



City of Ketchum  
Planning & Building

OFFICIAL USE ONLY	
Application Number:	P24-005
Date Received:	1/23/24
By:	HLN
Fee Paid:	\$2900
Approved Date:	
By:	

### Subdivision Application-Preliminary Plat

Submit completed application and documentation to [planningandzoning@ketchumidaho.org](mailto:planningandzoning@ketchumidaho.org) Or hand deliver to Ketchum City Hall, 191 5<sup>th</sup> 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](http://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:	Dollarhide Townhomes		
Owner of Record:	Fluidpeak Properties LLC		
Address of Owner:	PO Box 3965, Hailey, ID 83333		
Representative of Owner:	Mark Phillips, Phillips Land Surveying, PLLC.		
Legal Description:	Tax Lots 2329 & 6667 RPK 4N17013550		
Street Address:	205 Sabala St.		
SUBDIVISION INFORMATION			
Number of Lots/Parcels:	2 Sublots / 1 Parcel (Common Area)		
Total Land Area:	± 9,359 Sq. Ft. (0.21 AC.)		
Current Zoning District:	GR-L		
Proposed Zoning District:	GR-L		
Overlay District:			
TYPE OF SUBDIVISION			
Condominium <input type="checkbox"/>	Land <input type="checkbox"/>	PUD <input type="checkbox"/>	Townhouse <input checked="" type="checkbox"/>
Adjacent land in same ownership in acres or square feet:	N/A		
Easements to be dedicated on the final plat:	N/A Mutual Reciprocal Easements for existing water, sewer, cable, telephone, gas, and power.		
Briefly describe the improvements to be installed prior to final plat approval:	The 2 units are Existing, so no improvements are planned as a part of this application.		
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 <a href="mailto:planningandzoning@ketchumidaho.org">planningandzoning@ketchumidaho.org</a>			

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.

Applicant Signature

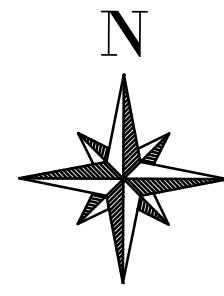
01/09/2024

Date

# A PLAT SHOWING DOLLARHIDE TOWNHOMES

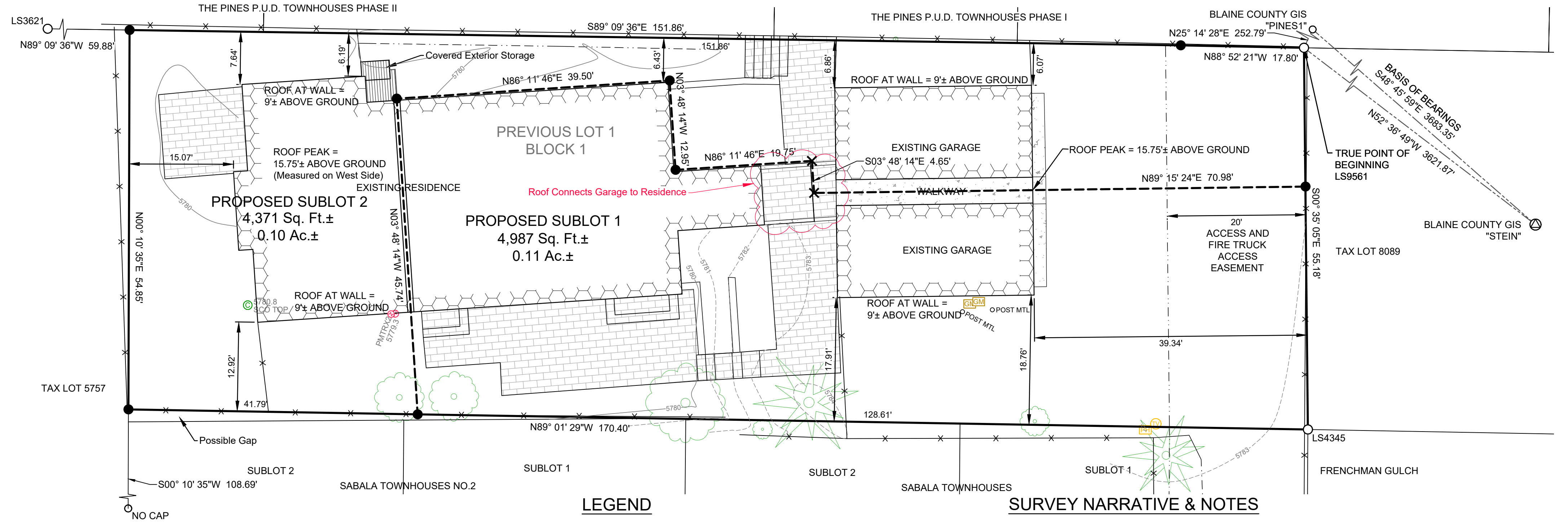
WHEREIN LOT 1, BLOCK 1, FLUID PEAK SUBDIVISION IS CONVERTED INTO TOWNHOME SUBLOTS, AS SHOWN HEREON  
LOCATED WITHIN SECTION 13, T.4 N., R. 17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

