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

☐ **Zone Change:** $300 for first acre or less, $20 per acre for each additional acre (Maximum of $1,000) 11A-302
Zone Change packets must include A, 20 of B, 1 each of C, D, E, & F

☐ **Encumbrance**: $250
Encumbrance Packets must include A, B (only 9), D, E, & F

☐ **Un-Encumbrance**: $250
Un-Encumbrance Packets must include A, B (only 9), D, E, & F

☐ **Appeal**: $250
Appeal Packets must include A and a letter from the property owner outlining the reason for the appeal.

☐ **Extension of Time**:
Extension of Time Packets must include A, and a letter from the Developer explaining the reason for the extension request.

☒ **Other Land Use Permits**: $50
Packets must include A, B, D, E, & F

☐ **Water Share Transfer**:
Water Share Transfer Packets must include A

☐ **PID:** $2000
Review the Garden City PID Policy for requirements. 9 copies of the required.

☐ **AEG Meeting, (Affected Entity Group):** $350 Deposit
Packets must include A, 10 of B

Note:

* The $3,000 deposit is used to cover engineer costs, attorney costs, recording fees, etc. The balance will be refunded to the developer.
** Land Use Fees are set by Resolution (Garden City Resolution 23-03). Applicants are responsible for paying application fees and any Garden City attorney, engineering, and administrative costs not covered by the application fee.

PACKET DOCUMENTATION REQUIREMENTS

A. Completed Garden City "Application for Project Review" form.
B. 11"x14' or 11'x17' plot plan showing lot dimensions and area, and the location, uses dimensions, and set backs of all existing and proposed buildings. Any right-of-ways or easements must be shown if applicable. **Provide 20 readable copies.**
C. A "D" size (22" x 34") plot plan showing lot dimensions and area, and the location, uses, dimensions, and set backs of all existing and proposed buildings. When appropriate, include the same information for property from which a new lot is being created. Plot at appropriate scale (e.g. 1"=50' or 1"=100')
D. A legal description and current ownership plat of the property.
E. A current Title Report or Preliminary Title Report showing ownership. Must match legal description on plat.
F. An electronic copy of plat.

Please review Garden City ordinances for requirements for each type of project. Garden City ordinances can be found at www.gardencityut.us.

