



**City of Ketchum
Planning & Building**

Pre-Application Design Review

OFFICIAL USE ONLY	
File Number:	P24-010
Date Received:	2/12/24
By:	HLN
Pre-Application Fee	\$3300
Design Review Fee Paid:	
By:	

Submit completed application and documentation to planningandzoning@ketchumidaho.org. If you have questions, please contact the Planning and Building Department at (208) 726-7801. Design Review criteria, zoning regulations, and development standards are specified in Title 17 of Ketchum Municipal Code, which may be viewed by clicking the link [here](#). You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION			
Project Name: Herbie's Launching Pad		Phone: 206-972-9972	
Owner: Martin and Leslie Kaplan		Mailing Address:	
Email: mhk@martinhenrykaplan.com		PO Box 482, Ketchum ID 83340	
Architect/Representative: Martin Kaplan		Phone: 206-972-9972	
Email: mhk@martinhenrykaplan.com		Mailing Address:	
Architect License Number: AR-984567		PO Box 482, Ketchum ID 83340	
Engineer of Record: TBD		Phone:	
Email:		Mailing Address:	
Engineer License Number:			
Primary Contact Name and Phone Number:			
PROJECT INFORMATION			
Legal Land Description: Ketchum FE NESE TL 7283 SEC 11 4N 17E		Street Address: 241 Hillside Drive	
Lot Area (Square Feet): 4.72 Acres	Zoning District: LR2	RPK #: RPK4N170110110	
Overlay District:	<input type="checkbox"/> Floodplain	<input checked="" type="checkbox"/> Avalanche	<input checked="" type="checkbox"/> Mountain <input type="checkbox"/> None
Type of Construction:	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Addition	<input type="checkbox"/> Remodel <input type="checkbox"/> Other
Anticipated Use: Single Family Residence	Number of Residential Units: One		
GROSS FLOOR AREA			
	Proposed	Existing	
Basements		Sq. Ft.	Sq. Ft.
1 st Floor	Fin-495, Unfin-275, Gar-1441	Sq. Ft.	Sq. Ft.
2 nd Floor	Main House-1963, Studio-383	Sq. Ft.	Sq. Ft.
3 rd Floor	Main House-1121	Sq. Ft.	Sq. Ft.
Mezzanine		Sq. Ft.	Sq. Ft.
Total	5678 (incl unfin, garages)	Sq. Ft.	Sq. Ft.
FLOOR AREA RATIO			
Community Core:	Tourist:	General Residential-High:	
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: 1.8%			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: South-25.5'	Side: East - 30'	Side: West - 162.75'	Rear: North- 381.75'
Building Height: 35'			
OFF STREET PARKING			
Parking Spaces Provided:	Curb Cut:	Sq. Ft.	%

7 February 2024

Signature of Owner/Representative

Date



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The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Signature of Owner/Representative

Date

HERBIE'S LAUNCHING PAD
 241 Hillside Drive, Ketchum ID 83340

NO.	DESCRIPTION	DATE
5	DR PRE-APP R1	03.28.24
4	DR PRE-APP	02.07.24
3	PRE-CON STUDY C	01.24.24
2	PRE-CON STUDY B	12.03.23
1	PRE-CON STUDY A	11.18.23

DRAWN BY: MHK
 SCALE: 1/8"=1'-0"

A.1

NOTES

- GENERAL RESTRICTIONS & TITLE INFORMATION:**
1. THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHICAL/SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE.
 2. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
 3. PROPERTY BOUNDARY AND EASEMENTS SHOWN HEREON ARE PER: FILE NUMBER 18312891 DATED: 6/17/16. RECEIVED BY BENCHMARK ON 9/17/18.
 4. ELECTRONIC DATA: BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
 5. THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.
- EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:**
6. BUILDING AREA/ BUILDING ENVELOPE IF SHOWN, IS PER PLAT, SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
 7. GENERAL RESTRICTIONS: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS OR ANY OTHER LAND-USE REGULATIONS.
 8. WETLANDS AND RIPARIAN: CERTAIN AREAS WITHIN THIS MAP MAY CONTAIN RIPARIAN, RIVERINE OR WETLANDS CONDITIONS. SAID AREAS AND THE LOCATION OF ORDINARY HIGH WATER (OHW), IF SHOWN HEREON, ARE SUBJECT TO INTERPRETATION. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF AN ENVIRONMENTAL SPECIALIST IN ORDER TO ASCERTAIN IF SAID CONDITIONS EXIST, AND TO FURTHER IDENTIFY SAID AREAS IF THEY DO EXIST. PERMITS MAY BE REQUIRED FROM LOCAL, STATE OR FEDERAL AGENCIES PRIOR TO CONSTRUCTION, EXCAVATION OR FILL ACTIVITIES.
 9. STORM WATER PLAN: IF SOIL DISTURBANCE, CLEARING, GRADING AND/OR EXCAVATION OF ONE (1) ACRE OR MORE IS TO TAKE PLACE A FEDERAL GENERAL CONSTRUCTION PERMIT, INCLUDING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), MUST BE PREPARED AND SUBMITTED TO AND APPROVED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY PRIOR TO ANY SITE DISTURBANCE.
 10. THIS PROPERTY LIES WITHIN THE MOUNTAIN OVERLAY DISTRICT AND THE AVALANCHE OVERLAY DISTRICT PER THE CITY OF KETCHUM GIS MAP. THE AVALANCHE OVERLAY LINE DESIGNATED ON THIS MAP IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, BENCHMARK ASSOCIATES DOES NOT REPRESENT, GUARANTEE, WARRANT NOR IMPLY THAT AREAS OUTSIDE OF THE DESIGNATED AVALANCHE AREA ARE SAFE AND FREE FROM AVALANCHE DANGER. SEE CITY OF KETCHUM GIS FOR AVALANCHE STUDIES IN THIS AREA.
- SURVEY AND SITE FEATURES:**
11. BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & COA'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
 12. ELEVATIONS BASED ON NAVD83 (GEOID03) DATUM.
 13. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 14. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 15. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
 16. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
 17. ORTHOPHOTOGRAPHY: PHOTO RECTIFIED AT GROUND LEVEL ONLY. IMAGES OF OBJECTS ABOVE GROUND LEVEL (TREES, BUILDINGS, POWER POLES, ETC.) MAY BE DISPLACED. DATE OF PHOTOGRAPHY: JUNE 2017.
 18. CONTOUR INTERVAL: 1' - CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2016.
 19. MAP SCALE: DUE TO LIDAR MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
 20. FEATURES OBSCURED BY DEBRIS, SNOW OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.

