



**Wednesday, April 1, 2015  
Development Review Committee**

**DEVELOPMENT REVIEW COMMITTEE AGENDA**

**PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting in the Council Chambers in the City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m.**

**1. Approval of Minutes**

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**Subject**            **A. March 18, 2015**  
Meeting            Apr 1, 2015 - Development Review Committee  
Category            1. Approval of Minutes  
Access              Public  
Type                Action

File Attachments

 [draft DRC minutes 03-18-2015.pdf \(56 KB\)](#)

**Subject**            **B. March 25, 2015**  
Meeting            Apr 1, 2015 - Development Review Committee  
Category            1. Approval of Minutes  
Access              Public  
Type                Action

File Attachments

 [draft DRC minutes 03-25-2015.pdf \(62 KB\)](#)

**2. Zone Change**

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**Subject**            **A. Park View Townhomes**  
Meeting            Apr 1, 2015 - Development Review Committee  
Category            2. Zone Change  
Access              Public  
Type                Action, Discussion

Applicant: LEI  
General Plan: Mixed Use  
Zoning: R-R current, R-3, In Fill Overlay proposed

Location: 193 West Volunteer Drive

File Attachments

 [Park View Condominium ZA.pdf \(588 KB\)](#)

### 3. Preliminary Plat

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**Subject**            **A. Park View Townhomes**

Meeting            Apr 1, 2015 - Development Review Committee

Category           3. Preliminary Plat

Access             Public

Type                Action, Discussion

Applicant: LEI

General Plan: Mixed Use

Zoning: R-3, In Fill Overlay proposed

Location: 193 West Volunteer Drive

File Attachments

 [Park View Townhomes PP.pdf \(1,106 KB\)](#)

**Subject**            **B. Maple Mountain Estates**

Meeting            Apr 1, 2015 - Development Review Committee

Category           3. Preliminary Plat

Access             Public

Type                Action, Discussion

Applicant: Atlas Engineering

General Plan: Low Density Residential

Zoning: R-1-12

Location: 1939 East 6800 South

File Attachments

 [Maple Mountain Estates Revised PP.pdf \(864 KB\)](#)

### 4. Final Plat

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**Subject**            **A. Maple Mountain Townhomes**

Meeting            Apr 1, 2015 - Development Review Committee

Category           4. Final Plat

Access             Public

Type                Action, Discussion

Applicant: Salisbury Construction

General Plan: Low Density Residential

Zoning: R-1-12

Location: 194-198 South 1800 East

File Attachments

 [Maple Mountain Townhomes H1 & H2 FP.pdf \(503 KB\)](#)

**5. Other Business**

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**6. Adjourn**

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Draft Minutes  
Spanish Fork City Development Review Committee  
March 18, 2015

**Staff Members Present:** Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Dave Oyler, City Manager; Tom Cooper, Electric Utility Planner; Jason Sant, Assistant City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Kimberly Brenneman, Community Development Division Secretary.

**Citizens Present:** Brian Gabler, Scot Peterson, Dean Ingram, Jason Harris.

Dave Anderson called the meeting to order at 10:06 a.m.

**MINUTES**

**March 4, 2015**

Dave Oyler **moved** to **approve** the minutes of March 4, 2015, with the changes noted in an earlier e-mail from Junior Baker and Chris Thompson to Kimberly Brenneman and the DRC members.

Jered Johnson **seconded** and the motion **passed** all in favor.

**Final Plat**

**Academy Park Phase 3**

Applicant: Atlas Engineering

General Plan: Low Density Residential

Zoning: R-1-15

Location: 1255 South Mill Road

Dave Anderson stated the Final Plat is very similar to the Preliminary Plat.

Mill Road is a collector road and a masonry wall is typically required. Cory Pierce asked the DRC if they would like to see the masonry wall or another type of fencing. Academy Park Phase 1 and Muhlestein Meadows do not have a masonry wall along Mill Road.

Bart Morrill asked if the park strip will be maintained by the City. It was determined that it will be maintained by the City, and that it should be landscaped. Bart Morrill asked that the landscaping be completed prior to installing the fence/wall.

Dave Oyler asked if a masonry wall will be constructed for the lots where the side yard fronts Mill Road. Cory Pierce stated that masonry walls are only required for back yards. With the

46 existing homes the City opted out of requiring the masonry wall for Muhlestein Meadows as  
47 the wall would be a couple 100-foot sections and felt it would look out of place.

48  
49 Jered Johnson and Dave Anderson voiced their opinion that the masonry wall should be  
50 required all along Mill Road.

