

SOUTH SALT LAKE

PLANNING COMMISSION STAFF REPORT

MEETING DATE: October 2, 2025
PROJECT NUMBER: S25-00012
REQUEST: A petition to amend Lot 1 of the Market Center Subdivision to create the Market Center Condominium Plat.
ADDRESSES: 55 E Haven Avenue
PARCEL NUMBERS: 16-19-151-015-0000
PROPERTY OWNER: SSL Market Center QOZB LLC
APPLICANT: Blaser Ventures on behalf of SSL Affordable Phase 1, LLC
TYPE OF APPLICATION: Legislative – Condominium Plat

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the Preliminary Condominium Plat for Lot 1 of the Market Center Subdivision based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in this Staff Report.

SYNOPSIS: Blaser Ventures, on behalf of SSL Affordable Phase 1, LLC, petitions the Planning Commission to approve a Condominium Plat for Lot 1 (Phase 1) of the Market Center Subdivision. Phase 1 includes 255 affordable residential units, 470 structured parking stalls, community amenities, amenity spaces serving the residents, and ground-floor retail. Lot 1 contains 2.996 acres (130,519 sq. ft.) and is located in the Downtown Zoning District and the Housing & Transit (HT) Overlay.



On April 17, 2025, the Planning Commission reviewed and approved the Preliminary Subdivision Plat for the Market Center Development creating four lots ([Staff Report](#); [Meeting Minutes](#)). Lot 1 is located at 55 E Haven Avenue and is identified in the image above.

The Planning Commission is the Land Use Authority on all Condominium Plats.

EXISTING ZONING	EXISTING USE	SURROUNDING LAND USE DISTRICTS	SIZE OF PROPERTY
Housing & Transit Overlay	Vacant	North: Master Planned Mixed Use South: Downtown East: Commercial Corridor; East Streetcar Neighborhood West: Downtown	2.996 acres 130,519 sq. ft.

GENERAL INFORMATION

Location: 55 E Haven Avenue

Parcel Size: 2.996 acres (130,519 sq. ft.)

Surrounding Land Use Districts: North: Master Planned Mixed-Use
South: Downtown
East: East Streetcar Neighborhood & Commercial Corridor
West: Downtown

Figures 1: Existing Parcel Lines

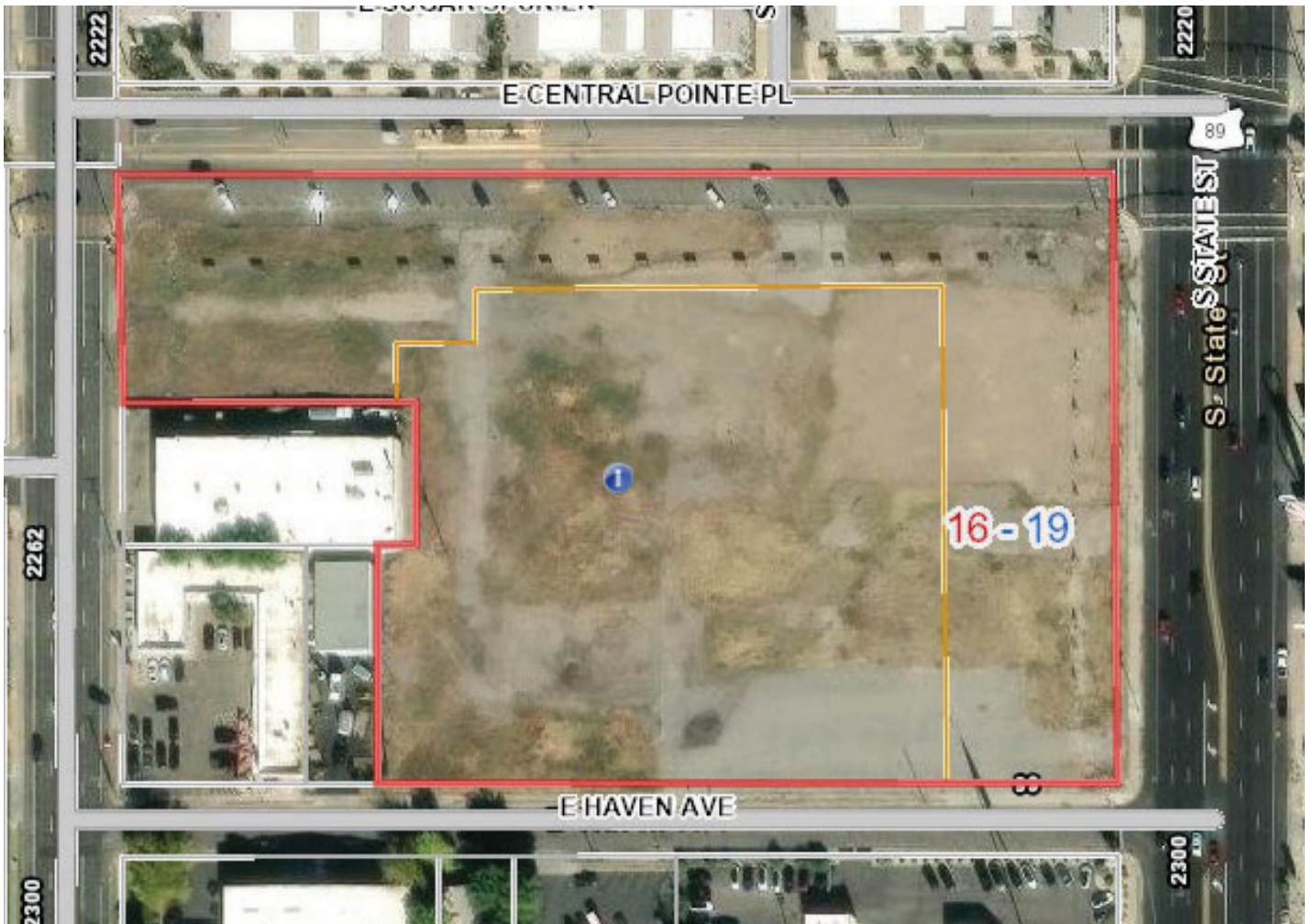
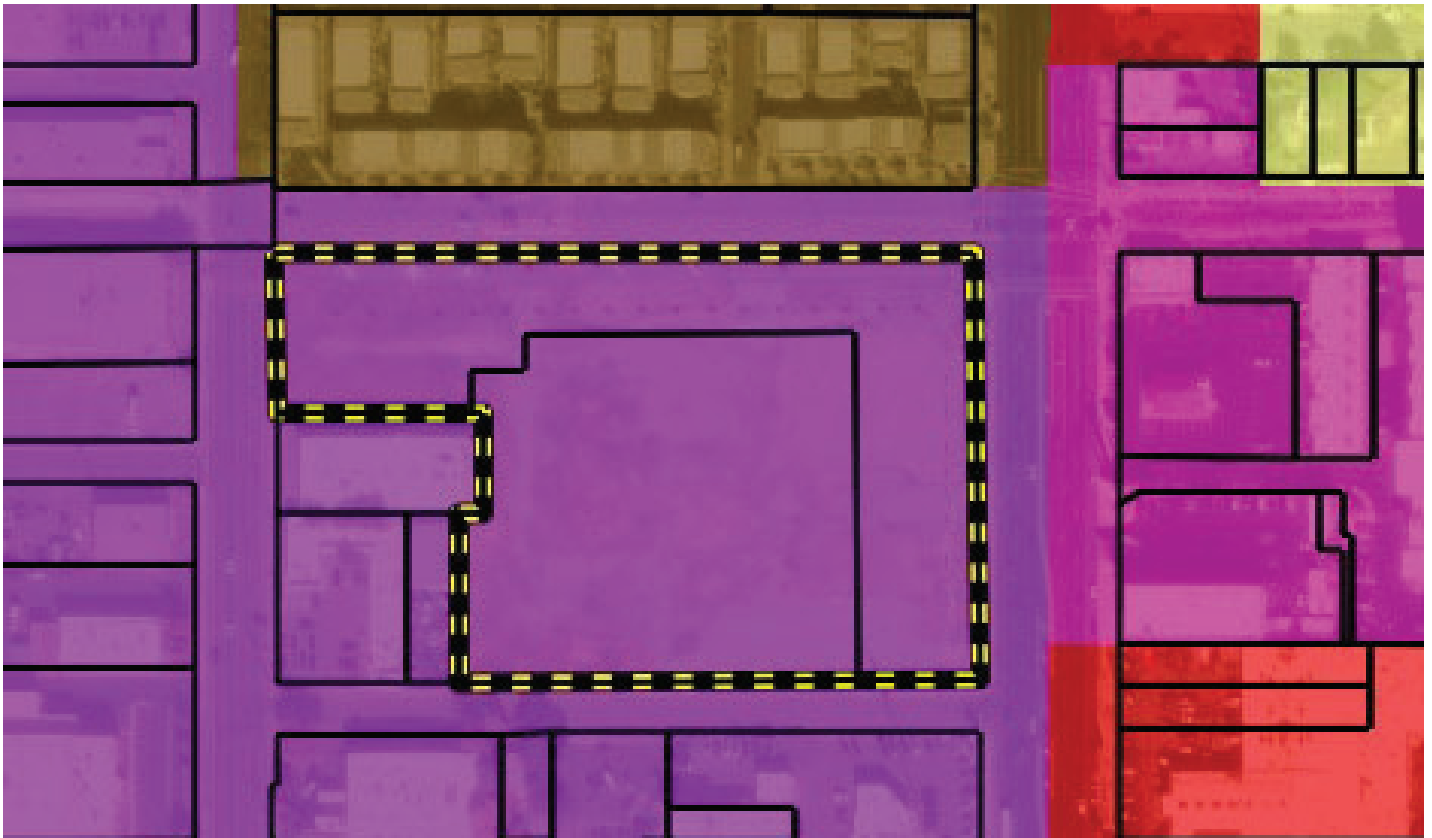


