

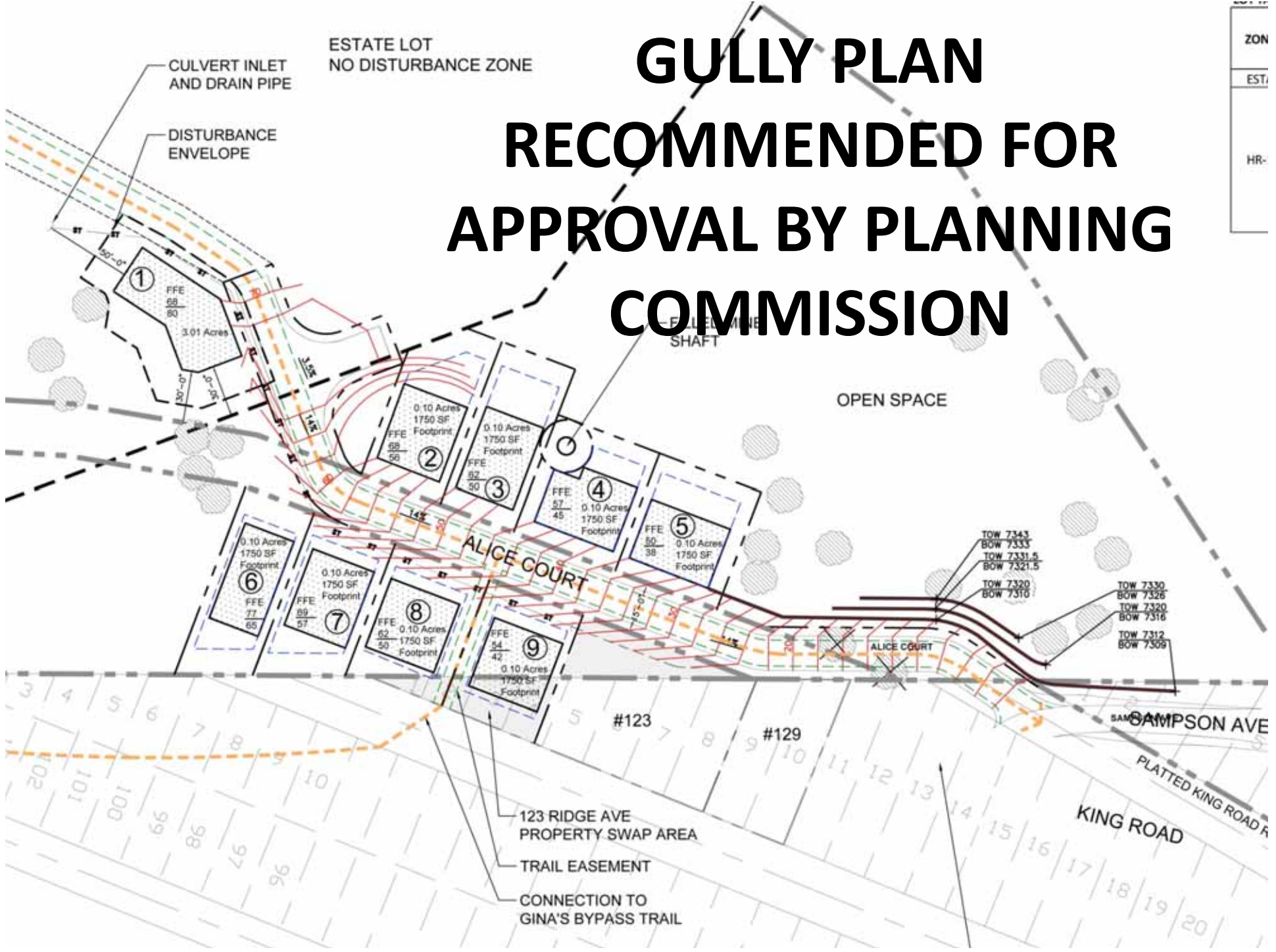
ALICE CLAIM

Planning Commission Hearing

April 12, 2017

GULLY PLAN RECOMMENDED FOR APPROVAL BY PLANNING COMMISSION

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|------|
| ZON |
| EST. |
| HR. |



