

RESOLUTION NUMBER 08-061

A RESOLUTION OF THE CITY OF KETCHUM, IDAHO, PROVIDING FOR EXECUTION OF A RIGHT-OF-WAY AGREEMENT BETWEEN THE CITY OF KETCHUM AND 311 FIRST AVENUE LLC CONCERNING THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF IMPROVEMENTS WITHIN A PORTION OF THE RIGHT OF WAY ADJACENT TO THE PROPERTY LOCATED AT 311 FIRST AVENUE NORTH AND, CITY OF KETCHUM.

WHEREAS, 311 First Avenue North (collectively referred to as the "Owner") is the owner of Lot 4, Block 57 commonly known as 311 First Avenue North, Ketchum, Idaho ("Property").

WHEREAS, Owners wish to construct, install and maintain certain improvements in or above the public right-of-way of Sun Valley Road and First Avenue, as shown on Exhibit "A", attached hereto and made a part hereof ("Improvements").

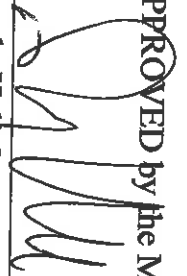
WHEREAS, the City of Ketchum ("City") finds that said improvements will not impede the use of said right-of-way or jeopardize the public health, safety and welfare at this time subject to the terms and provisions of the Right-of-Way Agreement.

WHEREAS, Owners desire to enter into the Right-of-Way Agreement with the City for the construction, installation and maintenance of said Improvements within the Sun Valley Road and First Avenue right-of-way.

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

1. The Right-of-Way Agreement for the construction, installation and maintenance of Improvements within the Sun Valley Road and First Avenue right-of-way Lot 4, Block 57, Ketchum, Idaho is hereby approved.
2. That the Mayor is hereby authorized to execute the Right-of-Way Agreement on behalf of the City of Ketchum, Idaho.

PASSED by the City Council and APPROVED by the Mayor this 5th day of May, 2008.



Randy Hall, Mayor

ATTEST:

