

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: OSO BLU LLC Current Zone: _____ Proposed Zone: _____

Property Address: 786 S Spruce Drive

Parcel # 41-29-000-0017

Contact Person: Melissa Spuhler Phone #: 435-730-6559

E-mail address: melissaspuhler@msn.com

Mailing Address: PO Box 555

Applicant (if different): OSO BLU LLC Phone #: same

Mailing Address: same

Property Owner of Record (if different): John Spuhler Phone #: 435-232-0553

Mailing Address: same

Project Start date: 6/2023 Completion date: ?

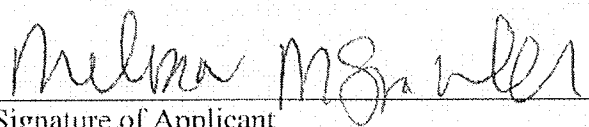
Describe the proposed project as it should be presented to the hearing body and in the public notices.

adding a small blue house (640 square feet) for living

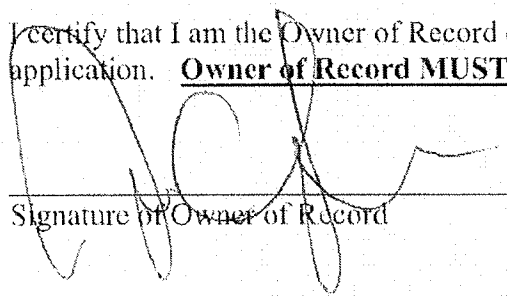
Lot Size in acres or square feet: 11 acres Number of dwellings or lots: 6

Non-residential building size: _____

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.**

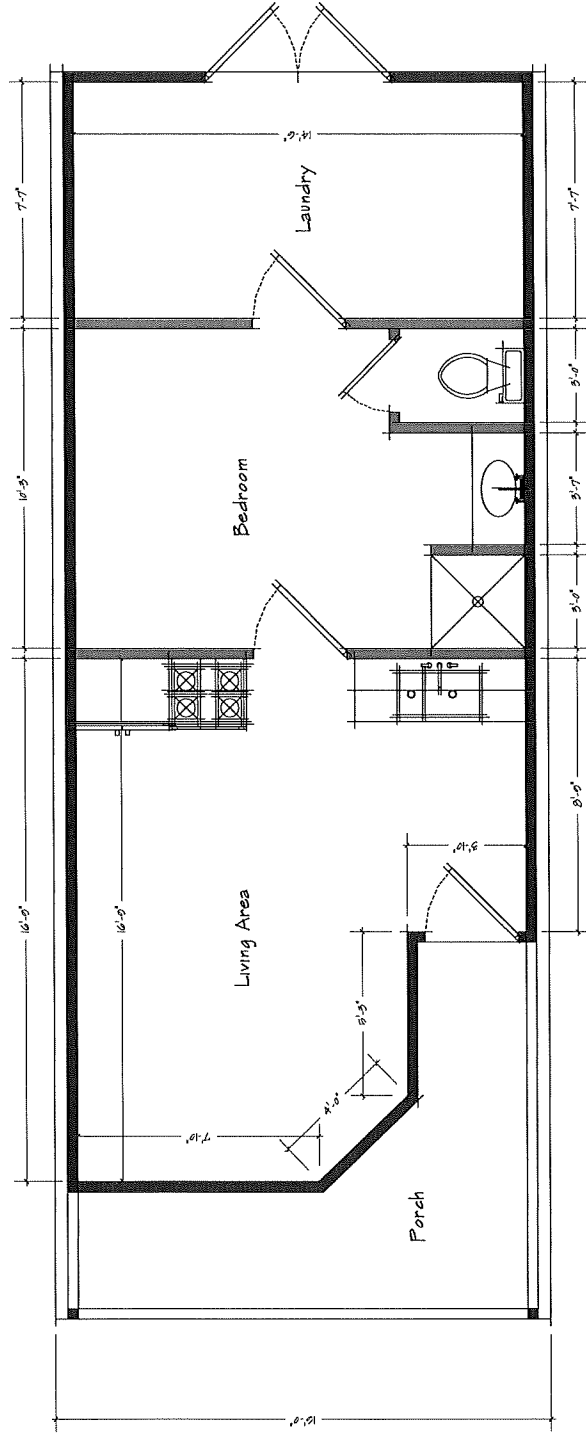

Signature of Owner of Record

Signature of Owner of Record

Signature of Owner of Record

Office Use Only	
Date Received:	<u>10/24/23</u>
Fee:	<u>\$ 300.00</u>
By:	<u>SA</u>

