



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

To: Planning and Zoning Commission
From:  Mark Hofman, Community Development Director
Meeting Date: March 14, 2013
Agenda Item: **Mercer Single Family Residence
Design Review Application No. DR2013-02**

SUBJECT: Public Hearing and publicly noticed site visit for a design review application proposing construction of a new 5,728 square foot, two-story single family dwelling with attached garage and associated site improvements on a vacant existing residential lot in the Single-Family Residential (RS-1) Zoning District of the City of Sun Valley. **Applicant:** Steve Cook for Elliott and Joanne Mercer. **Application Filing Date:** January 22, 2013. **Location:** Lot 1, Lane Ranch Subdivision- Phase I; #1 Lane Creek Road. **(Continued date certain to March 14, 2013 meeting from the Thursday, February 21, 2013 regular meeting)**

BACKGROUND: The project proposes development of vacant Lot 1 of the single family residential developed Lane Ranch Subdivision. The applicant has applied to the City for design review approval for the construction of a revised 5,728 gross square foot single family dwelling with associated site improvements. A 59.71 foot by 59.71 foot building envelope was recorded on Lot 1 with the subdivision plat and no other special view, buffer, landscaping or similar easements exist. The subject lot is in a pre-graded condition and is currently covered in mixed low lying ground cover vegetation.

ANALYSIS: The February 21, 2013 public hearing commenced with a noticed visit to the site by the Commission, applicants, staff and interested parties. The main corners of the proposed driveway and structure were identified with temporary staking and a portable story pole was available for review by the Commission and the public. The public hearing was held back at City Hall in the City Council Chambers and no public comments were received. The Commission reviewed the project design and application materials and raised the following issues of concern:

Plat Note Setback Requirements- The plat notes on the Lane Ranch Subdivision- Phase I require a minimum 20-foot front and side yard setback. The applicant has revised the project design to conform with all setback notes on the Plat and will present the revisions to the Commission.

Exterior Lighting- The Commission was concerned that exterior lighting impacts could occur due to the location's topography, corner location, and flat roof design. The consensus was that

elimination of the outer row of four (4) recessed lights in the soffit of the upper south terrace and additional shielding of the four (4) innermost recessed fixtures could address potential lighting impacts. The Commission requested a new "D" Light manufacturer's spec sheet for review and also requested that the seven (7) fixtures in the soffit above the east terrace be additionally shielded to the satisfaction of the Community Development Director prior to Cert of Occupancy. The applicant has revised the proposed lighting in these areas and will review these changes with the Commission.

Screening Landscaping- Because of the prominent corner location and the design of the proposed structure, the Commission suggested that additional screening landscaping be included along the street frontages to minimize bulk and mass impact on surrounding properties. The applicant consulted with the property owner and submitted a response letter (**Exhibit "PZ-B"**) for discussion and consideration by the Commission.

Compressors and Generators- The question of whether the project included mechanical equipment such as compressors or generators was raised. The applicant stated that the project did include such equipment and that it would be enclosed along the North Elevation of the structure. The applicant will review the enclosure design and location with the Commission.

As revised by the applicant pursuant to the issues raised by the Commission at the public hearing, the construction of the new single family dwelling with site improvements is in conformance with the purpose and all applicable dimensional regulations of the RS-1 Zoning District and all applicable plat notes of the Lane Ranch Subdivision- Phase I Plat. The RS-1 Zoning District allows single family residential construction by right as a land use. The building envelope matches the approved and recorded envelope for Lot 1 of the Lane Ranch Subdivision-Phase I Plat and is rotated 45 degrees as permitted by Development Code standards. The revised total proposed building footprint of 3,011 square feet complies with the 3,564 square foot maximum footprint allowed for the site. The proposed structure is located on the site to meet all setback requirements to the exterior property lines and to ensure that all applicable maximum height standards are met. All applicable height call outs from existing grade are included on the project drawings.

Public Notice and Comment- The project application was publicly noticed by: 1.) publication in the Mtn. Express on Wednesday, February 6, 2013; 2.) posting of the site in a location near the lot line adjacent to East Lane Ranch Road; 3.) mailing of notice to all property owners within a 300 foot radius of all project property lines; 4.) posting of notice in five prominent public places in the City; 5.) electronic notification to all parties who have notified the City of interest to receive agendas and notices; and, 6.) posting of the notice on the City's web site. No public email comments, phone calls or letters have been received by staff as of the writing 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 approving the design review application; (2) continue the public hearing for further information and review; or (3) close the public hearing, discuss the findings, vote to deny the application and direct staff to return on a date certain with a resolution of denial reflecting the comments and findings of the Commission.

RECOMMENDATION: The project design has been revised to reflect the comments and issues raised by the Planning and Zoning Commission at the February 21, 2013 public hearing. The Community Development Director recommends the Commission review the project changes reflected on the submitted revised project drawings, discuss any remaining issues and take action to approve the design review application.

LIST OF ATTACHED EXHIBITS:

- | | |
|----------------|--|
| Exhibit "PZ-A" | Draft Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Application No. DR2013-02. |
| Exhibit "PZ-B" | March 4, 2013 resubmittal cover letter from Steve Cook with attached response letter from Doug Clemens in reference to the requested landscape changes and a spec sheet for the shielded Type "D" light fixture. |
| Exhibit "PZ-C" | Revised reduced 11" by 17" project drawing set consisting of eight (8) sheets stamped received by the City on March 4, 2013. |
| Exhibit "PZ-D" | Reduced 11" by 17" project drawing set reviewed by the Commission at the Thursday, February 21, 2013 public hearing, consisting of fifteen (15) sheets stamped received by the City on January 22, 2013. |

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

**(DRAFT) FINDINGS OF FACT AND CONCLUSIONS OF LAW
 CITY OF SUN VALLEY
 PLANNING AND ZONING COMMISSION
 DESIGN REVIEW**

Project Name: **Mercer Single Family Residence**
 Applicant: **Steve Cook for Elliott and Joanne Mercer**
 Location: **Lot 1, Lane Ranch Subdivision, Phase I; #1 Lane Creek Road**
 Zoning District: **Single Family Residential (RS-1) Zoning District**

Single Family Residence Floor Area:

	Proposed Floor Area (sq. ft.)
First Floor Level	2,264
Attached Garage	747
Second Floor Level	2,717
Total Gross Area	5,728

Setbacks: All buildings, decks, porches, stairs and walkways exceeding thirty inches (30") in height above record grade meet the fifteen (15) foot minimum required setback standard from exterior property lines for the RS-1 Zoning District (Development Code Section 9-2A-3E). Additionally, all applicable structural elements meet the minimum required 20-foot front and side yard setbacks and 15-foot rear yard setback required as noted on the Lane Ranch Subdivision, Phase I Plat.