AUGUST 2024



0 10 20 Feet

SCALE: 1" = 10'

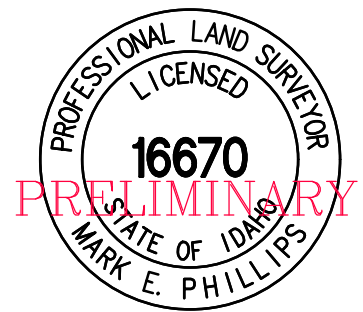


## LEGEND

- Property Line
- Adjoinder's Lot Line
- - - Proposed Property Line
- - - Previous Lot Line
- - - 20' Access Easement (See Note 5)
- x - Fence Line
- - - GIS Tie Line
- ⊙ Found Aluminum Cap on 5/8" Rebar
- Found 5/8" Rebar
- Found 1/2" Rebar
- 5/8" Rebar to be Set, PLS 16670
- ⊗ Copper Plug with Magnet to be Set in Concrete
- [Pavement Pattern] Pavers
- [Concrete Pattern] Concrete
- [Deck Pattern] Deck
- [Existing Structure Pattern] Existing Structure
- - - 1' Contour Interval
- - - 5' Contour Interval
- Wall Line
- ⊕ Cable Television Riser
- ⊕ Power Meter
- PH Telephone Riser
- GM Gas Meter
- SC Sewer Cleanout
- ⊙ Deciduous Tree
- ⊙ Coniferous Tree

## SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found during the boundary retracement of Lot 1, Block 1, Fluid Peak Subdivision, and convert said property into Townhome Sublots as shown hereon. The Boundary shown is based on found Lot Corner Monuments, the plat of Fluid Peak Subdivision, Instrument Number \_\_\_\_\_ and Warranty Deed, Instrument Number 703185, both records of Blaine County Idaho. All found monuments have been accepted. The missing property corners will be set based on proportioning record distances between found monuments. Additional documents used in the course of this survey include Warranty Deed Instrument Number 688050, a Record of Survey for Tax Lot 3726, Instrument Number 548985, Sabala Townhouses, Instrument Number 357405, Sabala Townhouses No. 2, Instrument Number 378057, the plat of Woodlands Subdivision, Instrument Number 202987, The Pines P.U.D. Subdivision, Instrument Number 306516, The Pines P.U.D. Townhouses Phase 1, Instrument Number 313977, The Pines P.U.D. Townhouses Phase II, Instrument Number 322907, and the plat of Frenchman Gulch, Instrument Number 166124, all records of Blaine County, Idaho.
2. The distances shown are measured. Refer to the above referenced documents for the previous record data.
3. Unless specifically shown hereon, this survey does not claim to reflect any of the following, which may be applicable to the subject real property, including but not limited to; Building Setbacks, Ditches, Easements, Encroachments, Natural Hazards, Covenants, Conditions, and Restrictions, Subdivision Restrictions, Wetlands, Zoning or any other Land Use Regulation.
4. A Lot Book Guarantee for the subject property has been issued by Pioneer Title Company of Blaine County, File Number 841385, with a Commitment Date of December 13, 2023. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said policy. Some of the encumbrances and easements listed in the title report are NOT plotted hereon. Review of the specific documents listed in said policy is required, if further information is desired.
5. There is a twenty foot (20') Access Easement within Sublot 1, Sabala Townhouses, as shown on the said plat of Sabala Townhouses, and also referenced in the title report listed above. See Page 2 for map showing Sabala Street Right of Way and said 20' Access Easement within Sabala Townhouses, to the subject property. Said 20' Access Easement is filed under Instrument Number 357405, record of Blaine County, Idaho.
6. Per the Plat of Fluid Peak Subdivision there is a 20' Access & Fire Truck Access Easement, as shown hereon.
7. All townhouse unit owners shall have mutual reciprocal easements for existing water, sewer, cable television, telephone, natural gas, and electrical lines over, under, and across their townhouse sublots for repair, maintenance and replacement of those services.
8. There may be a need to haul snow offsite if snow storage on the property within the Common Area Parcel starts to impact the owners of the Sublots. If snow is to be hauled offsite, the Homeowner's Association will be responsible for coordination and associated costs.
9. Roof Overhangs are Not Shown. Roof Overhangs extend into Sublots and the Common Area Parcel. Maintenance of said Roof Overhangs will be the responsibility of the owner, if the overhang is the extension of a Sublot roof, or the Homeowner's Association, if the overhang is the extension of a roof that is part of the common area. Refer to the Declaration for Dollarhide Townhomes for more specific information.
10. Townhouse Declaration, Reciprocal Easement, and Party Wall Declaration is recorded under Instrument Number \_\_\_\_\_, records of Blaine County, Idaho.
11. During the course of this survey, it was observed that based on the above referenced recorded surveys used in the course of this survey, that a gap may have been created between the southerly boundary of the subject property and the northerly boundary of Sabala Townhomes No. 2. Based on the plat of Sabala Townhomes No. 2, an angle point at the Northwest corner of Sabala Townhomes was created, when the previous plat of Woodlands Subdivision has a northerly boundary that is straight.
12. The current zoning is GR-L. Refer to the City of Ketchum Zoning Ordinance for specific information about this zone.
13. Detached Garages may not be sold and/or owned separately from any dwelling units within the townhouse development.