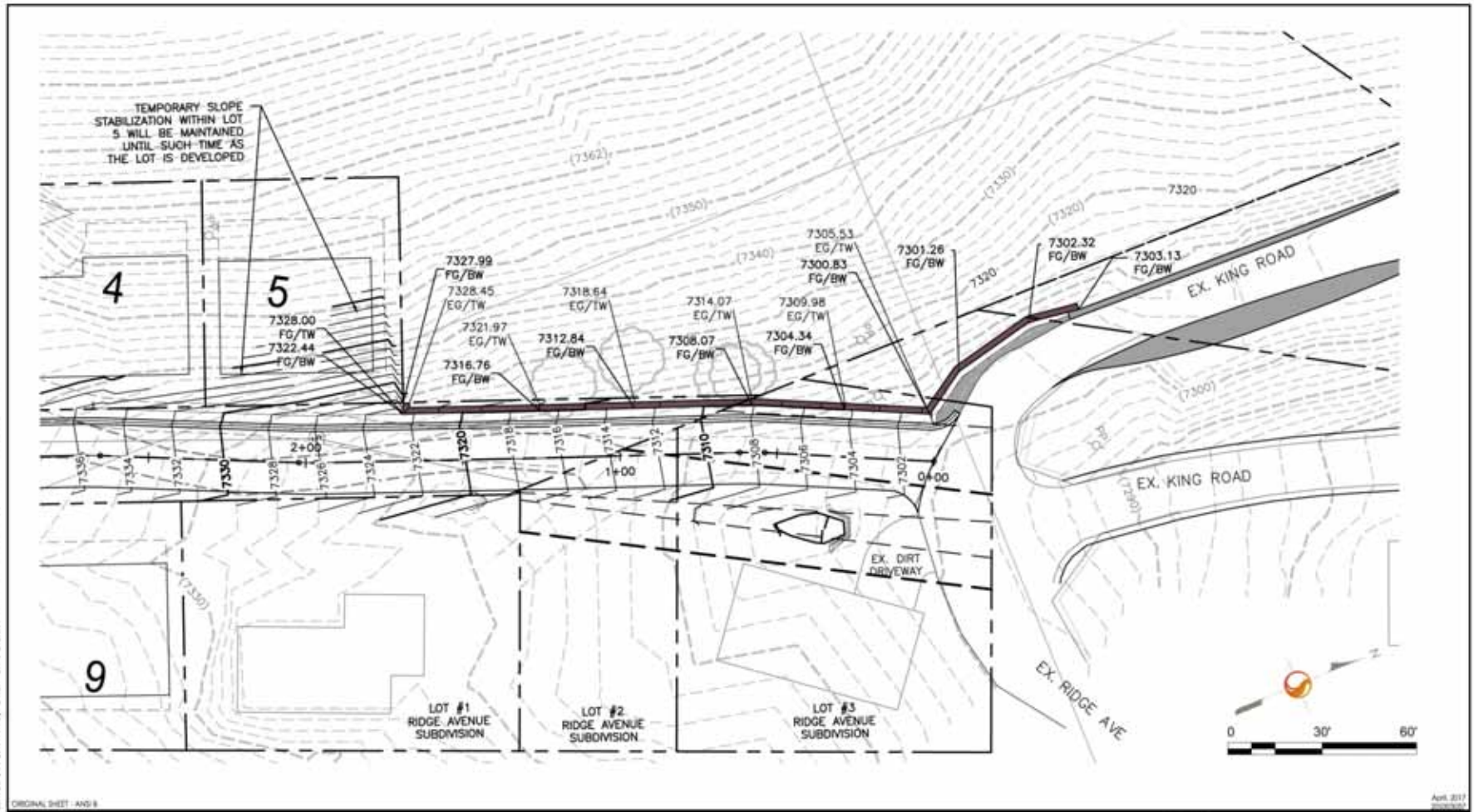
APPROVED ACCESS PLAN

- Commission recommended APPROVAL for the plan that uses the Platted King Road ROW for access.
- Commission Approved the CUP for 3 walls @ 10' Ht. to retain new road
- Commission requested continued negotiations for access over 135 Ridge Ave.