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

Project Name: DWF CONST. SHOP Current Zone: C1 Proposed Zone: C1

Property Address: NE CORNER 350 S / 300 W

Parcel # 41-21-300-0131

Contact Person: DALLAS W FULLMER Phone #: 801-940-2409

E-mail address: DWFCONSTRUCTION@MYCTL.NET

Mailing Address: POBOX 515, GARDEN CITY, UT 84028

Applicant (if different): DWF CONSTRUCTION Phone #: 801-771-4603

Mailing Address: SAME

Property Owner of Record (if different): DALLAS W FULLMER Phone #: 801-940-2409

Mailing Address: PO Box 515, GARDEN CITY, UT 84028

Project Start date: 8-20-26 Completion date: 8-20-27

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

Lot Size in acres or square feet: .84 Number of dwellings or lots: 1

Non-residential building size: 3200 ft²

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.**

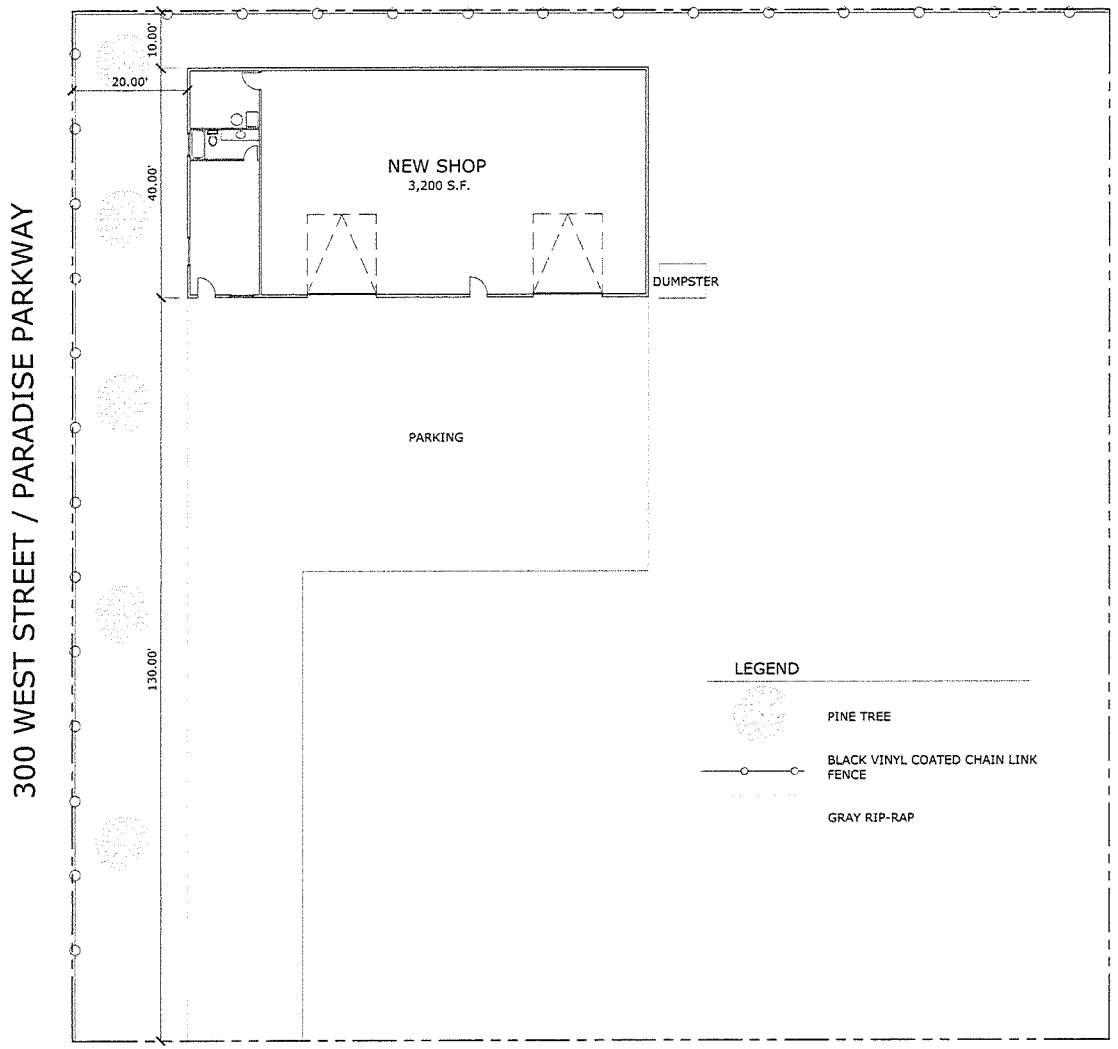
Signature of Owner of Record

Signature of Owner of Record

Signature of Owner of Record

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

Revised: 11/4/2024



NOTES

1. ALL RETAINING WALLS NEED PERMIT
2. SHOW COMPACTION ON ALL BACKFILLED AREAS
3. ALL DIRT RAMPS OVER SIDEWALK ARE TO BE ROAD BASE MATERIAL.
4. SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'-0".
5. BACKWATER VALVES REQUIRED IN ALL NEW RESIDENCES UNLESS IT CAN BE ESTABLISHED THAT A FIXTURE IN THE BASEMENT OR LOWEST LEVEL OF THE HOME IS NOT BELOW THE ELEVATION OF THE UPSTREAM MANHOLE COVER. BACKWATER VALVES MUST BE ACCESSIBLE.

