

200 N Main LLC

General Contractor

Construction Activity Plan

200 N Main Building

Ketchum, Idaho

2/8/2025



1. General Information and Schedule for Demolition

- A. The existing building is an approximately 2,750 square-foot one level commercial building that will be demolished pending permit. It is more fully described as Lot 5 Block 3 Ketchum, Idaho.

The proposed project will include an inspection by Valley Restoration to determine if any noxious materials need to be removed prior to demolition. All existing utilities will be located and service will be shut off and disconnected.

- B. 200 N Main LLC General Contractor shall be responsible for all trade contractors and will be held responsible for all aspects of the construction activity permit.
- C. General contractor/permit holder shall submit a Temporary Use of Right-of-Way (TURP) application for all right-of-way encroachments beyond what is shown on this CAP
- D. Construction hours are between 7:30 am and 6:00 pm. No construction will take place on Sunday or major holidays.
- E. 200 N Main LLC will deliver all adjacent property owners within 300 feet a letter that details scope of work, demolition schedule, and contact information.
- F. General Contractor to assure the property street address is plainly visible from the road fronting the property.

2. Demolition

- A. The building will be demolished with a backhoe and loaded into 10yard dump trucks and hauled to the landfill. The truck routes will be on Highway 75 to Main Street to First Street then north on Leadville Ave then west on Second Street. The access to the property will be on Second Street. The existing patio pavers will be removed and hauled offsite. The demolition will take approximately 5 working days.
- B. Mud sand, and gravel control practices will include daily cleaning of vehicle tires and affected streets. The dump trucks will be loaded with debris onsite.
- C. There will be no deliveries or onsite material storage during the demolition.

3. Vehicle Parking and Traffic Control

- A. There will be two vehicle parking spaces onsite. All access to the property will be from Second Street. There will be no parking in the Alley.
- B. Street width will be maintained at 26 feet wide or greater, on all Second Street.
- C. No Parking as indicated on the site plan.
- D. No contractor/trade contractor parking will occur within time limited parking spaces in rights of way.
- E. Speed limits for construction vehicles limited to 15mph within one block of site.

4. Temporary Restrooms, Job Trailer, and Dumpster

- A. Temporary restroom and dumpster are shown on the Site Plan. No job shack is required.

5. Materials Recycling

- A. If required will be coordinated with Clear Creek Disposal

6. Screening

- A. The perimeter of the jobsite will be screened with a 6' high construction fence with 3% opacity. Fence gates will not open into the street.

7. Use of Right of Way

- A. Proposed use of the City's Right of Way is as indicated on the site plan. A right of Way Use Permit shall be obtained in advance of use.
- B. Condition of the right of Way shall be documented prior to use and any repairs shall be the responsibility of the General Contractor.
- C. Fire hydrants and manhole covers are shown on the Site Plan. They shall not be obstructed at any time.
- D. The sidewalk on Main Street will remain open for pedestrian traffic. A 5' wide covered pedestrian walkway will be in place.
- E. The sidewalk on Second Street will be blocked from pedestrian traffic. "No pedestrian Traffic" signs will be in place at the west and east ends of the sidewalk.

8. Site Cleanup

- A. The jobsite shall be kept in a clean and orderly condition. Trash and construction debris shall be picked up on the site and surrounding areas on a daily basis and materials shall be stored in neat tidy piles.
- B. The repair of damage to the right-of-way shall be the responsibility of the general contractor/permit holder.
- C. General contractor/permit holder is responsible for on-site snow removal. On-site snow removal shall not be stored in the right-of-way.

