



PLANNING COMMISSION STAFF REPORT

MEETING DATE: February 19, 2026
PROJECT NUMBER: S26-00001
REQUEST: A Petition to Create a one-Lot Subdivision from a metes-and-bounds Parcel Located in the Flex District.
ADDRESSES: 2575 South 600 West
PARCEL NUMBERS: 15-24-352-004-0000
PROPERTY OWNER: JKRE, LLC
APPLICANT: European Marble & Granite, represented by Jeff Jensen
TYPE OF APPLICATION: Legislative – Subdivision Plat

SYNOPSIS: European Marble & Granite requests approval for a preliminary Subdivision Plat for a 2.5-acre (108,900 square feet) metes-and-bounds parcel at 2575 South 600 West in the Flex District. The application seeks to accommodate an addition to the existing commercial building. Pursuant to the Land Use and Development code, all Development¹ requires the site to be a legal lot prior to the issuance of a Building Permit.² Because the subject site is not currently a subdivided lot, this petition seeks Planning Commission's preliminary approval to create a legally subdivided lot.

The image to the right shows the existing parcel lines as identified by the Salt Lake County Parcel Viewer:

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the Preliminary Subdivision Plat to create a one-lot Subdivision at 2575 South 600 West.



EXISTING ZONING	EXISTING USE	SURROUNDING LAND USE DISTRICTS	SIZE OF PROPERTY
Flex	Industrial/Commercial	North: Flex South: Flex East: Flex West: Flex	2.5 acres or 108,900 square feet

¹ [§17.01.010](#) defines "Development" as any Building activity or clearing of land as an adjunct of construction.

² [§17.06.040\(A\)\(1\)](#)

Figure 1: Existing Parcel Lines



Figures 2 – 3: Existing Site Conditions

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



Aerial view looking northeastward

Figure 5: Site Plan

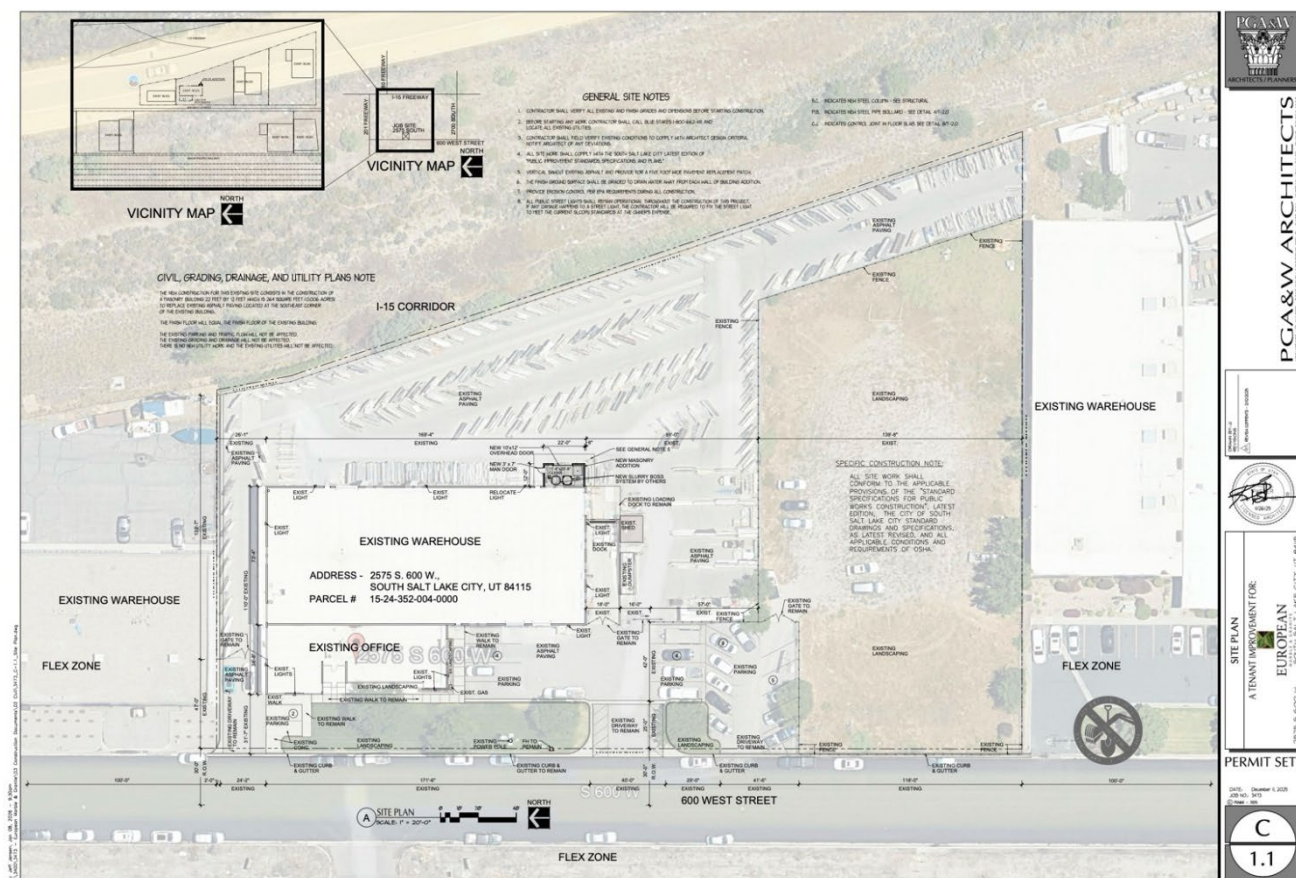
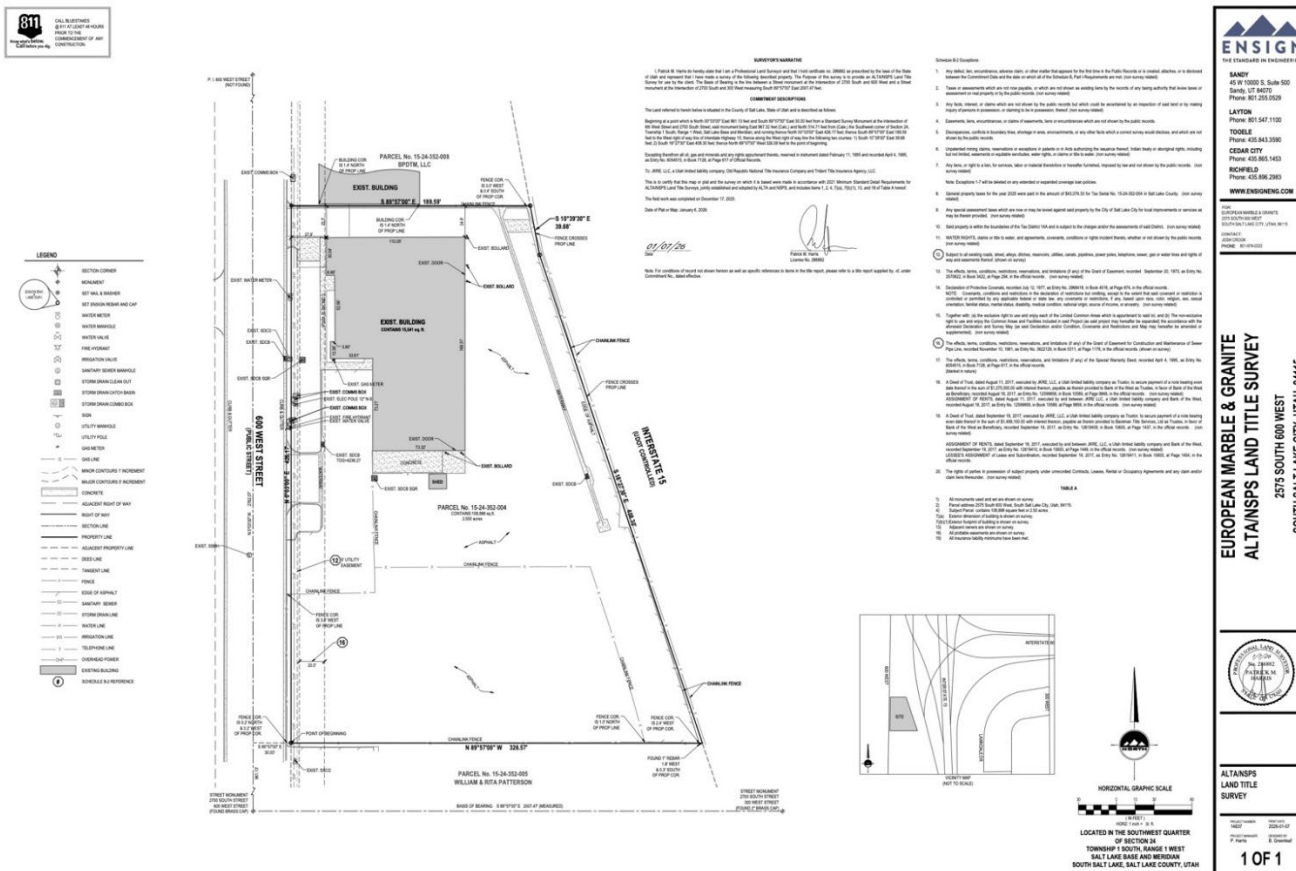


