



Garden City Project Checklist

A complete application packet must be filed with the Garden City Town Clerk **by the due date listed on the "Procedure for Submittal Poster"** for the meeting when your project will be considered. Incomplete packets will not be accepted. Subdivisions, PUD/PRUD, and Condominium projects are required to follow the Subdivision/PUD/PRUD Process, an AEG pre-meeting before turning in this packet is encouraged.

INCOMPLETE APPLICATION PACKETS WILL NOT BE ACCEPTED.

PLEASE REFER TO ORDINANCES FOR A LIST OF REQUIRED DOCUMENTS TO BE INCLUDED WITH THE FOLLOWING PROJECT APPLICATIONS:

- ☐ **Subdivision Plat:** \$3,000 Deposit * 11E
 Preliminary Plat: \$500 per plat + \$10 per lot 11E-400
 Final Plat: \$500 per plat + \$10 per lot 11E-500
 Amended Plat: \$300 per plat
 Subdivision packets must include A, 20 of B, 4 of C, D, E, & F for each plat
- ☒ **Condominium Plat:** \$3,00 Deposit * Must follow Subdivision Ordinance, Chapter 11E and/or Planned Unit Development Ordinance, Chapter 11F and:
 Condominium Plat: \$500 per plat + \$10 per lot 11E-524
 Townhouse Plat: \$500 per plat + \$10 per lot 11E-525
 Condominium packets must include A, 15 of B, 4 of C, D, E, & F for each plat
- ☐ **Planned Unit Development or Planned Residential Development (PUD or PRUD):**
 \$3,000 Deposit * 11C-1950, 11F & 11 E
 Preliminary PUD Development Plan: \$1,000 11F-103
 Final Development Plan: \$1,000 11F-107
 PUD/PRUD packets must include A, 20 of B, 4 of C, D, E, & F for each plat
- ☐ **Readjustment of Lot Lines or Lot Splits:** \$250 11E-506
 Packets must include A, B, C, D, E, & F, Also, a deed for each lot
- ☐ **Vacation of Subdivision:** \$300 11E-523
 Packets must include A, 20 of B, 4 of C, D, E, & F
- ☐ **Conditional Use Permit:** \$300
 CUP packets must include A, 9 of B, D, E, & F
- ☐ **Variance:** \$250 11B-308
 Variance Packets must include A, B, D, E, & F
- ☐ **Annexation:** \$300 for first acre or less, \$20 per acre for each additional acre (Maximum of \$1,000) 11A-300
 Annexation packets must include A, 20 of B, 4 of C, D, E, & F

- ☐ **Zone Change:** \$300 for first acre or less, \$20 per acre for each additional acre
(Maximum of \$1,000) 11A-302
Zone Change packets must include A, 20 of B, 4 of C, D, E, & F
- ☐ **Encumbrance:** \$250
Encumbrance Packets must include A, B, D, E, & F
- ☐ **Un-Encumbrance:** \$250
Un-Encumbrance Packets must include A, B, D, E, & F
- ☐ **Appeal:** \$250
Appeal Packets must include A and a letter from the property owner outlining the reason for the appeal.
- ☐ **Extension of Time:**
Extension of Time Packets must include A, and a letter from the Developer explaining the reason for the extension request.
- ☐ **Other Land Use Permits:** \$50
Packets must include A, B, D, E, & F
- ☐ **Water Share Transfer:**
Water Share Transfer Packets must include A
- ☐ **AEG Meeting, (Affected Entity Group):** \$350 Deposit
Packets must include A, 10 of B

Note:

1. Fees are to cover costs of processing application. Applicants may be billed for additional costs.
2. Changes to land, lot lines, etc. may affect access to water connections.
3. The \$3,000 deposit is used to cover engineer costs, attorney costs, recording fees, etc. The balance will be refunded to the developer.

PACKET DOCUMENTATION REQUIREMENTS

- A. Completed Garden City "Application for Project Review" form.
- B. 11"x14' or 11"x17' plot plan showing lot dimensions and area, and the location, uses dimensions, and set backs of all existing and proposed buildings. Any right-of-ways or easements must be shown if applicable. **Provide 20 readable copies.**
- C. A "D" size (22" x 34") plot plan showing lot dimensions and area, and the location, uses, dimensions, and set backs of all existing and proposed buildings. When appropriate, include the same information for property from which a new lot is being created. Plot at appropriate scale (e.g. 1"=50' or 1"=100')
- D. A legal description and current ownership plat of the property.
- E. A current Title Report or Preliminary Title Report showing ownership. Must match legal description on plat.
- F. An electronic copy of plat.