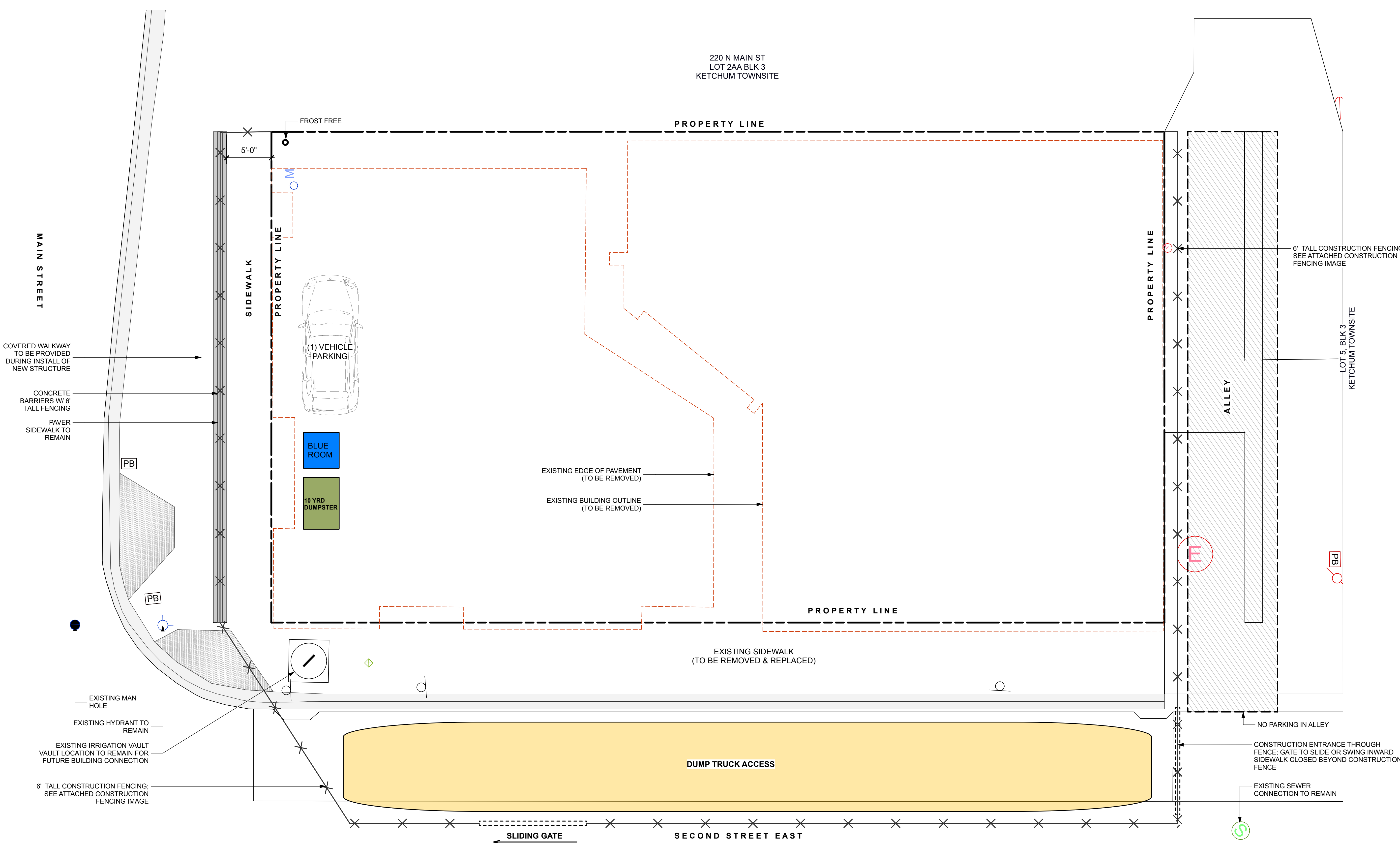
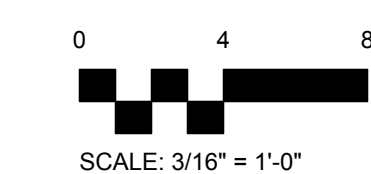
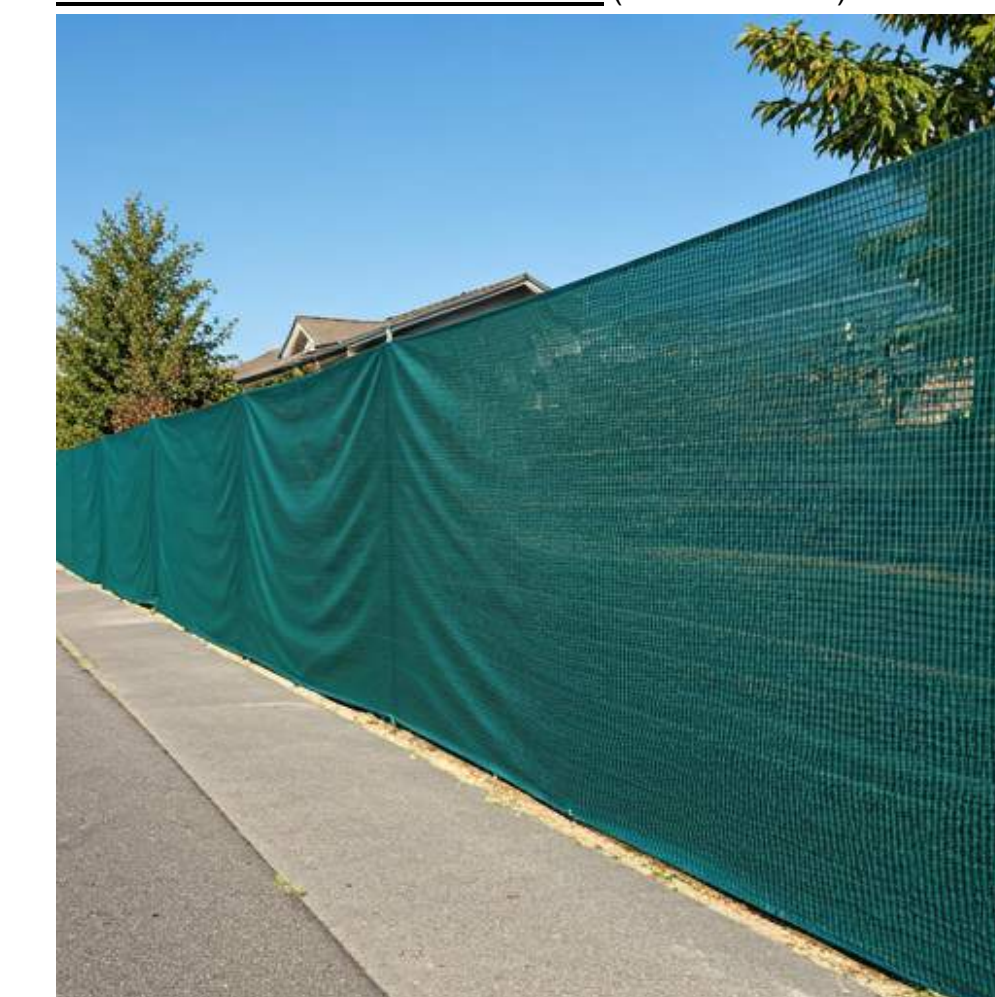
SYMBOL	DESCRIPTION
---	Property Line
---	Building Envelope
---	Setbacks / Easements
---	6' Construction Fence
---	Tire Clean Out, Rumble Grate
---	Blue Room
---	Dumpster
---	No Parking Zone
---	Material Storage / Staging
---	Contractor Parking