51  
52 Power issues have been addressed and the frontage is completed.

53  
54 Dave Oyler **moved** to approve the Academy Park Phase 3 Final Plat based on the following  
55 conditions:

56  
57 Conditions

- 58 1. That the applicant meets any prior requirements imposed with the Preliminary Plat
- 59 approval.
- 60 2. That the applicant meets the City's current Construction Standards.

61  
62 Tom Cooper **seconded** and the motion **passed** all in favor.

63  
64  
65 **Legacy Farms 13A**  
66 Applicant: Atlas Engineering  
67 General Plan: Low Density Residential  
68 Zoning: R-1-15  
69 Location: 1255 South Mill Road

70  
71 All requirements have been met. There will be a minor modification to the existing retention  
72 basin to accommodate the additional development.

73  
74 Jered Johnson **moved** to approve the Legacy Farms 13A Final Plat.

75  
76 Jason Sant **seconded** and the motion **passed** all in favor.

77  
78  
79 Zone Change

80  
81 **Legacy Farms**  
82 Applicant: LEI  
83 General Plan: Low Density Residential  
84 Zoning: R-1-12 current; R-1-9 proposed  
85 Location: 2149 East 400 North

86  
87 The Preliminary Plat phasing is flexible to accommodate the speed of development with Legacy  
88 Farms and Clyde Companies. The number of lots triggers the construction of the parks. From  
89 the utilities stand point, the phasing meets the requirements with the modifications made from  
90 the original Preliminary Plat approval.

91

92 Dave Anderson stated the best way to ensure parks and details are built is by having funds  
93 placed in escrow for those facilities.  
94  
95 Jered Johnson asked when the ribbon road for Spanish Fork Parkway would be built.  
96  
97 Brian Gabler stated the ribbon road is included in the phasing, phases RD3 and RD 4.  
98  
99 It was determined in a previous meeting with the City, the School District and Legacy Farms  
100 that the School District will build the frontage when they are ready to build the school;  
101 however, a gravel pedestrian path will be provided with phase 3A by Legacy Farms.  
102  
103 Dave Anderson said conceptually the applicant should define the placement of the gravel  
104 pedestrian path better. He also stated that he feels the path should be asphalt.  
105  
106 Dave Oyler asked why have the applicant do asphalt or concrete when they are going to tear it  
107 up eventually.  
108  
109 Dave Anderson stated it is more likely to be utilized if it is asphalt or concrete.  
110  
111 Jered Johnson stated he has a question about having the need of a pedestrian path along the  
112 front of Slant Road that than ends at 400 North.  
113  
114 Dave Anderson stated there is a safety issue and there needs to be a plan of action to create a  
115 pedestrian path through to the schools. He stated a developer who is putting in roughly 700  
116 homes should be required to help build some of the infrastructure.  
117  
118 Jered Johnson stated the City does not have the funds to build the sidewalk along a State  
119 road.  
120  
121 Brian Gabler stated the City should do what they always have done and require frontage  
122 improvements along the applicant's own property and leap frog the properties that are not  
123 developing at the time.  
124  
125 Dave Oyler stated in the original approval of the Preliminary Plat there was nothing that  
126 addressed the need to build a side walk to the schools or churches. He thinks the City should  
127 stick with the original conditions. He also stated if there needs to be change this is a time to  
128 expand the original conditions.  
129  
130 Dave Oyler asked who should put the frontage in. Dave Anderson stated who ever needs it.  
131 Dave Oyler stated then it would be the property owner's responsibility.  
132  
133 The reason the City does not improve sidewalks on undeveloped property is that there are not  
134 funds to do so.  
135

136 Dave Anderson stated that if not having a sidewalk is considered a major problem, then it is  
137 something that should be addressed. The City needs to look at safe routes that may be used  
138 by pedestrians heading to schools.

139  
140 Tom Cooper stated there is an existing route through 2100 East where a sidewalk is in place  
141 that goes to the high school.

142  
143 Jered Johnson reiterated that by providing a path along the frontage of Slant Road it is  
144 encouraging pedestrians to utilize a path that dead ends and leads pedestrians to not utilize the  
145 safe route down 2100 East.

146  
147 Phase 1 of the ribbon road will be 26 feet of asphalt. When the townhomes develop there will  
148 be full improvements to the road on the frontage of just Legacy Farms property.

149  
150 Dave Anderson asked if there should be some kind of pedestrian route along the ribbon road.