Please review Garden City ordinances for requirements for each type of project. Garden City ordinances can be found at www.gardencityut.us.

Application for Project Review Garden City, Utah

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Conditional Use Permit
- ☒ Condominium/Townhouse
- ☐ Encumbrance
- ☐ Extension of Time
- ☐ Lot Split/Lot Line Adjustment
- ☐ Plat Amendment (Subdivision)
- ☐ PUD Development Plan
- ☐ PUD Phase Approval/Preliminary or Final
- ☐ PRUD Conceptual
- ☐ PRUD Phase Approval/Preliminary or Final
- ☐ Subdivision
- ☐ Vacation of Subdivision
- ☐ Variance
- ☐ Water Transfer
- ☐ Zone Change
- ☐ AEG Meeting, (Affected Entity Group)
- ☐ Other Land Use Permit _____

Ordinance Reference:

11A-301
 11B-400
 11C-500
 11E-524 or 11E-525

 Subdivision 11E-503/PUD or PRUD 11F-107-A-2
 11E-506

 11C-1950, 11E-100, and 11F-100
 11C-1950, 11E-100, and 11F-100
 11C-1950, 11E-100, and 11F-100
 11C-1950, 11E-100, and 11F-100
 11E-100
 11E-523
 11B-308
 13A-1300

Project Name: Harbor View llc Current Zone: _____ Proposed Zone: _____

Property Address: 951 harbor village east drive

Parcel # [REDACTED]

Contact Person: Rod Thompson Phone #: 435-757-6302

E-mail address: rod.ensighhomes@hotmail.com

Mailing Address: PO Box 6384 North Logan, UT 84341

Applicant (if different): SAME Phone #: SAME

Mailing Address: SAME

Property Owner of Record (if different): Harbor View Townhomes, llc Phone #: 435-757-6302

Mailing Address: PO Box 6384

Project Start date: COMPLETE Completion date: COMPLETE

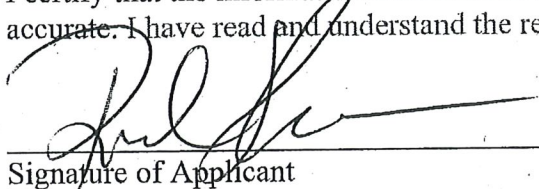
Describe the proposed project as it should be presented to the hearing body and in the public notices.

Changing 7 townhomes to 14 Condos

Lot Size in acres or square feet: _____ Number of dwellings or lots: 14

Non-residential building size: N/A

I certify that the information contained in this application and supporting materials is correct and accurate. I have read and understand the requirements and deadlines associated with this application.



Signature of Applicant

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. **Owner of Record MUST sign the application prior to submitting to Garden City.**



Signature of Owner of Record

Signature of Owner of Record

Signature of Owner of Record

Office Use Only

Date Received: 8/16/23

Fee: _____

By: SA

ALL WINDOWS TO BE DOUBLE PANE LOWE GRADE (ULEAFCTOR 0.32)
ALL EXTERIOR BASEMENT WALLS TO HAVE A MINIMUM OF R-15/19
ALL EXTERIOR MAIN FLOOR WALLS TO HAVE A MINIMUM OF R-20/24 OR 13+10
ALL FLOOR JOIST CAVITIES TO HAVE A MINIMUM OF R-30
ALL FLOOR ON GRADE AREAS TO HAVE 2" OF RIGID FOAM BOARD
INSULATION WITH A MINIMUM OF R-10, 4 FT. (GARAGES EXCLUDED)
ALL ATTIC SPACES TO HAVE A MINIMUM OF R-49