Figure 2: Existing Zoning



The following images, taken from Google Earth, show the site's existing conditions:

Figures 3 – 8: Existing Site Conditions



Aerial view looking northeastward



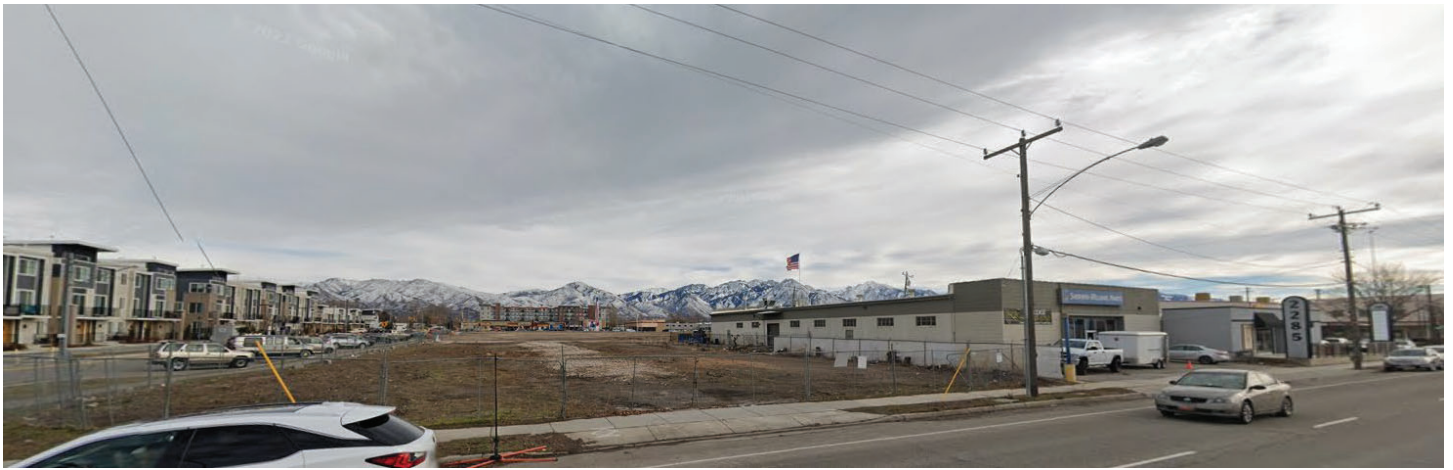
Looking northwestward from State Street and Haven Avenue



Looking westward from State Street



Looking southward along the S-Line/Central Pointe Place



Looking eastward from Main Street



Looking northward from Haven Avenue

Figure 8: Proposed Preliminary Condominium Plat (See Exhibit A for complete Condominium Plat)