151  
152 With the original Preliminary Plat the ribbon road, Spanish Fork Parkway, was going to be fully  
153 built. Dave Oyler would like to see that incorporated into the current proposed Preliminary  
154 Plat.

155  
156 Brian Gabler stated that it should go in when the development happens in that area.

157  
158 Dave Oyler stated that at a minimum there needs to be a pedestrian right-of-way with curb,  
159 gutter and sidewalk on at least half the road on the portion that connects from Slant Road to  
160 400 North.

161  
162 Dave Anderson stated that with the original Zone Change part of the amenities and selling  
163 point was to build the complete road and allow for the density Legacy Farms has.

164  
165 Brian Gabler feels the cost of building the complete road is an expense that is not necessary.

166  
167 Dave Oyler stated to stick to the original agreement when dealing with the road and build it  
168 with the original phasing.

169  
170 Bart Morrill asked for a park plan to be submitted.

171  
172 Brian Gabler stated a final park design will be submitted with the final plat submissions.

173  
174 Dave Anderson asked who was going to build the parks.

175  
176 Brian Gabler stated the developer will build the parks once they receive final approval of their  
177 design from the Parks Department.

178  
179 Tom Cooper has concerns with power along Slant Road. In developing the power, towards the  
180 School District's property, they do not know where the equipment should be placed. Who will  
181 fill the grade and pay for the backfill.

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Brian Gabler stated they will work with the School District.

Jered Johnson confirmed that when the utilities go in along Slant Road, the road will be built back to a 26 foot wide road, meeting the City's standard.

Brian Gabler stated they were not going to tear up the road and were going to place the utilities on the edge of the road and just extend the asphalt.

Jered Johnson stated the county road needs to be improved to the City's standard and not just add asphalt to the side of the existing road.

Brian Gabler asked if this is what the City has done for other projects.

Jered Johnson stated that is the standard. He also stated that just because there is no sewer trunk line going in the middle of the road, does not mean that the road does not need to be redone to the City's Standards.

Dave Oyler stated there would be a connector's agreement in place for the development of the road. The City will make sure the School District will pay their fair share when they develop.

Dave Oyler stated the only issue that has not been resolved is the pedestrian access along Slant Road.

Jered Johnson's opinion is the safe route through the neighborhood and 2100 East is the best option at this time and what the City should encourage pedestrians to travel. He recommends not having a pedestrian access along Slant Road but having the developer complete Spanish Fork Parkway.

The intent of the original agreement was to have Spanish Fork Parkway completely built out.

Dave Oyler advised the applicant that in order to keep it as clean as possible for the Planning Commission and City Council he should meet the original approved Preliminary Plat conditions as closely as possible. If the applicant would like more discussion on the topic, then to present the proposed Preliminary Plat as it is presented today to the Planning Commission and City Council.

Jered Johnson stated that a 26 foot wide ribbon road would work for traffic access.

Dave Oyler pointed out that pedestrian access was not taken into account along the ribbon road when it was discusses that 26-feet would be adequate.

Jered Johnson **moved** to recommend continuing the Legacy Farms Zone Change and Preliminary Plat until the items discussed today are addressed.

Tom Cooper **seconded** and the motion **passed** all in favor.

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**Preliminary Plat**

**Legacy Farms**

Applicant: LEI  
General Plan: Low Density Residential  
Zoning: R-1-12  
Location: 2149 East 400 North