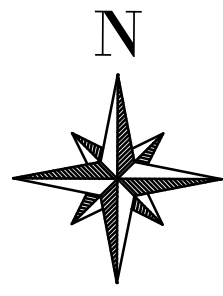


MARK E. PHILLIPS, P.L.S. 16670

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 District Health Dept., EHS

DOLLARHIDE TOWNHOMES  
PHILLIPS LAND SURVEYING, PLLC  
HAILEY, IDAHO  
1 OF 3  
PROJECT: 2023-115

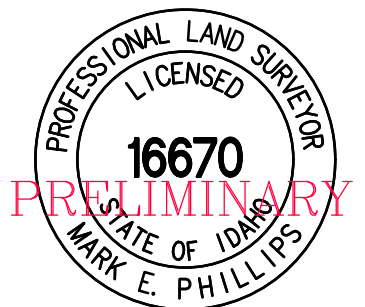
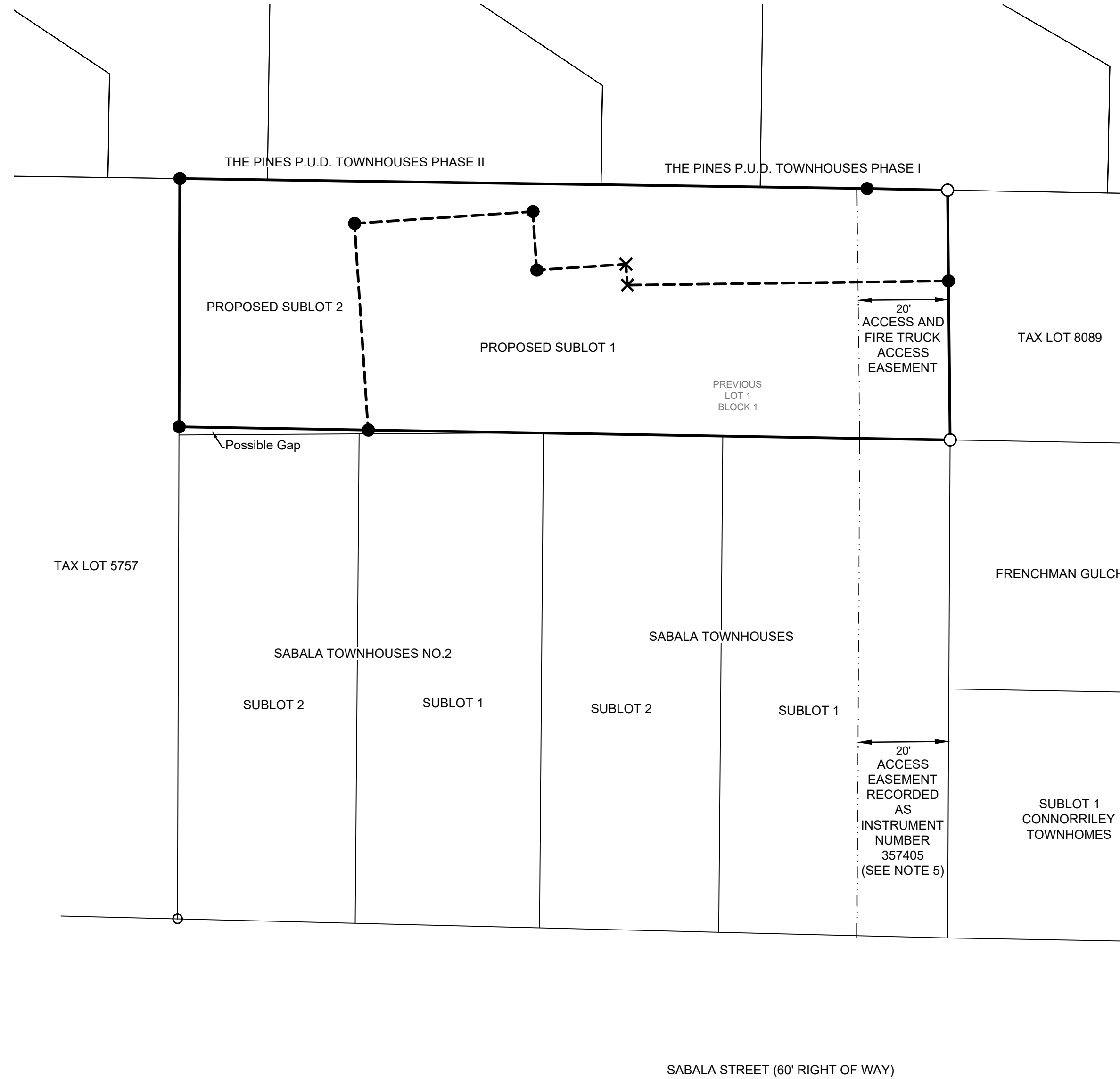


0 20 40 Feet

SCALE: 1" = 20'

# A PLAT SHOWING DOLLARHIDE TOWNHOMES

AUGUST 2024



MARK E. PHILLIPS, P.L.S. 16670

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described parcels of land:

Parcels of land located within Section 13, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:

LOT 1, BLOCK 1, OF FLUID PEAK SUBDIVISION

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. I do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

It is the intent of the owner to hereby include said land in this plat.

David Page, Managing Member, Fluidpeak Properties, LLC

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } COUNTY OF \_\_\_\_\_ } ss

On this \_\_\_\_ day of \_\_\_\_\_, 2024, before me, a Notary Public in and for said State, personally appeared David Page, known or identified to me to be the managing member of the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