FLOOR PLAN A
SCALE: 1/4" = 1'



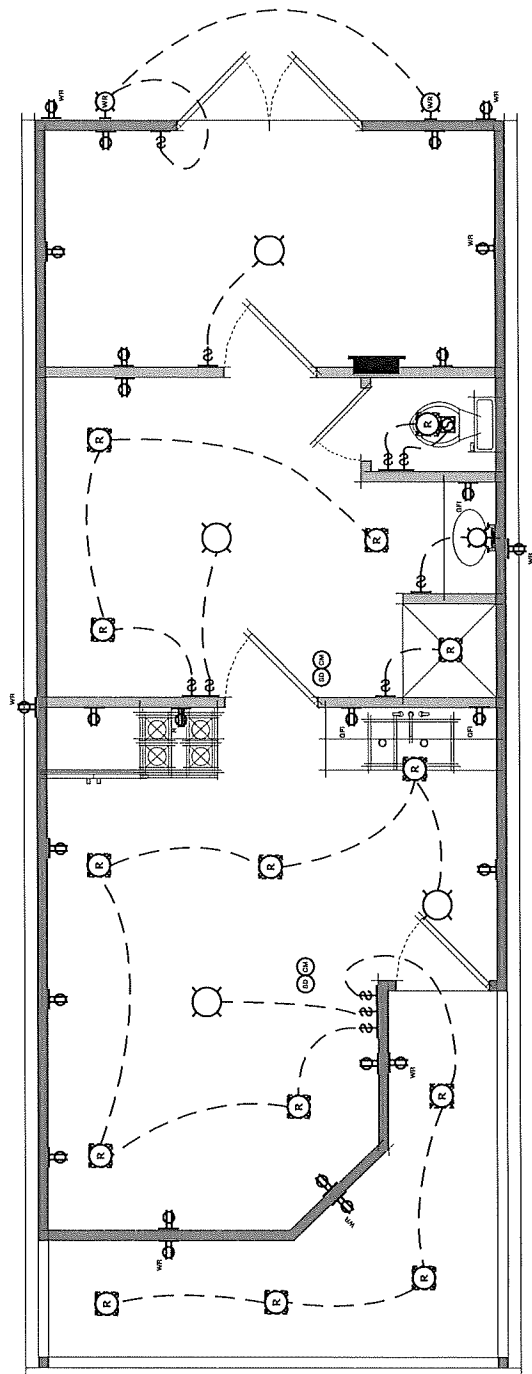


SITE PLAN A
SCALE: 1" = 30'



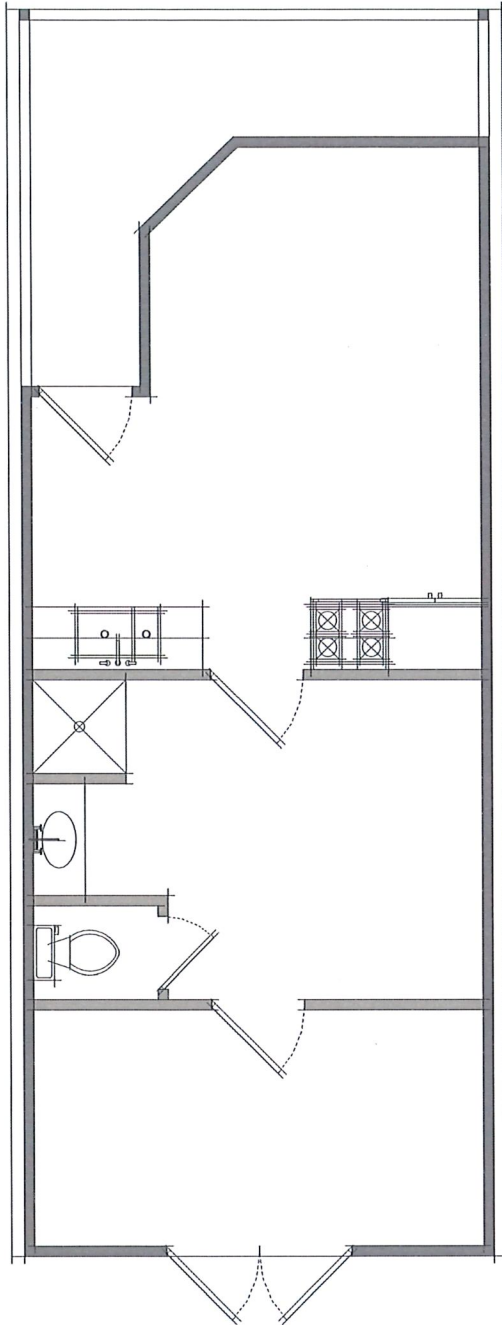
Note: Lot and site dimensions are approximate. OFFICIAL SURVEY HAS NOT BEEN PROVIDED.