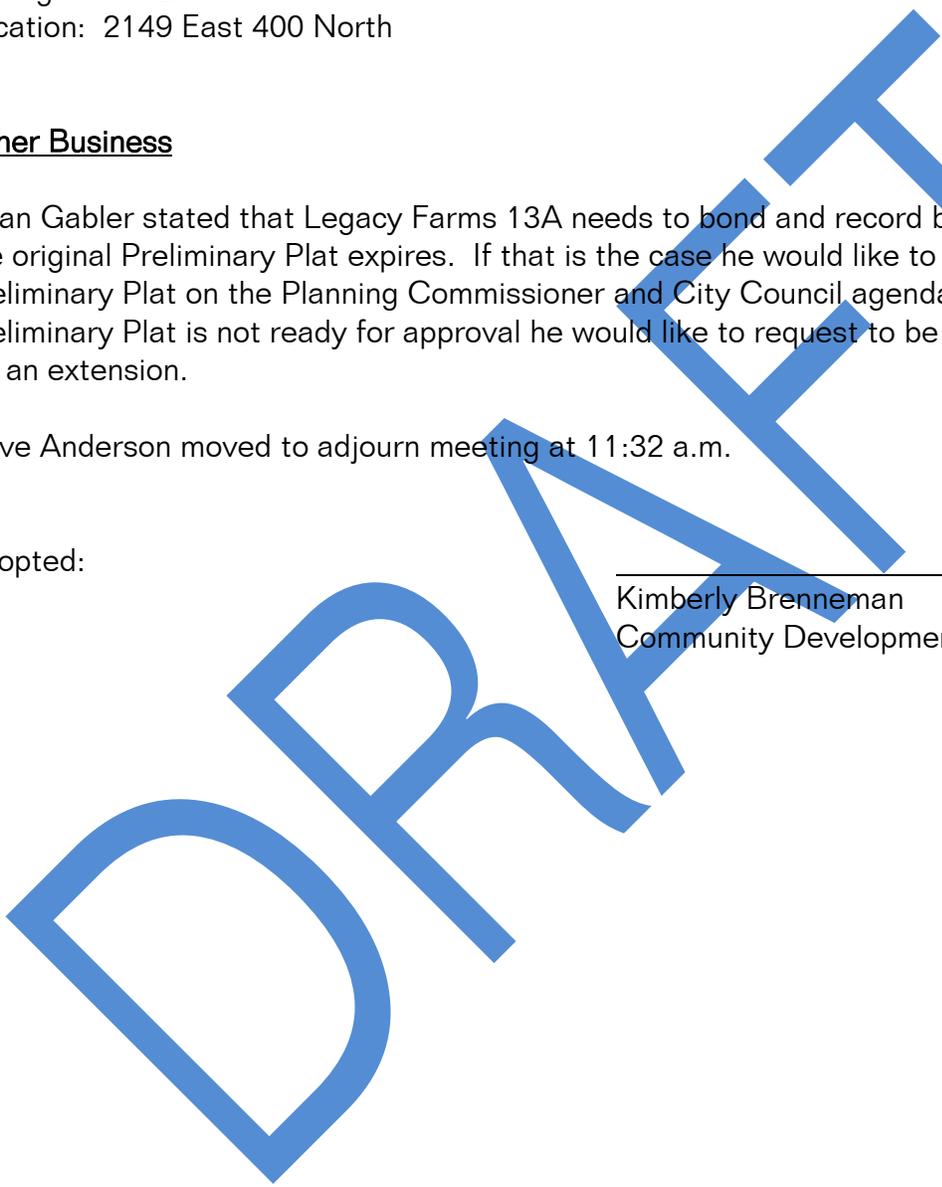
**Other Business**

Brian Gabler stated that Legacy Farms 13A needs to bond and record before April 2015 before the original Preliminary Plat expires. If that is the case he would like to have the Legacy Farms Preliminary Plat on the Planning Commissioner and City Council agenda for April. If the Preliminary Plat is not ready for approval he would like to request to be on the agenda to ask for an extension.

Dave Anderson moved to adjourn meeting at 11:32 a.m.

Adopted:

\_\_\_\_\_  
Kimberly Brenneman  
Community Development Division Secretary



Draft Minutes  
Spanish Fork City Development Review Committee  
March 25, 2015

**Staff Members Present:** Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Joe Jarvis, Fire Marshall; John Little, Chief Building Inspector; Matt Johnson, Public Safety Director; Kimberly Brenneman, Community Development Division Secretary.

**Citizens Present:** Paul Goodwin, Brian Gabler, Jason Harris, Julie Smith, Scott Peterson, Matt Anderson, Larry Kockerhans, Jacob Bryant, David Purinton.

Chris Thompson called the meeting to order at 10:00 a.m.

**Minor Subdivision Plat**

**Harris Farms**

Applicant: Joe Harris

General Plan: Medium Density Residential

Zoning: R-R

Location: 967 South 2000 West

The applicant has addressed all comments provided by the Engineering Department. The Power Department does not have any concerns.

Jason Sant **moved** to approve the Harris Farm Minor Subdivision Plat.

Kelly Peterson **seconded** and the motion **passed** all in favor.

**Minor Plat Amendment**

**Mayfield Minor Plat**

Applicant: Edge Homes

General Plan: Low Density Residential

Zoning: R-1-12

Location: 175 North 2550 East

Last year the Mayfield subdivision was recorded. A boundary line was set on the properties and fence foundation was poured. Once the plat was recorded and the property lines were pinned, the lot line was off by about 3 feet. This Plat Amendment is resolving a problem and moving the boundaries to where they were originally thought to be.

47  
48 Kelly Peterson **moved** to approve the Mayfield Minor Plat Amendment.

