



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
File Number:	P23-088
Date Received:	9/27/23
By:	HLN
Fee Paid:	\$1100
Approved Date:	

Conditional Use Permit Application

Submit Completed application 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.

OWNER INFORMATION	
Project Name:	martin Remodel
Name of Owner of Record:	Amy martin
Physical Address:	940 Leadville Ave N
Property Legal Description:	ketchum lot 3 BLK 30
Property Zoning District:	L1-1
Lot Size:	5500 sq ft
Contact Phone:	208-721-0905
Contact Email:	amymartin00@me.com
PROJECT INFORMATION	
Description of Proposed Conditional Use: I am requesting an extension to an approved CUP and a change of square footage of the office	
Description & Specification Sheet of Proposed and Existing Exterior Lighting:	

APPLICANT NARRATIVE OF HOW THEY MEET THE CONDITIONAL USES PERMIT
CRITERIA IN MUNICIPAL CODE 17.116.030 A-E

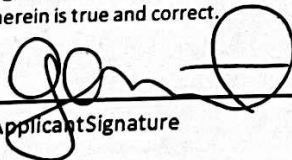
I have already been approved for the CUP. Everything in the design has been approved. I had to make some changes to the design to make it less expensive to build (ie taking away the little deck on the north side).
Thank you for your consideration!

ADDITIONAL COMMENTS

ACCOMPANYING SUPPORTING INFORMATION REQUIRED

• Existing Site Plan • Proposed Site Plan • Landscape Plan • Grading and Drainage Plan • Exterior Lighting Plan and Specifications • Other plans and studies related to the social, economic, fiscal, environmental, traffic, and other effects of the proposed conditional use, as required by the Administrator

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 tortious 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.


Applicant Signature

9/25/2023
Date

Dear P&Z,

Last year I was approved by design review and also for a CUP. I was over the moon about this until I got my budget. So I made some changes.

I shrank my big west facing deck to shave cost.

I made a shed roof (this was more to protect the garage underneath. I was concerned about water damage/ leaks because of the flat roof/ patio directly above).

It was a considerable savings to eliminate the north facing small deck at the back of the property. So I enclosed this.

I removed the back stairs because the stringer alone was \$20,000. So again, cost savings.

Added an over hang in the back to alleviate snow removal.

I love living here and running my business from this special property. The dogs are happy, quiet, and kind. And my neighbors are the best.

Thank you for your consideration,
Amy



LICENSE #: 7027
EXPIRATION DATE: 01/31/2024
ISSUED TO: ALPENHOUND LLC
DBA: ALPENHOUND
LOCATION: 940 N LEADVILLE AVE
OWNER: AMY MARTIN

BUSINESS LICENSE

CITY OF KETCHUM
191 W 5th ST
BOX 2315
KETCHUM ID 83340

A handwritten signature in black ink, appearing to read "Shellie R.", written over a light gray rectangular background.

Shellie Gallagher, Treasurer

BUSINESS ACTIVITY:
Business License

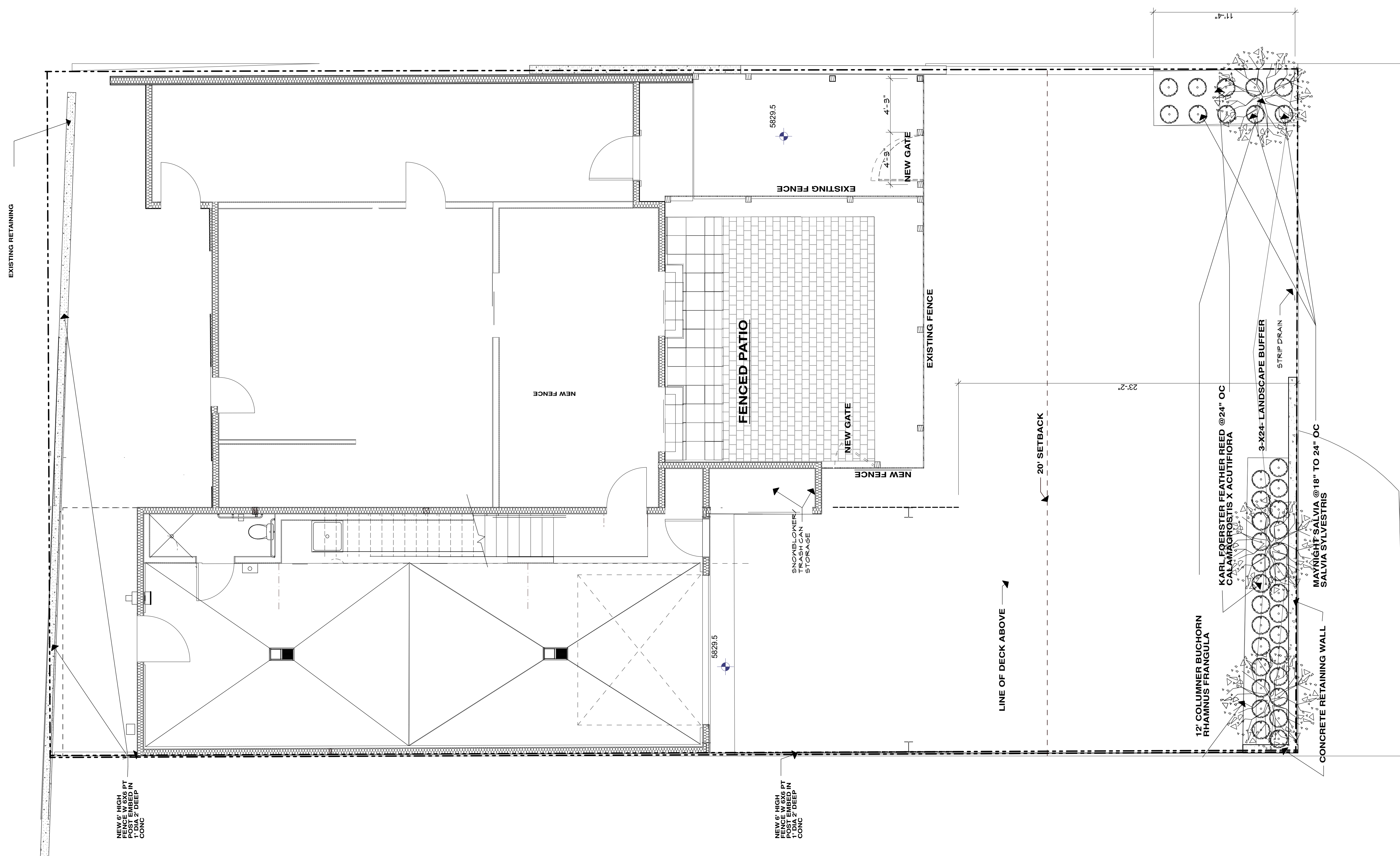
A handwritten signature in black ink, appearing to read "Neil Bradshaw", written in a cursive style.

Neil Bradshaw, Mayor

This certifies that the above named business or person is hereby authorized to do business in the City of Ketchum and has paid the necessary amount to operate such business for the time stated. The receipt of a business license does not indicate compliance with other pertinent laws, ordinances, rules and regulations.

THIS IS NOT TRANSFERABLE BETWEEN OWNER AND / OR LOCATIONS

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE AT THE BUSINESS LOCATION



MICHAEL BLASH ARCHITECTS
 PH. 208-720-3597
 PO BOX 2523 SUN VALLEY
 IDAHO, 83353
 michaelblash@cox.net

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. ©MICHAEL BLASH AND ASSOCIATES ARCHITECTS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.