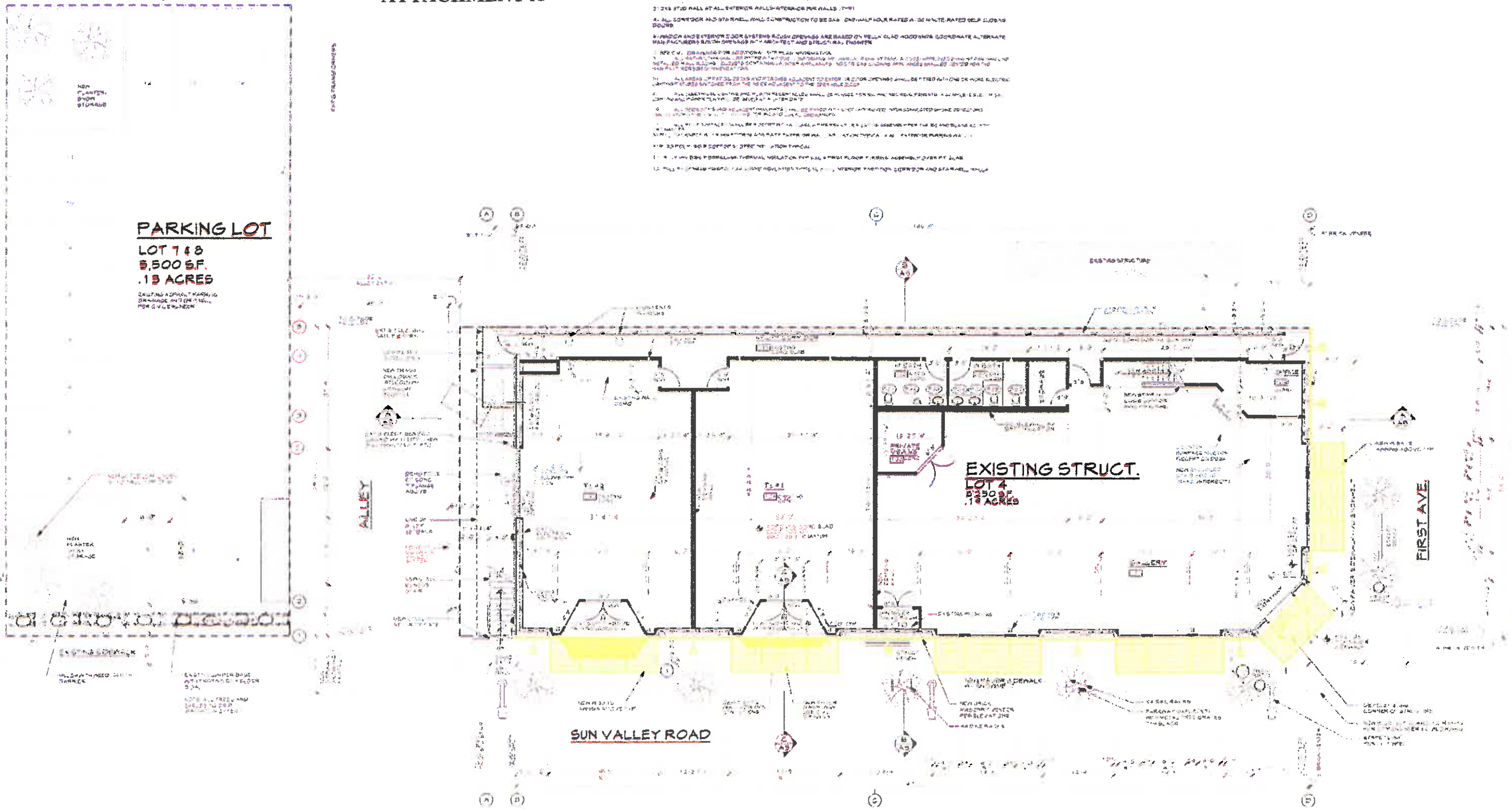


Sandra E. Cady, City Clerk

ATTACHMENT A

GENERAL FLOOR PLAN NOTES

1. DIMENSIONS TO FACE OF STUD WALL, TYPICALLY OR CENTERLINE OF STUD OR ASSEMBLY AS INDICATED WITH A THIN OR BOLD LINE TO BE 1/4" SCALE GRID PLANS FOR INTERIOR PARTITION DIMENSIONS AND PLANINGS.
2. EXTERIOR FACE OF MASONRY IS 2" BEYOND EXTERIOR FACE OF STUD WALL.
3. 2x6 STUD WALL AT ALL EXTERIOR WALLS-INTERIOR PER WALLS (TYP)
4. ALL CORRIDOR AND STAIRWELL WALL CONSTRUCTION TO BE 2x6 ONE-HALF HOUR RATED A-100 WHITE PAPER SELF-CLOSING DOORS.
5. FINISH AND EXTERIOR DOOR SYSTEMS (SLUSH OPENINGS) ARE BASED ON TYPICAL ADDITIONAL COORDINATE ALTERNATE MANUFACTURER'S RATION SPECIFICATIONS AND ARCHITECT AND STRUCTURAL FINISHES.
6. IFC C.V. DRAWING OR ADDITIONAL SITE PLAN INFORMATION.
7. ALL EXTERIOR WALLS TO BE CONSTRUCTED WITH 2x6 STUD WALLS. ALL EXTERIOR WALLS TO BE CONSTRUCTED WITH 2x6 STUD WALLS. ALL EXTERIOR WALLS TO BE CONSTRUCTED WITH 2x6 STUD WALLS. ALL EXTERIOR WALLS TO BE CONSTRUCTED WITH 2x6 STUD WALLS.
8. ALL LAMBS UP TO 30 LBS AND TYPICALS ADJACENT TO EXTERIOR DOOR OPENINGS SHALL BE TYPICAL OR MORE BULGING LIGHTER DOORS SCHEDULE FOR THE 1800 AND ADJACENT TO THE OPENING DOOR.
9. ALL EXTERIOR WALLS TO BE CONSTRUCTED WITH 2x6 STUD WALLS. ALL EXTERIOR WALLS TO BE CONSTRUCTED WITH 2x6 STUD WALLS. ALL EXTERIOR WALLS TO BE CONSTRUCTED WITH 2x6 STUD WALLS.
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PARKING LOT
LOT 7 & 8
8,500 S.F.
.19 ACRES
 EXISTING ADJACENT PARKING
 DRAINAGE INTO LOT 7 & 8
 FOR DEVELOPMENT

