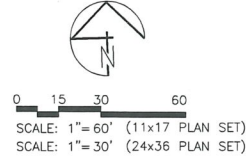


CLEAR WATER COMMERCIAL SUBDIVISION
 AN AMENDEDMENT TO LAKE SHORE SUBDIVISION LOT 2
 PART OF THE NORTHEAST QUARTER OF SECTION 20,
 TOWNSHIP 14 NORTH, RANGE 5 EAST,
 SALT LAKE BASELINE & MERIDIAN
 GARDEN CITY, UTAH

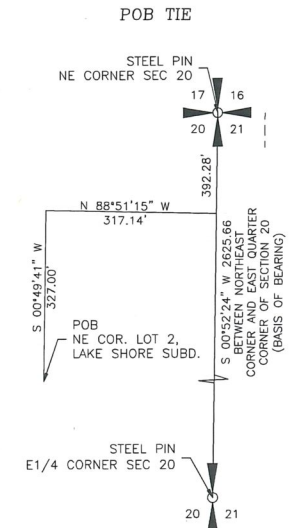
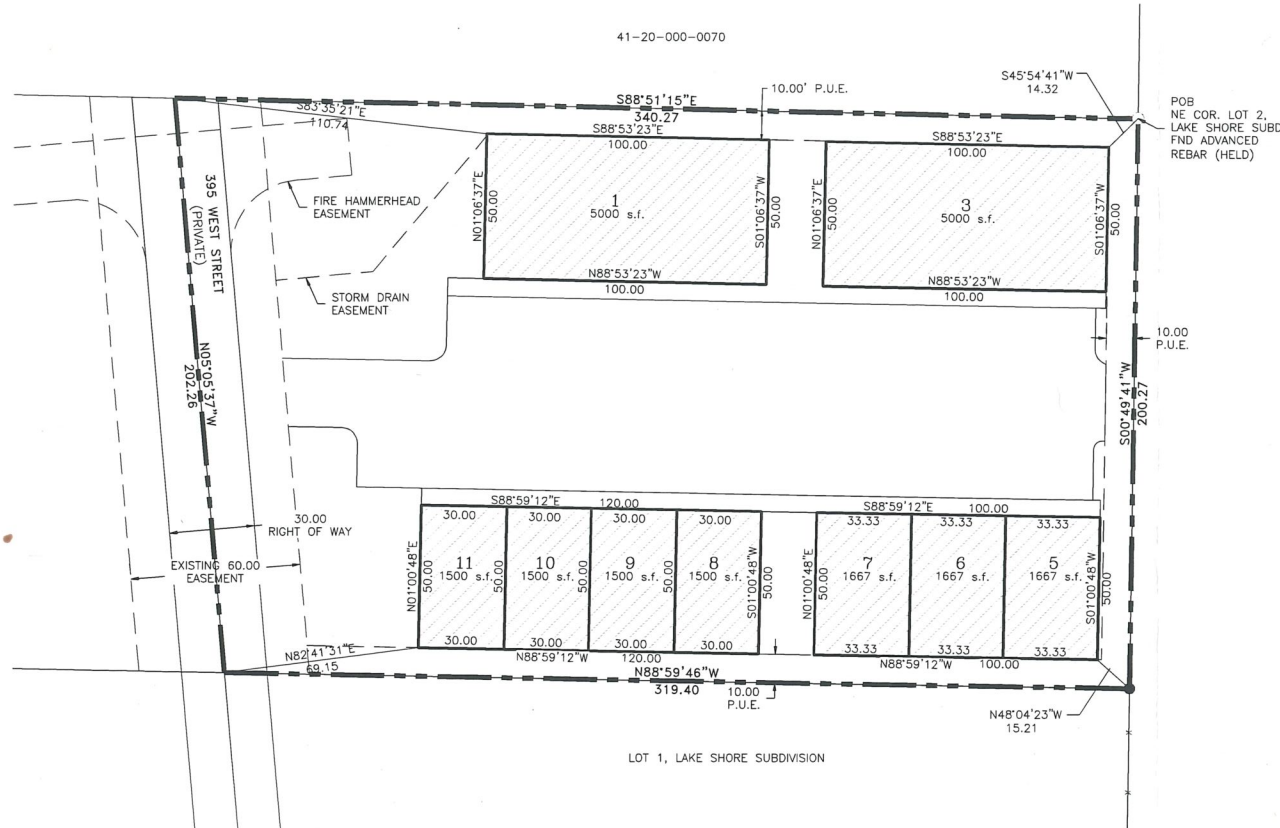