MARTIN REMODEL/ADDITION
940 N LEADVILLE KETCHUM IDAHO
83340 USA

JOB NO. 004
 PROJ. MGR. M BLASH
 DRAWN BY M BLASH
 CHECKED BY M BLASH

GENERAL NOTES

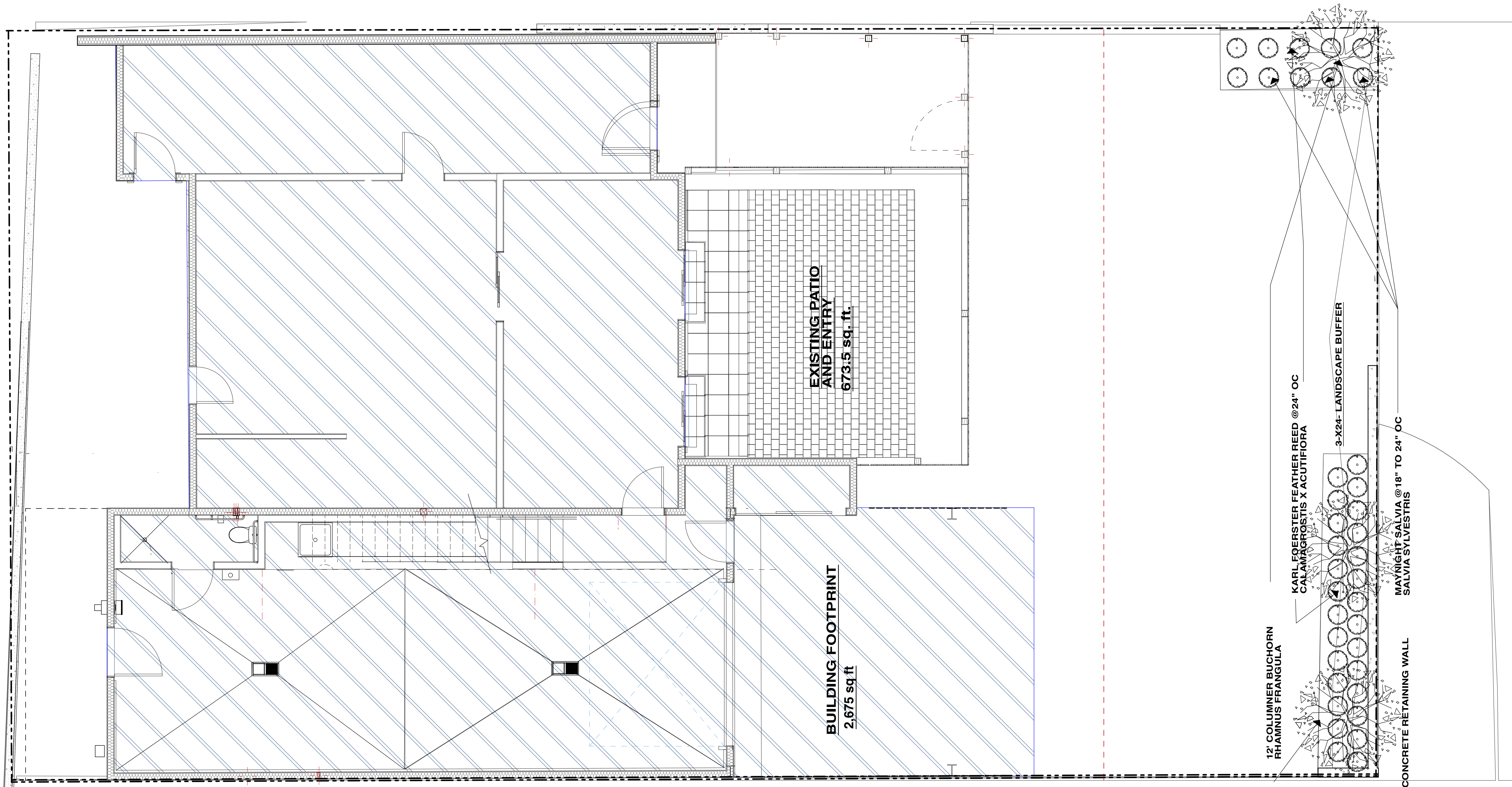
ISSUED: 2-9-22
 REVISED: 4-20-22
 REVISED: 5-11-22
 REVISED: 11-30-22
 REVISED: 12-7-22 FINAL
 REVISED: 10-26-23 CUP SET
 REVISED:
 REVISED:
 REVISED:
 REVISED:
 REVISED:
 SHEET TITLE

AS-001

ARCHITECTURAL SITE AND LANDSCAPE PLAN

SCALE : 1/4" = 1'-0"

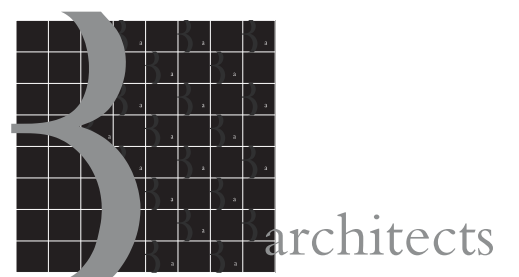
SQUARE FOOTAGE	
LOT SQ. FT.	5500 SQ. FT.
LOT COVERAGE	2675 SQ. FT. / 5500 SQ. FT. - 48.6 %
COMMERCIAL SQ. FOOTAGE	1770.25 SQ. FT.
4% OF BLD'G	64.5 %
RESIDENTIAL SQ. FOOTAGE	475.25 SQ. FT.
4% OF BLD'G	35.5 %
HOUSE EXISTING	
MN LVL	1981 SQ. FT.
LOFT	150 SQ. FT.
EXISTING SHED	204 SQ. FT.
TOTAL EXISTING	2,440 SQ. FT.
EXISTING LOT COVERAGE	44.36%
DEMO-AREA	1130 SQ. FT.
GARAGE/DOG AREA	900.75 SQ. FT.
SECOND FLOOR	544 SQ. FT.
TOTAL NEW	1482 SQ. FT.
STORAGE	37 SQ. FT.
UPPER DECK	717 SQ. FT.



BUILDING FOOTPRINT CALCULATION PLAN

SCALE : 1/4" = 1'-0"

SQUARE FOOTAGE	
LOT SQ. FT.	5500 SQ. FT.
LOT COVERAGE	2675 SQ. FT. 5500 SQ. FT. • 48.6%
COMMERCIAL SQ. FOOTAGE	1170.25 SQ. FT.
4% OF BLD'G	64.5%
RESIDENTIAL SQ. FOOTAGE	415.25 SQ. FT.
4% OF BLD'G	35.5%
HOUSE EXISTING	
MN LVL	1411 SQ. FT.
LOFT	180 SQ. FT.
EXISTING SHED	284 SQ. FT.
TOTAL EXISTING	2,440 SQ. FT.
EXISTING LOT COVERAGE	44.36%
DEMO-AREA	
	1130 SQ. FT.
GARAGE/DOS AREA	
	400.75 SQ. FT.
SECOND FLOOR	544 SQ. FT.
TOTAL NEW	1482 SQ. FT.
STORAGE	37 SQ. FT.
UPPER DECK	717 SQ. FT.



