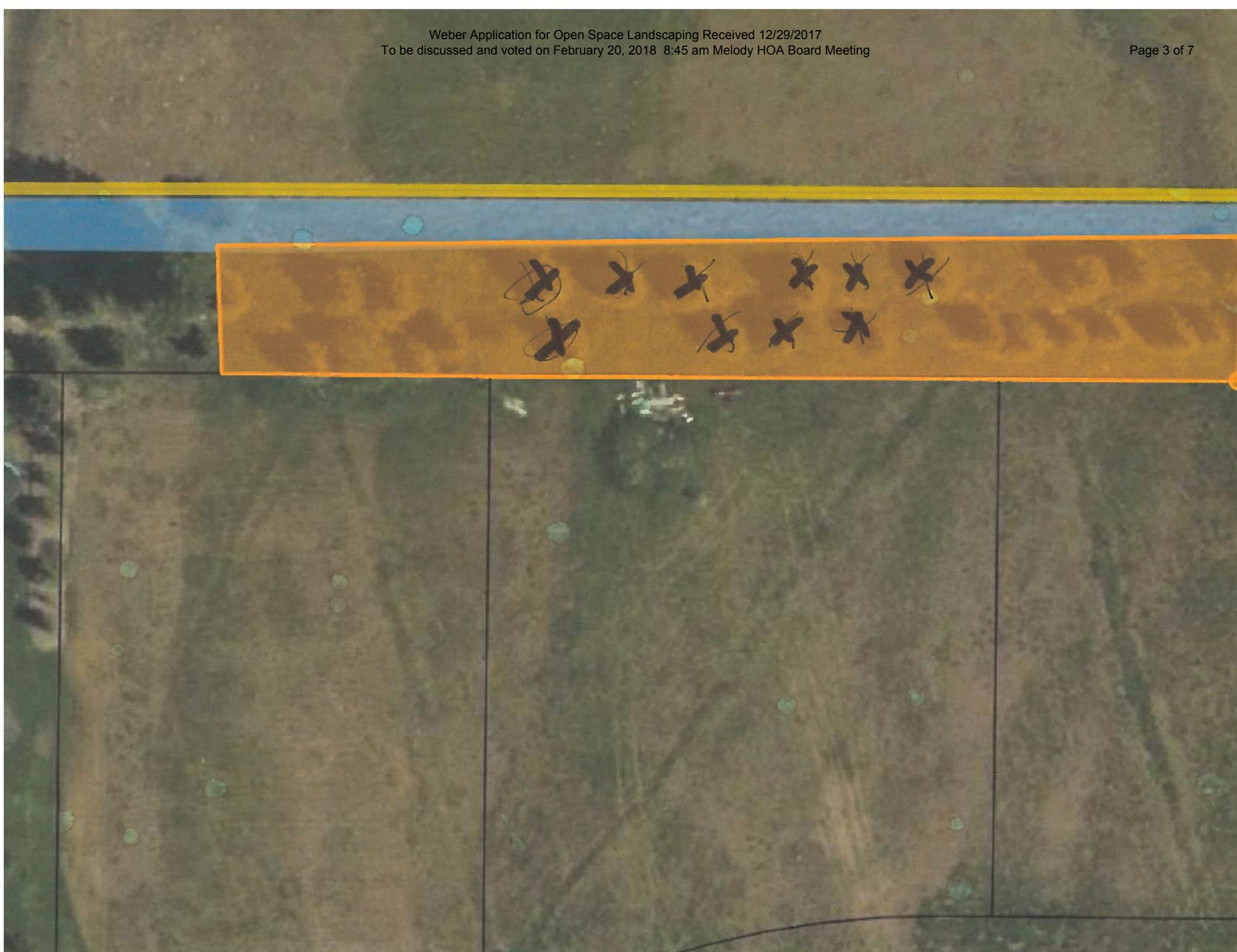
All applications must include the following:

1. A detailed plan (cover letter, map, list of owners within 500 feet of any trees/vegetation to be relocated, removed or trimmed) of proposed landscaping work including a walk through with a Board member or HOA property management staff member.
Walkthrough Date and Initials:
☒ [Signature] Initials: JDR Date: Aug. 29, 2017
(Please Print Name of Board Member / Property Management Staff)
2. Photos of all trees/shrubs to be transplanted, removed, or trimmed. If you intend to transplant/relocate trees, the map should show where those trees will be located.
3. Copies of the written notification of your plan given to neighbors located within 500 (Five Hundred) feet of any trees/vegetation to be relocated, removed or trimmed (the "Notified Owners"). This notice must be given no less than 21 days before the date on which the Board will consider your application.
4. Provide written feedback from all Notified Owners who have received at least 21 days of notification of your proposal. If 30% or more of the Notified Owners oppose your plan, the Board will deny your application.
5. Include a \$300 deposit plus any fees associated with the removal of any trees:
 - a. \$300 per mature tree (spruces, choke cherry, aspens that are 3" or larger caliper or 8' or higher)
 - b. \$100 per smaller variety tree or shrub☐ \$ 2300.00
(Please include total amount of tree removal fees and deposit)
6. Estimated date to begin work: 2/10/17 Estimated date of completion: 2/11/17

It is understood that all work must be made in accord with the Covenants, Conditions, and Restrictions, Bylaws, and Melody Ranch Open Space Landscaping Policy.

Acknowledgement of all Notified Owners is required. To expedite the processing of your application, please have each Notified Owner sign in the appropriate place on the back of this form. (see back of page)

Return this form, cover letter, detailed plan with a map, written neighbor feedback to Grand Teton Property Management, *Demerie Northrop*, HOA Administrator, Grand Teton Property Management, (307) 733-0205, dnorthrop@wyom.net, 610 W Broadway #203, Jackson, WY 83001.





WEBER RESIDENCE

1274 MELODY CREEK LANE, TETON COUNTY, WYOMING

PROJECT INFORMATION

OWNER:
WEBER DEVELOPMENT, LLC
C/O ERIC WEBER
4130 SANDY CREEK LANE
JACKSON, WY 83001-8996

PROJECT LOCATION:
1274 MELODY CREEK LANE
TETON COUNTY, WYOMING

LEGAL DESCRIPTION:
LOT 204
MELODY RANCH RESIDENTIAL UNIT ONE
NINTH FILING
TETON COUNTY, WYOMING
PDIN: 22-40-16-20-2-17-007

DESIGN:
ENCLOSURE STUDIO
PO BOX 9605
JACKSON, WYOMING 83002
PH: 307.490.0498
destin@enclosurestudio.com

STRUCTURAL ENGINEER:
DESIGN INTELLIGENCE
1037 ERICKSON DRIVE
REXBURG, ID 83440
PH: 208.359.1461
FX: 208.359.0740
JOSH@DESIGNINTEL.COM

CONTRACTOR:
POWDERSTASH CONSTRUCTION
ERIC WEBER
PO BOX 7722
JACKSON, WY 83002
PH: 307.490.0128
POWDERSTASH@BRESNAN.NET

FLOOR AREA CALCULATIONS

MAXIMUM ALLOWABLE HABITABLE FLOOR AREA

GROSS SITE AREA = 0.5 ACRES = 21,780 SQ.FT.
ADJ. SITE AREA = 21,7800 SQ.FT.

TETON COUNTY MAX. = 8,000 SQ.FT. HABITABLE/ 10,000 SQ.FT. NON

HABITABLE FLOOR AREA	2,550 SQ.FT.
SECOND LEVEL	1,217 SQ.FT.
TOTAL HABITABLE FLOOR AREA	3,767 SQ.FT.

NONHABITABLE FLOOR AREA	
GARAGE	916 SQ.FT.
TOTAL FLOOR AREA	4,683 SQ.FT.

SITE DEVELOPMENT

MAXIMUM ALLOWABLE SITE DEVELOPMENT
GROSS/BASE SITE AREA = 0.5 ACRES
ADJ. SITE AREA 0.5 ACRES

MAX. ALLOWABLE DEVELOPMENT PER MELODY DESIGN STDS.
[(1.5-.42)(12,000 - 5500/1.24-.42) + 5,500 = 6,134 SFT. OF COVERAGE
[(1.5-.42)(14,000 - 7500/1.24-.42) + 7,500 = 8,134 SFT. OF IMPERVIOUS

PROPOSED SITE DEVELOPMENT	
RESIDENCE/GARAGE FOOTPRINT	3,466 SQ.FT.
COVERED PORCHES	389 SQ.FT.
WALKS/TERRACES	222 SQ.FT.
DRIVE	2,050 SQ.FT.
TOTAL SITE DEVELOPMENT/IMPERVIOUS	6,127 SQ.FT.