1. ALL CONSTRUCTION AND DETAILS SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE AND STATE AND LOCAL CODES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND PLACEMENT OF THE BUILDING ON THE SITE. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE ANY WORK PROCEEDS.
3. GAS/PYROPLANE FORCED AIR FURNACE SHALL BE INSTALLED TO SUPPLY GENERAL CONTRACTOR WITH COMPLETE SHOP DRAWINGS AND SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AND WARM AIR DUCTS AND COLD AIR RETURN SHOWN FOR EACH ROOM.
4. ALL DIMENSIONS SHALL BE AS PER REFERENCE PLANS ARE TO BE AS PER REFERENCE PLANS OR COMPATIBLE. FLOOR DEFLECTION MUST BE LIMITED TO 1/360 OF SPAN.
5. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR THE FOLLOWING:
 - a. 5/8" TYPE "Y" SHEET ROCK AT GARAGE WALLS CEILING AND BEARING WALLS.
 - b. 5/8" TYPE "Y" SHEET ROCK AT INSULATE HOUSE WALLS.
6. WIRE FOR TELEPHONE AND TELEVISION SHALL BE INSTALLED IN CONDUIT TO COORDINATE LOCATIONS WITH OWNER.
7. ALL ELECTRICAL PARTS SHOWN ARE FOR INFORMATION ONLY. CHECK WITH OWNER FOR EXACT LOCATION.
8. CONTRACTOR SHALL VERIFY ALL BEAM AND JOIST LOCATIONS.
9. GENERAL CONTRACTOR TO VERIFY WITH OWNER ON ALL EXTERIOR DOOR AND WINDOW LOCATIONS.
10. CONTRACTOR SHALL VERIFY WITH THE STARTERS OF ANY FINISHING.

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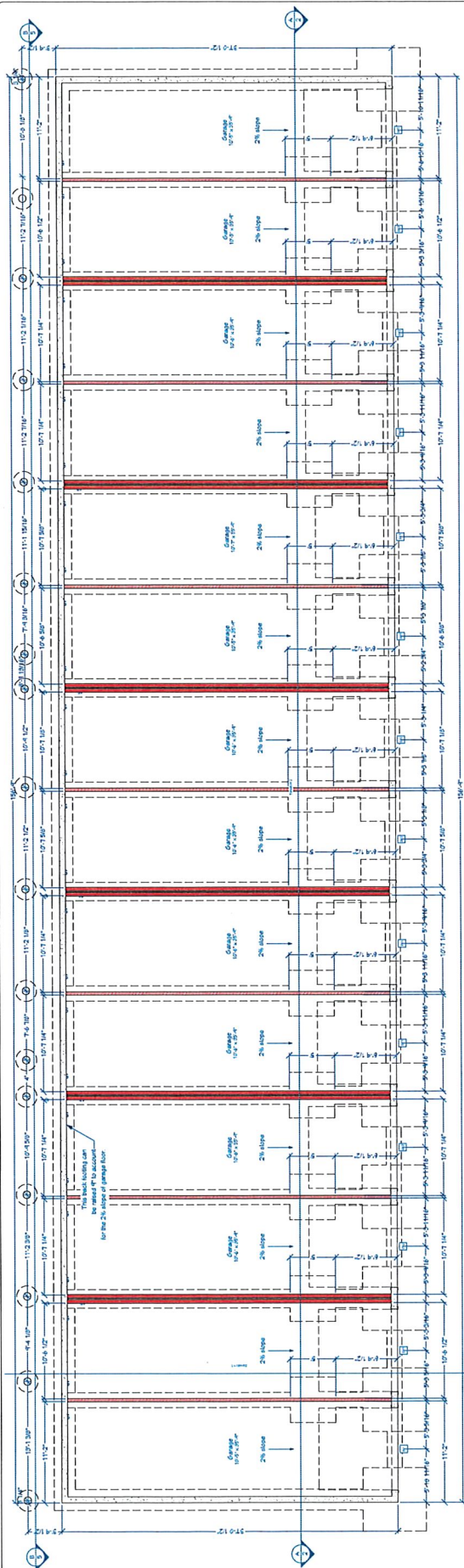
	8" CONCRETE STEM WALL
	INTERIOR 6"
	INTERIOR 4"
	INTERIOR 4 BEARING WALL
	INTERIOR 4 SHUTT WALL (2 HR)
	SIDING 6"
	INTERIOR 4 SHUTT WALL (2 HR) 1/2 CONCRETE STEM WALL
	INTERIOR 4 FIRE WALL 8" CONCRETE STEM WALL

1. COVER PAGE
2. FOUNDATION PLAN & BUILDING SECTION
3. MAIN FLOOR PLAN & WEST ELEVATION
4. 2ND FLOOR PLAN & EAST ELEVATION
5. NORTH, SOUTH ELEVATIONS & BUILDING SECTION/STAIRS
6. BUILDING SECTION
7. ELECTRICAL PLAN
8. ROOF PLANES & SCHEDULES
9. SHAFT WALL DETAILS
S0.1 STRUCTURAL SPECIFICATIONS / STRUCTURAL DETAILS
S1.0 FOOTING / FOUNDATION PLAN
S1.1 STRUCTURAL DETAILS
S1.2 STRUCTURAL DETAILS
S2.0 1ST FLOOR FRAMING PLAN
S2.1 2ND FLOOR FRAMING PLAN
S2.2 STRUCTURAL DETAILS
S2.3 STRUCTURAL DETAILS
S3.0 ROOF FRAMING PLAN
S3.1 STRUCTURAL DETAILS
S4.0 SHEAR WALL PLAN