**PLANNING
 COMMISSION**
 REVIEWED JUL 01 2026

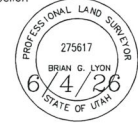
LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND MONUMENT
- SET 5/8" x 24" REBAR w/ CAP #275617
- BOUNDARY LINE
- EASEMENT (AS NOTED)
- PRIVATE
- COMMON AREA (SEE NOTE 4)

ADDRESS TABLE	
LOT	ADDRESS
1	
2	
3	
4	
5	
6	
7	
8	
9	



SURVEYOR'S CERTIFICATE
 I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therein, and have subdivided said tract of land into lots and streets to be hereafter known as CLEAR WATER COMMERCIAL, AN AMENDEDMENT TO LAKE SHORE SUBDIVISION LOT 2 and that the same has been surveyed and staked on the ground as shown on this plat. I further certify that this map was prepared in accordance with Utah Law and represents a true and accurate map of the land and buildings thereon to the best of my knowledge and belief.



LEGAL DESCRIPTION
 Lot 2, Lake Shore Subdivision recorded in the Rich County Recorder's Office under Entry No. 95822 on October 16, 2019 also part of the Northeast Quarter of Section 20, Township 14 North, Range 5 East, Salt Lake Baseline and Meridian described as follows: Commencing at the Northeast Corner of Section 20, Township 14 North, Range 5 East, Salt Lake Baseline and Meridian thence S 00°52'24" W 392.28 feet (S 00°06'40" E, By Record) along the East line of the Northeast Quarter of said Section 20; thence N 88°51'15" W 317.14 feet (N 88°50'19" W, By Record); thence S 00°49'41" W 327.00 feet (S 00°09'23" E, By Record) to the Northeast Corner of said Lot 2, Lake Shore Subdivision and the POINT OF BEGINNING and running thence S 00°49'41" W 200.27 feet (S 00°09'23" E, By Record) to the Southeast Corner of said Lot 2; thence N 88°59'46" W 319.40 feet (N 89°58'50" W, By Record) to the Southwest Corner of said Lot 2 also the center line of 395 West Street; thence N 05°05'37" W 202.26 (N 06°04'39" W, By Record) along the centerline of 395 West Street to the Northwest Corner of said Lot 2; thence S 88°51'15" E 340.27 feet (S 89°50'19" E, By Record) to the point of beginning, containing 1.52 acres, more or less.

NOTES/NARRATIVE
 1. THE PURPOSE OF THIS SURVEY WAS AMEND LOT 2 OF THE LAKE SHORE SUBDIVISION PLAT RECORDED IN THE RICH COUNTY RECORDER'S OFFICE UNDER ENTRY NO. 95822 ON OCTOBER 16, 2019 BY CREATING 9 COMMERCIAL LOTS AND COMMON AREA. THE SURVEY WAS REQUESTED BY MATT LARSEN.
 2. THE BASIS OF BEARING IS S 00°52'24" W BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASELINE AND MERIDIAN.
 3. A COUNTER-CLOCKWISE ROTATION OF 00°59'04" WOULD BE REQUIRED TO MATCH THE BASIS OF BEARING OF LAKE SHORE SUBDIVISION.
 4. ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPES OR SHADING ARE CONSIDERED COMMON AREA, INCLUDING PARKING, PRIVATE STREETS, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA.

OWNERS CERTIFICATE
 Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into townhome lots, streets and common areas to be hereafter know as CLEAR WATER COMMERCIAL, AN AMENDEDMENT TO LAKE SHORE SUBDIVISION LOT 2 do hereby dedicate for the perpetual use of the owners of _____ all areas shown as private streets and common areas on this plat, subject to declarations of covenants, conditions and restrictions for the project recorded in the Office of the County Recorder of Rich County, Utah, concurrently with the recording of this plat under Filing No. _____ The undersigned further consents to the recordation of this plat in accordance with Utah State Law. We also dedicate easements as shown hereon to the public for the installation and maintenance of utilities. Also hereby convey to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance, and operation of utility lines and facilities. Furthermore, we incorporate all notes and restrictions as listed hereon.