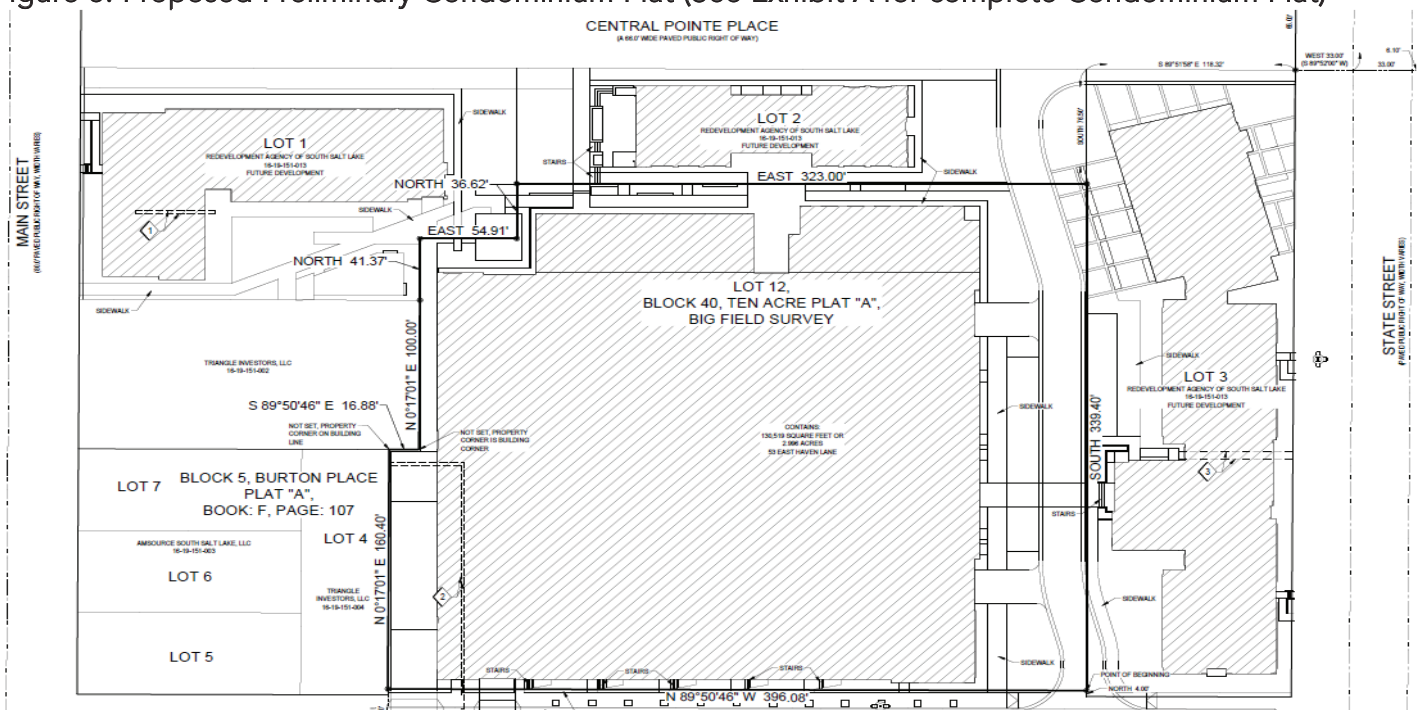
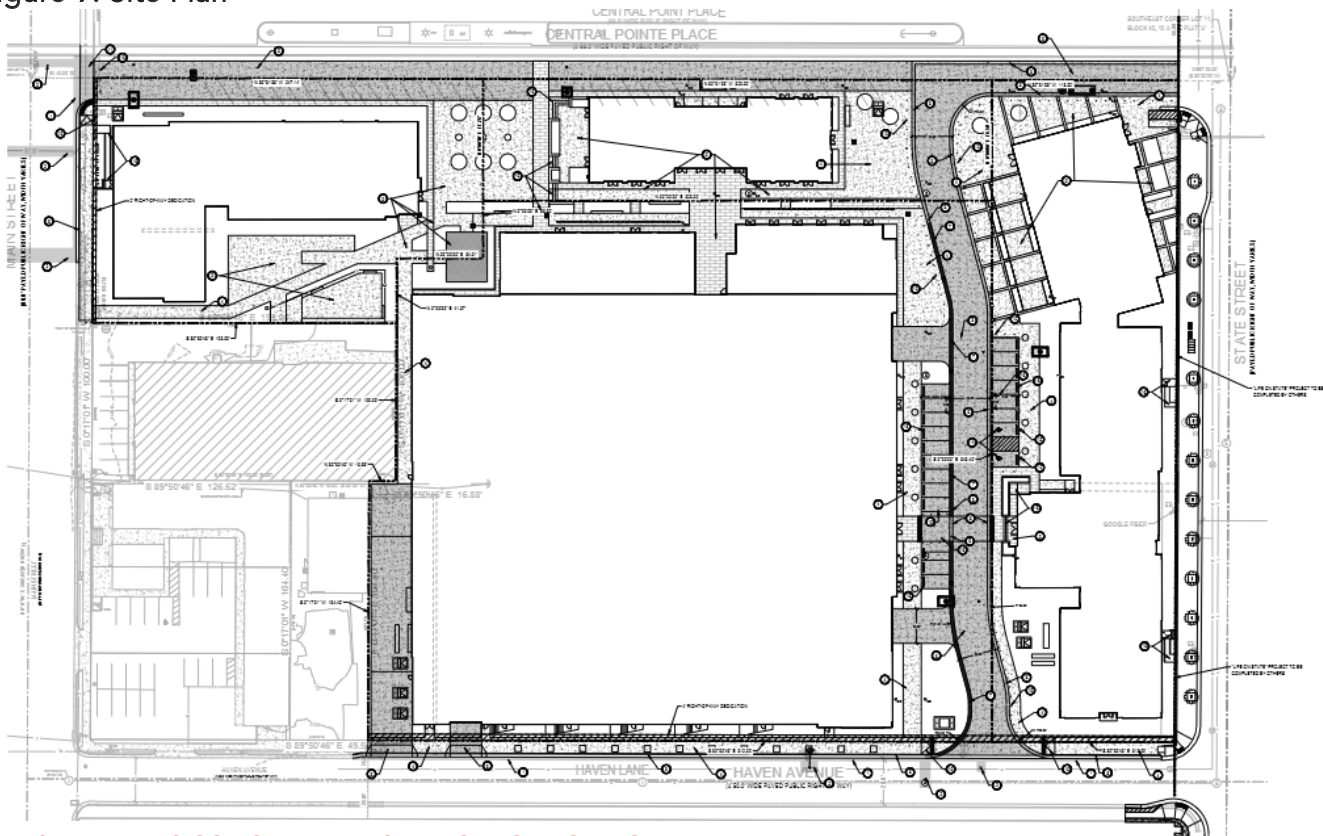
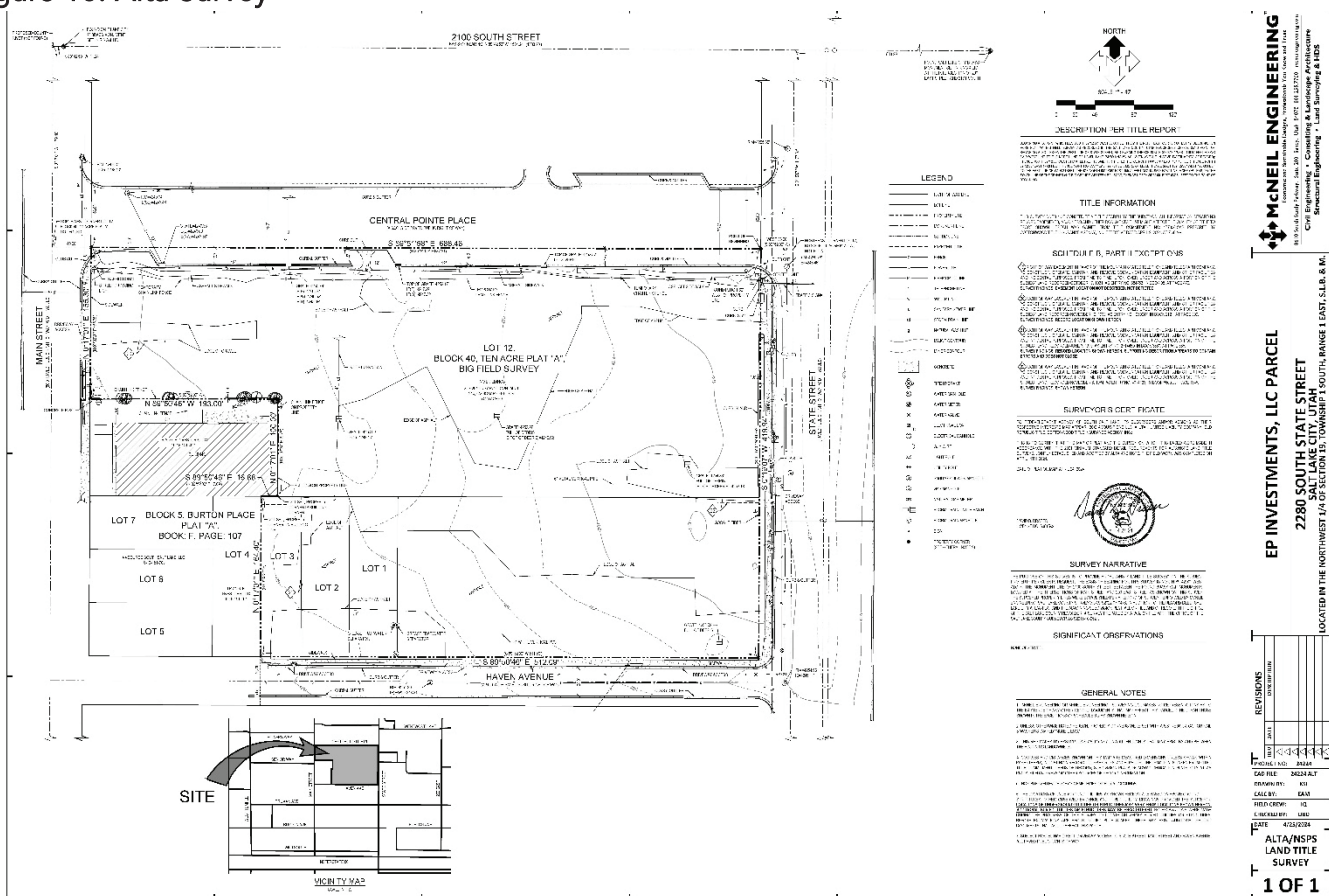


Figure 9: Site Plan



***SITE PLAN IS CONCEPTUAL – SUBJECT TO TECHNICAL REVIEW**

Figure 10: Alta Survey



PLANNING COMMISSION AUTHORITY

§ 17.11.030 Land use authority designations.

Pursuant to state law, the following administrative land use authority designations are made:

- A. Planning Commission.** The planning commission is the land use authority on issues of: subdivision and subdivision plat approval, vacating, altering or amending a Subdivision Plat; Conditional Use Permit Applications; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

GENERAL PLAN CONSIDERATIONS

Land Use & Neighborhoods Goal 1.

Continue to welcome new residents and businesses into South Salt Lake.

- Analysis:** The proposed Development will add 478 new residential units in the city, with at least 400 units dedicated to affordable housing.

Land Use & Neighborhoods Goal 3.

Enhance urban and streetscape design in the city to support South Salt Lake's distinct image and enhance community pride.

- Analysis:** The proposed Development will improve the streetscape along Main Street, Central Pointe Place, State Street, and Haven Avenue.

Housing Goal 2.

Connect housing of various densities to appropriate services and amenities within and between neighborhoods.

- Analysis:** The Applicant proposes including commercial space on Lots 2, 3, and 4 of the Market Center Subdivision. This commercial space will provide additional services and amenities for residents in and around the Development.

ANALYSIS

Phase 1 of the Market Center Development includes the development of 255 affordable residential units, 470 structured parking stalls, community amenities, amenity spaces serving the residents, and ground-floor retail on Lot 1 of the Market Center Subdivision. The site is subject to the HT Overlay and the Market Center Master Development Agreement, recorded with Salt Lake County on August 27, 2025.

- (I) **The proposed Condominium Plat, as conditioned, complies with the HT Overlay and is consistent with the requirements of the Market Center Master Development Agreement.**

On July 9, 2025, the City Council enacted [Ordinance No. 2025-32](#) establishing the Housing & Transit Overlay. The purpose of the HT Overlay is to facilitate the redevelopment of the Downtown area in a manner compatible with the General Plan. The HT Overlay requires that, prior to rezoning a property to the overlay, the Applicant and the City shall execute a mutually acceptable Development Agreement that fully describes the attributes of the proposed Development concept and design, and that binds the petitioner, property owner, and any successors to a specific Development proposal.

On August 13, 2025, the City Council approved and adopted Resolution No. 2025-18 approving and authorizing the mayor to execute a Development Agreement for the Market Center Project (Exhibit B). Also

on August 13, 2025, the City Council adopted [Ordinance No. 2025-41](#) amending the South Salt Lake Zoning Map from Downtown District to Housing & Transit Overlay for the Market Center Development.