EXISTING STRUCT.
LOT 4
8,250 S.F.
.18 ACRES

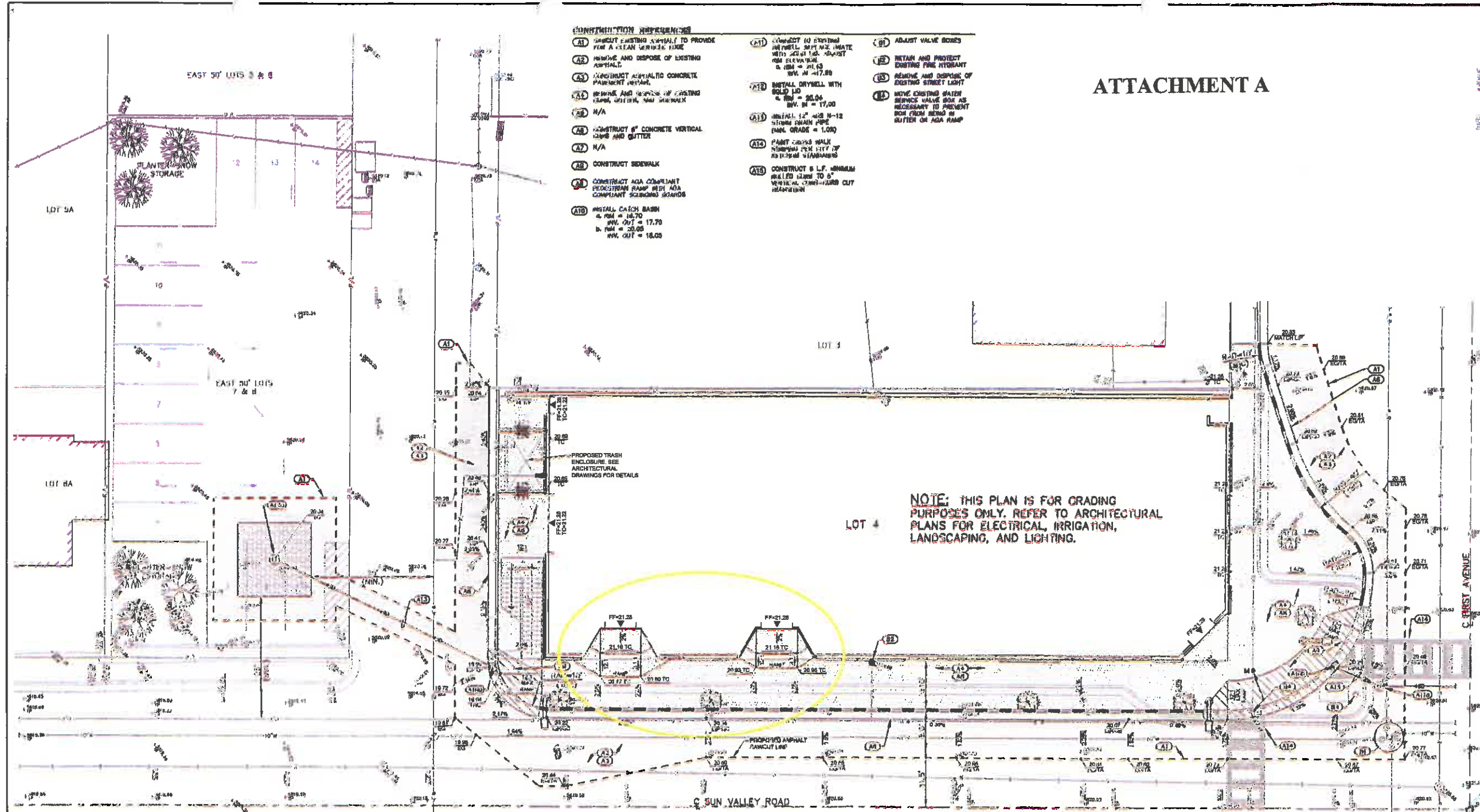
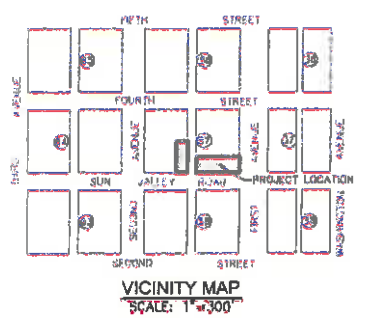
SUN VALLEY ROAD

FIRST AVE.