CONSTRUCTION + DEMO NOTES

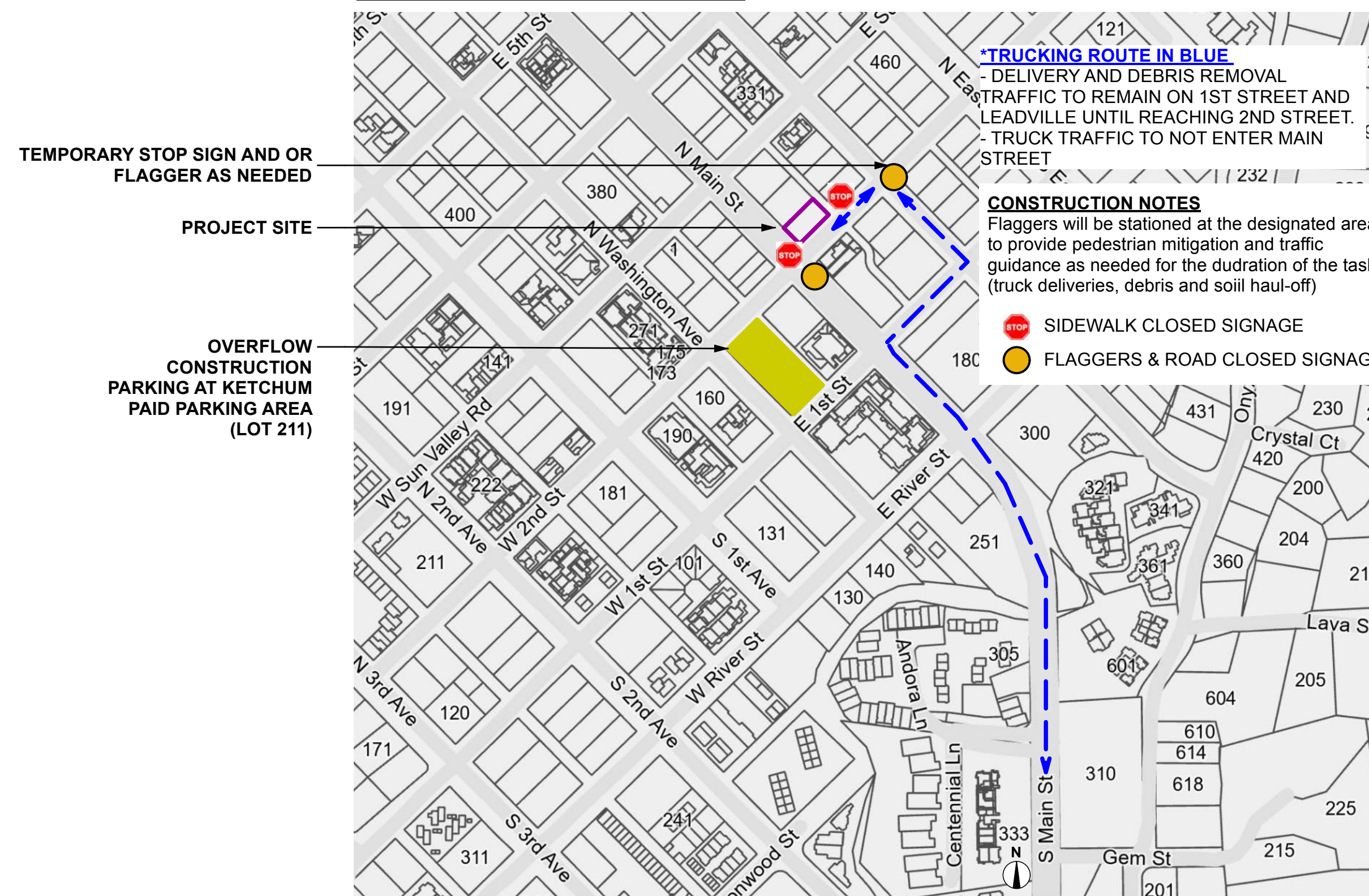
1. ALL PARKING MUST BE ONSITE, OR AS DESIGNATED. CONTRACTORS MAY NOT PARK IN THE ROW IN THE COMMUNITY CORE.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SNOW STORAGE AND SNOW REMOVAL IN AND AROUND THE OUTSIDE OF THE CONSTRUCTION FENCE, INCLUDING THE SNOW CITY SNOWPLOWS CANNOT REACH. THE ROW MAY NOT BE USED FOR SNOW STORAGE OF CONSTRUCTION SITE SNOW AT ANY TIME.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SUB CONTRACTORS AND WILL BE HELD RESPONSIBLE FOR ALL ASPECTS OF THE CONSTRUCTION ACTIVITY PERMIT.
4. ALL NEIGHBORS IN THE PROJECT VICINITY SHALL BE PROVIDED NOTICE OF THE PROJECT, SCHEDULE AND THE GENERAL CONTRACTOR'S CONTACT INFORMATION IN ADVANCE OF CONSTRUCTION.
5. THE JOB SITE SHALL BE KEPT IN A CLEAN AND ORDERLY CONDITION. TRASH SHALL BE PICKED UP ON THE SITE AND SURROUNDING AREAS ON A DAILY BASIS, AND MATERIALS SHALL BE STORED IN NEATY, TIDY PILES.
6. MANHOLES MAY NOT BE OBSTRUCTED AT ANY TIME. IN ADDITION, MINIMUM THREE FEET CLEAR SHALL BE MAINTAINED ON BACK AND SIDES OF FIRE HYDRANTS, AND MINIMUM 15 FEET CLEAR SHALL BE MAINTAINED ON THE FRONT, STREET SIDE OF FIRE HYDRANTS.
7. SPEED LIMITS FOR CONSTRUCTION VEHICLES SHALL BE LIMITED TO 15 MILES PER HOUR WITHIN ONE BLOCK OF A CONSTRUCTION SITE, UNLESS OTHERWISE DETERMINED BY THE KETCHUM POLICE DEPARTMENT.
8. DUST ABATEMENT TO INCLUDE WATER TRUCK WITH SPRAY NOZZEL. TRUCK TO BE SPRAYING DOWN SITE AND DUMP TRUCKS DURING EXCAVATION AND OFFHAUL. TRUCK TO BE AVAILABLE AS NECESSARY DURING ANY OTHER DUSTY ACTIVITIES. ON SITE WATER AND HOSES TO BE AVAILABLE ONCE CITY WATER CONNECTION IS MADE.
9. ALL GATES TO OPEN INWARD AS SHOWN ON PLAN
10. GENERAL CONTRACTOR TO SUBMIT AN ADDITIONAL TURP APPLICATION FOR REVIEW AND APPROVAL PRIOR TO ANY TEMPORARY LANE CLOSURE THAT MAY BE REQUIRED FOR THE PROJECT
11. TRUCKS FOR MATERIAL DELIVERIES SHALL NOT BLOCK OR IMPEDE TRAFFIC ALONG THE ROADWAY. ALL CONSTRUCTION ACTIVITY SHALL BE CONTAINED WITHIN THE CONSTRUCTION SITE AREA.

