

RIVER RUN ANNEXATION AND DEVELOPMENT AGREEMENT

By and Between

CITY OF KETCHUM

And

SUN VALLEY COMPANY

Exhibit K Zoning Map

Prepared for: Sun Valley Company
1 Sun Valley Road
Sun Valley, ID 83353

Prepared by: Design Workshop, Inc.
1390 Lawrence Street
Suite 200
Denver, CO 80204

July 9, 2010

RIVER RUN NEIGHBORHOOD
KETCHUM, IDAHO
BLAINE COUNTY

RIVER RUN NEIGHBORHOOD
7.1: ZONING

OF TAX LOT 696 OF SEC. 19, T4N, R18E, TAX LOT 1962 AND GOVT. LOT 2
OF SECTION 18, T4N, R18E
AND THE NE1/4NE1/4 SEC. 24, T4N, R17E, B.M., CITY OF KETCHUM, IDAHO

NOTES:

1. THE PURPOSE OF THIS MAP IS:
 - TO SUPPORT THE ANNEXATION REQUEST AND PUD DEVELOPMENT APPLICATION FOR THE RIVER RUN NEIGHBORHOOD.
 - TO CREATE DEVELOPMENT BLOCKS THAT WILL ALLOW FOR THE ORDERLY DEVELOPMENT OF THE RIVER RUN NEIGHBORHOOD.
2. DEVELOPMENT MAY OCCUR ON A PHASED BASIS WITHIN THE BLOCKS AND THE BLOCKS MAY BE FURTHER SUBDIVIDED.
3. THE BLOCK 1 BOUNDARY IS BASED ON THE PRELIMINARY DEVELOPMENT PLAN AND MAY BE AMENDED TO REFLECT ACTUAL DESIGN.
4. REFER TO SHEET 2.0 FOR EXISTING EASEMENTS, LOCATIONS OF EXISTING BUILDINGS AND STREETS AND ADJOINING PROPERTY INFORMATION.
5. REFER TO SHEET 3.0 FOR THE LOCATIONS OF EXISTING UTILITIES, EXISTING CONTOURS AND DRAINAGE PATTERNS.
6. REFER TO SHEET 4.0 FOR SLOPE ANALYSIS AND HILLSIDE AREAS.
7. REFER TO SHEET 5.0 FLOODPLAIN & WETLANDS.
8. REFER TO SHEET 6.0 FOR EXISTING ZONING.
9. REFER TO SHEET 8.0 FOR PROPOSED LAND USES.
10. REFER TO SHEET 10.0 FOR THE CONCEPTUAL SITE PLAN.
11. REFER TO SHEET 11.0 FOR THE CONCEPTUAL UTILITY PLAN.
12. REFER TO SHEET 12.0 FOR PROPOSED EASEMENTS.
13. REFER TO SHEET 14.0 FOR CONCEPTUAL ROAD ALIGNMENTS AND ROAD SECTIONS.
14. REFER TO SHEET 15.1 FOR LARGE BLOCK PLAT.
15. THE 1% ANNUAL FLOOD HAZARD LINE SHOWN HEREON IS PER THE PRELIMINARY D-FIRM RELEASED FOR REVIEW IN DECEMBER 2009. THIS ADOPTION OF THIS LINE IS PENDING FINAL FEMA APPROVAL.

LEGEND:

- CORPORATE LIMITS
- BLOCK BOUNDARY
- RIPARIAN SETBACKS
- RED AVALANCHE ZONE (PER ART MEARS, INC, MARCH 2009) AVALANCHE OVERLAY DISTRICT
- BLUE AVALANCHE ZONE (PER ART MEARS, INC, MARCH 2009) AVALANCHE OVERLAY DISTRICT
- 25% SLOPE LINE / MOUNTAIN OVERLAY DISTRICT
- 1% ANNUAL CHANCE FLOOD HAZARD PER 2009 PRELIMINARY D-FIRM. SEE NOTE 15. FLOODPLAIN OVERLAY DISTRICT.
- 1% FLOODPLAIN OVERLAY DISTRICT
- T TOURIST ZONE
- AF AG / FORESTRY ZONE - INCLUDING SKI AREA.
- RU RECREATIONAL USE ZONE

DEVELOPER:

Sun Valley Company
P.O. Box 10
Sun Valley, ID 83353
Tel: 208.622.2105
Fax: 208.622.2015
Contact: Wally Huffman

East West Partners
126 Riverfront Lane, 5th floor
P.O. Drawer 2770
Avon, CO 81620
Tel: 970.748.7585
Fax: 970.845.7205

PROJECT ARCHITECT:

Hornberger + Worstell
170 Malden Lane
San Francisco, CA 94108
Tel: 415.391.1080
Fax: 415.986.6367

ENGINEER:

Benchmark Associates, P.A.
P.O. Box 733 - 100 Bell Drive
Ketchum, ID 83340
Tel: 208.726.9512
Fax: 208.726.9514

ISSUE DATE: 08/23/2010

REVISIONS

#	DATE	DESCRIPTION
1	12.30.09	BLOCK BOUNDARIES
2	02.18.10	ZONING AREAS / REVISIONS
3	06.03.10	ZONING AREAS/REVISIONS
4	06.24.10	EAST BOUNDARY
5	07.12.10	TITLE, NOTES, ANNOTATIONS
6	08.23.10	SUBMITTAL 8-23-10

DRAWN: _____ REVIEWED: _____

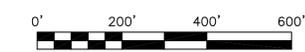
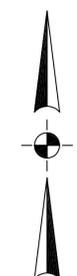
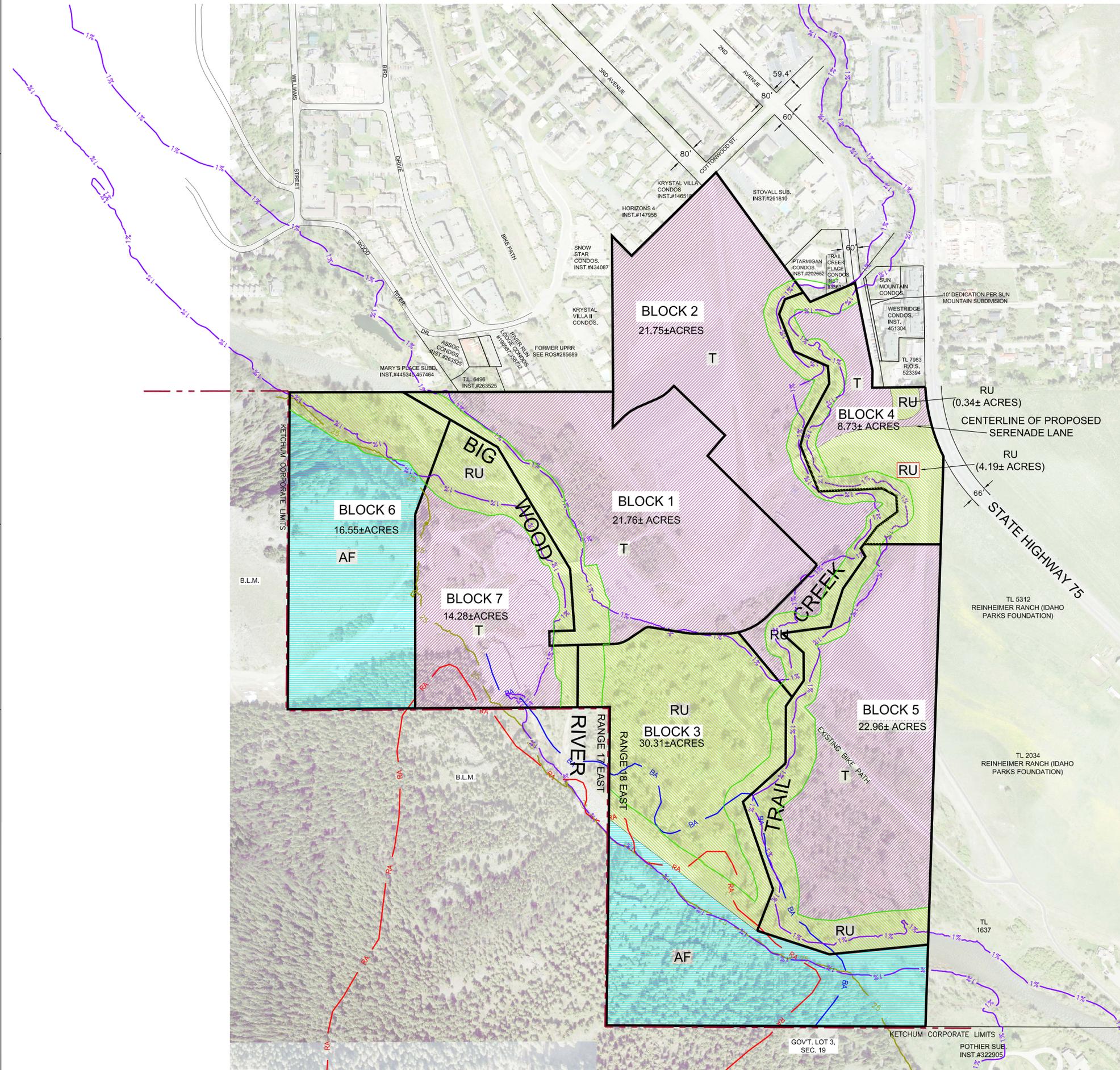
ANNEXATION & ZONING DESIGNATION APPLICATION

PROJECT NUMBER: 3545

ZONING

SHEET NUMBER

7.1



PRELIMINARY