In witness whereof the undersigned have hereunto set their signatures this _____ day of _____ 2026.
 CLEAR WATER COMMERCIAL, LLC
 MATHIEU LARSEN, MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT
 COUNTY OF _____ } ss
 On this _____ day of _____, in the year 2026, before me _____, a notary public, personally appeared Mathieu Larsen, Manager Member of Clearwater Commercial, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that said document was signed by him in behalf of said Clearwater Commercial, LLC by authority of its bylaws.
 Notary Public Signature _____
 Notary Public Full Name _____
 Commission Number _____
 My Commission Expires _____
 A Notary Public Commissioned in Utah

COUNTY RECORDER'S CERTIFICATE
 STATE OF UTAH
 COUNTY OF RICH
 THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING IN THE RICH COUNTY RECORDERS OFFICE ON THE _____ DAY OF _____ 20____ AT _____ O'CLOCK AND IS DULY RECORDED
 FILING NO. _____ COUNTY RECORDER _____
 COUNTY CLERK _____

SEAL

ALLIANCE CONSULTING ENGINEERS
 760 WEST 200 NORTH SUITE 8
 LOGAN, UTAH 84321
 (435)755-5121
 alliance@allianceconsulting.com

Subdivider:
 Matt Larsen
 Clear Water Commercial, LLC
 70 N. 395 W. Garden City, Utah 84028
 (801)430-3072

No.	REVISIONS/ SUBMISSIONS	DATE

PROJECT FILE: CLEAR WATER COMMERCIAL, AN AMENDEDMENT TO LAKE SHORE SUBDIVISION LOT 2, PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASELINE AND MERIDIAN, GARDEN CITY, UTAH
 DRAWING TITLE: FINAL PLAT

DATE: JUNE, 2026
 DRAWING No. 1

BEAR LAKE SPECIAL SEWER DISTRICT APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____ BY THE BEAR LAKE SPECIAL SEWER DISTRICT _____

GARDEN CITY FIRE DISTRICT
 APPROVED THIS _____ DAY OF _____, 20____ BY THE GARDEN CITY FIRE DISTRICT _____

TOWN ENGINEER APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____ BY THE GARDEN CITY ENGINEER _____

TOWN ATTORNEY APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____ BY THE GARDEN CITY ATTORNEY _____

CITY COUNCIL APPROVAL AND ACCEPTANCE
 PRESENTED TO THE GARDEN CITY CITY COUNCIL THIS _____ DAY OF _____, A.D., 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
 MAYOR _____ DATE _____
 ATTESTED: _____
 TOWN CLERK _____ DATE _____

