

**NOTICE OF CONDITIONS OF APPROVAL**

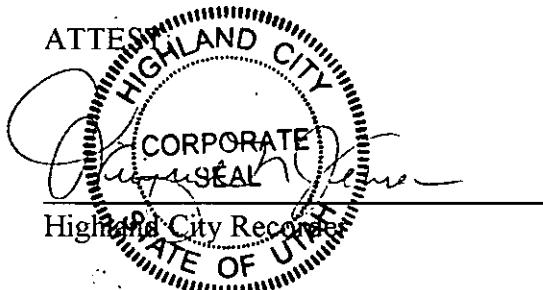
**FOR VIEW POINTE SUBDIVISION IN HIGHLAND, UTAH**

Highland City hereby gives notice of conditions of approval for the View Pointe Subdivision as follows:

1. No fencing taller than 4' that borders the open space and south, east, and west perimeters (All lots except 118-125, 209, 220-227, 324, 419). The fence around the south, east, and west perimeter (Lots 101-113, 219-228, 305-310, 401-410) should be constructed out of similar material and an earthen color (similar masonry, wrought iron) to mitigate any potential visible impact from Alpine Highway and 5600 West.
2. Two-story dwellings will be allowed on lots 104, 106, and 107 provided that a berm be required along the rear property line, the height of which will be determined by the City Engineer, with a recommendation of an additional 5' from top of foundation.
3. Any open space between a proposed trail and a residential property line be landscaped with grass and include a sprinkler system to be approved by staff (Lots 108-113, 213-218, 207, 201-206, 228, 321-322, 326-327, 304-305, 316-319, 305-310, 311-315, 401, 414-416).
4. No structures and a defensive fire space at least 30' from the East property line to any structure (Lots 219-228).
5. A 20' minimum rear setback for lots in View Pointe Subdivision, except for those lots whose rear boundary abuts the trail easement, including lots 109, 110, 111, 112, 113, 201, 202, 203, 213, 214, 215, 216, 217, 311, 312, 313, 316, 317, 318, 319, 415 and 416, which lots shall have a minimum rear setback of 25', provided, however, that no residence constructed upon any lot may be closer than 30' to the actual trail. Minimum side setbacks for lots whose side boundary abuts the trail easement, including lots 108, 109, 112, 113, 201, 202, 206, 207, 218, 219, 228, 304, 305, 310, 311, 317, 318, 321, 322, 316, 327, 401, 414, and 415 shall be 15' on the side which abuts the trail easement, with the minimum setback on the other side being 10'. Further, on lots which do not have a side boundary which abuts a trail easement, the side setbacks shall be as follows: if a rambler is to be constructed thereon, the minimum side setback shall be 10' for each side; and if a two story is to be constructed thereon, the minimum side setback shall be 12.5' per side. Front setbacks and setbacks for sides which abut a street, shall be a minimum of 25'. The Council will consider changes to the setback requirement for boundaries of lots which abut a trail easement, in the event the trail is relocated. Also subject to approval of a plan for the demarcation of the property lines between the private lots and the public open space and trail easements. Findings of fact these reduced setbacks result from a previously executed development agreement with Gibbons and Reed, and also from confusion with the actions of the Planning Commission and City Council with regards to the setbacks.

Dated this 30<sup>th</sup> day of November, 2005.

Jess Adamsen  
Mayor Highland City



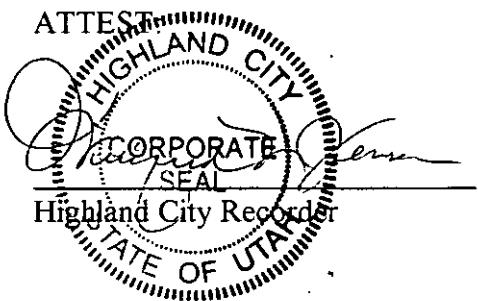
**NOTICE OF CONDITIONS OF APPROVAL**  
**OF WILD ROSE SUBDIVISION, HIGHLAND, UTAH**

Highland City hereby gives notice of conditions of approval for the Wild Rose Subdivision as follows:

1. Lots 6, 7, and 8 shall install, or maintain, a six foot fence of chain link, or better.

Dated this 5<sup>th</sup> day of December, 2005.