DO NOT SCALE 11"X17" PRINTS
THEY ARE NOT TO SCALE

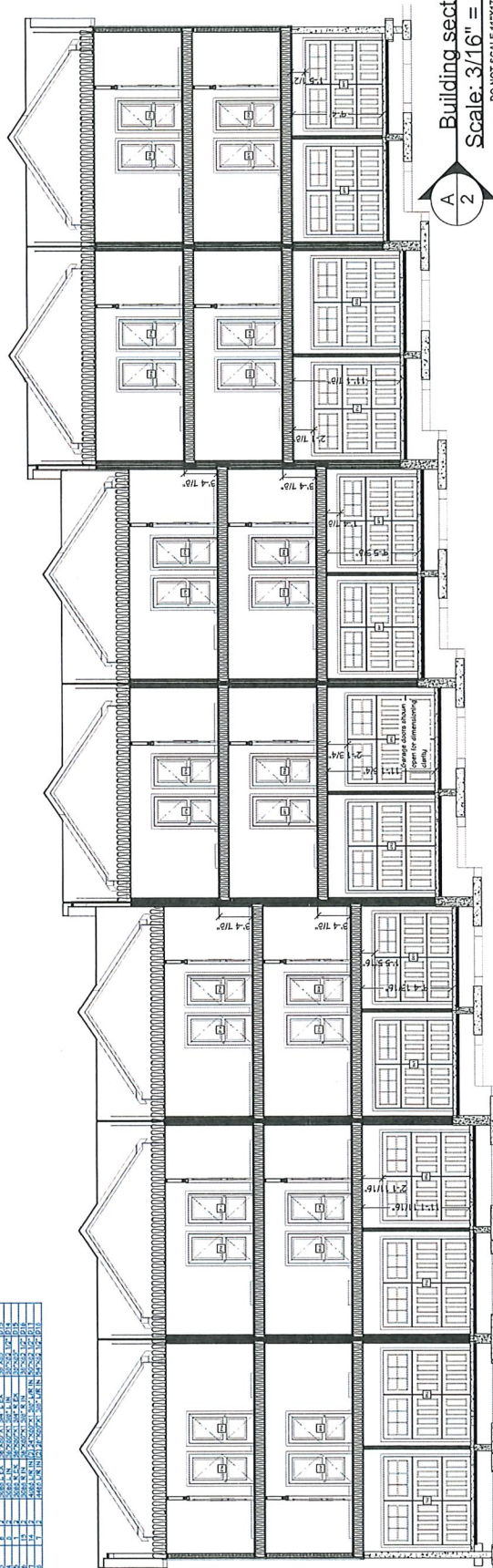
Building section
Scale: 3/16" = 1'

DO NOT SCALE 11"X17" PRINTS
THEY ARE NOT TO SCALE



Foundation plan
Scale: 3/16" = 1'

DATE	NUMBER	PLANT	WATER ANALYSTS	ANALYSTS
10/1	1	1	1	1
10/2	2	1	1	2
10/3	3	1	1	3
10/4	4	1	1	4
10/5	5	1	1	5
10/6	6	1	1	6
10/7	7	1	1	7
10/8	8	1	1	8
10/9	9	1	1	9
10/10	10	1	1	10

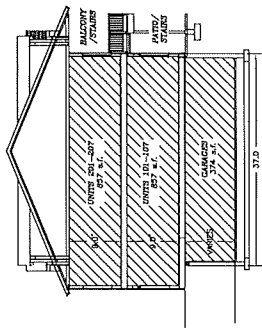
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PROJECT TITLE: HARBOR VIEW CONDOMINIUMS
 PART OF THE NORTHEAST QUARTER OF SECTION 17
 OF EAST 34TH LANE BASELINE & WESTERN
 GRADEN CITY, UTAH
 PLANNED FILE