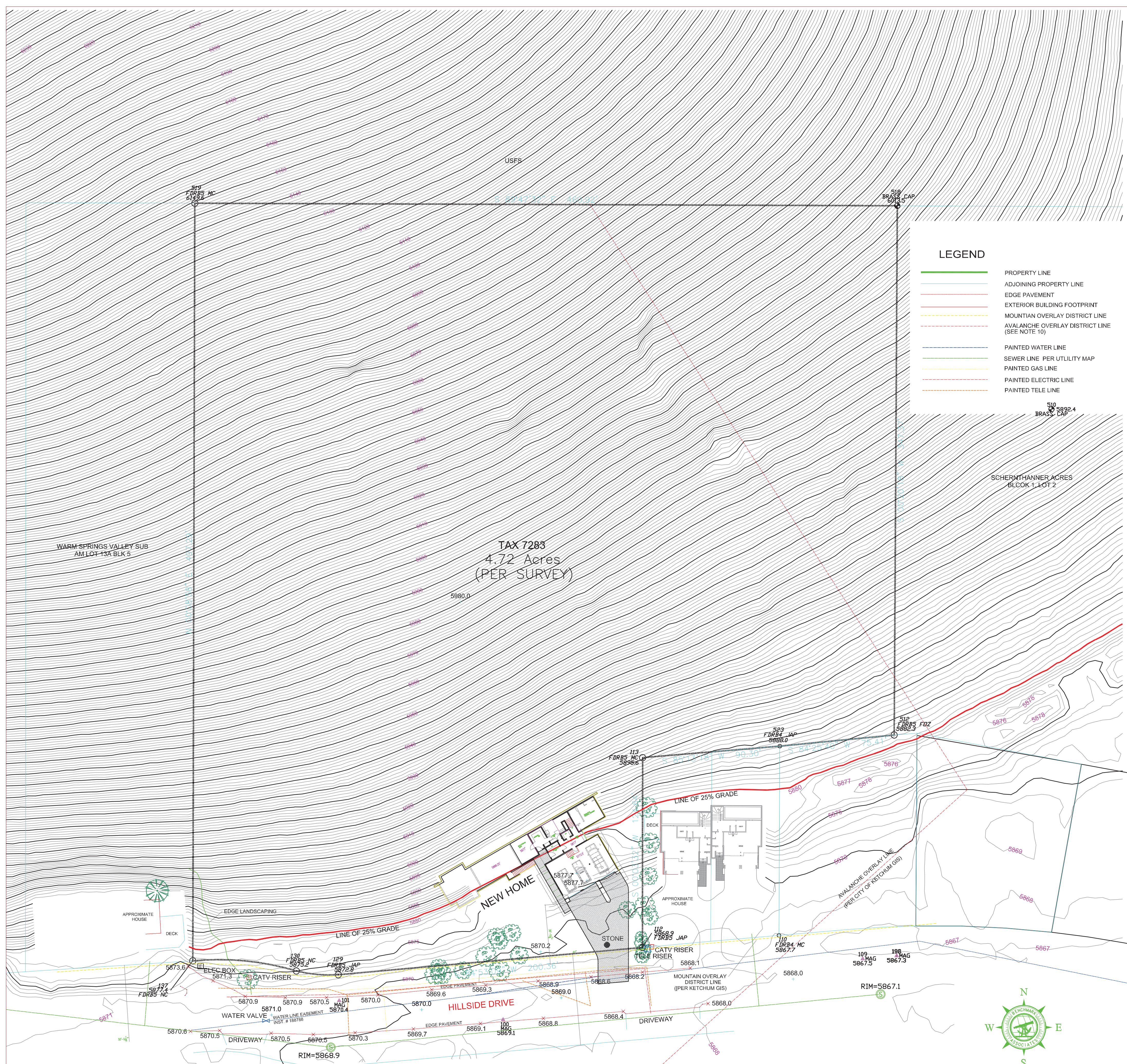
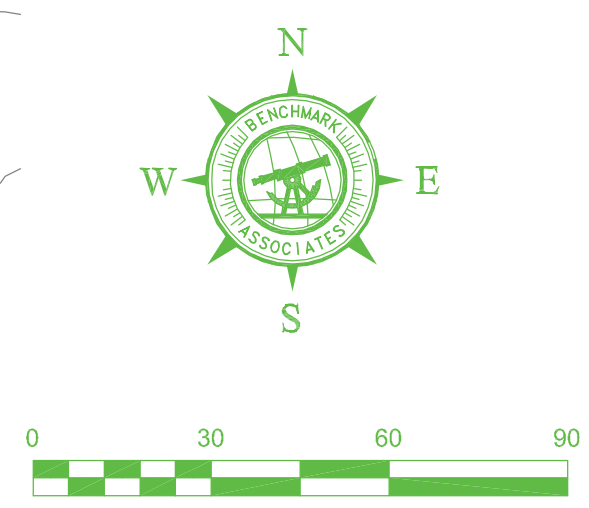
PREPARED BY:
 BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
 PHONE (208)726-9512, FAX (208)726-9514
 WEB: <http://benchmark-associates.com/>
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DRAWING INDEX

1. BENCHMARK SURVEY WITH HOUSE
2. GENERAL ZONING PLAN
3. GENERAL GRADING PLAN
4. LEVEL ONE AND LEVEL TWO PLANS
5. LEVEL THREE AND ROOF PLANS
6. BUILDING SECTION
7. ELEVATIONS
- 8.
9. SW BIRDSEYE VIEW PERSPECTIVE
10. SW STREET VIEW PERSPECTIVE

LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EDGE PAVEMENT
	EXTERIOR BUILDING FOOTPRINT
	MOUNTAIN OVERLAY DISTRICT LINE
	AVALANCHE OVERLAY DISTRICT LINE (SEE NOTE 10)
	PAINTED WATER LINE
	SEWER LINE PER UTILITY MAP
	PAINTED GAS LINE
	PAINTED ELECTRIC LINE
	PAINTED TELE LINE



TAX 7283
 4.72 Acres
 (PER SURVEY)

TAX LOT 7283
241 HILLSIDE DRIVE

LOCATED WITHIN
 SECTION 11, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,
 CITY OF KETCHUM, BLAINE COUNTY, IDAHO

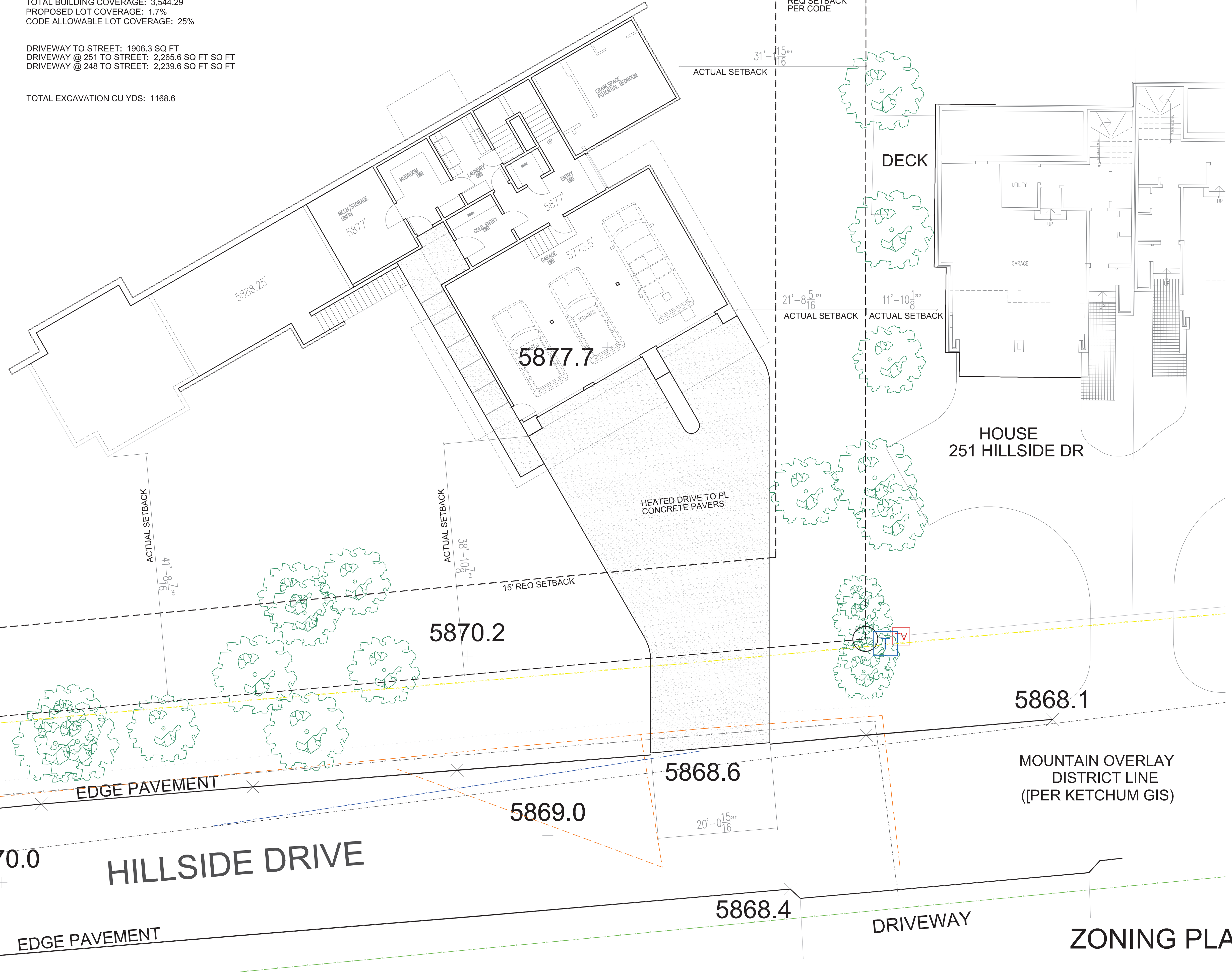
PREPARED FOR: MARTY KAPLAN
 PROJECT NO. 18188 DWG BY: DWS CRD: 18188.CRD 18188 TOPO.DWG
 A TOPOGRAPHIC MAP DATE OF SURVEY: 10/19/2018 SHEET: 1 OF 1

