



**CITY OF SUN VALLEY  
PLANNING AND ZONING COMMISSION  
AGENDA REPORT**

**To:** Planning and Zoning Commission  
**From:**  Mark Hofman, Community Development Director  
**Meeting Date:** January 23, 2014  
**Agenda Item:** Dollar Meadow Condominium Unit Lot Line Shift  
Plat Amendment Application No. SUBPA 2013-10

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**SUBJECT:** Public hearing for a plat amendment application proposing to change the footprint and three dimensional condominium property line as a condition of approval for a design review application (No. DR 2013-28) for a remodeled residential condominium unit, Unit 27A, in the Multi-Family Dwelling (RM-2) Zoning District. No new lots or units will be formed. Applicant: Benchmark Associates, P.A. for Dollar Meadow 1377 LLC. Application Filing Date: November 20, 2013. Location: 1377 Dollar Meadows; Unit 27 of The Dollar Meadow Condominiums.

**BACKGROUND:** The project owner received approval of a design review application from the City of Sun Valley on August 23, 2013 for a 26 square foot standard pod expansion to the first, second, and third level (78 square feet total) of an existing condominium unit. Because the addition physically expanded the condominium unit beyond its recorded footprint and three dimensional condominium property line, the Community Development Director placed a condition of approval (#8 in attached **Exhibit "PZ-C"**) on the project requiring that:

8. *The condominium property owner, or authorized representative, shall submit a formal application for a Plat Amendment to convert the project's approved new common area footprint and airspace to single use area and airspace. The required Plat Amendment application shall be submitted to the City and deemed complete by the Community Development Department prior to any final inspection or issuance of a certificate of occupancy on the addition and remodel project.*

The addition to the condominium was completed in 2013. Prior to issuance of a certificate of occupancy by the City, the applicant submitted a complete application for the required plat amendment. The condominium lot line shift is fully depicted on the attached Plat Amendment Exhibit (**Exhibit "PZ-D"**).

**ANALYSIS:** The Plat Amendment application consists of a slightly expanded footprint and three dimensional condominium property line shift as a result of a constructed addition to the existing

condominium unit. No new condominium lots/units will be formed and the existing unit will be recorded as Unit 27A. The plat amendment adds 76.8 square feet of footprint and 217.2 total square foot of three dimensional space to the existing condominium unit. New recorded Unit 27A of The Dollar Meadow Condominiums will have a total new footprint area of 674 square feet. No adjacent condominium units will be affected.

The completed review of the application and supporting materials by the Community Development Department and the City's contract Engineer, CH2MHill (**Exhibit "PZ-B"**) finds no unresolved issues, code conflicts or fatal flaws in the plat amendment nor any needed Fire Department comments or conditions. The public hearing was properly noticed in accordance with Development Code regulations and no comments or questions from the public have been received by the City as of the release of this Report.

**Alternative Actions-** Alternative actions available to the Commission include: (1) make the required findings and adopt the attached draft Findings of Fact and Conclusions of Law recommending approval of the plat amendment to the City Council; (2) Continue the hearing for further information and review; or (3) Close the public hearing, discuss the findings, vote to recommend denial of the plat amendment application and direct staff to return on a date certain with a resolution of denial reflecting the comments and findings of the Commission.

**RECOMMENDATION:** Before public comment is received, the Commission should disclose all information and contacts received outside the hearing on this item upon which the decision will be based, receive public testimony, and consider the facts and findings necessary to make a recommendation on the plat amendment to the City Council. The Community Development Director recommends approval of the plat amendment application subject to the Conditions of Approval contained in the attached draft Findings of Fact (**Exhibit "PZ-A"**).

**LIST OF ATTACHED EXHIBITS:**

Exhibit "PZ-A"	Draft Findings of Fact, Conclusions of Law and Decision for Plat Amendment Application No. SUBPA 2013-10.
Exhibit "PZ-B"	CH2MHill review and comment letter dated December 20, 2013 from Betsy Roberts and Jennifer Bass.
Exhibit "PZ-C"	Approved Findings of Fact for Design Review Application No. DR 2013-28 for a 26 square foot standard pod expansion to the first, second, and third level (78 square feet total) of an existing condominium unit.
Exhibit "PZ-D"	Reduced 11" by 17" Plat Amendment Exhibit forming Lot 27A of The Dollar Meadow Condominiums, dated received by the City of Sun Valley on December 16, 2013.

\*\* The entire administrative record for this Plat Amendment application is available for review in the Community Development Department at City Hall.

