



**City of Ketchum
Planning & Building**

| OFFICIAL USE ONLY | |
|---------------------|---------|
| Application Number: | P24-011 |
| Date Received: | 2/21/24 |
| By: | HLN |
| Fee Paid: | \$2000 |
| Approved Date: | |
| By: | |

Subdivision Application-Final Plat

Submit completed application and documentation to planningandzoning@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th St. W. Ketchum, ID 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. You will be contacted and invoiced once your application package is complete.

| APPLICANT INFORMATION | |
|---|--|
| Name of Proposed Subdivision: | Lewis Bank Condominiums, Unit A Amended |
| Owner of Record: | See attached Sheet |
| Address of Owner: | " " |
| Representative of Owner: | Bruce Smith, PLS - Alpine Enterprise Inc. |
| Legal Description: | Lewis Bank Condominiums RPK084100000A0 This RPK is associated with |
| Street Address: | 180 N. Main St, Ketchum, ID 83340 320 E 2Nd St A |
| SUBDIVISION INFORMATION | |
| Number of Lots/Parcels: | 4 3 UNITS + Common + Limited Common Areas |
| Total Land Area: | .114 acres |
| Current Zoning District: | CC Subdistrict 1 |
| Proposed Zoning District: | CC Subdistrict 1 |
| Overlay District: | KURA, HISTORIC |
| TYPE OF SUBDIVISION | |
| Condominium <input checked="" type="checkbox"/> | Land <input type="checkbox"/> |
| PUD <input type="checkbox"/> | Townhouse <input type="checkbox"/> |
| Adjacent land in same ownership in acres or square feet: | NONE |
| Easements to be dedicated on the final plat: | AS SHOWN ON PLAT |
| Briefly describe the improvements to be installed prior to final plat approval: | EVERYTHING IS COMPLETE AND EXISTING |
| 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, PLS
 ALPINE ENTERPRISES INC.

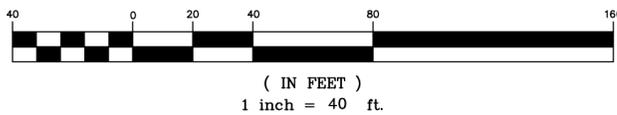
24 OCT 23
 Date

Applicant Signature REPRESENTATIVE

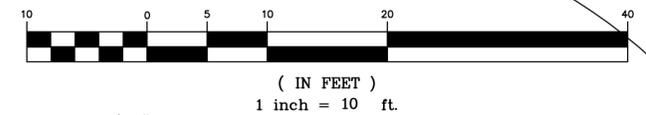
A PLAT SHOWING
LEWIS BANK CONDOMINIUMS, UNIT A AMENDED
 WHEREIN UNIT A IS AMENDED TO SHOW BUILDING ADDITIONS & A ROOFTOP LIMITED COMMON EXPANSION
 LOCATED WITHIN
 SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

