



Planning Commission Staff Report

1373 W 4050 N, Lot 473 Deer Crest Subdivision Plat Amendment

March 5, 2026

BASIC INFORMATION

Applicant(s):	Steve & Jadelen Tyner
Property Owner:	Steve & Jadelen Tyner
Acreage:	.92 Acres
Location:	1373 W 4050 N Weber County Parcel(s): 16-383-0001
Zone:	RE-20 (Residential)

PROPOSAL AND BACKGROUND

The Planning Commission will discuss and consider approval of a subdivision plat amendment for a single lot (lot 473) in the Deer Crest Phase 4 1st Amendment subdivision located at 1373 W 4050 N.

The proposed plat amendment is to correct the location of a storm drain, adjust access and utility easements for both municipal and Ogden Canal Company use. This amendment will also adjust the west property boundary line by approximately twenty (20) feet. The storm drain was originally placed outside the easement area which prevented the construction of a necessary retaining wall for the development of the lot.

The homeowner and developer have worked closely with the City engineer and public works director to find a solution to relocate the storm drain.

This application was originally brought to the Planning Commission in November 6, 2025, where the developer requested that it be tabled in order to make some additional changes to the plat. These changes have since been made and the plat is now being brought back for consideration.

PLANNING COMMISSION REVIEW

APPLICABLE CITY ORDINANCES

17.16 - VACATING OR CHANGING A SUBDIVISION PLAT

17.16.010 Changes to Recorded Plats: Any proposed change shall be approved by the city, and except as otherwise found herein, such changes shall require the recording of a new plat.

1. For changes involving the vacating or alteration of a street or alley, the City Council shall be the Land Use Authority and shall consider such proposals following the requirements of §10-9a, Utah Code Annotated, 1953, as amended.

2. For all other changes, the Planning Commission shall be the Land Use Authority and shall consider such proposals following the requirements of §10-9a, Utah Code Annotated, 1953, as amended and as found herein. (Ord.2008-5, dated 4/8/08)

Staff Comment: This request meets the qualifications of a Subdivision Plat Amendment and does not involve and streets or alleys, which indicates the Planning Commission to be the Land Use Authority.

17.18.030 Lots: All lots shall comply with standards as found herein.

1. Arrangement and Design: The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings, and be properly related to topography and to existing and future development.

2. Compliance with Zoning Ordinance: All lots shown on the subdivision plat must comply with requirements of the Zoning Ordinance.

3. Abut on Public or Private Street: Each lot shall abut on a public street or private street dedicated by the subdivision plat or an existing publicly dedicated street.

Interior lots having frontage on two (2) streets shall be prohibited unless specifically determined by the City that such design is the most appropriate use of the property, would not create any additional nuisance or hazardous conditions, and vehicular access to one of the streets (except for commercial or industrial uses), as determined by the City, is prohibited as recorded on the plat.

4. Side Lines: Side lines of lots shall be approximately at right angles, or radial to the street line.

Remnants: All remnants of lots below the minimum size required in the zone, left over after subdividing a larger tract, must be added to adjacent lots, rather than allowed to remain as unusable parcels.

5. Natural Drainage And Other Easements: The City may require easements for drainage from or through adjoining property be provided by the Applicant for any natural or historical drainage area and may allow or require piping and other improvements to protect adjoining property and/or water rights. Easements of not less than ten feet (10') in width for water, sewers, drainage, power lines and other utilities shall be provided in the subdivision where required by the City.

6. All lots shall have a reasonable building area (defined as land with a slope less than 15%) of at least 7500 square feet with a minimum width of 50 feet.

7. Trail accesses and connections to existing and planned trails shall be considered in the subdivision design. 8. Flag lots are not allowed. (Ord.2022-8, dated 3/8/22 and Ord.2008-5, dated 4/8/08)

Staff Comment: The proposed adjustments comply with the standards for lots.

ZONING CODE REQUIREMENTS

The zone for this property is RE-20 (as shown in exhibit 2).

18.10.020 Site Development Standards

A. Lot Area. The minimum lot area shall be not less than twenty thousand square feet.

B. Lot Width. The minimum width of any lot shall be one hundred feet (100'), at a distance thirty feet (30") back from the front lot line.

Staff Comment: The proposed adjusted lot in this application meets the 20,000 square feet standard for lots in this zone. If the proposed plat amendment is approved and recorded, the affected lot would be 42,641 square feet with a buildable area of 7,834 square.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the subdivision plat amendment, subject to the following recommended conditions:

- Any conditions of the Engineer's review memo or comments provided to the applicant.

Public Comment

There have been no public comments submitted to date.

ATTACHMENTS

- 1) Vicinity Map
 - 2) Zoning Map
 - 3) Application
-

STAFF CONTACT

Tammy Eveson, Planner I
teveson@pleasantviewut.gov
801-782-8529

ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Zoning Map





Planning Commission Staff Report

Purple Sky Winery – Storage

Site Plan Amendment

March 5, 2026

BASIC INFORMATION

Applicant: Jason Ball, Ridgeline Design
Owner: Ocean Star International Inc.
Acreage: 5.98 Acres
Location: 2847 N Parkland Blvd. | Weber County Parcel: 19-443-0001
Zone: MP-1 (Industrial)

PROPOSAL AND BACKGROUND

The Planning Commission will discuss and consider approval of an amendment to a previously approved site plan for the property located at 2847 N Parkland Blvd., ALL OF LOT 101, SIMON GOE SUBDIVISION, PLEASANT VIEW CITY, WEBER COUNTY, UTAH.

The requested change includes the addition of an approximately 12,000 square foot storage building and adjustments to the parking layout.

This application was brought to the Planning Commission December 4th, 2025, and was tabled to allow for the petitioner to provide additional documents and plans necessary to complete the full review. Staff has received the required documents and has conducted their review.

PLANNING COMMISSION REVIEW

Permitted Use:

The proposed use for a building for wine storage would be a permitted use based on “18.32.020 Permitted Uses for MP-1 Zone” as listed in the municipal code. The applicable uses would be:

- 1. Accessory uses and buildings customarily incidental to a permitted use.
- 59. Warehouse

Parking requirements are based on building use. The proposed site plan shows 24 parking stalls including 2 ADA accessible stalls.

18.32.060

- F. A petitioner may submit data from a traffic engineer, civil engineer or qualified engineering professional regarding the specific land use, number of employees, and other relevant factors. The Planning Commission may consider this additional information when determining the total required number of parking stalls for a site plan and may adopt an alternative total required number of parking stalls that aligns

with the unique needs of the use. (Ord.2024-23, dated 11/26/24 and Ord.2015-2, dated 3/10/15)

Staff Comments:

Based on the use of warehouse/storage building, staff determines that the 24 stalls provided is sufficient for the use. The number of stalls is equal to one (1) space per five hundred (500) square feet. There are no specified requirements in the MP-1 zone.

18.32.040 Site Development Standards

- Area, width, yard, and height regulations, none for buildings except that no building or structure shall be located closer than fifty feet to any state highway or twenty feet to any other street or residential zone boundary.
- B. No building or structure or group of buildings with their accessory buildings shall cover more than eighty percent of the area of the lot. (Ord. 91-2, 6/11/91).

Staff Comments:

Initial review by Staff shows that the location and size of the proposed building meet the requirements for size, height and setbacks for the zone.

18.43.20 Special Requirements The requirements found in this section address a number of different site conditions that require review and consideration in all development.

A. Location of service areas.

1. **All loading docks**, refuse disposal areas and other service activities shall be located on block or project interiors away from view of any public street or central project area. Exceptions to this requirement may be approved through the site plan review process when a permit applicant demonstrates that it is not feasible to accommodate these activities on the interior. If such activities are permitted adjacent to a public street or central project areas, a visual screening design approved by the City shall be required. Material used to screen such areas must match the building.
2. Existing and proposed street and access layout and parking areas are to service the intended buildings. Service and loading areas are also to be included and shall be screened from adjacent businesses, the freeway and residential areas. Coordinated maneuvering and loading docks are encouraged between businesses

Staff Comments:

According to the submitted building plans and site plan, one proposed loading dock is shown on the north side of the property that is to be screened from view if not located in the rear of the building.

D. Curb cuts. Curb cuts for alleys or private driveways shall be limited to the following:

1. 100 feet to 250 feet of frontage: One (1) driveway
2. 250 feet to 500 feet of frontage: Two (2) driveways
3. **Greater than 500 feet: to be negotiated with City**
4. Where UDOT curb cut standards along 2700 North and US 89 are more restrictive, UDOT standards shall be followed.

Staff Comments:

Frontage of the entire lot is approximately 800 feet. Staff believe that the addition of one additional driveway entrance to the site is reasonable for the proposed amended site plan.

F. Signage:

Staff Comments:

No additional signage has been proposed in this amended site plan.

18.43.280 Landscaping, Open Space and Streetscapes.

No landscaping plan provided.

STAFF RECOMMENDATION

Staff recommend approval of this application for a site plan amendment, with any outstanding conditions indicated on the City Engineer's memo, staff and public works comments on application plans.

STAFF CONTACT

Tammy Eveson, Planner I
teveson@pleasantviewut.gov
801-782-8529

ATTACHMENTS

- 1) Vicinity Map / Zoning Map
- 2) Plans / Site Plan

ATTACHMENT 1) Vicinity Map / Zoning Map



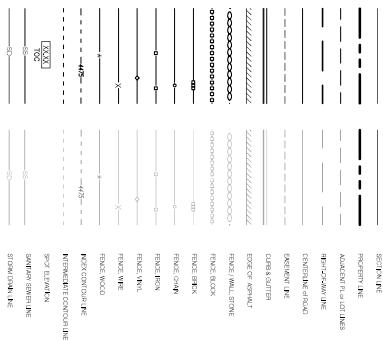
ATTACHMENT 2) Plans / Site Plan



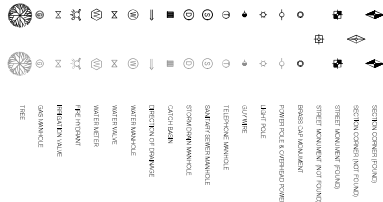
Blue Stakes of Utah 811 logo text

CONTRACT NOTES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES...

LINE TYPES



SYMBOLS



ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes terms like AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES...

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PURPLE SKY WINERY 2847 NORTH PARKLAND BOULEVARD PLEASANT VIEW CITY, UTAH

BENCHMARK ENGINEERING & LAND SURVEYING 5138 SOUTH STATE STREET SUITE #100 SANDY, UTAH 84701 (801) 542-7102

PRELIMINARY PLAN NOT FOR CONSTRUCTION

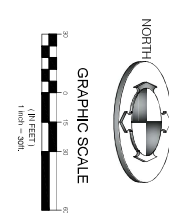
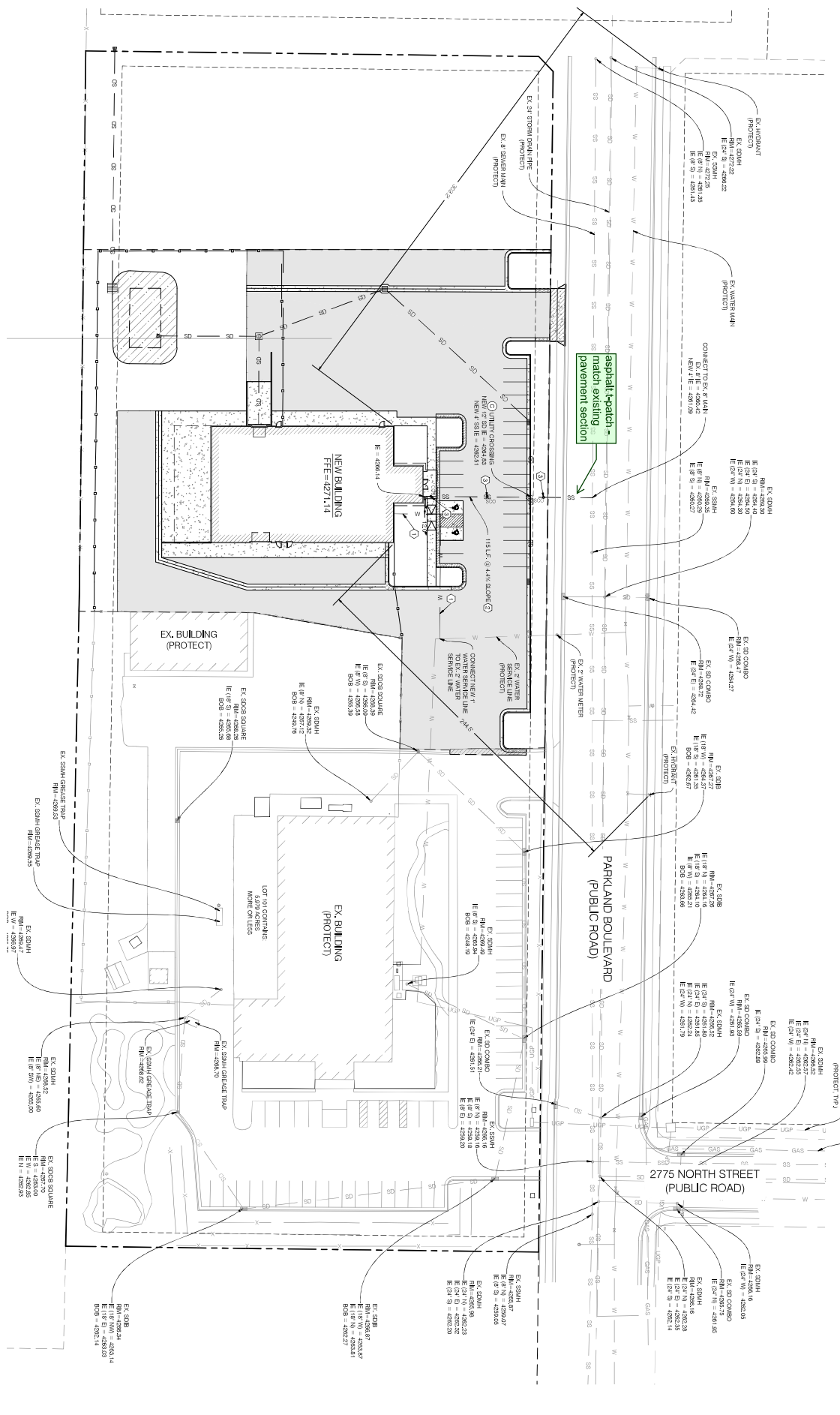
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GEN. NOTES LEGEND & ABBREV. CGN.01 2 OF 9

NO.	DESCRIPTION	DETAIL
1	POU WATER SERVICE LINE PER BMD-B-01	SECTION
2	PVC SERVICE SERVICE LATERAL PER VCS-3	SECTION
3	SEWER CLEAN OUT PER PAVA 4431 AND P-2075	SECTION

NOTE: NO SEPARATION OF CONSTRUCTION REQUIRED AT THE POINT OF ALL EXISTING UTILITY LINES AND PER THE ELEVATION OF THE POINT OF CONNECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING UTILITY LINES AND RECORDING THE EXISTING UTILITY LINES TO BE PROTECTED OR TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING UTILITY LINES AND RECORDING THE EXISTING UTILITY LINES TO BE PROTECTED OR TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING UTILITY LINES AND RECORDING THE EXISTING UTILITY LINES TO BE PROTECTED OR TO BE REMOVED.

NOTE: (A) SEPARATION REQUIRED BETWEEN SPOKE AND WATER LINES; (B) WATER MAIN IS PROTECTED; (C) SEPARATION REQUIRED BETWEEN SPOKE AND WATER LINES; CONTACT ENGINEER FOR REVISION IF REQUIRED. (D) SEPARATION REQUIRED BETWEEN SPOKE AND WATER LINES; CONTACT ENGINEER FOR REVISION IF REQUIRED. (E) SEPARATION REQUIRED BETWEEN SPOKE AND WATER LINES; CONTACT ENGINEER FOR REVISION IF REQUIRED.



