



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

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-
-
-

Policy Analysis and Background (non-consent items only):

Sustainability Impact:

Financial Impact:

Attachments:

WHEN RECORDED, PLEASE RETURN TO:

OFFICE OF THE CITY CLERK
CITY OF KETCHUM
POST OFFICE BOX 2315
KETCHUM, IDAHO 83340

Restrictive Covenant Work/Live Unit

THIS RESTRICTIVE COVENANT is made and entered into between the City of Ketchum, Idaho (“the City”) and _____, hereinafter referred to as “Owner.”

WHEREAS, Owner holds title to the following described real property:

which is zoned _____ and is hereinafter referred to as “the property,” and

WHEREAS, the City has previously granted Conditional Use Permit # _____, which allows for the use of the property as a work/live unit,

THEREFORE, the parties do hereby adopt the following restrictive covenants to the property, to-wit:

1. Land Use. The property is a work/live unit that incorporates residential living space in a non-residential building. This property shall be held jointly in common ownership and the work and live spaces cannot be sold or platted as separate condominiums.

With regard to the living space of the unit, the space shall:

- a. Be smaller than the work portion and shall not exceed 1,000 gross square feet;
- b. Have a non-prominent means of access;
- c. Have suitable residential parking that does not interfere with snow removal or the operation of proximate light industrial uses;
- d. Be used solely by Owner or employee of the work portion of the unit; and
- e. Not be leased, licensed, or otherwise conveyed by Owner for temporary use as a residence unless to an employee of the work portion of the unit.

With regard to the work portion of the unit, the property shall:

STATE OF _____)
:ss
County of _____)

On this _____ day of _____, in the year 20____, before me,
_____, a Notary Public, personally appeared
_____ known or identified to me to be the person(s) whose
names are subscribed to the within instrument, and acknowledged to me that he or she executed
the same on behalf of the City of Ketchum, Idaho, and was authorized to do so.

(SEAL)

Notary Public for Idaho
Commission expires: _____