FOR
PERMIT
ONLY

CONSTRUCTION FENCING (PER BUILDER)



PROJECT TRUCKING ROUTE + CONSTRUCTION PARKING



300 ft adjoiners for Parcel Number:RPK0000003001A

63 records returned in query

[Map It!](#)

You can save this file as .htm or .html and open it in a spreadsheet or copy and paste it into a spreadsheet.

Parcel Number	Owner 1	Owner 2	Mail Address Line 1	Mail Address Line 2	Mail Address Line 3	Mail Address Line 4	Mail Address Line 5	Property Address	Legal Desc 1	Legal Desc 2	Legal Desc 3	Legal Desc 4	Legal Desc 5
RPK0000017002A	93 CLUB LLC		LOCATION # 3228	P O BOX 54288	LEXINGTON KY 40555- 0000			311 N MAIN ST	KETCHUM	AM LOT 3 BLK 17	11,667 SQ FT		
LRK000001800A0	AT&T MOBILITY LLC		ATTN: PROPERTY TAX DEPARTMENT	1010 PINE RM 9E-L-01	ST LOUIS MO 63101- 0000			1 SUN VALLEY RD	TOWER				
RPK0000018005A	200 SUN VALLEY ROAD LLC		7735 W RIVERSIDE DR	BOISE ID 83174-0000				200 E SUN VALLEY RD	KETCHUM	AM LOT 5A BLK 18	6,380		
RPK0000018004A	SAWTOOTH REAL ESTATE VENTURE LLC		1905 SHENANDOAH DR E	SEATTLE WA 98112-0000				231 N MAIN ST	KETCHUM	LOT N 27'71/2" OF 4 BLK 18	2,762.5 SQ FT		
RPK0000018006A	FERRIES JUDITH V TRUSTEE	DECLARATION OF TRUST	C/O TOM FERRIES	PO BOX 2140	HAILEY ID 83333-0000			220 E SUN VALLEY RD	KETCHUM	AM LOT 6A BLK 18	7,121	NA INSTRUMENT #710063	INCORRECT LEGAL
RPK0000019006B	KETCHUM URBAN RENEWAL AGENCY		PO BOX 2315	KETCHUM ID 83340-0000					KETCHUM	LOTS 6 BLK 19	PARKING LOT		
RPK0000018004B	WESTCORNER REALTY VENTURES LLC		C/O ALL STAR MANAGEMENT	5803 15TH ST E STE 1	BRADENTON FL 34203- 0000			211 N MAIN ST	KETCHUM	LOT S 27' 4 1/2" OF 4 BLK 18			
RPK07020000010	SADDLE ROAD BUILDING LLC		PO BOX 479	SUN VALLEY ID 83353-0000				111 N MAIN ST 1	131 MAIN STREET BUILDING CONDO	UNIT 1	26.23%		
RPK0000002001B	KETCHUM CITY OF		PO BOX 2315	KETCHUM ID 83340-0000				171 1/2 N LEADVILLE AVE	FR LOT 3 BLK 2	PARCEL A	658SF		
RPK07020000000	131 MAIN STREET BUILDING ASSOCIATION INC		PO BOX 479	SUN VALLEY ID 83353-0000					131 MAIN STREET BUILDING CONDO	COMMON AREA			
RPK0000003007A	GM PROPERTY HOLDINGS LLC		4755 LAKE FOREST DR # 100	CINCINNATI OH 45242-0000				271 N LEADVILLE AVE	KETCHUM	LOT 7 BLK 3	5500SF		
RPK0000004002A	PIONEER SALOON INC		BOX 986	KETCHUM ID 83340-0000				320 N MAIN ST	KETCHUM	LOT S 25' OF 2 BLK 4	2,500 SQ FT		
RPK00000180010	REDLOON HOLDING LIMITED		C/O JON OLBUM	1115 WIGHTMAN ST	PITTSBURGH PA 15217- 0000			291 N MAIN ST	KETCHUM	LOT 1 BLK 18	5500SF		
RPK0000018003B	SUN VALLEY HOLDINGS LLC		239 GILBERT ST	ASPEN CO 81611-0000				251 N MAIN ST	KETCHUM	LOT 3A BLK 18	WHISKEY JACQUES		
RPK00000190070	KETCHUM URBAN RENEWAL AGENCY		PO BOX 2315	KETCHUM ID 83340-0000				211 E 1ST ST	KETCHUM	LOTS 7,8 BLK 19	11,000SF		