The Master Development Agreement states:

4.1 Owner shall record a four-lot subdivision of the Property, with horizontal common area improvements bonded for and designated on the plat and identified on the Site Plan attached hereto as **Exhibit C**, common access easements for parking, common area, common access, and common use, and covenants, conditions, and restrictions (“CC&Rs”) managed by a Master Owners’ Association or managed in another manner acceptable to the City Attorney, which CC&Rs shall be to the satisfaction of the City Attorney designating the City as both a Party and a third-party beneficiary of the common access to certain amenities and parking easements with specific rights restricting amendment or abandonment of the easements and a public utilities easement designated and dedicated to the public on the plat, to the satisfaction of the City Engineer. The common access easements and CC&Rs will be recorded simultaneously with the subdivision plat. Prior to completion of vertical construction of any Building, Owner shall install or shall bond for the approved horizontal common area infrastructure (the “**Applicable Infrastructure**”) for the subdivision as designated on the plat and currently shown on the Site Plan attached hereto as **Exhibit C**.

To ensure alignment with the DA, staff proposes Conditions of Approval that require the Applicant to (I) record the Market Center Subdivision plat, (II) record the cross-access easements, and (III) record the CC&Rs prior to recording the Condominium Plat for Lot 1.

- (II) The proposed Condominium Plat complies with Utah Code Chapter 57-8, Condominium Ownership Act.

Utah Code [Chapter 57-8](#) requires common areas and facilities be identified in a declaration and maintained by an owner’s association. Utah Code § 57-8-13 outlines specific requirements for Condominium Plats including the condominium declaration must be recorded with the Condominium Plat, and the plat must include diagrammatic floor plans of the building that identify each convertible space and physical unit contained within a building.

Common areas within the Market Center Condominium will be managed by a master owner’s association or managed in another manner acceptable to the City Attorney. The declaration of covenants to be recorded with the Subdivision Plat will outline the maintenance of common areas and facilities. The proposed plat includes the floor plans for each floor, and indicates the common, limited common, and private areas of the site.

- (III) The proposed plat does not amend or alter the requirements found in [§17.10.120 - §17.10.200](#) approving the Market Center Subdivision.

On April 15, 2025, the Planning Commission approved a four-lot Preliminary Subdivision Plat for the Market Center Development located at 2280 South State Street (Exhibit C). The Market Center Subdivision Plat has yet to be recorded. However, as stated above, the Applicant is required by the Master Development Agreement and these Conditions of Approval to record the Final Subdivision Plat prior to staff issuing the Final Condominium Plat approval for Lot 1 of the Market Center Subdivision.

STAFF RECOMMENDATION

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and general plan goals, Staff recommends the Planning Commission move to

approve the Condominium Plat for Lot 1 of the Market Center Subdivision located at 55 E Haven Avenue, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the staff report.

FINDINGS OF FACT:

1. On April 15, 2025, the Planning Commission approved a four-lot Preliminary Subdivision Plat for the Market Center Development located at 2280 South State Street.
2. On July 9, 2025, the City Council enacted Ordinance No. 2025-32 establishing the Housing & Transit Overlay.
3. On August 13, 2025, the City Council approved and adopted Resolution No. 2025-18 approving and authorizing the mayor to execute a Development Agreement for the Market Center Project.
4. On August 13, 2025, the City Council adopted Ordinance No. 2025-41 amending the South Salt Lake Zoning Map from Downtown District to Housing & Transit Overlay for the Market Center Development.
5. On August 27, 2025, the Applicant recorded the Market Center Master Development Agreement which governs the phasing and management of the Market Center Development.
6. Lot 1 of the Market Center Development is located at 55 E Haven Avenue in the Downtown District, Station Subdistrict and the Housing & Transit Overlay.
7. The parcel number for Lot 1 is 16-19-151-015-0000.
8. Lot 1 contains 2.996 acres (130,519 sq. ft.).
9. The purpose of the Condominium Plat is to allow the Applicant to commence Phase 1 of the Market Center Development, which will contain 255 affordable residential units, 470 structure parking stalls, and various amenities.

CONCLUSIONS OF LAW:

1. There is Good Cause for the Market Center Condominium Plat as it is consistent with the Market Center Master Development Agreement and the Housing & Transit Overlay.
2. Neither the public nor any person will be materially injured by the proposed Condominium Plat.
3. Approval of the Condominium Plat, subject to the conditions state below, does not adversely affect the health, safety, and welfare of the citizens of South Salt Lake.

CONDITIONS OF APPROVAL:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State Law, the Land Use Code, and these Conditions of Approval, prior to recordation of the plat.
2. The Applicant shall continue working with city staff to make all necessary technical corrections recording the Final Condominium Plat.
3. Prior to issuing the Final Condominium Plat, the Applicant shall record the Subdivision Plat, the cross-access easements, and the CC&Rs.

4. Prior to plat recordation and any additional Development of the subsequent Lots, the Applicant must provide city staff the final plat mylar with notarized signatures of owners' consent to dedication; obtain signatures of all entities indicated on the Condominium Plat attached hereto.
5. The Condominium Plat shall not vacate or alter any easement, including the cross-access easements necessary for the project to function in part or as a whole.
6. The Applicant shall complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all public infrastructure improvements including streetlights.
7. The Applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code.
8. The proposed Development shall meet all requirements of the South Salt Lake City Municipal Code, unless specifically exempted through the fully executed Master Development Agreement.
9. The proposed Development shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering Department.
10. The Applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake building permit for Phase 1.
11. The Applicant shall record the plat within two years of receiving final plat approval.
12. All items of the staff report.

PLANNING COMMISSION OPTIONS

Option 1: Approval

Move to approve the application by Blaser Ventures, on behalf of SSL Affordable Phase 1, LLC, for a Preliminary Condominium Plat for Lot 1 of the Market Center Subdivision, located at 55 E Haven Avenue, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the staff report and enumerated on the record.

Option 2: Denial

Move to deny the application by Blaser Ventures, on behalf of SSL Affordable Phase 1, LLC, for a Preliminary Condominium Plat for Lot 1 of the Market Center Subdivision, located at 55 E Haven Avenue, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval enumerated on the record.

Option 3: Continuance

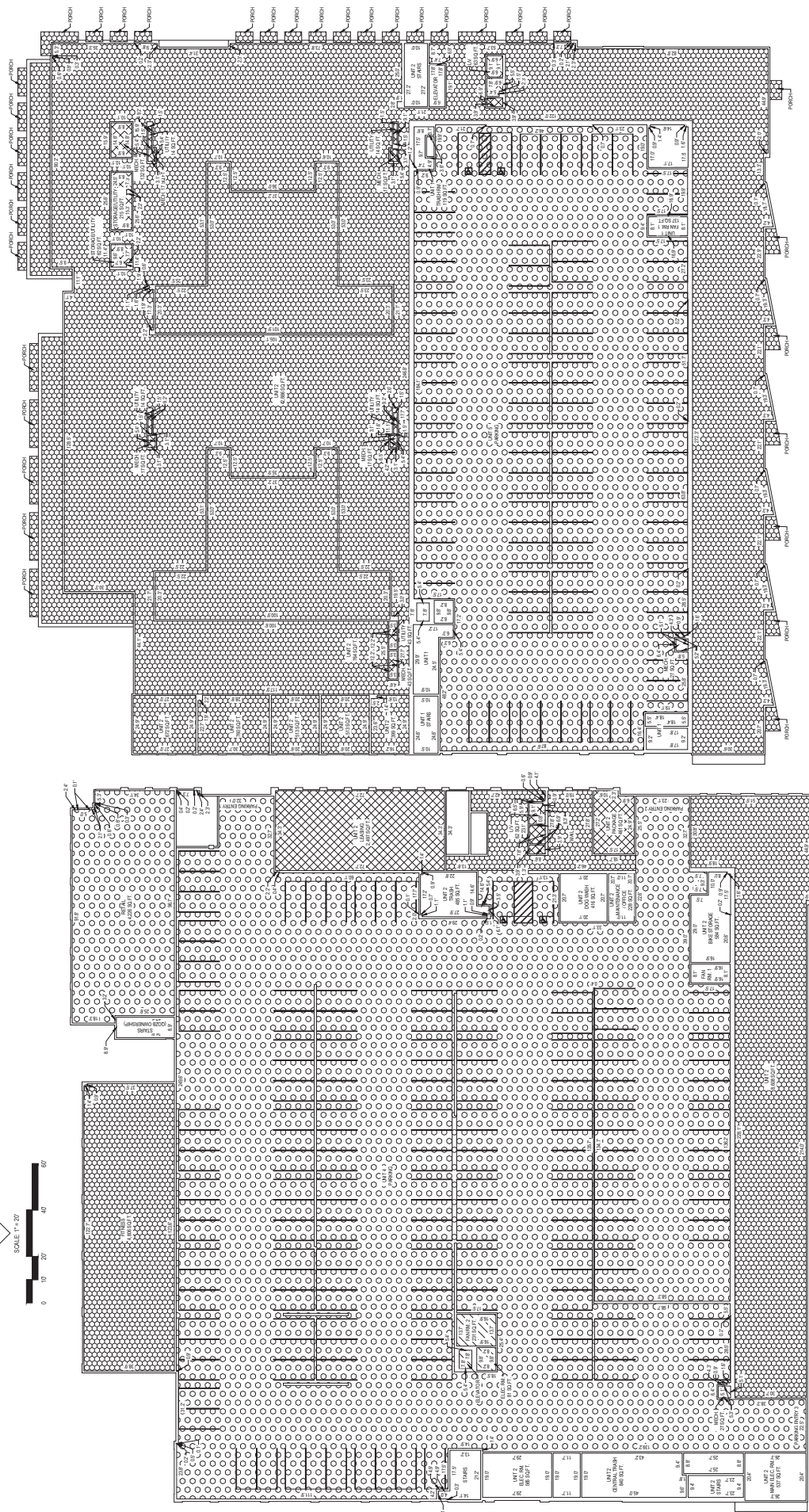
Move to table the application by Blaser Ventures, on behalf of SSL Affordable Phase 1, LLC, for a Preliminary Condominium Plat for Lot 1 of the Market Center Subdivision, located at 55 E Haven Avenue, to a date certain to allow the Applicants and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