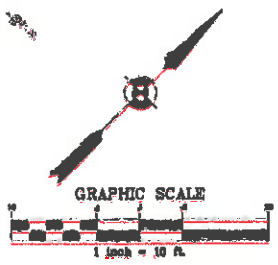
REFERENCE
 NORTH

NOTE
 1. EXTERIOR WALLS TO BE CONSTRUCTED WITH 2x6 STUD WALLS.
 2. EXTERIOR WALLS TO BE CONSTRUCTED WITH 2x6 STUD WALLS.
 3. EXTERIOR WALLS TO BE CONSTRUCTED WITH 2x6 STUD WALLS.
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ATTACHMENT A



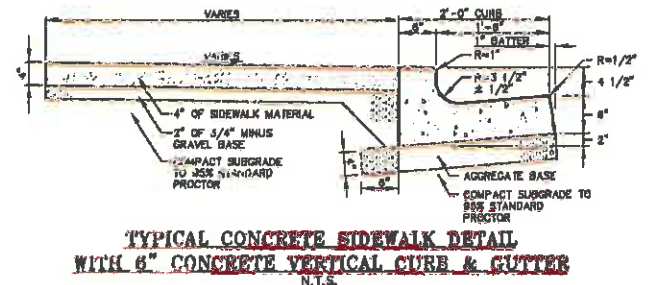
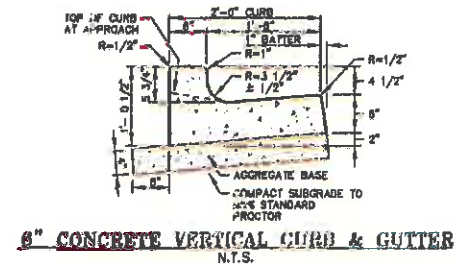
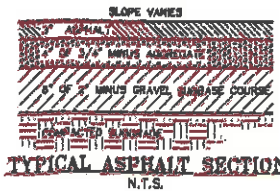
NOTE: THIS PLAN IS FOR GRADING PURPOSES ONLY. REFER TO ARCHITECTURAL PLANS FOR ELECTRICAL, IRRIGATION, LANDSCAPING, AND LIGHTING.



LEGEND	
— PA —	Property Line
---	Centerline of Right-of-way
▲	Survey Control Point
⊙	Found Aluminum Cap
---	Fence Line
---	Proposed Asphalt Sawcut Line
---	Proposed 6" Vertical Curb & Gutter
---	Proposed Curb Cut
---	Proposed Asphalt
---	Proposed Sidewalk
---	Existing Building
---	Proposed Building
⊕	Building Entrance
⊕	Gas Meter
⊕	Phone Box
⊕	Overhead Power Line
⊕	Power Box
⊕	Power Pole
⊕	Power Meter
⊕	Sewer Manhole
⊕	Sewer Main
⊕	Water Service
⊕	4" Water Main
⊕	6" Water Main
⊕	8" Water Main
⊕	10" Water Main
⊕	Water Valve
⊕	Water Service Valve
⊕	Hose Bib
⊕	Existing Fire Hydrant
---	Existing Storm Drain
---	Proposed 12" Storm Drain
---	Proposed Catch Basin
---	Existing Drywell
---	Proposed Drywell
---	Existing Spot Elevation
---	Proposed Spot Elevation
---	Proposed Grade
---	BS = Bottom of Step
---	BTM = Bottom
---	FF = Finish Floor
---	LIP = Lip of Gutter
---	TBC = Top Back of Curb
---	TBW = Top Back of Walk
---	TC = Top of Concrete
---	TI = Top of Step

NOTES

- Utility locations are approximate and locations should be verified before any excavation.
- This survey was conducted with ±2' of snow on the ground, some topographic features may not be shown.



NO	DATE	BY	REVISIONS
1	04/22/08	RT	Revisions to grading and Foreman's comments

Galena Engineering Inc.
 Civil Engineers & Land Surveyors
 690 Second Avenue North
 P.O. Box 425
 Ketchum, Idaho 83340
 (208) 728-4729
 (208) 728-4783 fax
 email galena@galena-engineering.com

PRELIMINARY - NOT FOR CONSTRUCTION

REUSE OF DRAWINGS
 These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

A GRADING PLAN FOR
LOT 4, & E. 50' OF LOTS 7 & 8, BLK 57, CITY OF KETCHUM
 WITHIN SECTION 13, T.4N., R.17E. & SECTION 18, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR JOHN SOFRO

PROJECT INFORMATION
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