CUP 01
4 OF 9
UTILITY PLAN

PURPLE SKY WINERTY
2847 NORTH PARKLAND BOULEVARD
PLEASANT VIEW CITY, UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
1138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

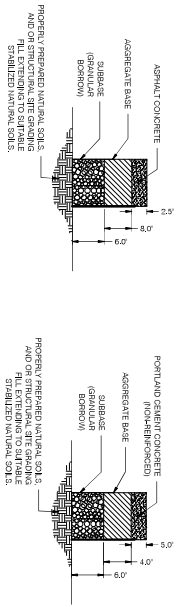
PRELIMINARY PLAN
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	01/16/2026	AGG
2	01/16/2026	AGG
3	01/16/2026	AGG

SCALE: MEASURES 1/4" = 10' ON FULL SIZE SHEETS
ADJUST ACCORDING TO THE REDUCED SIZE SHEETS

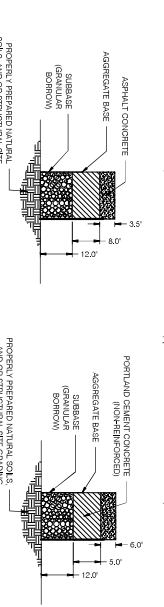
PARKING AREAS

(LIGHT VOLUME OF AUTOMOBILES AND LIGHT TRUCKS, OCCASIONAL HEAVYWEIGHT TRUCKS, AND NO HEAVYWEIGHT TRUCKS) (EQUIVALENT 150# AXLE LOAD PER YD)



ASPHALT PAVEMENT

(MODERATE VOLUME OF AUTOMOBILES AND LIGHT TRUCKS, LIGHT VOLUME OF HEAVYWEIGHT TRUCKS, AND OCCASIONAL HEAVYWEIGHT TRUCKS) (EQUIVALENT 150# AXLE LOAD PER YD)



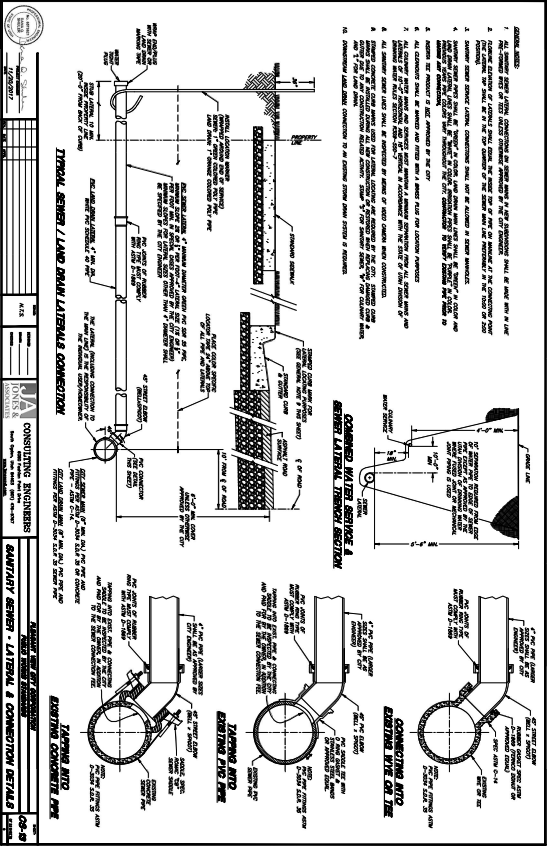
ASPHALT PAVEMENT

CONCRETE PAVEMENT

NOTES:
 1. ALL PAVEMENT AND SUBGRADE SOILS MUST BE PLACED, COMPACTED, AND ON PROPERLY PREPARED NATURAL SOILS.
 2. FOR REINFORCING TRENCHES FOR PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER.
 3. FOR SOILS DESIGN OF PAVEMENT SUBGRADE SEE GEOLOGICAL ENGINEER.

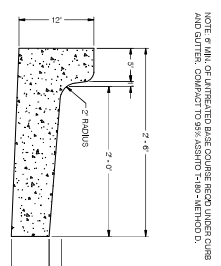
PAVEMENT SECTIONS 1

SCALE: NTS



SEWER LATERAL & CONNECTION 4

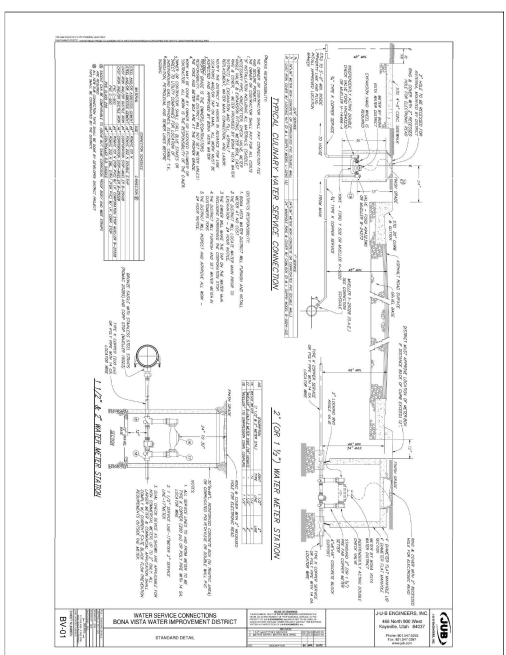
SCALE: NTS



NOTE:
 THIS DETAIL IS A GENERAL DETAIL AND NOT SPECIFIC TO THE PROJECT. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS ON THE SITE. (LIMIT GUARDRAILS AND OTHER CURBS) (CONTRACT ENGINEER'S DESIGN) (FUNCTIONAL) (DESIGN).

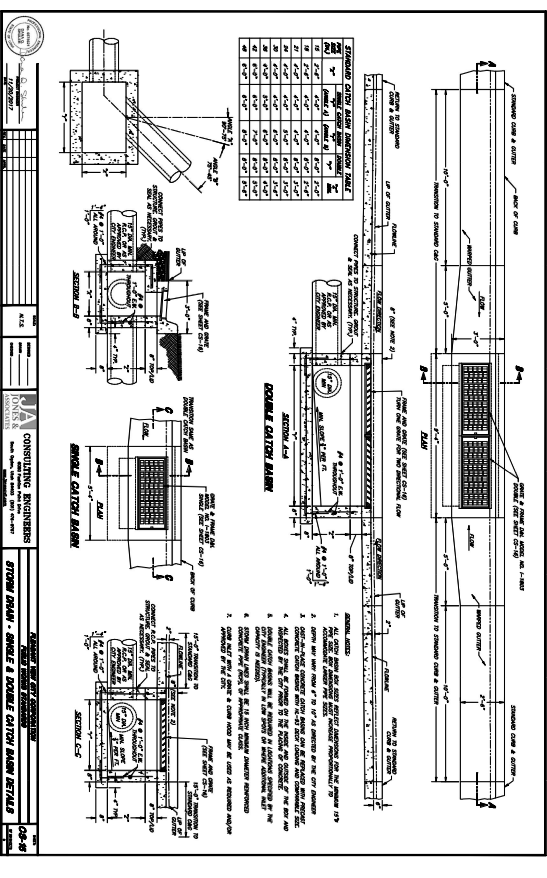
TYPICAL RELEASE CURB & GUTTER 2

SCALE: NTS



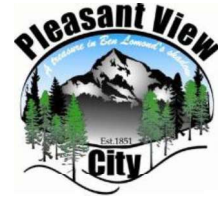
WATER SERVICE CONNECTION 3

SCALE: NTS



STORM DRAIN INLET BOX 5

SCALE: NTS



MEMORANDUM

To: Pleasant View City

From: Dana Q. Shuler, P.E.
City Engineer's Office
Jones & Associates Consulting Engineers

RE: **Site Plan Review #1**
Purple Sky Winery Storage Building

Date: February 19, 2026

IMPROVEMENT PLANS REVIEW

For the purposes of the Site Plan review, we offer the following comments:

1. Storm Water/Low Impact Development
 - a. Provide storm water detention calculations per [City Standards](#).
 - b. Provide Storm Water Quality Report – LID and retention must be evaluated and implemented.
 - i. Please use State's template: [Storm Water Quality Report Template](#) (DWQ-2018-013750.doc)
 - ii. Pleasant View 80th percentile storm: 0.48"
 - iii. See [Guide to Low Impact Development within Utah Manual](#) for more information.
 - c. Detention volume may be revised after LID and retention are evaluated and quantified. (Net Detention = Gross detention – retention)
 - d. LID/retention should be addressed in Geotech report. Infiltration rate should be tested and provided to determine suitability for retention/infiltration, if applicable. If retention is deemed technically infeasible, water quality measures must be implemented.
 - e. Owner-executed Long-Term Storm Water Management Agreement is required for all detention/retention/LID measures prior to acceptance of improvement plans.

- f. If applicable, a Class V injection well permit is required for dry wells and subsurface fluid distribution systems. (refer to [DWQ UIC Program](#))
2. See plans for minor comments.

No work may commence on the site until:

1. Plans are accepted;
2. A preconstruction meeting is held; and
3. Pleasant View City Storm Water Construction Activity Permit, complete with SWPPP and NOI, is submitted.

If you have any questions, please feel free to contact me.

Attachments: Plans with comments



Planning Commission Staff Report

JD Machine - Expansion

Site Plan Amendment

March 5, 2026

BASIC INFORMATION

Applicant: Clarity Design Group – Chad Schultz
Owner: JD Machine – Matt Wardle
Acreage: 5.83 Acres
Location: 2744 N 1600 W | Weber County Parcel: 19-372-0001
Zone: MP-1 (Industrial)

PROPOSAL AND BACKGROUND

The Planning Commission will discuss and consider approval of an amendment to a previously approved site plan for the property located at 2744 N 1600 W (Parkland Blvd.),

ALL OF LOT 1, PARKLAND COMMERCIAL SUBDIVISION PHASE 1, 2ND AMENDMENT, PLEASANT VIEW CITY, WEBER COUNTY, UTAH.

The requested change includes a 24,000 square foot addition to their existing building (58,143 square feet) and adjustments to the parking layout.

PLANNING COMMISSION REVIEW

Permitted Use:

The current use is designated as manufacturing, which is a permitted use in the MP-1 zone as listed in **18.32.020 Permitted Uses for MP-1 Zone**. The applicable uses would be:

- 33. Machine shop
- 36. Manufacturing

Parking:

18.44.010 Off-Street Parking Required. There shall be provided at the time of erection of any building or at the time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provisions for ingress and egress by standard sized automobiles as provided in this chapter. (Ord. 87-17.03 (part), 1987: prior code §34-15-1)

18.44.030 Parking Space-Buildings or Uses Not Dwellings. For a new building, or for any enlargement or increase in seating capacity, floor area or guest rooms of any existing main building, there shall be at least one permanently maintained parking space of not less than one hundred sixty square feet net area, as follows:

G. For all business or industrial uses not listed in this section, one parking space for each two employees working on the highest employment shift. (Ord. 87-17.03 (part), 1987: prior code §34-15-3)

18.32.060

- F. A petitioner may submit data from a traffic engineer, civil engineer or qualified engineering professional regarding the specific land use, number of employees, and other relevant factors. The Planning Commission may consider this additional information when determining the total required number of parking stalls for a site plan and may adopt an alternative total required number of parking stalls that aligns with the unique needs of the use. (Ord.2024-23, dated 11/26/24 and Ord.2015-2, dated 3/10/15)

Staff Comments:

The submitted site plan shows 210 stalls including 6 ADA stalls. There are no specified requirements in the MP-1 zone. The petitioner has not indicated how many are on site on the highest employment shift.

18.32.040 Site Development Standards

- Area, width, yard, and height regulations, none for buildings except that no building or structure shall be located closer than fifty feet to any state highway or twenty feet to any other street or residential zone boundary.
- B. No building or structure or group of buildings with their accessory buildings shall cover more than eighty percent of the area of the lot. (Ord. 91-2, 6/11/91).

Staff Comments:

The design of the building expansion encroaches approximately two feet into the required setback along the south side of the building. The petitioner filed an application for a variance which went before the Board of Adjustments July 31, 2025. The Board granted the variance.

Initial review by Staff shows that the location and size of the proposed building meet the requirements for size, height and all other setbacks for the zone.

F. Signage:

Staff Comments:

No additional signage has been proposed in this amended site plan.

18.43.280 Landscaping, Open Space and Streetscapes.

B. Landscaping

9. Landscaping. As a general rule, a minimum of twelve percent of a site shall be landscaped. The City may require greater percentage or allow lesser percentages based on site design, project size, streetscapes, types of uses, and other relevant factors to meet the intent of this chapter.

- a. Parking areas shall incorporate the use of landscaped islands, strips or other treatments to provide relief from continuous areas of asphalt.
- b. Landscaped entryway signage or features shall be included.

c. All landscaping shall be maintained in a live, healthy, neat and orderly condition, free of weeds, disease, pests and litter. All paved areas, walls and fences shall be in good repair without broken parts, holes, potholes, weeds, litter. Snow and ice shall be removed from pedestrian and parking areas.

d. All areas on a site not utilized for building, parking, access, driveways, set aside for future development, or any allowed storage areas, shall be landscaped.

Staff Comments:

Landscaping on the site plan to be adjusted to accommodate the additional parking, building expansion and underground detention. Landscaping on the site is to be adjusted to maintain the required 12% minimum.

17.20 – Required Improvements and Guarantees

17.20.010 Required Improvements

The applicant/owner of any land to be part of a subdivision shall, at his own expense, install all required improvements and guarantee the installation of such improvements, as provided herein, according to the City Development Standards and Specifications and as inspected and approved through the office of the City Engineer. All utilities, including power, gas, phones, cable, and as found herein, shall be provided for all lots in the subdivision and shall be underground facilities unless specifically approved otherwise by the city engineer.

12. Fencing:

a. A solid board, chain link, or other non-climbable fence not less than six feet (6') in height shall be installed on both sides of existing irrigation canals, bordering open reservoirs, sloughs, **railroad rights of way** or non-access streets, and which are located within or adjacent to the subdivision, except where the Approval Authority determines that park areas, including streams or bodies of water, shall remain unfenced. The Approval Authority shall determine the appropriate fence in each case. Such fences shall be installed prior to the issuance of any building permit in the subdivision

Staff Comments:

The site currently has a four (4) foot barbed wire fence along the property line adjacent to the rail line. Per City ordinance a six (6) foot non-climbable fence is required.

STAFF RECOMMENDATION

Staff recommend approval of this application for a site plan amendment, with any outstanding conditions indicated on the City Engineer's memo, staff and public works comments on application plans.

