

**Mayor**

*Rick Rosenberg*

**City Manager**

*Brock Jacobsen*



**City Council**

*Denny Drake*

*Leina Mathis*

*Ben Shakespeare*

*Jarett Waite*

*Christa Hinton*

# CITY COUNCIL

**Meeting Date:** 26/Jul/23

**Agenda Item:** 4

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**Applicant:** Jason Lindsey

**Requested by:** Jim McNulty

**Subject:** Lugano Subdivision Final Plat

**Description:**

Jason Lindsey is requesting Final Plat Approval for the Lugano Subdivision. The subdivision plat includes a total of five (5) single-family lots on 6.49 acres.

**Recommendation:** Approval

**Attachments:** N/A

**Cost:** N/A

**Legal Approval:** Yes

**Finance Approval:** N/A

**Budget Approval:** N/A



City of Santa Clara  
2603 Santa Clara Drive  
(435) 656-4690, Ext. 225  
[jmcnulty@sccity.org](mailto:jmcnulty@sccity.org)

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Staff Report

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## Final Subdivision Plat Summary and Recommendation

**Public Body:** Santa Clara City Council

**Meeting Date:** July 26, 2023

**Current Zone:** Residential Agriculture (Single-Family), RA

**General Plan Designation:** Very Low Density Residential, LDR

**Property Address:** South of Vineyard Drive and east of Riverwood Lane

**Request:** Final Plat Approval

**Applicant Name:** Jason Lindsey

**Staff Planner:** Jim McNulty

**Planning Staff Recommendation:** Approval with conditions

**Meeting Type:** Public Meeting

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### PROJECT DESCRIPTION

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The applicant, **Jason Lindsey, is requesting Final Plat Approval** for the Lugano Subdivision. This subdivision plat includes a total of five (5) single-family lots. The subject property is 6.49 acres in size. The Residential Agriculture, RA Zone requires a minimum lot size of  $\frac{1}{2}$  an acre (21,780 sq. ft. minimum). The proposed lots range in size from 26,518 sq. ft. (0.61 acres) to 54,609 sq. ft. (1.25 acres). The project density equates to 0.77 dwelling units/acre.

**All lots** within the proposed subdivision will be required to meet the area, width, and yard regulations as per Section 17.60.050 of city ordinance. The property owner intends to build a single-family home on one of the proposed lots, with other lots being available for purchase.

**Ingress/Egress** to the site will be provided via Vineyard Drive and Riverwood Lane. The final plat includes two (2) open space areas adjacent to these two access points. The applicant will be required to form an HOA allowing for maintenance of the common areas.

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### SITE & VICINITY DESCRIPTION

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The subject property is located directly south of Vineyard Drive and east of Riverwood Lane. Major cross streets in the vicinity include Vineyard Drive, Heights Drive, and Santa Clara Drive.

## ITEMS TO ADDRESS WITH FINAL PLAT

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City staff has identified the following preliminary review items that need to be addressed at this time:

1. **Public Streets & Dedication:** All required public street improvements must meet city standards and be installed or bonded for prior to Subdivision Plat Recordation. The public streets required for this subdivision include a 56-foot cross-section (park strip included) as per the final plat. Additionally, full street improvements are required for the Lot 5 frontage along Vineyard Drive.
2. **Street Trees:** The recommended street trees for the Lugano Subdivision include the Chinese Pistache (medium to large tree), the Live oak (medium to large tree), and the Crape Myrtle (small to medium size tree).
3. **Building Setbacks/Height:** The building setbacks are required to meet the requirements of Chapter 17.60.050, Residential Agriculture, RA Zone. The building height for all homes in the subdivision is limited to 35'.
4. **Open Space Areas:** The final plat includes two (2) open space areas. One is adjacent to Lot 5, and one is adjacent to existing single-family homes in a different subdivision (Cottonwood Creek #3), as well as on Riverwood Circle providing access to Riverwood Lane. City staff recommends that an HOA be formed to own and maintain Open Space Areas #1 and #2. Notes have been added to the final plat addressing this item.
5. **Culinary Water Availability:** The applicant is required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to final plat recordation.
6. **Secondary Water Availability:** The applicant is required to connect/install secondary water for outdoor water use.
7. **Dust Control:** The applicant will be required to submit a dust control plan prior to final plat recordation. Precautionary measures are needed to protect the general health, safety, and welfare of residents living in the vicinity.