Figure 6: Alta Survey



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

Economic Development Goal 4.

Create catalytic areas to preserve South Salt Lake's role as a commerce hub in the Valley.

Analysis: The General Plan identifies Roper Yard as a catalytic area, and the subject property is in this neighborhood. This Subdivision Plat ensures that the Roper Yard Neighborhood continues to develop in a manner that aligns within the parameters of the Land Use and Development Ordinance.

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 Subdivision Plat will ensure that any future improvements to the streetscape along the ROW are consistent with the adopted standard road profile for 600 West.

ORDINANCE ANALYSIS

ORDINANCE STANDARDS	FINDINGS
17.10.120 – Requirements for Improvements & Design	
A. Compliance with laws, rules and regulations.	Petition complies.
B. South Salt Lake construction specifications and standard drawings (Road profile dedications).	The plat does not meet the current standard road profile for 600 West. It will be compliant with the new proposed standard road profile and final approval is conditioned upon adoption of the ordinance by City Council. Otherwise, the plat shall meet the current code if Council does not adopt the change. All existing utilities are in place, and any required easements will be recorded with the final plat.
C. Self-Imposed restrictions.	The applicant does not propose any restrictions.
D. Restrictions due to character of the land.	Not applicable.
17.10.140 – Subdivision Development Lot Standards	

A. All Final Plats shall result in the creation of compliant Lots and Building sites.	Petition complies. The proposed Lot complies with the standards of Title 17.
B. Frontage on a public street.	Frontage is on 600 West, a public street.
C. Street right-of-way shall be separate and distinct from subdivided Lots.	Petition complies. The Lot is separate from the Right-of-Way, and all Development is to take place within the proposed property lines and Flex district Setbacks. The existing building footprint complies with the Flex District setbacks and does not encroach into the 600 West ROW.
D. Minimum area and dimensions shall conform.	Petition complies. The minimum area of a new lot in the Flex District is one acre. The site contains 2.5 acres.
E. Side boundary lines shall be at right angles to the street.	Petition complies. The existing property lines are at right angles to 600 West. No changes to the boundary orientation are proposed.
F. Side boundary lines of Lots shall be radial to the center of a Cul-de-Sac.	Not applicable.
G. Corner Lots for residential uses shall be platted wider than interior Lots.	Not applicable.
H. Lots shall not divide the City boundary.	Petition complies. The subject property is located entirely within the limits of South Salt Lake.
I. Double frontage SF residential Lots.	Not applicable.
J. Multiple building yard areas.	Not applicable.
K. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings.	Not applicable.
L. Depth and width of properties shall be adequate to provide for off-street parking and loading facilities.	Petition complies.
M. New Single-Family Lots	Not applicable.
N. If Access from an Arterial or Collector Street is necessary for new adjoining Lots, such Lots shall be served by separate local street.	Not applicable.
O. Driveways shall be designed and arranged to avoid vehicles backing	Petition complies.

