



**City of Ketchum**  
**Planning & Building**

**NOTICE OF FLOODPLAIN DEVELOPMENT PERMIT APPLICATION**

<b>Project Name:</b>	Hartley Residence Remodel
<b>Project Location:</b>	130 River Rock Road (Lot 1, Block 1, Bigwood Subdivision #1)
<b>Zoning:</b>	Limited Residential 2 (LR-2) with Floodway Overlay District & Waterways Review District
<b>Representatives:</b>	Chad Blincoe, Blincoe Construction
<b>Property Owner:</b>	Michael J Hartley Revocable Trust
<b>Application Type:</b>	Floodplain Development Permit Application
<b>File Number:</b>	P23-081
<b>Project Description:</b>	The project proposes to construct a new one-story guest residence and remodel the existing residence at 130 River Rock Road. The guest residence is 1,123 square feet in size and will be connected to the primary residence with a new porte-cochere. The remodel of the existing primary residence includes an addition of 350 square feet to the living room and an addition of 171 square feet to the garage. The project also includes expanding the rear paver patio and adding a new paver walkway in front of the existing residence. No portion of the development encroaches into the floodplain or the riparian area. The project includes a new paver patio in the rear yard which does not extend beyond the building envelope.

NOTICE IS FURTHER GIVEN that comments on the application may be submitted during a period of not less than ten days after mailing of the notice and prior to final action on said application. Comments and questions may be directed to the Ketchum Department of Planning and Building, P.O. Box 2315, Ketchum, Idaho, 83340 or via email to [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org).