EXHIBITS

- A. Proposed Condominium Plat
- B. Resolution No. 2025-18
- C. Proposed Market Center Subdivision Plat
- D. Site Plan
- E. ALTA Survey

MARKET CENTER CONDOMINIUM PLAT

LOCATION: THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 13 SOUTH, RANGE 1 EAST, SALT LAKE BASIN, MIDWINTER,
LOT 12, BLOCK 46, TEN-ACRE PLAT "A", BIG FIELDS SURVEY



LEVEL 1

LEVEL 2

MARKET CENTER CONDOMINIUM PLAT

LOCATION: THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 13 SOUTH, RANGE 1 EAST, SALT LAKE BASIN, MIDWINTER,
LOT 12, BLOCK 46, TEN-ACRE PLAT "A", BIG FIELDS SURVEY

SHEET
2 OF 5

- LEGEND
- RESIDENTIAL LIMITED COMMON AREA
 - RESIDENTIAL LIMITED AREA
 - COMMON AREA
 - RETAIL LIMITED AREA



SALT LAKE COUNTY RECORDER

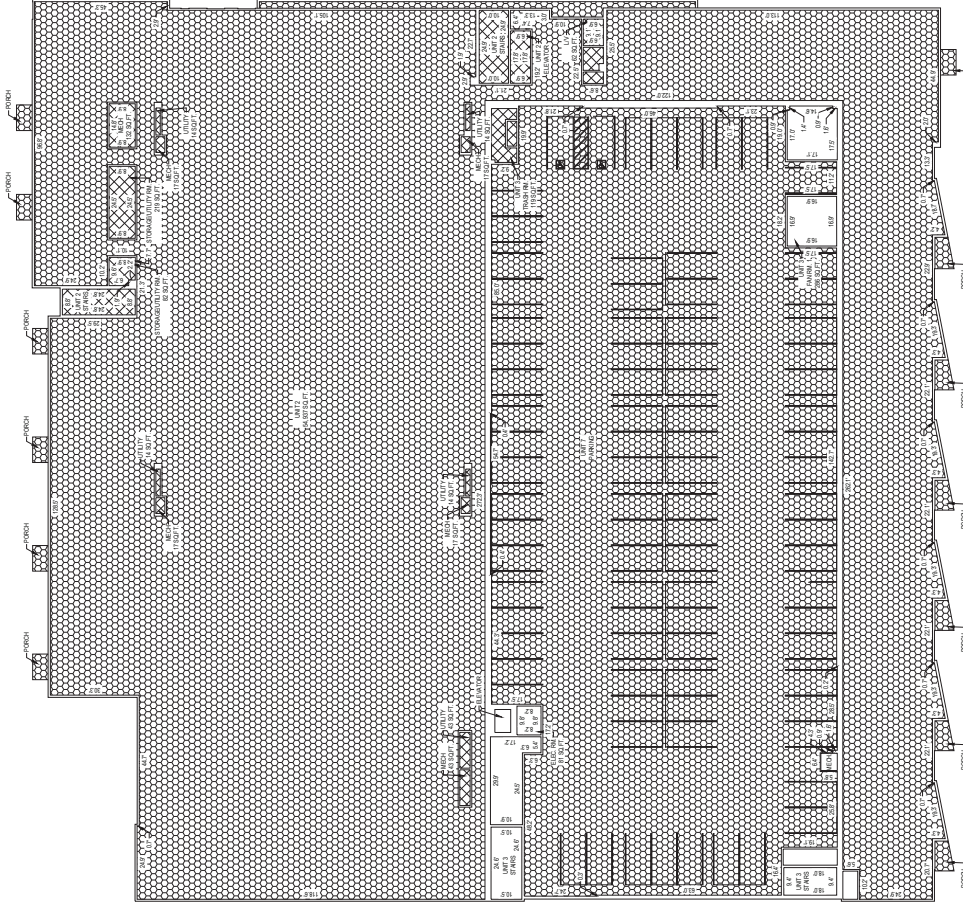
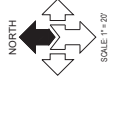
RECORDING

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DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FILE # _____

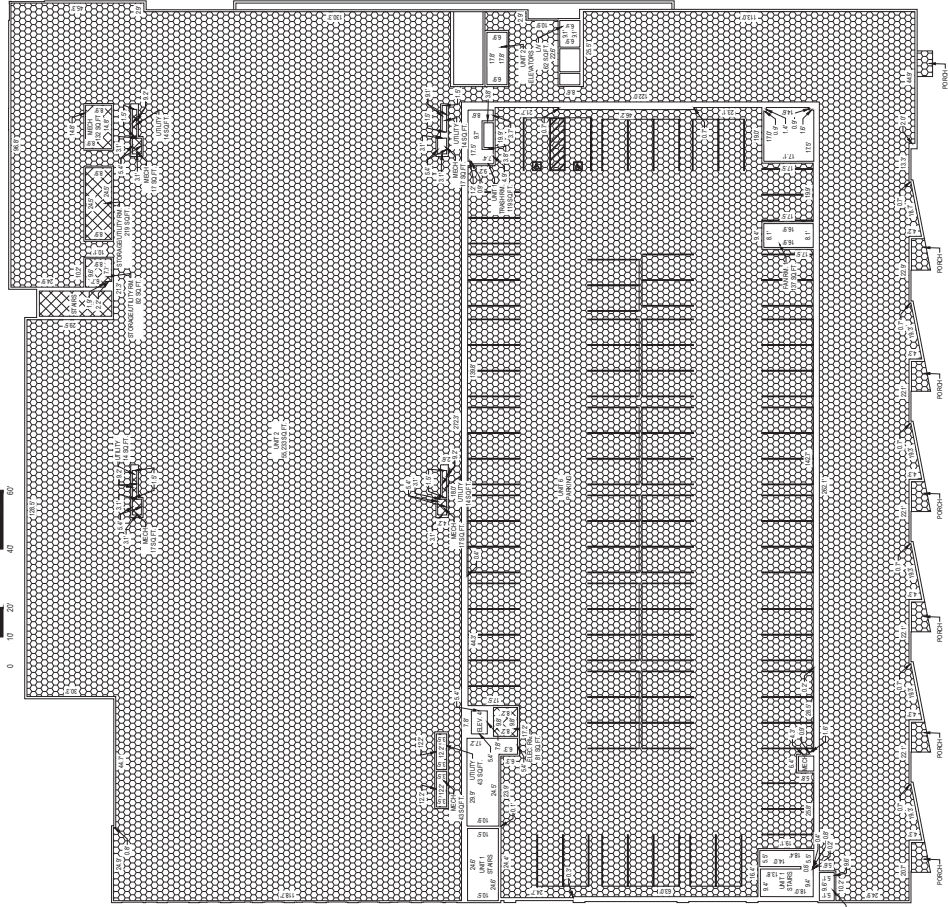
2023 SALT LAKE COUNTY RECORDS

MARKET CENTER CONDOMINIUM PLAT

LOCATION: THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASIN, MIDWINTER,
LOT 12, BLOCK 46, TEN ACRE PLAT "A", BOG FELD SURVEY