APRIL 2024

GRAPHIC SCALE

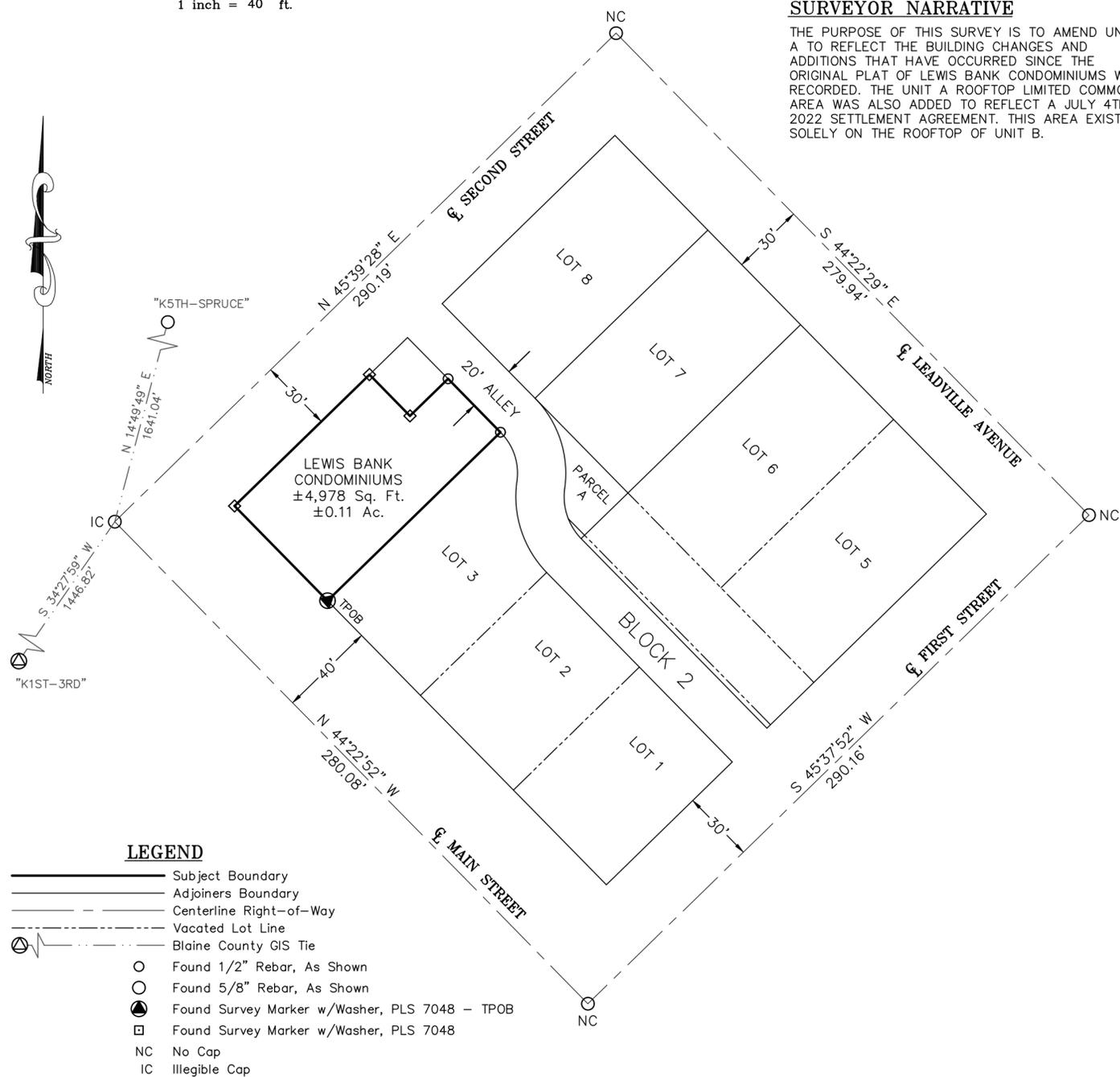


GRAPHIC SCALE



SURVEYOR NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO AMEND UNIT A TO REFLECT THE BUILDING CHANGES AND ADDITIONS THAT HAVE OCCURRED SINCE THE ORIGINAL PLAT OF LEWIS BANK CONDOMINIUMS WAS RECORDED. THE UNIT A ROOFTOP LIMITED COMMON AREA WAS ALSO ADDED TO REFLECT A JULY 4TH, 2022 SETTLEMENT AGREEMENT. THIS AREA EXISTS SOLELY ON THE ROOFTOP OF UNIT B.

