



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
Application Number	P24-013
Date Received	2/22/24
By	HLN
Fee Paid	\$3300
Approved Date	
By	

Subdivision Application

Submit completed application to the Planning and Building Department electronically to planningandzoning@ketchumidaho.org. Once your application has been received, we will review it and contact you with the next steps. If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the city website at: www.ketchumidaho.org and click on Municipal Code.

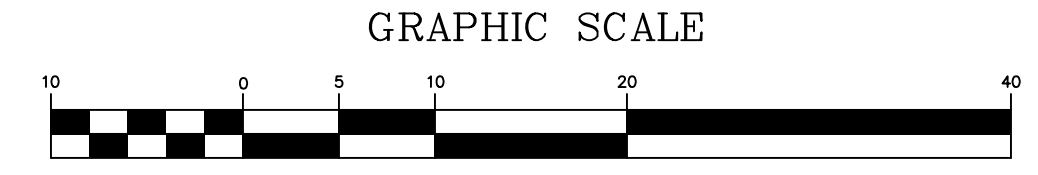
APPLICANT INFORMATION			
Name of Proposed Subdivision: The Cedars Townhomes			
Owners of Record: James Thomas and Gayle Kathleen Dunham; Skylar Karen Lindsley and Julie Ann Finstad			
Addresses of Owners: 26009 101st PL SW Vashon, WA, 98070; 2360 43rd Ave. E., Apt 113, Seattle, WA 98112-2703; respectively			
Representative of Owner: Bruce Smith, PLS 7048, Alpine Enterprises Inc.			
Legal Description: Units 1 & 2, The Cedars Condominiums RPK 07470000000-10-20			
Street Address: Units 1 & 2, 230 Cedar Drive, Ketchum, ID, 83340			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: 2 Condominium Units into 2 Townhouse Sublots			
Total Land Area: ±10,000 Sq. Ft., ± 0.23 Ac.			
Current Zoning District: GR-L, General Residential Low Density			
Proposed Zoning District: Same as above			
Overlay District: Avalanche			
TYPE OF SUBDIVISION			
Condominium <input type="checkbox"/>	Land <input type="checkbox"/>	PUD <input type="checkbox"/>	Townhouse <input checked="" type="checkbox"/>
Adjacent land in same ownership in acres or square feet: N/A			
Easements to be dedicated on the final plat:			
None New			
Briefly describe the improvements to be installed prior to final plat approval:			
None New			
ADDITIONAL INFORMATION			
All lighting must be in compliance with the City of Ketchum's Dark Sky Ordinance			
One (1) copy of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations			
One (1) copy of current title report and owner's recorded deed to the subject property			
One (1) copy of the preliminary plat			
All files should be submitted in an electronic format to planningandzoning@ketchumidaho.org			

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Subdivision Application in which the City of Ketchum is the prevailing party to pay reasonable attorney's fees and costs, including fees and costs of appeal for the City of Ketchum. Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortuous conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

Bruce Smith BRUCE SMITH, PLS, REPRESENTATIVE 12 FEB 24
Applicant Signature Date

A PLAT SHOWING THE CEDARS TOWNHOMES

WHEREIN THE CEDARS CONDOMINIUMS ARE REPLATTED AS TOWNHOUSE SUBLOTS AS SHOWN HEREON
LOCATED WITHIN
SECTION 11, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
APRIL 2024



- LEGEND**
- Subject Boundary
 - Adjoiner Lot Lines
 - Street Centerline
 - Existing Building/Structure
 - Set 1/2" Rebar, PLS 7048
 - Found 1/2" Rebar as Shown
 - Found 5/8" Rebar as Shown
 - [] Record Bearing and Distance, Inst. No. 202893
 - () Record Bearing and Distance, Inst. No. 114679

SURVEYOR NARRATIVE

The purpose of this survey is to Replat The Cedar Condominiums into Townhouse Sublots as shown hereon. During a Boundary Retracement of The Cedar Condominiums, all found Monuments of Record were accepted. Sublot Lines were decided based on an existing Site Plan, the Party Wall, Owner preference and agreement.