MICHAEL BLASH ARCHITECTS
 PH. 208-720-3597
 PO BOX 2523 SUN VALLEY
 IDAHO, 83353
 michaelblash@cox.net

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. ©MICHAEL BLASH AND ASSOCIATES ARCHITECTS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.



MARTIN REMODEL/ADDITION
940 N LEADVILLE KETCHUM IDAHO
83340 USA

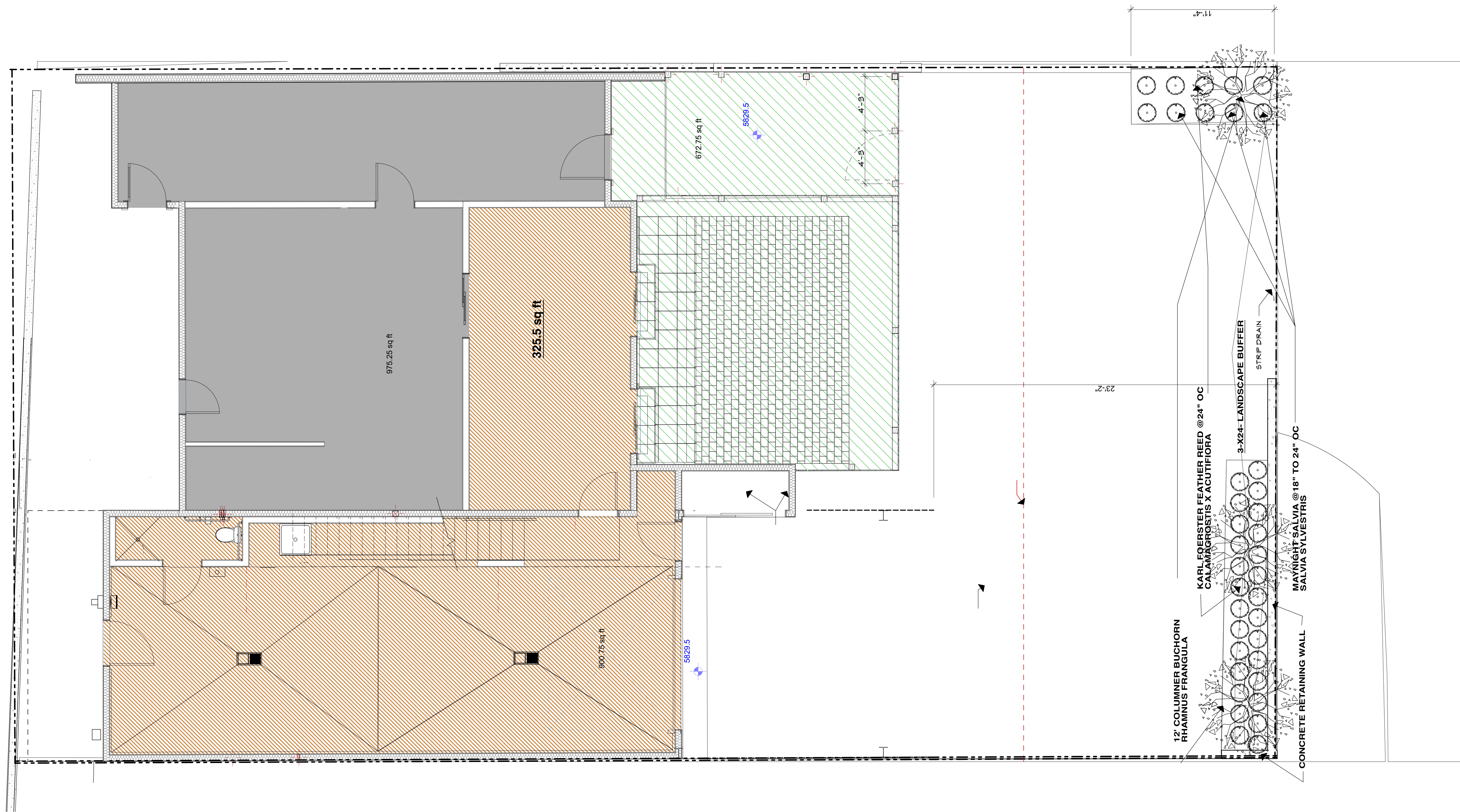
JOB NO. 004
 PROJ. MGR. M BLASH
 DRAWN BY M BLASH
 CHECKED BY M BLASH

GENERAL NOTES

ISSUED: 2-9-22
 REVISED: 4-20-22
 REVISED: 5-11-22
 REVISED: 11-30-22
 REVISED: 12-7-22 FINAL
 REVISED: 10-26-23 CUP SET

REVISED:
 REVISED:
 REVISED:
 REVISED:
 REVISED:
 REVISED:
 SHEET TITLE

AS-002



FIRST FLOOR AREAS-COMMERCIAL/RESIDENTIAL

SCALE 1/4" = 1'-0"



COMMERCIAL _ 1770.25 SQ. FT.



RESIDENTIAL _ 900.75 SQ. FT

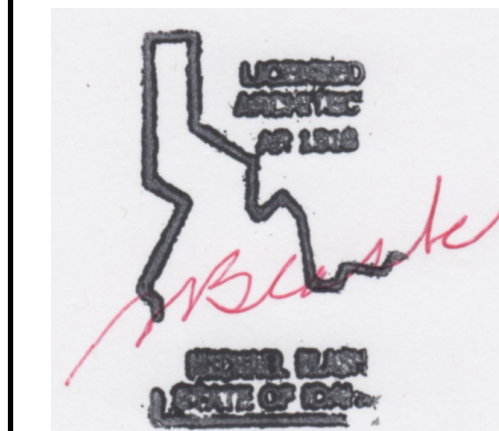
SQUARE FOOTAGE	
LOT SQ. FT.	5500 SQ. FT.
LOT COVERAGE	2675 SQFT : 5500 SQFT - 48.6 %
COMMERCIAL SQ. FOOTAGE	1770.25 SQ. FT.
1% OF BLD'G	64.5 %
RESIDENTIAL SQ. FOOTAGE	900.75 SQ. FT.
4% OF BLD'G	35.5 %
HOUSE EXISTING	
HN LVL	1491 SQ. FT.
LOFT	160 SQ. FT.
EXISTING SHED	289 SQ. FT.
TOTAL EXISTING	2,440 SQFT.
EXISTING LOT COVERAGE	44.36%
DEMO-AREA	
	1130 SQFT
GARAGE/DOG AREA	
	400.75 SQFT
SECOND FLOOR	
	544 SQFT
TOTAL NEW	
	1482 SQFT
STORAGE	
	37 SQFT.
UPPER DECK	
	717 SQFT

BEAM ABV STAIRWELL



MICHAEL BLASH ARCHITECTS
 PH. 208-720-3597
 PO BOX 2523 SUN VALLEY
 IDAHO , 83353
 michaelblash@cox.net

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. ©MICHAEL BLASH AND ASSOCIATES ARCHITECTS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.