NEW PROJECT ACCESS PLAN

- Existing road into Alice Claim is on private property: 135 Ridge Ave.
- Applicant has reached access agreement with owner of 135 Ridge Ave.
- CUP for 3 walls up to 10' height each for the Platted King Road access is no longer needed.
- **The new access plan requires only one retaining wall up to 6' tall and no CUP.**

NEW ACCESS



V:\3205\Aurora\20130320\Drawings\Submittals\modified Guley\Entry Plan - A3 8.2 - 20130411.dwg
 22/7/2011 1:17 PM by: ChandraM, ChandraM

ORIGINAL SHEET - AND 8

April 2011



3995 South 700 East, Suite 300
 Salt Lake City UT
 Tel. 801.261.0090

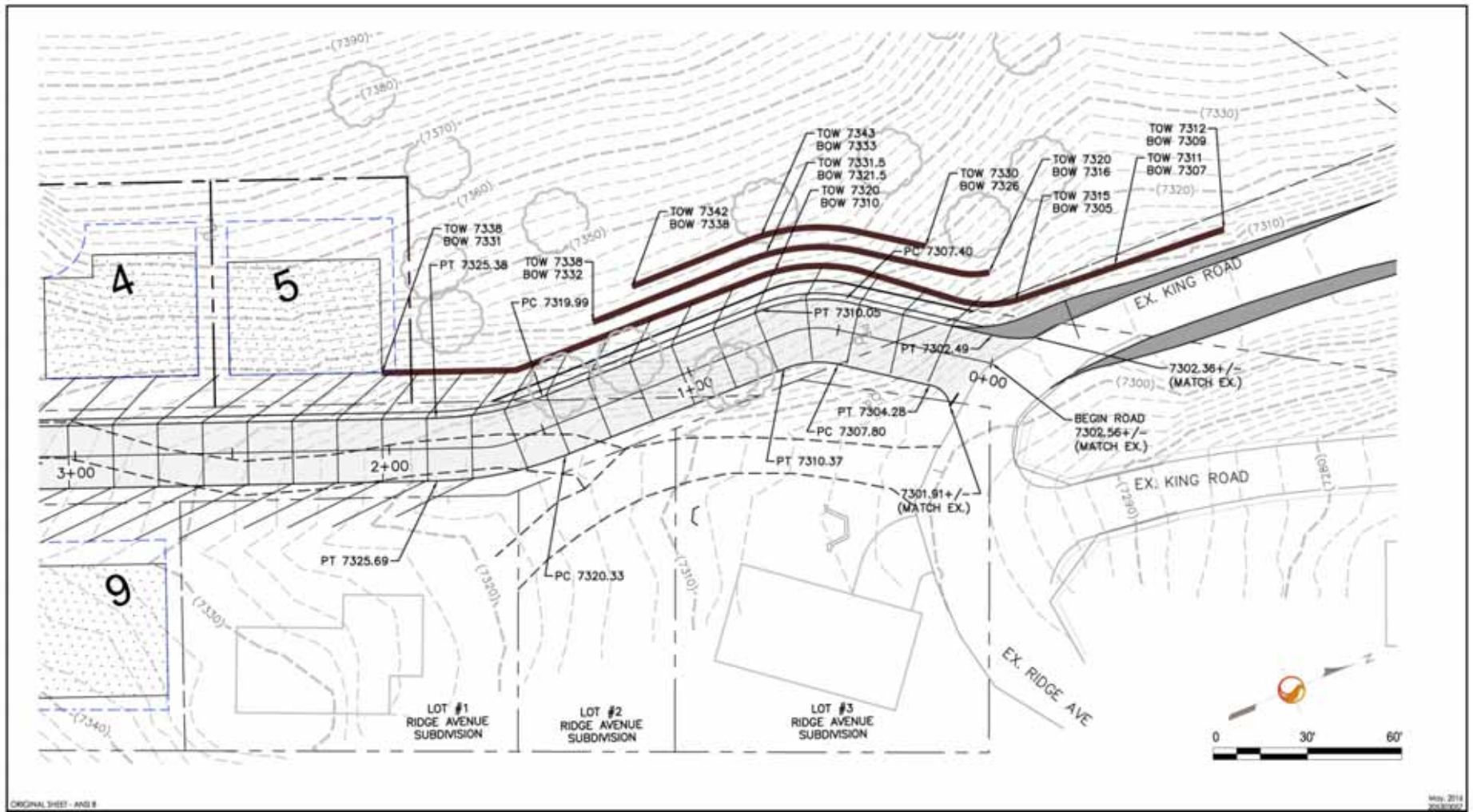
Client/Project:
 KING DEVELOPMENT L.L.C.
 AUCE CLAIM
 PARK CITY, UTAH