**EXHIBIT "PZ-A"**

**(DRAFT) SUN VALLEY  
PLANNING AND ZONING COMMISSION**

<b>PLAT AMENDMENT</b>	)	<b>FINDINGS OF FACT/CONCLUSIONS</b>
<b>UNIT 1377</b>	)	<b>OF LAW, DECISION</b>
<b>DOLLAR MEADOW CONDOMINIUMS</b>	)	<b>AND CONDITIONS</b>
<b>APPLICATION NO. SUBPA 2013-10</b>	)	

This matter came before the Sun Valley Planning and Zoning Commission for consideration on January 23, 2014 as a duly noticed public hearing for an expanded footprint and three dimensional condominium property line shift as a result of a constructed addition to an existing residential condominium unit. No new condominium lots/units will be formed and the amended residential unit will be recorded as Unit 27A. The Commission conducted a properly noticed public hearing, reviewed the Agenda Report and heard the comments of City staff, the applicant's representatives and the public. Additionally, the Commission reviewed the approval recommendation document with suggested Findings of Fact, Conclusions of Law, and Conditions of Approval recommended by the Community Development Director. Based on the evidence presented, the Commission hereby recommends approval of the proposed plat amendment to the City Council with the following Findings of Fact and Conclusions of Law and subject to specific conditions of approval.

**FINDINGS OF FACT/CONCLUSIONS OF LAW**

1. The applicant is Benchmark Associates, P.A. for Dollar Meadow 1377 LLC. The plat amendment adds 76.8 square feet of footprint and 217.2 total square foot of three dimensional space to the existing condominium unit. New recorded Unit 27A of The Dollar Meadow Condominiums will have a total new footprint area of 674 square feet. No adjacent condominium units will be affected.
2. The lot line adjustment will reconfigure the condominium property line to reflect the newly constructed addition and interior space remodel for Unit 1377. The resulting Unit 27A will remain consistent with existing developed condominium in the development.
3. The applicant has provided the information required for application, review, and action on a plat amendment as set forth in City of Sun Valley Municipal Code Section 9-5A-4, Required Application Information. On January 8, 2014 proper notice for the public hearing was completed by: 1.) publishing of a public notice of a public hearing in the local newspaper of record; 2.) mailed to adjacent properties within a minimum 300-foot radius; 3.) posted at Sun Valley City Hall, the Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 4.) posted on the site; 5.) electronically transmitted to all those requesting receipt of such notices; and, 6.) posted on the City's website under public notices.
4. The required findings for review of a proposed plat amendment are contained in Municipal Code Section 9-4B-1F.

5. The residential condominium unit property line shift application will not lower the dimensions below any minimum dimensional standard prescribed by Title 9, Development Code. The plat amendment will not increase or decrease the number of properties/lots/units and the property line shift will not change or move any public streets or publicly dedicated areas in any manner. The overall density of the project remains the same and each aspect of the proposed adjustment to the property line complies with all applicable provisions of the Development Code.
6. The plat adjustment is appropriate for the design and physical location of existing and future development. The amendment is appropriate for the multi-family development because the new property line location will reflect existing site conditions and account for the recent addition/expansion of the condominium unit.
7. The property line shift plat amendment is consistent with the Sun Valley Comprehensive Plan designation for High Density Residential and does not significantly change the existing allowed land uses nor cause any conflict with the goals and policies of the Comprehensive Plan. There are no designated scenic, agricultural, recreational, or traditional sites identified for the lot by the Comprehensive Plan.
8. The plat amendment will not affect the character of the neighborhood in a materially adverse manner because the new property line location is consistent with the existing layout of the development and improvements on the site. The condominium property line shift is minor and, once recorded, the plat modification will appear as though designed as part of the original development.
9. The condominium property line shift does not involve or alter any area used for access to the overall development nor any associated or adjacent public or private access or parking areas. The new Unit 27A Dollar Meadow Condominiums configuration is consistent with all applicable easements and rights of way and with the original design of the access, traffic, circulation, and parking areas of the development.

## **DECISION**

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley Planning and Zoning Commission hereby recommends approval of the plat amendment to the City Council to expand the footprint and three dimensional condominium property line as a result of a constructed addition to the existing condominium unit, according to the plat amendment map, supporting plans, and documents submitted as part of the development application, subject to the following specific conditions of approval.

## **CONDITIONS OF APPROVAL**

1. The action by the Planning and Zoning Commission on the plat amendment is a recommendation only and requires final action by the City Council at a noticed public hearing. The plat amendment and all aspects of the project design shall conform to the project drawings stamped received by the City of Sun Valley on December 16, 2013 and reviewed by the Planning and Zoning Commission on January 23, 2014.

2. Upon approval of the plat amendment by the City Council to expand the footprint and three dimensional condominium property line of the existing condominium unit, the applicant shall record the plat with the Office of the County Recorder and provide a copy of the recorded document to the Community Development Director. This plat amendment approval shall expire three hundred sixty five (365) days from the date of approval unless extended pursuant to Code Section 9-5A-9.