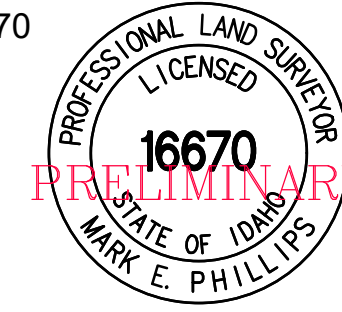
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said State Residing in \_\_\_\_\_ My Commission Expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, Mark E. Phillips, a duly Licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land and points surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats, Surveys, and the Corner Perpetuation and Filing Act, 55-1601 through 55-1612.

Mark E. Phillips, P.L.S. 16670



BLAINE COUNTY SURVEYOR'S APPROVAL

I, Sam Young County Surveyor for Blaine County, Idaho, do hereby certify that I 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 to Plats and Surveys

Sam Young, P.L.S. 11577 Blaine County Surveyor Date \_\_\_\_\_

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

KETCHUM CITY ENGINEER CERTIFICATE

I, the undersigned, City Engineer, in and 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

KETCHUM CITY PLANNER CERTIFICATE

I, the undersigned, Planner, in and 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.

Paige Nied, Planner, City of Ketchum

BLAINE 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 subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Blaine County Treasurer Date \_\_\_\_\_

BLAINE COUNTY RECORDER'S CERTIFICATE