## NEIGHBORHOOD RESPONSE

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Public notices are not required for a subdivision. The City Council agenda has been posted in multiple locations as per State code. No comments have been received by city staff as of the writing of this report.

## REVIEWING DEPARTMENTS

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### **DEPARTMENT:** *Building*

Recommendations: A geotechnical report will be required for each residential building prior to building permit issuance.

Required Revisions: None at this time.

### **DEPARTMENT:** *Parks Department*

Recommendations: Street trees as identified in the staff report.

**Request:** Lugano Subdivision

**DEPARTMENT:** *Police & Fire*

Recommendations: N/A

**DEPARTMENT:** *Power*

Recommendations: Public Utility Easements (PUE's) are required.

Required Revisions: None at this time.

**DEPARTMENT:** *Public Works*

Recommendations: Public Utility Easements (PUE's) are required to be shown on the final plat. All public streets must be included on the final plat. A mylar with signature blocks is required for the final plat.

Required Revisions: None at this time.

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## STATE CODE CONSIDERATIONS

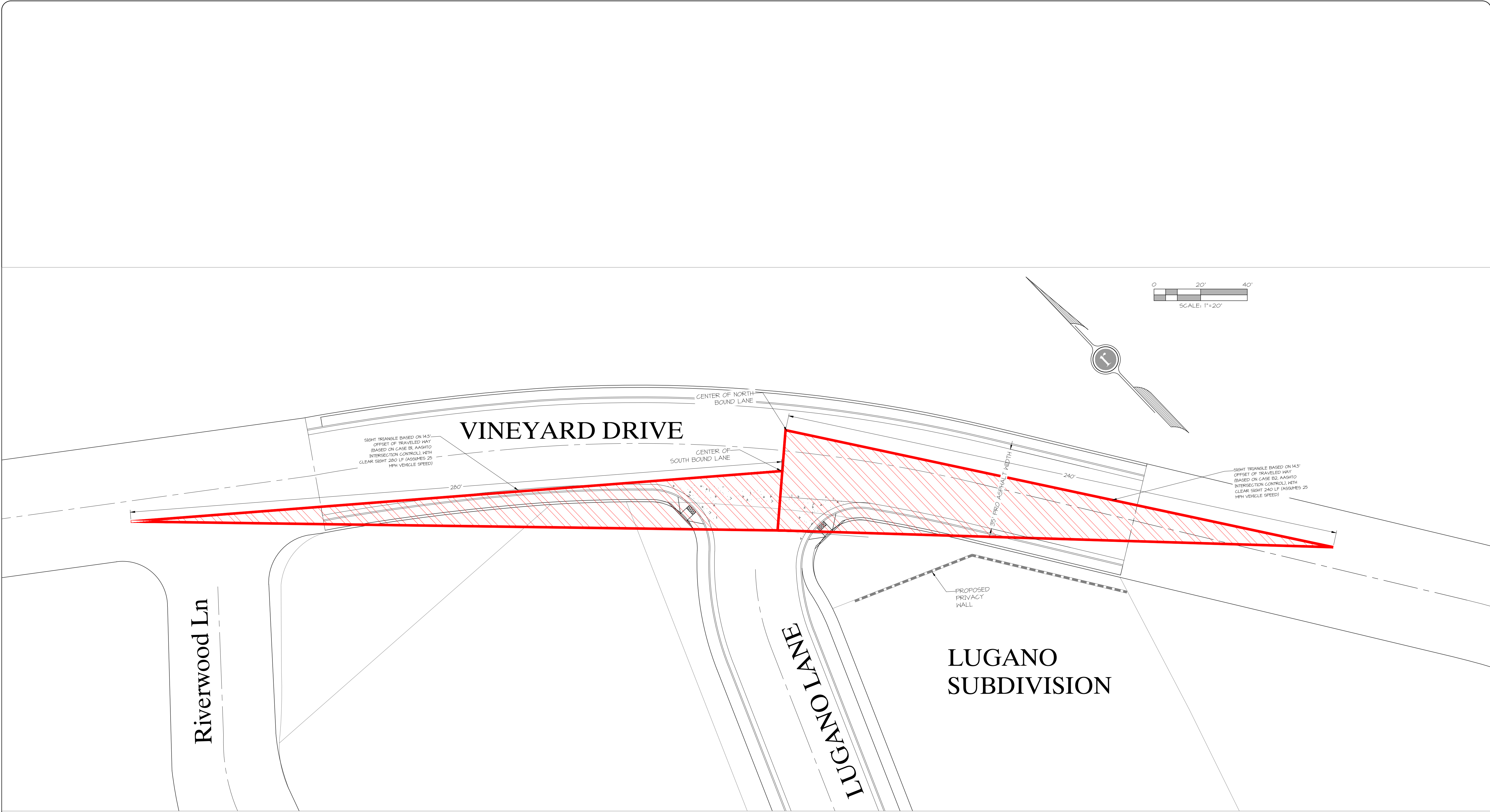
Utah Code, Section 52-4-202 includes requirements for subdivisions. A city must hold a public meeting to consider a subdivision plat. The meeting agenda, date, time, and place of the meeting must be placed on the city website and in public locations (e.g., City Hall and Post Office) at least 24 hours before the meeting. The city is also required to post on the State Public Notice Website. Planning Staff has determined that all State Code requirements have been met with this application.