MARTIN REMODEL/ADDITION
940 N LEADVILLE KETCHUM IDAHO
83340 USA

1. AS-003

DB NO. 004
 PROJ. MGR. M BLASH
 DRAWN BY M BLASH
 CHECKED BY M BLASH

GENERAL NOTES

ISSUED: 2-9-22
 REVISED: 4-20-22
 REVISED: 5-11-22
 REVISED: 11-30-22
 REVISED: 12-7-22 FINAL
 REVISED: 10-26-23 CUP SET

SHEET TITLE

AS-003



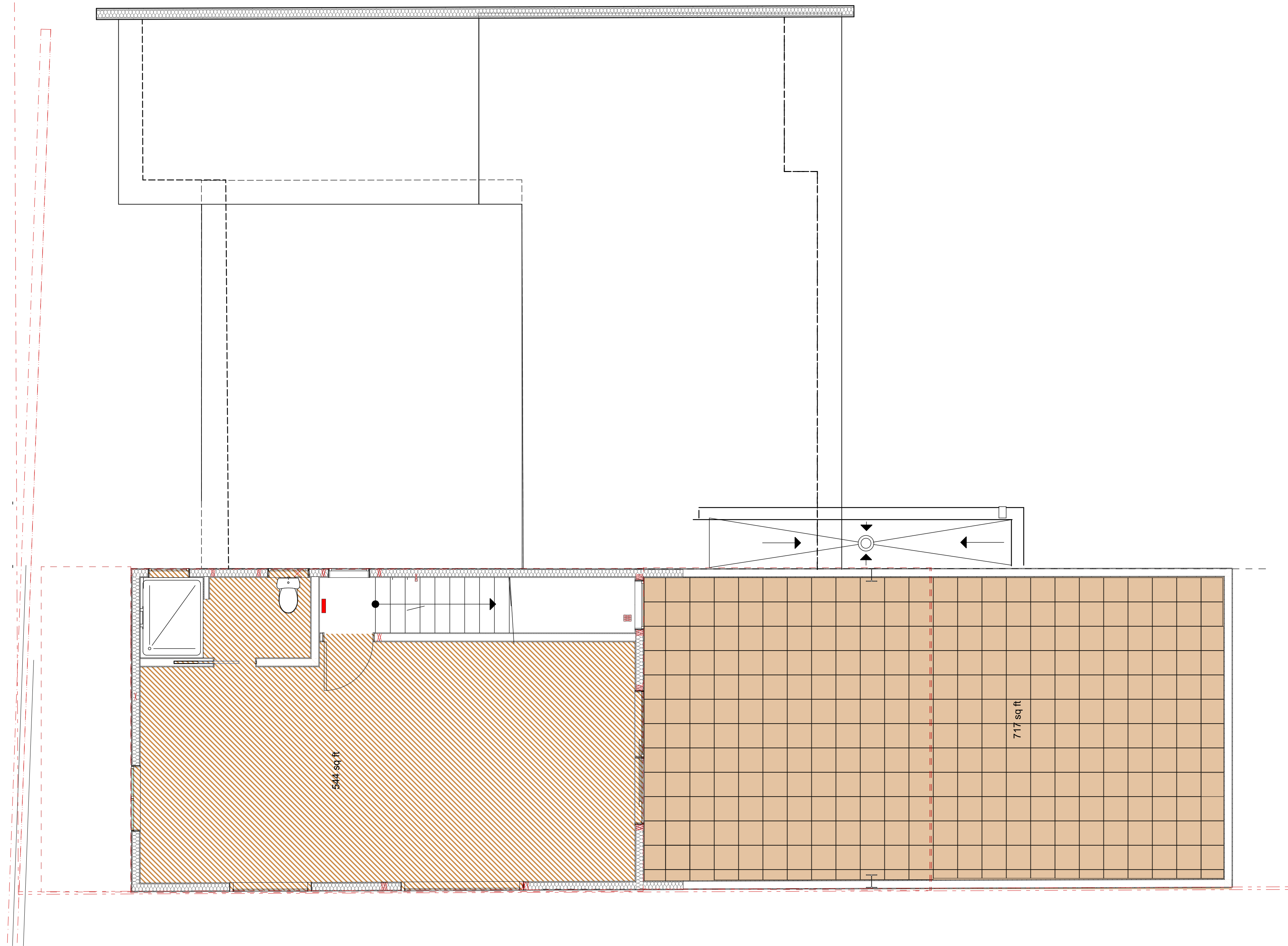
MARTIN REMODEL/ADDITION
940 N LEADVILLE KETCHUM IDAHO
83340 USA

JOB NO. 004
 PROJ. MGR. M BLASH
 DRAWN BY M BLASH
 CHECKED BY M BLASH

GENERAL NOTES

ISSUED: 2-9-22
 REVISED: 4-20-22
 REVISED: 5-11-22
 REVISED: 11-30-22
 REVISED: 12-7-22 FINAL
 REVISED: 10-26-23 CUP SET
 REVISED:
 REVISED:
 REVISED:
 REVISED:
 SHEET TITLE

AS-004



SECOND FLOOR AREAS - COMMERCIAL/RESIDENTIAL

SCALE 1/4" = 1'-0"

