



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. Subdivisions, PUD/PRUD, and Condominium projects are required to follow the Subdivision/PUD/PRUD Process, which also requires an AEG pre-meeting before turning in this packet.

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
 Subdivision packets must include A, 20 of B, 4 of C, D, E, & F for each plat
- Condominium Plat:** \$3,000 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, 20 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 & 11E
 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): \$500 Deposit**
Packets must include A, 10 of B

* The \$3,000 deposit is used to cover engineer costs, attorney costs, recording fees, etc. The balance will be refunded to 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 hard copies.**
- C. A AD@ 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):	Ordinance Reference:
<input type="checkbox"/> Annexation	11A-301
<input type="checkbox"/> Appeal	11B-400
<input type="checkbox"/> Conditional Use Permit	11C-500
<input type="checkbox"/> Condominium/Townhouse	11E-524 or 11E-525
<input type="checkbox"/> Encumbrance	
<input type="checkbox"/> Extension of Time	Subdivision 11E-503/PUD or PRUD 11F-107-A-2
<input checked="" type="checkbox"/> Lot Split/Lot Line Adjustment	11E-506
<input type="checkbox"/> PUD Conceptual	11C-1950, 11E-100, and 11F-100
<input type="checkbox"/> PUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
<input type="checkbox"/> PRUD Conceptual	11C-1950, 11E-100, and 11F-100
<input type="checkbox"/> PRUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
<input type="checkbox"/> Subdivision	11E-100
<input type="checkbox"/> Vacation of Subdivision	11E-523
<input type="checkbox"/> Variance	11B-308
<input type="checkbox"/> Water Transfer	13A-1300
<input type="checkbox"/> Zone Change	
<input type="checkbox"/> AEG Meeting, (Affected Entity Group):	
<input type="checkbox"/> Other Land Use Permit _____	

Project Name: Stocking Lot Line Adjustment Current Zone: RR Proposed Zone: _____

Property Address: 30 W Tamarind Way

Parcel # 41 - 33 - 070 - 0055

Contact Person: Chuck Stocking *Charles L. Ginger R.* Phone #: 435-760-2327

E-mail address: chuck@bearlakecomputers.com

Mailing Address: PO Box 381, Garden City, Ut. 84028

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): _____ Phone #: _____

Mailing Address: _____

Project Start date: _____ Completion date: _____

Describe the proposed project as it should be presented to the hearing body and in the public notices.
Just want to adjust the lot line between lots 55 & 57 to give more land to Lot 55.

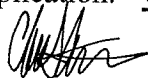
Lot Size in acres or square feet: .951 acres Number of dwellings or lots: _____

