PUBLIC NOTICE

The Garden City Board of Adjustments will hold a special meeting Tuesday, March 31, 2015 at 5:00 pm at the Garden City Office located at 69 N Paradise Parkway, Building B.

AGENDA

1. Roll Call

2. Variance requested by Garvey, LLC, concerning property owned by them at 333 Rendezvous Way in the Lochwood, P.U.D. Phase 1, Garden City. The proposed application is to request a variance on the 20 foot rear setback due to lot configuration.

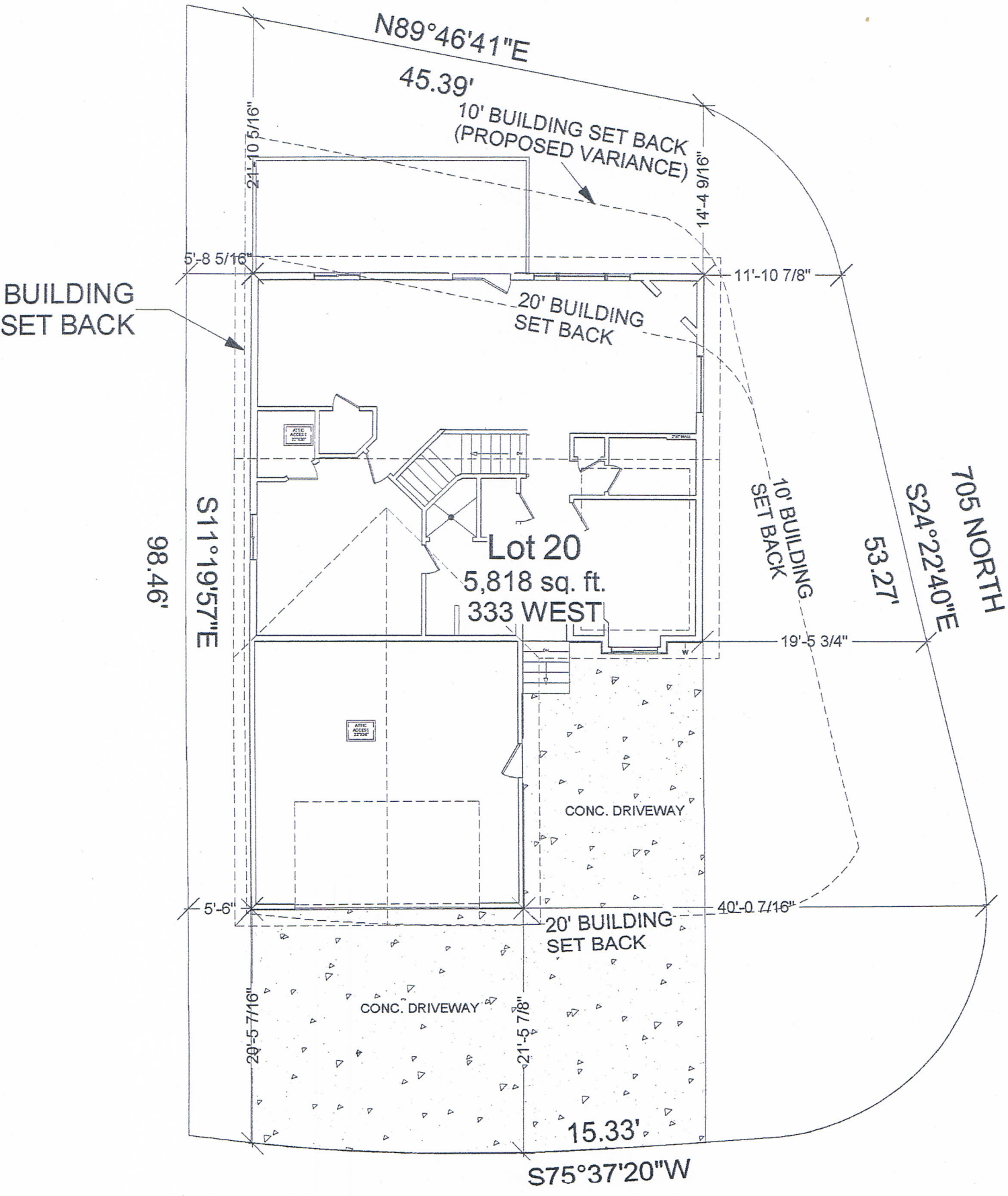
3. Approval of Minutes: Approval of minutes for this meeting held on March 31, 2015 will be prepared and mailed or e-mailed to each member of the Board of Adjustments. The Board Members will have ten days to review the minutes and submit any changes to the clerk. If after ten days there are no changes, the minutes will stand approved. If there are changes, the process will be followed until all the changes are made and the Board Members are in agreement.