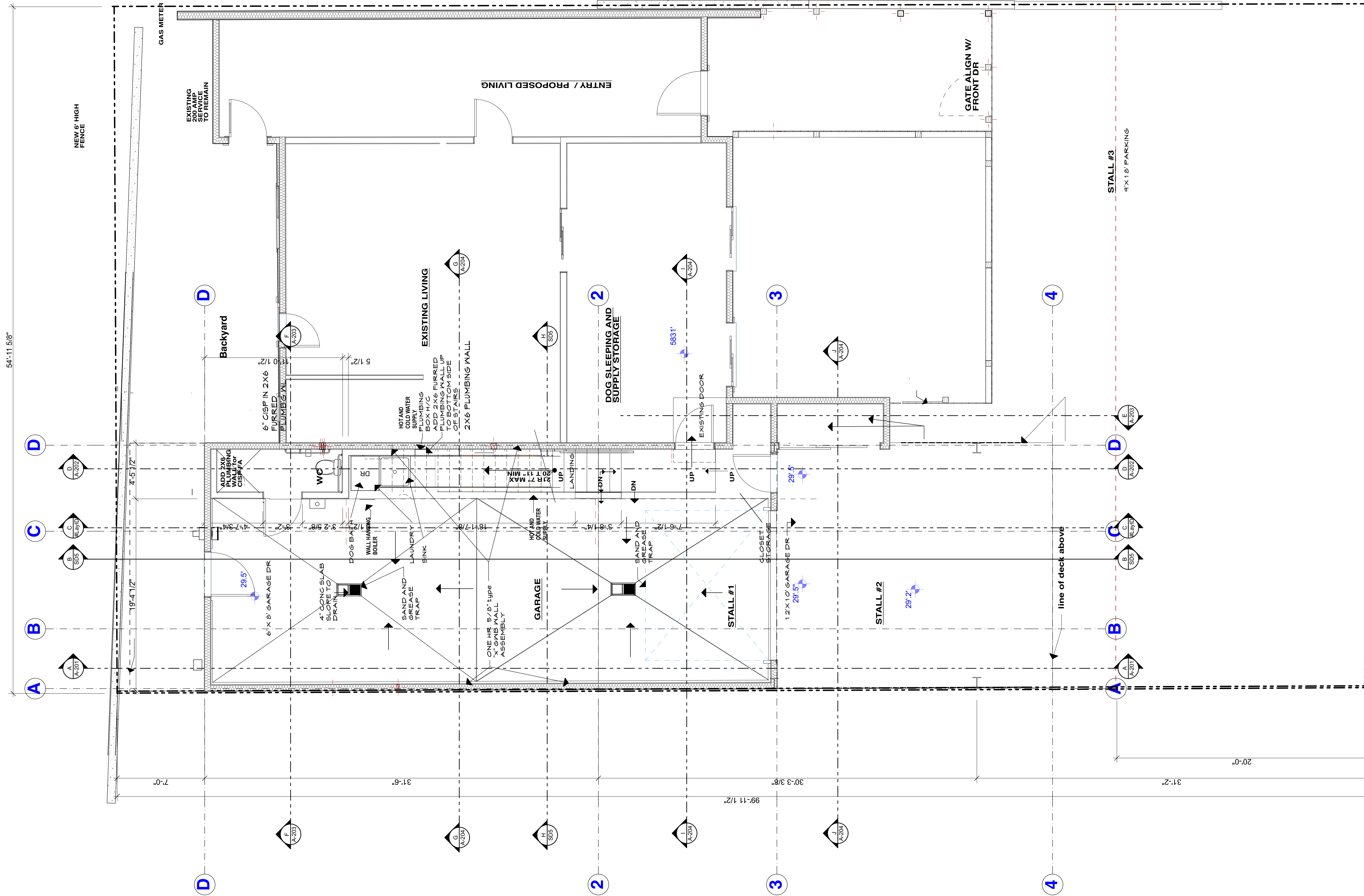


COMMERCIAL _ 544 SQ. FT.



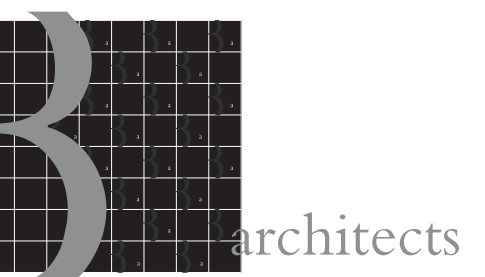
DOG PATIO_ 717.5 SQ. FT

SQUARE FOOTAGE	
LOT SQ. FT.	5500 SQ. FT.
LOT COVERAGE	2675 SQFT : 5500 SQFT - 48.6%
COMMERCIAL SQ. FOOTAGE	1170.25 SQ. FT.
4% OF BLD'G	64.5%
RESIDENTIAL SQ. FOOTAGE	475.25 SQ. FT.
4% OF BLD'G	35.5%
HOUSE EXISTING	
MN LVL	1491 SQ. FT.
LOFT	160 SQ. FT.
EXISTING SHED	289 SQ. FT.
TOTAL EXISTING	2,440 SQFT.
EXISTING LOT COVERAGE	44.36%
DEMO-AREA	1130 SQFT
GARAGE/DOG AREA	400.75 SQFT
SECOND FLOOR	544 SQFT
TOTAL NEW	1482 SQFT
STORAGE	37 SQFT.
UPPER DECK	717 SQFT.



FIRST LEVEL FLOOR PLAN

SCALE : 1/4" = 1' - 0"



MICHAEL BLASH ARCHITECTS
 PH. 208-720-3597
 PO BOX 2523 SUN VALLEY
 IDAHO ,83353
 michaelblash@cox.net

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. ©MICHAEL BLASH AND ASSOCIATES ARCHITECTS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.



MARTIN REMODEL/ADDITION
940 N LEADVILLE KETCHUM IDAHO
83340 USA

JOB NO. 004
 PROJ. MGR. **M BLASH**
 DRAWN BY **M BLASH**
 CHECKED BY **M BLASH**

GENERAL NOTES

- ISSUED: 2-9-22
- REVISED: 4-20-22
- REVISED: 5-11-22
- REVISED: 11-30-22
- REVISED: 12-7-22 FINAL
- REVISED: 10-26-23 CUP SET

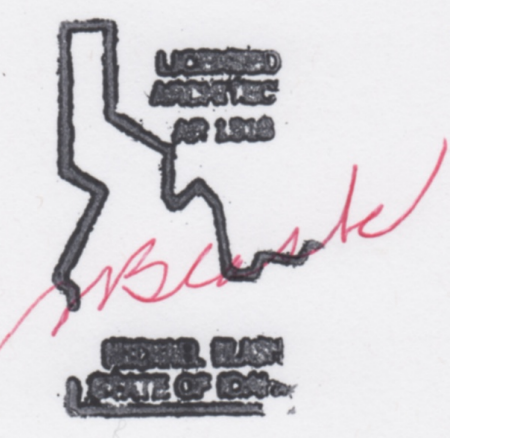
SHEET TITLE

A-104



MICHAEL BLASH ARCHITECTS
 PH. 208-720-3597
 PO BOX 2523 SUN VALLEY
 IDAHO ,83353
 michaelblash@cox.net

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. ©MICHAEL BLASH AND ASSOCIATES ARCHITECTS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.