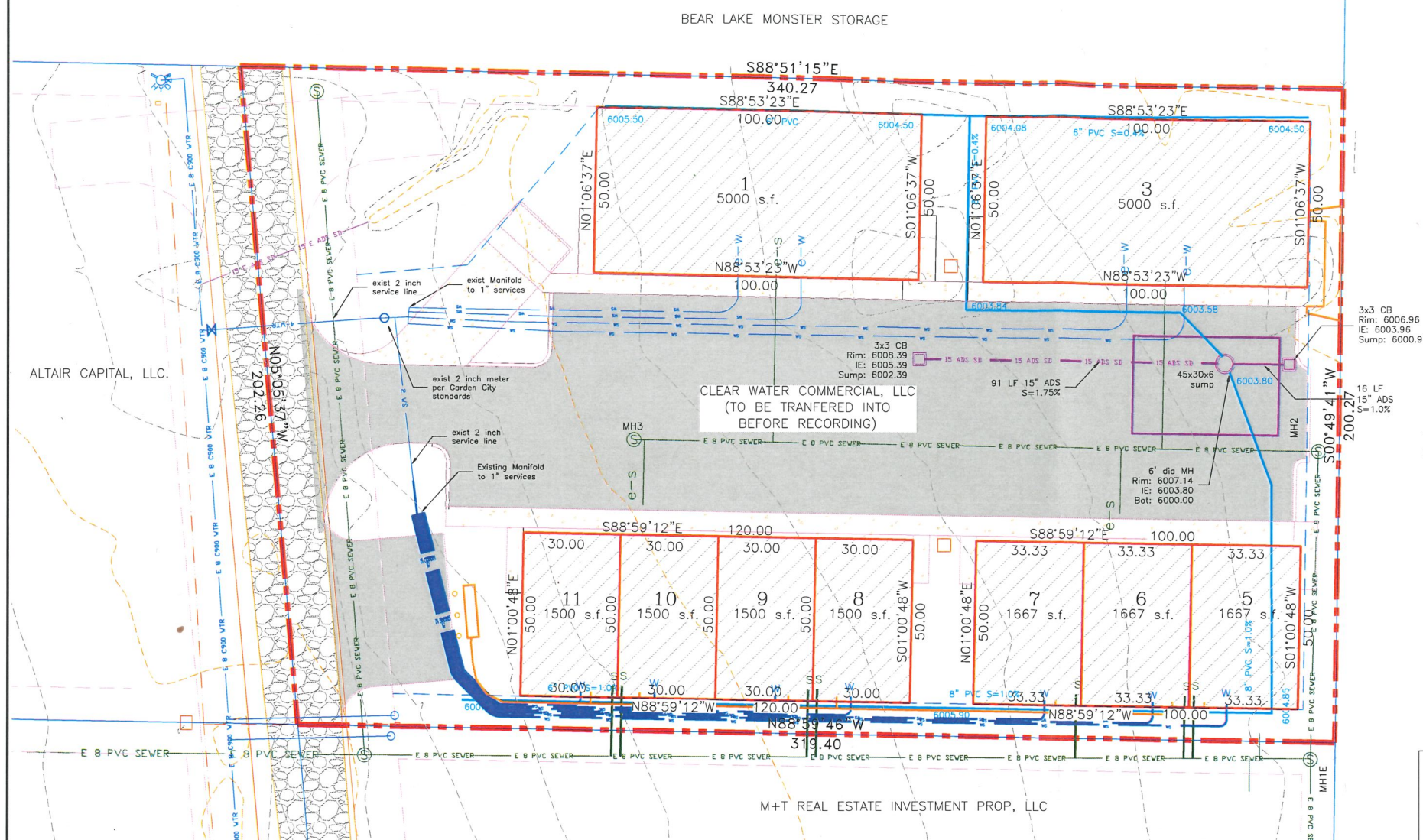
UTILITIES APPROVAL
 THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.
 ROCKY MNTN POWER REPRESENTATIVE _____

PLANNING AND ZONING APPROVAL
 APPROVED BY THE GARDEN CITY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 20____, A.D.

ROCK MOUNTAIN POWER NOTE
 1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
 2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 (1) A recorded easement or right-of-way
 (2) The law applicable to prescriptive rights
 (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 (4) Any other provision of law

0 5 10 20 40
 SCALE: 1"=20' (22x34 PLAN SET)
 SCALE: 1"=40' (11x17 PLAN SET)

CLEAR WATER COMMERCIAL SUBDIVISION PRELIMINARY PLAT



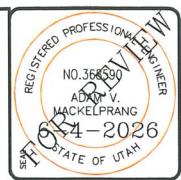
LEGEND

- BOUNDARY
- EXISTING ELECTRICAL
- EXISTING SEWER
- EXISTING 8" PVC SEWER
- EXISTING 4" PVC SEWER
- EXISTING 4" PVC SEWER
- EXISTING WATER
- EXISTING 1" SERVICE LINES
- EXISTING 1" SERVICE LINES
- EXISTING STORM
- EXISTING STORM
- EXISTING MNR CONTOUR (1')
- EXISTING MNR CONTOUR (5')
- EXISTING GRAVEL ROAD
- ASPHALT
- CONCRETE