Figure No.:

2

PROPOSED ENTRY PLAN

OLD ACCESS



ORIGINAL SHEET - AND 8

May 2014

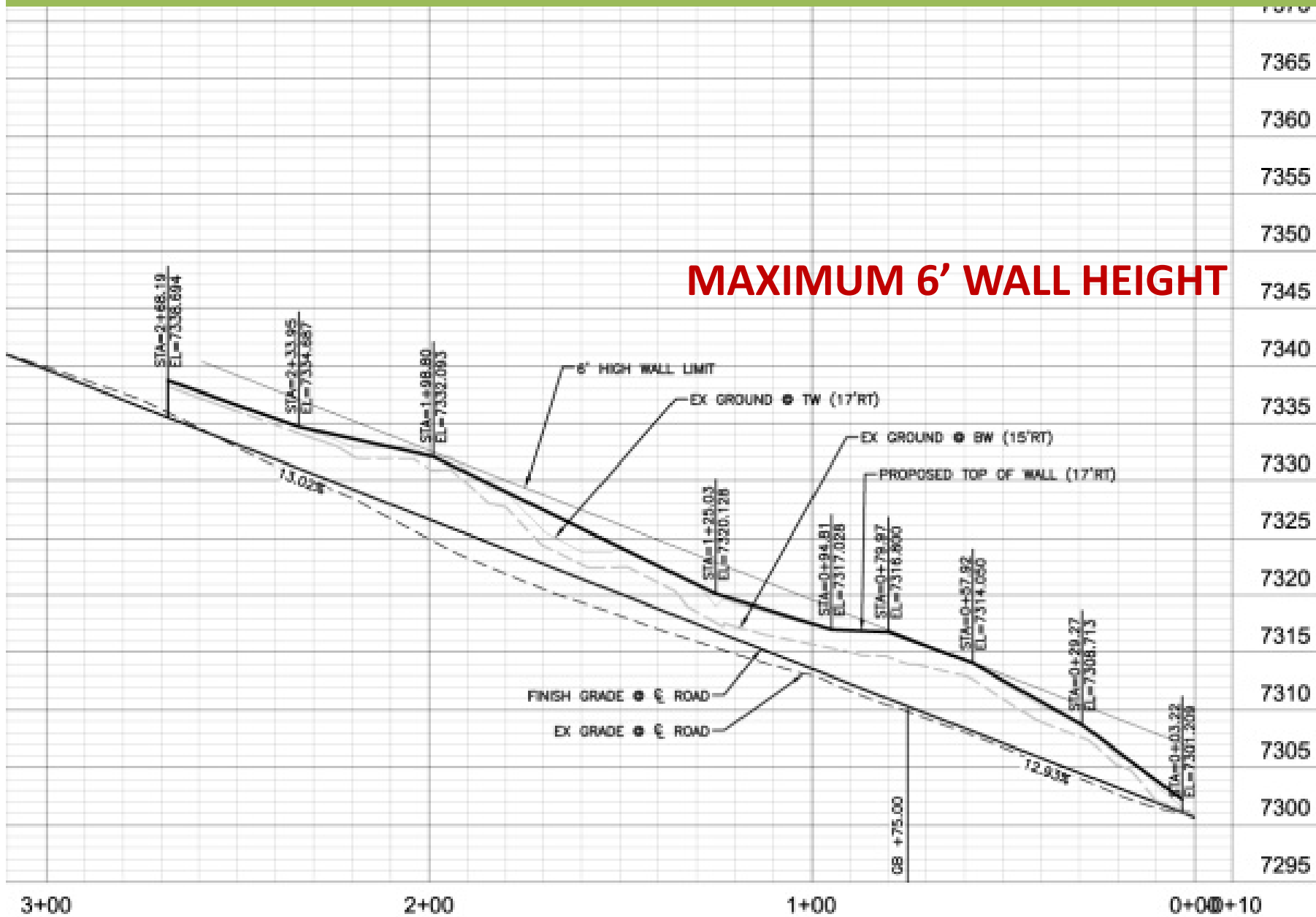


3995 South 700 East, Suite 300

Client/Project
KING DEVELOPMENT LLC.
ALICE CLAM
PARK CITY, UTAH
Figure No.
1
Title