ELECTRICAL PLAN A
SCALE: 1/4" = 1'



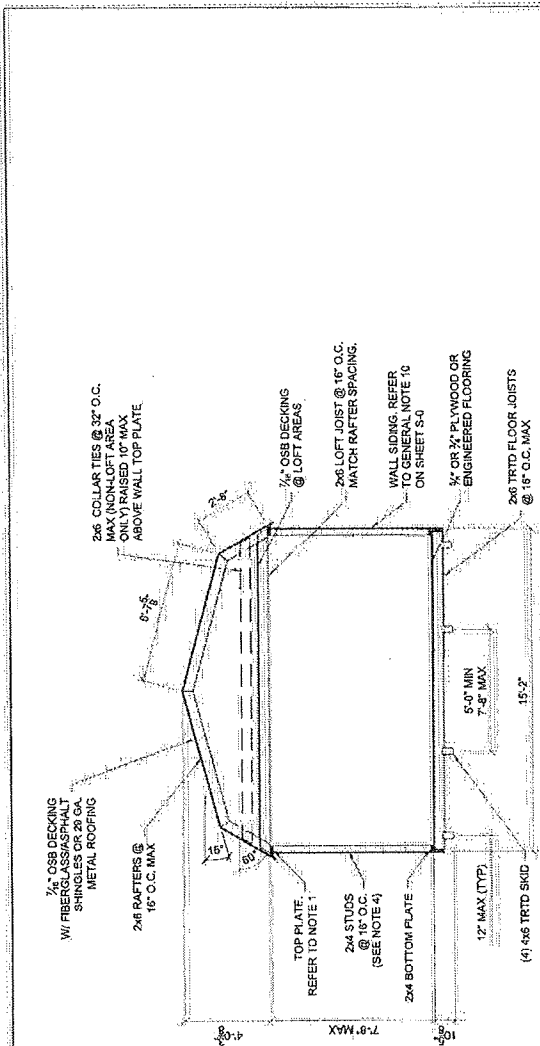
LEGEND	
1	Single Pole Switch
2	High Mounted Light Fixture
3	3-Way Switch
4	4-Way Switch
5	Double Receptacle
6	GFI Duplex Receptacle
7	Weather Resistant Receptacle
8	Range Outlet
9	Dryer Outlet
10	High Mounted Light Fixture
11	Weather Resistant Light Fixture
12	Breaker Box
13	Smoke Detector
14	Custom Monoxide Detector

PLEASE NOTE: This electrical diagram is a conceptual drawing. Subject to contract terms and conditions, the contractor shall be responsible for verifying the accuracy of the information provided herein.



PLUMBER TO PROVIDE DETAILS
DRAWN ON THIS PLAN SHEET

NOTES:
 1. Smith Engineering Services, LLC is not responsible for the design of any structure that is not designed in accordance with the applicable building codes. The responsibility for the design of any structure that is not designed in accordance with the applicable building codes rests with the client.



BUILDING SECTION

LOFTED BARN--UTAH--SNOW=60PSF--IBC 2018

PROJECT NO: 06-01-2021
 DATE: 06-01-2021
 DRAWN BY: KEN
 CHECKED BY: KEN
 REVISION:

SHEET NUMBER
S-32-LB
 SCALE: 1/8" = 1'-0"

OLD HICKORY SHEDS

PROFESSIONAL ENGINEER
 KEVIN NOLAN
 STATE OF UTAH

SMITH ENGINEERING SERVICES, LLC
 ENGINEERING SOLUTIONS WITH REAL LIFE APPLICATIONS
 102 GRANITE DR. • EVANSTON, UT • 82930 • (307)679-0898 •
 MIKE@SMITHTHINGSERVICES.COM