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## CITY STAFF RECOMMENDATION

The Planning Commission held a public meeting on July 13, 2023, and recommended Final Plat Approval to the City Council. City Staff recommends that the City Council consider granting Final Plat Approval for the Lugano Subdivision, subject to the following conditions:

1. That the applicant be required to comply with the recommendations from all city reviewing departments.
2. That the applicant be required to install public street improvements (56-foot cross-section with park strip) which meet city standards. That public street improvements be required for the Lot 5 frontage along Vineyard Drive.
3. That street trees be allowed as per the City's recommended list.
4. That the building setbacks for this subdivision meet the requirements of Chapter 17.60.050, Residential Agriculture, RA Zone.
5. That the building height for all homes in this subdivision be limited to 35'.
6. That the two (2) open space areas included on the final plat be identified as Open Space Areas #1 and #2. That the applicant be required to form an HOA for maintenance and ownership of the open space areas.
7. That all landscaping (including HOA owned and maintained areas) be required to comply with City Ordinance #2022-05 (Water Efficiency & Conservation).
8. That the applicant provides a will-serve letter or other verified documentation from the WCWCD prior to final plat recordation.
9. That a secondary water system is required for outdoor water use.
10. That the applicant provides a dust control plan prior to final plat recordation.



|              |                 |
|--------------|-----------------|
| DATE:        | 6-16-23         |
| JOB NO.:     | 8961-22-006     |
| DESIGNED BY: | ETY             |
| CHECKED BY:  | JWB             |
| DWG:         | SIGHT TRIANGLES |
| REVISIONS    |                 |
| DATE         |                 |
|              |                 |
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|              |                 |
|              |                 |

ROSENBERG  
A S S O C I A T E S  
CIVIL ENGINEERS • LAND SURVEYORS



352 EAST RIVERBIDE DRIVE,  
SUITE A-2 ST. GEORGE,  
UTAH 84790  
Ph (435) 673-8398, Fx  
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WWW.RACIVIL.COM

SIGHT DISTANCE TRIANGLES  
FOR  
LUGANO SUBDIVISION  
SANTA CLARA  
UTAH

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PUBLIC ROADS, COMMON AREAS, LOTS, AND PUBLIC UTILITY & DRAINAGE EASEMENTS, TO BE HEREAFTER KNOWN AS:

LUGANO SUBDIVISION

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", OF "LUGANO SUBDIVISION", RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 ENTRY NO. \_\_\_\_\_, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT, FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO SANTA CLARA CITY, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS & EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO SANTA CLARA CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TEAM LINDSEY, LLC, A UTAH LIMITED LIABILITY COMPANY

JASON C. LINDSEY - MANAGER (TEAM LINDSEY, LLC)

ACKNOWLEDGMENT:

STATE OF UTAH }  
COUNTY OF WASHINGTON } S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME JASON C. LINDSEY, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF TEAM LINDSEY, LLC, AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION ON BEHALF OF SAID LLC BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE LLC EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: \_\_\_\_\_

FULL NAME PRINT: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

A NOTARY COMMISSIONED IN THE STATE OF \_\_\_\_\_

NOTES:

- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE STREET, UNLESS OTHERWISE NOTED ON PLAN.
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25.00 FOOT FRONT YARD SETBACK, AN 8.00 AND 12.00 FOOT SIDE YARD SETBACK, AND A 10.00 FOOT REAR YARD SETBACK.
- NOT WITHSTANDING THE POSTING OF BOND FOR INSTALLATION OF OFF-SITE IMPROVEMENTS, NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL UTILITIES ARE FULLY INSTALLED IN THE ENTIRE SUBDIVISION.
- UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE USABILITY OF THE LOTS. THE CITY OF SANTA CLARA DISCLAIMS AND AND ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.
- ALL STREET LANDSCAPING SHALL CONFORM TO SANTA CLARA CITY'S LANDSCAPE ORDINANCE.
- INDIVIDUAL LOTS OWNERS ARE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE LANDSCAPE STRIPS WITHIN PUBLIC STREET RIGHT OF WAYS FRONTING EACH LOT AS SHOWN ON THIS PLAT.

GEOTECHNICAL INVESTIGATION:

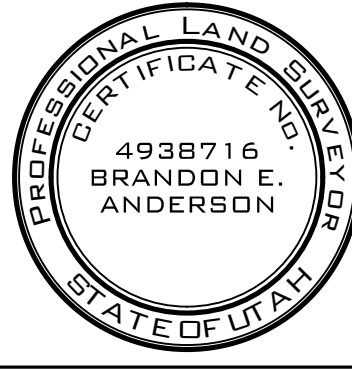
A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC APPLIED GEOTECH. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED JANUARY 05, 2023. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH SANTA CLARA CITY, OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS. DOCUMENT NO. 2222284

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, COMMON AREA PUBLIC STREETS, AND PUBLIC UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOWN AS:

LUGANO SUBDIVISION

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.



DATE: \_\_\_\_\_

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

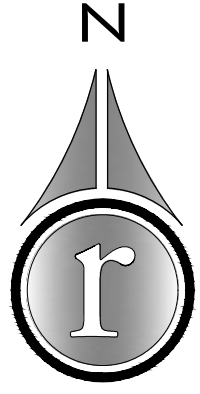
BEGINNING AT A POINT ON THE WESTERLY LINE OF RIVER FRONT ESTATES SUBDIVISION AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 89°12'30" WEST 516.20 FEET ALONG THE SECTION LINE AND NORTH 00°47'30" EAST 62.86 FEET, FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

THENCE SOUTH 70°57'58" WEST 103.23 FEET;  
THENCE NORTH 62°58'09" WEST 118.05 FEET;  
THENCE NORTH 62°43'45" WEST 258.42 FEET;  
THENCE NORTH 22°40'54" EAST 392.98 FEET TO AND ALONG THE SOUTHEASTERLY LINE RIVERWOOD LANE TO THE SOUTHERLY LINE OF COTTONWOOD CREEK PHASE 3, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE;  
THENCE ALONG THE SAID LINE OF COTTONWOOD CREEK PHASE 3 THE FOLLOWING (3) COURSES:  
THENCE SOUTH 54°06'40" EAST 169.30 FEET;  
THENCE NORTH 71°23'54" EAST 21.49 FEET;  
THENCE NORTH 22°09'51" EAST 603.88 FEET TO THE SOUTHERLY LINE OF VINEYARDS DRIVE;  
THENCE SOUTHEAST 145.76 FEET ALONG AN ARC OF A 600.00 FEET RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 43°01'14" WEST, LONG CHORD BEARS SOUTH 40°01'12" EAST 145.40 FEET WITH A CENTRAL ANGLE OF 13°55'07") ALONG THE SOUTHERLY LINE OF SAID VINEYARDS DRIVE;  
THENCE SOUTH 33°03'39" EAST 68.97 FEET ALONG THE SOUTHERLY LINE OF SAID VINEYARDS DRIVE;  
THENCE SOUTH 15°51'10" WEST 64.07 FEET;  
THENCE SOUTH 17°16'39" WEST 112.22 FEET;  
THENCE SOUTH 09°31'57" WEST 39.97 FEET;  
THENCE SOUTH 15°43'39" WEST 112.46 FEET;  
THENCE SOUTH 16°17'51" WEST 130.39 FEET;  
THENCE NORTH 75°01'02" WEST 6.10 FEET TO THE NORTHERLY LINE OF SAID RIVER FRONT ESTATES;  
THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID RIVER FRONT ESTATES THE FOLLOWING (3) COURSES:  
THENCE SOUTH 19°51'52" WEST 70.14 FEET;  
THENCE SOUTH 15°31'52" WEST 159.12 FEET;  
THENCE SOUTH 15°31'35" WEST 144.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 282,686 SQUARE FEET OR 6.49 ACRES.