STAFF CONTACT

Tammy Eveson, Planner I
teveson@pleasantviewut.gov
801-782-8529

ATTACHMENTS

- 1) Vicinity Map / Zoning Map
- 2) Plans
- 3) Engineer's Memo
- 4) Board of Adjustment Packet & Notice of Decision

ATTACHMENT 1) Vicinity Map / Zoning Map



ATTACHMENT 2) Plans

ATTACHMENT 3) Engineer's Memo

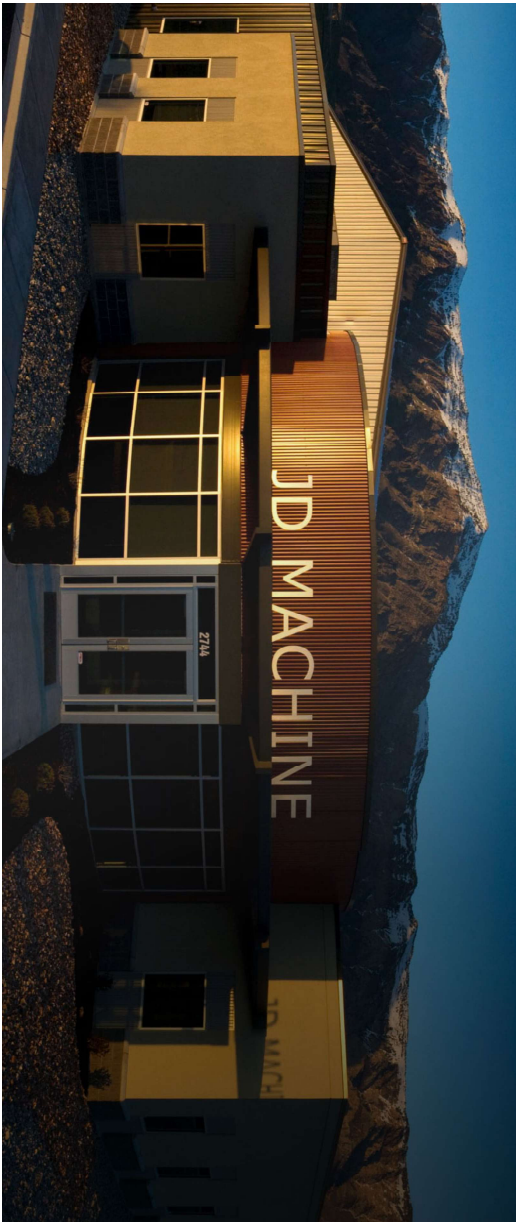
ATTACHMENT 3) Board of Adjustment Packet & Notice of Decision

JD MACHINE EXPANSION

2744 NORTH 1600 WEST.

PLEASANT VIEW, UTAH 84404

PLANNING DEPARTMENT SUBMISSION
 SITE PLAN AMENDMENT
 02.02.2026



INDEX TO DRAWINGS

GENERAL TITLE SHEET
 CIVIL
 001.01 DETAIL PLAN
 021.01 GRADING PLAN
 021.02 GRADING PLAN
 021.03 GRADING PLAN
 021.04 UTILITY PLAN
 ARCHITECTURAL
 A00.1 ARCHITECTURAL FLOOR & SITE ELEVATION
 A1.1 GENERAL EXTERIOR ELEVATION
 A1.2 GENERAL EXTERIOR ELEVATION
 A1.3 GENERAL EXTERIOR ELEVATION
 A1.4 BUILDING ELEVATIONS & SECTIONS
 A1.5 BUILDING ELEVATIONS & SECTIONS
 A1.6 BUILDING ELEVATIONS & SECTIONS

sign and seal plans

PROJECT CONSULTANTS

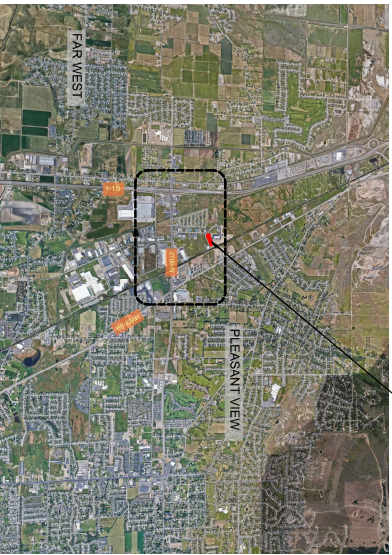
CB GREAT BASIN
 CIVIL ENGINEER
 2000 SOUTH 1000 WEST
 SALT LAKE CITY, UTAH 84119
 PHONE: (801) 552-4422

WCA
 STRUCTURAL ENGINEER
 1000 SOUTH 1000 WEST
 SALT LAKE CITY, UTAH 84119
 PHONE: (801) 552-1113

PVE
 MECHANICAL/PLUMBING ENGINEER
 1000 SOUTH 1000 WEST
 SALT LAKE CITY, UTAH 84119
 PHONE: (801) 552-4444

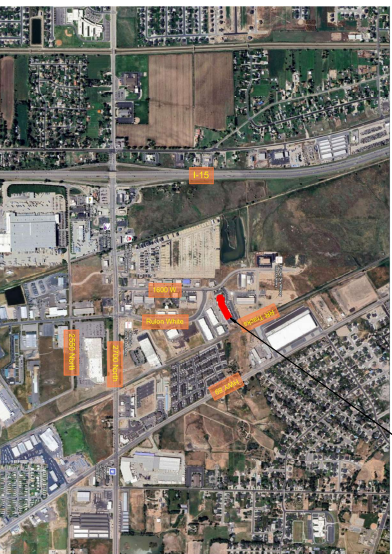
PVE
 ELECTRICAL ENGINEER
 1000 SOUTH 1000 WEST
 SALT LAKE CITY, UTAH 84119
 PHONE: (801) 552-4444

AREA MAP



PROJECT SITE

VICINITY



PROJECT SITE

DEFERRED SUBMITTALS

FIRE SPRINKLER SYSTEM

SEPARATE SUBMISSIONS

PRE-ENGINEERED METAL BUILDINGS (PEMB)

JD MACHINE EXPANSION
 2744 NORTH 1600 WEST.
 PLEASANT VIEW, UTAH 84404

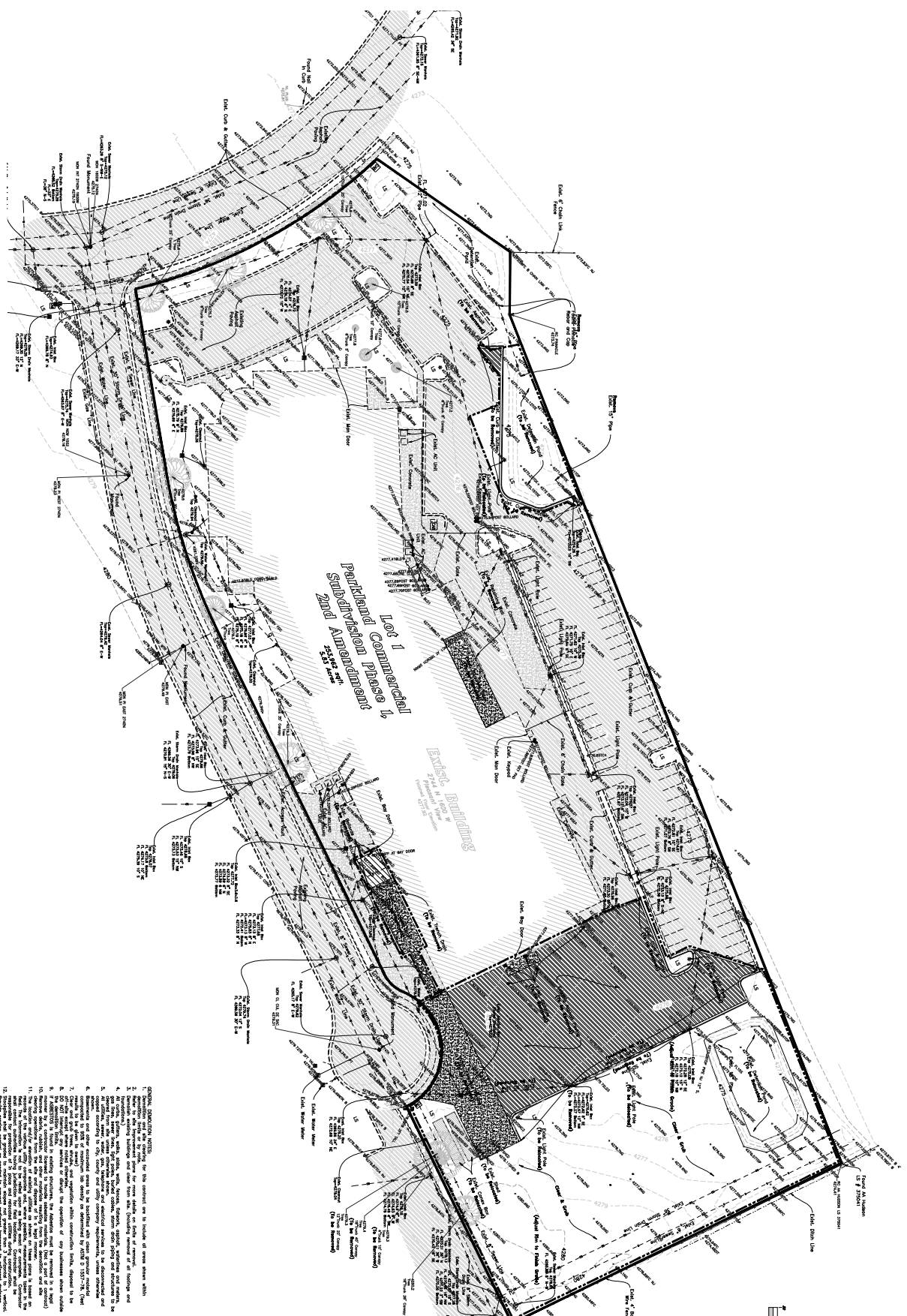
PRELIMINARY SET

PROJECT NO.	01
DATE	02/02/2026
DESIGNER	CB
SCALE	AS SHOWN
TITLE	GENERAL

TITLE SHEET



clarity design group
 4111 S. Highland Ave., Ste. 305
 Salt Lake City, UT 84119
 P: 385.427.8574
 www.claritydesigngroup.com



**Lot 1
Subdivision Commercial 1
and
Subdivision Amendment 1**

Building Footprints

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CURBS, GUTTERS, AND SIDEWALKS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAYS AND PATIO AREAS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPING AND TREES.
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Legend

EXISTING UTILITIES
EXISTING STRUCTURES TO REMAIN
EXISTING CURBS, GUTTERS, AND SIDEWALKS
EXISTING DRIVEWAYS AND PATIO AREAS
EXISTING LANDSCAPING AND TREES
EXISTING FENCES AND WALLS
EXISTING SIGNAGE AND MARKINGS

REVIEW SET

GNI GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84404
 444-475-5151 FAX 444-475-5152
 11010 11010 11010 11010 11010 11010 11010 11010 11010 11010
 WWW.GNIBASINENGINEERING.COM

clarify design group

2414 S. Highland Dr., Ste. 302
 Provo, UT 84601
 www.clarydesign.com

PROJECT CONSULTANTS

Legend

EXISTING UTILITIES
EXISTING STRUCTURES TO REMAIN
EXISTING CURBS, GUTTERS, AND SIDEWALKS
EXISTING DRIVEWAYS AND PATIO AREAS
EXISTING LANDSCAPING AND TREES
EXISTING FENCES AND WALLS
EXISTING SIGNAGE AND MARKINGS

PROPOSED SET

2744 NORTH 1600
 WEST
 PLEASANT VIEW,
 UTAH 84404

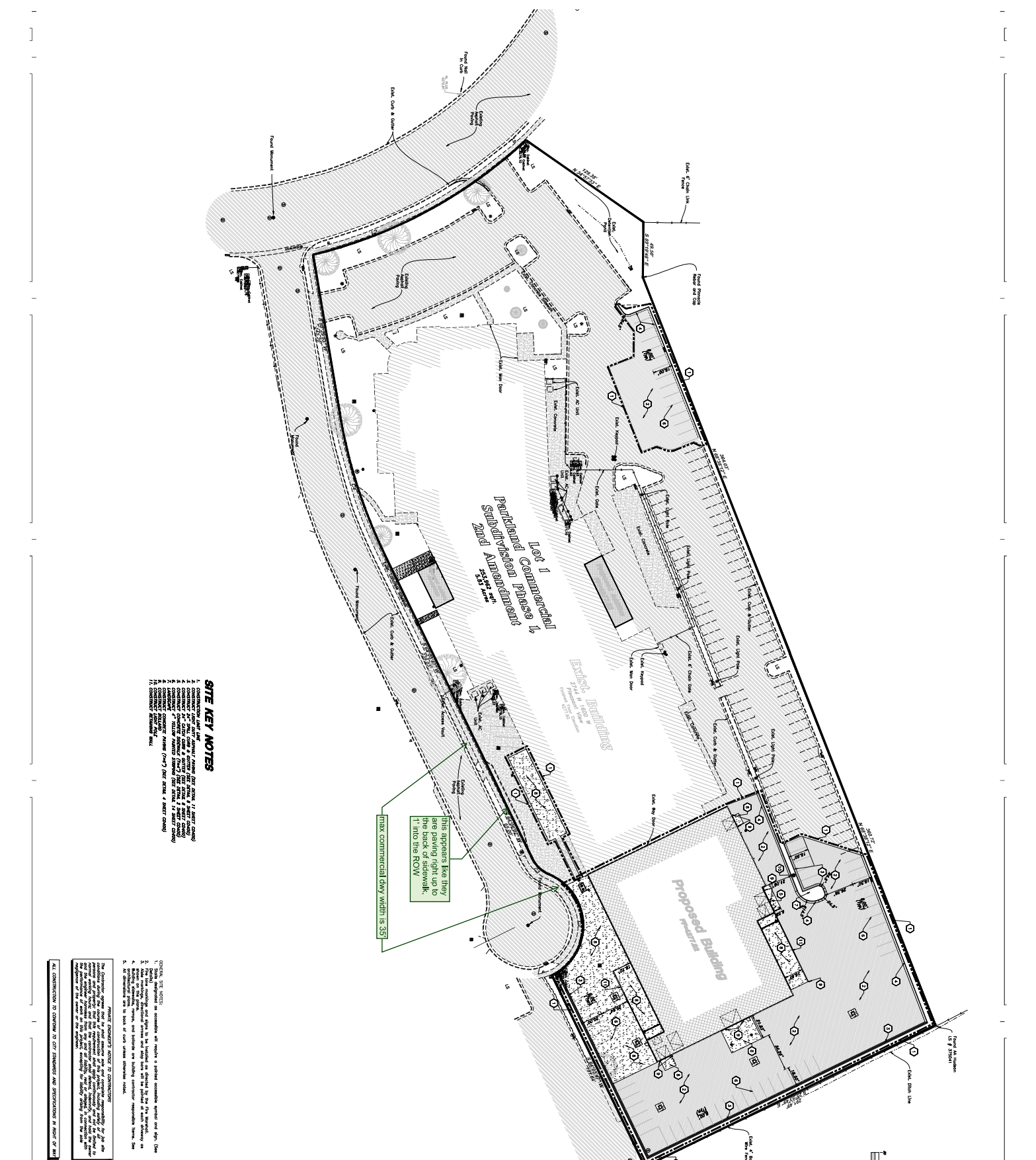
JD MACHINE EXPANSION

PROPOSED SET

PROJECT NO: 2023.11.12
 SHEET NO: 01
 DATE: 2023.11.12

DEMOLITION PLAN

CD-0



SITE KEY NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE UTAH CONSTRUCTION CODE.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE UTAH ELECTRICAL CODE.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE UTAH MECHANICAL CODE.
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE UTAH PLUMBING CODE.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE UTAH FIRE CODE.
6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE UTAH HEALTH CARE CODE.
7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE UTAH SAFETY CODE.
8. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE UTAH WELDERING CODE.
9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE UTAH WOODWORKING CODE.
10. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE UTAH CONSTRUCTION CODE.

max commercial drive width is 35'

this approach line then one parking spot up to the back of sidewalk 'f' into the ROW

GENERAL SITE NOTES:

1. All construction shall be in accordance with the latest edition of the Utah Construction Code.
2. All construction shall be in accordance with the latest edition of the Utah Electrical Code.
3. All construction shall be in accordance with the latest edition of the Utah Mechanical Code.
4. All construction shall be in accordance with the latest edition of the Utah Plumbing Code.
5. All construction shall be in accordance with the latest edition of the Utah Fire Code.
6. All construction shall be in accordance with the latest edition of the Utah Health Care Code.
7. All construction shall be in accordance with the latest edition of the Utah Safety Code.
8. All construction shall be in accordance with the latest edition of the Utah Welding Code.
9. All construction shall be in accordance with the latest edition of the Utah Woodworking Code.
10. All construction shall be in accordance with the latest edition of the Utah Construction Code.