*Jess Adamson*  
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Mayor, Highland City



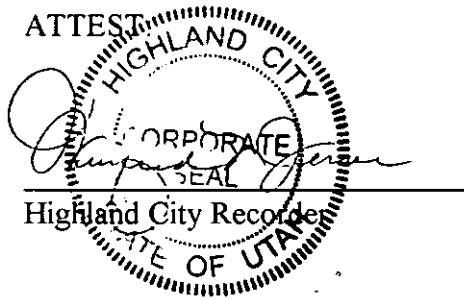
**NOTICE OF CONDITIONS OF APPROVAL**  
**OF BEACON HILL PLAT I, TWIN BRIDGES ESTATES**

Highland City hereby gives notice of conditions of approval for the Beacon Hills Plat I, Twin Bridges Estates, as follows:

1. The buildable areas be shown on the final plat for lots 21, 46, 51, 61, 65, 67, 72, 75, 79, and 80. A note be placed on the final plat stating that "the developer is aware that lots 21, 46, 51, 61, 65, 67, 72, 75, 79 and 80 may be difficult to build on and the City will not accept a variance request for the initial building permit due to the unusual configuration of these lots".
2. No animal rights are permitted on lot 73.
3. Additional fence restrictions apply for all lots that are adjacent to open space or a trail per the Highland City Development Code.

Dated this 5<sup>th</sup> day of December, 2005.

*Jess Adamson*  
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Mayor, Highland City

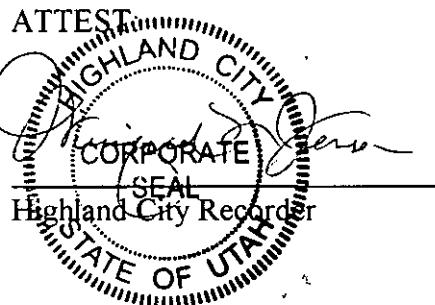


**NOTICE OF CONDITIONS OF APPROVAL**  
**FOR MERCER HOLLOW ESTATES SUBDIVISION IN HIGHLAND, UTAH**

Highland City hereby gives notice of conditions of approval for the Mercer Hollow Estates Subdivision as follows:

1. Due to elevations above 4950', Highland Water Company cannot currently serve this development until a storage tank is constructed.
2. A note be placed on the final plat on lots 1, 2, 19-22 stating that these lots do not have large animal rights.
3. Additional fence restrictions apply for all lots that are adjacent to open space or a trail per the Highland City Development Code.
4. Lots 10-15 on 11800 North will need to match the fence across the street.
5. There will be no driveway access onto Cypress Drive for lots 8, 120, and 126.
6. Lots 8, 10, and 16 side yard fences abutting a street must be 20' back of curb.
7. CC & R's dictate side entry garages; any appeal would go to the Architectural Control Committee for Mercer Hollow.

*Jeff Adamson*  
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Mayor, Highland City



**NOTICE OF CONDITIONS OF APPROVAL**  
**FOR CHAMBERRY FIELDS SUBDIVISION IN HIGHLAND, UTAH**

Highland City hereby gives notice of conditions of approval for the Mercer Hollow Estates Subdivision as follows:

1. Some elevations for this project exceed 4950', which is the top of the current service zone. Until the upper tank is built, the project cannot currently be served.
2. Additional fence restrictions apply for all lots that are adjacent to open space or a trail per the Hihgland City Development Code, in addition to note 8 on the final plat.

*Jess Adamson*  
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Mayor, Highland City