LOT COVERAGE:
 TOTAL SITE AREA: 205,603.2 SQ FT
 TOTAL BUILDING COVERAGE: 3,544.29
 PROPOSED LOT COVERAGE: 1.7%
 CODE ALLOWABLE LOT COVERAGE: 25%

DRIVEWAY TO STREET: 1906.3 SQ FT
 DRIVEWAY @ 251 TO STREET: 2,265.6 SQ FT SQ FT
 DRIVEWAY @ 248 TO STREET: 2,239.6 SQ FT SQ FT

TOTAL EXCAVATION CU YDS: 1168.6

113
 FDRB5 MC
 5895.6



MARTIN HENRY KAPLAN
M · H · K
 ARCHITECTURE
 THE MK ARCHITECTS

251 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
 TEL. 206.682.8600 CELL. 206.972.9972

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LICENSED
 ARCHITECT
 IN-STATE

MARTIN HENRY KAPLAN
 STATE OF IDAHO

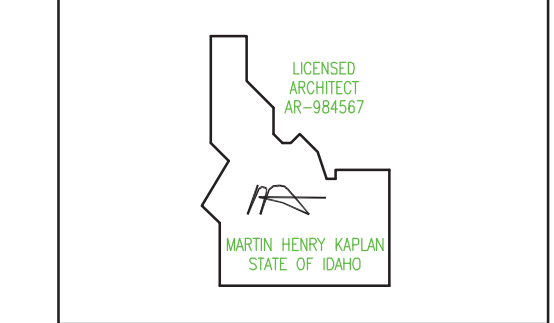
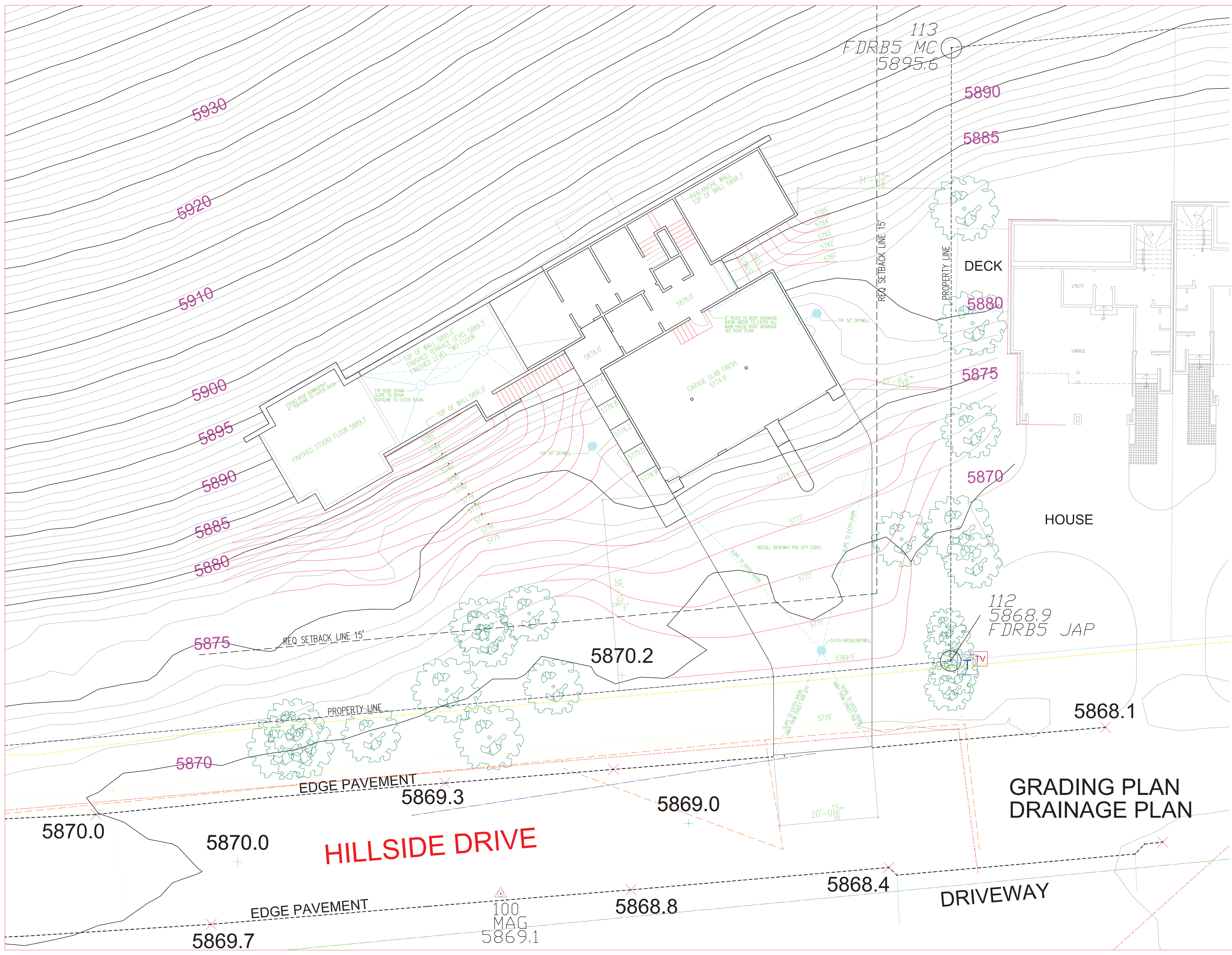
HERBIE'S LAUNCHING PAD

244 Hillside Drive, Ketchum ID 83340

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DRAWN BY: MHK
 SCALE: 1/8" = 1'-0"