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SITE PLAN
SCALE: 1" = 10'-0"

THIS IS NOT A PLAT. ALL MEASUREMENTS AND SETBACKS MUST BE FIELD VERIFIED

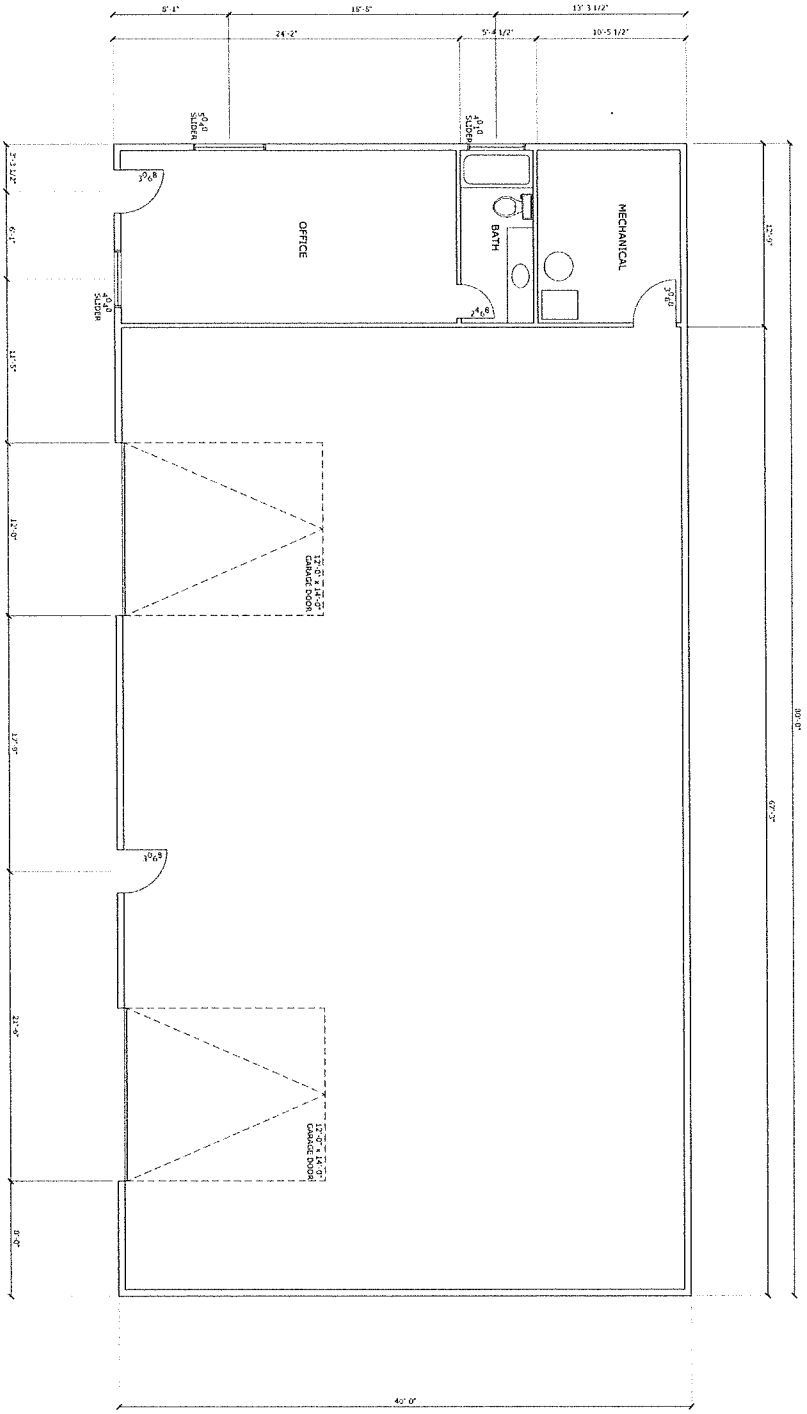
ENGINEER SEAL

REVISIONS

DWF CONSTRUCTION
300 W 350 SOUTH
GARDEN CITY, UTAH

SITE PLAN

A-0



NOTES

1. ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE.
4. TYPICAL FRAMING - SEE STRUCTURAL.
   EXTERIOR WALLS 2x6 @ 24" O.C.
   INTERIOR WALLS 2x4 @ 24" O.C.
5. THERE SHALL NOT BE MORE THAN A 1 1/2" DROP AT THE THRESHOLD OF EXTERIOR DOORS EXCEPT AT THE REQUIRED DOOR TO SLIDING DOORS. 7" MAXIMUM DROP 1" IN SWING DOOR.

GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

A-1

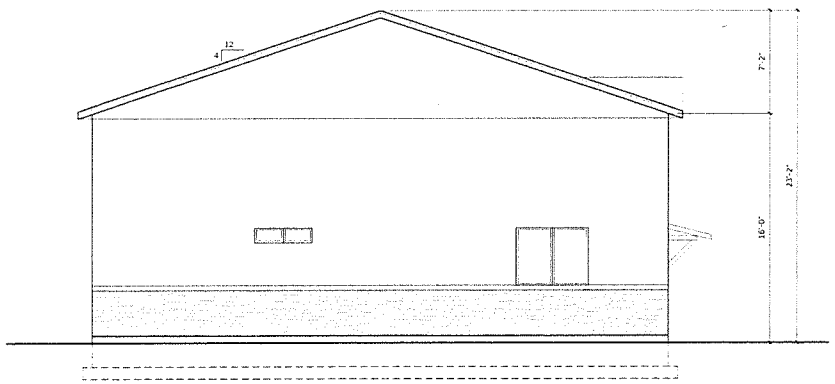
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FLOOR PLANS

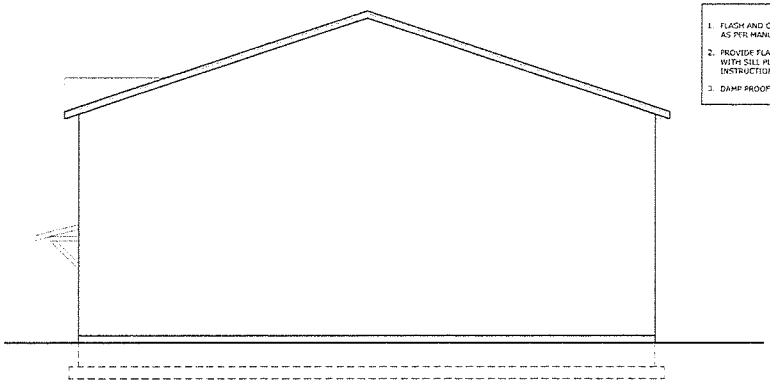
IT IS IMPORTANT FOR THE FAMILIAR CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO BE SURE THIS PROJECT IS CONSTRUCTED ENTIRELY IN COMPLIANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. THE PLANS ARE NOT ALL INCLUSIVE OF ALL POSSIBLE CODES AND ORDINANCES. THIS RATE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL MINOR OR STANDARDS. NO EARTH CONTOUR ON THESE PLANS GIVES PERMISSION FOR VIOLATION OF ANY CODE OR ORDINANCE. NO APPROVAL EVER GRANTS PERMISSION TO VIOLATE ANY CODE OR TOWN ORDINANCE. THE CONTRACTOR MUST ASSUME THAT, TO EXPLAIN THESE PLANS AND NOT EITHER, ALL ASPECTS THERE IS NOT GUARANTEE THAT THESE PLANS ARE INCLUSIVE IN FOR THE ASSISTANCE & CONSTRUCTION AREA TO BE INDEPENDENT OF ANY FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS. ANY CHANGES THAT IN EVENT OF CONSTRUCTION OR BUILDING, ACCEPTS FULL RESPONSIBILITY.
(CHECK PLANS CAREFULLY BEFORE CONSTRUCTION)