onto Streets.	
P. Lots shall be laid out to provide positive drainage away from all buildings.	Approval of the Subdivision is contingent upon compliance with the City Engineering review for this standard.
17.10.160(A) – General Drainage and Storm Sewer Requirements	
A. Each plat shall make adequate provision for storm or flood water runoff.	Petition complies. The site is currently improved with established drainage systems. The proposed plat formalizes the lot boundaries without altering the existing surface water flow or disposal methods.
17.10.160(B) – Nature of Storm Water Facilities	
A. Applicants may be required to carry away by pipe or open channel any spring or surface water that may exist either previously to or as a result of the subdivision.	Approval of the Subdivision is contingent upon compliance with the City Engineering review for this standard.
B. Adequate underground stormwater systems shall be constructed and maintained.	Approval of the Subdivision is contingent upon compliance with the City Engineering review for this standard.
C. Accommodation of Upstream Drainage Areas.	Approval of the Subdivision is contingent upon compliance with the City Engineering review for this standard.
D. Adequate storm / flood water drainage will be provided to an approved drainage water course or facility with capacity.	Petition complies. The property is served by existing stormwater infrastructure. Any additional runoff generated by the new addition will be mitigated and reviewed during the Building Permit process to ensure compliance with City engineering standards.
E. Areas of poor drainage shall be remediated as applicable.	Approval of the Subdivision is contingent upon compliance with the City Engineering review for this standard.
F. Flood plain areas shall be preserved upon recommendation of City Engineer when necessary for the health, safety, or welfare of the population of the area.	No floodplain areas exist to be preserved upon recommendation of the South Salt Lake City Engineer.
17.10.170 – Water Facilities	
A. Applicant shall extend the public culinary water supply system for the purpose of providing an adequate water supply to the Plat.	Petition complies. The site is currently serviced by the South Salt Lake water system. The existing connection is adequate to serve the proposed addition.
B. Applicant shall install adequate water facilities including fire hydrants.	Petition complies. Fire hydrants are existing and in place. The Fire Marshal has reviewed the plat and confirmed that the existing hydrant locations and flow are sufficient for the site.

C. Water extensions shall meet City's standards	Petition complies. The site is currently serviced by the South Salt Lake water system. The existing connection is adequate to serve the proposed addition.
D. Fire flow shall be approved by the Fire Marshal.	Petition complies. The Fire Marshal has reviewed the plat and confirmed that the existing hydrant locations and flow are sufficient for the site.
E. Location of all fire hydrants, all water and storage supply improvements shall be shown on the approved site plan and the cost of installing shall be included on the performance guaranty.	Petition complies. Fire hydrants are existing and in place. The Fire Marshal has reviewed the plat and confirmed that the existing hydrant locations and flow are sufficient for the site.
F. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City, if any.	Not applicable. All required water infrastructure is existing. No new water main extensions or hydrant installations are required for this Subdivision Plat.
G. Fire hydrants required for all plats.	Not applicable. The Fire Marshal has reviewed and approved the proposed Subdivision Plat. No new hydrant installations are required.
17.10.180 – Sewer Facilities	
A. The applicant shall install sanitary sewer facilities in a manner prescribed by the applicable sanitary sewer authority.	Petition complies. The site is currently connected to the public sanitary sewer system. Existing facilities are in place and operational.
B. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority	Petition complies. The existing sewer lateral and connection size meet the requirements for the current building and the proposed addition. No new connections are proposed.
17.10.190 – Utilities	
A. Utility facilities shall be located underground in new subdivisions.	Not applicable. Due to the site's existing improvements, current utilities will remain in place.
B. Utility Easements.	Petition complies. The proposed Subdivision Plat includes the appropriate 10-foot public utility easement along the property line adjacent to the public ROW.
17.10.200 – Sidewalks, Trails, and Bike Paths	
A. Subdivision shall comply with the applicable road profile – including sidewalks, landscaping, bike lanes, curb and gutter, etc.	Petition complies. The plat does not meet the current standard road profile for 600 West. It will be compliant with the new proposed profile and final approval is conditioned upon adoption of the ordinance by City Council. Otherwise, the plat shall meet the current code if Council does not adopt the change, including the addition of a sidewalk along 600 West.

B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography.	Not applicable. The standard road profile for 600 West requires bike lanes on the east and west sides of the public ROW. However, the Applicant is not required to install the bike facilities because the proposed addition will not impact the public ROW.
C. Trails, pedestrian paths, and bike paths shall be provided in accordance with the Trails Master Plan.	Not applicable. The Trails Master Plan does not indicate any trails crossing this specific site. Bike facilities and pedestrian paths (sidewalks) will be improved at the City's discretion.

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 European Marble & Granite Subdivision Plat to create one lot at 2575 South 600 West based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the staff report.

FINDINGS OF FACT:

1. The property is located at 2575 South 600 West in the Flex District.
2. The parcel number is 15-24-352-004-0000.
3. The parcel contains 2.5 acres (108,900 sq. ft.).
4. The property is improved and contains a commercial structure.
5. The purpose of the proposed Subdivision is to create one lot to allow for an addition to the existing structure.
6. There are no environmentally sensitive lands on site, and no impact is expected on environmentally sensitive lands.
7. The proposed Subdivision will comply with all requirements of the South Salt Lake Municipal Code.
8. Staff reviewed this Subdivision application for compliance with South Salt Lake Municipal Code Sections 17.10.120, 17.10.130, 17.10.140, 17.10.150, 17.10.160, 17.10.170, 17.10.180, 17.10.190 and 17.10.200, and finds that this subdivision application is compliant with these sections, as outlined above.