A.2



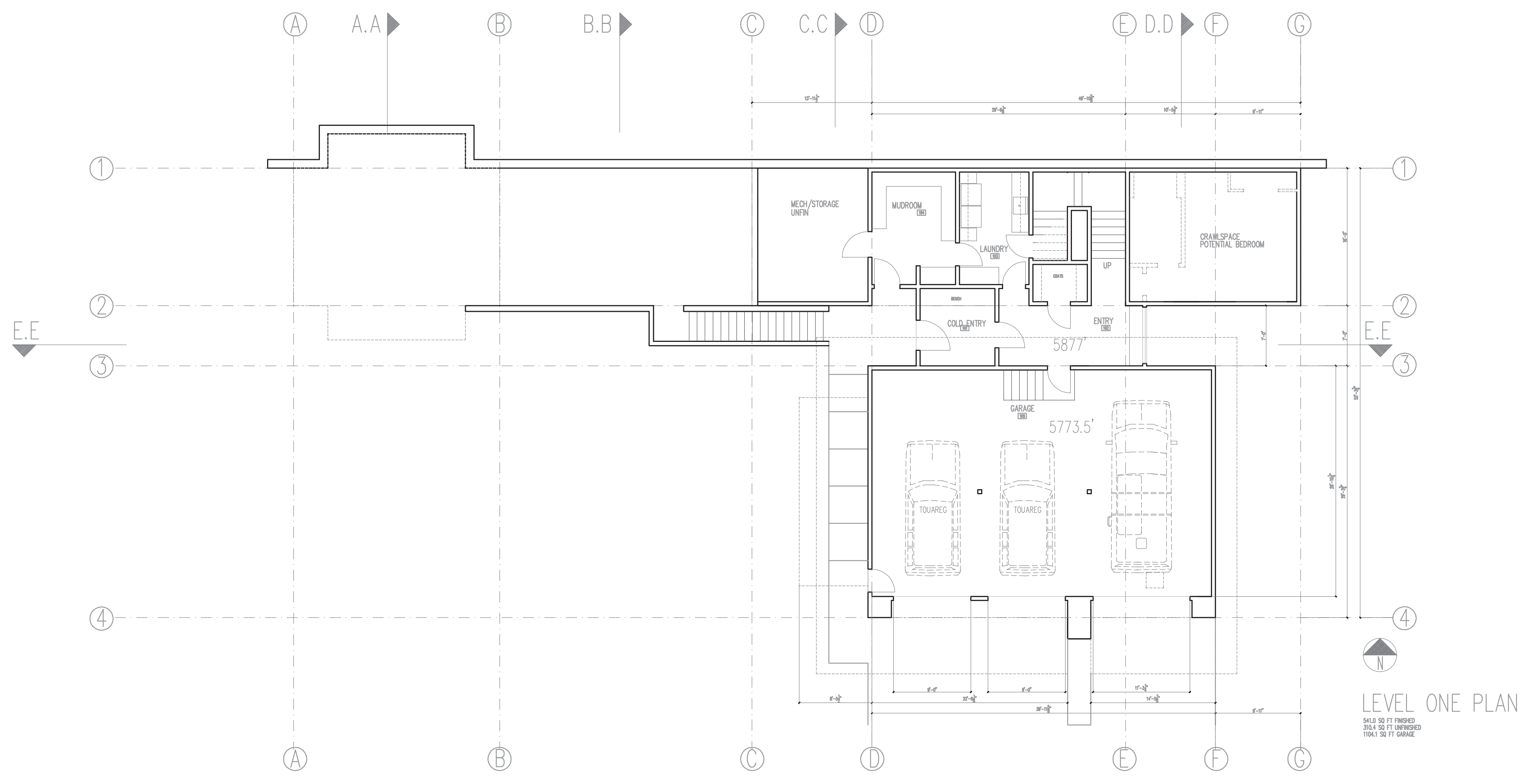
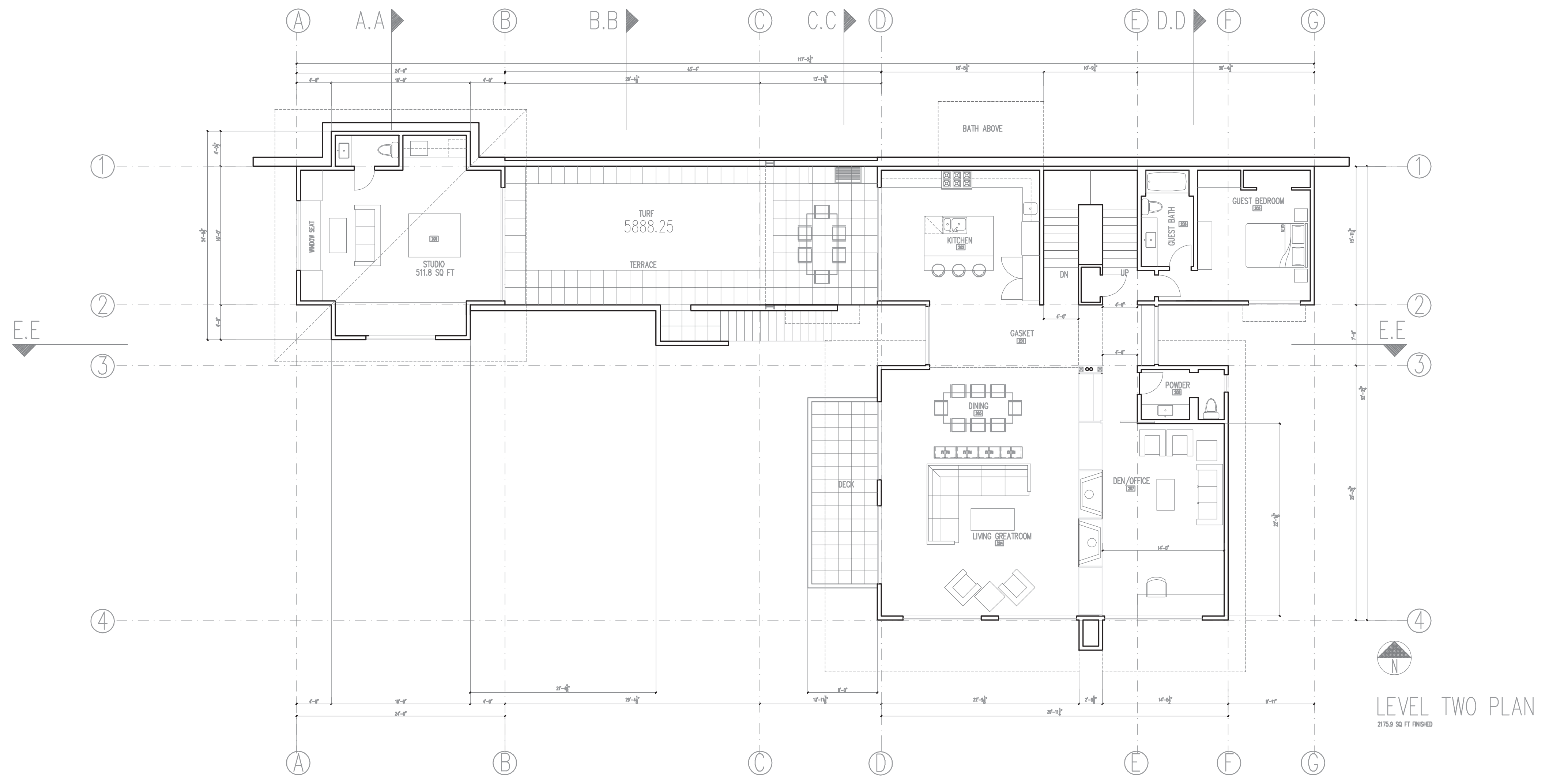
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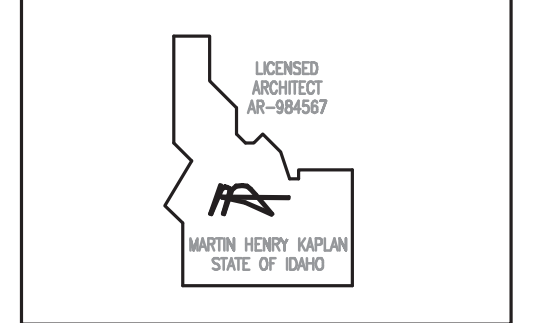
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A.3