RPK00000220020	120 N LEADVILLE AVENUE LLC		PO BOX 1478	KETCHUM ID 83340-0000		120 N LEADVILLE AVE	KETCHUM	LOT 2 BLK 22	5500SF	
RPK084100000B0	SV 180 MAIN STREET LLC		DULCICH REALTY	PO BOX 25552	PORTLAND OR 97298-0000	180 N MAIN ST B	LEWIS BANK CONDOS	UNIT B COMMERCIAL	41.45% SEC 18, 4N 18E	
RPK09260000020	LEADVILLE 331 LLC		418 PRAIRIE AVE	LIBERTYVILLE IL 60048-0000		331 LEADVILLE AVE # 2	PLAZA 331 CONDOMINIUMS	UNIT 2	8.31%	
RPK09480000040	LILAC ONE LLC		PO BOX 8440	PITTSBURGH PA 15218-0000		360 E SUN VALLEY RD 4	360 SVR CONDOMINIUMS	UNIT 4 20%		
RPK00000030050	ACQUIRE REALTY LLC		401 E CITY AVE SPC 220	BALA CYNWYD PA 19004-1117		211 LEADVILLE AVE N	KETCHUM	LOT 5 BLK 3	5500SF	
RPK0000018002B	SUN VALLEY HOLDINGS LLC		239 GILBERT ST	ASPEN CO 81611-0000		271 N MAIN ST	KETCHUM	LOT 2A BLK 18		
RPK00000220010	FREHLING ANNETTE		BOX 6486	KETCHUM ID 83340-0000		100 N LEADVILLE AVE	KETCHUM	LOT 1 BLK 22	5500SF	
RPK00000220030	ARCH COMMUNITY HOUSING TRUST INC		MICHELLE GRIFFITH	EXECUTIVE DIRECTOR	PO BOX 3569 HAILEY ID 83333-0000	140 N LEADVILLE AVE	KETCHUM	LOT 3 BLK 22	5500SF	
RPK07020000020	SADDLE ROAD BUILDING LLC		PO BOX 479	SUN VALLEY ID 83353-0000		111 N MAIN ST 2	131 MAIN STREET BUILDING CONDO	UNIT 2	40.62%	
RPK09260000000	STRADA CONDOMINIUM OWNERS ASSOCIATION INC		101 BULLION ST E STE 3C	HAILEY ID 83333-0000		331 LEADVILLE AVE	PLAZA 331 CONDOMINIUMS	COMMON AREA		
RPK09260000060	STEJER JOHN	STEJER JODIE	PO BOX 9368	SPOKANE WA 99209-0000		331 LEADVILLE AVE # 6	PLAZA 331 CONDOMINIUMS	UNIT 6	7.76%	
RPK09480000020	LILAC ONE LLC		PO BOX 8440	PITTSBURGH PA 15218-0000		360 E SUN VALLEY RD 2	360 SVR CONDOMINIUMS	UNIT 2 20%		
RPK0000002001A	SUN VALLEY HOLDINGS LLC		239 GILBERT ST	ASPEN CO 81611-0000		100 N MAIN ST	KETCHUM	FR LOT 1-6 TL 7660, TL 7661,	TL 7662, TL 7663, TL 7664	TL 7665 , BLK 2 26,692SF
RPK0000003001A	200 NORTH MAIN LLC		1454 S HERON POINTE LN	EAGLE ID 83616-0000		200 N MAIN ST	KETCHUM	LOT 1 BLK 3		
RPK0000019001A	KETCHUM KORNER LLC		C/O ENGEL & ASSOC	101 E BULLION ST STE 3C	HAILEY ID 83333-0000	191 N MAIN ST	KETCHUM	AM LOT 1 BK 19	11,020 SF	
RPK00000230020	240 LEADVILLE L L C		BOX 284	SUN VALLEY ID 83353-0000		240 N LEADVILLE AVE	KETCHUM	LOT 2 BLK 23	5500SF	
RPK00000240010	LILAC TWO LLC		PO BOX 8440	PITTSBURGH PA 15218-0000		411 E SUN VALLEY RD	KETCHUM	LOT 1 BLK 24	5500SF	
RPK09260000070	WALTERS JEFFREY S TRUSTEE	WALTERS GWEN A TRUSTEE	7121 E RNCHO VSTA DR UNIT 5007	SCOTTSDALE AZ 85251-1375		331 LEADVILLE AVE # 7	PLAZA 331 CONDOMINIUMS	UNIT 7	7.01%	
RPK000000302AA	DQ PROPERTIES LLC		7830 W CRESTWOOD DR	BOISE ID 83704-0000		220 N MAIN ST	KETCHUM	AM LOT 2AA BLK 3		
RPK00000230050	MOUNTAIN STATES T & T		BOX 7888	BOISE ID 83723-0000		211 N EAST AVE	KETCHUM	LOT 5 BLK 23	P U C	