Legend

Proposed Building

Existing Building

Proposed Parking

Existing Parking

Proposed Driveway

Existing Driveway

Proposed Easement

Existing Easement

Proposed Utility Line

Existing Utility Line

Proposed Storm Water

Existing Storm Water

Proposed Sewer

Existing Sewer

Proposed Access

Existing Access

Proposed Fire

Existing Fire

Proposed Health Care

Existing Health Care

Proposed Safety

Existing Safety

Proposed Welding

Existing Welding

Proposed Woodworking

Existing Woodworking

Proposed Construction

Existing Construction

REVIEW SET

GREAT BASIN ENGINEERING

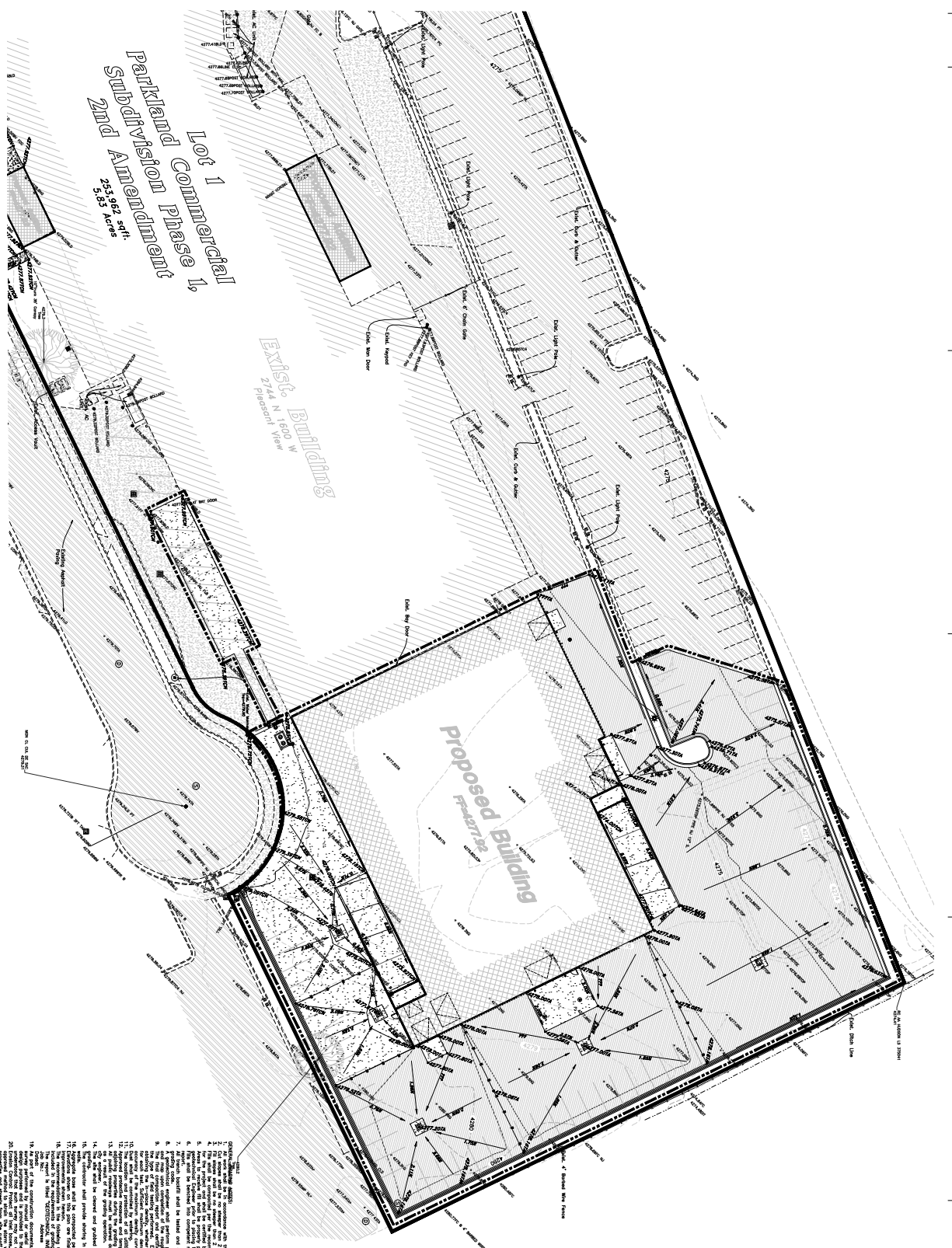
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 4344 BROADWAY, SUITE 300
 MARIETTA, GEORGIA 30067
 WWW.GRETBASINENGINEERING.COM

PROJECT CONSULTANTS



clarity design group
 4141 S. Highland Dr., Suite 300
 Salt Lake City, UT 84119
 P: 313.281.2332
 www.claritydesigngroup.com

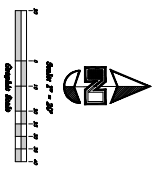
SITE PLAN



**Lot 1 Commercial
Subdivision Phase 1,
2nd Amendment**
253,987 sqft
2.85 Acres

Existing Building
2744 N 600 W
Present View

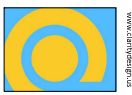
Proposed Building
2744 N 1600 W



REVIEW SET

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
PH: (801) 225-8888 FAX: (801) 225-2222
WWW.GREYBARS.COM

PROJECT CONSULTANTS



clarity design group
244 E. Northfield Ave., Suite 302
Salt Lake City, UT 84103
www.claritydesigngroup.com

- NOTES:**
1. All construction shall conform with the Utah State Building Code.
 2. The owner shall be responsible for obtaining all necessary permits.
 3. The contractor shall be responsible for obtaining all necessary permits.
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Legend

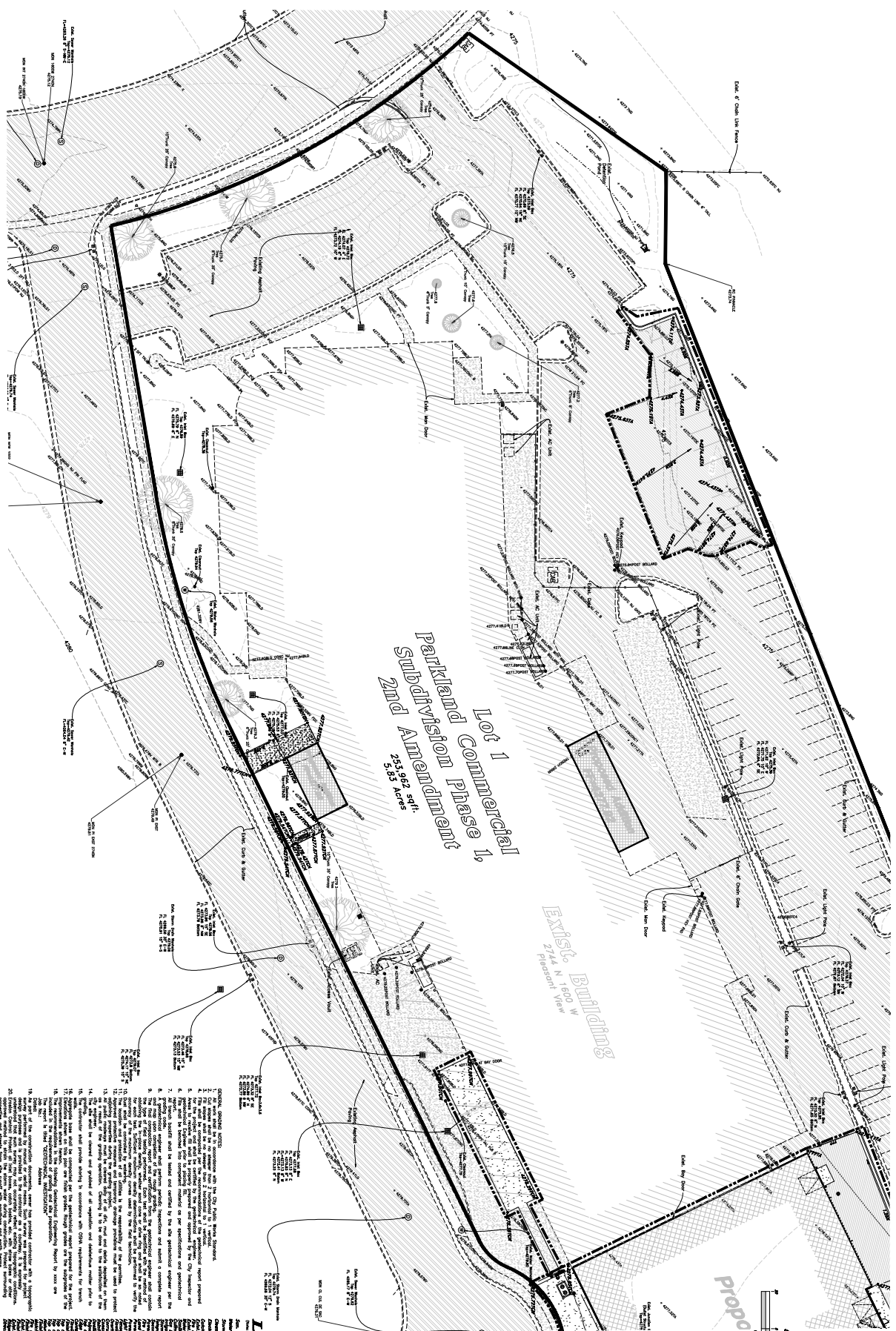
PROPOSED SET

2744 NORTH 1600 WEST PLEASANT VIEW, UTAH 84404

JD MACHINE EXPANSION

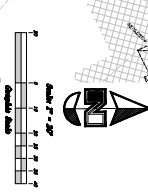
PROPOSED SET

PROJECTION: ALTIMETRIC
SCALE: GRAPHIC
DATE: 2023.11.17
SHEET: 2 OF 2
DISCIPLINE: GRADING PLAN



Lot 1
Parkland Commercial
Subdivision Phase 1,
2nd Amendment
253,962 sqft.
58.5 Acres

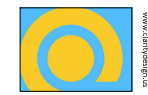
Existing Building
2744 N 1600 W
Pleasant View



REVIEW SET

GNI GREAT BASIN ENGINEERING
 5705 S RIVINGTON BLVD. SUITE 100, SALT LAKE CITY, UT 84119
 801.487.8888 FAX 801.487.8889
 5749 S 1000 W, SUITE 100, WEST VALLEY CITY, UT 84113
 801.972.8888 FAX 801.972.8889

PROJECT CONSULTANTS



clarity design group
 464 E. Northfield Dr., Suite 300
 Provo, UT 84601
 801.733.2812
 www.claritydesigngroup.com