MARTIN REMODEL/ADDITION
940 N LEADVILLE KETCHUM IDAHO
83340 USA

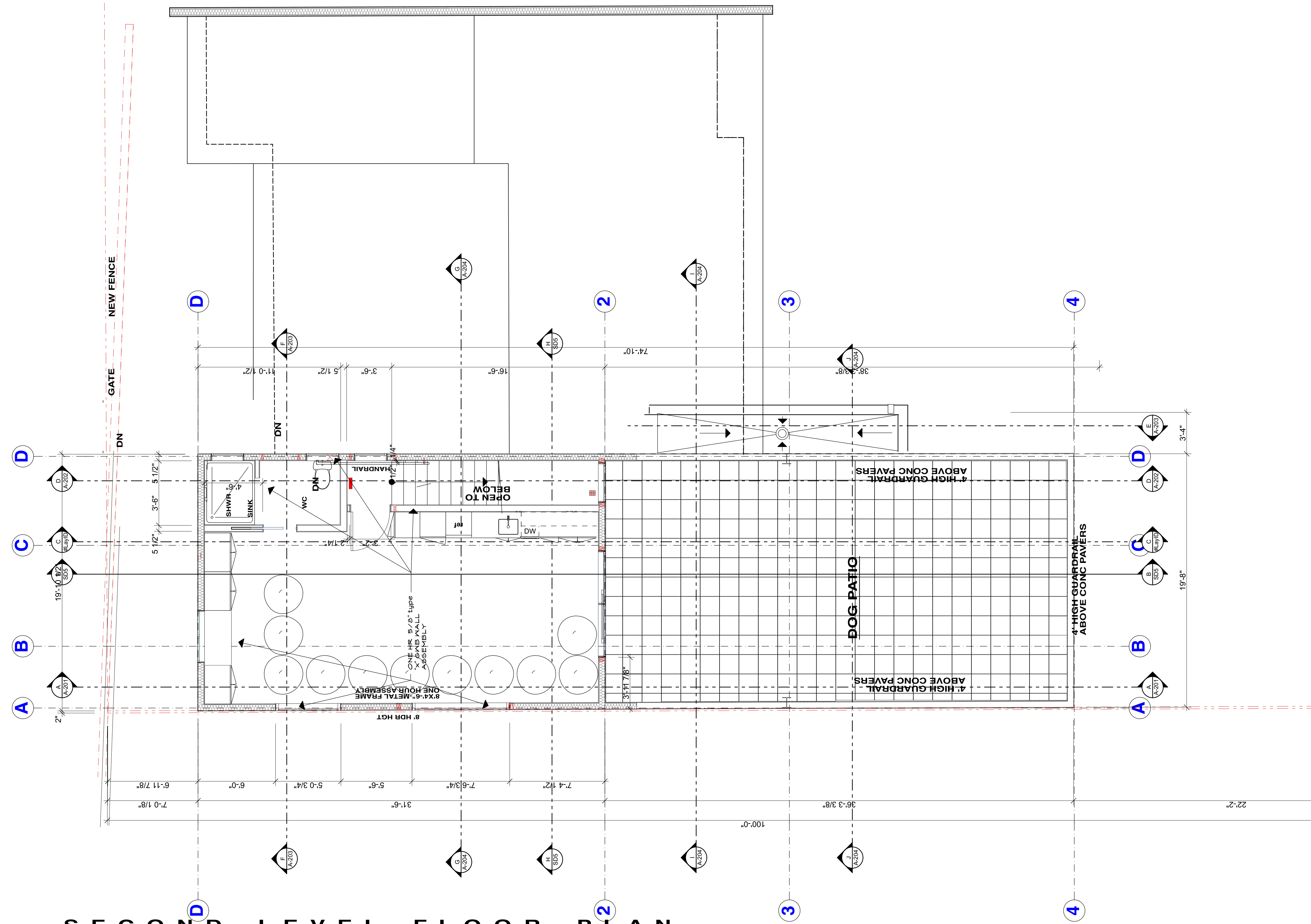
JOB NO. 004
 PROJ. MGR. M BLASH
 DRAWN BY M BLASH
 CHECKED BY M BLASH

GENERAL NOTES

ISSUED: 2-9-22
 REVISED: 4-20-22
 REVISED: 5-11-22
 REVISED: 11-30-22
 REVISED: 12-7-22 FINAL
 REVISED: 10-26-23 CUP SET

SHEET TITLE

A-105



SECOND LEVEL FLOOR PLAN

SCALE : 1/4" = 1' -0"

LOT SQ. FT.	5500 SQ. FT.
LOT COVERAGE	2675 SQ. FT. 5500 SQ. FT. + 48.6 %
COMMERCIAL SQ. FOOTAGE	1770.25 SQ. FT.
4% OF BLD'G	64.5 %
RESIDENTIAL SQ. FOOTAGE	419.25 SQ. FT.
4% OF BLD'G	95.5 %
HOUSE EXISTING	-
MR. LVL.	1481 SQ. FT.
LOFT	160 SQ. FT.
EXISTING SHED	284 SQ. FT.
TOTAL EXISTING	2,440 SQ. FT.
EXISTING LOT COVERAGE	44.36%
DEMO-AREA	1130 SQ. FT.
GARAGE/DOG AREA	400.75 SQ. FT.
SECOND FLOOR	544 SQ. FT.
TOTAL NEW	1482 SQ. FT.
STORAGE	37 SQ. FT.
UPPER DECK	117 SQ. FT.



MARTIN REMODEL/ADDITION
940 N LEADVILLE KETCHUM IDAHO
83340 USA

JOB NO. 004
 PROJ. MGR. M BLASH
 DRAWN BY M BLASH
 CHECKED BY M BLASH

GENERAL NOTES

ISSUED: 2-9-22
 REVISED: 4-20-22
 REVISED: 5-11-22
 REVISED: 11-30-22
 REVISED: 12-7-22 FINAL
 REVISED: 10-26-23 CUP SET
 REVISED:
 REVISED:
 REVISED:
 REVISED:
 SHEET TITLE