Conclusions of Law:

1. The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the Flex District.
3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed Development; Those residing or working in the vicinity of the proposed use or Development; or Property or improvements in the vicinity of the proposed use or Development.

4. The use, as specifically conditioned below, does not impose disproportionate burdens on the citizens of South Salt Lake.

Conditions of Approval:

1. The Applicant shall continue working with city staff to make all necessary technical corrections before recording.
2. Prior to plat recordation and any additional Development of the subsequent Lot, the Applicant must provide city staff the final plat mylar with notarized signatures of owners' consent to dedication and obtain signatures of all entities indicated on the Subdivision Plat attached hereto.
3. The plat shall indicate a 10-foot public utility easement along the front Lot line adjacent to the 600 West public Right-of-Way pursuant to South Salt Lake Municipal Code § 17.10.190(B)(2).
4. The Applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code.
5. 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.
6. 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.
7. The Applicant shall record the plat prior to the issuance of any Building Permits for the proposed addition. The plat shall be recorded with the Salt Lake County Recorder's Office within two years of receiving final plat approval.
8. The plat does not meet the current standard road profile for 600 West. It will be compliant with the new proposed standard road profile and final approval is conditioned upon adoption of the ordinance by City Council. Otherwise, the plat shall meet the current code if Council does not adopt the change.
9. All items of the staff report.

PLANNING COMMISSION OPTIONS

Option 1: Approval

Move to approve the application by JKRE, LLC to create a one-lot subdivision located at 2575 South 600 West, 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 JKRE, LLC to create a one-lot subdivision located at 2575 South 600 West, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the staff report and enumerated on the record.

Option 3: Continuance

Move to table the application by JKRE, LLC to create a one-lot subdivision located at 2575 South 600 West 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.

ATTACHMENTS

1. Proposed Plat
2. Site Plan
3. Alta Survey

EUROPEAN MARBLE & GRANITE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

PARCEL No. 15-24-352-008
BPD™, LLC

S 89°57'00" E 189.59'

S 10°39'30" E
39.68'

INTERSTATE 15
(UDOT CONTROLLED)

LOT 1
CONTAINS: 108,888 sq. ft.
2.500 acres
2575 SOUTH

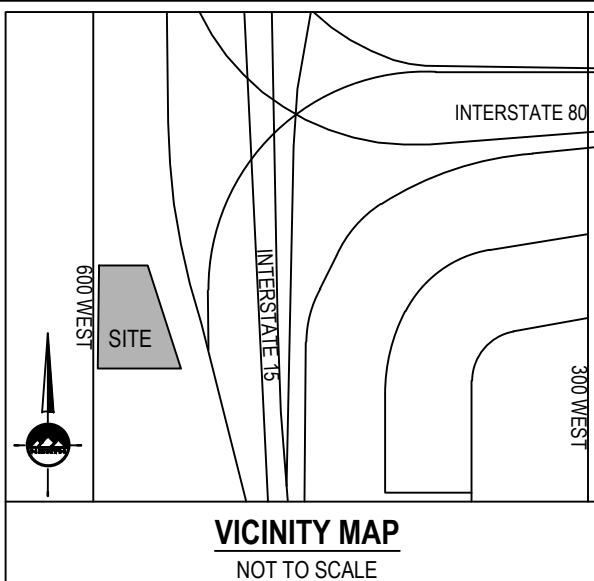
SEWER PIPELINE
EASEMENT
RECORDED NOV. 10, 1981
ENTRY NO. 3622129
BOOK 5311, PAGE 1178

ALL CORNERS
WILL SET
AS PER SSLC

PARCEL No. 15-24-352-005
WILLIAM & RITA PATTERSON

BASIS OF BEARING S 89°57'00" E 2007.47' (MEASURED)

DEVELOPER
EUROPEAN MARBLE & GRANITE
2575 SOUTH 600 WEST
SOUTH SALT LAKE CITY, UTAH, 84115
801-974-0333



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 26682 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point which is North 00°03'00" East 961.13 feet and South 89°57'00" East 30.00 feet from a Standard Survey Monument at the intersection of 6th West Street and 2700 South Street, said monument being East 967.32 feet (Calc.) and North 514.71 feet from (Calc.) the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 00°03'00" East 426.17 feet;
thence South 89°57'00" East 189.59 feet to the West right of way line of Interstate Highway 15;
thence along the West right of way line the following two courses: 1) South 10°39'30" East 39.68 feet; 2) South 18°27'30" East 408.30 feet; thence North 89°57'00" West 326.57 feet to the point of beginning.



02/05/26
Date

PATRICK M. HARRIS
P.L.S. 26682

STORMWATER

OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN LOT 1 FOR THE PURPOSE OF ACCESS TO THE PRIVATE STORMWATER MANAGEMENT SYSTEM(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) JKRE, A Utah limited liability company) of the above described tract of land to be hereafter known as

EUROPEAN MARBLE & GRANITE SUBDIVISION

does hereby certify to have caused this plat to be prepared and does hereby dedicate for the perpetual use of the public all public roads and other areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements as shown on this plat, the same to be used for the installation, maintenance, and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof the owner has hereunto set this _____ day of _____ A.D., 20____.

JKRE, a Utah limited liability company,
_____, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake
On the _____ day of _____ A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

EUROPEAN MARBLE & GRANITE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE\$ _____ DEPUTY SALT LAKE COUNTY RECORDER

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- SECTION CORNER (NOT FOUND)
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE. IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ADJOINING BOUNDARY LINE
- ADJACENT ROW LINE

P. I. 600 WEST STREET (NOT FOUND)

600 WEST STREET (PUBLIC STREET)

792.42' N 00°03'00" E 426.17'

10' FRONT P.U.E.