NEW ACCESS

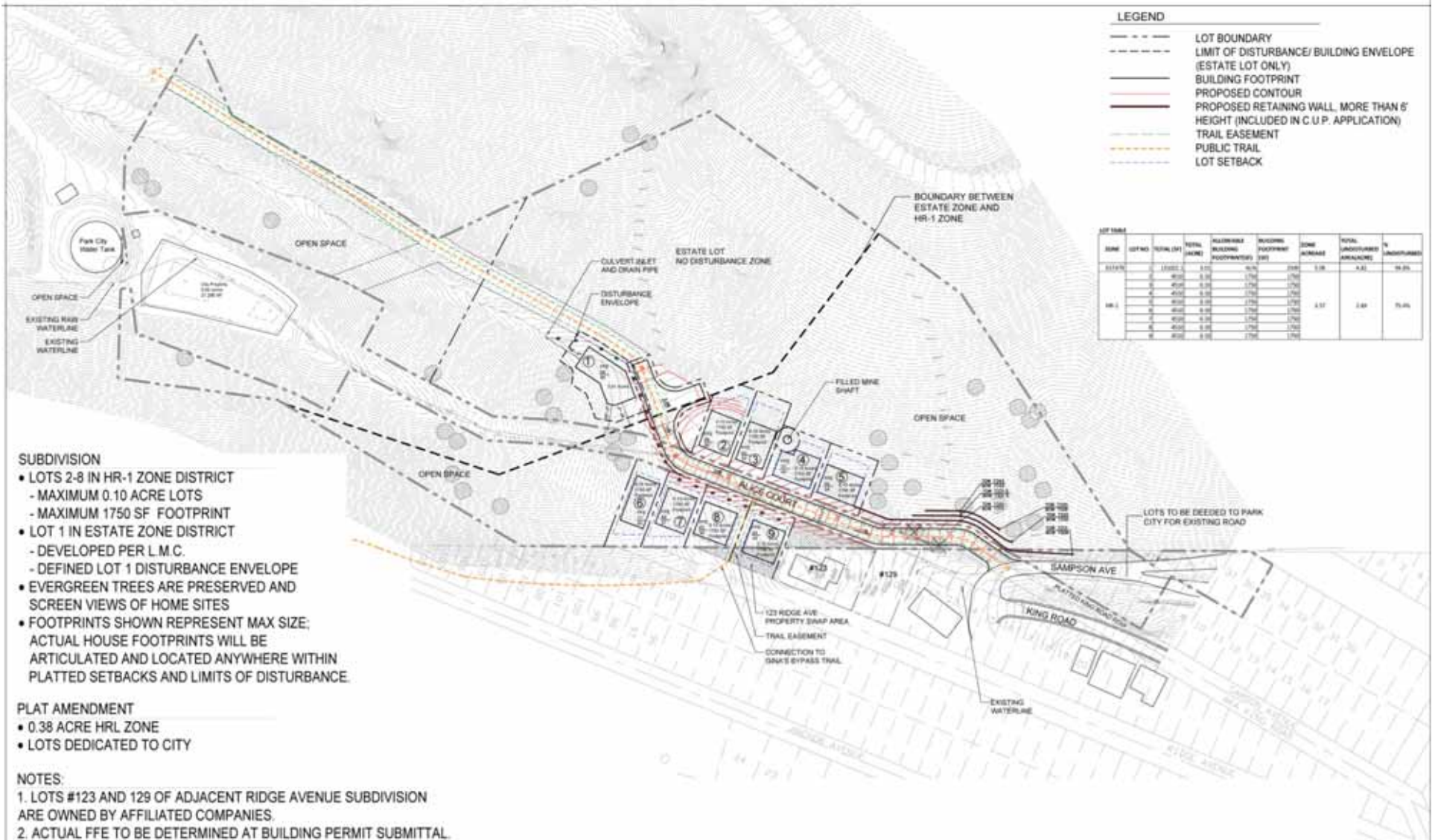
MAXIMUM 6' WALL HEIGHT



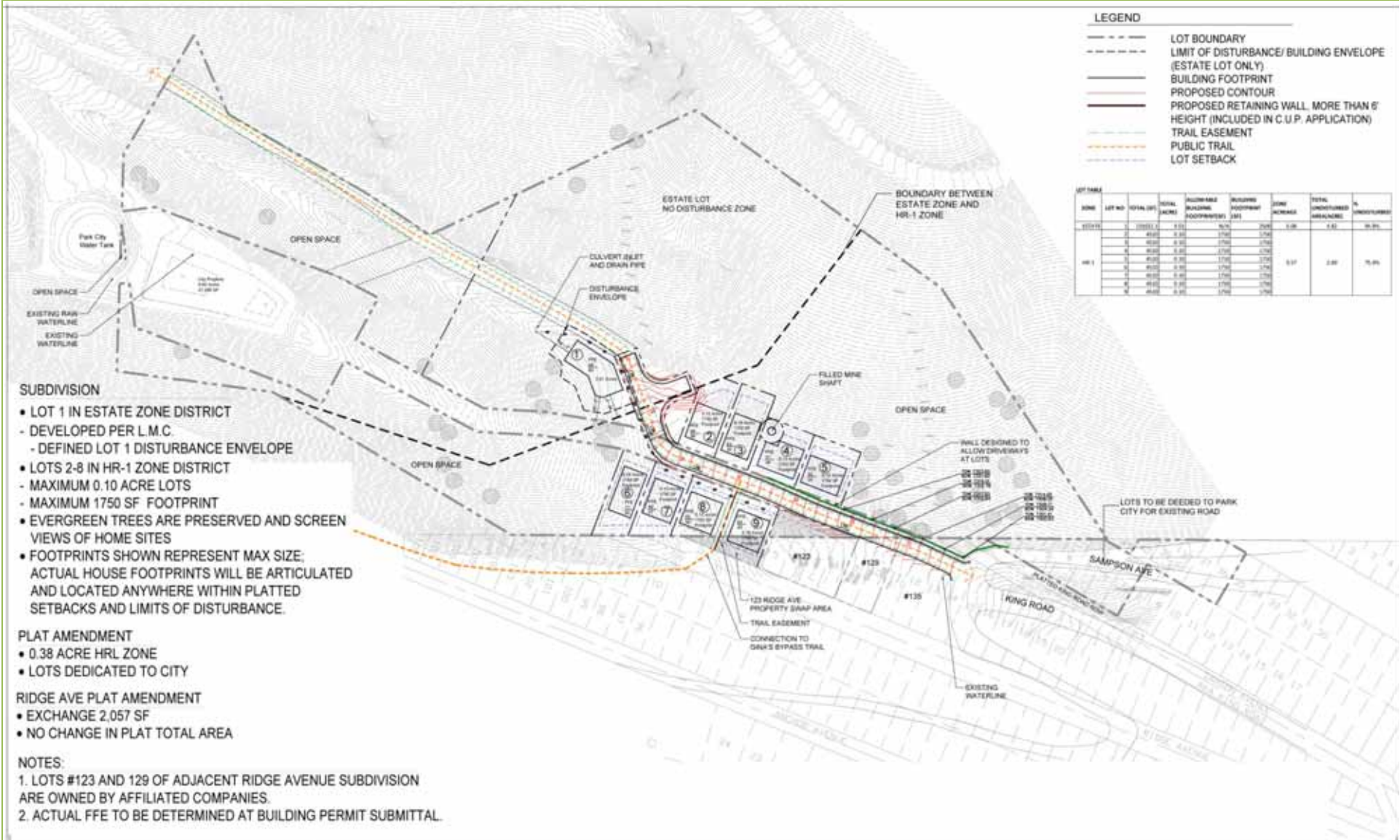
NEW SITE PLAN EMERGENCY VEHICLE ACCESS



OLD SITE PLAN



NEW SITE PLAN



SUBDIVISION

- LOT 1 IN ESTATE ZONE DISTRICT
- DEVELOPED PER L.M.C.
- DEFINED LOT 1 DISTURBANCE ENVELOPE
- LOTS 2-8 IN HR-1 ZONE DISTRICT
- MAXIMUM 0.10 ACRE LOTS
- MAXIMUM 1750 SF FOOTPRINT
- EVERGREEN TREES ARE PRESERVED AND SCREEN VIEWS OF HOME SITES
- FOOTPRINTS SHOWN REPRESENT MAX SIZE; ACTUAL HOUSE FOOTPRINTS WILL BE ARTICULATED AND LOCATED ANYWHERE WITHIN PLATTED SETBACKS AND LIMITS OF DISTURBANCE.