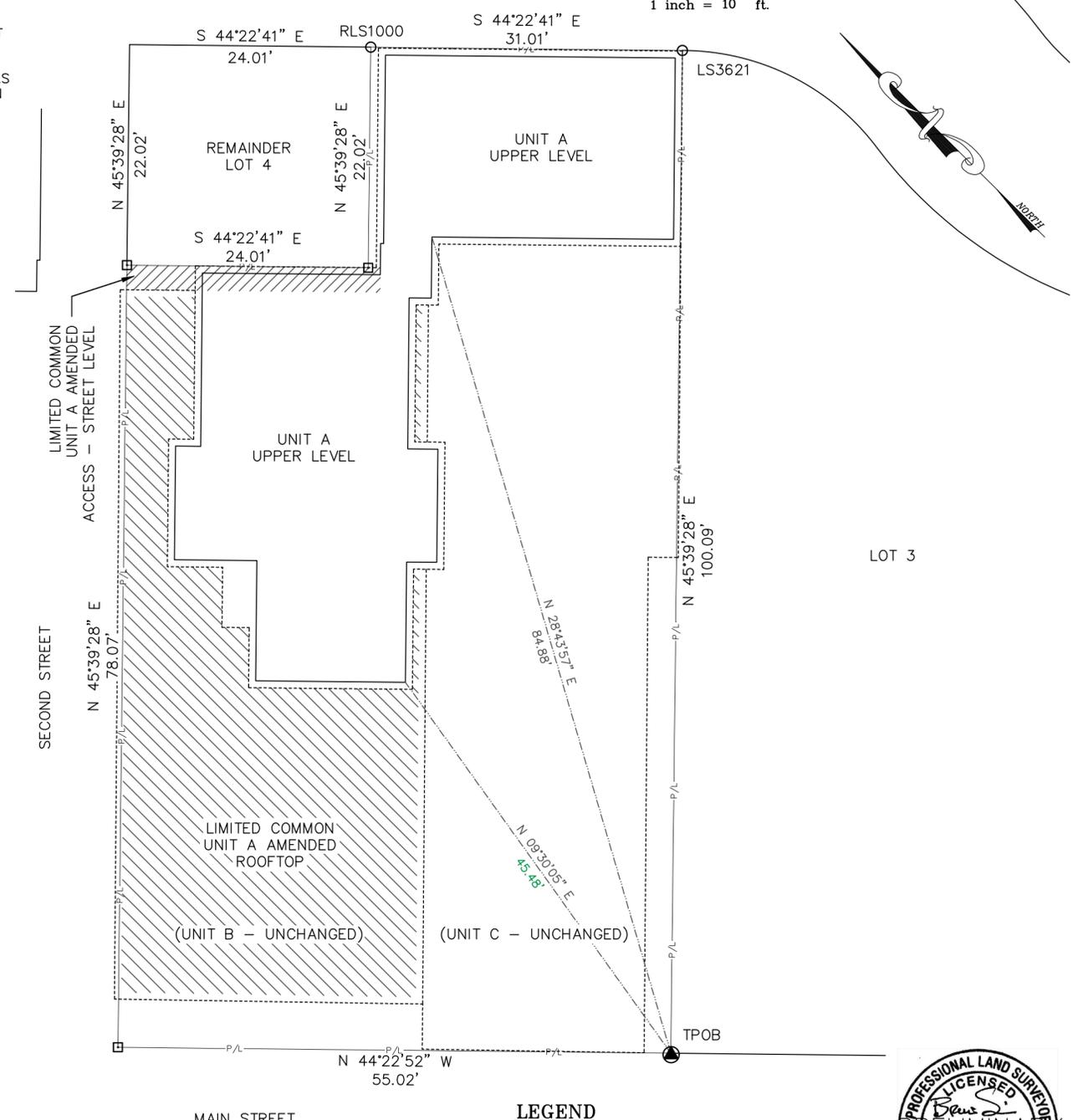


LEGEND

- Subject Boundary
- Adjoiners Boundary
- Centerline Right-of-Way
- Vacated Lot Line
- ⊙ Blaine County GIS Tie
- Found 1/2" Rebar, As Shown
- Found 5/8" Rebar, As Shown
- Found Survey Marker w/Washer, PLS 7048 - TPOB
- ⊠ Found Survey Marker w/Washer, PLS 7048
- NC No Cap
- IC Illegible Cap