49  
50 Jered Johnson **seconded** and the motion **passed** all in favor. Dave Oyler abstains.

51  
52  
53 **Site Plan**

54  
55 **North Springs Business Park**

56 Applicant: North Springs Business Park

57 General Plan: Industrial

58 Zoning: I-1

59 Location: 3560 North 252 West

60  
61 The original plat had some smaller buildings proposed for the back of the property and the  
62 applicant is now proposing larger buildings. Most utilities are stubbed and the road is already  
63 built. For building 3A, they will need to cut into the road for the utilities.

64  
65 The Power Department needs an electrical load sheet submitted when they get ready to build  
66 to make sure the existing transformer is adequately sized.

67  
68 No concerns from, the Public Safety and Community Developments.

69  
70 Chris Thompson asked if there is a public access easement for the private road that could  
71 potentially access to the south.

72  
73 Cory Peirce stated he was not sure but said he would have to review the recorded plat.

74  
75 Dave Anderson **moved** to approve the north Springs Business Park Site Plan based on the  
76 following conditions:

77  
78 **Conditions**

- 79 1. Verify either that an easement is in place for the private street that allows public access  
80 to the property to the south or that the applicant provides a public easement from the  
81 development to the property to the south.

82  
83 Jason Sant **seconded** and the motion **passed** all in favor.

84  
85  
86 **Final Plat**

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88 **Maple Mountain Townhomes Plat H1 & H2**

89 Applicant: Salisbury Construction

90 General Plan: Low Density Residential

91 Zoning: R-1-12

92 Location: 194-198 South 1800 East

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The only question the Engineering Department has is in regards to the original phasing plan, F1, F2, G1 and G2, and when the trailhead park is planned to be built. There is a timing issue that the City should consider. Should the Plat develop in the alphabetical order or should the applicant be allowed to move forward with the development and have the park built once a number of units are reached.

According to the agreement Dave Anderson stated there should be 4 more buildings built prior to the park being built.

Chris Thompson stated it is important to proceed in the order of phasing and complete F and G and not jump to H for the purpose of having the road improvements and building construction completed along the access to park before developing the park.

Dave Oyler stated that Chris Salisbury should be here in the meeting to discuss the matter.

Dave Anderson **moved** to continue Maple Mountain Townhomes Plat H1 & H2 Final Plat for a week.

Chris Thompson **seconded** and the motion **passed** all in favor.

### Zone Change

#### **Townhomes at Maggie's Bend**

Applicant: Atlas Engineering

General Plan: Medium Density Residential

Zoning: R-3 current; In Fill Overlay proposed

Location: 850 North 1100 East

Paul Goodwin has eliminated 2 units. All units have been modified for 2 car garages, a tot lot was added and the buildings off 800 North have been moved to the north.

Engineering has no concerns.

Power has a concern about the transformers set behind parking areas and that they would need to be set back further.

Scott Peterson stated all common area will be dedicated for public utilities easements.

The DRC asked if the maintenance of the common area and tot lot will be maintained by an HOA. The applicant replied it would.

The overflow for the LID will be the ditch located across the street.

138 Dave Anderson stated the applicant has made the changes suggested by the DRC in previous  
139 meetings. Parking is now a non-issue. A little more landscaping is required than what is  
140 proposed along the masonry wall. The Planning Commission would like to probably see what  
141 the proposed tot lot.  
142

143 Dave Anderson **moved** to recommend approval to City Council of the Townhomes at Maggie's  
144 Bend In Fill Overlay Zone Change and Preliminary Plat based on the conditions:  
145

146 Conditions

- 147 1. That the applicant provides the necessary easements with the first plat recorded.
  - 148 2. That the applicant provides detail of the amenities to be built.
  - 149 3. That the applicant updates the landscape plans.
- 150

151 Kelly Peterson **seconded** and the motion **passed** all in favor.  
152  
153

154 **Legacy Farms**

155 Applicant: LEI

156 General Plan: Low Density Residential

157 Zoning: R-1-15 current; R-1-12 proposed

158 Location: 2149 East 400 North  
159

160 Engineering Department does not have any issues. There was discussion of Spanish Fork  
161 Parkway with the understanding that the road would be built in full and that is reflected in the  
162 plans. There are a few minor labeling issues that Cory Pierce and Brian Gabler have spoken  
163 about that Brian Gabler has agreed to correct.  
164

165 Dave Anderson stated he did not see the pedestrian right-of-way along Slant Road.  
166

167 The cross section of the road shows the curb and gutter as it should be built. If the  
168 development jumps across the railroad than the ribbon road will be built in full.  
169