LEGEND:

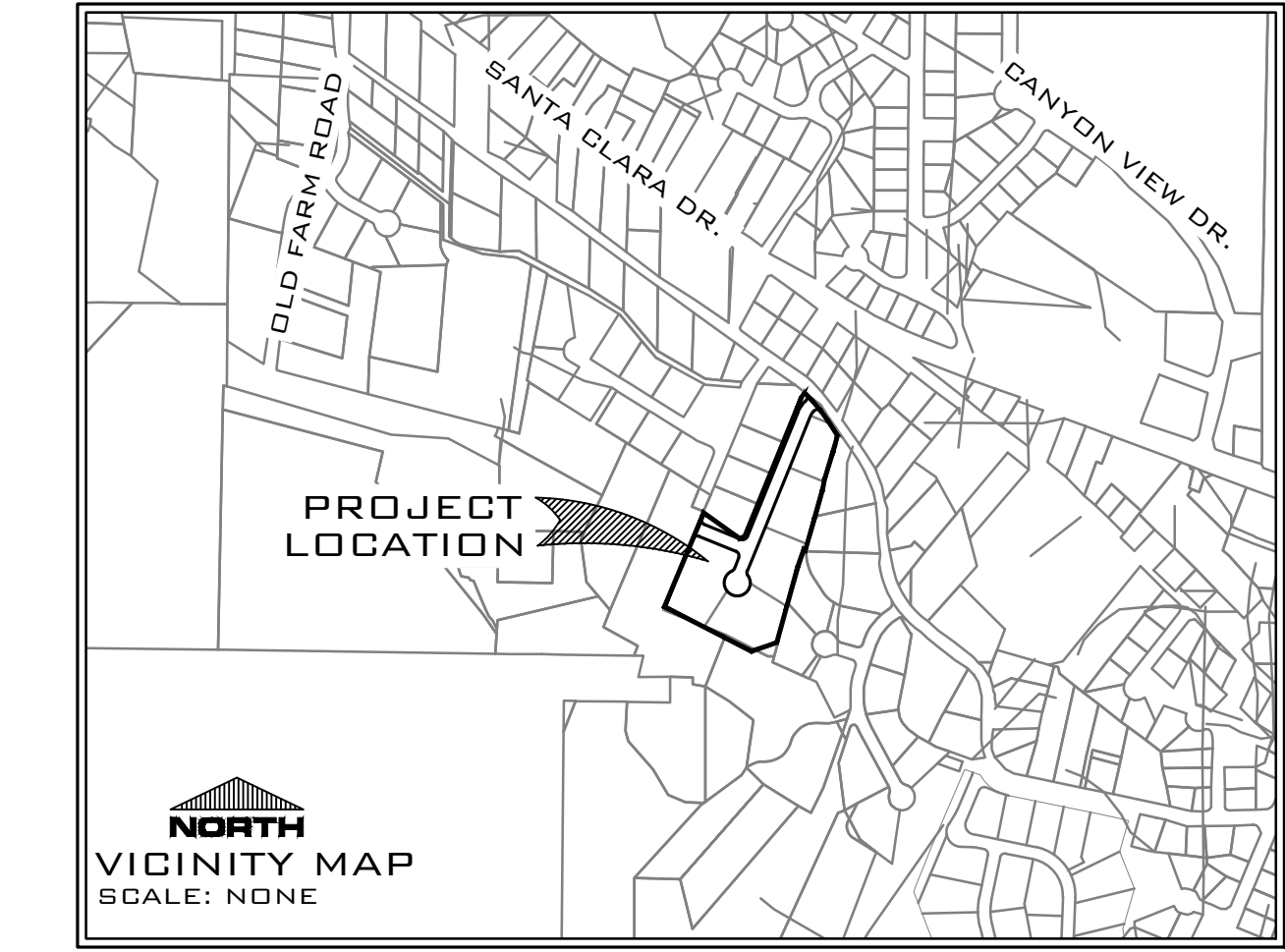
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- FRONT PROPERTY CORNERS ARE OFFSET IN THE CURB, WITH A PK NAIL/WASHER
- NOTHING SET OR FOUND
- TO BE SET STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS I
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- FOUND SURVEY CONTROL MONUMENT - CLASS I
- COMMON AREA
- TO BE SET STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS II ALL MONUMENTS ARE SET ON TANGENT LINES UNLESS OTHERWISE NOTED