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.**



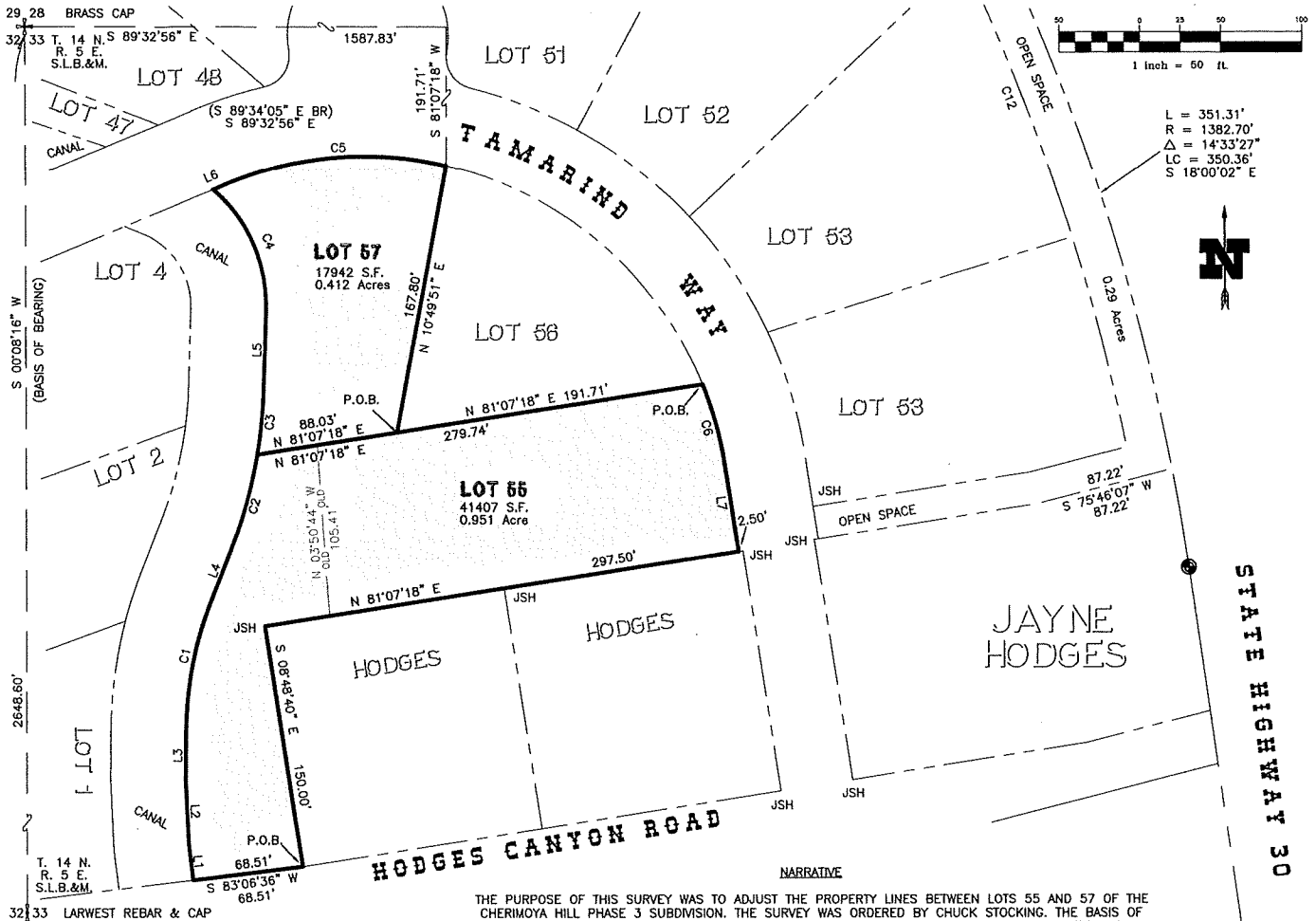
Signature of Owner of Record

Signature of Owner of Record

Email Form

Signature of Owner of Record

Office Use Only
Date Received: _____
Fee: <u>250⁰⁰</u>
By: _____



NARRATIVE
 THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE PROPERTY LINES BETWEEN LOTS 55 AND 57 OF THE CHERIMOYA HILL PHASE 3 SUBDIVISION. THE SURVEY WAS ORDERED BY CHUCK STOCKING. THE BASIS OF BEARING IS AS SHOWN HEREON AND IS PER THE RECORDED PLAT. THE LOTS WERE ADJUSTED PER INSTRUCTIONS FROM MR. STOCKING.