**GRADING PLAN
 DRAINAGE PLAN**



3833.7 SQ. FT FINISHED
5252.2 GROSS SQ. FT

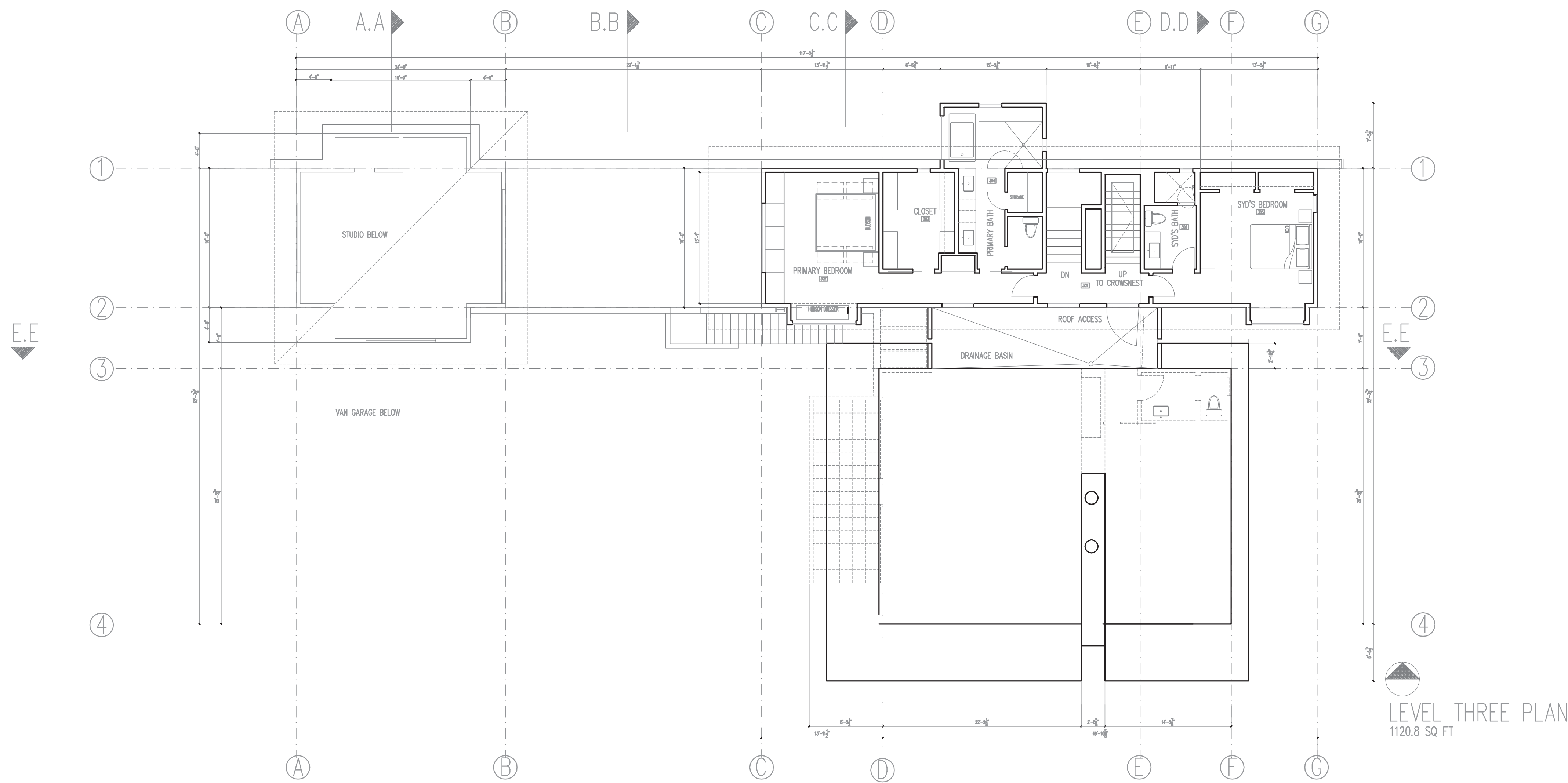
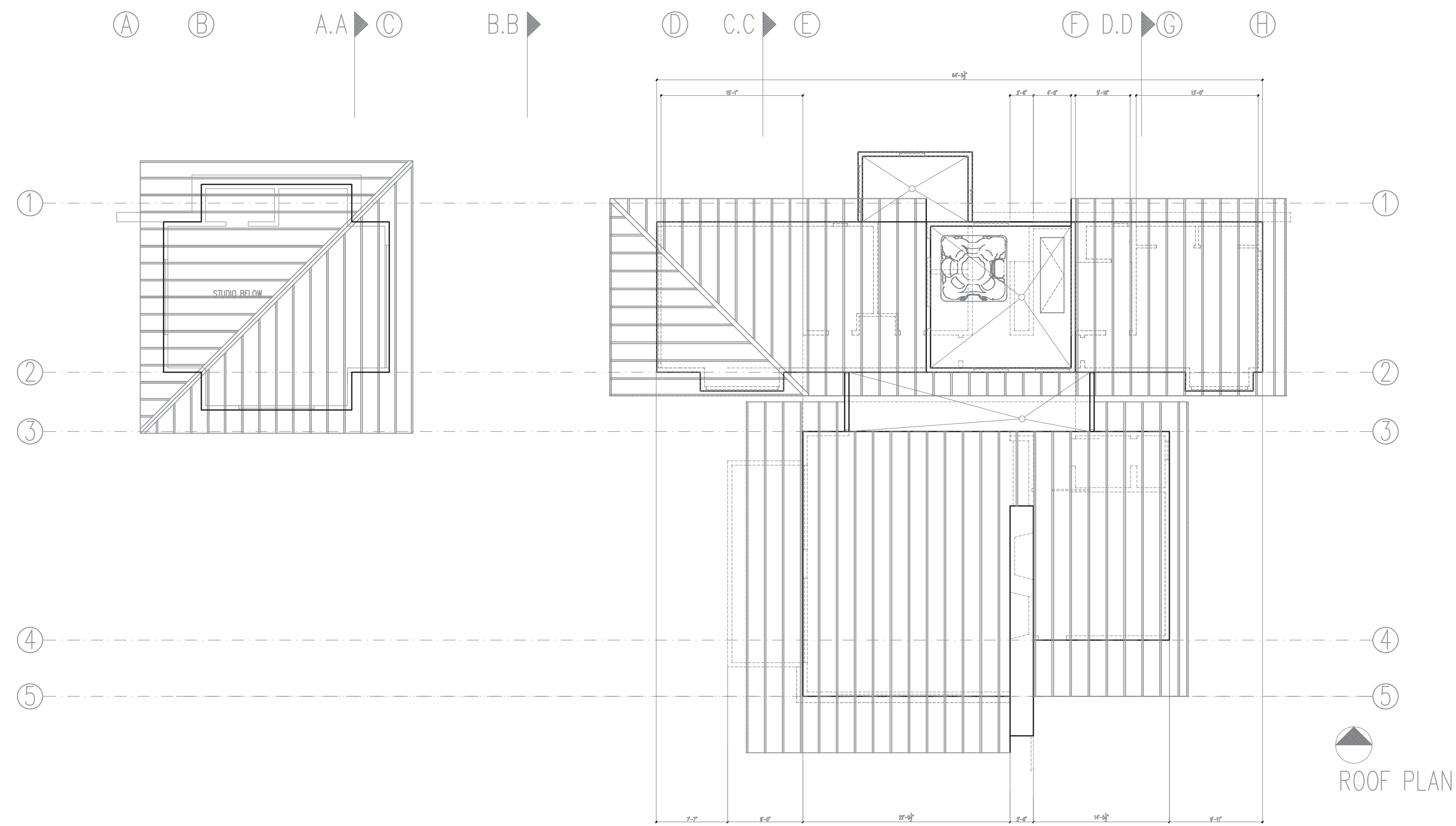


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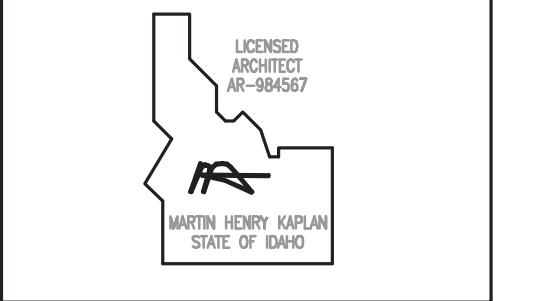
A.4