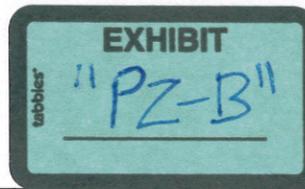
Dated this 23rd day of January, 2014.

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Ken Herich, Chairman  
Planning and Zoning Commission  
City of Sun Valley

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Date Findings of Fact Signed



MEMORANDUM

CH2MHILL

## Plat Review: Dollar Meadow Condominiums: Unit 27A

TO: Mark Hofman  
COPIES: Bill Whitesell  
Cinda Lewis, Benchmark Associates  
FROM: Betsy Roberts  
Jennifer Bass  
DATE: December 20, 2013

We received the plat sheets for Dollar Meadow Condominiums: Unit 27A. These documents meet the intent of a final plat submittal and we find no fatal flaws. We understand that the closure reports and the Mylar Certification sheet will be forwarded for signatures as the project progresses.

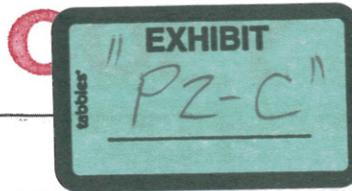
Attachment: Plat Checklist Table, Dated December 20, 2013

**CITY OF SUN VALLEY  
PLAT CHECK LIST TABLE**

**For: Benchmark Associates**

1	<b>Subdivision Name:</b>	Dollar Meadow Condominiums Unit 27A
2	<b>Reviewer:</b>	Jennifer Bass
3	<b>Date:</b>	December 20, 2013
4	<b>Sheet Title and Preamble:</b>	Located within Section 7, Township 4 North, Range 18 East, B.M., City of Sun Valley, Blaine County, Idaho. Wherein Unit 27 of the Dollar Meadow Condominiums is amended. December 2013 Preliminary Plat
5	<b>Basis of Bearing:</b>	OK, Based on Original Plat as indicated in Note 2, Sheet 1.
6	<b>North Arrow:</b>	OK
7	<b>Scale and Legend:</b>	OK
8	<b>Plat Closure:</b>	Shall be submitted with Mylar.
9	<b>Total Area:</b>	N/A
10	<b>Monuments:</b>	OK
11	<b>Land Corners:</b>	OK
12	<b>Initial Point:</b>	OK
13	<b>Street Names &amp; Width:</b>	OK
14	<b>Easements:</b>	Centerline of 50 foot Utility and Roadway Easement, multiple centerlines of 4 foot Utility Easements, Note 1, Sheet 1, indicates property subject to original plat and CC&Rs.
15	<b>Lot &amp; Block Numbers:</b>	Building and unit numbers indicated.
16	<b>Lot Dimensions:</b>	OK
17	<b>Curve &amp; Line Tables:</b>	OK
18	<b>Certifications:</b>	Certification sheet will be included with Mylar submittal.
19	<b>Certificate of Owner:</b>	None
20	<b>Certificate of Surveyor:</b>	None
21	<b>Sanitary Restriction:</b>	OK
22	<b>Agency Approvals:</b>	None
23	<b>Public Dedication:</b>	N/A
24	<b>Common Areas:</b>	Consult the Condominium Declarations for the definition of common area and limited common area per Note 5, Sheet 2.

Notes: We understand that the closure reports and the Mylar Certification sheet will be forwarded for signatures as the project progresses.



**FINDINGS OF FACT AND CONCLUSIONS OF LAW  
CITY OF SUN VALLEY  
ADMINISTRATIVE DESIGN REVIEW**

Project Name: **Matley/Salisbury Remodel and Addition**  
Applicant: **Derek Ryan of Williams Partners Architects for Dollar Meadows  
1377, LLC**  
Location: **1377 Dollar Meadows Condominiums, Unit 27, Building E**  
Zoning District: **Multiple-Family Dwelling (RM-2) Zoning District**  
Project Square Footage: 26 square foot standard pod expansion to the first, second and third floor (78 square feet total new) of an existing 1,603 square foot condominium unit

Project Description: The applicant submitted an application for design review approval for a twenty-six (26) square foot standard pod expansion addition to the first, second and third level (78 new square feet total) of an existing condominium unit in the Dollar Meadows Condominium Subdivision. The project includes a two (2) foot exterior deck expansion (eastward), exterior window replacement, interior renovations and a fifty-one (51) square foot attic space addition to an existing third level master bathroom. The interior renovations and attic addition are not exterior improvements and are not subject to design review by the City, though will require building permit review prior to construction. The three-level pod expansion is the standard design approved for such units by the Dollar Meadows Condominium Association and the exterior will retain essentially the same design and utilize materials consistent with the existing exterior of the condominium unit. No other improvements or changes are proposed. The project drawings stamped received by the City of Sun Valley on August 6, 2013 detail all proposed changes and alterations to the existing structure.