Lot Area: 0.54 acres (23,659 sq. ft.)

Building Envelope: A 59.71 by 59.71 foot building envelope was recorded on Lot 1 with the Plat for Lane Ranch Subdivision- Phase I. (Rotated 45 degrees as permitted by Development Code Standards)

Building Footprint Allowed: 3,564 sq. ft. max. (calculated as per Section 9-2A-3I)

Building Footprint Proposed: 3,011 sq. ft.

Allowable Footprint Outside Building Envelope: 1,003.66 sq. ft. outside of building envelope

Proposed Footprint Outside Building Envelope: 881 sq. ft.

Building Height allowed for Single Family Residence: 30' max. for 2/3 of structure with 1/3 (33%) up to a max. height of 35'.

Proposed Height of Single Family Dwelling: 12% (641 sq. ft.) of the roof structure exceeds 30' above existing record grade up to a maximum proposed height of 33-feet, 4-inches.

Required Snow Storage: 1,345 sq. ft. min.

Proposed Snow Storage: 1,350 sq. ft.

Maximum Irrigated Area: 22,000 sq. ft. (1/2 acre)
Proposed Irrigated Area: 11,000 sq. ft. approximate

Project Description: The applicant proposes to construct a 5,728 gross square foot single family dwelling with associated site improvements on an existing vacant legal lot within the Single Family Residential (RS-1) Zoning District of the City of Sun Valley. The project consists of development of undeveloped Lot 1 of the Lane Ranch Subdivision- Phase I. A 59.71 foot by 59.71 foot building envelope was recorded on Lot 1 with the subdivision plat and no other special view, buffer, landscaping or similar easements exist. The subject lot is in a pre-graded condition and is currently covered in mixed low lying ground cover vegetation.

The Lot includes a rear area with significant slopes greater than 25%. This steep slope area is delineated on all site plans by the applicant as part of the project drawings and reviewed by the Commission. The steep slope area will primarily be preserved because of the rear lot location outside of the recorded building envelope. The structure will not be located on steep topography over 25%. The detached single family dwelling is to be developed as a single phase. The residential dwelling is designed with a 2,264 square foot lower level, attached 747 square foot garage, and a 2,717 square foot upper level. The dwelling is accessed from the private street, Lane Creek Road, via a motor court driveway with guest parking. Terrace areas and walkways are incorporated into the dwelling's design and no detached or accessory structures are proposed.

The structure's exterior materials are primarily wood cedar siding with clear stain, with extensive elements of Oakley stone veneer. The roofing system is listed as composite shingle (Weathered Wood) but the low pitch of the roof elements (1.5:12) require standing seam metal or single ply roofing (see Condition of Approval #7). Other site improvements include landscaping, parking areas, access driveway, site access walls, site grading, drainage improvements, and walkways. Manufacturer's cut sheets and specifications for exterior lighting fixtures have been submitted for review by the Commission to ensure compliance with the City's exterior lighting regulations. A colors/materials exhibit was presented to the Commission for review and approval at the public hearing as part of the staff report.

All aspects of the project have been reviewed by the Planning Commission and staff to ensure compliance with all applicable standards including minimum setbacks, recorded building envelope, lot coverage, maximum height, off-street parking, exterior lighting regulation compliance and hillside preservation provisions. The Planning and Zoning Commission conducted a site visit as part of the noticed public hearing to review existing site conditions and view temporary staking and a story pole erected on the site to demonstrate the bulk and mass of the proposed dwelling.

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 5B, Section 3 DESIGN REVIEW**, the Planning & Zoning Commission shall make the following findings:

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. **The construction of the new single family dwelling and associated site improvements is in conformance with the purpose and dimensional regulations of the zoning district, and the plat notes of the Lane Ranch Subdivision- Phase I, because the design meets or exceeds all applicable standards. The Single Family Residential (RS-1) Zoning District allows single family residential construction by right as a land use. The new dwelling and associated improvements comply with all applicable development standards for the RS-1 District and the Lane Ranch Subdivision- Phase I Plat, including setbacks, height, and lot coverage.**
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 structure is in conformance with all applicable standards for design review because it is appropriately and sensitively located on the existing plated lot and the preservation of existing view sheds and corridors was taken into account as part of project design. The design of the project is consistent with and complimentary to adjacent development and the surrounding area. The quality materials and colors utilized by the project are consistent with the surrounding neighborhood and the greater Sun Valley area. All applicable evaluation standards for design review as set forth in Chapter 3A have been met by the project design.**

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 Planning and Zoning Commission conducted a site visit as part of the noticed public hearing to view staking/story poles and to examine existing site conditions on February 21, 2013. No significant negative impact will occur to surrounding natural features because the development will occur on the less constrained, least sloped, most developable portion of the site and the significant slopes over 25% will be preserved and undisturbed. The project's intrusions into the foot of the steep slope areas are appropriately consistent with the provisions and allowances of the City's Hillside Preservation Ordinance. The dwelling is sited in a central location within a recorded building envelope to prevent steep slope intrusion and the required driveway provides safe, adequate and direct access to the structure. No avalanche hazard area has been identified on or near the subject property. The development provides adequate separation from adjacent properties and maximizes view preservation through and to the site.**
4. The proposed design is in context and complimentary to adjacent properties. **The project is on Lot 1 of the Lane Ranch Subdivision- Phase I. Adjacent lots are developed with existing single family residences and associated site improvements and mature screening landscaping. No development exists uphill to the west, which lies adjacent to landscaped entrance lot at the main entrance to Lane Ranch. The residence will be sited in an area which is consistent with existing single family residential development adjacent to the north, east and south. The new development is consistent and in context with, and complimentary to, surrounding development because of sensitivity in design and location. The single family residential character of the area will be maintained and the project is in compliance with all applicable conditions and requirements of the Lane Ranch Subdivision- Phase I Plat.**
5. The proposed design is compatible with the community character and scale of the neighborhood. **The proposed design is compatible with the community character and scale of the neighborhood because the primary dwelling is sensitively and appropriately placed on the site and the 5,844 gross square foot single family design is consistent with the existing single family development on lots within the immediate surrounding area. The new dwelling will be accessed from the Lane Creek Road private street right-of-way via a new private driveway. The bulk and mass of the proposed design is consistent and compatible with the community character and scale of the existing residences in the surrounding neighborhood because the structure is centrally located on the most developable portion of the site and is consistent with existing site grade.**
6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **All applicable services such as natural gas, electric, sewer and water are available to fully serve the project. Additionally, as conditioned, the project will comply with all applicable requirements from the Sun Valley Fire and Building Departments contained in the comment letter dated February 4,**

2013. No site conditions or aspects of design have been identified that would be adverse to the protection of health, safety and general welfare of the community.