MARTIN HENRY KAPLAN
M · H · K
 ARCHITECTURE
 THE MK ARCHITECTS

251 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
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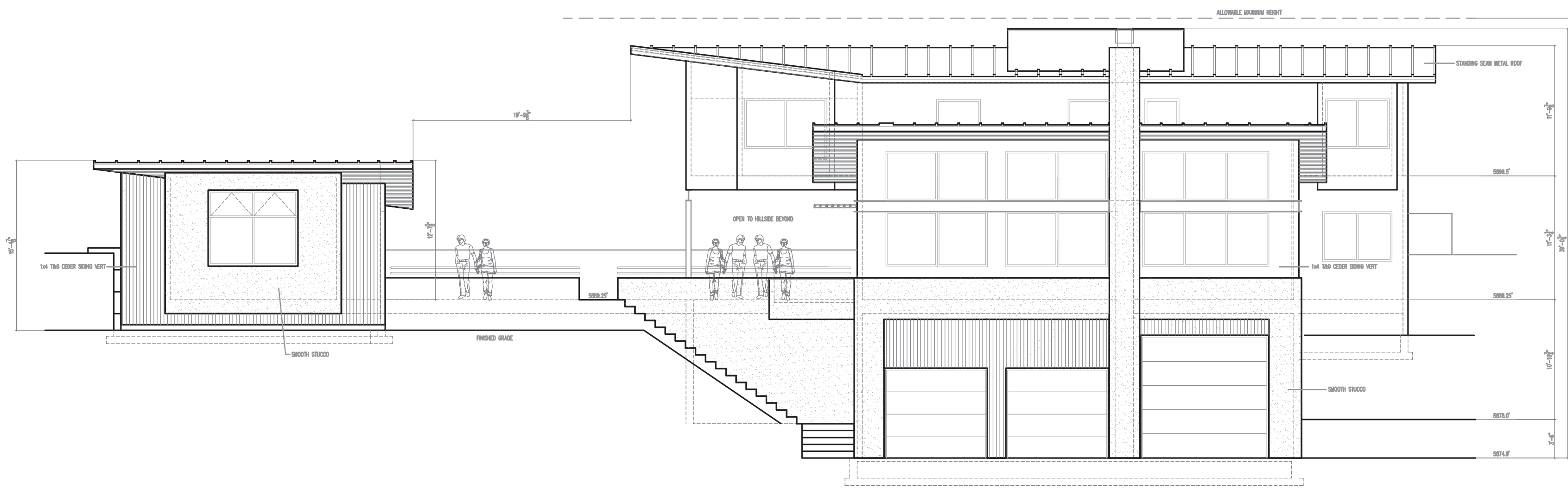
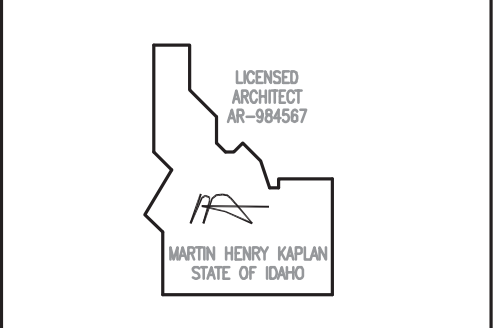
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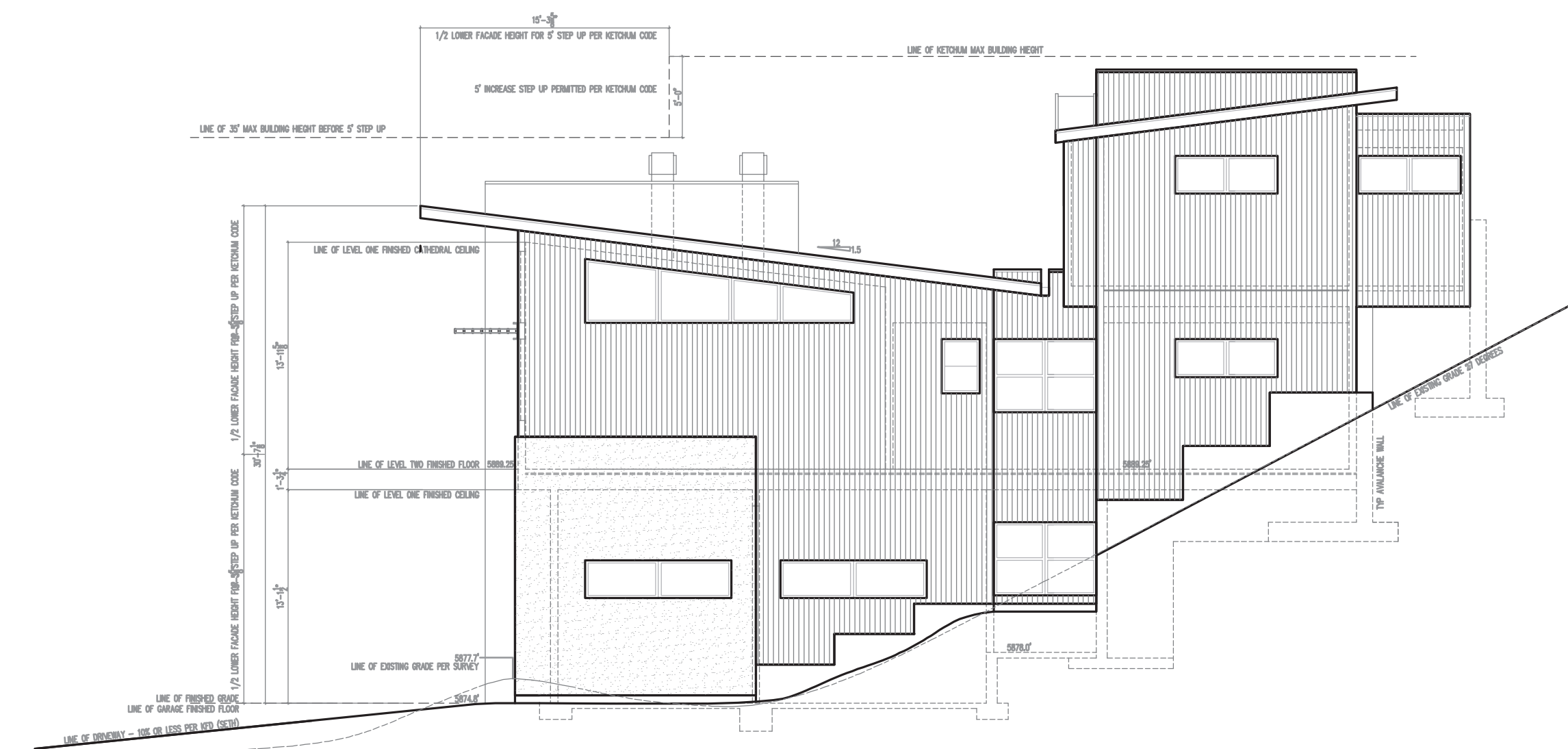
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A.5