Required Findings: In order to approve a design review application and based on the standards set forth in **Sun Valley Municipal Code, Title 9, Chapter 3A DESIGN REVIEW REGULATIONS**, the Community Development Director shall make the following findings pursuant to **Development Code Section 9-5B-3 DESIGN REVIEW**.

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. **The standard design pod expansion addition, deck expansion, window replacement and interior space remodel project does not propose improvements or modifications that exceed the height, setback, nor any other requirement for the Multiple-Family Dwelling (RM-2) Zoning District set forth in Title 9, Chapter 2A. The existing development consists of a three-level, attached condominium unit with associated landscaping, access and other site improvements. The proposed addition and remodel is in conformance because the design complies with all applicable standards appropriate for multiple family residential units within the RM-2 Zone and is consistent with the original design of the overall development. The project has been approved by the Dollar Meadows Condominium Association (letter dated August 19, 2013) for design modifications and common area intrusion. This approval is conditioned to require submittal of a plat amendment application by the condominium owner, or authorized representative, to the City prior to any final inspection or issuance of a certificate of occupancy for the addition and remodel project. The terms of this**

condition of approval allow the applicant to pursue construction during the limited calendar time periods as controlled by the Association and additional time to prepare, complete and submit a proper plat amendment application to the City.

2. The proposed design is in conformance with the standards for design review as set forth in Chapter 3A DESIGN REVIEW REGULATIONS of this Title. **The proposed addition and remodel is in conformance with all applicable design review standards because the new addition retains the existing wall planes, general design, materials and appearance of the existing condominium structure. All new exterior materials and colors will match the existing structure and the general appearance of the exterior will remain consistent and cohesive. The new addition changes the existing area footprint of the condominium unit and a plat amendment approval is required from the City to convert the new common area footprint and airspace to single use area and airspace for the development. The project does not however alter the general design, access or layout of the fully developed multi-family residential site.**
3. The proposed design does not significantly impact the natural, scenic character and aesthetic value of hillsides, ridges, ridgelines, ridge tops, knolls, saddles, and summits in the City. **The subject site is currently developed with clusters of attached condominium units surrounded by common use areas. The proposed addition and remodel design to one condominium unit has no impact because no significant natural features lie on or directly adjacent to the fully developed residential site.**
4. The proposed design is in context and complimentary to adjacent properties. **The proposed addition and remodel is consistent with the original design of the multiple-family residential structure's exterior and with surrounding existing residential development because of the limited design changes and matching of materials. The new addition does not extend any higher than the existing structure's height and does not pose any view issue to or from adjacent properties. The proposed design is in context and complimentary to adjacent properties because of adequate separation and similarity in design bulk and mass.**
5. The proposed design is compatible with the community character and scale of the neighborhood. **The addition and remodel project is compatible with the community character and neighborhood scale because the new addition elements are consistent with the original design of the clustered three-level condominium unit and with the surrounding existing property. The new design will appear as if constructed as part of the original residential project and will remain compatible with the community character and scale of the neighborhood. The site is sufficiently screened by existing vegetation and set back sufficiently enough to maintain privacy. No significant modifications to existing site landscaping or grading are proposed. No aspect of the project design significantly changes the existing multi-family residential development's general design, access or layout.**
6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **The subject application adheres to applicable public safety standards because no activity or development is proposed that adversely affects any aspect of access or other public safety design element. Adequate emergency access will continue to serve the condominium unit and surrounding area.**

7. The proposed design is of quality architectural character and materials. **The proposed addition and remodel design is of quality architectural character and materials because all new exterior materials and colors will match the existing structure while providing an updated appearance. The general appearance of the condominium structure's exterior will remain consistent with the original design concept of the overall multi-family residential development.**
8. The use is not in conflict with the Comprehensive Plan or other adopted plans, policies, or ordinances of the City. **The subject application is in accordance with the City's Comprehensive Plan and the goals and policies of the City because the existing multi-family residential dwelling will be upgraded with a new, three-level standard pod expansion but remain largely unchanged in layout or site disturbance. No land use change is involved with this addition and remodel project and the existing multi-family residential land use is consistent with the Medium Density Residential Land Use Designation of the City's Future Land Use Map.**

