

South Weber Gateway Development Agreement - Summary of Changes by Amendments\*

	Original Agreement	Amended (First)	Second Amendment (changed assignee only)	Proposed - Third Amendment
Phase One Residential	no more than 30 townhomes	30 Townhomes	no change	no change
Phase One Commercial	3 retail pads constructed	2400 sf retail constructed concurrently with Phase	no change	Building permit issued prior to any townhome in same phase and, vertical construction commenced
	No Notice of Occupancy for Phase 2 until Notice of Occupancy is issued for all structures in Phase One	Building Permit for retail buildings issued prior to occupancy of Townhomes in same phase	no change	Size requirement removed.
Phase Two Residential	no more than 31 townhomes	no change	no change	no change
Phase Two Commercial	at least one retail pad with a building size similar to Site Plan	7500 sf constructed concurrently with Ph 2 townhomes	no change	Building permit issued prior to any townhome in same phase and, vertical construction commenced
Phase Three Residential	none	no change	no change	no change
Phase Three Commercial	final commercial pad based on market demands. May received Notice of Occupancy at any time	no change	no change	Building permit issued prior to any townhome in same phase
Other	Extend walking path past Unit 21	no change	no change	
Commercial size	As per site plan for phase 2	changed to specific sizes for each phase	no change	requirement removed
Commercial Construction Requirement	Notice of Occupancy required for all of Phase 1 Prior to any Notice of Occupancy in Phase 2	no change	no change	Building permit and vertical construction required for CofO
Garage	NA	20' x 22'	no change	20x20, reduced as per worksession discussion
Driveway Length	NA	25' deep	no change	no change