Legend

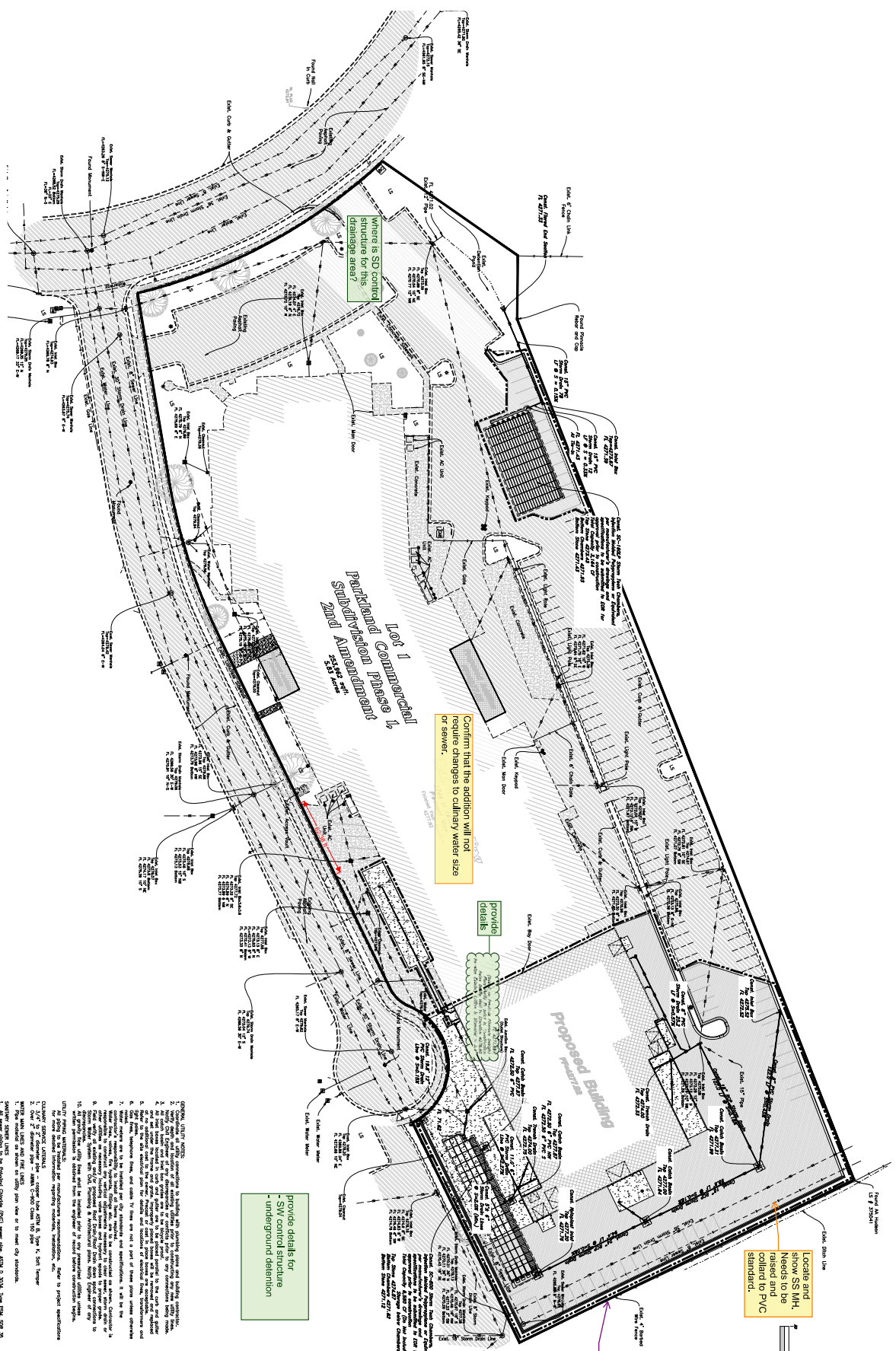
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- 3. Proposed Pavement
- 4. Existing Pavement
- 5. Proposed Stormwater
- 6. Existing Stormwater
- 7. Proposed Utility
- 8. Existing Utility
- 9. Proposed Easement
- 10. Existing Easement
- 11. Proposed Right-of-Way
- 12. Existing Right-of-Way
- 13. Proposed Boundary
- 14. Existing Boundary
- 15. Proposed Structure
- 16. Existing Structure
- 17. Proposed Tree
- 18. Existing Tree
- 19. Proposed Planting
- 20. Existing Planting
- 21. Proposed Fencing
- 22. Existing Fencing
- 23. Proposed Sign
- 24. Existing Sign
- 25. Proposed Light
- 26. Existing Light
- 27. Proposed Wall
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- 277. Proposed Gate Post Key
- 278. Existing Gate Post Key
- 279. Proposed Gate Post Handle
- 280. Existing Gate Post Handle
- 281. Proposed Gate Post Knob
- 282. Existing Gate Post Knob
- 283. Proposed Gate Post Pull
- 284. Existing Gate Post Pull
- 285. Proposed Gate Post Push
- 286. Existing Gate Post Push
- 287. Proposed Gate Post Release
- 288. Existing Gate Post Release
- 289. Proposed Gate Post Stop
- 290. Existing Gate Post Stop
- 291. Proposed Gate Post Barrier
- 292. Existing Gate Post Barrier
- 293. Proposed Gate Post Cap
- 294. Existing Gate Post Cap
- 295. Proposed Gate Post Base
- 296. Existing Gate Post Base
- 297. Proposed Gate Post Flange
- 298. Existing Gate Post Flange
- 299. Proposed Gate Post Nut
- 300. Existing Gate Post Nut
- 301. Proposed Gate Post Washer
- 302. Existing Gate Post Washer
- 303. Proposed Gate Post Bolt
- 304. Existing Gate Post Bolt
- 305. Proposed Gate Post Lock
- 306. Existing Gate Post Lock
- 307. Proposed Gate Post Key
- 308. Existing Gate Post Key
- 309. Proposed Gate Post Handle
- 310. Existing Gate Post Handle
- 311. Proposed Gate Post Knob
- 312. Existing Gate Post Knob
- 313. Proposed Gate Post Pull
- 314. Existing Gate Post Pull
- 315. Proposed Gate Post Push
- 316. Existing Gate Post Push
- 317. Proposed Gate Post Release
- 318. Existing Gate Post Release
- 319. Proposed Gate Post Stop
- 320. Existing Gate Post Stop
- 321. Proposed Gate Post Barrier
- 322. Existing Gate Post Barrier
- 323. Proposed Gate Post Cap
- 324. Existing Gate Post Cap
- 325. Proposed Gate Post Base
- 326. Existing Gate Post Base
- 327. Proposed Gate Post Flange
- 328. Existing Gate Post Flange
- 329. Proposed Gate Post Nut
- 330. Existing Gate Post Nut
- 331. Proposed Gate Post Washer
- 332. Existing Gate Post Washer
- 333. Proposed Gate Post Bolt
- 334. Existing Gate Post Bolt
- 335. Proposed Gate Post Lock
- 336. Existing Gate Post Lock
- 337. Proposed Gate Post Key
- 338. Existing Gate Post Key
- 339. Proposed Gate Post Handle
- 340. Existing Gate Post Handle
- 341. Proposed Gate Post Knob
- 342. Existing Gate Post Knob
- 343. Proposed Gate Post Pull
- 344. Existing Gate Post Pull
- 345. Proposed Gate Post Push
- 346. Existing Gate Post Push
- 347. Proposed Gate Post Release
- 348. Existing Gate Post Release
- 349. Proposed Gate Post Stop
- 350. Existing Gate Post Stop
- 351. Proposed Gate Post Barrier
- 352. Existing Gate Post Barrier
- 353. Proposed Gate Post Cap
- 354. Existing Gate Post Cap
- 355. Proposed Gate Post Base
- 356. Existing Gate Post Base
- 357. Proposed Gate Post Flange
- 358. Existing Gate Post Flange
- 359. Proposed Gate Post Nut
- 360. Existing Gate Post Nut
- 361. Proposed Gate Post Washer
- 362. Existing Gate Post Washer
- 363. Proposed Gate Post Bolt
- 364. Existing Gate Post Bolt
- 365. Proposed Gate Post Lock
- 366. Existing Gate Post Lock
- 367. Proposed Gate Post Key
- 368. Existing Gate Post Key
- 369. Proposed Gate Post Handle
- 370. Existing Gate Post Handle
- 371. Proposed Gate Post Knob
- 372. Existing Gate Post Knob
- 373. Proposed Gate Post Pull
- 374. Existing Gate Post Pull
- 375. Proposed Gate Post Push
- 376. Existing Gate Post Push
- 377. Proposed Gate Post Release
- 378. Existing Gate Post Release
- 379. Proposed Gate Post Stop
- 380. Existing Gate Post Stop
- 381. Proposed Gate Post Barrier
- 382. Existing Gate Post Barrier
- 383. Proposed Gate Post Cap
- 384. Existing Gate Post Cap
- 385. Proposed Gate Post Base
- 386. Existing Gate Post Base
- 387. Proposed Gate Post Flange
- 388. Existing Gate Post Flange
- 389. Proposed Gate Post Nut
- 390. Existing Gate Post Nut
- 391. Proposed Gate Post Washer
- 392. Existing Gate Post Washer
- 393. Proposed Gate Post Bolt
- 394. Existing Gate Post Bolt
- 395. Proposed Gate Post Lock
- 396. Existing Gate Post Lock
- 397. Proposed Gate Post Key
- 398. Existing Gate Post Key
- 399. Proposed Gate Post Handle
- 400. Existing Gate Post Handle
- 401. Proposed Gate Post Knob
- 402. Existing Gate Post Knob
- 403. Proposed Gate Post Pull
- 404. Existing Gate Post Pull
- 405. Proposed Gate Post Push
- 406. Existing Gate Post Push
- 407. Proposed Gate Post Release
- 408. Existing Gate Post Release
- 409. Proposed Gate Post Stop
- 410. Existing Gate Post Stop
- 411. Proposed Gate Post Barrier
- 412. Existing Gate Post Barrier
- 413. Proposed Gate Post Cap
- 414. Existing Gate Post Cap
- 415. Proposed Gate Post Base
- 416. Existing Gate Post Base
- 417. Proposed Gate Post Flange
- 418. Existing Gate Post Flange
- 419. Proposed Gate Post Nut
- 420. Existing Gate Post Nut
- 421. Proposed Gate Post Washer
- 422. Existing Gate Post Washer
- 423. Proposed Gate Post Bolt
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- 426. Existing Gate Post Lock
- 427. Proposed Gate Post Key
- 428. Existing Gate Post Key
- 429. Proposed Gate Post Handle
- 430. Existing Gate Post Handle
- 431. Proposed Gate Post Knob
- 432. Existing Gate Post Knob
- 433. Proposed Gate Post Pull
- 434. Existing Gate Post Pull
- 435. Proposed Gate Post Push
- 436. Existing Gate Post Push
- 437. Proposed Gate Post Release
- 438. Existing Gate Post Release
- 439. Proposed Gate Post Stop
- 440. Existing Gate Post Stop
- 441. Proposed Gate Post Barrier
- 442. Existing Gate Post Barrier
- 443. Proposed Gate Post Cap
- 444. Existing Gate Post Cap
- 445. Proposed Gate Post Base
- 446. Existing Gate Post Base
- 447. Proposed Gate Post Flange
- 448. Existing Gate Post Flange
- 449. Proposed Gate Post Nut
- 450. Existing Gate Post Nut
- 451. Proposed Gate Post Washer
- 452. Existing Gate Post Washer
- 453. Proposed Gate Post Bolt
- 454. Existing Gate Post Bolt
- 455. Proposed Gate Post Lock
- 456. Existing Gate Post Lock
- 457. Proposed Gate Post Key
- 458. Existing Gate Post Key
- 459. Proposed Gate Post Handle
- 460. Existing Gate Post Handle
- 461. Proposed Gate Post Knob
- 462. Existing Gate Post Knob
- 463. Proposed Gate Post Pull
- 464. Existing Gate Post Pull
- 465. Proposed Gate Post Push
- 466. Existing Gate Post Push
- 467. Proposed Gate Post Release
- 468. Existing Gate Post Release
- 469. Proposed Gate Post Stop
- 470. Existing Gate Post Stop
- 471. Proposed Gate Post Barrier
- 472. Existing Gate Post Barrier
- 473. Proposed Gate Post Cap
- 474. Existing Gate Post Cap
- 475. Proposed Gate Post Base
- 476. Existing Gate Post Base
- 477. Proposed Gate Post Flange
- 478. Existing Gate Post Flange
- 479. Proposed Gate Post Nut
- 480. Existing Gate Post Nut
- 481. Proposed Gate Post Washer
- 482. Existing Gate Post Washer
- 483. Proposed Gate Post Bolt
- 484. Existing Gate Post Bolt
- 485. Proposed Gate Post Lock
- 486. Existing Gate Post Lock
- 487. Proposed Gate Post Key
- 488. Existing Gate Post Key
- 489. Proposed Gate Post Handle
- 490. Existing Gate Post Handle
- 491. Proposed Gate Post Knob
- 492. Existing Gate Post Knob
- 493. Proposed Gate Post Pull
- 494. Existing Gate Post Pull
- 495. Proposed Gate Post Push
- 496. Existing Gate Post Push
- 497. Proposed Gate Post Release
- 498. Existing Gate Post Release
- 499. Proposed Gate Post Stop
- 500. Existing Gate Post Stop

PROPOSED SET

2744 NORTH 1600
 WEST
 PLEASANT VIEW,
 UTAH 84404

PROJECT NO.	2744-1600
CLIENT	CONCRETE
DATE	2023.11.12
SHEET	CONCRETE
TOTAL SHEETS	7
DATE	2023.11.12
SCALE	AS SHOWN
PROJECT TITLE	GRADING PLAN

CS2



THE CONTRACTOR SHALL VERIFY THE CONSTRUCTION OF ALL UTILITIES TO BE INSTALLED OR EXISTING UTILITIES TO BE MAINTAINED OR REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

1. The contractor shall verify the construction of all utilities to be installed or existing utilities to be maintained or removed.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
3. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
4. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
5. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.

GENERAL NOTES:

1. All construction shall conform to the applicable codes and standards.
2. All construction shall conform to the applicable codes and standards.
3. All construction shall conform to the applicable codes and standards.
4. All construction shall conform to the applicable codes and standards.
5. All construction shall conform to the applicable codes and standards.