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



LEGEND

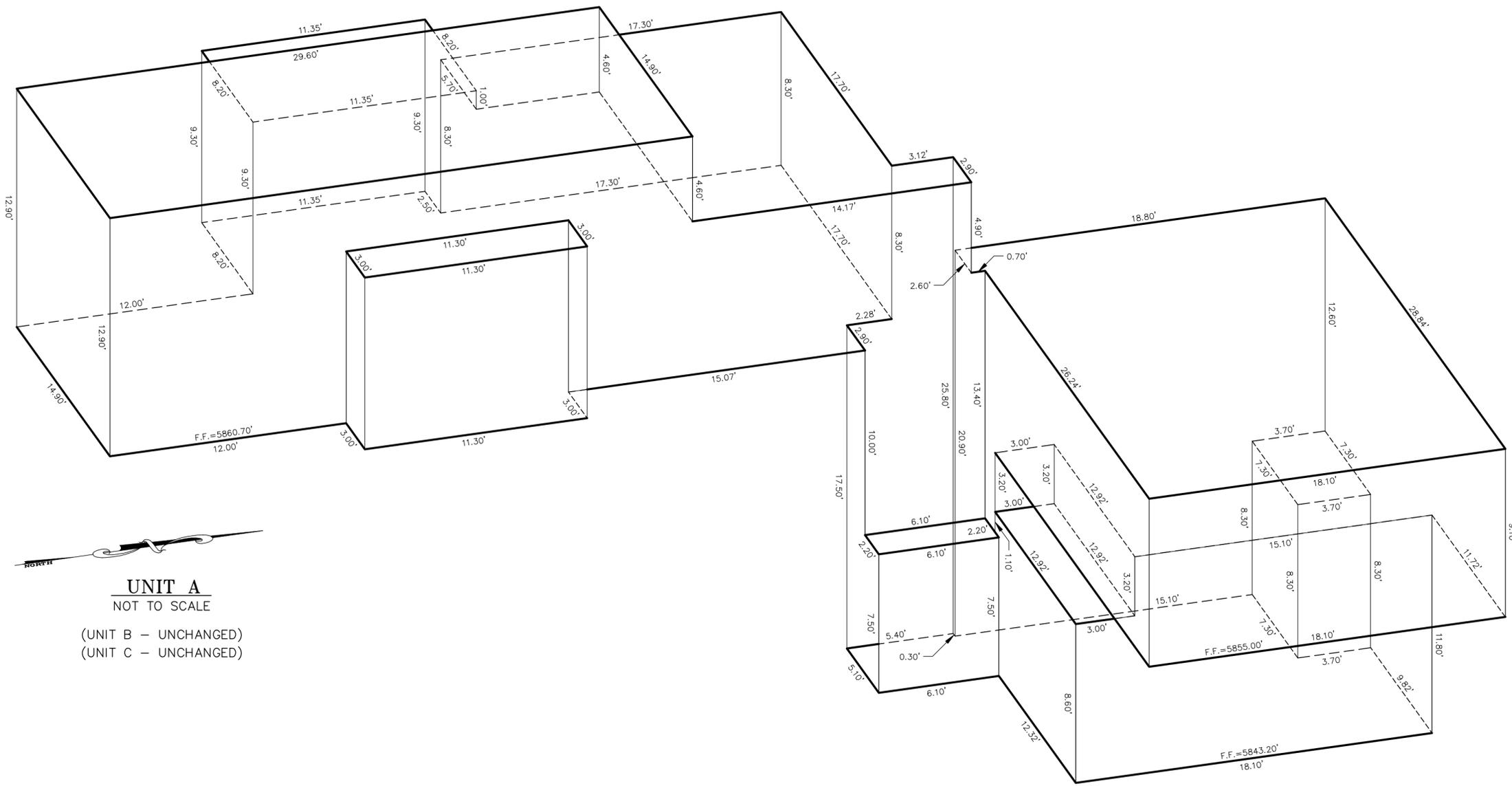
- P/L — Property Boundary
- Building Outline/Exterior Wall
- Unit Outline/Interior Wall
- Unit Tie
- //// Limited Common/Rooftop Deck (Unit A)
- CA Common Area
- LC Limited Common
- TPOB True Point of Beginning
- FF Finished Floor Elevation



LEWIS BANK CONDOMINIUMS
 UNIT A AMENDED
 ALPINE ENTERPRISES INC.
 KETCHUM, IDAHO
 SHEET 1 OF 4

A PLAT SHOWING
LEWIS BANK CONDOMINIUMS, UNIT A AMENDED
 WHEREIN UNIT A IS AMENDED TO SHOW BUILDING ADDITIONS & A ROOFTOP LIMITED COMMON EXPANSION
 LOCATED WITHIN
 SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

APRIL 2024




UNIT A
 NOT TO SCALE
 (UNIT B - UNCHANGED)
 (UNIT C - UNCHANGED)