LEGAL DESCRIPTION

Lot 2, Lake Shore Subdivision recorded in the Rich County Recorder's Office under Entry No. 95822 on October 16, 2019 also part of the Northeast Quarter of Section 20, Township 14 North, Range 5 East, Salt Lake Baseline and Meridian described as follows: Commencing at the Northeast Corner of Section 20, Township 14 North, Range 5 East, Salt Lake Baseline and Meridian thence S 00°52'24" W 392.28 feet (S 00°06'40" E, By Record) along the East line of the Northeast Quarter of said Section 20; thence N 88°51'15" W 317.14 feet (N 89°50'19" W, By Record); thence S 00°49'41" W 327.00 feet (S 00°09'23" E, By Record) to the Northeast Corner of said Lot 2, Lake Shore Subdivision and the POINT OF BEGINNING and running thence S 00°49'41" W 200.27 feet (S 00°09'23" E, By Record) to the Southeast Corner of said Lot 2; thence N 88°59'46" W 319.40 feet (N 89°50'50" W, By Record) to the Southwest Corner of said Lot 2 also the center line of 395 West Street; thence N 05°05'37" W 202.26 (N 06°04'39" W, By Record) along the centerline of 395 West Street to the Northwest Corner of said Lot 2; thence S 88°51'15" E 340.27 feet (S 89°50'19" E, By Record) to the point of beginning, containing 1.52 acres, more or less.

- ### NOTES
- CURRENT ZONING: C3
ADJOINING PROPERTY ZONING: C3
 - CONTACT INFO:
801-430-3072
 - THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE FOUR EXISTING COMMERCIAL BUILDINGS INTO 9 LOTS AS SHOWN.
 - PROJECT IS NOT LOCATED IN A MAPPED FLOODPLAIN
 - ALL AREAS NOT OCCUPIED BY A BUILDING WILL BE CONSIDERED COMMON AREA/OPEN SPACE AND PUBLIC UTILITY EASEMENTS
 - COMMON AREA/ OPEN SPACE TO BE MAINTAINED BY HOA
 - STORM WATER TO BE RETAINED ON SITE IN A SUMPT
 - ALL COMMON AREAS ARE CONSIDERED TO BE AN EASEMENT FOR ALL UTILITY, IRRIGATION AND DRAINAGE PURPOSES. THIS INCLUDES THE INGRESS/EGRESS AREA.



ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH SUITE P
 LOGAN, UTAH 84321
 (435)755-5121
 alliancelogan@yahoo.com

Subdivider:
 Matt Larsen
 Clear Water Commercial, LLC
 Garden City, Utah 84028
 (801)430-3072

No.	REVISIONS/ SUBMISSIONS	DATE

PROJECT TITLE: CLEAR WATER COMMERCIAL
 PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASLINE AND MERIDIAN, ALSO LOT 2, LAKE SHORE SUBDIVISION GARDEN CITY, UTAH RICH COUNTY
 DRAWING TITLE: PRELIMINARY PLAT

DATE: JUNE, 2026
 DRAWING No. 1

PLANNING COMMISSION
 REVIEWED JUL 6 1 2026



BEAR LAKE COMMUNITY HEALTH CENTER

ALTAIR CAPITAL, LLC.

BEAR LAKE MONSTER STORAGE

CLEAR WATER COMMERCIAL, LLC
 (TO BE TRANSFERED INTO BEFORE RECORDING)

M+T REAL ESTATE INVESTMENT PROP, LLC

3x3 CB
 Rim: 6006.96
 IE: 6003.96
 Sump: 6000.96

16 LF
 15" ADS
 S=1.0%

6" dia MH
 Rim: 6007.14
 IE: 6003.80
 Bot: 6000.00

91 LF 15" ADS
 S=1.75%

45x30x6 sump
 6003.80



Town of Garden City
 69 N. Paradise Parkway, Bldg B.
 P.O. Box 207
 Garden City, UT 84028

Phone: (435) 946-2901
 Email: office@gardencityutah.gov

Garden City Project Checklist

A complete application packet must be filed with the Garden City Town Clerk **by the due date listed on the "Procedure for Submittal Poster"** for the meeting when your project will be considered. Incomplete packets will not be accepted. Subdivisions, PUD/PRUD, and Condominium projects are required to follow the Subdivision/PUD/PRUD Process, an AEG pre-meeting before turning in this packet is encouraged.