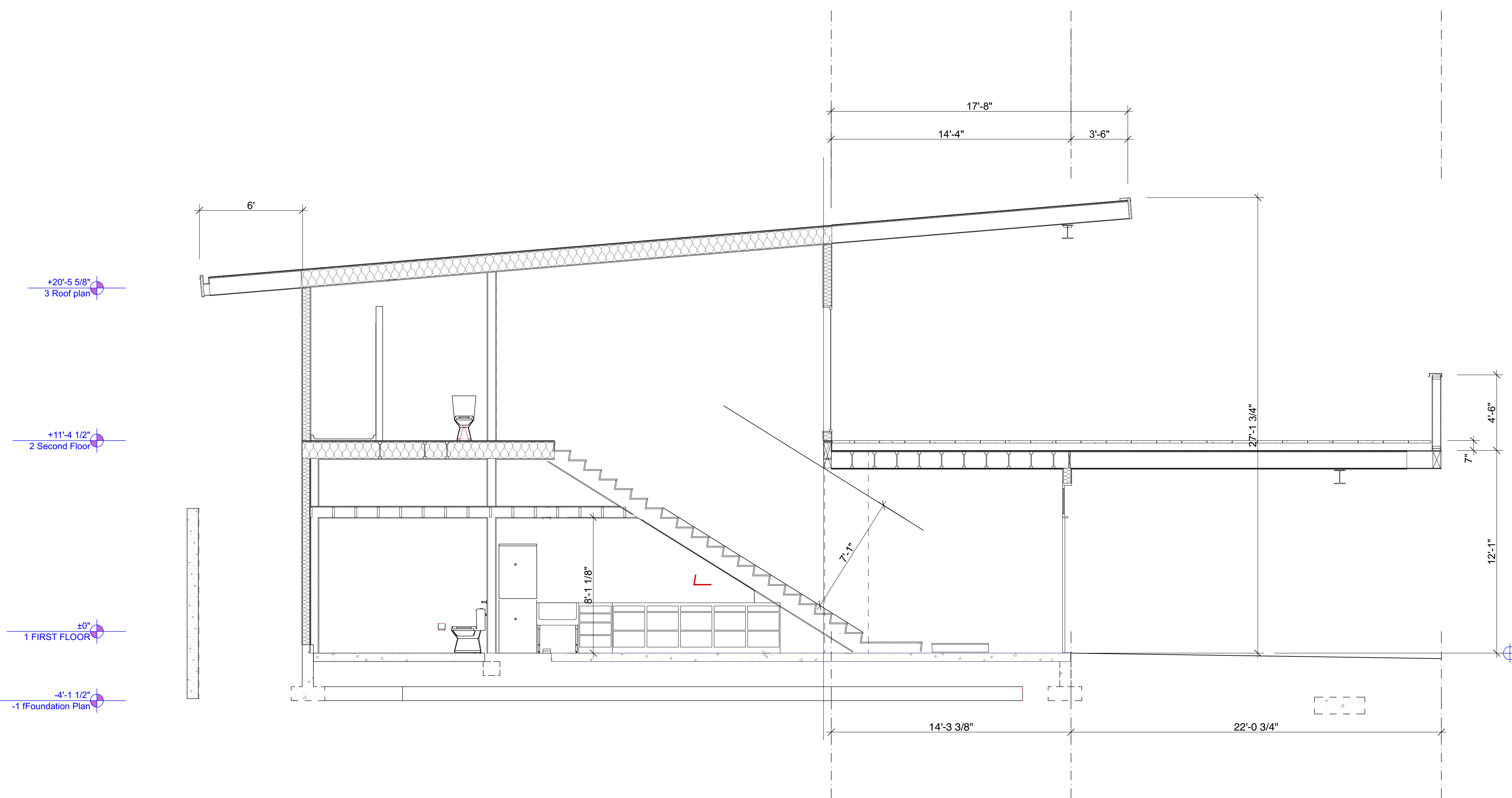
A-202

TYP ROOF ASSEMBLIES

- TYP ROOF: 10 # BALLAST OVER SINGLE PLY EPDM MEMBRANE OVER ENGINEERED SLOPED FOAM OVER ICE AND WATER SHIELD UP VERT PERIMETER CURB/ OVER 3/4" PLYWD OVER 11 7/8" BCIS (SEE STRUCTURAL) W/ 1 1/2" SPRAY FOAM TOP W/ R39 BLOWN IN BIBB REMAINING CAVITY
- ROOF DECK ASSEMBLY: 18"X18" CONC PAVERS (VERIFY COLOR W/ OWNER/ARCHITECT) ON BISON PEDESTALS OVER TPO MEMBRANE UP VERT. WL TRANSITION 1' WITH 9" ICE AND WATER SHIELD OVER UNDER SIDING AND TO TPO FOR ANY NAIL PENETRATION, OVER SLOPED ENGINEERED FOAM OVER ICE AND WATER SHIELD OVER TYP FLOOR ROOF ASSEMBLY WITH 1 1/2" SPRAY FOAM AND R-39 BLOWN IN BIB WITH 5/8" TYPE "X" ONE HR GWB OVER GARAGE
- TYP FLOOR ASSEMBLY AT GARAGE TO OFFICE: 3/4" PLYWD OVER 11 7/8" BCIS W/ R-30 BATTS OR BLOWN IN WITH 5/8" TYPE "X" ONE HR GWB CEILING

TYP WALL ASSEMBLY

- ONE HR PROPERTY LINE METAL SIDED WALL: PROTECH 24 GA 7/8" CORRUGATED SIDING OVER 5/8" TYPE "X" ONE HR OVER 1/2" ZIP BOARD SYSTEM ON 2X6 WALL W/ R-22 BLOWN IN BIB AND 5/8" TYPE "X" GWB FIRE TAPE AND TEXTURE
- ONE HR PROPERTY LINE STUCCO WALL: 7/8" FINISH, BROWN, 1/2 LATH SCRATCH COAT OVER 1/2" ZIP SYSTEM OVER 2X6 WALL W/ R-22 BLOWN IN BIBB W/ 5/8" TYPE "X" ONE HR TAPE AND TEXTURE. (BUILDING INSPECTOR APPROVED ALTERNATE ASSEMBLY ACCEPTABLE W/ OWNER/ARCHITECT OKAY)
- SEE SECTIONS FOR OTHER INSULATION ASSEMBLYS AS WELL AS WALL BETWEEN HOUSE AND NEW GARAGE



+20'-5 5/8"
3 Roof plan

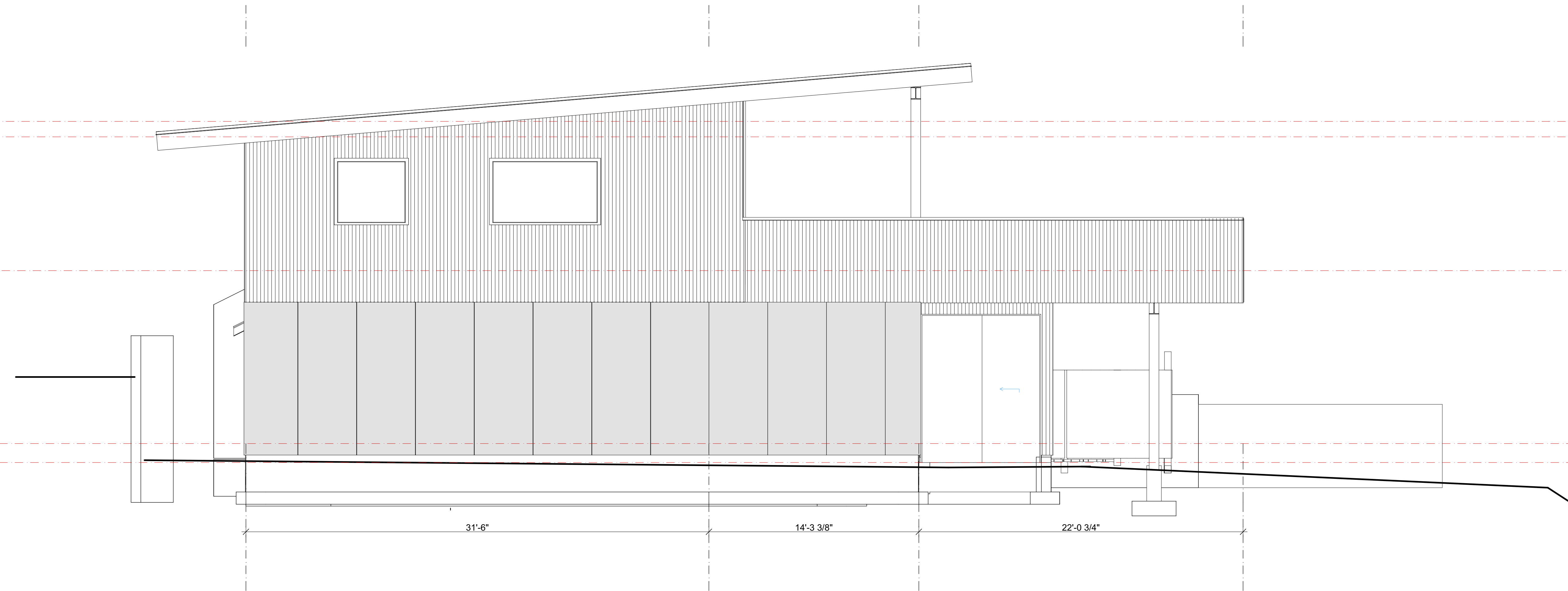
+11'-4 1/2"
2 Second Floor

+0'
1 FIRST FLOOR

-4'-1 1/2"
-1 Foundation Plan



WEST ELEVATION
 A-301 SCALE: 1/4" = 1'-0"



BEAM ABV STAIRWELL
 CD A-301

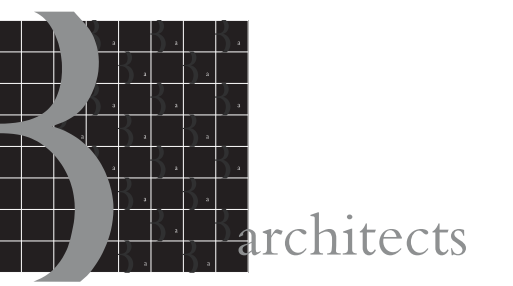
MARTIN REMODEL/ADDITION
 PROJECT NAME
 #40 N LEADVILLE KETCHUM IDAHO
 940 N LEADVILLE ave Ketchum Idaho 83340 usa
 83340 USA

JOB NO. 004
 PROJ. MGR. M BLASH
 DRAWN BY M BLASH
 CHECKED BY M BLASH

GENERAL NOTES

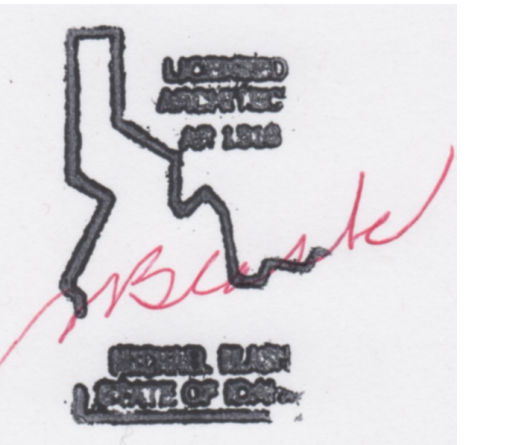
ISSUED: 2-9-22
 REVISED: 4-20-22
 REVISED: 5-11-22
 REVISED: 11-30-22
 REVISED: 12-7-22 FINAL
 REVISED: 10-26-23 CUP SET
 REVISED:
 REVISED:
 REVISED:
 SHEET TITLE

A-301



MICHAEL BLASH ARCHITECTS
 PH. 208-720-3597
 PO BOX 2523 SUN VALLEY
 IDAHO, 83353
 michaelblash@cox.net

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. ©MICHAEL BLASH AND ASSOCIATES ARCHITECTS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.