20.0'

60.0'

961.13'

STREET MONUMENT 2700 SOUTH STREET 600 WEST STREET (FOUND BRASS CAP)

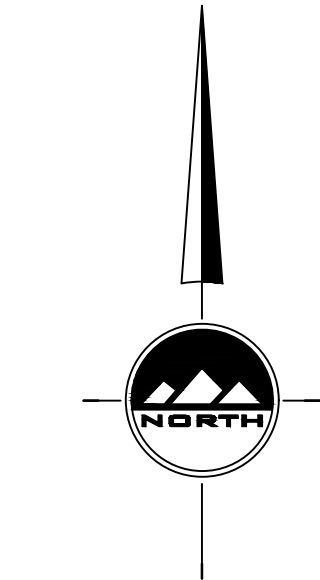
NORTH 514.71'

S 89°57'00" E 30.00'

POINT OF BEGINNING

SOUTHWEST CORNER
SECTION 24
T1S, R1W, S16BM
(NOT FOUND)

EAST 967.32'
(TIE LINE)



HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORIZ: 1 inch = 30 ft.

SHEET 1 OF 1

PROJECT NUMBER: 14637
MANAGER: P. Harris
DRAWN BY: B. Greenleaf
CHECKED BY: P. Harris
DATE: 2026-01-29

RECORD OF SURVEY

ROS NO.: S-2026-01-0011

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____
A.D. 20____

SALT LAKE COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION

APPROVED AS TO FORM THIS _____ DAY OF _____
A.D. 20____

PLANNING COMMISSION APPROVAL

SOUTH SALT LAKE CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____
A.D. 20____

SOUTH SALT LAKE CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____
20____