- 7. The proposed design is of quality architectural character and materials. The proposed design of the structure is of quality architectural character because it incorporates adequate horizontal and vertical articulation in wall and roof planes, the pitched roof elements of the structure are architecturally broken up to avoid a massive roof presentation, the structure is integrated into the sloping natural grade, visual impacts are minimized while allowing development of the existing lot and the materials are consistent with the quality and design of surrounding development and the region.**
- 8. The use is not in conflict with the Comprehensive Plan or other adopted plans, policies, or ordinances of the City. The subject site is designated as Low Density Residential by the Future Land Use Map of the Comprehensive Plan. The Single Family Residential (RS-1) Zoning District implements the Low Density Residential Land Use Designation and the proposed single-family dwelling on one legal lot is consistent with all applicable provisions of the RS-1 Zoning District.**

CONCLUSIONS OF LAW

That this project does meet the standards for approval under Title 9, Chapter 3A (Design Review Regulations), of the City of Sun Valley Municipal Code provided the below 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.

CONDITIONS OF APPROVAL

- 1. The applicant(s) and their representatives shall comply with all IBC, IFC and applicable City ordinances.**
- 2. Site review approval is good for one year from the date of approval, unless extended as per 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. The location and elevation of the building foundation shall be certified by a licensed surveyor or engineer and submitted to the Sun Valley Building Inspector, as applicable, prior to any issuance of a foundation inspection or permission to pour concrete footings.**
- 5. Any permits issued during the 10-day appeal period provided for under section 9-3A-4 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.**
- 6. A final construction management plan shall be submitted to the Building Official at the time of application for a building permit that addresses steep slope preservation, construction parking, material storage, nuisance control (noise, dust, trash, street cleaning and construction fencing) and each issue of concern of the Planning and Zoning Commission addressed as part of the project approval. Prior to the issuance of a building permit, final review and approval of the construction management plan by the Community Development Director is required. No construction parking or staging shall occur on the Lane Creek Road or East Lane Ranch Road right-of-ways and the site access shall be kept free and clear for emergency vehicle access at all times. Access on adjacent roads shall not be impeded by construction activity to the greatest extent practicable and any significant access issues**

shall be brought to the attention of the City and project neighbors in advance. Temporary construction fencing shall protect all sensitive steep slope areas and surrounding vegetation throughout the development process. Temporary dirt and grading staging areas shall be clearly identified on the construction management plan. No permanent disturbance of steep slope areas is permitted other than portions depicted on the approved Site Plan for the terraces, driveway and entry walls. A temporary address placard or monument shall be maintained at the driveway entrance for the construction phase.

7. The applicant shall comply with the applicable comments set forth in the Fire and Building Department Review Letter dated February 4, 2013 (Attachment 1). The driveway access width shall be a minimum of 20 feet, address numbers shall conform to specified requirements, spark arrestors are required for fireplaces, roofing shall comply with minimum pitch and material requirements, handrails and guards are required, and grade must adequately slope away from the structure. Any selective clearing of adjacent vegetation on steep slope areas other than that shown on the approved project drawings shall have prior approval of the Community Development Department and the Fire Department and shall consist of limited/select hand clearing and removal of the existing fuels from the area adjacent to the dwelling. No modifications to the approved plans shall be made without written permission of the Building Official or Fire Chief.
8. The subject Design Review Application shall be specific to the project drawings (15 Sheets) stamped received by the City on January 22, 2013 and (8 Sheets) stamped received by the City on March 4, 2013, all marked approved by the Planning & Zoning Commission on March 14, 2013. Any changes or modifications to the approved design shall be reviewed by the Community Development Department pursuant to Code Section 9-5A-10, Substantial Conformance.
9. All buildings, decks, porches, stairs and walkways exceeding thirty inches (30") in height above record grade shall meet the fifteen (15) foot minimum required setback standard from exterior property lines for the RS-1 Zoning District (Development Code Section 9-2A-3E) as well as the minimum 20 foot front and side yard setback requirements of the Lane Ranch Subdivision-Phase I Plat. Snow retention devices shall be installed where appropriate on the roof if needed to adequately protect usable areas below.
10. Any planned address monument shall meet all applicable requirements of Development Code Section 9-3G-14, including letter size and height. A final address monument plan showing any the design of any included lighting fixtures shall be submitted for approval by the Community Development Director prior to any construction of such monument and prior to issuance of a Certificate of Occupancy for the project by the City.
11. Prior to issuance of any building permit for the project, all exterior lighting shall conform to the comments and direction of the Planning and Zoning Commission given on the record at the public hearing and the revised project design presented by the applicant on March 14, 2013. Additionally, the exterior lighting in the soffit elements of the south and east terraces shall be adequately shielded to the satisfaction of the Community Development Director prior to issuance of a Certificate of Occupancy for the dwelling.
12. Screening of mechanical equipment?
13. Additional screening landscaping?

DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR2013-02. Dated this 14th day of March, 2013.

Ken Herich
Chairman
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed _____

ATTACHMENT 1

Sun Valley Fire & Building Comments for Planning & Zoning Review

Meeting Date: TBD

Date: February 4, 2013

Project: Mercer House DR2013-02

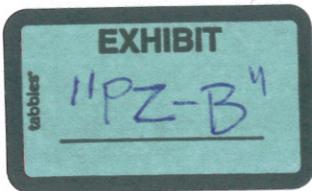
These comments constitute noted discrepancies that would affect Design Review this does not constitute a full building permit plan review.

Fire Comments:

1. The distance from the roadway to rear of house is greater than 150' so the driveway width is required to be 20' to the roadway.
2. Address numbers shall be visible from the roadway or mounted on an address marker, are required to be 6" letters on a contrasting background and a minimum of 4' above finished grade.
3. Spark arrestor is required on solid fuel burning fireplaces.