PLAT AMENDMENT

- 0.38 ACRE HRL ZONE
- LOTS DEDICATED TO CITY

RIDGE AVE PLAT AMENDMENT

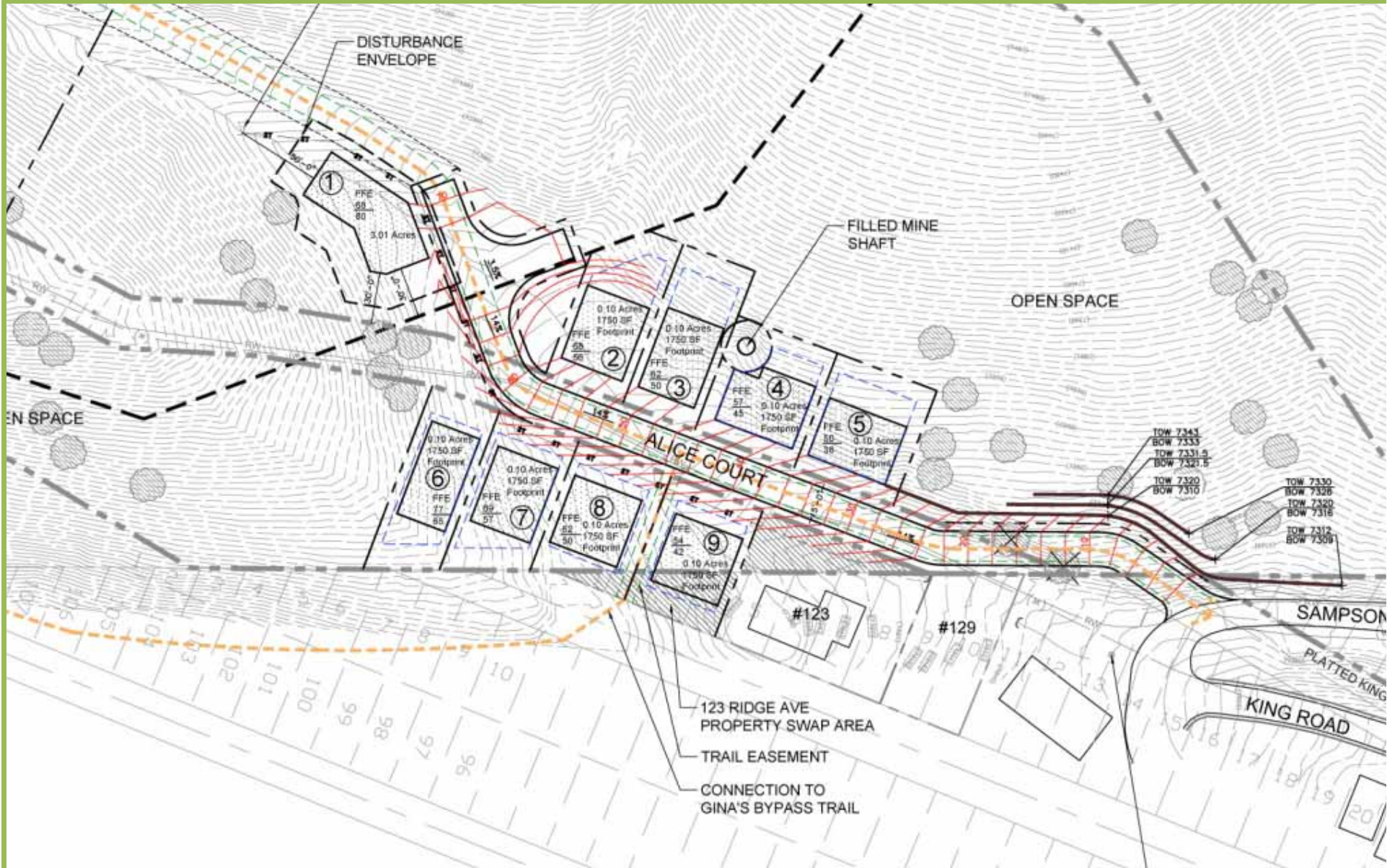
- EXCHANGE 2,057 SF
- NO CHANGE IN PLAT TOTAL AREA

NOTES:

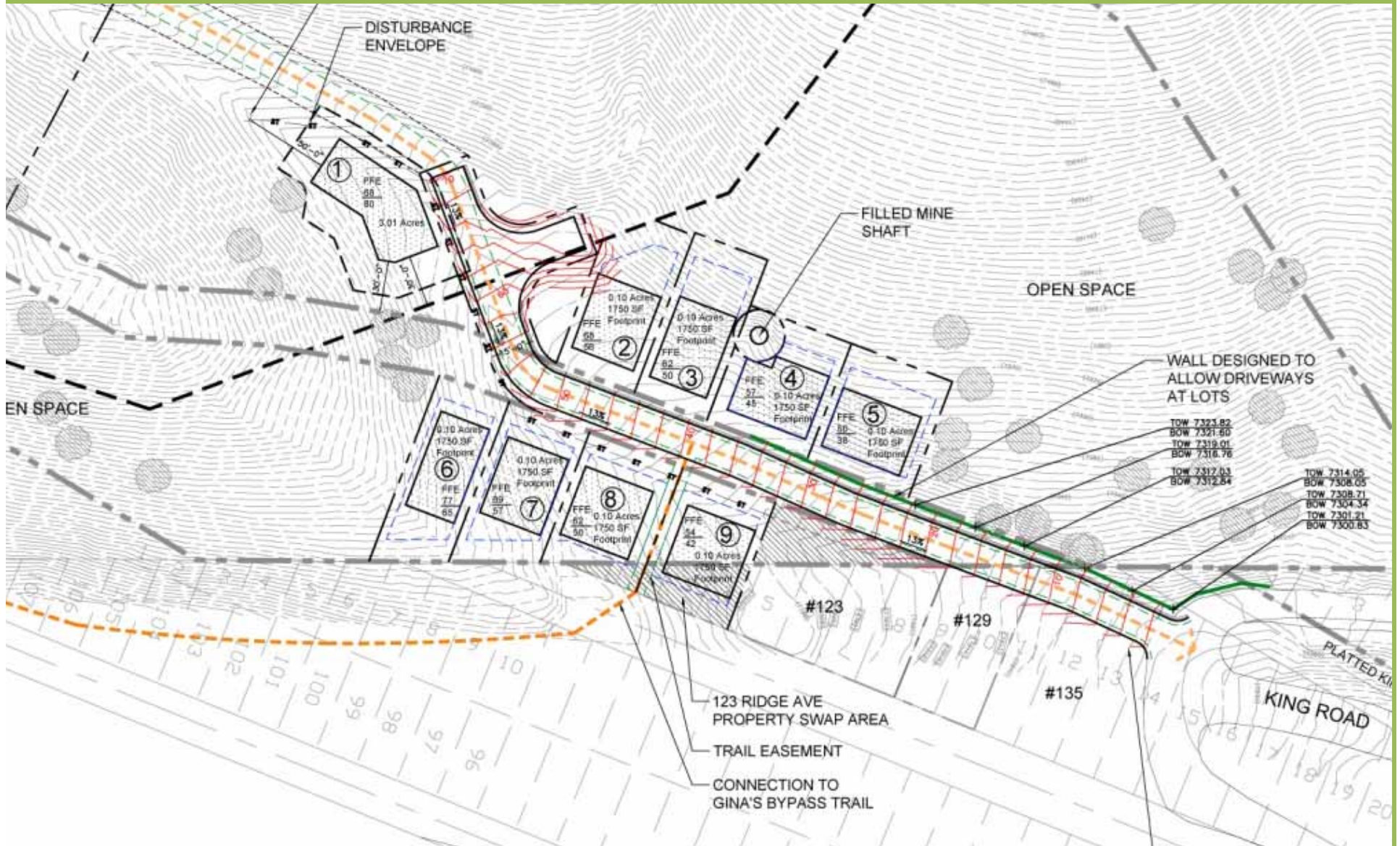
1. LOTS #123 AND 129 OF ADJACENT RIDGE AVENUE SUBDIVISION ARE OWNED BY AFFILIATED COMPANIES.
2. ACTUAL FFE TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.



OLD SITE PLAN



NEW SITE PLAN



NEW SITE PLAN



NEW SITE PLAN