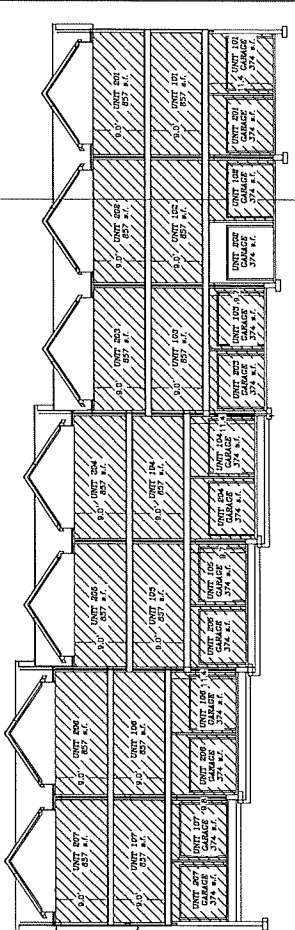
ALLIANCE CONSULTING
 ENGINEERS
 150 EAST 200 NORTH SUITE P
 (435) 752-1121
 (435) 752-1120
 (435) 752-1120
 8000 PARK BLVD
 NORTH LOAN, UTAH 84141
 GARDEN CITY, UTAH 84141
 01/20/2010

CROSS SECTION
 SCALE: 1"=10'
 1"=10'

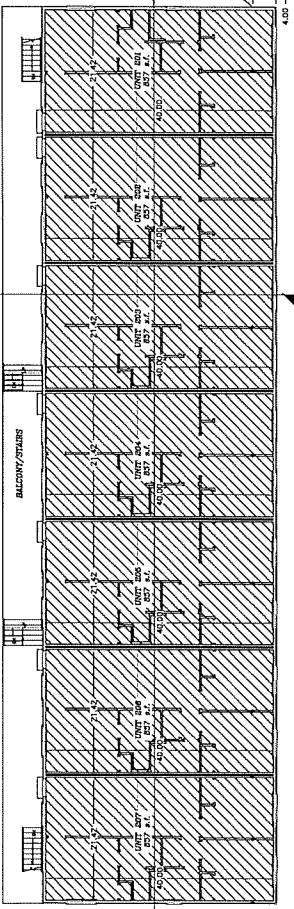
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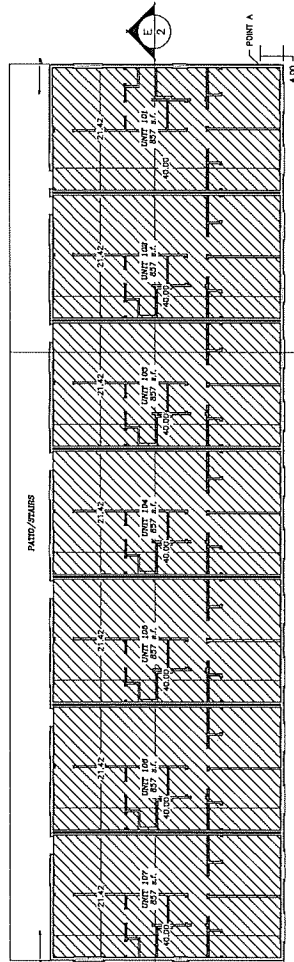
CROSS SECTION
 SCALE: 1"=10'
 1"=10'



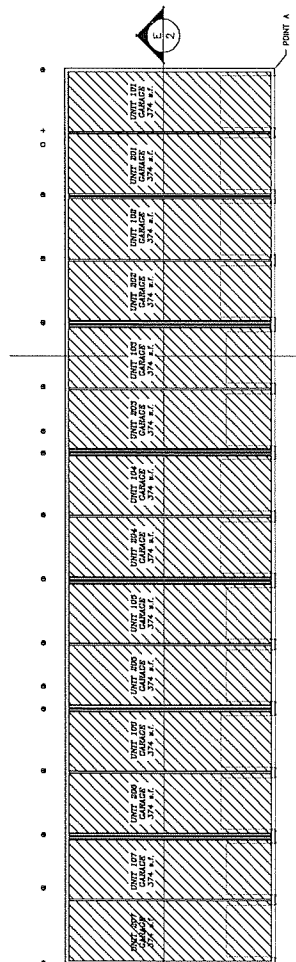
CROSS SECTION
 SCALE: 1"=10'
 1"=10'



2nd FLOOR LEVEL (CONDO B)
 SCALE: 1"=10'
 1"=10'



1st FLOOR LEVEL
 SCALE: 1"=10'
 1"=10'



GARAGE FLOOR LEVEL
 SCALE: 1"=10'
 1"=10'

LEGEND