0 60 120  
SCALE: 1"=60'

LUGANO SUBDIVISION

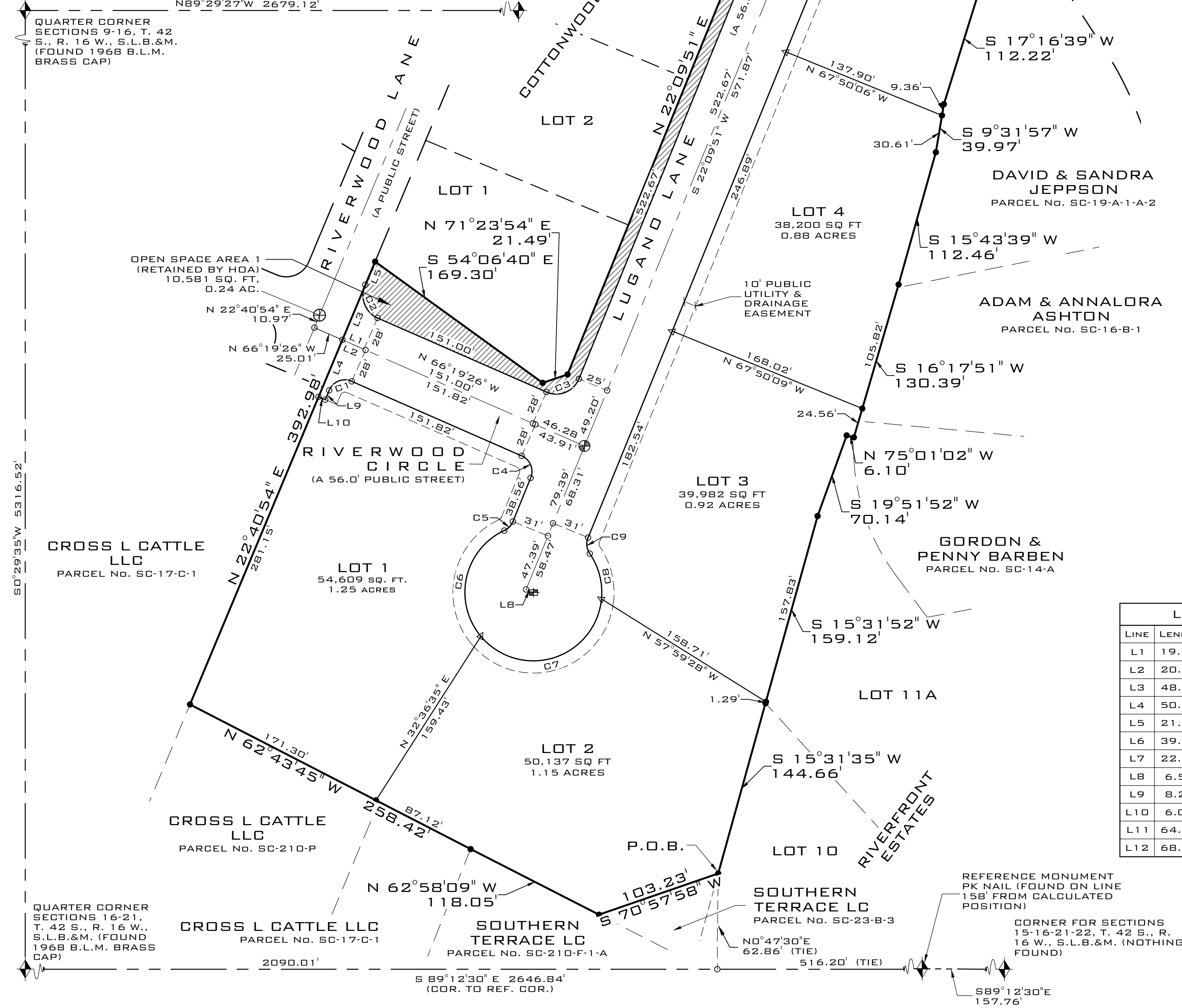
LOCATED IN THE S.W. 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SANTA CLARA CITY, WASHINGTON COUNTY, UTAH.