MARTIN REMODEL/ADDITION
940 N LEADVILLE KETCHUM IDAHO
83340 USA

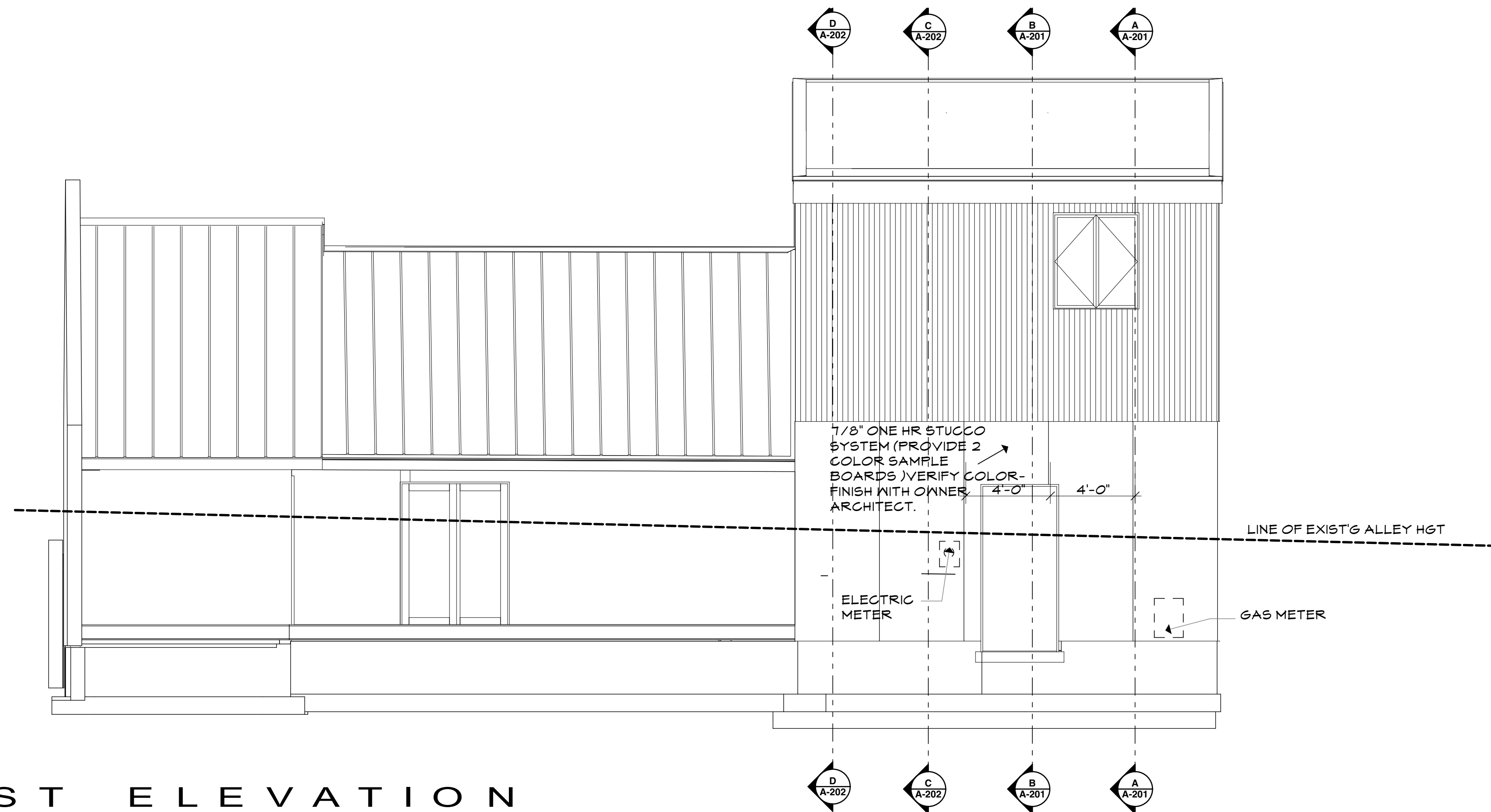
JOB NO. 004
 PROJ. MGR. M BLASH
 DRAWN BY M BLASH
 CHECKED BY M BLASH

GENERAL NOTES

ISSUED: 2-9-22
 REVISED: 4-20-22
 REVISED: 5-11-22
 REVISED: 11-30-22
 REVISED: 12-7-22 FINAL
 REVISED: 10-26-23 CUP SET

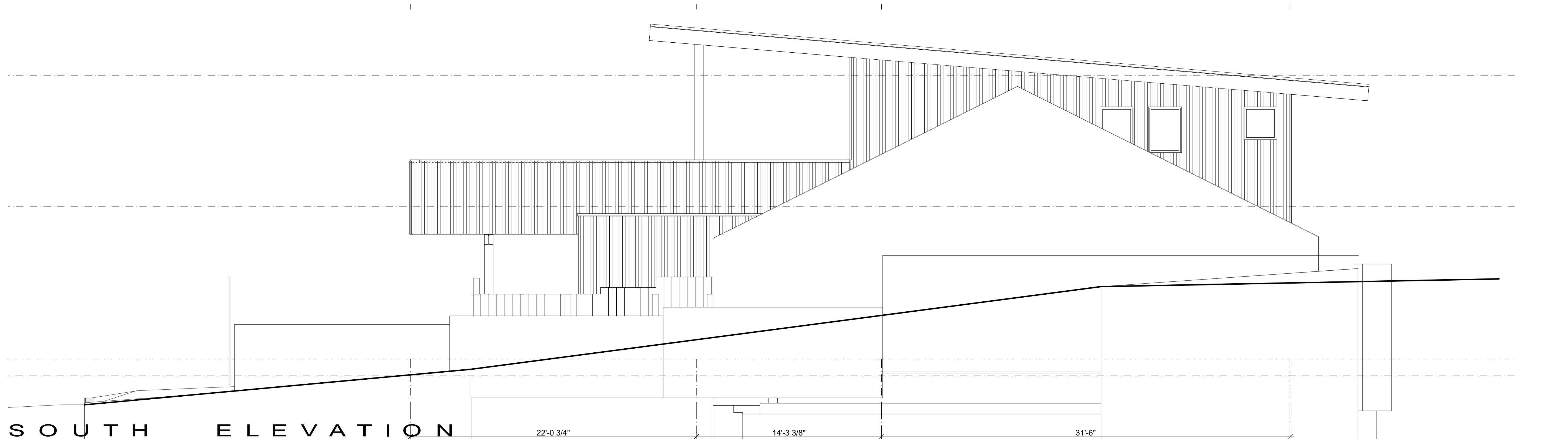
SHEET TITLE

A-302



EAST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"