LEGEND

1. 12" DIA. CONCRETE PIPE, 12' SPAN, 12' HIGH

2. 18" DIA. CONCRETE PIPE, 18' SPAN, 18' HIGH

3. 24" DIA. CONCRETE PIPE, 24' SPAN, 24' HIGH

4. 30" DIA. CONCRETE PIPE, 30' SPAN, 30' HIGH

5. 36" DIA. CONCRETE PIPE, 36' SPAN, 36' HIGH

6. 42" DIA. CONCRETE PIPE, 42' SPAN, 42' HIGH

7. 48" DIA. CONCRETE PIPE, 48' SPAN, 48' HIGH

8. 54" DIA. CONCRETE PIPE, 54' SPAN, 54' HIGH

9. 60" DIA. CONCRETE PIPE, 60' SPAN, 60' HIGH

10. 66" DIA. CONCRETE PIPE, 66' SPAN, 66' HIGH

11. 72" DIA. CONCRETE PIPE, 72' SPAN, 72' HIGH

12. 78" DIA. CONCRETE PIPE, 78' SPAN, 78' HIGH

13. 84" DIA. CONCRETE PIPE, 84' SPAN, 84' HIGH

14. 90" DIA. CONCRETE PIPE, 90' SPAN, 90' HIGH

15. 96" DIA. CONCRETE PIPE, 96' SPAN, 96' HIGH

16. 102" DIA. CONCRETE PIPE, 102' SPAN, 102' HIGH

17. 108" DIA. CONCRETE PIPE, 108' SPAN, 108' HIGH

18. 114" DIA. CONCRETE PIPE, 114' SPAN, 114' HIGH

19. 120" DIA. CONCRETE PIPE, 120' SPAN, 120' HIGH

20. 126" DIA. CONCRETE PIPE, 126' SPAN, 126' HIGH

21. 132" DIA. CONCRETE PIPE, 132' SPAN, 132' HIGH

22. 138" DIA. CONCRETE PIPE, 138' SPAN, 138' HIGH

23. 144" DIA. CONCRETE PIPE, 144' SPAN, 144' HIGH

24. 150" DIA. CONCRETE PIPE, 150' SPAN, 150' HIGH

25. 156" DIA. CONCRETE PIPE, 156' SPAN, 156' HIGH

26. 162" DIA. CONCRETE PIPE, 162' SPAN, 162' HIGH

27. 168" DIA. CONCRETE PIPE, 168' SPAN, 168' HIGH

28. 174" DIA. CONCRETE PIPE, 174' SPAN, 174' HIGH

29. 180" DIA. CONCRETE PIPE, 180' SPAN, 180' HIGH

30. 186" DIA. CONCRETE PIPE, 186' SPAN, 186' HIGH

31. 192" DIA. CONCRETE PIPE, 192' SPAN, 192' HIGH

32. 198" DIA. CONCRETE PIPE, 198' SPAN, 198' HIGH

33. 204" DIA. CONCRETE PIPE, 204' SPAN, 204' HIGH

34. 210" DIA. CONCRETE PIPE, 210' SPAN, 210' HIGH

35. 216" DIA. CONCRETE PIPE, 216' SPAN, 216' HIGH

36. 222" DIA. CONCRETE PIPE, 222' SPAN, 222' HIGH

37. 228" DIA. CONCRETE PIPE, 228' SPAN, 228' HIGH

38. 234" DIA. CONCRETE PIPE, 234' SPAN, 234' HIGH

39. 240" DIA. CONCRETE PIPE, 240' SPAN, 240' HIGH

40. 246" DIA. CONCRETE PIPE, 246' SPAN, 246' HIGH

41. 252" DIA. CONCRETE PIPE, 252' SPAN, 252' HIGH

42. 258" DIA. CONCRETE PIPE, 258' SPAN, 258' HIGH

43. 264" DIA. CONCRETE PIPE, 264' SPAN, 264' HIGH

44. 270" DIA. CONCRETE PIPE, 270' SPAN, 270' HIGH

45. 276" DIA. CONCRETE PIPE, 276' SPAN, 276' HIGH

46. 282" DIA. CONCRETE PIPE, 282' SPAN, 282' HIGH

47. 288" DIA. CONCRETE PIPE, 288' SPAN, 288' HIGH

48. 294" DIA. CONCRETE PIPE, 294' SPAN, 294' HIGH

49. 300" DIA. CONCRETE PIPE, 300' SPAN, 300' HIGH

50. 306" DIA. CONCRETE PIPE, 306' SPAN, 306' HIGH

51. 312" DIA. CONCRETE PIPE, 312' SPAN, 312' HIGH

52. 318" DIA. CONCRETE PIPE, 318' SPAN, 318' HIGH

53. 324" DIA. CONCRETE PIPE, 324' SPAN, 324' HIGH

54. 330" DIA. CONCRETE PIPE, 330' SPAN, 330' HIGH

55. 336" DIA. CONCRETE PIPE, 336' SPAN, 336' HIGH

56. 342" DIA. CONCRETE PIPE, 342' SPAN, 342' HIGH

57. 348" DIA. CONCRETE PIPE, 348' SPAN, 348' HIGH

58. 354" DIA. CONCRETE PIPE, 354' SPAN, 354' HIGH

59. 360" DIA. CONCRETE PIPE, 360' SPAN, 360' HIGH

60. 366" DIA. CONCRETE PIPE, 366' SPAN, 366' HIGH

61. 372" DIA. CONCRETE PIPE, 372' SPAN, 372' HIGH

62. 378" DIA. CONCRETE PIPE, 378' SPAN, 378' HIGH

63. 384" DIA. CONCRETE PIPE, 384' SPAN, 384' HIGH

64. 390" DIA. CONCRETE PIPE, 390' SPAN, 390' HIGH

65. 396" DIA. CONCRETE PIPE, 396' SPAN, 396' HIGH

66. 402" DIA. CONCRETE PIPE, 402' SPAN, 402' HIGH

67. 408" DIA. CONCRETE PIPE, 408' SPAN, 408' HIGH

68. 414" DIA. CONCRETE PIPE, 414' SPAN, 414' HIGH

69. 420" DIA. CONCRETE PIPE, 420' SPAN, 420' HIGH

70. 426" DIA. CONCRETE PIPE, 426' SPAN, 426' HIGH

71. 432" DIA. CONCRETE PIPE, 432' SPAN, 432' HIGH

72. 438" DIA. CONCRETE PIPE, 438' SPAN, 438' HIGH

73. 444" DIA. CONCRETE PIPE, 444' SPAN, 444' HIGH

74. 450" DIA. CONCRETE PIPE, 450' SPAN, 450' HIGH

75. 456" DIA. CONCRETE PIPE, 456' SPAN, 456' HIGH

76. 462" DIA. CONCRETE PIPE, 462' SPAN, 462' HIGH

77. 468" DIA. CONCRETE PIPE, 468' SPAN, 468' HIGH

78. 474" DIA. CONCRETE PIPE, 474' SPAN, 474' HIGH

79. 480" DIA. CONCRETE PIPE, 480' SPAN, 480' HIGH

80. 486" DIA. CONCRETE PIPE, 486' SPAN, 486' HIGH

81. 492" DIA. CONCRETE PIPE, 492' SPAN, 492' HIGH

82. 498" DIA. CONCRETE PIPE, 498' SPAN, 498' HIGH

83. 504" DIA. CONCRETE PIPE, 504' SPAN, 504' HIGH

84. 510" DIA. CONCRETE PIPE, 510' SPAN, 510' HIGH

85. 516" DIA. CONCRETE PIPE, 516' SPAN, 516' HIGH

86. 522" DIA. CONCRETE PIPE, 522' SPAN, 522' HIGH

87. 528" DIA. CONCRETE PIPE, 528' SPAN, 528' HIGH

88. 534" DIA. CONCRETE PIPE, 534' SPAN, 534' HIGH

89. 540" DIA. CONCRETE PIPE, 540' SPAN, 540' HIGH

90. 546" DIA. CONCRETE PIPE, 546' SPAN, 546' HIGH

91. 552" DIA. CONCRETE PIPE, 552' SPAN, 552' HIGH

92. 558" DIA. CONCRETE PIPE, 558' SPAN, 558' HIGH

93. 564" DIA. CONCRETE PIPE, 564' SPAN, 564' HIGH

94. 570" DIA. CONCRETE PIPE, 570' SPAN, 570' HIGH

95. 576" DIA. CONCRETE PIPE, 576' SPAN, 576' HIGH

96. 582" DIA. CONCRETE PIPE, 582' SPAN, 582' HIGH

97. 588" DIA. CONCRETE PIPE, 588' SPAN, 588' HIGH

98. 594" DIA. CONCRETE PIPE, 594' SPAN, 594' HIGH

99. 600" DIA. CONCRETE PIPE, 600' SPAN, 600' HIGH

100. 606" DIA. CONCRETE PIPE, 606' SPAN, 606' HIGH

101. 612" DIA. CONCRETE PIPE, 612' SPAN, 612' HIGH

102. 618" DIA. CONCRETE PIPE, 618' SPAN, 618' HIGH

103. 624" DIA. CONCRETE PIPE, 624' SPAN, 624' HIGH

104. 630" DIA. CONCRETE PIPE, 630' SPAN, 630' HIGH

105. 636" DIA. CONCRETE PIPE, 636' SPAN, 636' HIGH

106. 642" DIA. CONCRETE PIPE, 642' SPAN, 642' HIGH

107. 648" DIA. CONCRETE PIPE, 648' SPAN, 648' HIGH

108. 654" DIA. CONCRETE PIPE, 654' SPAN, 654' HIGH

109. 660" DIA. CONCRETE PIPE, 660' SPAN, 660' HIGH

110. 666" DIA. CONCRETE PIPE, 666' SPAN, 666' HIGH

111. 672" DIA. CONCRETE PIPE, 672' SPAN, 672' HIGH

112. 678" DIA. CONCRETE PIPE, 678' SPAN, 678' HIGH

113. 684" DIA. CONCRETE PIPE, 684' SPAN, 684' HIGH

114. 690" DIA. CONCRETE PIPE, 690' SPAN, 690' HIGH

115. 696" DIA. CONCRETE PIPE, 696' SPAN, 696' HIGH

116. 702" DIA. CONCRETE PIPE, 702' SPAN, 702' HIGH

117. 708" DIA. CONCRETE PIPE, 708' SPAN, 708' HIGH

118. 714" DIA. CONCRETE PIPE, 714' SPAN, 714' HIGH

119. 720" DIA. CONCRETE PIPE, 720' SPAN, 720' HIGH

120. 726" DIA. CONCRETE PIPE, 726' SPAN, 726' HIGH

121. 732" DIA. CONCRETE PIPE, 732' SPAN, 732' HIGH

122. 738" DIA. CONCRETE PIPE, 738' SPAN, 738' HIGH

123. 744" DIA. CONCRETE PIPE, 744' SPAN, 744' HIGH

124. 750" DIA. CONCRETE PIPE, 750' SPAN, 750' HIGH

125. 756" DIA. CONCRETE PIPE, 756' SPAN, 756' HIGH

126. 762" DIA. CONCRETE PIPE, 762' SPAN, 762' HIGH

127. 768" DIA. CONCRETE PIPE, 768' SPAN, 768' HIGH

128. 774" DIA. CONCRETE PIPE, 774' SPAN, 774' HIGH

129. 780" DIA. CONCRETE PIPE, 780' SPAN, 780' HIGH

130. 786" DIA. CONCRETE PIPE, 786' SPAN, 786' HIGH

131. 792" DIA. CONCRETE PIPE, 792' SPAN, 792' HIGH

132. 798" DIA. CONCRETE PIPE, 798' SPAN, 798' HIGH

133. 804" DIA. CONCRETE PIPE, 804' SPAN, 804' HIGH

134. 810" DIA. CONCRETE PIPE, 810' SPAN, 810' HIGH

135. 816" DIA. CONCRETE PIPE, 816' SPAN, 816' HIGH

136. 822" DIA. CONCRETE PIPE, 822' SPAN, 822' HIGH

137. 828" DIA. CONCRETE PIPE, 828' SPAN, 828' HIGH

138. 834" DIA. CONCRETE PIPE, 834' SPAN, 834' HIGH

139. 840" DIA. CONCRETE PIPE, 840' SPAN, 840' HIGH

140. 846" DIA. CONCRETE PIPE, 846' SPAN, 846' HIGH

141. 852" DIA. CONCRETE PIPE, 852' SPAN, 852' HIGH

142. 858" DIA. CONCRETE PIPE, 858' SPAN, 858' HIGH

143. 864" DIA. CONCRETE PIPE, 864' SPAN, 864' HIGH

144. 870" DIA. CONCRETE PIPE, 870' SPAN, 870' HIGH

145. 876" DIA. CONCRETE PIPE, 876' SPAN, 876' HIGH

146. 882" DIA. CONCRETE PIPE, 882' SPAN, 882' HIGH

147. 888" DIA. CONCRETE PIPE, 888' SPAN, 888' HIGH

148. 894" DIA. CONCRETE PIPE, 894' SPAN, 894' HIGH

149. 900" DIA. CONCRETE PIPE, 900' SPAN, 900' HIGH

150. 906" DIA. CONCRETE PIPE, 906' SPAN, 906' HIGH

151. 912" DIA. CONCRETE PIPE, 912' SPAN, 912' HIGH

152. 918" DIA. CONCRETE PIPE, 918' SPAN, 918' HIGH

153. 924" DIA. CONCRETE PIPE, 924' SPAN, 924' HIGH

154. 930" DIA. CONCRETE PIPE, 930' SPAN, 930' HIGH

155. 936" DIA. CONCRETE PIPE, 936' SPAN, 936' HIGH

156. 942" DIA. CONCRETE PIPE, 942' SPAN, 942' HIGH

157. 948" DIA. CONCRETE PIPE, 948' SPAN, 948' HIGH

158. 954" DIA. CONCRETE PIPE, 954' SPAN, 954' HIGH

159. 960" DIA. CONCRETE PIPE, 960' SPAN, 960' HIGH

160. 966" DIA. CONCRETE PIPE, 966' SPAN, 966' HIGH

161. 972" DIA. CONCRETE PIPE, 972' SPAN, 972' HIGH

162. 978" DIA. CONCRETE PIPE, 978' SPAN, 978' HIGH

163. 984" DIA. CONCRETE PIPE, 984' SPAN, 984' HIGH

164. 990" DIA. CONCRETE PIPE, 990' SPAN, 990' HIGH

165. 996" DIA. CONCRETE PIPE, 996' SPAN, 996' HIGH

166. 1002" DIA. CONCRETE PIPE, 1002' SPAN, 1002' HIGH

167. 1008" DIA. CONCRETE PIPE, 1008' SPAN, 1008' HIGH

168. 1014" DIA. CONCRETE PIPE, 1014' SPAN, 1014' HIGH

169. 1020" DIA. CONCRETE PIPE, 1020' SPAN, 1020' HIGH

170. 1026" DIA. CONCRETE PIPE, 1026' SPAN, 1026' HIGH

171. 1032" DIA. CONCRETE PIPE, 1032' SPAN, 1032' HIGH

172. 1038" DIA. CONCRETE PIPE, 1038' SPAN, 1038' HIGH

173. 1044" DIA. CONCRETE PIPE, 1044' SPAN, 1044' HIGH

