

RESOLUTION NUMBER 810

A RESOLUTION OF THE CITY OF KETCHUM, IDAHO, AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF KETCHUM AND BLAZING SADDLES, LLC, FOR THE CONSTRUCTION PHASING OF THE HEMINGWAYS CONDOMINIUMS.

WHEREAS, Blazing Saddles, LLC, (collectively referred to as the "Developer") are the owners of real property described as Pinnacle at Greyhawk Townhouse Condominiums Phase 4, Ketchum, Idaho ("Property");

WHEREAS, Developer applied to the City for design review approval of a condominium project referred to as The Hemingways consisting of fifteen (15) single family residential units and required utilities, on-site improvements and landscaping ("Project"). The City granted design review approval of the Project as set forth in the Findings of Fact, Conclusions of Law and Decision of the Planning and Zoning Commission, dated July 10, 2000 ("Decision"). The Project consists of four (4) duplex buildings, one (1) four-plex building and one (1) triplex building;

WHEREAS, the Project is being developed and constructed upon real property located in the Warm Springs area of the City of Ketchum, presently known as Pinnacle at Greyhawk Townhouse Condominiums Phase 4, located at 221 and 225 Picabo Street and 204 Puchner Lane, Ketchum, Idaho. The legal description of said real property is set forth in Exhibit "A" attached hereto and incorporated herein by this reference;

WHEREAS, Developer proposed construction of the Project as a phased development project which complies with the City of Ketchum Zoning Code Title 17 and Subdivision Code Title 16; and,


WHEREAS, a Phasing Agreement is necessary in order to set forth the terms and conditions of the City's approval of the requested phased development of the Project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Ketchum:

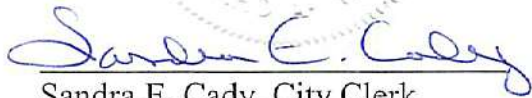
1. The Development Agreement for the construction phasing of The Hemingways Condominiums located at Pinnacle at Greyhawk Townhouse Condominiums Phase 4, Ketchum, Idaho is hereby approved.
2. The Mayor is hereby authorized to execute the Development Agreement on behalf of the City of Ketchum, Idaho.

PASSED by the City Council and APPROVED by the Mayor this 5th day of November, 2001.




David C. Hutchinson, Mayor

ATTEST:


Sandra E. Cady, City Clerk