RPK00000230060	CO MOUNTAIN STATES T & T CO		BOX 7888	BOISE ID 83723-0000		231 N EAST AVE	KETCHUM	LOT 6 BLK 23	P U C	
RPK07020000030	SADDLE ROAD BUILDING LLC		PO BOX 479	SUN VALLEY ID 83353-0000		111 N MAIN ST 3	131 MAIN STREET BUILDING CONDO	UNIT 3	33.15%	
RPK09260000010	PRATT CHARLES H TRUSTEE	PRATT GENE FAURO TRUSTEE	PO BOX 3463	SUN VALLEY ID 83353-0000		331 LEADVILLE AVE # 1	PLAZA 331 CONDOMINIUMS	UNIT 1	8.39%	
RPK09260000030	CORD WILLIAM H TRUSTEE	CORD ANGELA H TRUSTEE	572 SEAWARD RD	CORONA DEL MAR CA 92625- 0000		331 LEADVILLE AVE # 3	PLAZA 331 CONDOMINIUMS	UNIT 3	8.74%	
RPK09480000010	LILAC ONE LLC		PO BOX 8440	PITTSBURGH PA 15218-0000		360 E SUN VALLEY RD 1	360 SVR CONDOMINIUMS	UNIT 1 20%		
RPK0000002004B	ALFS SUSAN TRUSTEE	ALFS FAMILY TRUST	PO BOX 1922	KETCHUM ID 83340-0000		340 E 2ND ST	KETCHUM	LOTS E 22' X 24' OF 4 BLK 2	528 SQ FT	
RPK00000020070	CONGER MARY JANE TRUSTEE	CONGER FAMILY TRUST U/T/D 6/26/95	2238 W BISON DR	BOISE ID 83703-4286		171 N LEADVILLE AVE	KETCHUM	LOT 7 BLK 2		
RPK00000020080	CONGER MARY JANE TRUSTEE	CONGER FAMILY TRUST U/T/D 6/26/95	2238 W BISON DR	BOISE ID 83703-4286		380 E 2ND ST	KETCHUM	LOT 8 BLK 2	5500SF	
RPK000000303AA	280 NORTH MAIN LLC		PO BOX 14001 PD 479	KETCHUM ID 83340-0000		280 N MAIN ST	KETCHUM	AM LOT 3AA BLK 3		
RPK00000040010	LANE MERCANTILE BUILDING LLC		BOX 4380	KETCHUM ID 83340-0000		300 N MAIN ST	KETCHUM	LOT 1 BLK 4	5500SF	
RPK0000019005B	KETCHUM URBAN RENEWAL AGENCY		PO BOX 2315	KETCHUM ID 83340-0000			KETCHUM	LOTS 5 BLK 19	PARKING LOT	
RPK09260000C20	JIMMY CONE LLC		PO BOX 5533	KETCHUM ID 83340-0000		331 LEADVILLE AVE # B	PLAZA 331 CONDOMINIUMS	UNIT C2	8.92%	
RPK00000220040	ARCH COMMUNITY HOUSING TRUST INC		MICHELLE GRIFFITH	EXECUTIVE DIRECTOR	PO BOX 3569	HAILEY ID 83333- 0000	180 N LEADVILLE AVE	KETCHUM	LOT 4 BLK 22	5500SF
RPK08410000AA	MURTAUGH MELINDA RENEE TRUSTEE	MELINDA RENEE MURTAUGH 2014 TRUST DTD 4/10/14	PO BOX 703	SUN VALLEY ID 83353-0000		320 E 2ND ST A	LEWIS BANK CONDO	UNIT A AMENDED PENTHOUSE	34.37% SEC 18 4N 18E	
RPK09260000050	MARKWITH JAMES WALLACE SR TRUSTEE	MARKWITH SHELLY DENISE TRUSTEE	1 HOLLY LN	MERCER ISLAND WA 98040-0000		331 LEADVILLE AVE # 5	PLAZA 331 CONDOMINIUMS	UNIT 5	7.61%	
RPK09480000030	LILAC ONE LLC		PO BOX 8440	PITTSBURGH PA 15218-0000		360 E SUN VALLEY RD 3	360 SVR CONDOMINIUMS	UNIT 3 20%		
RPK09480000050	LILAC ONE LLC		PO BOX 8440	PITTSBURGH PA 15218-0000		360 E SUN VALLEY RD 5	360 SVR CONDOMINIUMS	UNIT 5 20%		
RPK0000003006A	HERRERA LLC		PO BOX 3188	HAILEY ID 83333-0000		231 N LEADVILLE	KETCHUM	LOTS 6 BLK 3	5500SF	

RPK ID	Property Name	Address	County ID	City	Neighborhood	Area	Notes
RPK00000230040	DUDUNAKIS SV LLC	1454 S HERON POINTE LN	EAGLE ID 83616-0000	KETCHUM	400 E SUN VALLEY RD	LOT 4 BLK 23	5500SF
RPK08410000D0	LEWIS BANK CONDO OWNERS		KETCHUM ID 83340-0000	KETCHUM	180 N MAIN ST	COMMON AREA	SEC 18, 4N 18E
RPK0000017004A	PM LEMMAN INVESTMENTS LLC	PO BOX 3367	KETCHUM ID 83340-0000	KETCHUM	271 E SUN VALLEY RD	LOT S W 23' X 30' OF 4 BLK 17	690 SQ FT
RPK0000018007B	GOPAWA LLC	908 N REXFORD	BEVERLY HILLS CA 90210-0000	KETCHUM	200 N WASHINGTON AVE	S 30' OF 7, ALL 8 BLK 18	8,500SF
RPK00000230010	755 S BROADWAY LLC	2667 S TACOMA WAY	TACOMA WA 98409-0000	KETCHUM	200 N LEADVILLE AVE	LOT 1 BLK 23	5500SF
RPK00000230030	FRESHLY BAKED LLC	C/O DILLON WITMER	PO BOX 5005 KETCHUM ID 83340-0000	KETCHUM	260 N LEADVILLE AVE	LOT 3 BLK 23	5500SF
RPK08410000C0	1030 AIRPORT WAY LLC	PO BOX 4108	HAILEY ID 83333-0000	KETCHUM	180 N MAIN ST C	UNIT C COMMERCIAL	24.18% SEC 18 4N 18E
RPK09260000040	CALUGAR DANIEL G	1 HUGHES CENTER DR STE 1404	LAS VEGAS NV 89169-0000	KETCHUM	331 LEADVILLE AVE # 4	PLAZA 331 CONDOMINIUMS	UNIT 4 8.90%
RPK09260000C10	GLACIER BANK	C/O TAX DEPARTMENT	49 COMMONS LOOP KALISPEL MT 59901-1059	KETCHUM	331 LEADVILLE AVE # A	PLAZA 331 CONDOMINIUMS	UNIT C1 23.38%
RPK09480000000	LILAC ONE LLC	PO BOX 8440	PITTSBURGH PA 15218-0000	KETCHUM	360 E SUN VALLEY RD	360 SVR COMMON AREA	5504SF

Dear _____

Date

This letter is to inform neighbors within 300 ft of 200 N Main St Ketchum, Idaho that the existing building currently occupied by Serva Restaurant will be demolished on or about April 15, 2025.