LEVEL 4



LEVEL 3

- LEGEND
- RESIDENTIAL, LIMITED COMMON AREA
 - COMMON AREA
 - RESIDENTIAL, UNIT AREA
 - RETAIL, UNIT AREA

MARKET CENTER CONDOMINIUM PLAT

LOCATION: THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASIN, MIDWINTER,
LOT 12, BLOCK 46, TEN ACRE PLAT "A", BOG FELD SURVEY

SHEET
3 OF 5

SALT LAKE COUNTY RECORDER

RECORDING
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TIME: 10:00 AM
PAGE: 3

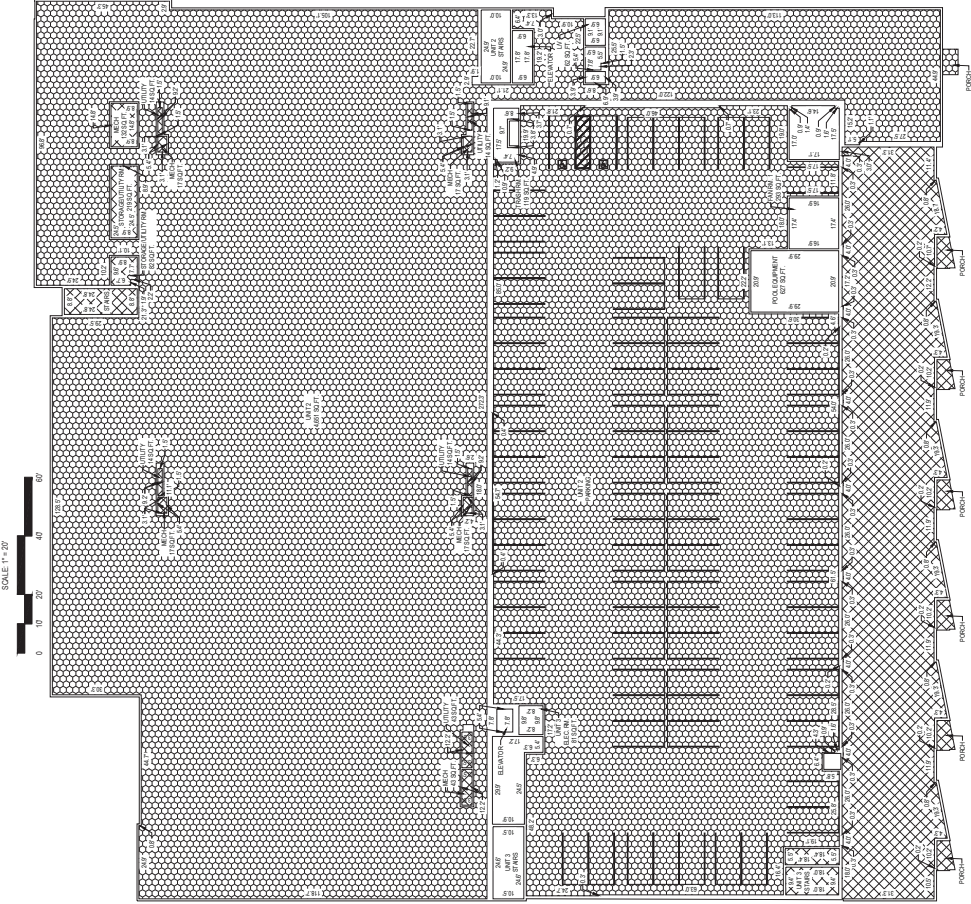
PREPARED BY
MCNEIL ENGINEERING
1000 West 200 South, Suite 200, Salt Lake City, UT 84119
801-466-1111
www.mcneil-engineering.com

McNeil Engineering & Construction, Inc.
Professional Engineering & Land Surveying & Mapping
Professional Engineer License No. 10000
Professional Land Surveyor License No. 10000

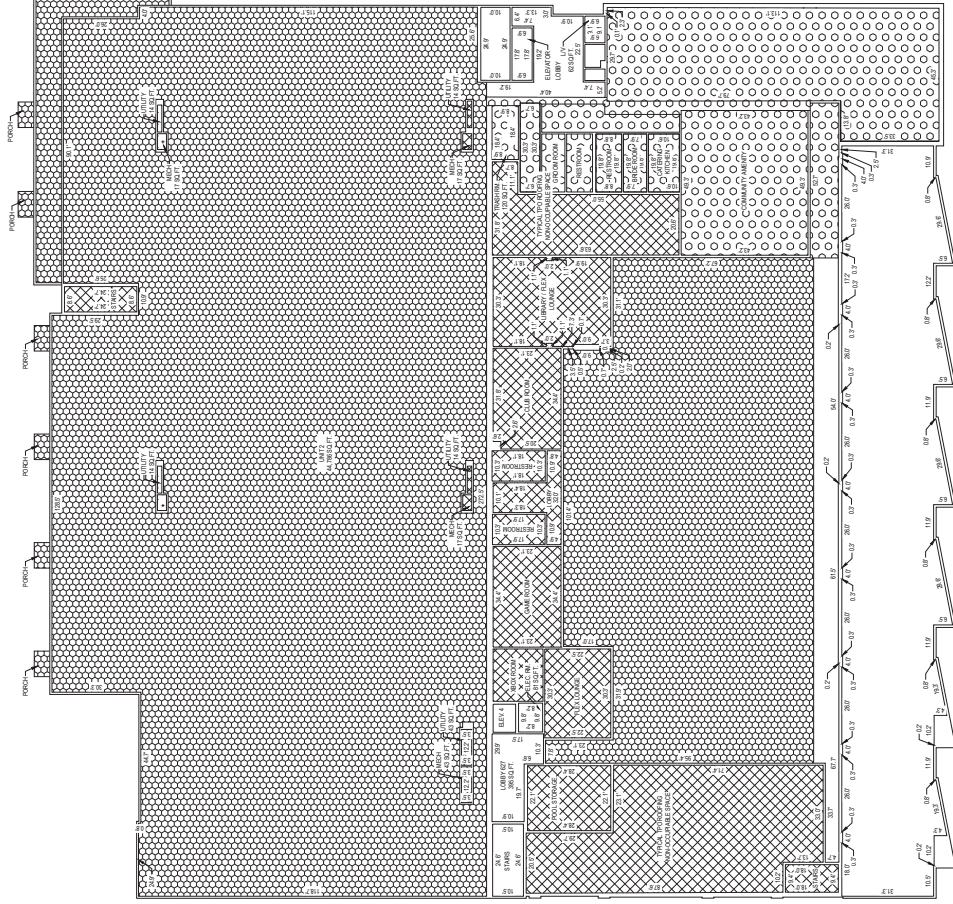
2005 SALT LAKE COUNTY RECORDS

MARKET CENTER CONDOMINIUM PLAT

LOCATION IN THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASIN, MIDWINTER,
LOT 12, BLOCK 46, TEN ACRE PLAT "A", BIG FIELDS SURVEY



LEVEL 5



LEVEL 6

MARKET CENTER CONDOMINIUM PLAT

LOCATION IN THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASIN, MIDWINTER,
LOT 12, BLOCK 46, TEN ACRE PLAT "A", BIG FIELDS SURVEY

LEVEL 6

SHEET 4 OF 5

PREPARED BY
MCNEIL ENGINEERING
ENGINEERING & ARCHITECTURE
1000 West 1000 South, Suite 1000, Salt Lake City, UT 84119
Phone: (801) 466-1111
Fax: (801) 466-1112
Email: info@mcneileng.com
Website: www.mcneileng.com
Civil Engineering • Consulting & Landscape Architecture
Professional Engineering • Land Surveying & Mapping

