

# ALPINE ENTERPRISES INC.

Surveying, Engineering, Mapping, GPS, GIS and Natural Hazards Consulting

DATE: July 24, 2023

TO: Blaine County Land Use and Building Services

Re: Lot Line Shift Plat for Griffin Ranch P.U.D., Phase 3, Lots 14, 15A & 17

Dear County;


Currently, Robert & Judith Pittman own Lots 14 and 17 in Griffin Ranch, Phase 3. Josh & Nancy Glick own Lot 15A and Janet Bostwick owns Lot 18.

The Glicks and Bostwick have formed an LLC to purchase Lot 17 from Pittmans to give them both access to Parcel H which will in turn will give them access to Public Lands to the North and East. However, this would leave Pittman's Lot 14 without access to Parcel H and the Public Lands. This Lot Line Shift Plat will give all 3 parties access to Parcel H and the Public Lands.

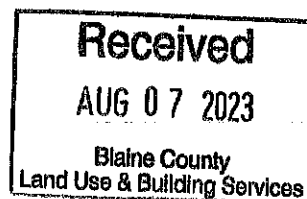
The Avalanche Zoning Lines shown on the current Griffin Ranch PUD Ph. 3 were originally done by Alpine Enterprises using USGS 40' contours and older methods of determining potential avalanche runout distances. Alpine has performed an updated Avalanche Analysis using Blaine County LiDAR contours and RAMMS avalanche dynamics software. No new structures are planned in, or very near Avalanche Hazard Zones and Building Envelope will remain the same.

Please feel free to contact us if you have any questions, comments, or if we can be of further assistance.

Respectfully submitted,



Bruce Smith, PLS 7048  
Alpine Enterprises Inc.



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## Land Use & Building Services

PLAT AMENDMENT APPLICATION

219 1<sup>st</sup> Ave South, Suite 208 Hailey, ID 83333

Phone (208) 788-5570 \* Email: [pzcounter@co.blaine.id.us](mailto:pzcounter@co.blaine.id.us)

RECEIVED

AUG 07 2023

Blaine County  
Land Use & Building Services

Permit Application Number \_\_\_\_\_

Applicant or Permittee	Property Owner Name JOSH & NANCY GLICK ROBERT & JUDITH PITTMAN		Owner Mailing Address 105 GUS LN BELLEVUE, ID 83313 PO BOX 7769 KETCHUM ID 83340		Phone 208-720-2192 208-622-8878		Email Address JOSHGLICK@HOTMAIL.COM	
	Engineer/Surveyor BRUCE SMITH ALPINE ENTERPRISES INC		Engineer/Surveyor Mailing Address PO BOX 2037 KETCHUM ID 83340		Phone 208-727-1988		Email Address BSMITH@ALPINEENTERPRISES INC.COM	
	Responsible Party's Name BRUCE SMITH ALPINE ENTERPRISES INC		Address KETCHUM, ID PO BOX 2037 83340		Phone 208-727-1988		Email Address BSMITH@ ALPINEENTERPRISESINC.COM	
	Property Address 107 : 105 GUS LN BELLEVUE, ID 83313							
	Legal Description (Lot, Block, Subdivision) GRIFFIN RANCH PUD SUB PHASE 3 LOT 14 : 15A LOT 17, BLK 2				Lots Size and Proposed Lot Size: 11.07 AC + 15 A			
	Parcel Number RP - 002690020170 15A				Zoning & Overlay District(s): R-5 MOD			
Brief description of project: SHIFT LOT LINES SO LOT 14 HAS ACCESS TO PUBLIC LANDS LOT LINE SHIFT 20'								
Brief explanation of reason or intention for requested amendment: SEE COVER LETTER								
Status of Applicant: If no, explain Owner: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    SEE COVER LETTER								
Adjacent Ownership: Does the applicant own properties adjacent to the area proposed for amendment? If yes, explain <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No								
Existing Dedications: (Please itemize all existing accesses, ROWs, easements, and dedications affecting subject property). PER GRIFFIN RANCH PLAT								
Proposed Dedications (Please itemize all proposed accesses, ROWs, easements, and dedications affecting subject property). NOTHING NEW								
Special Studies (Please itemize any special studies, i.e. floodplain remapping, avalanche studies, or water rights investigations which are submitted with this proposal). REVISED AVALANCHE STUDY BY ALPINE								

Please attach the following

- Checklist:
- In order for an application to be considered complete, all the final plat data required in Chapter 4, Title 10 (Subdivision Ordinance) of the Blaine County Code must be submitted to the Planning and Zoning Office. A simplified checklist of these requirements follows:
- Plat: - 1:200 scale including a North arrow;
  - Title block, including the name of the proposed subdivision, date prepared, applicant's name, and project coordinators (engineer, surveyor, developer, etc.);
  - Accurate boundary survey;
  - Scaled location of existing buildings, water bodies, water courses, and public easements on or adjacent to the property; *AERIAL IMAGES*
  - Proposed location of street ROWs and easements (identify public or private streets); *EXISTING*
  - Proposed location numbering of lots and blocks;
  - Delineation of floodplain and/or floodway lines as determined by FEMA, if applicable; *N/A*
  - Ordinary high water mark, riparian setback district; *N/A*
  - Avalanche lines, if applicable;
  - Mountain Overlay District boundary;
  - Location, size, and proposed use of all land intended to be dedicated or reserved; and *N/A*
  - Proposed location of building envelopes, if any. *EXISTING*
  - Additional information (please attach the following):
  - Legal description of subject property, if not included in application;
  - Proof of ownership, if applicable; *TITLE RECORDS*
  - Information regarding existing/proposed dedications, i.e., easements affecting subject property; *REC RAY*
  - Vicinity map showing all properties within 1/2 mile @ 1:1000;
  - Map showing names of surrounding landowners within 300 feet of the exterior boundary of subject property, including private road owners.
  - Names and addresses of all landowners, including all subdivision lot owners, and private road owners, typed on mailing labels.
  - If some other type of permit is required as part of the proposed development, please attach the appropriate application or consent of approval *N/A*
  - Two (2)\* folded copies of the amended plat.
  - \*Additional copies as requested by staff prior to hearing



Owner or Authorized Representative's Signature

Print Name:

Bruce Smith, PLS; Alpine Enterprises Inc.

Signature:

Bruce S.

Date

24 JUL 23

ACKNOWLEDGMENTS

The undersigned certifies that (s)he is the owner of the property proposed for amendment, or an authorized representative, that (s)he has filled in this application to the best of his/her knowledge, and that (s)he agrees to comply with all county codes and state laws, as amended, regulating subdivisions in Blaine County, Idaho.

The undersigned grants permission to County personnel to inspect any property that is the subject of this application until such time as all condition(s) of approval attached to the application(s) have been satisfied.

Date Application Filed

\_\_\_\_/\_\_\_\_/\_\_\_\_

Internal Use Only

Required Fee

3 lots \$300.00 per lot affected

Paid on 08.09.23

Refundable Notice Board Fee:

\$50.00

Paid on \_\_\_\_\_

Surrounding Landowner Notices

13

[Current Postage + .15¢ ea] x

= 10.14

Paid on \_\_\_\_\_

If Applicable: Fire District Review Fee: Carey, Smiley Creek,  
West Magic, Ketchum Rural or Wood River Rural

(20% of Required Fee) = 180.14

Paid on 08.09.23

Total \$1,140.14

Receipt # 127171

**Note:** Engineering and consultant fees are calculated based on the time spent by County hired private consultants and their staff to review various projects. These fees are to be paid in full upon receipt and prior to scheduling an applicant's public hearing.