#### CONDITIONS OF APPROVAL

1. Applicant and their representatives shall comply with all IBC, IFC and applicable City ordinances.
2. Design Review approval is good for one year from the date of approval, unless extended pursuant to Sun Valley Municipal Code Section 9-5A-8.
3. Any requirements and/or approvals of private associations or other entities are the sole responsibility of the property owner.
4. Any permits issued during the 10-day appeal period provided for under section 9-5A-9 may be subject to a stop work order in the event of an appeal. Any work commenced during the appeal period shall be at the applicant's own risk.
5. Approval is specific to the project drawings dated received by the City of Sun Valley on August 6, 2013.
6. To the satisfaction of the Community Development Director and the Building Official, the applicant shall provide manufacturer's cut sheets and related materials depicting any new exterior lighting for the project and demonstrate compliance for all existing exterior lighting prior to issuance of a Certificate of Occupancy for the new addition and remodel. Exterior lighting shall be fully shielded downcast exterior lighting fixtures compliant with the City's Exterior Lighting Ordinance.
7. To the satisfaction of the Building Official or Community Development Director, prior to issuance of a Certificate of Occupancy for the addition and remodel, snow retention devices shall be installed where appropriate on any new portion of the roof if needed to adequately protect usable areas below.
8. The condominium property owner, or authorized representative, shall submit a formal application for a Plat Amendment to convert the project's approved new common area footprint and airspace to single use area and airspace. The required Plat Amendment application shall be submitted to the City and deemed complete by the Community Development Department prior to any final inspection or issuance of a certificate of occupancy on the addition and remodel project.

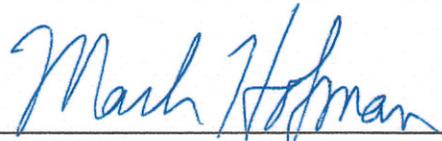
**CONCLUSIONS OF LAW**

Therefore, this project does meet the standards for approval under Title 9, Chapter 3A, City of Sun Valley Municipal Code provided the conditions of approval are met. Design Review approval shall expire 365 days from the date of approval, unless extended as per Municipal Code Section 9-5A-8.

**DECISION**

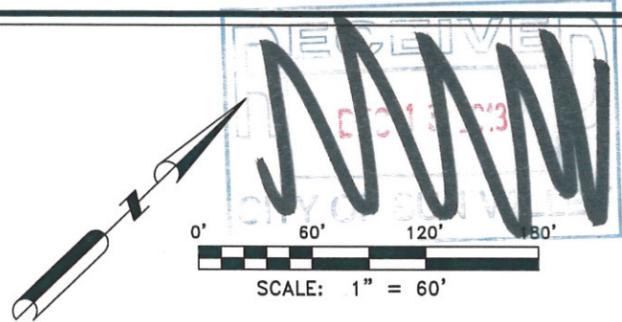
Therefore, the Community Development Director approves this Design Review Application No. DR 2013-28, subject to the Conditions of Approval stated above.

Dated this 23th day of August, 2013.



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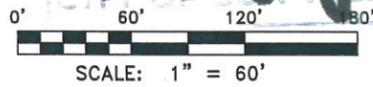
Mark Hofman  
Community Development Director  
City of Sun Valley



# THE DOLLAR MEADOW CONDOMINIUMS UNIT 27A

LOCATED WITHIN SECTION 7, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO.  
WHEREIN UNIT 27 OF THE DOLLAR MEADOW CONDOMINIUMS IS AMENDED.