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 0.9996785, SCALED FROM THE TRUE POINT OF BEGINNING (TPOB), WITH A GRID NORTH TO GEODETIC NORTH CONVERGENCE ANGLE OF N 00°15'03" E. GROUND DISTANCES WILL BE SLIGHTLY LONGER.
2. THE CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS, & RESTRICTIONS FOR LEWIS BANK CONDOMINIUMS ARE RECORDED AS INSTRUMENT NUMBER 516414, RECORDS OF BLAINE COUNTY IDAHO.
3. DOCUMENTS THAT MAY AFFECT THESE PROPERTIES INCLUDE:
 - THE OFFICIAL MAP OF THE VILLAGE OF KETCHUM, INSTRUMENT NO. 302967;
 - EASEMENTS, RESERVATIONS, RESTRICTIONS, AND DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF LEWIS BANK CONDOMINIUMS, INSTRUMENT NO. 497110;
 - TERMS AND CONDITIONS CONTAINED IN A/AN AGREEMENT BY AND BETWEEN ROBERT AND MARY HASTINGS, HUSBAND AND WIFE AND CITY OF KETCHUM, IDAHO, A MUNICIPAL CORPORATION. RECORDED: OCTOBER 31, 1990.
 - TERMS AND CONDITIONS CONTAINED IN A/AN RIGHT-OF-WAY AGREEMENT BY AND BETWEEN ROCKY MOUNTAIN HARDWARE AND THE CITY OF KETCHUM, IDAHO, A MUNICIPAL CORPORATION. RECORDED: MARCH 7, 2013, INSTRUMENT NO. 607121;
 RECORDS OF BLAINE COUNTY, IDAHO.
4. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT AS ORIGINALLY CONSTRUCTED, OR RECONSTRUCTED IN LIEU THEREOF, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED OR DEPICTED IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS.
5. HORIZONTAL OR SLOPING PLANES SHOWN HEREON ARE TOP OF FINISHED SUB FLOOR AND BOTTOM OF FINISHED CEILING. VERTICAL PLANES ARE FINISHED SURFACES OF INTERIOR WALLS. SOME STRUCTURAL MEMBERS EXTEND INTO THE UNITS, LIMITED COMMON AREAS, AND PARKING SPACES.
6. DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS, OWING TO NORMAL CONSTRUCTION TOLERANCES.
7. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITIONS OF COMMON AREAS, LIMITED COMMON AREAS, AND FOR PARKING AND GARAGE ASSIGNMENTS.
8. ALL AREA OUTSIDE OF UNITS THAT IS NOT DESIGNATED AS LIMITED COMMON IS COMMON AREA.
9. BUILDING TIES ARE TO THE INTERIOR CORNERS OF UNIT WALLS.
10. UTILITY EASEMENTS NECESSARY TO ALLOW FOR ACCESS AND MAINTENANCE OF UTILITIES SERVING UNITS OTHER THAN THE UNIT THEY ARE LOCATED IN ARE HEREBY GRANTED BY THIS PLAT.
11. FOUNDATIONS, COLUMNS, GIRDERS, BEAMS, SUPPORTS, PERIMETER AND SUPPORTING WALLS, CHIMNEYS, CHIMNEY CHASES, ROOFS, BALCONIES, WINDOWS, ENTRANCES AND EXITS, AND THE MECHANICAL INSTALLATIONS CONSISTING OF THE EQUIPMENT AND MATERIALS MAKING UP ANY CENTRAL SERVICES SUCH AS POWER, LIGHT, GAS, HOT AND COLD WATER, SEWER, CABLE TELEVISION, HEATING, AND CENTRAL AIR CONDITIONING WHICH EXISTS FOR USE BY ONE OR MORE OF THE UNITS, INCLUDING PIPES, VENTS, DUCTS, FLUES, CABLE CONDUITS, WIRES, TELEPHONE WIRE, AND OTHER SIMILAR UTILITY INSTALLATIONS USED IN CONNECTION THEREWITH, WHETHER LOCATED EXCLUSIVELY WITHIN THE BOUNDARIES OF ANY UNIT OR UNITS OR NOT, ARE COMMON AREA.



CERTIFICATE OF OWNERSHIP

This is to certify that the MELINDA RENEE MURTAUGH 2014 TRUST, DATED APRIL 10, 2014, Melinda Renee Murtaugh as Trustee is the owner in Fee Simple of the Real Property described as follows:

A Condominium Unit located within Section 18, Township 4 North, Range 18 East, Boise Meridian, City of Ketchum, Blaine County, Idaho; more particularly described as follows:

Unit A, Lewis Bank Condominiums, Recorded as Instrument No. 497110 records of Blaine County, Idaho; to be Replatted as shown hereon.

It is our intention to include said property in this Condominium Plat. The owners also hereby certify that they consent to the recordation of documents pursuant to Chapter 15, Title 55 of the Idaho Code and that this plat complies with Idaho Code 50-1334. All units in this Condominium Project shall receive domestic water from an existing system and The City of Ketchum has agreed in writing to serve this Condominium Project.

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.