SCALE REFERENCE

PROFESSIONAL ENGINEER
 DAVID 08/05/2023
 STATE OF UTAH

SMITH ENGINEERING SERVICES, LLC

PRELIM: 2307.02	FILE: Vertical
DATE: 08/05/2022	ENGINEER: MDS DESIGNED: MDS
	DRAWN: MDS CHECKED: M/A
REVISIONS: ALL REVISIONS SHALL BE MADE TO THE ORIGINAL DRAWING AND THE REVISIONS SHALL BE INDICATED BY A CIRCLE WITH A NUMBER AND A LETTER. THE REVISIONS SHALL BE MADE TO THE ORIGINAL DRAWING AND THE REVISIONS SHALL BE INDICATED BY A CIRCLE WITH A NUMBER AND A LETTER.	
REDRAWN FROM	NO REV

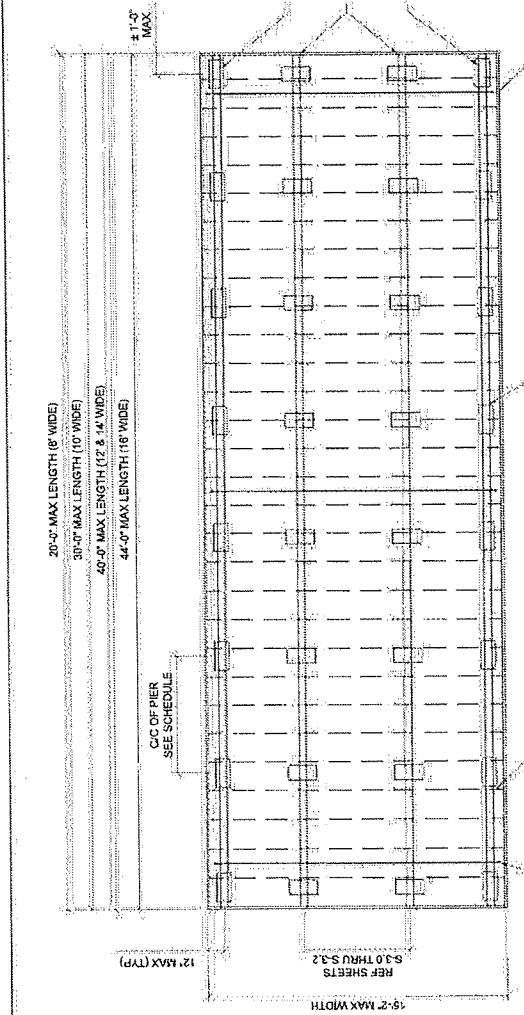
Spuhler Tiny House
 Garden City, UT
 Sheet 2 Elevation View
 Melissa Spuhler

SCALE: Noted	REV: 2/4
2307.02_1	0

GENERAL NOTES:
 1. ALL FRAMING QUALITIES AND ASSUMER TO BE AS SHOWN UNLESS OTHERWISE NOTED.
 2. ALL FRAMING SHALL BE 1/2" OSB DECKING.
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NOTES:
 1. Smith Engineering Services, LLC is providing this design for the information of the client. It is not intended for construction without the approval of the local building department. The client is responsible for obtaining all necessary permits and approvals for construction.