GRADING & EROSION CONTROL INFORMATION

DISTURBED AREA (SLOPE <5%)
8,500 SQ. FT. (< THAN 12,000 SQ.FT.)
NO GRADING & EROSION CONTROL PLAN OR STATEMENT
REQUIRED.

INDEX OF DRAWINGS

- | | |
|------|--|
| A1.1 | ARCHITECTURAL SITE PLAN
PROJECT INFORMATION
CODE INFORMATION
GENERAL CONSTRUCTION NOTES
AREA CALCULATIONS
WALL CALCULATIONS |
| A2.1 | MAIN LEVEL PLAN |
| A2.2 | MAIN LEVEL PLAN |
| A2.3 | GARAGE FLOOR & DIMENSION PLAN |
| A2.4 | UPPER LEVEL PLAN |
| A2.5 | UPPER LEVEL DIMENSION PLAN |
| A2.6 | ROOF PLAN |
| A3.1 | EXTERIOR ELEVATIONS |
| A3.2 | EXTERIOR ELEVATIONS |
| A3.3 | EXTERIOR ELEVATIONS |
| A4.1 | BUILDING SECTIONS |
| A4.2 | BUILDING SECTIONS |
| A8.1 | DOOR/WINDOW SCHEDULE |
| A8.2 | INSULATION / RADON NOTES |
| A0 | STRUCTURAL COVER SHEET |
| S0 | STRUCTURAL NOTES |
| S1.0 | STRUCTURAL DETAILS |
| S1.1 | STRUCTURAL DETAILS |
| S2 | FOUNDATION PLAN |
| S3 | MAIN FLOOR FRAMING |
| S4 | SECOND FLOOR FRAMING |
| S5 | ROOF FRAMING |
| S6 | SHEAR WALL PLANS |
| U1.1 | UTILITY NOTES |
| U1.2 | SEWER CONNECTION DETAILS |
| U2.1 | MAIN LEVEL UTILITY PLAN |
| U2.2 | UPPER LEVEL UTILITY PLAN |