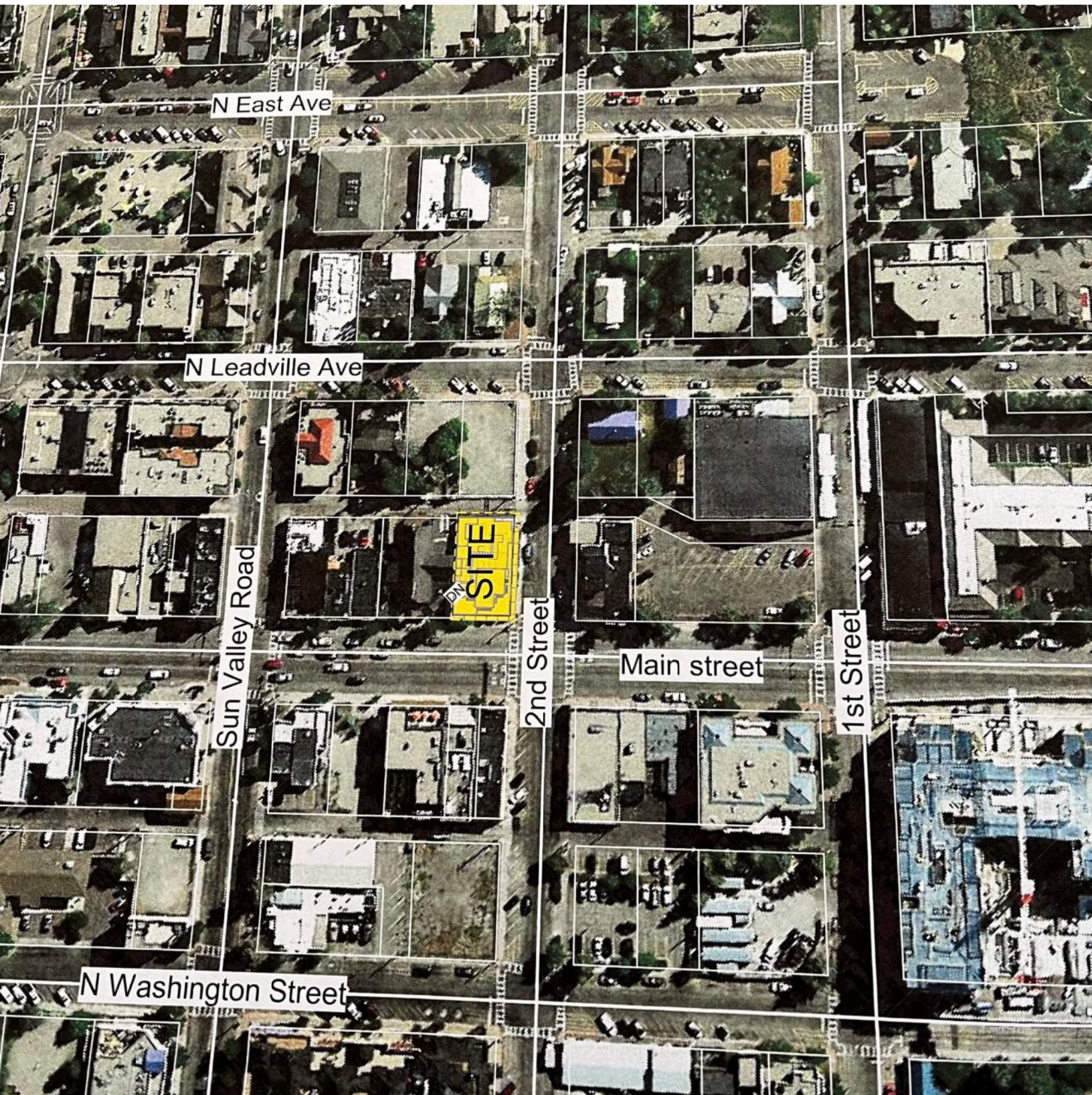
Prior to demolition all utilities will be located and disconnected, construction fencing will be installed, traffic plans will be in place. The existing patio pavers will be removed and hauled offsite. The building will be demolished and debris will immediately be hauled off in ten yard dump trucks. This process will take approximately 6 days.

A new mixed-use building will be constructed on that lot starting immediately after the demolition. The building will include a commercial space on the first floor, apartments on the second floor, and one penthouse unit on the third floor. Construction will take approximately eighteen months to complete.

The General Contractor is 200 N Main LLC

Contact information

Kenny Dudunakas General Contractor Phone



N East Ave

N Leadville Ave

Sun Valley Road

2nd Street

Main street

1st Street

N Washington Street

SITE



Sewa

Second St
Main St