Building Comments:

1. Plans indicate composition shingles, these cannot be installed on a slope less than 2:12 this roof is 1.5:12. Standing seam, single ply roofing are some of the materials that are allowed on slopes less than 2:12.
2. Handrails are required on exterior stairs that are 4 or more risers. Guards are required where grade is more than 30" below stairs or walking surfaces.
3. Grade is required to slope away from house a minimum of 6" within 10' or swales created to divert water around house.



STEVE R. COOK
ARCHITECT



NEW MEXICO IDAHO WYOMING

TRANSMITTAL MEMO

TO: *Mark Hofman* FROM: *Stive*
COMPANY: DATE: *3.4.13*

NOTES/COMMENTS: *Mercer drawings*

Mark - attached are 3 full sets of the revised Mercer plans, and 6.11x17 sets.

- Plus, copies of the:*
- Type "D" sloped soffit light fixture and*
 - A Letter from Doug Climens in reference to the Landscape Plan.*

Please call with any questions you may have. Thank you for placing us on the March 14th P & Z agenda.... Stive

To: Mark Hofman
Community Development Director
PO Box 416
Sun Valley, ID 83353

1 March 2013

The Mercer Architectural and Landscape Plans were reviewed by the Sun Valley Planning and Zoning Commission on Thursday, February 21, 2013. The meeting began with an on-site visit so the Commissioners could see where the corners of the house were staked as well as the 3 highest points of the roof over natural grade. The on-site meeting was then adjourned at Lane Ranch and continued back at Sun Valley City Hall.

During the meeting at City Hall, one of the Commissioners commented about the lack of evergreen trees on the Mercer landscape plan. He felt that since a majority of the homes in Lane Ranch have included evergreens, the Mercers should probably include them as well.

We explained to the Commission that the Mercers have lived in Lane Ranch for 20 years and during that time have watched desirable views succumb to evergreen trees that thrived and took over the skyline in the process, and they would prefer that not happen at their new home.

Steve Cook and I will be back to the Commission on March 14 to discuss adjusted setbacks for the house as well as the use of evergreen trees in residential landscapes. I plan to lobby that the use of forest trees in residential applications is probably a long term mistake.

However, if the Commissioners decide that evergreen trees are appropriate in and around the homes at Lane Ranch, we would respectfully request that we be allowed to hold off on modifying the current landscape plans until the house is substantially out of the ground and we can better see if there are locations on the property where adult evergreens will not diminish or demolish desirable views for the owners or their neighbors, now or in the future.

I don't know whether it is appropriate or not, but the Mercer Architectural and Landscape plans went through Design Review by the Lane Ranch Architectural Control Committee on February 15, 2013, and after a lengthy and thorough question and answer period, the Architectural, Grading and Landscape Plans were approved as presented.

Do you think you might include this letter in the Commissioner's packets?

Thanks Mark and see you on the 14th.

A handwritten signature in black ink, appearing to read 'Doug Clemens', with a large, stylized flourish extending to the left.

Doug Clemens

cc: Steve Cook, Architect
The Mercers
John Frey, Sun Country Management

TYPE D

TYPICAL DOWNLIGHT - SLOPED SOFFIT

IRIS®

DESCRIPTION

Recessed 3.5" directional luminaire with angle cut shielding reflector, utilizing an LED array. Housing is suitable for 2x8 residential or commercial constructions, airtight and can be used in direct contact with insulation. Housing platform + primary reflector + optical element combination supports various distributions, providing design flexibility. Use where high efficiency, excellent light control and low aperture brightness are demanded.

Catalog #		Type	
Project			
Comments		Date	
Prepared By			

SPECIFICATION FEATURES

Frame

Galvanized steel plaster frame with integral bar hanger receivers. Setscrews provide positive horizontal locking. Integral gun sights facilitate the use of guide strings or laser lines. Shipped with overspray protector installed.

Housing

Steel housing painted matte black for a visually dark interior. Removable hinged top allows top access. All fasteners are captive.

Bar Hangers

Captive pre-installed bar hangers adjust from 8-1/2" to 24" wide; pass thru feature allows shortening without removal. Captive nail penetrates standard and engineered lumber. Mounting flange levels platform with ceiling. Integral clip attached directly to tee-bar.

Universal Mounting Bracket

Accepts 1/2" EMT, C channel and bar hangers and adjusts 3" vertically from above the ceiling.

Gaskets

Closed cell gaskets achieve restrictive airflow requirements without additional caulking.

Adjustment Mechanism

Dynamic aiming rotates 365°, tilts 45° and locks in position. Angle markings assist in repeatable settings. Translating center beam optics aligns axis of primary reflector with aperture from nadir to 45°.

LED Module

LED array is field replaceable and conforms to Zhaga standards for interchangeability. Proximity phosphors over chip on board LEDs provide a uniform source with high efficiency and no pixilation. Color rendering index 85 typical, accuracy within 3 SDCM provides excellent color. Proportional active cooling achieves L70B50 at 50,000 hours in IC and non IC applications.

Primary Optic

Borosilicate glass segmented optic with > 95% reflective multi-layer hard coating delivers a highly efficient and uniform beam. Various distributions are available and can be interchanged without tools. Elastomeric glare shield accepts theatrical color filters and diffusion films.

Media

Optional media holder accepts one or two 3.0mm thick color filters or beam modifying lens. Order media holder, color filters and lens separately.

Lower Reflector

Spun 0.04" thick aluminum angle cut parabolic contour provides 50° room side cutoff and is available in a wide range of specular and semi-specular Alzak® finishes. Light trap eliminates spill light at edge of flange and reflector. Metal trim ring can be removed for painting and can be installed flush mount with optional flush mount collar accessory.

Trim Retention

Retained with two torsion springs

holding the flange tightly to the finished ceiling surface and accommodates ceiling thickness from 1/2 - 1" thick.

Junction Box

(6) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight conduit runs.