SALT LAKE COUNTY RECORDER

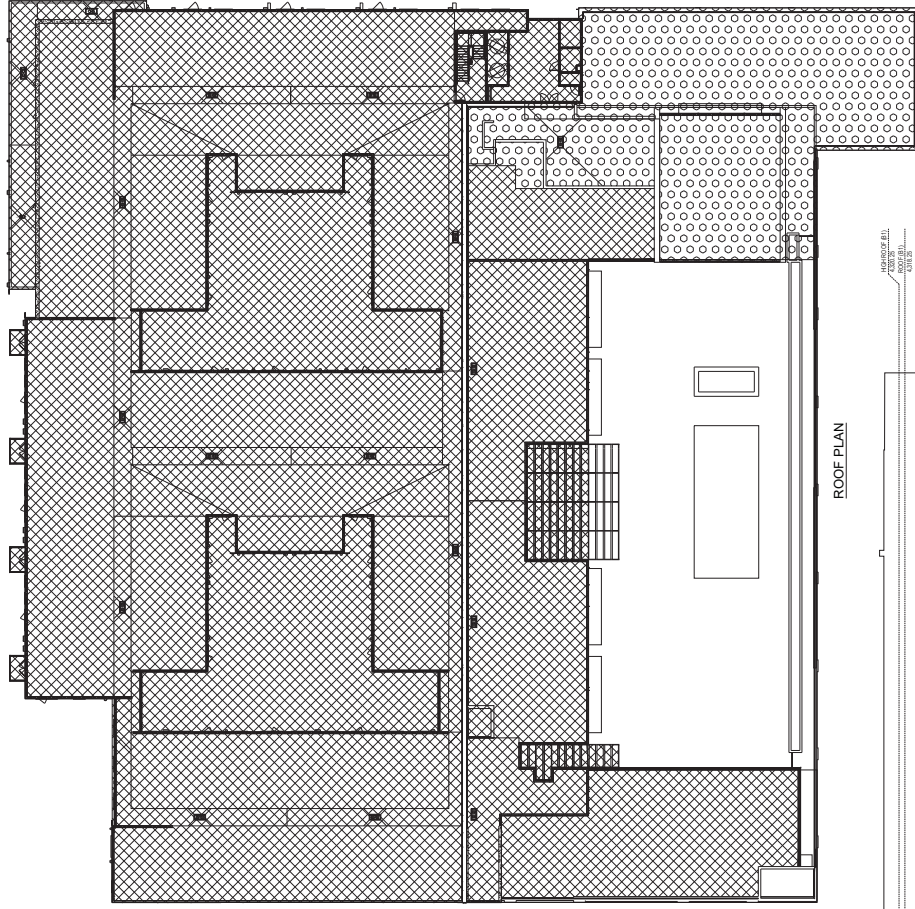
RECORDING

DATE OF FILING: COUNTY OF SALT LAKE, RECORDED AT THE REQUEST OF

DATE: TIME: BOOK: PAGE:

2023 SALT LAKE COUNTY RECORDS

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
LOT 12, BLOCK 40, TEN ACRE PLAT "A", BIG FELD SURVEY



ROOF PLAN

NORTH ELEVATION

RESIDENTIAL UNIT COMMON AREA

RESIDENTIAL UNIT AREA

MARKET CENTER CONDOMINIUM PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
LOT 12, BLOCK 40, TEN ACRE PLAT "A", BIG FIELD SURVEY

SALT LAKE COUNTY RECORDER

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DEPUTY SALT LAKE COUNTY RECORDER

FREE

SCI 2: Biological Inquiry • Biological Inquiry

A RESOLUTION OF THE SOUTH SALT LAKE CITY COUNCIL APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPMENT AGREEMENT ON BEHALF OF THE CITY OF SOUTH SALT LAKE WITH SSL MARKET CENTER QOZB, LLC PROVIDING FOR THE DEVELOPMENT OF PROPERTY LOCATED AT 2280 SOUTH STATE STREET KNOWN AS THE MARKET CENTER PROJECT.

WHEREAS, the South Salt Lake City Council ("City Council") is authorized by Utah Code §§ 10-9a-102 and 10-9a-532 to enact ordinances, resolutions, and rules and enter into other forms of land use controls including development agreements as necessary and appropriate for the use and development of land within the City of South Salt Lake ("City"); and

WHEREAS, an application for a zoning map amendment has been submitted to the City for review and consideration to amend the South Salt Lake City Zoning Map to include the Housing & Transit Overlay (HT) District to property owned by SSL Market Center QOZB, LLC ("Owner") located at 2280 South State Street; and

WHEREAS, South Salt Lake City Municipal Code § 17.03.185 requires, as a condition precedent to a rezone to the HT Overlay District, that a development agreement be executed by the applicant, property owner, developer and the City; and

WHEREAS, the City Council finds that the Development Agreement, in substantially the form as attached herein as Exhibit A, adequately addresses the Owner's commitments to the City including project design, community management and development and meets the stated goals of the HT Overlay;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of South Salt Lake as follows:

1. The Development Agreement in substantially the form attached hereto as **Exhibit A**, which is attached herein and incorporated by this reference, is hereby approved.
 - a. The Mayor is authorized and directed to execute the same for and on behalf of the City.
 - b. The Mayor is authorized to approve any minor modifications, amendments, or revisions to the Agreement as may be in the City's best interest and in harmony with the overall intent and purpose of the Agreement.
 - c. The Mayor's signature upon the final Agreement will constitute the City Council's acceptance of all such minor modifications, amendments, or revisions.
2. The effective date of the Agreement shall be the date as indicated in the Agreement.
3. This resolution immediately takes effect upon adoption.

[Signatures appear on next page]

APPROVED AND ADOPTED by the City Council of the City of South Salt Lake, Utah, on this

13th day of August, 2025.

BY THE CITY COUNCIL:

Sharla Bynum
Sharla Bynum, Council Chair

City Council Vote as Recorded:

Bynum:	<u>yes</u>
deWolfe:	<u>yes</u>
Huff:	<u>ABSENT</u>
Mitchell:	<u>yes</u>
Sanchez:	<u>yes</u>
Thomas:	<u>yes</u>
Williams:	<u>yes</u>



ATTEST:

Ariel Andrus
Ariel Andrus, City Recorder

[illegible]

OWNER'S DEDICATION

MARKET CENTER SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE MARKET CENTER OFFICE BUILDING, A DELAWARE LIMITED LIABILITY COMPANY, OF THE ADDRESS, DESCRIBED/LOCATED IN PART, TO BE HEREIN AFTER KNOWN AS:

MARKET CENTER SUBDIVISION

DOES HEREBY CERTIFY TO HAVE CAUSED THE PLAN TO BE PREPARED AND DOES HEREBY CERTIFY TO THE PUBLIC THAT ALL RIGHTS OF THE PUBLIC IN AND TO THE MARKET CENTER OFFICE BUILDING, A DELAWARE LIMITED LIABILITY COMPANY, HAVE BEEN TRANSFERRED TO THE PUBLIC UNDER THE MARKET CENTER OFFICE BUILDING, A DELAWARE LIMITED LIABILITY COMPANY, AS A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE PUBLIC, UNLESS SHOWN ON THE PLAN, TO BE USED ONLY FOR THE BEST MAINTENANCE, AND OPERATION OF, UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY AND ALL OTHER EASEMENTS AS SHOWN TO THE RIGHTS IDENTICAL AND FOR THE EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNER HAS HEREIN SIGNED THIS _____ DAY OF _____ A.D. 20____.

MARKET CENTER OFFICE BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SS MARKET CORP CORP LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: BRANDON BLASER
ITS: MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

COUNTY OF _____ DAY OF _____ A.D. _____

WHO AFTER BEING FULLY ADVISED, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF SSC MARKET CENTER CO., LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT THESE SIGNED THE OWNERS' DECLARATION TRUST AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES HEREIN MENTIONED, AND THAT SAID LIMITED LIABILITY COMPANY ELECTED THE SAME.

BRANDON BLASER PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

MARKET CENTER SUBDIVISION

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

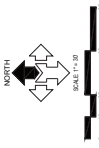
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DEPUTY SALT LAKE COUNTY RECORDER	FEE:
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PROJECT NO.	1013
DATE	10/13/2010
PROJECT NAME	MARKET CENTER - PHASE 1
CLIENT	MARKET CENTER LLC
DESIGNER	DAVID L. SMITH
SCALE	AS SHOWN