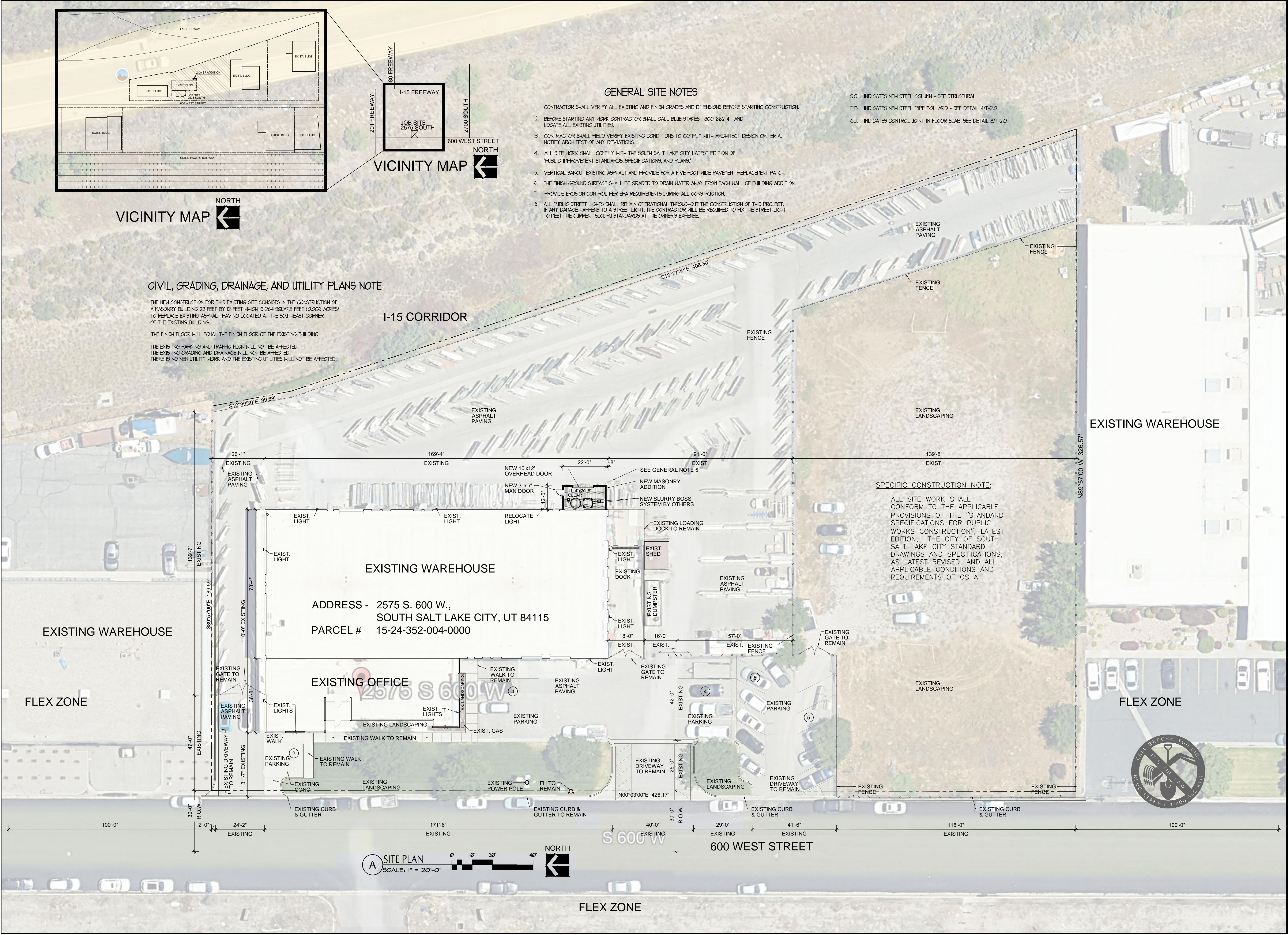
SOUTH SALT LAKE CITY ATTORNEY

SOUTH SALT LAKE CITY APPROVAL

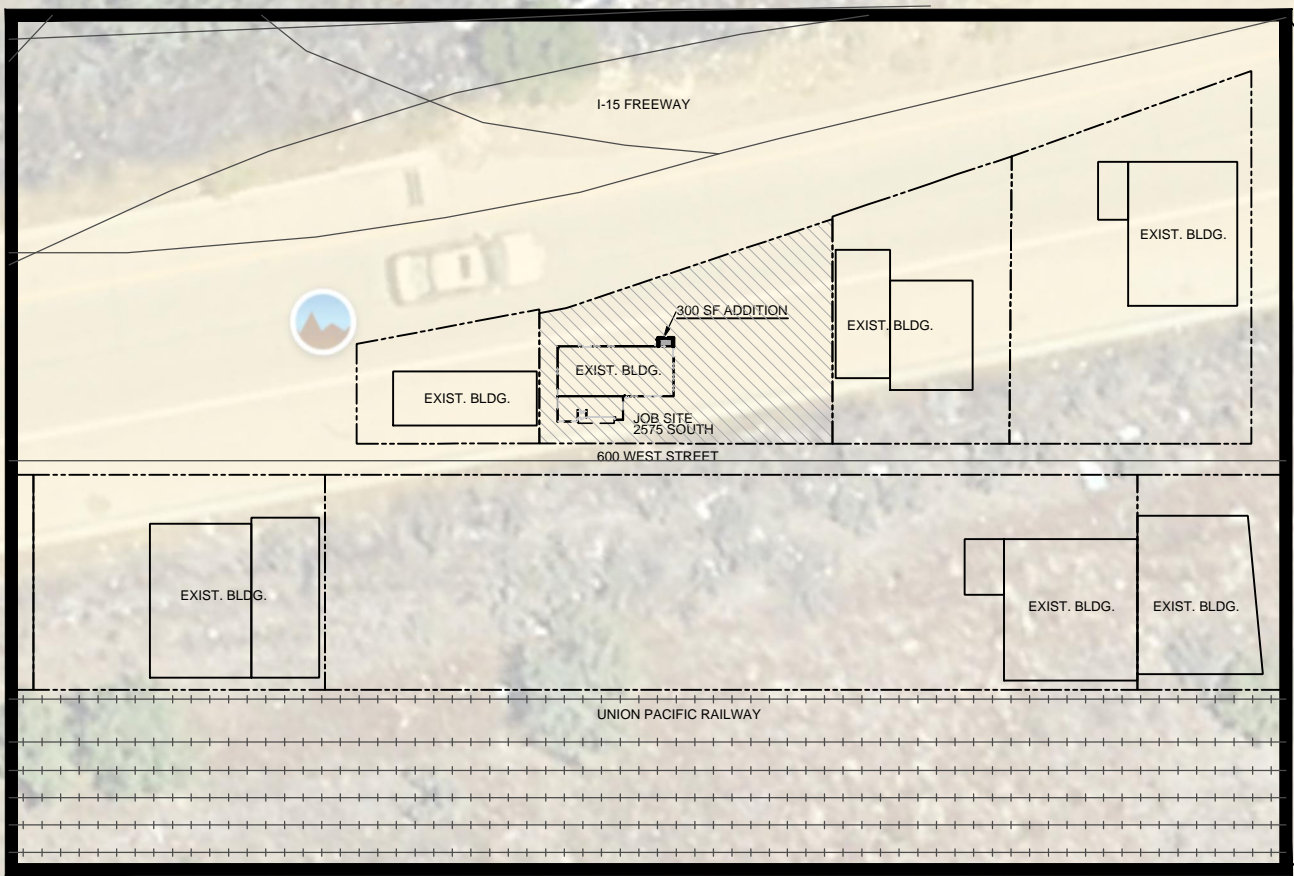
APPROVED AS TO FORM THIS _____ DAY OF _____
A.D. 20____

ATTEST: CITY RECORDER MAYOR

By: Jeff Jensen, Jan 08, 2026 - 9:30am
X:\3400\3473 - European Marble & Granite\03 Construction Documents\02 Civil\3473_C-1.1_Site Plan.dwg



VICINITY MAP



VICINITY MAP

GENERAL SITE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRADES AND DIMENSIONS BEFORE STARTING CONSTRUCTION.
2. BEFORE STARTING ANY WORK CONTRACTOR SHALL CALL BLUE STAKES 1-800-662-4111 AND LOCATE ALL EXISTING UTILITIES.
3. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS TO COMPLY WITH ARCHITECT DESIGN CRITERIA. NOTIFY ARCHITECT OF ANY DEVIATIONS.
4. ALL SITE WORK SHALL COMPLY WITH THE SOUTH SALT LAKE CITY LATEST EDITION OF 'PUBLIC IMPROVEMENT STANDARDS, SPECIFICATIONS, AND PLANS.'
5. VERTICAL SAWCUT EXISTING ASPHALT AND PROVIDE FOR A FIVE FOOT WIDE PAVEMENT REPLACEMENT PATCH.
6. THE FINISH GROUND SURFACE SHALL BE GRADED TO DRAIN WATER AWAY FROM EACH WALL OF BUILDING ADDITION.
7. PROVIDE EROSION CONTROL PER EPA REQUIREMENTS DURING ALL CONSTRUCTION.
8. ALL PUBLIC STREET LIGHTS SHALL REMAIN OPERATIONAL THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. IF ANY DAMAGE HAPPENS TO A STREET LIGHT, THE CONTRACTOR WILL BE REQUIRED TO FIX THE STREET LIGHT TO MEET THE CURRENT SLOOPI STANDARDS AT THE OWNER'S EXPENSE.

- S.G. INDICATES NEW STEEL COLUMN - SEE STRUCTURAL
P.B. INDICATES NEW STEEL PIPE BOLLARD - SEE DETAIL 4/T-2.0
C.J. INDICATES CONTROL JOINT IN FLOOR SLAB. SEE DETAIL 8/T-2.0

CIVIL, GRADING, DRAINAGE, AND UTILITY PLANS NOTE

THE NEW CONSTRUCTION FOR THIS EXISTING SITE CONSISTS IN THE CONSTRUCTION OF A MASONRY BUILDING 22 FEET BY 12 FEET WHICH IS 264 SQUARE FEET (0.006 ACRES) TO REPLACE EXISTING ASPHALT PAVING LOCATED AT THE SOUTHEAST CORNER OF THE EXISTING BUILDING.