Melinda Renee Murtaugh, Trustee of the MELINDA RENEE MURTAUGH 2014 TRUST, DATED APRIL 10, 2014

CERTIFICATE OF OWNERSHIP

This is to certify that SV 180 MAIN STREET, LLC., a Delaware Limited Liability Company Organized and Existing under the Laws of the State of Delaware and Duly Qualified to do Business in the State of Idaho, is the owner in Fee Simple of the Real Property described as follows:

A Condominium Unit located within Section 18, Township 4 North, Range 18 East, Boise Meridian, City of Ketchum, Blaine County, Idaho; more particularly described as follows:

Unit B, Lewis Bank Condominiums, Recorded as Instrument No. 497110, records of Blaine County, Idaho; to be Replatted as shown hereon.

It is our intention to include said property in this Condominium Plat. The owners also hereby certify that they consent to the recordation of documents pursuant to Chapter 15, Title 55 of the Idaho Code and that this plat complies with Idaho Code 50-1334. All units in this Condominium Project shall receive domestic water from an existing system and The City of Ketchum has agreed in writing to serve this Condominium Project.

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.

Frank Dulcich, Its: Manager of Dulcich Realty, L.L.C., an Oregon Limited Liability Company, the sole owner of SV 180 MAIN STREET, LLC.

CERTIFICATE OF OWNERSHIP

This is to certify that 1030 AIRPORT WAY, LLC., an Idaho Limited Liability Company Organized and Existing under the Laws of the State of Idaho and Duly Qualified to do Business in the State of Idaho, is the owner in Fee Simple of the Real Property described as follows:

A Condominium Unit located within Section 18, Township 4 North, Range 18 East, Boise Meridian, City of Ketchum, Blaine County, Idaho; more particularly described as follows:

Unit C, Lewis Bank Condominiums, Recorded as Instrument No.497110, records of Blaine County, Idaho; to be Replatted as shown hereon.

It is our intention to include said property in this Condominium Plat. The owners also hereby certify that they consent to the recordation of documents pursuant to Chapter 15, Title 55 of the Idaho Code and that this plat complies with Idaho Code 50-1334. All units in this Condominium Project shall receive domestic water from an existing system and The City of Ketchum has agreed in writing to serve this Condominium Project.

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.

Christian Nickum Its: Registered Agent 1030 AIRPORT WAY, LLC. An Idaho Limited Liability Company

CERTIFICATE OF OWNERSHIP

This is to certify that the LEWIS BANK CONDOMINIUMS, INC., an Idaho Corporation, has the exclusive management and control of the common area described as follows:

A parcel of land located within Section 18, Township 4 North, Range 18 East, Boise Meridian, City of Ketchum, Blaine County, Idaho; more particularly described as follows:

The Common Area according to the plat of Lewis Bank Condominiums, Recorded as Instrument No. 497110, records of Blaine County, Idaho; to be Replatted as shown hereon.

It is their intention to create a project including said Real Property in this Condominium Plat. The Owners also hereby certify that they consent to the recordation of documents pursuant to Chapter 15, Title 55 of the Idaho Code and that this plat complies with Idaho Code 50-1334. All units in this Condominium Project shall receive domestic water from an existing system and The City of Ketchum has agreed in writing to serve this Condominium Project.

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.

Christian Nickum, Its: Director LEWIS BANK CONDOMINIUMS, INC. An Idaho Corporation

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 2024, before me, a Notary Public in and for said State, personally appeared Melinda Renee Murtaugh, Trustee under Trust dated April 10, 2014, known or identified to me, to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same on behalf of said trust.

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 in and for said State

Residing At

My Commission Expires

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 2024, before me, a Notary Public in and for said State, personally appeared Frank Dulcich, known or identified to me to be the Manager of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company 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 in and for said State

Residing At

My Commission Expires

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 2024, before me, a Notary Public in and for said State, personally appeared Christian Nickum, known or identified to me to be a Registered Agent of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company 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 in and for said State

Residing At

My Commission Expires

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 2024, before me, a Notary Public in and for said State, personally appeared Christian Nickum, known or identified to me, to be the Director of LEWIS BANK CONDOMINIUMS, INC. and the person who executed the instrument on behalf of said entity, and acknowledged to me that they and said entity 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 in and for said State

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 Lewis Bank Condominiums, Unit A Amended 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 ENGINEER'S CERTIFICATE

I, the undersigned, City Engineer 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.

Robyn Mattison, City Engineer,
City of Ketchum

CITY PLANNER'S CERTIFICATE

I, the undersigned, Planner in and for the City of Ketchum, Blaine County, Idaho, do hereby approved 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

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 Lewis Bank Condominiums, Unit A Amended 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

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