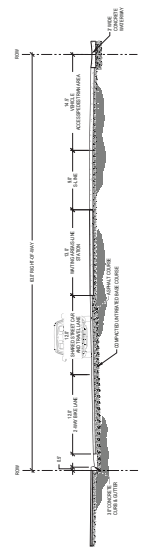
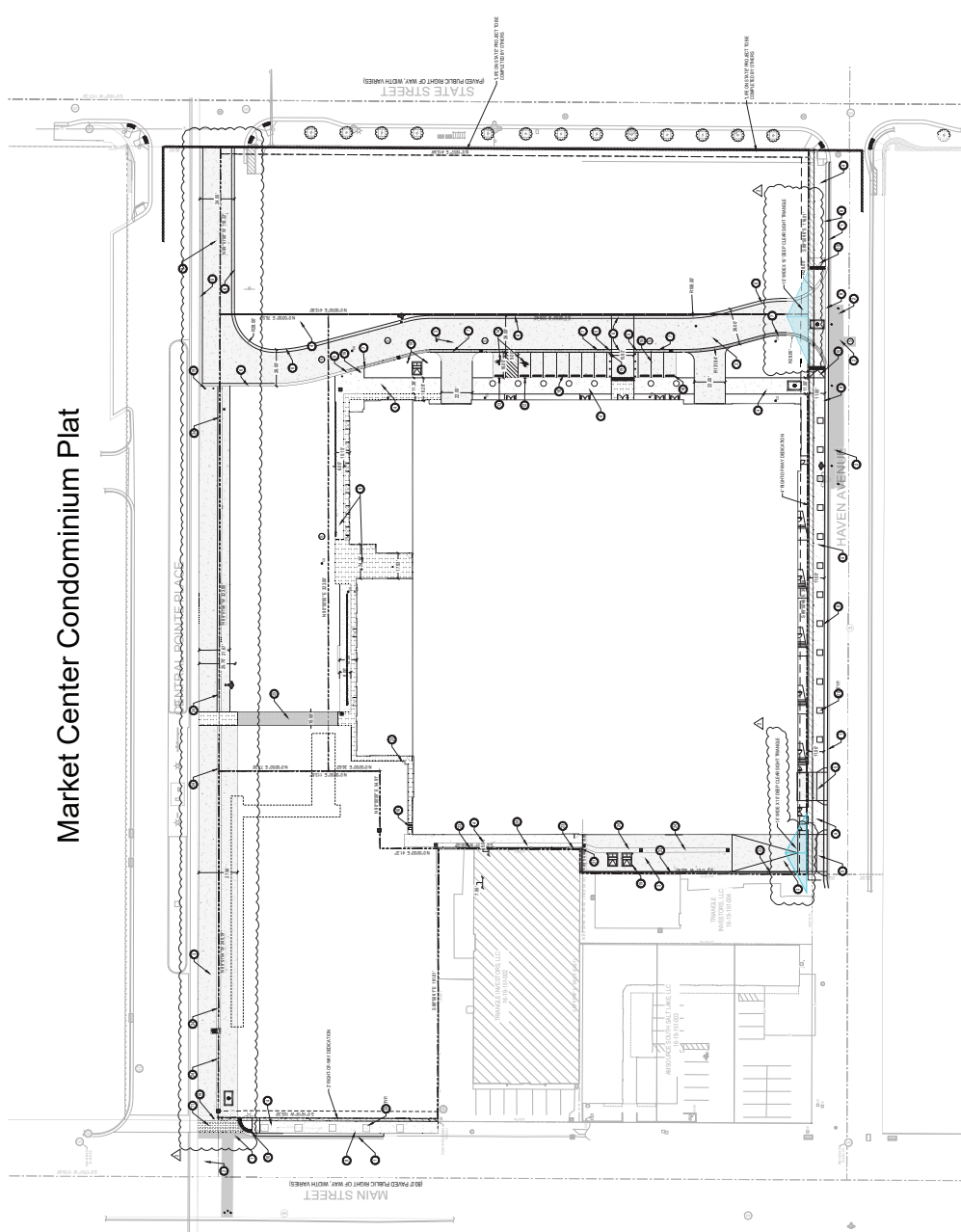
Market Center Condominium Plat



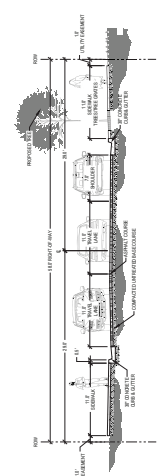
GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND ORDINANCES.
2. ALL UTILITIES SHALL BE DEPTH MARKED PRIOR TO CONSTRUCTION.
3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
4. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND ORDINANCES.
5. ALL MATERIALS SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE PLAT AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND ORDINANCES.
8. ALL UTILITIES SHALL BE DEPTH MARKED PRIOR TO CONSTRUCTION.
9. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
10. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND ORDINANCES.
11. ALL MATERIALS SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE PLAT AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
12. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

KEYED NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND ORDINANCES.
2. ALL UTILITIES SHALL BE DEPTH MARKED PRIOR TO CONSTRUCTION.
3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
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5. ALL MATERIALS SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE PLAT AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND ORDINANCES.
8. ALL UTILITIES SHALL BE DEPTH MARKED PRIOR TO CONSTRUCTION.
9. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
10. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND ORDINANCES.
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CENTRAL POINTE PLACE SECTION
SCALE 1/4" = 1'-0"



HAVEN AVENUE SECTION
SCALE 1/4" = 1'-0"

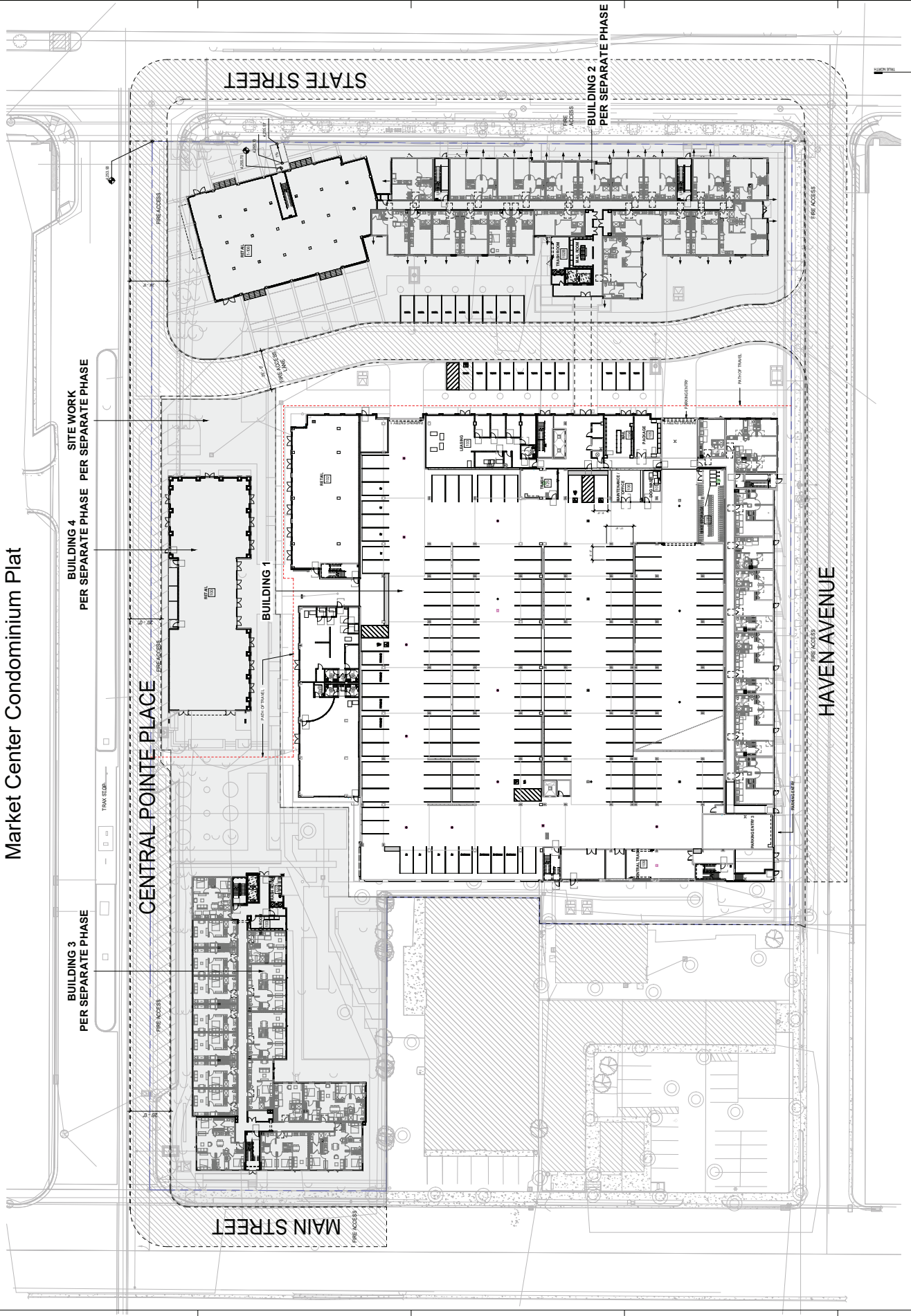
MARKET CENTER - PHASE 1

MARKET CENTER
CIVIL SITE PLAN
1013
24694



MARKET CENTER
CIVIL SITE PLAN
1013
24694

Market Center Condominium Plat



BUILDING 4
PER SEPARATE PHASE PER SEPARATE PHASE

BUILDING 3
PER SEPARATE PHASE

CENTRAL POINTE PLACE

MAIN STREET

STATE STREET

BUILDING 2
PER SEPARATE PHASE

HAVEN AVENUE

BLASER
VENTURES

MARKET CENTER - PHASE 1

SITE PLAN

AI-10.0

7/15/25

MVE
STATISTICS

SITE PLAN

1