PIER SPACING SCHEDULE	
BLDG WIDTH	MAX SPACING
UP TO 14'-0"	8'-0"
14'-0" TO 18'-0"	8'-0"
18'-0" TO 24'-0"	8'-0"
24'-0" TO 30'-0"	8'-0"
30'-0" TO 36'-0"	8'-0"
36'-0" TO 42'-0"	8'-0"
42'-0" TO 48'-0"	8'-0"
48'-0" TO 54'-0"	8'-0"
54'-0" TO 60'-0"	8'-0"
60'-0" TO 66'-0"	8'-0"
66'-0" TO 72'-0"	8'-0"
72'-0" TO 78'-0"	8'-0"
78'-0" TO 84'-0"	8'-0"
84'-0" TO 90'-0"	8'-0"
90'-0" TO 96'-0"	8'-0"
96'-0" TO 102'-0"	8'-0"
102'-0" TO 108'-0"	8'-0"
108'-0" TO 114'-0"	8'-0"
114'-0" TO 120'-0"	8'-0"
120'-0" TO 126'-0"	8'-0"
126'-0" TO 132'-0"	8'-0"
132'-0" TO 138'-0"	8'-0"
138'-0" TO 144'-0"	8'-0"
144'-0" TO 150'-0"	8'-0"
150'-0" TO 156'-0"	8'-0"
156'-0" TO 162'-0"	8'-0"
162'-0" TO 168'-0"	8'-0"
168'-0" TO 174'-0"	8'-0"
174'-0" TO 180'-0"	8'-0"
180'-0" TO 186'-0"	8'-0"
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204'-0" TO 210'-0"	8'-0"
210'-0" TO 216'-0"	8'-0"
216'-0" TO 222'-0"	8'-0"
222'-0" TO 228'-0"	8'-0"
228'-0" TO 234'-0"	8'-0"
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276'-0" TO 282'-0"	8'-0"
282'-0" TO 288'-0"	8'-0"
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306'-0" TO 312'-0"	8'-0"
312'-0" TO 318'-0"	8'-0"
318'-0" TO 324'-0"	8'-0"
324'-0" TO 330'-0"	8'-0"
330'-0" TO 336'-0"	8'-0"
336'-0" TO 342'-0"	8'-0"
342'-0" TO 348'-0"	8'-0"
348'-0" TO 354'-0"	8'-0"
354'-0" TO 360'-0"	8'-0"
360'-0" TO 366'-0"	8'-0"
366'-0" TO 372'-0"	8'-0"
372'-0" TO 378'-0"	8'-0"
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414'-0" TO 420'-0"	8'-0"
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618'-0" TO 624'-0"	8'-0"
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630'-0" TO 636'-0"	8'-0"
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678'-0" TO 684'-0"	8'-0"
684'-0" TO 690'-0"	8'-0"
690'-0" TO 696'-0"	8'-0"
696'-0" TO 702'-0"	8'-0"
702'-0" TO 708'-0"	8'-0"
708'-0" TO 714'-0"	8'-0"
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720'-0" TO 726'-0"	8'-0"
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1146'-0" TO 1152'-0"	8'-0"
1152'-0" TO 1158'-0"	8'-0"
1158'-0" TO 1164'-0"	8'-0"
1164'-0" TO 1170'-0"	8'-0"
1170'-0" TO 1176'-0"	8'-0"
1176'-0" TO 1182'-0"	8'-0"
1182'-0" TO 1188'-0"	8'-0"
1188'-0" TO 1194'-0"	8'-0"
1194'-0" TO 1200'-0"	8'-0"



PROVIDE PIERS AS REQUIRED FOR SITES THAT ARE NOT LEVEL. REFER TO SHEET S-01 FOR PIER REQUIREMENTS.

FLOOR JOISTS. REFER TO SHEETS S-30 THRU S-32 FOR SIZE & SPACING.

RIM JOIST (TYP)

TRTD 4x6 OUTSIDE SKID (NOT REQD FOR 8' & 10' WIDE BUILDINGS)

TRTD 4x6 INSIDE SKIDS

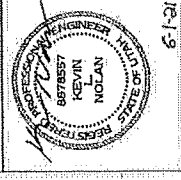
TRTD 4x6 OUTSIDE SKID (NOT REQD FOR 8' & 10' WIDE BUILDINGS)

LOFTED BARN--UTAH--SNOW=60PSF--IBC 2018

PROJECT NO. 05-01-2021
 DATE: 05-01-2021
 DRAWN BY: KLN
 CHECKED BY: KLN
 REVISION:



SHEET NUMBER
S-1-B
 SCALE: NOT TO SCALE



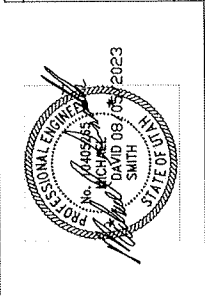
Smith Engineering Services, LLC
 ENGINEERING SOLUTIONS WITH REAL LIFE APPLICATIONS
 102 GRANITE DR. • EVANSTON, WY • 82930 • (307) 679-0888 •
 MIKE@SMITHEINGERSERVICES.COM

PROJ. NO. 2307.02
 PCH - Vertical
 DATE: 09/25/2022
 ENGINEER: MDS
 DESIGNED: M/A
 DRAWN: M/A
 CHECKED: N/A
 PROJECT NO. 2307.02
 SHEET NO. S-1-B
 SHEET TITLE: FLOOR FRAMING PLAN
 SHEET DATE: 09/25/2022
 SHEET SCALE: NOT TO SCALE

