



From Lot 100

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:** \$3,000 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, 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)

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

☐ Other Land Use Permit _____

Project Name: Paul Cracroft Current Zone: _____ Proposed Zone: _____

Property Address: 1079 Lakeview Drive

Parcel # 41-30-01-100

Contact Person: Paul Cracroft Phone #: 435-757-1169

E-mail address: pjc@sgi.biz

Mailing Address: 282 N. 1430 E Logan, UT 84321

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

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

Mailing Address: _____

Project Start date: 7/1/2024 Completion date: _____

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

1135 square feet to be transferred from
Lot 101 to Lot 100

Lot Size in acres or square feet: .816 Number of dwellings or lots: 1 cabin

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.

Paul J. Peacock
Signature of Applicant

Lot 100 Owner
1079 Lakeview Drive

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.

Jason E. D.
Signature of Owner of Record

Lot 101 Owner
1091 Lakeview Drive

Signature of Owner of Record

Signature of Owner of Record

Office Use Only	
Date Received:	<u>7/17/24</u>
Fee:	<u>\$ 250.00</u>
By:	<u>SA</u>

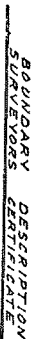
[illegible]

STATE OF OHIO }
County of Cuyahoga }

we, the undersigned, Clerk of said County, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of said County.

Witness my hand and the seal of said County at Cleveland, Ohio, this 11th day of January, 1929.

Clerk of Cuyahoga County, Ohio.



UTAH MORTGAGE LOAN CORPORATION
A UTAH CORPORATION

BRIDGERLAND VILLAGE PLAT A

TOWNSHIP 14 NORTH RANGE 8 EAST
SALT LAKE BASIN 1 MERIDIAN

SENTED TO THE BOARD OF NEW COUNTY COMMISSIONERS THIS DAY OF FEBRUARY 1918 AT THE REGULAR MEETING. THIS SUBDIVISION WAS APPROVED AND PASSED.

COUNTY COMMISSION

RECORDED

STATE OF UTAH, COUNTY OF MICHIGAN

RECORDED AND FILED AT THE NEAREST

1918

Assessment Wm. C. Johnson

County Commissioner

DATE RECEIVED RECORDED IN BOOK

PAGE 2 NEW COUNTY RECORDS

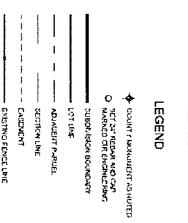
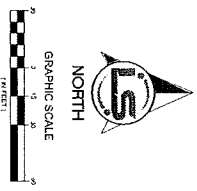
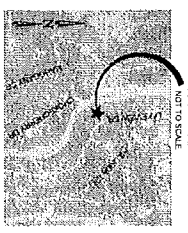
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 19th DAY
OF March AD 1938

WILL COUNTY SHERIFF

WILL COUNTY ATTORNEY

BRIDGERLAND VILLAGE PLAT "A"
LOTS 100-101 AMENDED PLAT
LOCATED IN SECTION 30, TOWNSHIP 14 NORTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN, GARDEN CITY, RICH COUNTY, UTAH
JUNE 2024

FOUND NORTHEAST CORNER
BRIDGERLAND VILLAGE PLAT "A"



ACKNOWLEDGEMENT
On this day of June, 2024, before me, a duly qualified notary public, appeared the undersigned, who acknowledged to me that they executed the foregoing plat for the purposes and purposes stated therein, and that they were of legal age and of sound mind at the time they executed the same.

ACKNOWLEDGEMENT
On this day of June, 2024, before me, a duly qualified notary public, appeared the undersigned, who acknowledged to me that they executed the foregoing plat for the purposes and purposes stated therein, and that they were of legal age and of sound mind at the time they executed the same.

ACKNOWLEDGEMENT
On this day of June, 2024, before me, a duly qualified notary public, appeared the undersigned, who acknowledged to me that they executed the foregoing plat for the purposes and purposes stated therein, and that they were of legal age and of sound mind at the time they executed the same.

DEED DESCRIPTION

ALL OF LOT 100 OF THE BRIDGERLAND VILLAGE PLAT "A" AS RECORDED IN THE OFFICE OF THE RICH COUNTY RECORDER, UTAH.

ADJUSTED LOT 100 DESCRIPTION

ALL OF LOT 100 OF THE BRIDGERLAND VILLAGE PLAT "A" AS RECORDED IN THE OFFICE OF THE RICH COUNTY RECORDER, UTAH.

ADJUSTED LOT 101 DESCRIPTION

ALL OF LOT 101 OF THE BRIDGERLAND VILLAGE PLAT "A" AS RECORDED IN THE OFFICE OF THE RICH COUNTY RECORDER, UTAH.

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO CORRECT THE LINE BETWEEN LOTS 100 AND 101 OF THE BRIDGERLAND VILLAGE PLAT "A" AS RECORDED IN THE OFFICE OF THE RICH COUNTY RECORDER, UTAH.

SURVEYORS CERTIFICATE

I, the undersigned, being a duly qualified and licensed surveyor under the laws of the State of Utah, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that it is a true and correct representation of the survey.



Stamp area containing the Layton Surveys LLC logo, county recorder information, and recording details.