REVISIONS

ENGINEER SEAL



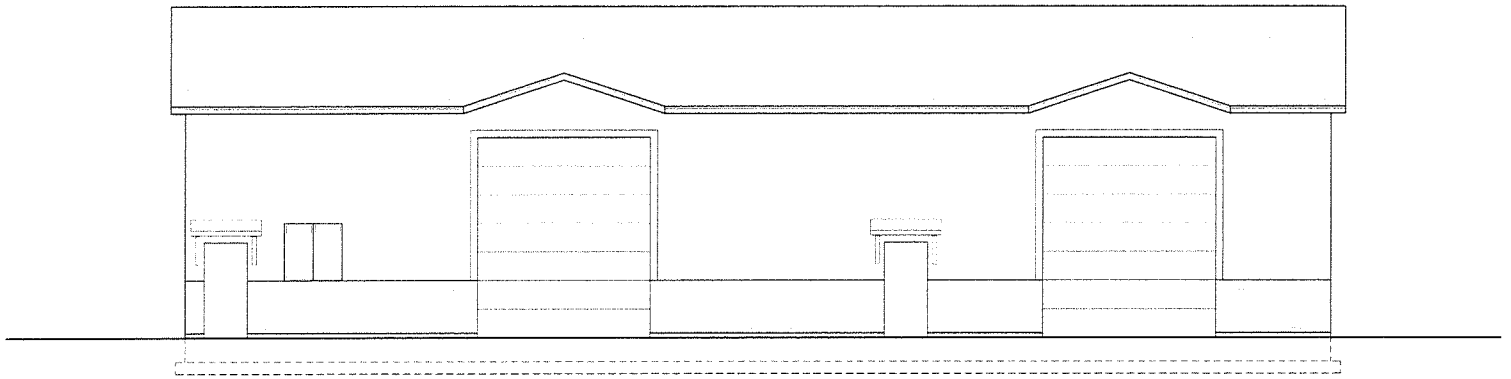
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



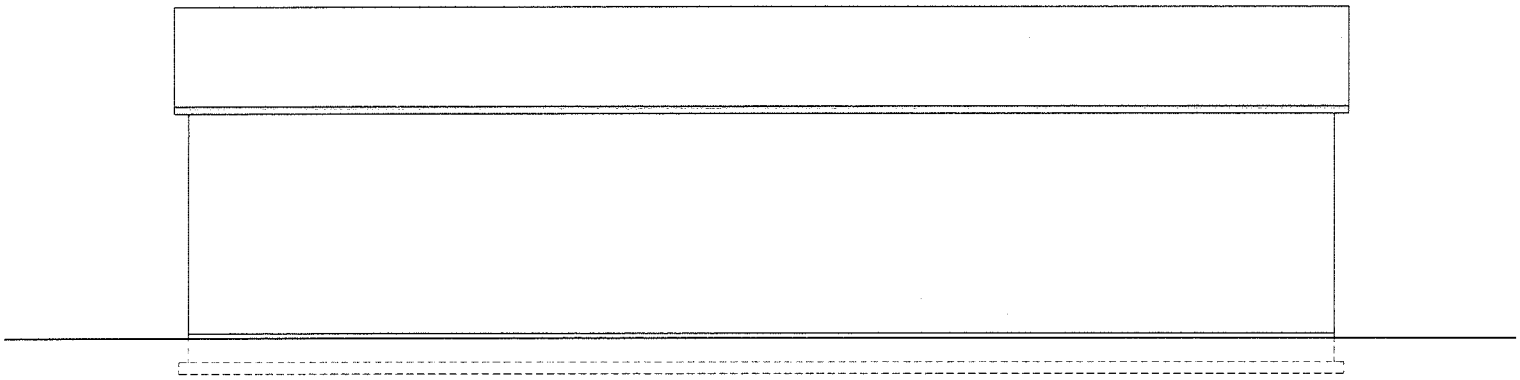
BACK ELEVATION
SCALE: 1/4" = 1'-0"

NOTES

1. FLASH AND CAULK ALL EXTERIOR WINDOWS AND DOORS AS PER MANUFACTURERS INSTRUCTIONS.
2. PROVIDE FLASHING AROUND ALL WINDOWS AND DOORS WITH SILL PLATE FLASHING PER MANUFACTURERS INSTRUCTIONS
3. DAMP PROOFING AND LEAK PREVENTION BY OTHERS



SIDE ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ENGINEER SEAL

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BUILDING ELEVATIONS

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