174. 1050" DIA. CONCRETE PIPE, 1050' SPAN, 1050' HIGH

175. 1056" DIA. CONCRETE PIPE, 1056' SPAN, 1056' HIGH

176. 1062" DIA. CONCRETE PIPE, 1062' SPAN, 1062' HIGH

177. 1068" DIA. CONCRETE PIPE, 1068' SPAN, 1068' HIGH

178. 1074" DIA. CONCRETE PIPE, 1074' SPAN, 1074' HIGH

179. 1080" DIA. CONCRETE PIPE, 1080' SPAN, 1080' HIGH

180. 1086" DIA. CONCRETE PIPE, 1086' SPAN, 1086' HIGH

181. 1092" DIA. CONCRETE PIPE, 1092' SPAN, 1092' HIGH

182. 1098" DIA. CONCRETE PIPE, 1098' SPAN, 1098' HIGH

183. 1104" DIA. CONCRETE PIPE, 1104' SPAN, 1104' HIGH

184. 1110" DIA. CONCRETE PIPE, 1110' SPAN, 1110' HIGH

185. 1116" DIA. CONCRETE PIPE, 1116' SPAN, 1116' HIGH

186. 1122" DIA. CONCRETE PIPE, 1122' SPAN, 1122' HIGH

187. 1128" DIA. CONCRETE PIPE, 1128' SPAN, 1128' HIGH

188. 1134" DIA. CONCRETE PIPE, 1134' SPAN, 1134' HIGH

189. 1140" DIA. CONCRETE PIPE, 1140' SPAN, 1140' HIGH

190. 1146" DIA. CONCRETE PIPE, 1146' SPAN, 1146' HIGH

191. 1152" DIA. CONCRETE PIPE, 1152' SPAN, 1152' HIGH

192. 1158" DIA. CONCRETE PIPE, 1158' SPAN, 1158' HIGH

193. 1164" DIA. CONCRETE PIPE, 1164' SPAN, 1164' HIGH

194. 1170" DIA. CONCRETE PIPE, 1170' SPAN, 1170' HIGH

195. 1176" DIA. CONCRETE PIPE, 1176' SPAN, 1176' HIGH

196. 1182" DIA. CONCRETE PIPE, 1182' SPAN, 1182' HIGH

197. 1188" DIA. CONCRETE PIPE, 1188' SPAN, 1188' HIGH

198. 1194" DIA. CONCRETE PIPE, 1194' SPAN, 1194' HIGH

199. 1200" DIA. CONCRETE PIPE, 1200' SPAN, 1200' HIGH

200. 1206" DIA. CONCRETE PIPE, 1206' SPAN, 1206' HIGH

201. 1212" DIA. CONCRETE PIPE, 1212' SPAN, 1212' HIGH

202. 1218" DIA. CONCRETE PIPE, 1218' SPAN, 1218' HIGH

203. 1224" DIA. CONCRETE PIPE, 1224' SPAN, 1224' HIGH

204. 1230" DIA. CONCRETE PIPE, 1230' SPAN, 1230' HIGH

205. 1236" DIA. CONCRETE PIPE, 1236' SPAN, 1236' HIGH

206. 1242" DIA. CONCRETE PIPE, 1242' SPAN, 1242' HIGH

207. 1248" DIA. CONCRETE PIPE, 1248' SPAN, 1248' HIGH

208. 1254" DIA. CONCRETE PIPE, 1254' SPAN, 1254' HIGH

209. 1260" DIA. CONCRETE PIPE, 1260' SPAN, 1260' HIGH

210. 1266" DIA. CONCRETE PIPE, 1266' SPAN, 1266' HIGH

211. 1272" DIA. CONCRETE PIPE, 1272' SPAN, 1272' HIGH

212. 1278" DIA. CONCRETE PIPE, 1278' SPAN, 1278' HIGH

213. 1284" DIA. CONCRETE PIPE, 1284' SPAN, 1284' HIGH

214. 1290" DIA. CONCRETE PIPE, 1290' SPAN, 1290' HIGH

215. 1296" DIA. CONCRETE PIPE, 1296' SPAN, 1296' HIGH

216. 1302" DIA. CONCRETE PIPE, 1302' SPAN, 1302' HIGH

217. 1308" DIA. CONCRETE PIPE, 1308' SPAN, 1308' HIGH

218. 1314" DIA. CONCRETE PIPE, 1314' SPAN, 1314' HIGH

219. 1320" DIA. CONCRETE PIPE, 1320' SPAN, 1320' HIGH

220. 1326" DIA. CONCRETE PIPE, 1326' SPAN, 1326' HIGH

221. 1332" DIA. CONCRETE PIPE, 1332' SPAN, 1332' HIGH

222. 1338" DIA. CONCRETE PIPE, 1338' SPAN, 1338' HIGH

223. 1344" DIA. CONCRETE PIPE, 1344' SPAN, 1344' HIGH

224. 1350" DIA. CONCRETE PIPE, 1350' SPAN, 1350' HIGH

225. 1356" DIA. CONCRETE PIPE, 1356' SPAN, 1356' HIGH

226. 1362" DIA. CONCRETE PIPE, 1362' SPAN, 1362' HIGH

227. 1368" DIA. CONCRETE PIPE, 1368' SPAN, 1368' HIGH

228. 1374" DIA. CONCRETE PIPE, 1374' SPAN, 1374' HIGH

229. 1380" DIA. CONCRETE PIPE, 1380' SPAN, 1380' HIGH

230. 1386" DIA. CONCRETE PIPE, 1386' SPAN, 1386' HIGH

231. 1392" DIA. CONCRETE PIPE, 1392' SPAN, 1392' HIGH

232. 1398" DIA. CONCRETE PIPE, 1398' SPAN, 1398' HIGH

233. 1404" DIA. CONCRETE PIPE, 1404' SPAN, 1404' HIGH

234. 1410" DIA. CONCRETE PIPE, 1410' SPAN, 1410' HIGH

235. 1416" DIA. CONCRETE PIPE, 1416' SPAN, 1416' HIGH

236. 1422" DIA. CONCRETE PIPE, 1422' SPAN, 1422' HIGH

237. 1428" DIA. CONCRETE PIPE, 1428' SPAN, 1428' HIGH

238. 1434" DIA. CONCRETE PIPE, 1434' SPAN, 1434' HIGH

239. 1440" DIA. CONCRETE PIPE, 1440' SPAN, 1440' HIGH

240. 1446" DIA. CONCRETE PIPE, 1446' SPAN, 1446' HIGH

241. 1452" DIA. CONCRETE PIPE, 1452' SPAN, 1452' HIGH

242. 1458" DIA. CONCRETE PIPE, 1458' SPAN, 1458' HIGH

243. 1464" DIA. CONCRETE PIPE, 1464' SPAN, 1464' HIGH

244. 1470" DIA. CONCRETE PIPE, 1470' SPAN, 1470' HIGH

245. 1476" DIA. CONCRETE PIPE, 1476' SPAN, 1476' HIGH

246. 1482" DIA. CONCRETE PIPE, 1482' SPAN, 1482' HIGH

247. 1488" DIA. CONCRETE PIPE, 1488' SPAN, 1488' HIGH

248. 1494" DIA. CONCRETE PIPE, 1494' SPAN, 1494' HIGH

249. 1500" DIA. CONCRETE PIPE, 1500' SPAN, 1500' HIGH

250. 1506" DIA. CONCRETE PIPE, 1506' SPAN, 1506' HIGH

251. 1512" DIA. CONCRETE PIPE, 1512' SPAN, 1512' HIGH

252. 1518" DIA. CONCRETE PIPE, 1518' SPAN, 1518' HIGH

253. 1524" DIA. CONCRETE PIPE, 1524' SPAN, 1524' HIGH

254. 1530" DIA. CONCRETE PIPE, 1530' SPAN, 1530' HIGH

255. 1536" DIA. CONCRETE PIPE, 1536' SPAN, 1536' HIGH

256. 1542" DIA. CONCRETE PIPE, 1542' SPAN, 1542' HIGH

257. 1548" DIA. CONCRETE PIPE, 1548' SPAN, 1548' HIGH

258. 1554" DIA. CONCRETE PIPE, 1554' SPAN, 1554' HIGH

259. 1560" DIA. CONCRETE PIPE, 1560' SPAN, 1560' HIGH

260. 1566" DIA. CONCRETE PIPE, 1566' SPAN, 1566' HIGH

261. 1572" DIA. CONCRETE PIPE, 1572' SPAN, 1572' HIGH

262. 1578" DIA. CONCRETE PIPE, 1578' SPAN, 1578' HIGH

263. 1584" DIA. CONCRETE PIPE, 1584' SPAN, 1584' HIGH

264. 1590" DIA. CONCRETE PIPE, 1590' SPAN, 1590' HIGH

265. 1596" DIA. CONCRETE PIPE, 1596' SPAN, 1596' HIGH

266. 1602" DIA. CONCRETE PIPE, 1602' SPAN, 1602' HIGH

267. 1608" DIA. CONCRETE PIPE, 1608' SPAN, 1608' HIGH

268. 1614" DIA. CONCRETE PIPE, 1614' SPAN, 1614' HIGH

269. 1620" DIA. CONCRETE PIPE, 1620' SPAN, 1620' HIGH

270. 1626" DIA. CONCRETE PIPE, 1626' SPAN, 1626' HIGH

271. 1632" DIA. CONCRETE PIPE, 1632' SPAN, 1632' HIGH

272. 1638" DIA. CONCRETE PIPE, 1638' SPAN, 1638' HIGH

273. 1644" DIA. CONCRETE PIPE, 1644' SPAN, 1644' HIGH

274. 1650" DIA. CONCRETE PIPE, 1650' SPAN, 1650' HIGH

275. 1656" DIA. CONCRETE PIPE, 1656' SPAN, 1656' HIGH

276. 1662" DIA. CONCRETE PIPE, 1662' SPAN, 1662' HIGH

277. 1668" DIA. CONCRETE PIPE, 1668' SPAN, 1668' HIGH

278. 1674" DIA. CONCRETE PIPE, 1674' SPAN, 1674' HIGH

279. 1680" DIA. CONCRETE PIPE, 1680' SPAN, 1680' HIGH

280. 1686" DIA. CONCRETE PIPE, 1686' SPAN, 1686' HIGH

281. 1692" DIA. CONCRETE PIPE, 1692' SPAN, 1692' HIGH

282. 1698" DIA. CONCRETE PIPE, 1698' SPAN, 1698' HIGH

283. 1704" DIA. CONCRETE PIPE, 1704' SPAN, 1704' HIGH

284. 1710" DIA. CONCRETE PIPE, 1710' SPAN, 1710' HIGH

285. 1716" DIA. CONCRETE PIPE, 1716' SPAN, 1716' HIGH

286. 1722" DIA. CONCRETE PIPE, 1722' SPAN, 1722' HIGH

287. 1728" DIA. CONCRETE PIPE, 1728' SPAN, 1728' HIGH

288. 1734" DIA. CONCRETE PIPE, 1734' SPAN, 1734' HIGH

289. 1740" DIA. CONCRETE PIPE, 1740' SPAN, 1740' HIGH

290. 1746" DIA. CONCRETE PIPE, 1746' SPAN, 1746' HIGH

291. 1752" DIA. CONCRETE PIPE, 1752' SPAN, 1752' HIGH

292. 1758" DIA. CONCRETE PIPE, 1758' SPAN, 1758' HIGH

293. 1764" DIA. CONCRETE PIPE, 1764' SPAN, 1764' HIGH

294. 1770" DIA. CONCRETE PIPE, 1770' SPAN, 1770' HIGH

295. 1776" DIA. CONCRETE PIPE, 1776' SPAN, 1776' HIGH

296. 1782" DIA. CONCRETE PIPE, 1782' SPAN, 1782' HIGH

297. 1788" DIA. CONCRETE PIPE, 1788' SPAN, 1788' HIGH

298. 1794" DIA. CONCRETE PIPE, 1794' SPAN, 1794' HIGH

299. 1800" DIA. CONCRETE PIPE, 1800' SPAN, 1800' HIGH

300. 1806" DIA. CONCRETE PIPE, 1806' SPAN, 1806' HIGH

301. 1812" DIA. CONCRETE PIPE, 1812' SPAN, 1812' HIGH

302. 1818" DIA. CONCRETE PIPE, 1818' SPAN, 1818' HIGH

303. 1824" DIA. CONCRETE PIPE, 1824' SPAN, 1824' HIGH

304. 1830" DIA. CONCRETE PIPE, 1830' SPAN, 1830' HIGH

305. 1836" DIA. CONCRETE PIPE, 1836' SPAN, 1836' HIGH

306. 1842" DIA. CONCRETE PIPE, 1842' SPAN, 1842' HIGH

307. 1848" DIA. CONCRETE PIPE, 1848' SPAN, 1848' HIGH

308. 1854" DIA. CONCRETE PIPE, 1854' SPAN, 1854' HIGH

309. 1860" DIA. CONCRETE PIPE, 1860' SPAN, 1860' HIGH

310. 1866" DIA. CONCRETE PIPE, 1866' SPAN, 1866' HIGH

311. 1872" DIA. CONCRETE PIPE, 1872' SPAN, 1872' HIGH

312. 1878" DIA. CONCRETE PIPE, 1878' SPAN, 1878' HIGH

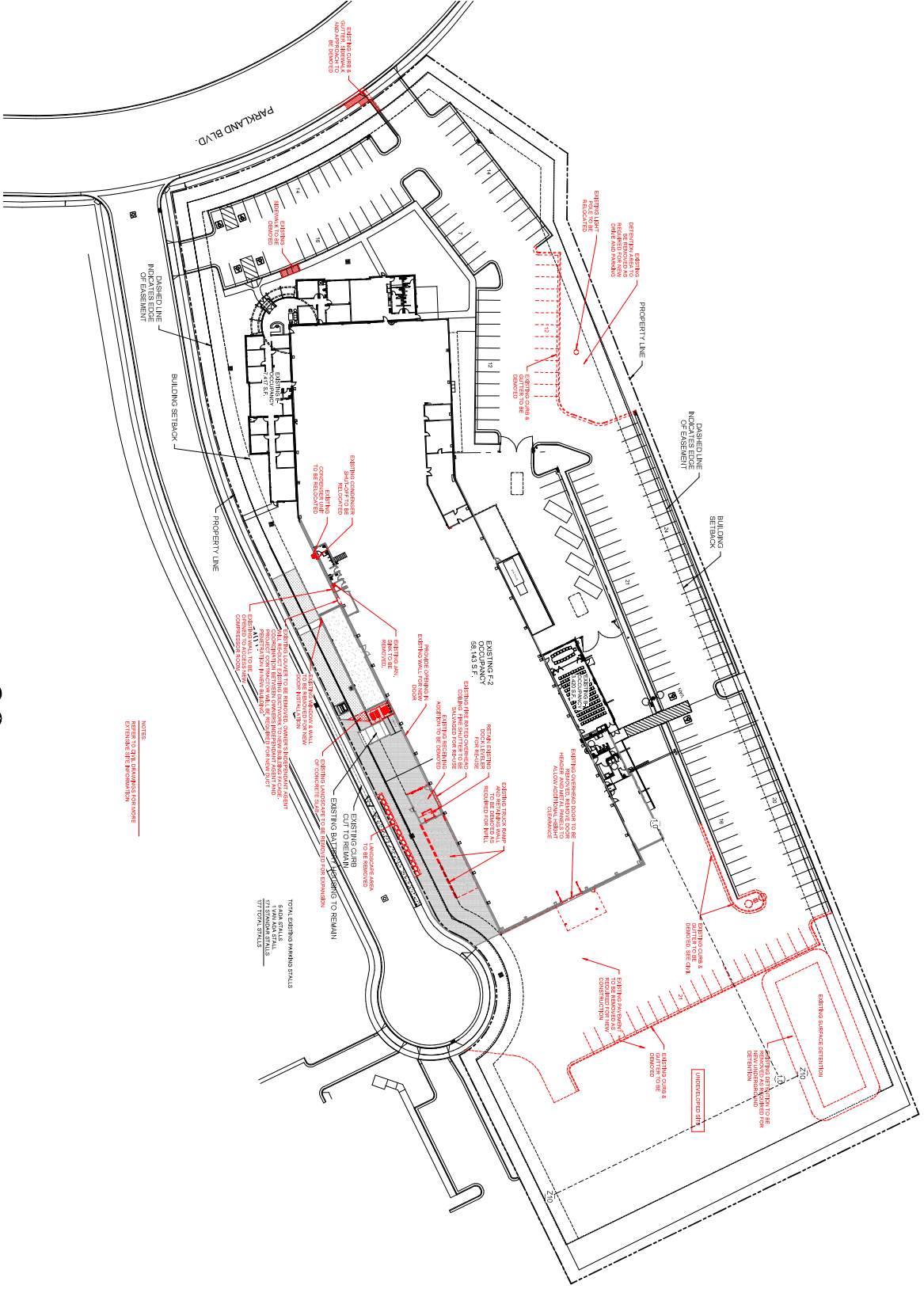
313. 1884" DIA. CONCRETE PIPE, 1884' SPAN, 1884' HIGH

314. 1890" DIA. CONCRETE PIPE, 1890' SPAN, 1890' HIGH

315. 1896" DIA. CONCRETE PIPE, 1896' SPAN, 1896' HIGH

316. 1902" DIA. CONCRETE PIPE, 1902' SPAN, 1902

AD01 OVERALL SITE DEMOLITION PLAN
 SCALE: 1" = 30'-0"



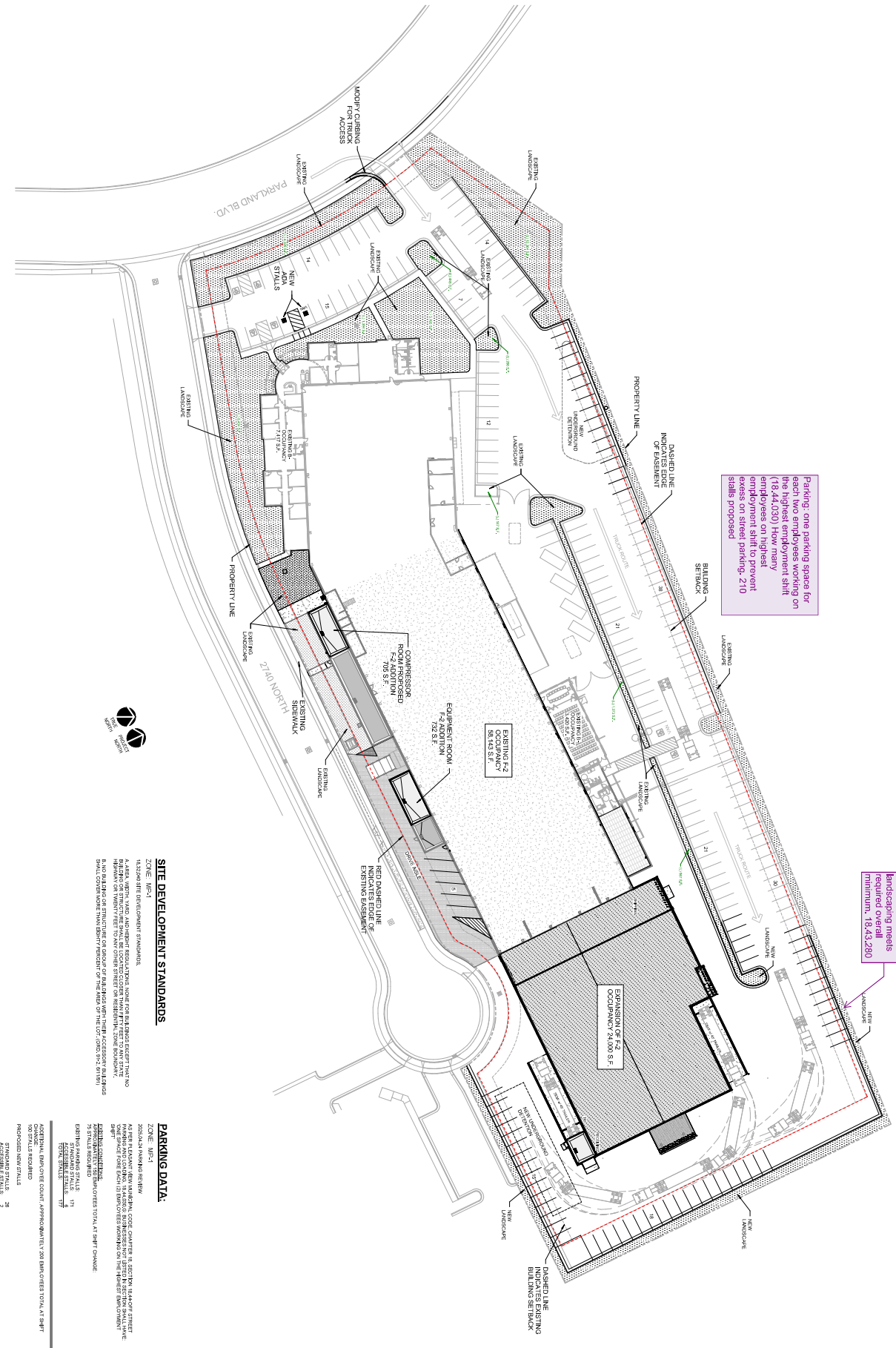
NOTES:
 REFER TO THE DRAWINGS FOR WORK
 EXISTENCE SITE PREPARATION



DATE: 2/2/2026 5:13:10 PM

PROJECT NO.	AD01
PROJECT NAME	JD MACHINE EXPANSION
DATE	2/2/2026
BY	CS
CHECKED BY	CS
DATE	2/2/2026

1
OVERALL SITE-OPTION 2
 Scale: 1" = 20'-0"



SITE DEVELOPMENT STANDARDS
 ZONE: MFS-1
 1. VACUATE SITE DEVELOPMENT STANDARDS.
 2. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE COUNTY ZONING ORDINANCE, AS AMENDED, AND THE CITY OF SALT LAKE COUNTY SUBDIVISION MAP ACT, AS AMENDED.
 3. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE COUNTY SUBDIVISION MAP ACT, AS AMENDED.
 4. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE COUNTY SUBDIVISION MAP ACT, AS AMENDED.
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 10. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE COUNTY SUBDIVISION MAP ACT, AS AMENDED.