   Miscellaneous

4. Adjournment

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Garden City Office at 435-946-2901 Monday through Friday, at least 3 working days before the meeting. Office hours are 9:00 am to 5:00 pm.

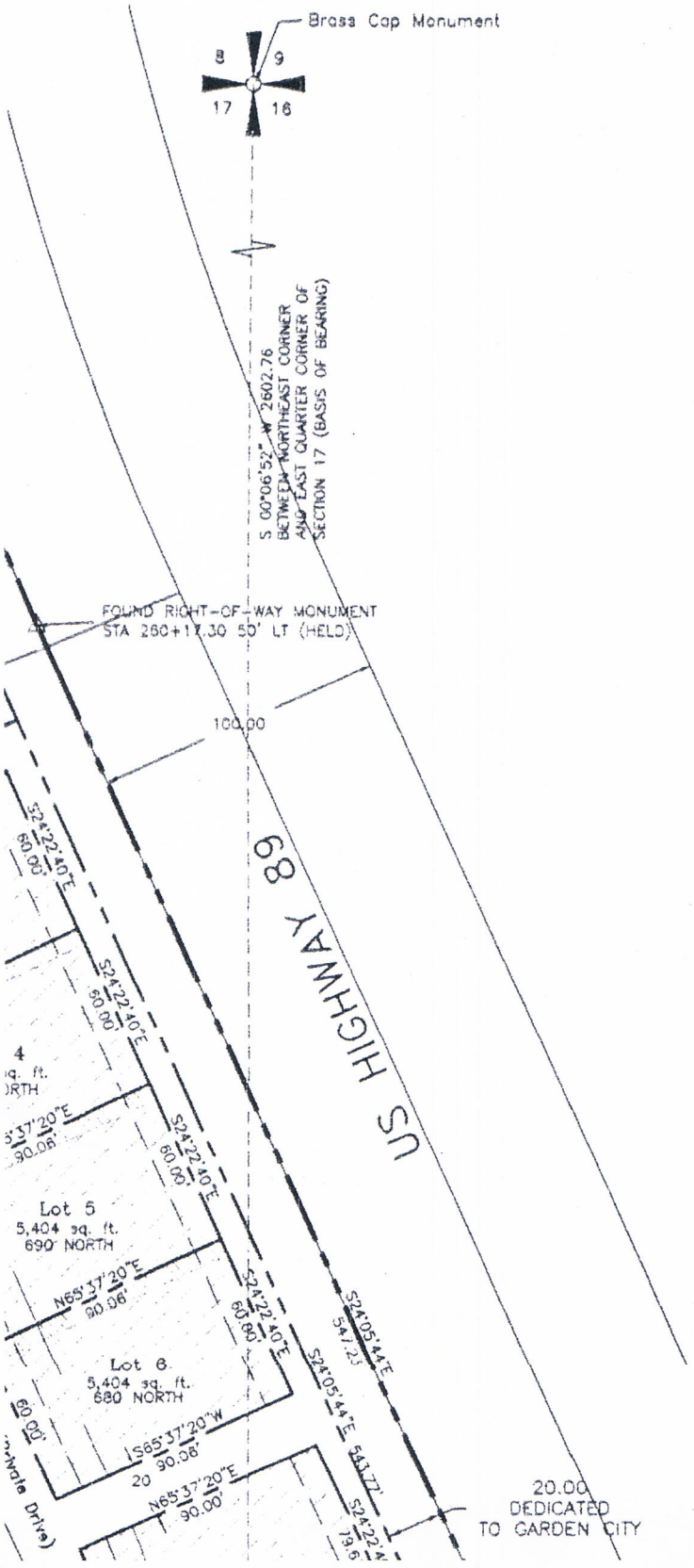
Posted this 30th day of March 2015



PLOT PLAN
SCALE: 1" = 5'

P.U.D. PHASE 1

IAL PLAT
QUARTER OF SECTION 17 AND
ECTION 16, TOWNSHIP 14 NORTH,
LAKE BASELINE & MERIDIAN
N CITY, UTAH



NOTES:

1) Setbacks are as follows:
   Front: 20 feet
   Rear: [redacted] 20 feet
   Side yard: [redacted] 10 feet total
   [redacted] minimum between structures 10'
   Street side: 10 feet
2) Additional off-street parking for residential: 10
3) Area in phase 1: 4.93 acres
   Total lots in Phase 1: 20
4) Easements for utilities are as follows:
   Front: 10 feet
   Rear: 10 feet