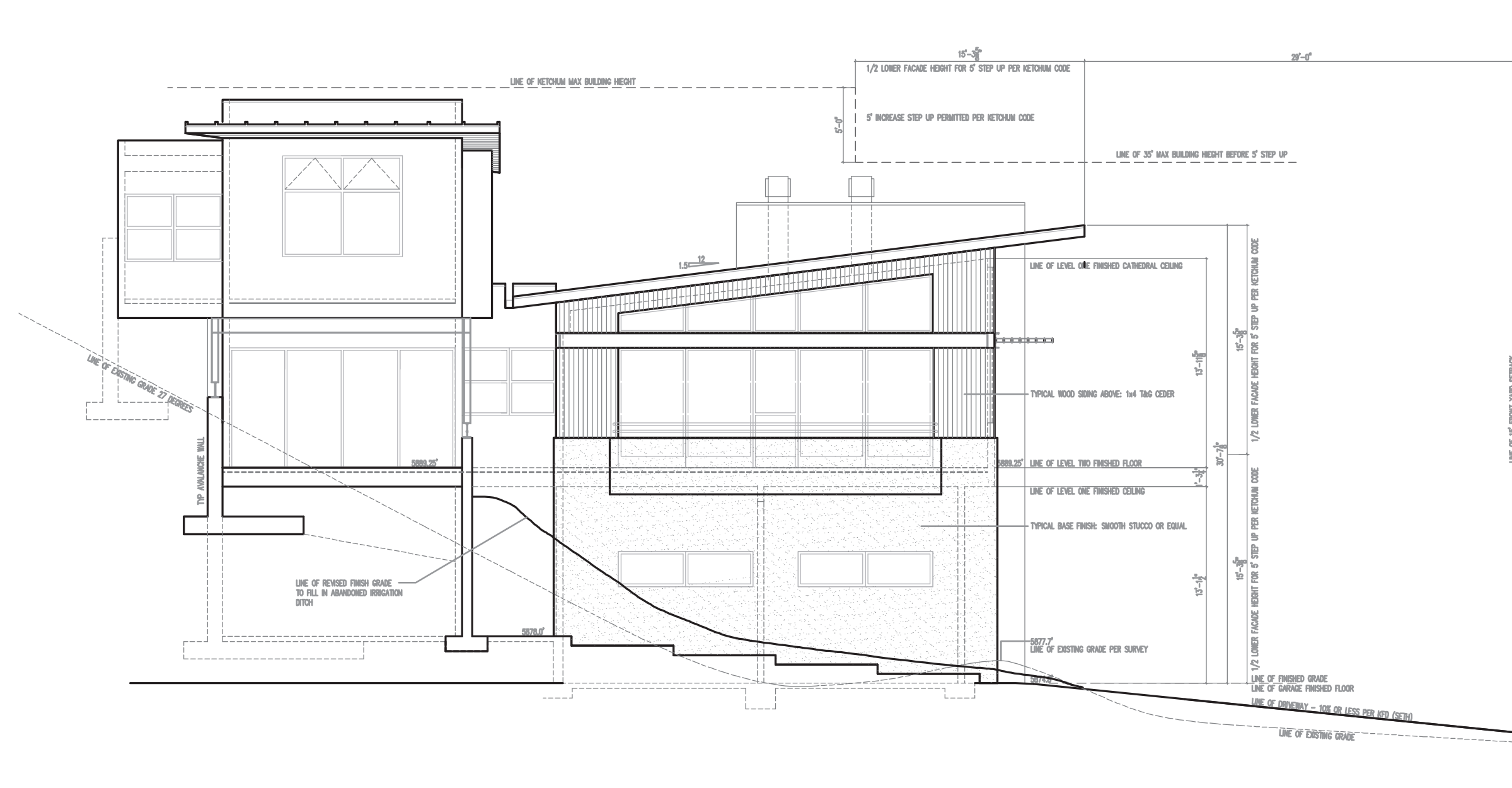
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 5252.2 GROSS SQ FT