CODE INFORMATION

APPLICABLE CODES:
2015 INTERNATIONAL RESIDENTIAL CODE
2012 IECC
CONSTRUCTION TYPE V, USE GROUPS R-1

ZONING:
PUD - MELODY RANCH (RURAL 3)
SCENIC RESOURCE OVERLAY
BEAR CONFLICT PRIORITY AREA 2

FIRE PROTECTION:
SPRINKLERS NOT REQUIRED

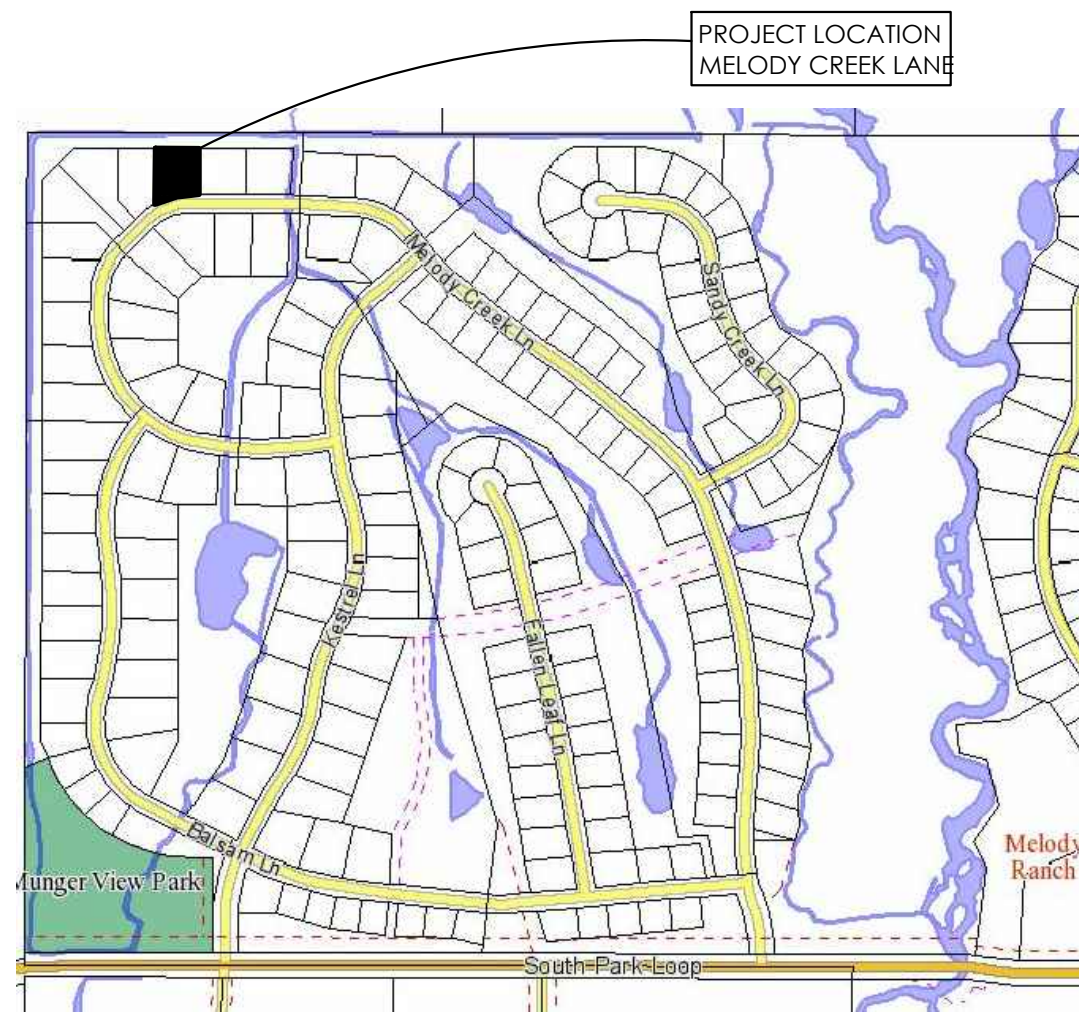
FENCING:
NO FENCING PROPOSED

SETBACKS:	MELODY RANCH
STREET YARD	20 FT
REAR YARD	20 FT
SIDE YARD	20 FT

MAXIMUM HEIGHT:	28 FT
(ABOVE FINISHED GRADE)	

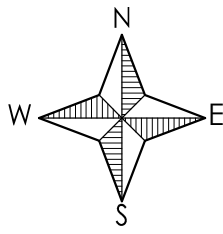
FROST DEPTH:
36" BELOW GRADE

*SEE STRUCTURAL DRAWINGS FOR SNOW, WIND, AND SEISMIC DESIGN INFO.



VICINITY MAP
NOT TO SCALE

SITE PLAN
1" = 10'



SITE INFORMATION BASED ON MELODY
RANCH RESIDENTIAL UNIT ONE NINTH FILING.
BY JORGENSEN ENGINEERING OF JACKSON,
WYOMING, PLAT REVISED APRIL 3, 2006.

Enclosure Studio

Architectural Design & Drafting

P.O. Box 9605
JACKSON, WY 83002
307.490.0498
202.295.2510 fax

REVISIONS

WEBER
RESIDENCE

1274 MELODY CREEK LANE
TETON COUNTY, WY

PROJECT INFORMATION
SITE PLAN

FLOOR AREA / SITE DEV. CALCS
CODE ZONING INFORMATION
INDEX OF DRAWINGS

Sheet Title:

Project Number:

Scale:

Date:

Sheet Number:

A1.1

List of Notified Homeowners in Melody Ranch

- 1 DRIEWER, CHAD L. & LISA B. TRUSTEES
- 2 ELLINGSON, TODD H. & MAUREEN A.
- 3 HEE, CARL H. & HERRICK, BARBARA
- 4 KANTOR, AVI & RACHEL
- 5 KERR, KAVAR TRUSTEE
- 6 LESLIE, JASON & LOFGREN, MARIA E.
- 7 MAY, VALERIE HART REVOCABLE TRUST
- 8 PHILLIPS, FLORENCE M. & WAYNE
- 9 POOLE, DAVID P. & HEATHER E.
- 10 ROBINSON, JONATHAN D. REVOCABLE TRUST
- 11 SULLIVAN DEVELOPMENT, LLC
- 12 VATTER, FREDERICK D. & JILL M.
- 13 WEISMAN REVOCABLE TRUST
- 14 WILSON, ERIC & MARIA LIVING TRUST