PARKING DATA:
 ZONE: MFS-1
 1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE COUNTY ZONING ORDINANCE, AS AMENDED, AND THE CITY OF SALT LAKE COUNTY SUBDIVISION MAP ACT, AS AMENDED.
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TOTAL PROPOSED PARKING STALLS: 210

PROJECT NO.	AD-2024-001
CLIENT	JD MACHINE
DATE	2/3/2026
SCALE	1" = 20'-0"
TITLE	OVERALL SITE PLAN

2744 NORTH 1600 WEST, PLEASANT VIEW, UTAH 84404

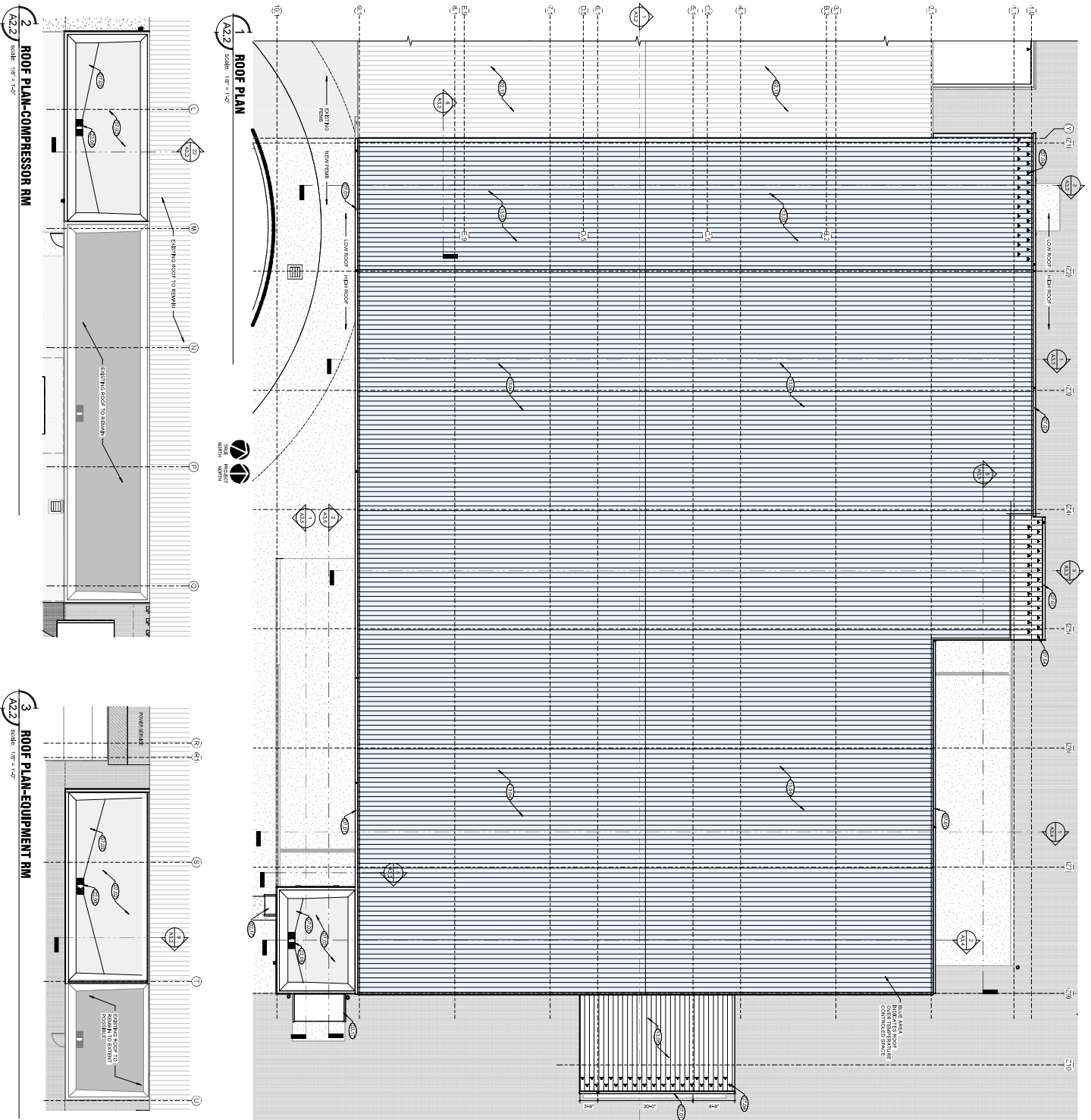
JD MACHINE EXPANSION

PROJECT CONSULTANTS

4111 S. Highland Ave., Ste. 305
 Salt Lake City, UT 84119
 P: 385.427.8570
 www.claritydesigngroup.com



clarity design group



REFERENCE NOTES:

- 06. CEILING CONSTRUCTION
- 02-13 EXISTING FISH VERT. LU. ROOF TO EXIST.
- 02-17 EXISTING TYPICAL CHIMNEY FROM BLDG. EXISTING ROOF TO EXIST. ALL EXISTING ROOF TO EXIST. SEE BLDG. SECTION 1A FOR REFERENCE TO THE REFERENCE PLAN.
- 06. INTERNAL & EXTERIOR PROTECTION
- 02-01 FISH VERT. LU. ROOF TO EXIST. UNLESS OTHERWISE NOTED, ALL ROOF SHALL BE CONCRETE ON RAFTERS.
- 02-02 EXISTING ROOF TO EXIST. UNLESS OTHERWISE NOTED, ALL ROOF SHALL BE CONCRETE ON RAFTERS.
- 02-03 EXISTING ROOF TO EXIST. UNLESS OTHERWISE NOTED, ALL ROOF SHALL BE CONCRETE ON RAFTERS.
- 02-04 EXISTING ROOF TO EXIST. UNLESS OTHERWISE NOTED, ALL ROOF SHALL BE CONCRETE ON RAFTERS.
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- 02-100 EXISTING ROOF TO EXIST. UNLESS OTHERWISE NOTED, ALL ROOF SHALL BE CONCRETE ON RAFTERS.

clarity design group
 4415 S. Highland Ave., Suite 305
 Salt Lake City, UT 84119
 P: 353.474.8570
 www.claritydesign.us

PROJECT CONSULTANTS

2208 PEARL & SECONDARY DRIVE, SUITE 100, SALT LAKE CITY, UT 84119

2744 NORTH 1600 WEST, PLEASANT VIEW, UTAH 84404

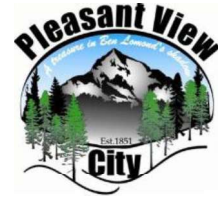
JD MACHINE EXPANSION

PHASE: PRELIMINARY SET

PROJECT NO.	02
CLIENT	JD
DATE	2026.02.02
SCALE	EXPANSION
DATE	
SCALE	
DATE	
SCALE	
DATE	
SCALE	

ROOF PLAN

A2.2



MEMORANDUM

To: Pleasant View City

From: Dana Q. Shuler, P.E.
City Engineer's Office
Jones & Associates Consulting Engineers

RE: **Site Plan Submittal #1**
JD Machine

Date: February 19, 2026

SITE PLAN REVIEW

For the purposes of the Site Plan review, we offer the following comments:

1. Storm Water/Low Impact Development
 - a. Provide storm water detention calculations per [City Standards](#).
 - b. Provide Storm Water Quality Report – LID and retention must be evaluated and implemented.
 - i. Please use State's template: [Storm Water Quality Report Template](#) (DWQ-2018-013750.doc)
 - ii. Pleasant View 80th percentile storm: 0.48"
 - iii. See [Guide to Low Impact Development within Utah Manual](#) for more information.
 - c. Detention volume may be revised after LID and retention are evaluated and quantified. (Net Detention = Gross detention – retention)
 - d. LID/retention should be addressed in Geotech report. Infiltration rate should be tested and provided to determine suitability for retention/infiltration, if applicable. If retention is deemed technically infeasible, water quality measures must be implemented.
 - e. Owner-executed Long-Term Storm Water Management Agreement is required for all detention/retention/LID measures prior to acceptance of improvement plans.

- f. If applicable, a Class V injection well permit is required for dry wells and subsurface fluid distribution systems. (refer to [DWQ UIC Program](#))
2. Code 18.43.240 - (~940' of frontage) number of driveways to be negotiated with City.
3. See additional comments on plans.

No work may commence on the site until:

1. Plans are accepted;
2. A preconstruction meeting is held; and
3. Pleasant View City Storm Water Construction Activity Permit, complete with SWPPP and NOI, is submitted.

If you have any questions, please feel free to contact me.

Attachments: Plans with comments



Board of Adjustment Staff Report

Variance Request to a Required Setback

July 31, 2025

BASIC INFORMATION

Applicant: Matt Wardle, JD Machine
Location: 2744 North 1600 West, Pleasant View, UT
Weber County Parcel: 19-372-0001
Current Zone: Planned Manufacturing (MP-1)
Acreage: 5.83 acres

PROPOSAL AND BACKGROUND

An application has been submitted requesting a variance from the setbacks adjacent to a street, that is not a state highway, to allow for an approximately 20,000 sf addition to the existing building. The setback question was brought to the attention of the Development Review Committee during a preliminary review of the expansion plans. The submitted site plan shows that there is an area of approximately 29' that encroaches up to 2'-2" into the required setback.

ANALYSIS

The property is located in the MP-1 Zone, which states that for Accessory Buildings, the setbacks for "Side Yard" are as follows:

18.32.040 Site Development Standards

A. Area, width, yard, and height regulations, none for buildings except that no building or structure shall be located closer than fifty feet to any state highway or twenty feet to any other street or residential zone boundary.

B. No building or structure or group of buildings with their accessory buildings shall cover more than eighty percent of the area of the lot. (Ord. 91-2, 6/11/91)

The subject parcel is on a cul-de-sac street where the setback follows the curve of the road, which results in the encroachment of the proposed addition.

FACTORS FOR CONSIDERATION

The Board of Adjustment is responsible to review variance requests for exceptions to the development requirements of a zone, including a reduced setback as requested

(18.56.240.C). Variances are subject to be evaluated by the requirements in state law governing cited within Utah State Code (10-9a-702), with all of the standards contained required to be met.

The Board of Adjustment must find that the applicant has demonstrated that the request meets each of the following requirements before granting a variance:

1. Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;

Staff Comment: This is a determination for consideration by the Board of Adjustment whether an unreasonable hardship is in place with these requirements.

The Hardship:

- *In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection (2)(a), the appeal authority may not find an unreasonable hardship unless the alleged hardship:*
 - *is located on or associated with the property for which the variance is sought; and*
 - *comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.*
- *In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection (2)(a), the appeal authority may not find an unreasonable hardship if the hardship is self-imposed or economic.*
- *In determining whether or not there are special circumstances attached to the property under Subsection (2)(a), the appeal authority may find that special circumstances exist only if the special circumstances:*
 - *relate to the hardship complained of; and*
 - *deprive the property of privileges granted to other properties in the same zone.*

2. There are special circumstances attached to the property that do not generally apply to other properties in the same zone.

Staff Comment: This proposed addition is located in at the end of a cul-de-sac where there are two other existing buildings also located.

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the same zone.

Staff Comment: This is a determination for consideration by the Board of Adjustment whether a substantial property right is limited due to the circumstances of this.

4. The variance will not substantially affect the General Plan and will not be contrary to the public interest.

Staff Comment: In reviewing the General Plan, there isn't any specific language in support of or opposing this proposal as storm water and impervious surface requirements would remain indifferent. The property in question is in the MP-1 zone and no changes are being proposed that will substantially affect the General Plan.

General Plan Excerpt: Industrial

Industrial land use designation consists of heavier industrial developments that are typically located on larger parcels of property in which heavier manufacturing, warehousing, and production activities occur. The area within the Employment and Business Park designation that lies west of the railroad tracks, east of Interstate 15, and north of 1500 West may be considered for industrial uses, while the remaining areas shall remain for less intense uses. These parcels should be generously buffered from adjacent nonindustrial uses. The areas of the City delineated for Employment and Business Park land uses may carefully consider including heavier industrial uses in circumstances when property is close to railroad spurs and there is enough property to keep a use fully contained on the site. Impacts to neighboring properties from additional noise pollution, visual pollution, or heavy truck traffic must be able to be fully mitigated.

5. The spirit of the land use ordinance is observed and substantial justice done.

Staff Comment: This is a determination for consideration by the Board of Adjustment. The question being whether it is meeting all other code and building requirements and is able to meet the ordinances as much as physically possible. While the property proposes an obstacle for the proposed addition, there may be other possible options that could comply with City ordinances.

BOARD DETERMINATION

The Board of Adjustment will consider granting a variance request for a variance to the required setback for the proposed addition. The current zoning ordinance requires a minimum setback of twenty (20') feet from the property line adjacent to a city street. The applicant is requesting an encroachment into that setback by 2'-2" due the curve of the street. The proposed encroachment does not impact the existing 10' utility easement.

STAFF CONTACT

Tammy Eveson
Planner I
teveson@pleasantviewut.gov
801-782-8529

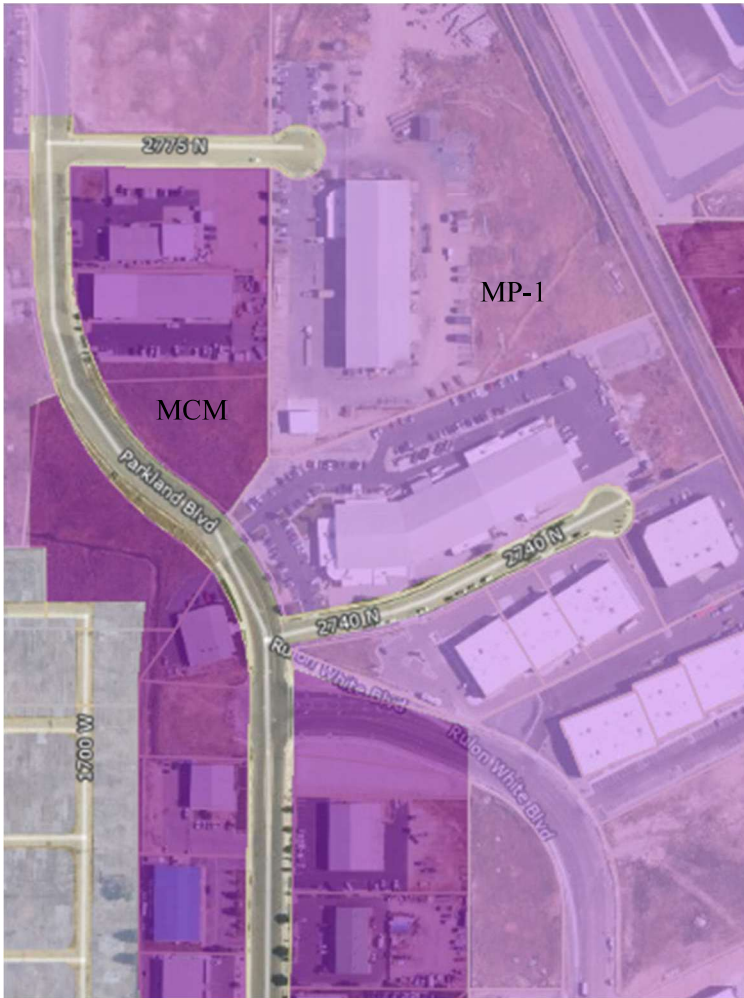
ATTACHMENTS

- 1) Vicinity Map
- 2) Zoning Map
- 3) Application / Plat Map

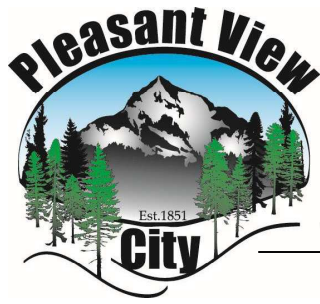
ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Zoning Map



ATTACHMENT 3) Application / Plat Map



**520 W Elberta Drive
Pleasant View, UT 84414
Main Office (801) 782-8529**

August 5, 2025

Matt Wardle
JD Machine
1667 West Pleasant View Drive
Pleasant View, UT 84414

RE: Board of Adjustment – Notice of Decision

Dear Mr. Roberts,

This letter serves as a notification that your application for a zoning variance to encroach into the rear yard setback requirement on 2740 N as shown in your plans submitted to the Pleasant View Board of Adjustment on July 31, 2025, has been approved in its entirety.

The Board of Adjustment reviewed your application, met to hear your appeal on July 31, 2025, and finds that the request meets all applicable requirements and standards for a variance. Your appeal for the setback variance is granted as requested.

Prior to moving forward with building permit applications, a site plan amendment application is required to be submitted for review by the Development Review Committee and approved by the Planning Commission.

If you have any further questions, please contact the City offices.

Sincerely,

A handwritten signature in black ink that reads "Tammy Eveson". The signature is written in a cursive style.

Tammy Eveson
City Planner I