THE FINISH FLOOR WILL EQUAL THE FINISH FLOOR OF THE EXISTING BUILDING.

THE EXISTING PARKING AND TRAFFIC FLOW WILL NOT BE AFFECTED.

THE EXISTING GRADING AND DRAINAGE WILL NOT BE AFFECTED.

THERE IS NO NEW UTILITY WORK AND THE EXISTING UTILITIES WILL NOT BE AFFECTED.

SPECIFIC CONSTRUCTION NOTE:

ALL SITE WORK SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", LATEST EDITION. THE CITY OF SOUTH SALT LAKE CITY STANDARD DRAWINGS AND SPECIFICATIONS, AS LATEST REVISED, AND ALL APPLICABLE CONDITIONS AND REQUIREMENTS OF OSHA.

PGA&W
ARCHITECTS / PLANNERS

PGA&W ARCHITECTS
ARCHITECTS / PLANNERS 5263 SOUTH COMMERCE DRIVE - SUITE 204 - TURETAY, UTAH 84001 - PHONE: 801.266.4661

REVISIONS
REVIEW CONTENTS - 12/01/2025

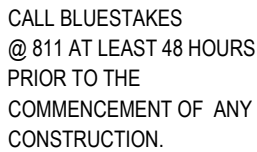
STATE OF UTAH
PLASTER
11/26/25
LICENSED ARCHITECT

SITE PLAN
A TENANT IMPROVEMENT FOR:
EUROPEAN
MARBLE & GRANITE
2575 S 600 W
SOUTH SALT LAKE CITY, UT 84115

PERMIT SET

DATE: December 11, 2025
JOB NO.: 3473
© PGAW - 2025

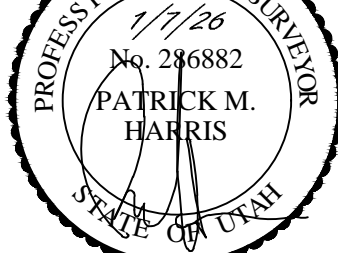
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WWW.ENSIGNENG.COM

CONTACT:
JOSH CROOK
PHONE: 801-974-0333

2575 SOUTH 600 WEST
SOUTH SALT LAKE CITY, UTAH



PROJECT NUMBER 14637	PRINT DATE 2026-01-07
PROJECT MANAGER P. Harris	DESIGNED BY B. Greenleaf

1 OF 1

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NPS Land Title Survey for use by the client. The Basis of Bearing is the line between a Street monument at the Intersection of 2700 South and 600 West and a Street monument at the Intersection of 2700 South and 300 West measuring South 89°57'00" East 2007.47 feet.

The Land referred to herein below is situated in the County of Salt Lake, State of Utah and is described as follows:

Beginning at a point which is North 00°30'00" East 961.13 feet and South 89°57'00" East 30.00 feet from a Standard Survey Monument at the intersection of 6th West Street and 2700 South Street; said monument being East 967.32 feet (Calc.) and North 514.71 feet from (Calc.) the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°30'00" East 426.17 feet; thence South 89°57'00" East 189.59 feet to the West right of way line of Interstate Highway 15; thence along the West right of way line of the following two courses: 1) South 10°39'30" East 39.68 feet; 2) South 18°27'30" East 408.30 feet; thence North 89°57'00" West 326.58 feet to the point of beginning.

Excepting therefrom all oil, gas and minerals and any rights appurtenant thereto, reserved in instrument dated February 11, 1995 and recorded April 4, 1995 as Entry No. 6054515, in Book 7128, at Page 617 of Official Records.

To: JKRE, LLC, a Utah limited liability company; Old Republic National Title Insurance Company and Trident Title Insurance Agency, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7(a), 7(b)(1), 13, and 18 of Table A hereof.

The field work was completed on December 17, 2025.

Date of Plat or Map: January 6, 2026.

01/07/26
Date

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by, of, under Commitment No., dated effective.

Patrick M. Harris
License No. 286882

Schedule B-2 Exceptions:

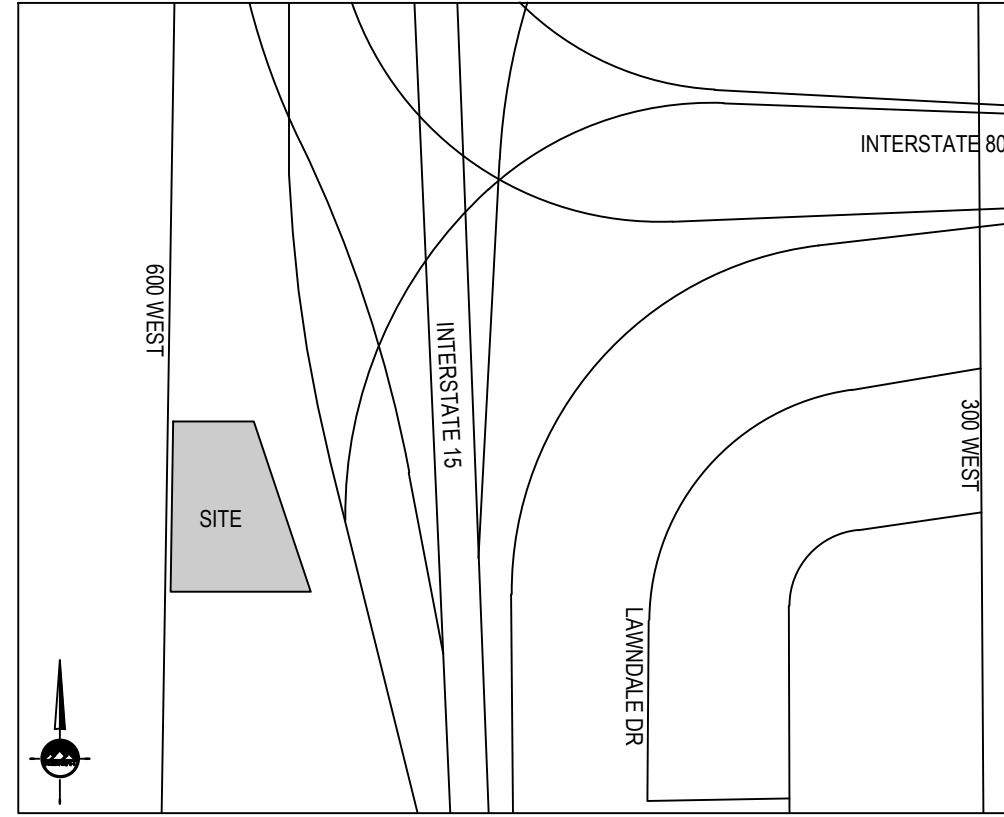
1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met. (non survey related)
 2. Taxes or assessments which are not now payable, or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessment on real property or by the public records. (non survey related)
 3. Any facts, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession, or claiming to be in possession, thereof. (non survey related)
 4. Easements, liens, encumbrances, or claims of easements, liens or encumbrances which are not shown by the public records.
 5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
 6. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights, including but not limited, easements or equitable servitudes, water rights, or claims or title to water. (non survey related)
 7. Any liens, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records. (non survey related)
- Note: Exceptions 1-7 will be deleted on any extended or expanded coverage loan policies.