## DECEMBER 2013 PRELIMINARY PLAT

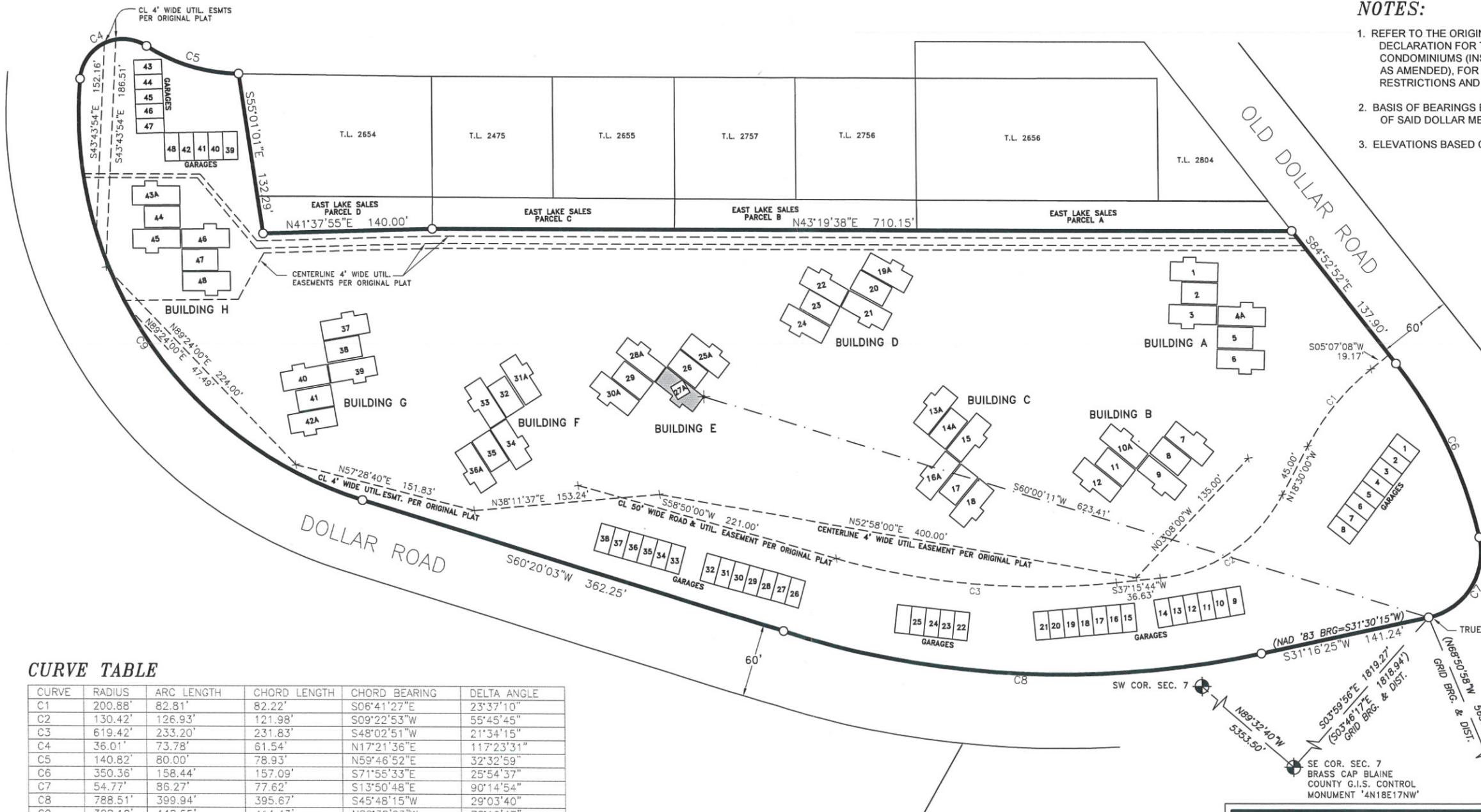


- LEGEND**
- PROPERTY LINE
  - EASEMENT LINE
  - UNIT TIE TO TPOB
  - GIS & SECTION CORNER TIES
  - FOUND 5/8" REBAR
  - BRASS CAP
  - UNIT TIE POINT
- (PARENTHETICAL BEARINGS AND DISTANCES)
- NAD '83 IDAHO STATE PLANE  
CENTRAL ZONE GRID BRG. &  
DIST. BASED ON PUBLISHED  
PARAMETERS FOR BLAINE COUNTY  
CONTROL POINT '4N18E17NW'

**EXHIBIT**  
"PZ-D"

- NOTES:**
- REFER TO THE ORIGINAL PLAT AND DECLARATION FOR THE DOLLAR MEADOW CONDOMINIUMS (INST. NOS. 137473, 137478 & AS AMENDED), FOR ADDITIONAL CONDITIONS, RESTRICTIONS AND NOTES.
  - BASIS OF BEARINGS BASED ON ORIGINAL PLAT OF SAID DOLLAR MEADOW CONDOMINIUMS.
  - ELEVATIONS BASED ON NGVD 1929 DATUM.

SUB PA 2013-10



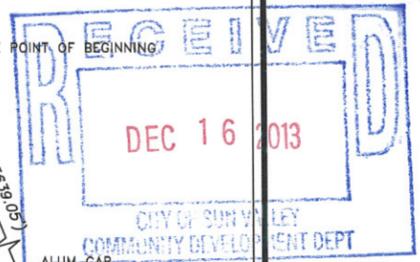
**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.88'	82.81'	82.22'	S06°41'27"E	23°37'10"
C2	130.42'	126.93'	121.98'	S09°22'53"W	55°45'45"
C3	619.42'	233.20'	231.83'	S48°02'51"W	21°34'15"
C4	36.01'	73.78'	61.54'	N17°21'36"E	117°23'31"
C5	140.82'	80.00'	78.93'	N59°46'52"E	32°32'59"
C6	350.36'	158.44'	157.09'	S71°55'33"E	25°54'37"
C7	54.77'	86.27'	77.62'	S13°50'48"E	90°14'54"
C8	788.51'	399.94'	395.67'	S45°48'15"W	29°03'40"
C9	328.10'	448.55'	414.43'	N80°30'03"W	78°19'47"