INCOMPLETE APPLICATION PACKETS WILL NOT BE ACCEPTED.

PLEASE REFER TO ORDINANCES FOR A LIST OF REQUIRED DOCUMENTS TO BE INCLUDED WITH THE FOLLOWING PROJECT APPLICATIONS:

- Subdivision Plat:** \$3,000 Deposit * 11E
 Preliminary Plat: \$500 per plat + \$10 per lot 11E-400
 Final Plat: \$500 per plat + \$10 per lot 11E-500
 Amended Plat: \$300 per plat
 Subdivision packets must include A, 20 of B, 4 of C, D, E, & F for each plat
- Condominium Plat:** \$3000 Deposit * Must follow Subdivision Ordinance, Chapter 11E and/or Planned Unit Development Ordinance, Chapter 11F and:
 Condominium Plat: \$500 per plat + \$10 per lot 11E-524
 Townhouse Plat: \$500 per plat + \$10 per lot 11E-525
 Condominium packets must include A, 15 of B, 4 of C, D, E, & F for each plat
- Planned Unit Development or Planned Residential Development (PUD or PRUD):**
 \$3,000 Deposit * 11C-1950, 11F & 11 E
 Preliminary PUD Development Plan: \$1,000 11F-103
 Final Development Plan: \$1,000 11F-107
 PUD/PRUD packets must include A, 20 of B, 4 of C, D, E, & F for each plat
- Readjustment of Lot Lines or Lot Splits:** \$250 11E-506
 Packets must include A, B, C, D, E, & F, Also, a deed for each lot
- Vacation of Subdivision:** \$300 11E-523
 Packets must include A, 20 of B, 1 each of C, D, E, & F
- Amended Subdivision:** \$300
 Packets must include A, B, C, D, E & F
- Conditional Use Permit:** \$300
 CUP packets must include A, 9 of B, D, E, & F
- Variance:** \$250 11B-308
 Variance Packets must include A, B, D, E, & F
- Annexation:** \$300 for first acre or less, \$20 per acre for each additional acre (Maximum of \$1,000) 11A-300
 Annexation packets must include A, 20 of B, 4 of C, D, E, & F

Application for Project Review Garden City, Utah

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):

Ordinance Reference:

- | | |
|---|---|
| <input type="checkbox"/> Annexation | 11A-301 |
| <input type="checkbox"/> Appeal | 11B-400 |
| <input type="checkbox"/> Conditional Use Permit | 11C-500 |
| <input type="checkbox"/> Condominium/Townhouse | 11E-524 or 11E-525 |
| <input type="checkbox"/> Encumbrance | |
| <input type="checkbox"/> Extension of Time | Subdivision 11E-503/PUD or PRUD 11F-107-A-2 |
| <input type="checkbox"/> Lot Split/Lot Line Adjustment | 11E-506 |
| <input checked="" type="checkbox"/> Plat Amendment (Subdivision) | |
| <input type="checkbox"/> PUD Development Plan | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> PUD Phase Approval/Preliminary or Final | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> PRUD Conceptual | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> PRUD Phase Approval/Preliminary or Final | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> Subdivision | 11E-100 |
| <input type="checkbox"/> Vacation of Subdivision | 11E-523 |
| <input type="checkbox"/> Variance | 11B-308 |
| <input type="checkbox"/> Water Transfer | 13A-1300 |
| <input type="checkbox"/> Zone Change | |
| <input type="checkbox"/> AEG Meeting, (Affected Entity Group) | |
| <input type="checkbox"/> Public Infrastructure District | Garden City PID Policy |
| <input type="checkbox"/> Other Land Use Permit _____ | |