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	109.71	1196.30	5°15'16"	S21°27'25"E	109.67
C2	4.87	50.00	5°34'31"	N76°44'25"W	4.86
C3	19.25	20.00	55°09'00"	S51°57'11"E	18.52
C4	10.76	180.00	3°25'25"	S22°39'58"E	10.75
C5	65.83	180.00	20°57'15"	S10°28'38"E	65.46
C6	85.09	200.00	24°22'40"	S12°11'20"E	84.45
C7	19.25	20.00	55°09'00"	N03°11'50"E	18.52
C8	96.26	50.00	110°18'01"	S24°22'40"E	82.07
C9	93.60	220.00	24°22'40"	S12°11'20"E	92.90
C10	19.25	20.00	55°09'00"	N51°57'11"W	18.52
C11	34.91	20.00	100°00'00"	N25°37'20"E	30.64
C12	34.98	180.00	11°08'01"	N81°11'20"E	34.92
C13	9.86	180.00	3°08'23"	N88°19'32"E	9.86
C14	11.65	50.00	13°20'48"	N21°30'43"E	11.62
C15	19.25	20.00	55°09'00"	S03°11'50"W	18.52
C16	2.26	50.00	2°35'12"	N29°28'44"E	2.26
C17	23.20	25.00	53°09'47"	S41°25'13"W	22.37
C18	13.13	50.00	15°03'05"	N66°25'37"W	13.10
C19	23.17	25.00	53°05'50"	S85°26'59"E	22.35
C20	149.17	80.00	106°50'11"	N29°02'25"E	128.48
C21	19.13	220.00	4°58'54"	N87°24'16"E	19.12
C22	35.68	220.00	9°17'30"	N80°16'04"E	35.64
C23	27.93	20.00	80°00'00"	N64°22'40"W	25.71
C24	49.82	200.00	14°16'23"	N82°45'31"E	49.69
C25	119.87	60.00	114°16'23"	N32°45'31"E	100.80
C26	56.10	100.00	32°08'36"	N50°45'04"E	55.37
C27	52.51	100.00	30°05'02"	N19°38'15"E	51.91
C28	50.57	100.00	28°58'25"	N09°53'28"W	50.03
C29	133.56	1216.30	6°17'30"	S20°56'18"E	133.50

BEAR LAKE SPECIAL SEWER DISTRICT APPROVAL

APPROVED THIS 27th DAY OF October, 2006 BY THE BEAR LAKE SPECIAL SEWER DISTRICT

Dad E. Stiglum

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY MAYOR THIS 15th DAY OF November A.D., 2006, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Kenneth W. Johnson
MAYOR

