

TOWN OF TROUTMAN
ZONING CLEARANCE APPLICATION
PERK TEST ONLY

Change of Principal Use
New or Enlarged Principal Use — XX
New or Enlarged Accessory Structure

PERMIT 02 -p- 01-07 ***DATE OF APPLICATION*** 1/25/07

APPLICANT'S NAME Medallion Properties, Inc.
APPLICANT'S MAILING ADDRESS 185 Whippoorwill Rd. Mooresville NC 28117

DAY TIME PHONE # (704 634-1185

PROPERTY LOCATION: Talley Ridge Subdivision, Lot 17, 115 Talley Ridge Drive

TAX MAP OR PARCEL IDENTIFICATION NUMBER (PIN): 4731226976

EXISTING ZONING: R-S ***IN A SPECIAL FLOOD HAZARD AREA?*** ***Yes*** ___ ***No*** X

LOT DIMENSIONS: (Fill in all four blanks)
~~Length~~ Width 113'/113' ***Area*** 21,863 sq. ft.
~~Width~~ Length 198'/188' ***Street Frontage*** 113'

TYPE OF BUILDING PROPOSED AND/OR PROPOSED USE: Residential - Single Family

PROPERTY OWNER'S NAME: Ryan-West Developers, LLC

PROPERTY OWNER'S MAILING ADDRESS 215 Crystal Circle, Mooresville NC 28117

RELATIONSHIP OF APPLICANTS TO PROPERTY OWNER Buyer

IF ACCESSORY STRUCTURE, CHECK PROPOSED YARD LOCATION

Front: ___ ***Right Side:*** ___
Rear: ___ ***Left Side:*** ___

STRUCTURE REQUIREMENT *(Note: A separate application must be completed for each structure)*

(Set Backs)	***Required***	***Proposed***
Lot Area	20,000	21,863
Side Yard—Left	15'	31'
Side Yard—Right	15'	29'
Front Setback(from road R/W)	40'	40'
Building Height	35' Max	22'
Lot Width at Building Line	100'	113'
Rear Yard Setback	25'	98'

****Additional ten feet (10') required on all side yards which abut a public or private street***

Comments: **PERK TEST ONLY!!!!**