LOT 55 NEW LEGAL DESCRIPTION

A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 55 OF THE CHERIMOYA HILL, PHASE 3 SUBDIVISION, SAID POINT BEING A POINT ON A CURVE, OF WHICH THE RADIUS POINT BEARS SOUTH 68°04'13" WEST 225.15 FEET; AND RUNNING THENCE SOUTHERLY 51.55 FEET ALONG THE ARC OF A 225.15 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°07'07" AND A LONG CHORD THAT BEARS SOUTH 15°22'13" EAST 51.44 FEET; THENCE SOUTH 08°48'40" EAST 53.89 FEET; THENCE SOUTH 81°07'18" WEST 297.50 FEET; THENCE SOUTH 08°48'40" EAST 150.00 FEET; THENCE SOUTH 83°06'36" WEST 68.51 FEET; THENCE NORTH 06°53'24" WEST 22.44 FEET; THENCE NORTH 02°43'52" WEST 39.62 FEET; THENCE NORTH 00°44'25" EAST 30.14 FEET; THENCE NORTHERLY 84.77 FEET ALONG THE ARC OF A 229.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°09'47" AND A LONG CHORD THAT BEARS NORTH 11°19'18" EAST 84.29 FEET; THENCE NORTH 21°54'11" EAST 31.46 FEET; THENCE NORTHERLY 60.64 FEET ALONG THE ARC OF A 290.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°57'35" AND A LONG CHORD THAT BEARS NORTH 15°55'24" EAST 60.53 FEET; THENCE NORTH 81°07'18" EAST 279.74 FEET TO THE POINT OF BEGINNING. CONTAINING 41,407 SQUARE FEET OR 0.951 ACRE.

LOT 57 NEW LEGAL DESCRIPTION

A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 57 OF THE CHERIMOYA HILL, PHASE 3 SUBDIVISION AND RUNNING THENCE NORTH 10°49'51" EAST 167.796 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE, OF WHICH THE RADIUS POINT BEARS SOUTH 13°05'06" WEST 225.151 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 144.09 FEET WITH A RADIUS OF 225.15 FEET, THROUGH A CENTRAL ANGLE OF 36°39'59" AND LONG CHORD BEARING SOUTH 84°45'06" WEST 141.64 FEET; THENCE SOUTH 67°46'14" WEST 4.49 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE, OF WHICH THE RADIUS POINT BEARS SOUTH 40°39'45" WEST 93.81 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 84.11 FEET WITH A RADIUS OF 93.81 FEET, THROUGH A CENTRAL ANGLE OF 51°22'03" AND LONG CHORD BEARING SOUTH 23°39'14" EAST 81.32 FEET; THENCE SOUTH 02°01'47" WEST 49.41 FEET TO THE POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 40.12 FEET WITH A RADIUS OF 290.50 FEET, THROUGH A CENTRAL ANGLE OF 07°54'49" AND LONG CHORD BEARING SOUTH 05°59'12" WEST 40.09 FEET; THENCE NORTH 81°07'18" EAST 88.028 FEET TO THE POINT OF BEGINNING. CONTAINING 17,942 SQUARE FEET OR 0.412 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, Jeff S. Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 325023 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.



LINE	LENGTH	BEARING
L1	22.44'	N 06°53'24" W
L2	39.62'	N 02°43'52" W
L3	30.14'	N 00°44'25" E
L4	31.46'	N 21°54'11" E
L5	49.41'	S 02°01'47" W
L6	4.49'	S 67°46'14" W
L7	53.89'	S 08°48'40" E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	84.77'	229.50'	21°09'47"	84.29'	N 11°19'18" E
C2	60.64'	290.50'	11°57'35"	60.53'	N 15°55'24" E
C3	40.12'	290.50'	7°54'49"	40.09'	S 5°59'12" E
C4	84.11'	93.81'	51°22'03"	81.32'	S 23°39'14" E
C5	144.09'	225.15'	36°59'59"	141.64'	S 84°45'06" W

PROPERTY SURVEYS
 SUBDIVISIONS
 TOPOGRAPHIC SURVEYS
 MAPPING
 SITE PLANNING
 CONSTRUCTION STAKING
 WETLAND DELINEATIONS
 CIVIL & ARCHITECTURAL
 DRAFTING

JSH
SURVEYING & DRAFTING INC.
 P.O. BOX 300 • WELLSVILLE, UTAH 84339
 (435) 245-9090 • FAX (435) 245-9669 • TOLL FREE 1-888-420-0288

LOT LINE ADJUSTMENT
SURVEY FOR
CHUCK STOCKING

DATE: 3/07/22
 DRAWN BY: JSH
 JOB NUMBER: 22-022
 SCALE: 1" = 50'
 SECTION: NW/4 OF SECT. 33
 TOWNSHIP: 14 N RANGE: 5 E
 OF THE SALT LAKE BASE & MERIDIAN