



Acknowledgement of Avalanche Zone Affidavit

Pursuant to Ketchum Municipal Code §17.92.010.E3, prior to the issuance of any building permit for construction or improvements within the Avalanche Zone, the property owner shall submit to the Planning and Building Department a written affidavit on a form provided by the City, signed by the property owner under seal of a notary public, of the property owner's actual knowledge that the proposed building or improvement will be located within the Avalanche Zone. The property owner will also acknowledge that he or she has actual knowledge of the studies conducted to date regarding the Avalanche Zone that are on file with the Planning and Building Department.

Instructions

1. Property owner shall complete the attached affidavit.
2. Property Owner shall sign before a notary public and have the affidavit notarized.
3. Property Owner shall return original notarized affidavit to the City of Ketchum Planning & Building Department.
4. The Planning & Building Department shall have the notarized affidavit recorded in the records of Blaine County for the property.
5. A copy of the recorded document will be delivered to the Property Owner and filed in the City records with the building permit documents.

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: City Clerk, City of Ketchum PO Box 2315 Ketchum Idaho, 83340	
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(Space Above Line For Recorder's Use)

Acknowledgement of Avalanche Zone Affidavit

Property Owner:
Building Permit Number:
Property Address:
Legal Description:
Parcel Number: RPK
Scope of Work:

Please initial and fill below:

_____ I acknowledge that this development and the parcel of land, or portion thereof, on which the development will be situated are within the Avalanche Zoning District.

_____ I have thoroughly read and fully understand Ketchum Municipal Code Title 17, Chapter 17.92 "Avalanche Zone District" and the avalanche reports and studies to date on file with the City of Ketchum Planning Division.

_____ Pursuant to Ketchum Municipal Code 17.92.010 D4, if the residence has not been engineered to withstand avalanche forces, I agree I will not lease, rent or offer the property for short term rental from November 15th through April 15th of each year.

_____ I fully understand that building within the Avalanche Zone may pose a substantial hazard to life, health, and property for residents, guests, visitors, both invited and uninvited, children, city employees, utility workers, public servants, and animals.

_____ I also fully understand that City services, including fire protection, police, and medical and ambulance service may be suspended during times of high hazard.

_____ I, on behalf of myself, my personal representatives and my heirs, successors and assignees, hereby voluntarily agree to release, waive, discharge, hold harmless, defend and indemnify the City of Ketchum and its officers, employees, agents, and contractors from any and all claims, actions, or losses for bodily injury, death, wrongful death, property damages, and loss of services which may arise out of the construction of the buildings, outbuildings, and/or improvements that are the subject of this Building Permit .

_____ I acknowledge that the City of Ketchum Planning & Building Department shall have the notarized affidavit recorded in the records of Blaine County for the property.

_____ Date _____
 Property Owner Signature

STATE OF _____, County of _____

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known or identified to me to be the person whose name is subscribed to the within instrument.

WITNESS my hand and seal the day and year in this certificate first above written.

_____ Residing at: _____
 Notary Public for _____ Commission Expires: _____
 (State)

City of Ketchum accepts this Affidavit from (insert property owner's name) _____
ATTEST, CITY CLERK