Kathy L. Heslop
DATE

CITY ENGINEER APPROVAL

APPROVED THIS 12 DAY OF October, 2006 BY THE GARDEN CITY ENGINEER

GARDEN CITY ENGINEER

PLANNING AND ZONING APPROVAL

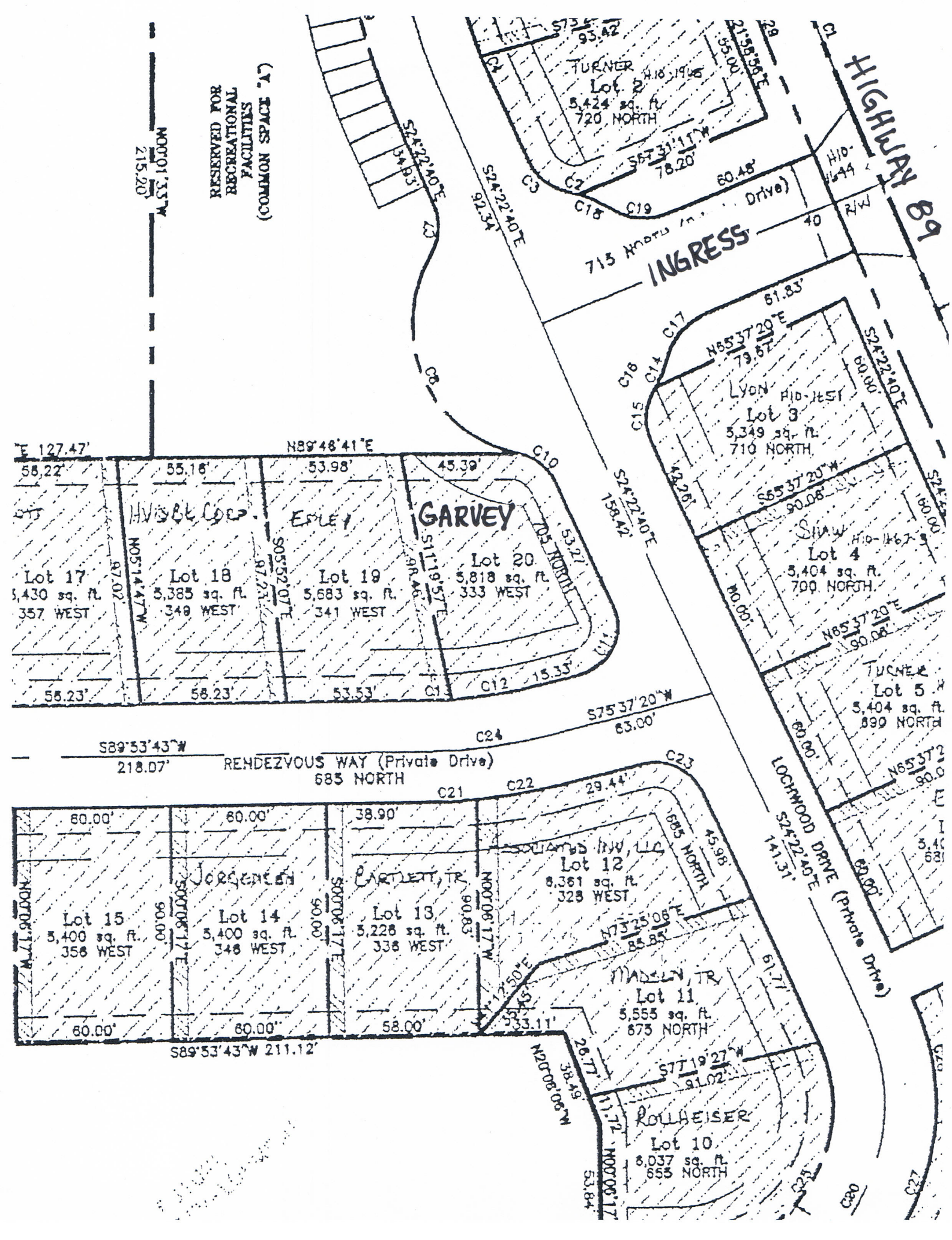
APPROVED BY THE GARDEN CITY PLANNING AND ZONING COMMISSION THIS 24 DAY OF October, 2006, A.D.

CITY ATTORNEY APPROVAL

APPROVED THIS 15 DAY OF November, 2006 BY THE GARDEN CITY ATTORNEY

GARDEN CITY ATTORNEY

SURVEYOR'S CERTIFICATE



HIGHWAY 89
INGRESS
RESERVED FOR RECREATIONAL FACILITIES (COMMON SPACE "A")
N00°01'33"W 215.20'
S24°22'40"E 34.93'
S24°22'40"E 92.34'
TURNER Lot 2 5,424 sq. ft. 720 NORTH
S67°31'11"W 78.20'
60.48'
715 NORTH (Private Drive)
LYON Lot 3 5,349 sq. ft. 710 NORTH
N65°37'20"E 79.67'
61.83'
S24°22'40"E 60.00'
S65°37'20"W 90.06'
SHAW Lot 4 5,404 sq. ft. 700 NORTH
N65°37'20"E 90.06'
TURNER Lot 5 5,404 sq. ft. 690 NORTH
S24°22'40"E 158.42'
LOCHWOOD DRIVE (Private Drive)
S24°22'40"E 141.31'
N89°46'41"E
GARVEY
Lot 17 5,430 sq. ft. 357 WEST
Lot 18 5,385 sq. ft. 349 WEST
Lot 19 5,683 sq. ft. 341 WEST
Lot 20 5,818 sq. ft. 333 WEST
N05°14'47"W
S05°52'07"E
S11°19'57"E
705 NORTH
S75°37'20"W 63.00'
S89°53'43"W 218.07'
RENDEZVOUS WAY (Private Drive) 685 NORTH
Lot 15 5,400 sq. ft. 356 WEST
Lot 14 5,400 sq. ft. 346 WEST
Lot 13 5,226 sq. ft. 336 WEST
Lot 12 6,361 sq. ft. 328 WEST
685 NORTH
N73°25'06"E 85.85'
MADSEN, TR Lot 11 5,555 sq. ft. 675 NORTH
S77°19'27"W 91.02'
ROLLHEISER Lot 10 6,037 sq. ft. 655 NORTH
N20°08'06"W
S89°53'43"W 211.12'