170 The Power Department has spoken to the applicant regarding their needs. The applicant is  
171 aware of the power needs and it is dependent upon which phases the developer builds.  
172

173 Dave Oyler asked how the document spells out the power needs.  
174

175 Brian Gabler stated the 400 units is the maximum for the current system.  
176

177 Public Safety and Parks do not have any concerns.  
178

179 Jered Johnson stated the 24" sewer trunk line needs to be centered in the road.  
180

181 Dave Oyler asked if any of the lots which are planned to be built will be done before the trunk  
182 line needs to go in. Jered Johnson stated the trunk line would go in once that phase is  
183 developed.

184  
185 Spanish Fork Parkway will not be built completely and a ribbon road will be built from the  
186 railroad to 400 North. Once development is done adjacent to the ribbon road, then the road  
187 will be developed with curb and gutter.  
188

189 Dave Anderson reiterated that there is not a pedestrian right-of-way along Slant Road.  
190

191 Dave Oyler **moved** to recommend approval to City Council of the Legacy Farms Zone Change  
192 and Preliminary Plat as amended conditioned upon addressing the Engineering Department  
193 redlines.  
194

195 Kelley Peterson **seconded** and the motion **passed** all in favor.  
196  
197

### 198 Preliminary Plat

#### 200 **Townhomes at Maggie's Bend**

201 Applicant: Atlas Engineering  
202 General Plan: Medium Density Residential  
203 Zoning: R-3 In Fill Overlay  
204 Location: 850 North 1100 East  
205

206 Motion above under Zone Change.  
207  
208

#### 209 **Legacy Farms**

210 Applicant: LEI  
211 General Plan: Low Density Residential  
212 Zoning: R-1-15 current; R-1-12 proposed  
213 Location: 2149 East 400 North  
214

215 Motion above under Zone Change.  
216  
217

### 218 Other Business

219  
220 Larry Kockerhans addressed the DRC. He develops multi-family and mixed use properties all  
221 over Utah and Nevada. He has proposed a development off Expressway Lane and 800 North.  
222 He would like to build a luxury Class A apartment complex with some commercial use. It is in a  
223 location that will not have much of an impact on traffic or single-family homes.  
224

225 Engineering and public works does not have any issue with the proposed developments. Dave  
226 Anderson stated he has spoken with the applicant about the site and he told them that a mixed  
227 use project might work. His opinion of the proposal is that it appears to be residential and not  
228 much mixed use.  
229

230 Jacob Bryant stated one challenge they have is the competing elements with the commercial  
231 aspect. He stated they would need to have a variance of the density of the units. Jacob  
232 Bryant emphasized that the project is on the outskirts of all the commercial development.  
233

234 Dave Anderson stated the City views this property as having commercial potential not on the  
235 outskirts of the commercial development.  
236

237 Dave Anderson stated there does not seem to be a high appetite for high density units among  
238 community leaders today. If the applicant would like to develop the property as commercial  
239 with a few units Dave Anderson would not have a problem with that. To qualify as an Urban  
240 Commercial Village zone there needs to be at least 30% of the development commercial.  
241

242

243 Dave Purinton would like to add some shades around his shaved ice business. He is proposing  
244 creating a 3 foot slip holes for the posts. The Engineering of the sun shades allows for high  
245 winds. The posts would be placed in for the summer and taken out in the winter. They are high  
246 tension shade material.  
247

248

248 John Little stated he would need to see the engineering design. The Building Department  
249 would like more time to review what the setback for the posts from the sidewalks should be.  
250

251

251 Matt Johnson asked what the dimensions of the shades would be.  
252

253

253 Dave Purinton stated the dimensions are 20x30 and 30x30.  
254

255

255 John Little stated the applicant needs to submit a commercial building permit.  
256

257

257 Dave Anderson stated there needs to be about 34 or 35 parking stalls available. During the  
258 season there are 11 parking spaces taken up for the shaved ice.  
259

260

260 Dave Purinton stated he has adequate parking.  
261

262

262 Dave Oyler stated it is not an issue of who is using the on street parking, it is what is the  
263 parking required per site.  
264

265

265 Matt Johnson stated he has not seen a parking issue with the shaved ice and that most of the  
266 parking for the shaved ice is after the office building is closed. He stated that, typically ,there  
267 are cars parked on the street but there is always available parking in the parking lot.  
268

269

269 Dave Oyler posed the question on if there should be some parking requirement addressed for  
270 these types of businesses.  
271

272

272 There was discussion that at some point there needs to be a parking regulation but there was  
273 no solution proposed.  
274

274

275 Dave Purinton will submit plans to the building Department and City staff will evaluate what is  
276 allowed.

277  
278 Chris Thompson moved to adjourn meeting at 11:21 a.m.