Project Name: Clear Water Commercial Current Zone: C1C3 Proposed Zone: same

Property Address: 70 N 395 W Garden City UT 84028

Parcel # 41-20-020-0002

Contact Person: Matt Larsen Phone #: 801-430-3072

E-mail address: larsenppm@gmail.com

Mailing Address: PO Box 268 Garden City, UT 84028

Applicant (if different): Altair Capital LLC Phone #: _____

Mailing Address: PO Box 268 Garden City, UT 84028

Property Owner of Record (if different): Altair Capital LLC Phone #: 8014303072

Mailing Address: PO Box 268 Garden City UT 84028

Project Start date: August 2022 Completion date: Feb 2026

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

Requesting to subdivide 4 existing buildings with 11 total units.
The buildings are complete with certificates of occupancy issued, and all 11 units are currently under one tax ID. We are subdividing into 9 new tax IDs: two north buildings as duplexes (one per tax ID), and two south buildings (one triplex and one fourplex) split into 7 individual units. Each unit has separate utilities (individually metered power, shared 2" water meter with individual shut-offs). Parking is shared, with 45 total stalls, including reserved bay door stalls and ADA

Lot Size in acres or square feet: 1.52 Number of dwellings or lots: 9

Non-residential building size: 23,800 sq ft

I certify that the information contained in this application and supporting materials is correct and accurate. **I have read and understand the requirements and deadlines associated with this application.**

Signature of Applicant

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. **Owner of Record MUST sign the application prior to submitting to Garden City.**

Signature of Owner of Record

Altair Capital LLC

Signature of Owner of Record

Signature of Owner of Record

Office Use Only
Date Received: _____
Fee: _____
By: _____



MEMORANDUM

DATE: June 26, 2026
TO: Town of Garden City – Administrative Land Use Authority
CC: Riley Argyle
FROM: Quinn Dance
SUBJECT: Clear Water Commercial Subdivision – Amended Plat Review

We received the amended plat application for the Clear Water Commercial subdivision and have completed our review of the documents. The amended plat review process and final plat requirements can be found in more detail in Chapter 11E-529 and 11E-500 of the most recent Municipal Code, respectively. It is the responsibility of the developer to review city code in more detail, as this list only summarizes items from the current code.

Zoning Analysis

Commercial (11C-1500)

- Current zoning = C3
- Purpose (11C-1501):
 - "To provide areas for community retail and service activities in locations convenient to serve the residents and is compatible to the tourism industry and to protect surrounding residential property."
- Minimum Lot Size = 6,000 square feet
- Setback dimensions:
 - Front – 20 feet
 - Under CUP approval, front setback can be reduced to a min. of five (5) feet.
 - Side – 10 feet
 - Under CUP approval, side setback can be reduced to zero (0) feet.
 - Rear – 10 feet



It appears that a CUP will be necessary if the zero (0) foot side setback is planned to be used for the subdivision.

Final Plat (11E-500)

Contents (11E-504)

1. Address table has been provided on the plat. Confirm that addresses are filled in prior to recording.
2. Include bearing and distances of all easement lines including the hammerhead easement and storm drain easement.
3. Include fire hydrants on the plat.
4. Include the Garden City Public Works Director "Certificate of Approval". Here is an example:

**GARDEN CITY
PUBLIC WORKS DIRECTOR**

APPROVED THIS _____ DAY OF _____ A.D. 20_20_

BY THE GARDEN CITY PUBLIC WORKS DEPARTMENT.

PUBLIC WORKS DIRECTOR

a.

5. Remove Planning and Zoning approval and replace with Land Use Authority signature block. Here is an example:

LAND USE AUTHORITY

APPROVED THIS _____ DAY OF _____ A.D. 20_20_

BY THE GARDEN CITY LAND USE AUTHORITY.

REPRESENTATIVE

a.

6. Remove City Council approval and replace with Mayor signature block. Here is an example:

GARDEN CITY MAYOR APPROVAL

MAYOR

ATTEST

a.

7. Remove Garden City Fire District approval.
8. Confirm whether there are any additional restrictions imposed by the Fire District Fire Chief that should be included on the plat.

HELPING EACH OTHER
CREATE BETTER COMMUNITIES

J·U·B FAMILY OF COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J·U·B ENGINEERS, INC.

9. The title report and taxes refer to Altair Capital, LLC but the owners dedication is being signed by Clear Water Commercial LLC. Confirm/Clarify if additional owners signature block is needed.
10. Provide a copy of the CC&Rs.

Condominiums (11E-524)

Final Plat Procedure: See 11E-500 comments above.

We appreciate the opportunity to provide this review. Feel free to reach out with any questions or concerns.