Driver

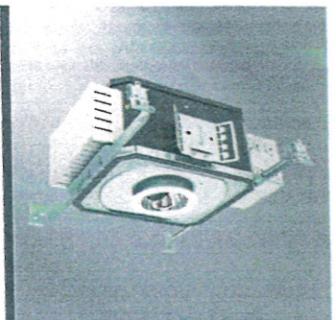
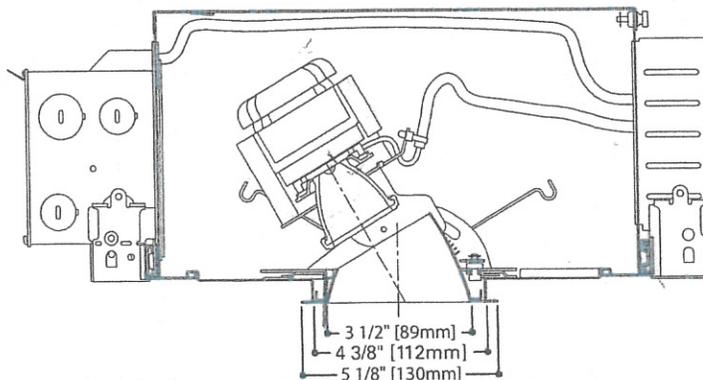
Integral 120 or 277V 60 Hz constant current driver provides noise free operation. Monitors LED array and reduces power if safe operating temperature of LED's is exceeded. Continuous, flicker-free dimming from 100% to 10%. Available with trailing edge phase cut, 0 -10V and DALI digital control interfaces.

Compliance

Type IC inherently protected, suitable for direct contact to insulation and cULus listed for wet locations. Restrictive airflow per ASTM E283. Optional City of Chicago environmental air (CCEA) marking for plenum applications. EMI/RFI emissions per FCC 47CFR Part 18 consumer limits. Contains no mercury or lead and RoHS compliant. Photometric testing is in accordance with IES LM79. LED life claims are in accordance with IES LM80 testing. Can be used for State of California Title 24 high efficacy luminaire compliance, reference the California Energy Commission Appliance Efficiency Database for current listings. Can also be used for international Energy Conservation Code (IECC) high efficiency luminaire compliance. ENERGY STAR® listed, consult ENERGY STAR® website for applicable combinations. Zhaga compliant luminaire.

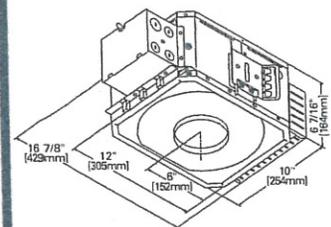
Warranty

5 year warranty.



**P3LED
E3AA
E3AA20**

**LED Directional Open Angle Cut
& Shallow Angle Cut
3.5" Aperture
900 Lumen Series**



Lumens	900 Series	
Input Voltage (V)	120	277
Input Current (A)	0.18	0.09
Input Power (W)	20.4	22
THD: ≤ 20%		
PF: ≥ 0.90		
T Ambient -20 to +40°C		
Sound Rating: A		



Zhaga

Cooper Lighting is a founding member of the Zhaga Consortium

powered by
light

THE LANE RANCH

SUBDIVISION
FIRST PHASE

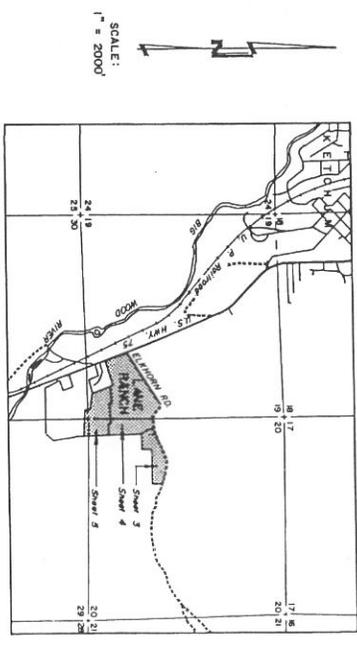
L O C A T E D I N I D E A N D

SE4 SECTION 19, SW4 SECTION 20,
NW4 NW4 SECTION 29, NE4 NE4 SECTION 30,
T. 4 N., R. 18 E., B.M.
BLAINE COUNTY, IDAHO
1989

SUBD. BOUNDARY LINE
 RIGHT-OF-WAY LINE
 CENTERLINE OF ROAD
 LOT LINE
 RED AVALANCHE ZONE
 BLUE AVALANCHE ZONE
 BLDG. ENVELOPE WITH SWING TIE TO CENTROID
 SET 1/2" x 24" REBAR & CAP
 SET 5/8" x 30" REBAR & CAP
 INITIAL POINT - SET BRASS CAP
 FOUND B.L.M. BRASS CAP

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	CURVE DATA - NOTES
3-5	PLAT SHEETS
6	CERTIFICATE OF OWNERS
7	SIGNATURE SHEET