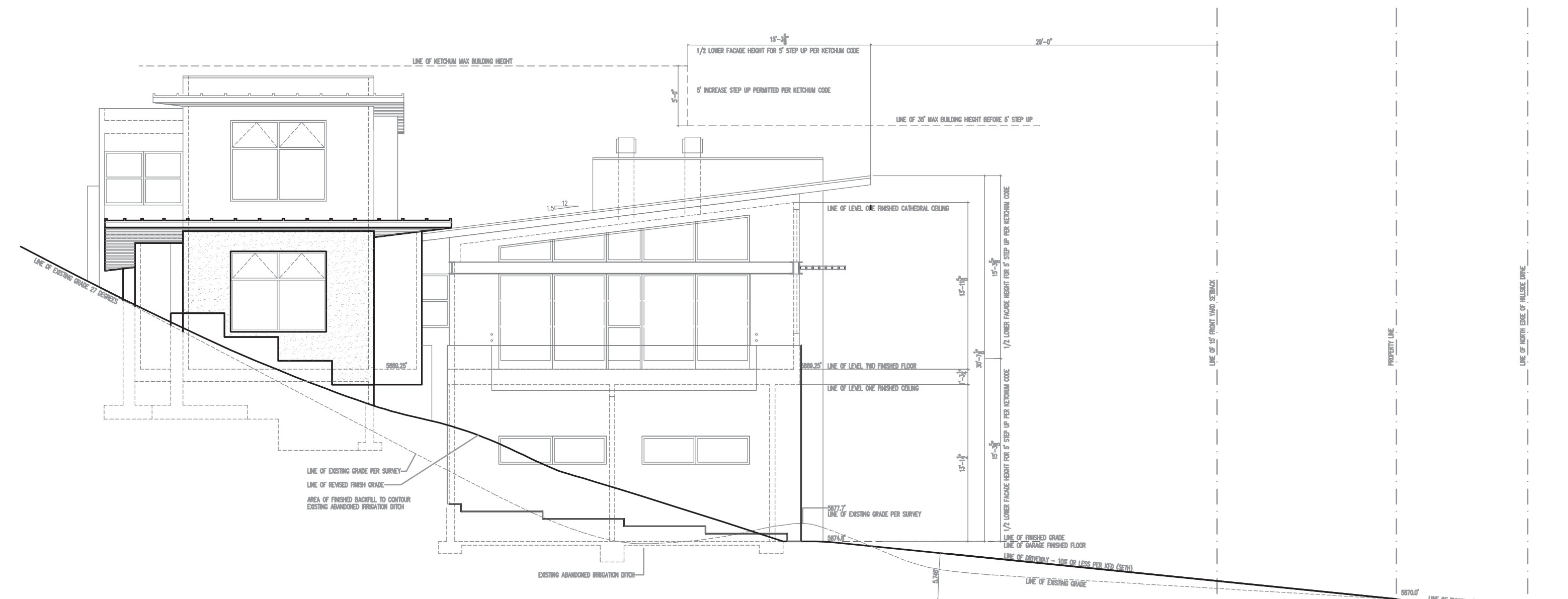
SOUTH ELEVATION



EAST ELEVATION



SECTION B.B



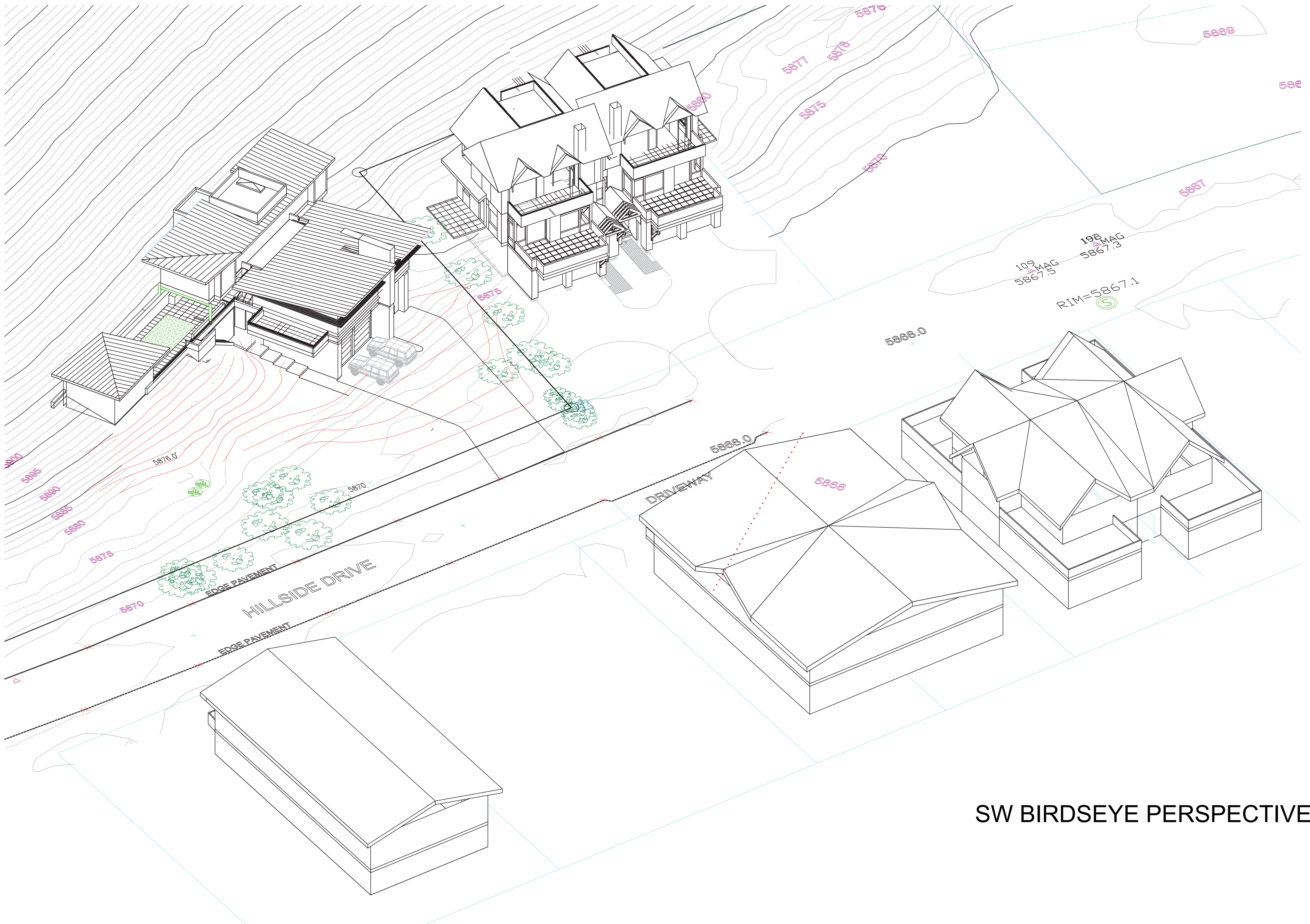
WEST ELEVATION

HERBIE'S LAUNCHING PAD
 241 Hillside Drive, Ketchum ID 83340

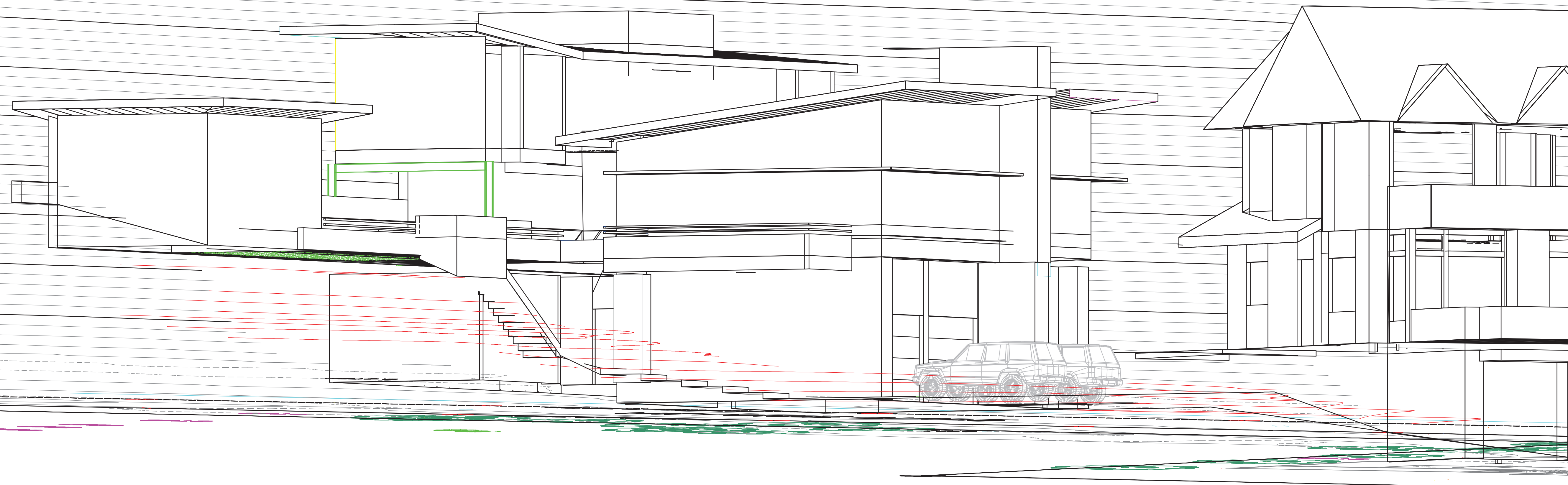
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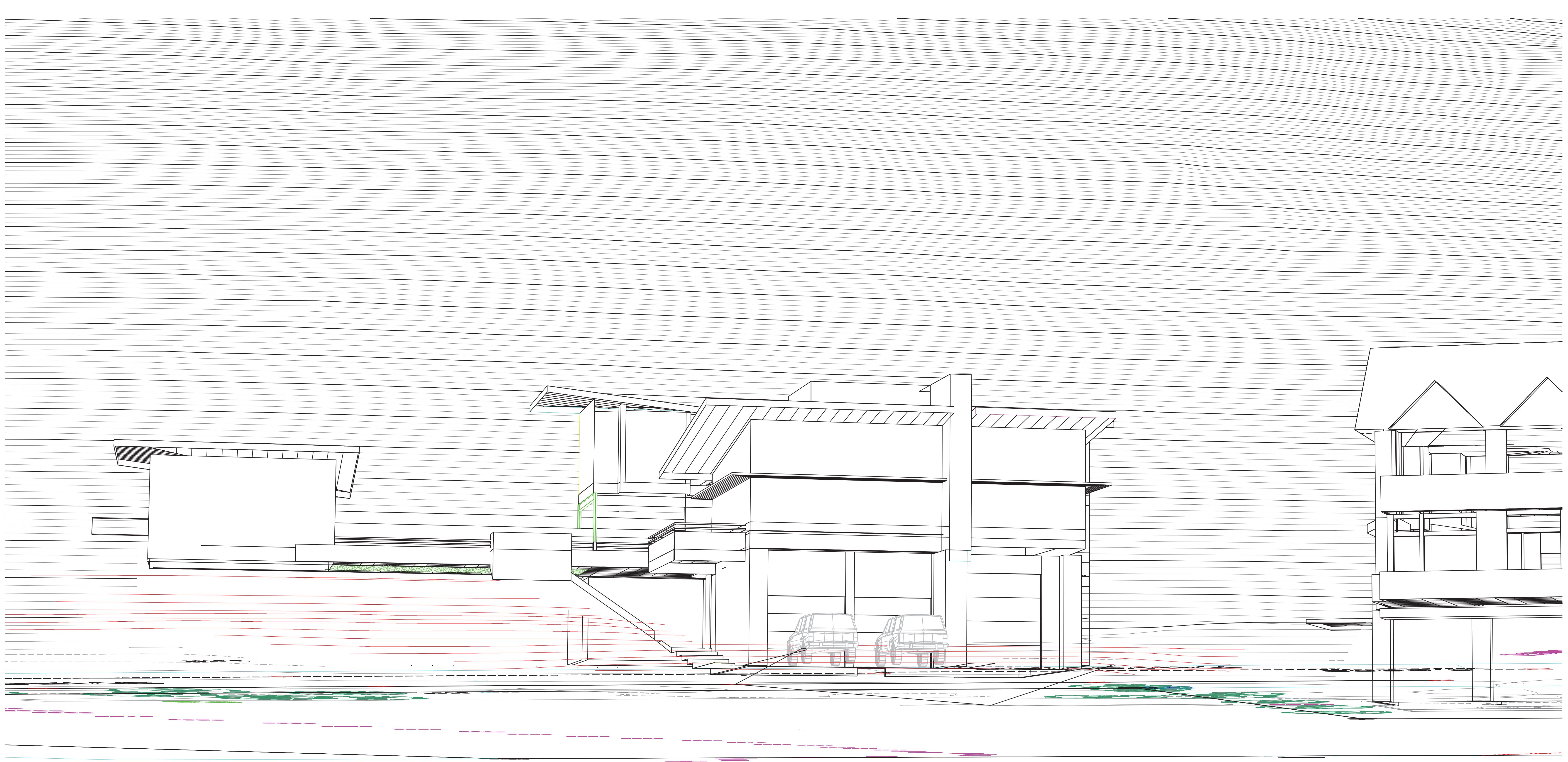
A.7



SW BIRDSEYE PERSPECTIVE



Southwest Perspective from Hillside Dr



South Perspective from Hillside Dr