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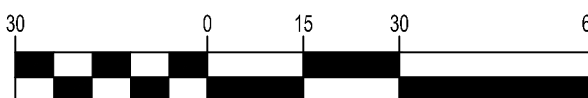
1. General property taxes for the year 2025 were paid in the amount of \$343,079.33 for Tax Serial No. 15-24-352-004 in Salt Lake County. (non survey related)
9. Any special assessment taxes which are now or may be levied against said property by the City of Salt Lake City for local improvements or services are to be therein provided. (non survey related)
10. Said property is within the boundaries of the Tax District 14A and is subject to the charges and/or the assessments of said District. (non survey related)
11. WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records (non survey related)
12. Subject to all existing roads, street, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights of way and easements thereof, (shown on survey)
13. The effects, terms, conditions, restrictions, reservations, and limitations (if any) of the Grant of Easement, recorded September 20, 1973, as Entry No. 2570262, in Book 3422, at Page 294, in the official records. (non survey related)
14. Declaration of Protective Covenants, recorded July 12, 1977, as Entry No. 2968418 in Book 4516, at Page 418, in the official records .
NOTE: Covenants, conditions and restrictions in the declaration of restrictions but exempt, except to the extent that said covenant or restriction is controlled or permitted by any applicable federal or state law, any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, medical condition, national origin, source of income, or ancestry. (non survey related)
15. Together with (a) the exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said lot, and (b) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) the accordance with the aforesaid Declaration and Survey May (as said Declaration and/or Declaration, Covenants and Restrictions and Map may hereafter be amended or supplemented). (non survey related)
16. The effects, terms, conditions, restrictions, reservations, and limitations (if any) of the Grant of Easement for Construction and Maintenance of Sewer Pipe Line, recorded November 10, 1981, as Entry No. 3622129, in Book 5311, at Page 1178, in the official records. (shown on survey)
17. The effects, terms, conditions, restrictions, reservations, and limitations (if any) of the Special Warranty Deed, recorded April 4, 1995, as Entry No. 6054515, in Book 7128, at Page 617, in the official records. (blanket in nature)
18. A Deed of Trust, dated August 11, 2017, executed by JKRE, LLC, a Utah limited liability company as Trustor, to secure payment of a note bearing even date thereof in the sum of \$1,275,000.00 with interest thereon, payable as therein provided to Bank of the West as Trustee, in favor of Bank of the West as Beneficiary, recorded August 16, 2017, as Entry No. 12595859, in Book 10585, at Page 9848, in the official records. (non survey related)
19. ASSIGNMENT OF RENTS, dated September 18, 2017, executed by and between JKRE, LLC, a Utah limited liability company and Bank of the Western United States as Assignee, recorded August 18, 2017, as Entry No. 12599855, in Book 10689, in the official records. (non survey related)
19. A deed of Trust, dated August 18, 2017, executed by JKRE, LLC, a Utah limited liability company as Trustor, to secure payment of a note bearing even date thereof in the sum of \$1,495,100.00 with interest thereon, payable as therein provided to Bank of the West as Trustee, in favor of Bank of the West as Beneficiary, recorded September 19, 2017, as Entry No. 12619409, in Book 10600, at Page 1437, in the official records. (non survey related)
20. ASSIGNMENT OF RENTS, dated September 18, 2017, executed by and between JKRE, LLC, a Utah limited liability company and Bank of the Western United States as Assignee, recorded September 19, 2017, as Entry No. 12619410, in Book 10600, at Page 1448, in the official records. (non survey related)
21. LESSEES ASSIGNMENT of Lease and Subordination, recorded September 19, 2017, as Entry No. 12619411, in Book 10600, at Page 1454, in the official records. (non survey related)
22. The rights of parties in possession of subject property under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claim and/or claim liens thereunder. (non survey related)

TABLE A

- 1) All monuments used and set are shown on survey.
- 2) Parcel address 2575 South 600 West, South Salt Lake City, Utah, 84115.
- 4) Subject Parcel contains 108,888 square feet or 2.50 acres.
- 7)(a) Exterior dimension of building is shown on survey.
- 7)(b)(1) Exterior footprint of building is shown on survey.
- 13) Adjacent owners are shown on survey.
- 18) All plottable easements are shown on survey.
- 19) All insurance liability minimums have been met.



HORIZONTAL GRAPHIC SCALE



HORIZ: 1 inch = 20 ft

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 24
TOWNSHIP 1 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH SALT LAKE, SALT LAKE COUNTY, UTAH