VICINITY SKETCH



EIM
EHM Engineers, Inc.
ENGINEERS - PLANNERS - SURVEYORS

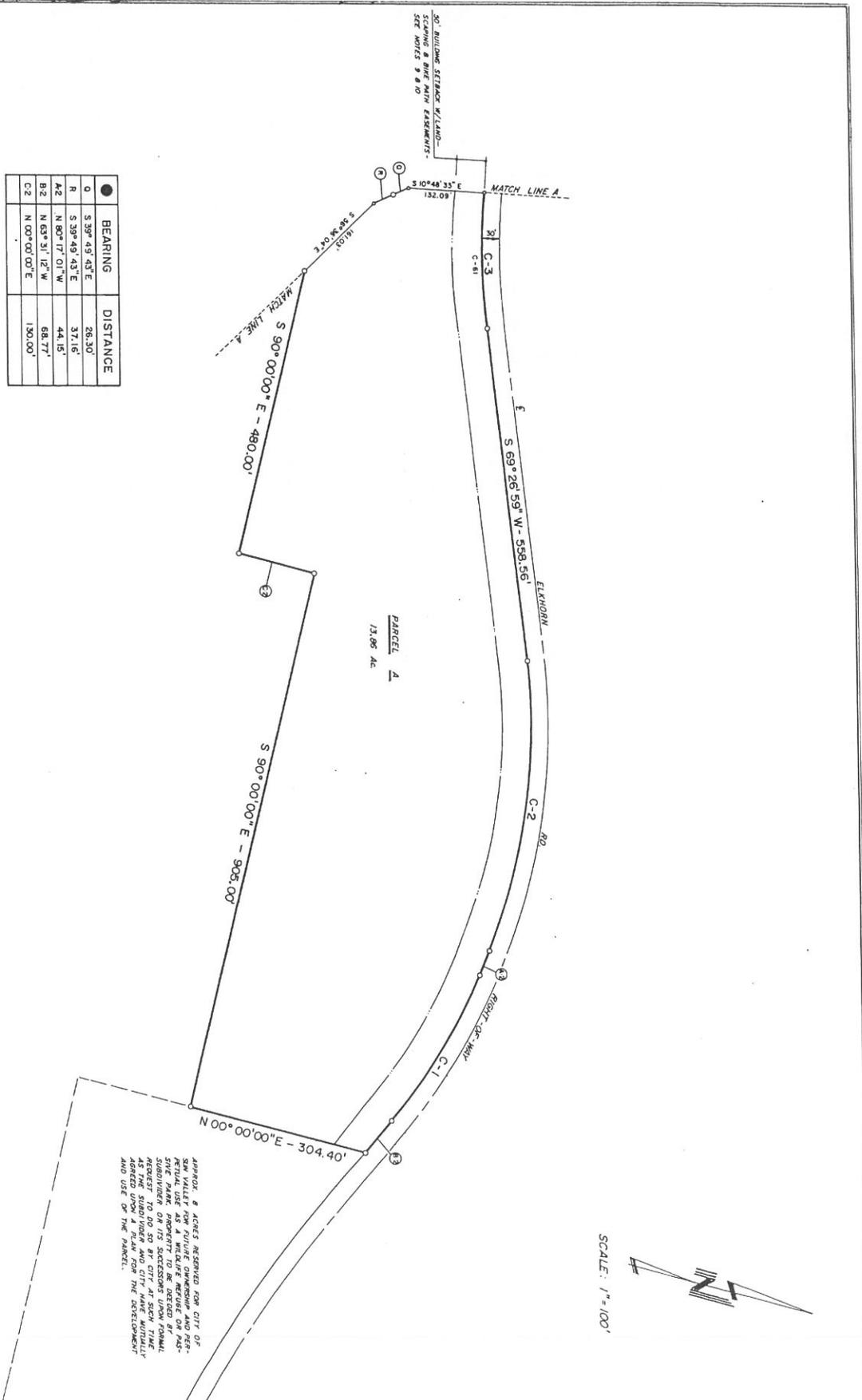
CURVE	CURVE DATA			L.C.B.
	DELTA	RADIUS	ARC CHORD TAN	
C-1	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-2	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-3	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-4	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-5	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-6	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-7	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-8	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-9	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-10	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-11	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-12	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-13	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-14	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-15	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-16	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-17	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-18	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-19	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-20	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-21	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-22	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-23	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-24	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-25	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-26	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-27	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-28	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-29	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-30	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-31	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-32	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-33	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-34	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-35	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-36	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-37	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-38	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-39	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-40	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-41	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-42	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-43	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-44	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-45	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-46	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-47	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-48	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-49	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-50	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-51	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-52	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-53	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-54	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-55	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-56	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-57	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-58	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-59	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-60	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-61	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-62	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-63	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-64	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-65	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-66	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-67	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-68	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-69	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-70	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-71	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-72	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-73	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-74	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-75	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-76	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-77	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-78	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-79	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-80	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-81	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-82	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-83	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-84	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-85	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-86	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-87	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-88	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-89	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-90	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-91	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-92	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-93	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-94	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-95	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-96	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-97	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-98	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-99	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-100	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W

CURVE	CURVE DATA			L.C.B.
	DELTA	RADIUS	ARC CHORD TAN	
C-101	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-102	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-103	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-104	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-105	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-106	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-107	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-108	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-109	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-110	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-111	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-112	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-113	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-114	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-115	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-116	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-117	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-118	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-119	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-120	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-121	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-122	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-123	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-124	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-125	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-126	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-127	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-128	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-129	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-130	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-131	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-132	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-133	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-134	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-135	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-136	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-137	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W
C-138	90° 45' 43"	310.00'	382.70'	E 10° 54' 06" W
C-139	90° 45' 43"	310.00'	382.70'	N 10° 54' 06" W
C-140	90° 45' 43"	310.00'	382.70'	S 10° 54' 06" W

1. The real property within this plat is subject to the Annexation Agreement recorded as Instrument 2008-04-000-000, recorded in the Public Records of Blaine County, Idaho.
2. The real property within this plat is subject to the sewer and water service agreement resolution of the Sun Valley Water and Sewer District, recorded in Blaine County Courthouse, Blaine, Idaho, Instrument Number 2008-04-000-000.
3. There is a 10 foot wide utility and irrigation easement centered on all lot lines and adjacent to all street boundaries.
4. A 10 foot wide maintenance easement exists along the edge of all water courses and/or water at design flow. shall be measured from the edge of water at design flow.
5. Portions of this property are located within defined avalanche zones. Avalanche student resolution of the Sun Valley City Office.
6. No buildings, other than irrigation maintenance and E. buildings, shall be allowed on parcels D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D12, D13, D14, D15, D16, D17, D18, D19, D20, D21, D22, D23, D24, D25, D26, D27, D28, D29, D30, D31, D32, D33, D34, D35, D36, D37, D38, D39, D40, D41, D42, D43, D44, D45, D46, D47, D48, D49, D50, D51, D52, D53, D54, D55, D56, D57, D58, D59, D60, D61, D62, D63, D64, D65, D66, D67, D68, D69, D70, D71, D72, D73, D74, D75, D76, D77, D78, D79, D80, D81, D82, D83, D84, D85, D86, D87, D88, D89, D90, D91, D92, D93, D94, D95, D96, D97, D98, D99, D100.
7. Parcel A shall be utilized for the Lane Ranch Homeowners Association recreation facilities.
8. All roadways within this plat are private roadways and shall be maintained by the Lane Ranch Homeowners Association.
9. A 100 foot building setback exists along the Western boundary (State 201 boundary (Elkhorn Road)). A landscape and landscape maintenance easement shall exist over the above specified lands.
10. A bicycle path and maintenance easement is hereby provided along Elkhorn Road. The easement width is of sufficient width to maintain the bicycle path as constructed.
11. The minimum front building setback shall be 25 feet for all buildings. All other lots shall have a minimum front setback of 20 feet.
12. The side line setback shall be a minimum of 25 feet for all buildings. The side line setback shall be a minimum of 15 feet for lots 46-72. All other lots shall have a minimum side lot setback of 20 feet.
13. The back of lot building setback shall be 15 feet for lots 1-2, 50, 55-59, and 68-71. The back of lot building setback shall be 20 feet for lots 3, 4, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The back of lot building setback shall be 50 feet for lots 3, 51-54, and 60-63 along Elkhorn Road. The back of lot building setback shall be 10 feet for lots 64-65 along Highway 73. The back of lot building setback for lots 4-11 shall be determined by the avalanche zone lines.
14. There exists along all walkways a maintenance easement of width sufficient for maintenance of walkways as constructed.
15. Roadway snow removal shall be by the Lane Ranch Homeowners Association.