**HEALTH CERTIFICATE**

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date: \_\_\_\_\_  
South Central Public Health District, REHS



**THE DOLLAR MEADOW  
CONDOMINIUMS:  
UNIT 27A**

LOCATED WITHIN: T4N, R18E, SEC. 7, B.M.,  
SUN VALLEY, BLAINE COUNTY, IDAHO

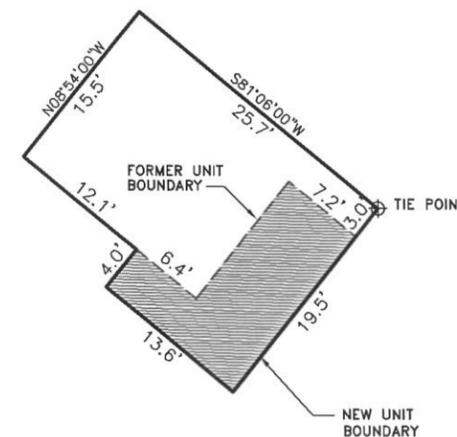
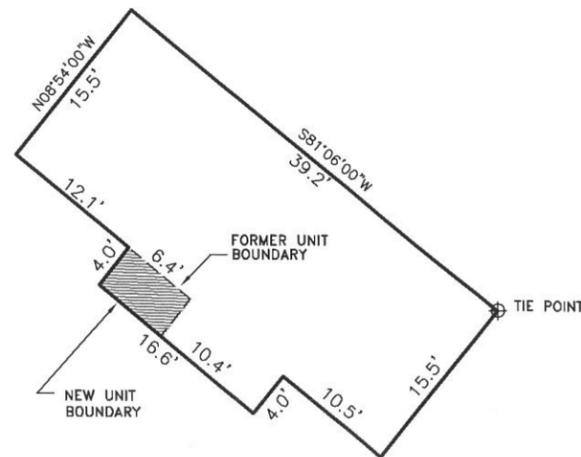
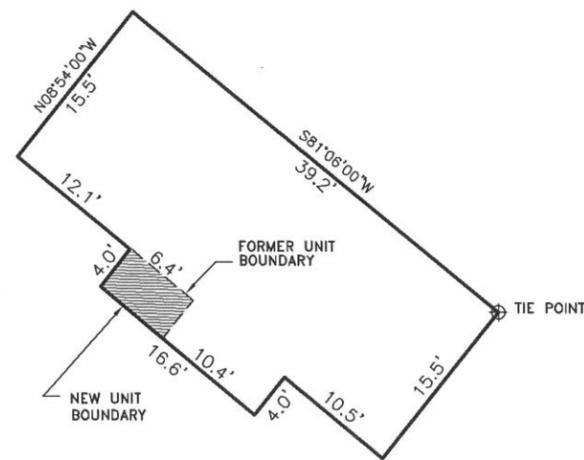
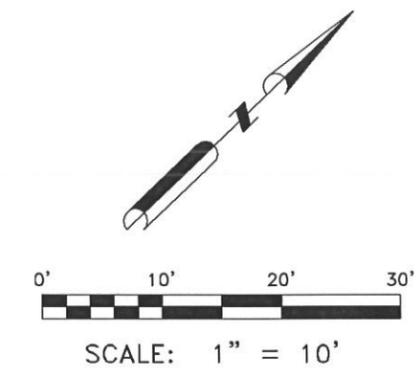
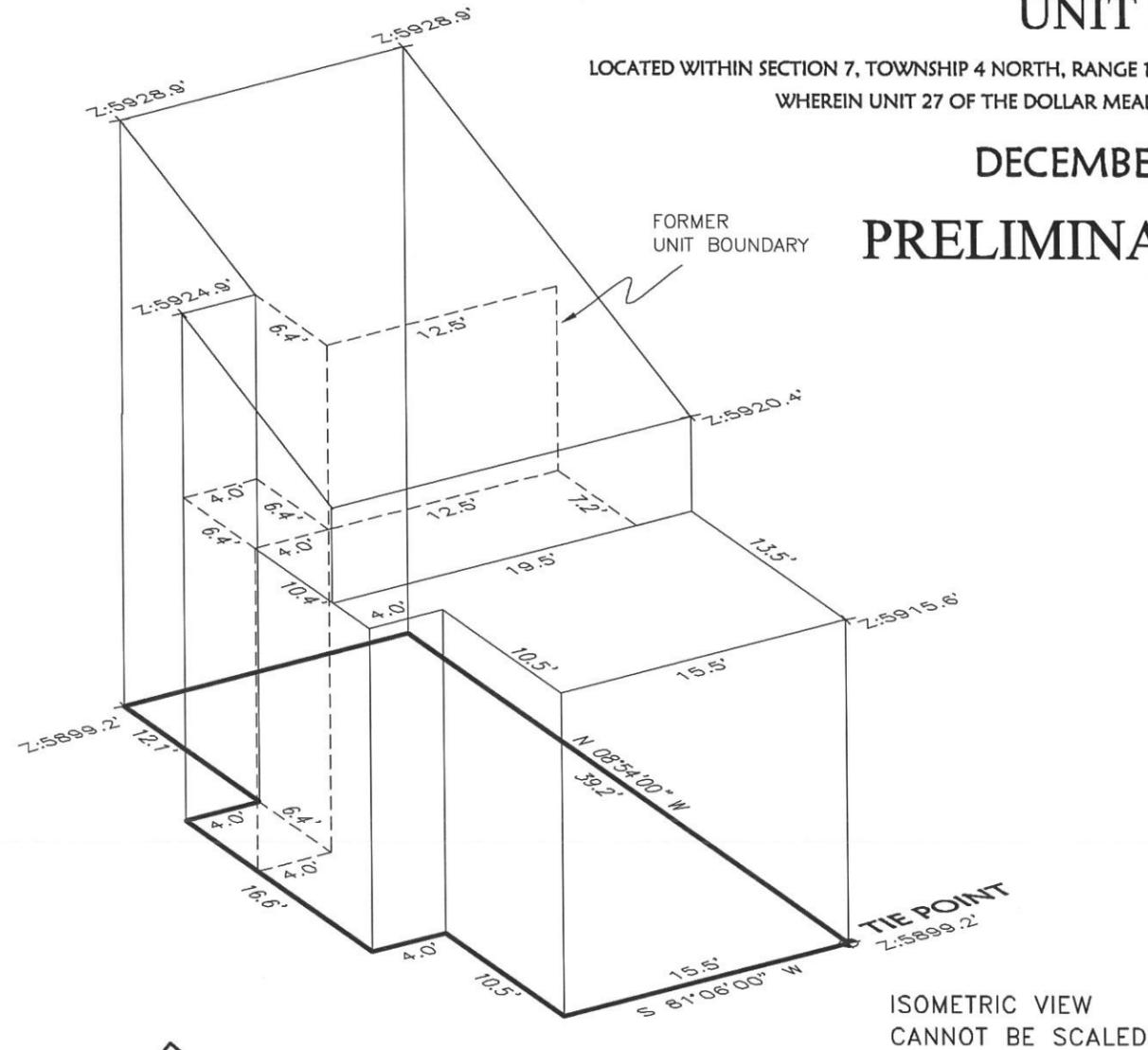
FINAL PLAT	PLOT BY: LLJ/CPL	FILE: 13165PG1.DWG
PROJECT NO. 13165	DATE: 12/12/2013	SHEET: 1 OF 3