REDRAWN FROM
 SHEET S-1-A

SMITH ENGINEERING SERVICES, LLC
 GARDEN CITY, UT
 SHEET 1 PLAN VIEW
 MELISSA SPUHLER

SCALE REFERENCE
 1" = 1'-0"



NOTED
 SCALE: NOTED
 SHEET: 1/4
 REV: 0

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

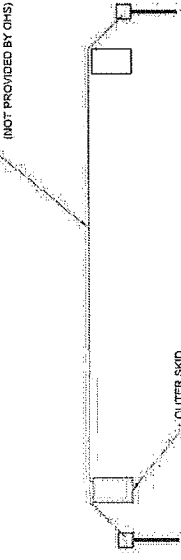
1 2 3 4 5 6 7 8

SMITH ENGINEERING SERVICES, LLC
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 DENVER, COLORADO 80202
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UPLIFT ANCHORAGE SCHEDULE

BLDG LENGTH	8" WIDE BLDGS		10" WIDE BLDGS		12" WIDE BLDGS		14" WIDE BLDGS		16" WIDE BLDGS	
	NUMBER OF TIE-DOWNS	REC'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REC'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REC'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REC'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REC'D ANCHOR CAPACITY
8'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
10'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
12'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
14'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
16'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
18'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
20'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
22'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
24'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
26'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
28'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
30'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
32'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
34'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
36'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
38'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
40'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
42'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
44'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
46'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
48'-0"	3	300#	3	300#	3	300#	3	300#	3	300#
50'-0"	3	300#	3	300#	3	300#	3	300#	3	300#

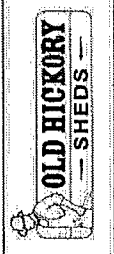
BUILDING TIE-DOWN W/ 2 ANCHORS (NOT PROVIDED BY GHS)



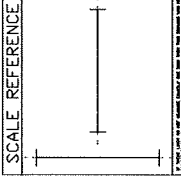
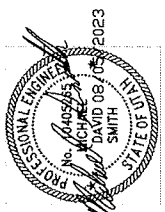
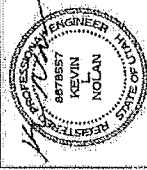
- NOTES:
 1) ANCHORS AND ANCHORS ARE TO BE SUPPLIED AND INSTALLED BY THE CUSTOMER. OLD HICKORY SHEETS IS NOT RESPONSIBLE FOR THE TIE-DOWN SYSTEM. REFER TO NOTE SHEET S-4.
 2) THE SCHEDULE INDICATES THE RECOMMENDED NUMBER OF BUILDING TIE-DOWNS TO BE INSTALLED BY THE CUSTOMER. EACH TIE-DOWN SYSTEM SHALL HAVE AN ANCHOR AT EACH END. EACH TIE-DOWN COMPONENT IS TO BE RATED FOR AT LEAST THE CAPACITY SHOWN IN THE SCHEDULE.
 3) AT A MINIMUM, PROVIDE A TIE-DOWN NEAR EACH END OF THE BUILDING. REMAINING TIE-DOWNS (IF REQUIRED) SHOULD BE EVENLY SPACED ALONG THE ENTIRE LENGTH OF BUILDING.

LOFTED BARN--UTAH--SNOW=60PSF--IBC 2018

PROJECT NO: _____
 DATE: 06-01-2021
 DRAWN BY: KLN
 CHECKED BY: KLN
 REVISION: _____



SHEET NUMBER
S-2-LB
 SCALE: NONE



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 ENGINEERING SOLUTIONS WITH REAL LIFE APPLICATIONS
 102 GRANITE DR. • EVANSTON, WY • 82930 • 307.767.0888 •
 MIKES@SMITHENGINEERSERVICES.COM

PROJECT: 2307.02
 PD: V. Verbal
 DATE: 06/05/2022
 ENGINEER: PDS | DESIGNED: MJS
 DRAWN: PDS | CHECKED: N/A
 PROJECT: 2307.02
 1200 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 WWW.SMESHS.COM
 (303) 733-8888
 (303) 733-8889

Spuhler Tiny House
 Garden City, UT
 Sheet 3 Tie Down
 Melissa Spuhler

SCALE: Noted
 SHEET: 3/4
 REV: 0