LANE RANCHO
30F 7

●	BEARING	DISTANCE
Q	S 39° 45' 43" E	26.30'
R	S 39° 49' 43" E	37.16'
A2	N 80° 17' 01" W	44.15'
B-2	N 53° 31' 12" W	68.77'
C2	N 03° 00' 00" E	130.00'

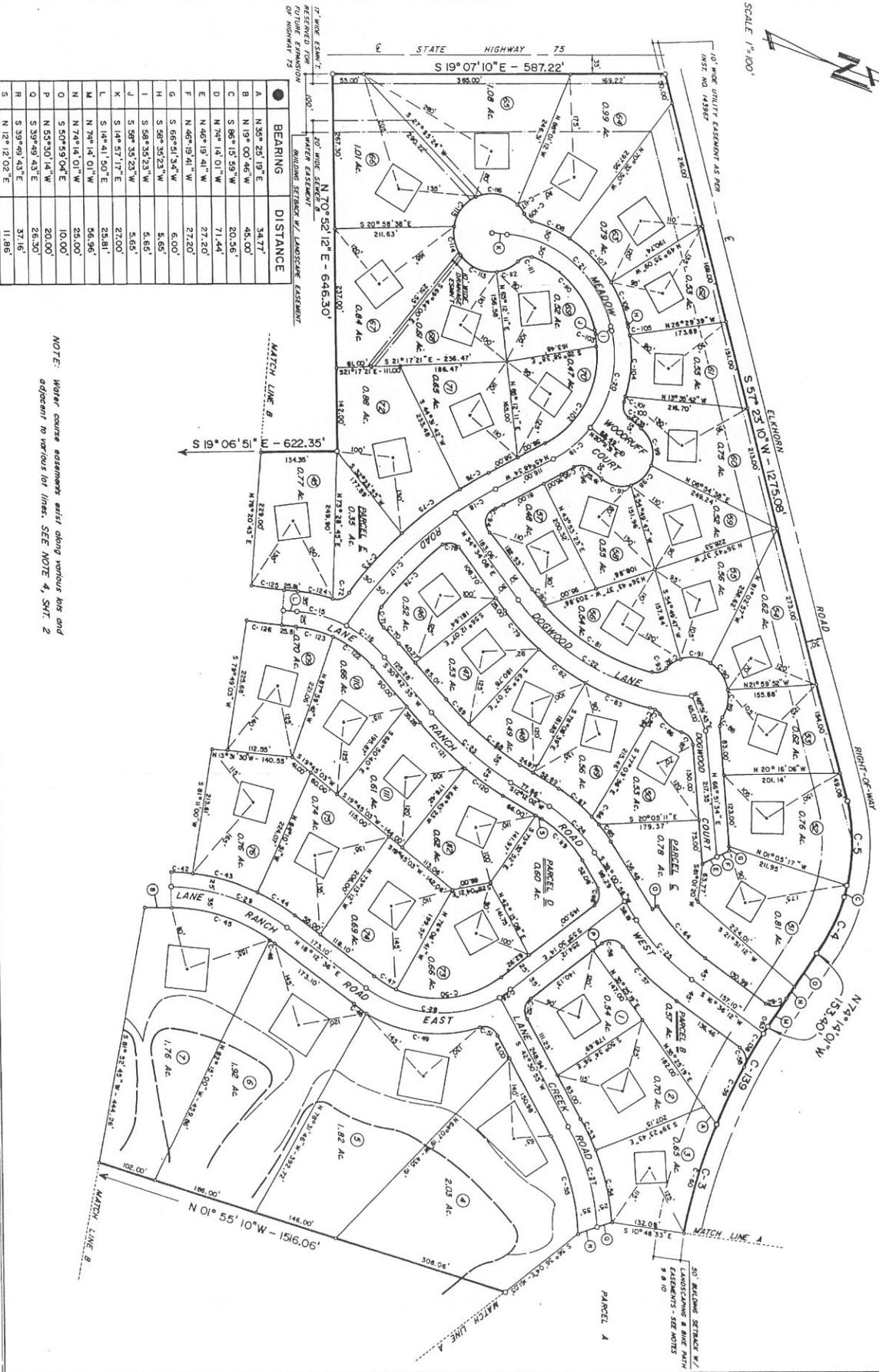


APPROX. 8 ACRES RESERVED FOR CITY OF SAN VALENTINE FOR FUTURE OWNERSHIP AND PER-SEVERANCE OF THE PROPERTY TO BE DECIDED BY THE CITY OF SAN VALENTINE OR ITS SUCCESSORS UPON FORMAL REQUEST TO DO SO BY CITY. AT SUCH TIME THE CITY OF SAN VALENTINE SHALL BE ADVISED AND AGREED UPON A PLAN FOR THE DEVELOPMENT AND USE OF THE PARCEL.

ELKHORN ROAD RIGHT-OF-WAY TO BE DEDICATED TO THE PUBLIC BY INSTRUMENT NO. _____

THE LANE RANCH SUBDIVISION

SCALE 1"=100'



●	BEARING	DISTANCE
A	N 35° 23' 19" E	34.77'
B	N 19° 00' 46" W	45.00'
C	S 86° 15' 59" W	20.56'
D	N 74° 14' 01" W	71.44'
E	N 46° 19' 41" W	27.20'
F	N 46° 19' 41" W	27.20'
G	S 65° 51' 34" W	5.00'
H	S 58° 35' 23" W	5.65'
I	S 58° 35' 23" W	5.65'
J	S 59° 35' 23" W	5.65'
K	S 14° 57' 17" E	27.00'
L	S 14° 41' 50" E	25.81'
M	N 74° 14' 01" W	56.96'
N	N 74° 14' 01" W	25.00'
O	S 50° 59' 04" E	10.00'
P	N 53° 30' 14" W	20.00'
Q	S 39° 49' 43" E	25.30'
R	S 39° 49' 43" E	37.16'
S	N 12° 12' 02" E	11.86'