279  
280  
281 Adopted:

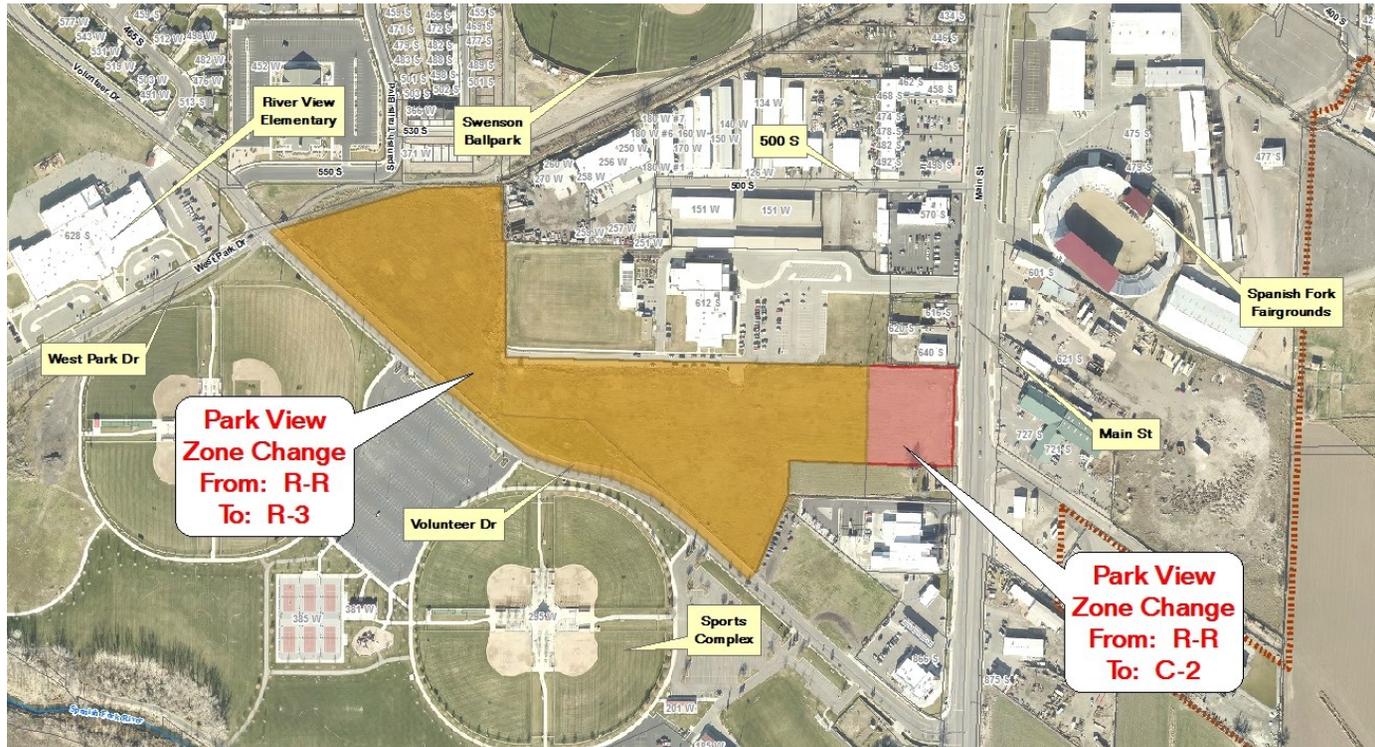
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Kimberly Brenneman  
Community Development Division Secretary