# THE DOLLAR MEADOW CONDOMINIUMS UNIT 27A

LOCATED WITHIN SECTION 7, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO.  
WHEREIN UNIT 27 OF THE DOLLAR MEADOW CONDOMINIUMS IS AMENDED.

DECEMBER 2013

## PRELIMINARY PLAT



### FLOOR DIMENSIONS

**NOTES:**

1. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS THE EXISTING PHYSICAL BOUNDARIES OF A UNIT AS ORIGINALLY CONSTRUCTED OR RECONSTRUCTED IN LIEU THEREOF SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS SHOWN ON THIS PLAT.
2. HORIZONTAL OR SLOPING PLANES SHOWN HEREON ARE TOP OF FINISHED SUBFLOOR AND BOTTOM OF FINISHED CEILING; VERTICAL PLANES ARE FINISHED SURFACES OF INTERIOR WALLS. SOME STRUCTURAL MEMBERS EXTEND INTO UNITS.
3. DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS, OWING TO NORMAL CONSTRUCTION TOLERANCES.
4. ELEVATIONS SHOWN HEREON ARE PER ORIGINAL PLAT.
5. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AREA AND LIMITED COMMON AREA.

	<b>THE DOLLAR MEADOW CONDOMINIUMS UNIT 27A</b>	
	LOCATED WITHIN: T4N, R18E, SEC. 7, B.M., SUN VALLEY, BLAINE COUNTY, IDAHO	
FINAL PLAT	PLOT BY: LLJ/CPL	FILE: 13165PG1.DWG
PROJECT NO. 13165	DATE: 12/12/2013	SHEET 2 OF 3