NOTE: Water course easements exist along various lots and adjacent to various lot lines. SEE NOTE 4, SHIT 2



	BEARING	DISTANCE
●	N 91° 00' 46" W	46.00'
B	N 91° 00' 46" W	46.00'
A-1	S 23° 53' 43" W	68.58'
B-1	S 23° 53' 43" W	66.49'
C-1	N 69° 31' 05" W	33.06'
D-1	N 69° 31' 05" W	25.03'
E-1	S 12° 35' 16" W	12.00'
F-1	S 85° 13' 57" W	25.00'
G-1	S 85° 13' 57" W	35.00'

NOTE: Water course assessments exist along various lots and adjacent to various lot lines. SEE NOTE 4, SHT. 2

SCALE: 1" = 100'



THE LANE RANCH SUBDIVISION

CERTIFICATE OF OWNERS

This is to certify that the undersigned are the owners, or representatives of the owners, in fee simple of the following described property, located in SE 4 Section 19, SW 4 Section 20, NW 4 Section 29, NE 4 Section 30, Township 4 North, Range 18 East, Boise Meridian, Blaine County, Idaho. Said property more specifically described as follows:

- Commencing at the Southeast corner of Section 19, Township 4 North, Range 18 East, Boise Meridian. Said point lies South 00°13'07" West, 2,631.63 feet from the East quarter corner of Section 19, Thence, South 73°31'20" East, 376.17 feet to the INITIAL POINT.
Thence, N 01° 55' 10" W, 1516.06'
Thence, N 00° 00' 00" E, 130.00'
Thence, N 00° 00' 00" E, 304.40'
Thence, along a curve C-1
Thence, along a curve C-2
Thence, along a curve C-3
Thence, N 74° 14' 01" W, 153.40'
Thence, S 86° 15' 59" W, 20.56'
Thence, S 87° 23' 10" W, 1275.09'
Thence, N 70° 52' 12" E, 646.30'
Thence, S 76° 17' 12" E, 144.98'
Thence, S 69° 31' 05" E, 245.66'
Thence, S 87° 03' 42" E, 195.00'
Thence, N 85° 13' 57" E, 574.42' to the INITIAL POINT.

The gross area contained in this plotted land is 75.27 acres. It is the intention of the undersigned to, and they do hereby include said land in this plat. The roads shown on this plat are not dedicated to the public but are indicated as rights-of-way for private roads and public utilities and such other uses as designated on this plat. No structure will be allowed within the lines of any easement shown on this plat except for structures necessary for the designated use of said easement. Protective Covenants governing this Subdivision are recorded under County Recorder Instrument Number _____.

LANE RANCH PARTNERSHIP, on Idaho general partnership
By: Its general partner, COLLINGBA - WILLAMETTE DEVELOPMENT COMPANY, an Oregon corporation, sometimes d/b/a River Run Development Company

By: Peter S. O'Neill, President

CASCADE ASSOCIATES INC, an Idaho corporation,

By: [Signature] from [Signature]

ACKNOWLEDGEMENT

STATE OF IDAHO,)
COUNTY OF ADA,) ss
On this 15th day of June, 1989, before me, a Notary Public in and for the State of Idaho, personally appeared Peter S. O'Neill, known to me to be the person whose name is subscribed to the above Certificate of Owners and acknowledged to me that he 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. My Commission expires July 17, 1994.



Notary Public in and for the State of Idaho

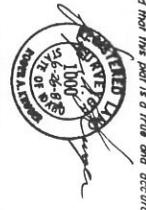
STATE OF NEW YORK,)
COUNTY OF NEW YORK,) ss
On this 15th day of June, 1989, before me, a Notary Public in and for the State of New York, personally appeared ARTHUR D. ENLIS, known to me to be the person whose name is subscribed to the above Certificate of Owners and acknowledged to me that he executed 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. My Commission expires Oct. 1990.

Notary Public in and for the State of New York

Notary Public, State of New York
Commission Expires Oct. 1990

CERTIFICATE OF SURVEYOR

This is to certify that I, Roger A. Kruger, a Registered Land Surveyor in the State of Idaho, made the Survey of Land as described in the Certificate of Owners and designated hereon as The Lake Ranch Subd. Unit One and that the plat is a true and accurate representation of said survey as made and staked under my supervision and direction.



ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF TWIN FALLS) ss

On this 24th day of April, 1989, before me, a Notary Public in and for the State of Idaho, personally appeared Roger A. Kruger, known to me to be the person whose name is subscribed to the above Certificate of Surveyor and acknowledged to me that he executed the same.
MY WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. My Commission expires 1/1/91.

Betsy S. Stevenson
Notary Public in and for the State of Idaho



COUNTY RECORDER'S CERTIFICATE

Instrument No. 306880 COUNTY RECORDER'S CERTIFICATE
STATE OF IDAHO) ss
COUNTY OF BLAINE)
This is to certify that the foregoing plat was filed for record in the office of the recorder of Blaine County, Idaho on this 24th day of June, 1989, at 4:20 P.M. and duly recorded in plat book _____ on page _____
Dorothy DeBley
172
County Recorder

COUNTY ENGINEER'S CERTIFICATE

This is to certify that the undersigned has checked the foregoing plat and computations for making the same and has determined that they comply with the laws of the State of Idaho and the County of Blaine related hereto.



COUNTY TREASURER'S CERTIFICATE

The foregoing plat has been accepted and approved by the County Treasurer of Blaine County, Idaho, this 24th day of June, 1989.
Michelle Stevens, by Jean Steer
Blaine County Treasurer

CITY OF SUN VALLEY

The accompanying plat of Lake Ranch Subdivision is hereby approved by the City of Sun Valley, Idaho, by resolution adopted this 23rd day of June, 1989.

Richard Foss
City Clerk

CITY ENGINEER'S CERTIFICATE

This is to certify that the undersigned, a Registered Professional Engineer in the State of Idaho, has checked the foregoing plat and computations for making the same and has determined that they comply with the laws of the State of Idaho and ordinances of the City of Sun Valley.



PLANNING & ZONING COMMISSION ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Sun Valley Planning and Zoning Commission on this 23rd day of June, 1989.
Cathy Bill
Chairman

SANITARY RESTRICTIONS

*SANITARY RESTRICTION
ADOPTED UNDER TITLE 50,
CHAPTER 13, IDAHO CODE*