QUARTER CORNER SECTIONS 9-16, T. 42 S., R. 16 W., S.L.B.&M. (FOUND 1968 B.L.M. BRASS CAP)

BASIS OF BEARING  
N89°29'27"W 2679.12'

CORNER FOR SECTIONS 9-10-15-16, T. 42 S., R. 16 W., S.L.B.&M. (FOUND 1968 B.L.M. BRASS CAP)



| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE       | LENGTH | DIRECTION     |
| L1         | 19.16' | N 66°19'26" W |
| L2         | 20.72' | S 66°19'26" E |
| L3         | 48.84' | S 22°40'22" W |
| L4         | 50.59' | N 22°41'25" E |
| L5         | 21.81' | N 22°42'07" E |
| L6         | 39.46' | S 48°29'36" W |
| L7         | 22.76' | N 22°09'46" E |
| L8         | 6.52'  | N 67°50'09" W |
| L9         | 8.24'  | S 22°40'54" W |
| L10        | 6.00'  | N 67°19'06" W |
| L11        | 64.17' | N 67°50'06" W |
| L12        | 68.33' | N 33°03'39" W |

| CURVE TABLE |         |         |            |
|-------------|---------|---------|------------|
| CURVE       | LENGTH  | RADIUS  | DELTA      |
| C1          | 22.23'  | 14.00'  | 90°59'40"  |
| C2          | 31.07'  | 20.00'  | 89°00'20"  |
| C3          | 31.94'  | 20.00'  | 91°30'43"  |
| C4          | 21.62'  | 14.00'  | 88°29'17"  |
| C5          | 10.41'  | 14.00'  | 42°36'56"  |
| C6          | 102.26' | 56.00'  | 104°37'33" |
| C7          | 131.64' | 56.00'  | 134°40'58" |
| C8          | 39.05'  | 56.00'  | 39°57'20"  |
| C9          | 13.84'  | 14.00'  | 56°39'02"  |
| C10         | 6.34'   | 85.95'  | 4°13'41"   |
| C11         | 10.30'  | 85.95'  | 6°51'57"   |
| C12         | 17.10'  | 16.71'  | 58°39'09"  |
| C13         | 27.25'  | 20.00'  | 78°03'08"  |
| C14         | 52.11'  | 125.00' | 23°53'16"  |
| C15         | 32.00'  | 20.00'  | 91°40'21"  |
| C16         | 10.60'  | 604.57' | 1°00'16"   |
| C17         | 41.74'  | 599.90' | 3°59'10"   |
| C18         | 46.59'  | 599.80' | 4°27'02"   |
| C19         | 46.71'  | 600.04' | 4°27'37"   |

**ROSENBERG ASSOCIATES**  
CIVIL ENGINEERS • LAND SURVEYORS  
352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790 PH (435) 673-8586 FX (435) 673-8397, WWW.RACIVIL.COM

SURVEY/FPLAT FILE NUMBER: 8961-22-006  
DATE: 01/18/2023  
C.G.A. DRAWN: B.E.A.  
SCALE: 1" = 60'  
CHECKED:

ENGINEER'S APPROVAL:  
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENGINEER  
SANTA CLARA CITY, UTAH

APPROVAL OF THE PLANNING COMMISSION:  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, THE PLANNING COMMISSION OF SANTA CLARA CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION, HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY SANTA CLARA CITY, UTAH.

CHAIRMAN OF THE PLANNING COMMISSION  
SANTA CLARA CITY, UTAH

CITY SURVEYORS CERTIFICATE:  
I THE SANTA CLARA CITY SURVEYOR, DO HEREBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CITY SURVEYOR  
SANTA CLARA CITY, UTAH

APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH:  
WE THE MAYOR AND CITY COUNCIL OF SANTA CLARA CITY, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED IN THE MINUTES OF IT MEETING OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

CITY RECORDER  
SANTA CLARA CITY, UTAH

MAYOR  
SANTA CLARA CITY, UTAH

APPROVAL AS TO FORM:  
APPROVED AS TO FORM, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

CITY ATTORNEY  
SANTA CLARA CITY, UTAH

TREASURER APPROVAL  
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED No. \_\_\_\_\_  
FEE: \_\_\_\_\_  
COUNTY RECORDER  
WASHINGTON COUNTY, UTAH