NOTES

- 1) Basis of Bearings is Grid North per Idaho State Plane Coordinate System, Central Zone, NAD83, (1992), at Grid in US Survey Feet with a Project Combined Scale Factor of 0.99968158 and a Grid North to Geodetic North Convergence Angle of $-00^{\circ}16'26''$. Ground Distances will be slightly longer.
- 2) Boundary Information used or considered includes:
 - Pine Tree Condominiums, Instrument Number 194870;
 - Warm Springs Village Subdivision, Third Addition, Instrument Number 114679;
 - The Cedars Condominiums, Instrument Number 202893;
 - Fir Drive Townhouses, Instrument Number 329752;
 - Record of Survey, Instrument Number 657037;
 - all Records of Blaine County, Idaho.
- 3) Please refer to the Plat Notes, Easements, Reservations, Dedications, Conditions, Covenants, and Restrictions on Original Plat and subsequent surveys that may affect the Subject Property.



HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date _____ South Central Public Health District, EHS

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned, are the owners in fee simple of the following described parcels of land:

Parcels of land located within Section 11, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Blaine County, Idaho; more particularly described as follows:

Condominium Units 1 and 2 as shown on the Condominium Map for CEDARS CONDOMINIUMS, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 202893, and as defined and described in the Condominium Declaration for the Cedars Condominiums, recorded as Instrument No. 202892, records of Blaine County, Idaho.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. We do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

Covenants, Conditions, and Restrictions of the Cedars Townhomes governing this plat are recorded under Instrument Number _____, Records of Blaine County, Idaho.

It is the intent of the owners to hereby include said land in this plat and to Re-Plat it as shown hereon.

Skyler Karen Lindsley
(Unit 1)

Julie Ann Finstad
(Unit 1)

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 2024, before me, a Notary Public in and for said State, personally appeared SKYLER KAREN LINDSLEY and JULIE ANN FINSTAD, a married couple, as community property with the right of survivorship under Idaho Code section 15-6-401, known or identified to me, to be the person whose names are subscribed to the Owner's Certificate and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public

Residing at

My Commission Expires

Gayle Kathleen Dunham
(Unit 2)

James Thomas Dunham
(Unit 2)

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 2024, before me, a Notary Public in and for said State, personally appeared GAYLE KATHLEEN DUNHAM and JAMES THOMAS DUNHAM, a married couple, known or identified to me, to be the persons whose names are subscribed to the Owner's Certificate and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public

Residing at

My Commission Expires

SURVEYOR'S CERTIFICATE

I, Bruce Smith, a duly licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat of THE CEDARS TOWNHOMES, is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to plats and surveys.



COUNTY SURVEYOR'S APPROVAL

I, Sam Young, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

Sam Young, PLS 11577
County Surveyor

KETCHUM CITY COUNCIL CERTIFICATE

I, the undersigned, City Clerk, in and for the City of Ketchum, Blaine County, Idaho, do hereby certify that at a regular meeting of the City Council held on the ____ day of _____, 2024, this Plat was duly Accepted and Approved.

Trent Donat, City Clerk, City of Ketchum

CITY PLANNER'S CERTIFICATE

I, the undersigned, Planner in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this ____ day of _____, 2024, and Certify that it is in accordance with the City of Ketchum Subdivision Ordinance.

Paige Nied, City Planner, City of Ketchum

CITY ENGINEER'S APPROVAL

The foregoing plat was approved by _____, City Engineer for the City of Ketchum on this ____ day of _____, 2024.

City Engineer

COUNTY TREASURER'S APPROVAL

I, the Undersigned, County Treasurer in and for Blaine County, State of Idaho, per the Requirements of Idaho Code 50-1308, do hereby Certify that any and all Current and/or Delinquent County Property Taxes for the Property included in this Plat of THE CEDARS TOWNHOMES have been paid in full on this ____ day of _____, 2024. This Certification is valid for the next thirty (30) days only.

Blaine County Treasurer

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF BLAINE } ss

This is to certify that the foregoing Plat was Filed in the Office of the Recorder of Blaine County, Idaho, and Duly Recorded at the Time, Date, and Instrument Number shown below.

Ex-officio Recorder