DRAFT



## Park View Townhomes



File Name: Park View Townhomes

Applicant: Brian Gabler

Number of Lots: 132

Address: 193 West Volunteer Drive

Application Date: 11/21/2014

Zone Amendment Application

8.15 Acres

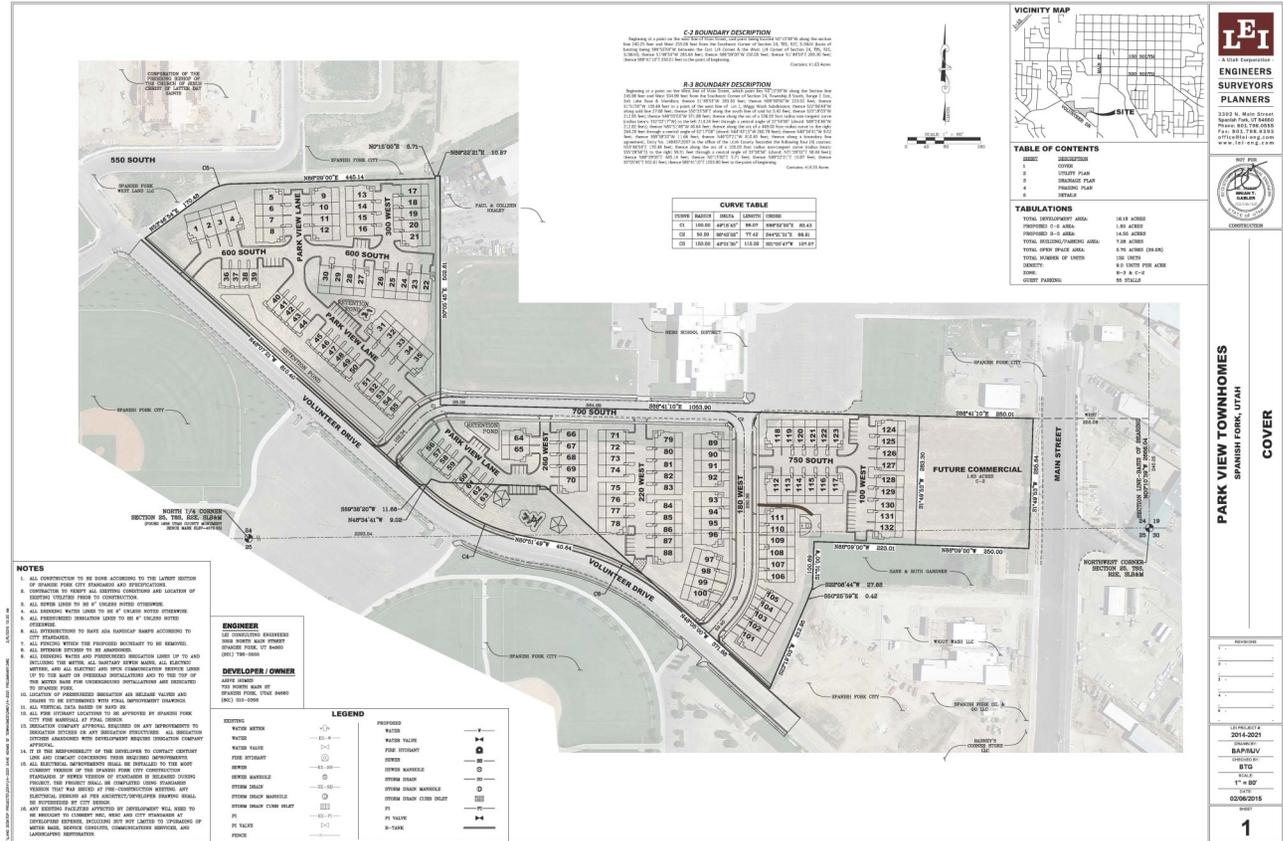
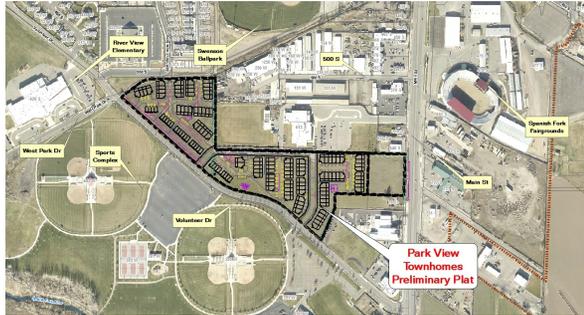
File #: 14-000931

Permit #: ZA14-000021

Application Approved: Pending



# Park View Townhome Development



File Name: Park View Townhome Development

Applicant: Benjamin Tuckett

Number of Lots: 132

Address: Volunteer Drive

Application Date: 2/6/2015

Preliminary Plat Application

14.55 Acres

File #: 15-000130

Permit #: PP15-000005

Application Approved: Pending





# Maple Mountain Estates



File Name: Maple Mountain Estates

Applicant: Atlas Engineering

Number of Lots: 98

Address: 1939 East 6800 South

Application Date: 9/29/2014

Preliminary Plat Application

37.1 Acres

File #: 14-000764

Permit #: PP14-000015

Application Approved: 12/16/2014



