

Garden City
Business License Application

PO Box 207 • 69 N. Paradise Parkway • Garden City, Utah 84028
www.gardencityut.us • 435-946-2901 • 435-946-8852 Fax

Business Status: <input checked="" type="checkbox"/> New Business (check all that apply) <input type="checkbox"/> Additional Location # _____ <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change <input type="checkbox"/> Location Change <input type="checkbox"/> Transient Vendor <input type="checkbox"/> Concessionaire Vendor	License Fee: Business License Fee <u>\$100.00</u> Transient License Fee _____ Concessionaire Fee _____ Additional Location _____ Other _____ Beach Vendor License also requires a BCI background check
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Official Use Only:

Planning Commission:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____
Town Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____
Inspections: Building Insp.:	<input type="checkbox"/> Initial	Date: _____	<input type="checkbox"/> Final Date: _____
Fire Inspection:	<input type="checkbox"/> Initial	Date: _____	<input type="checkbox"/> Final Date: _____

Comments:

Zone: ☐ Commercial 1 2 3 ☒ Residential ☐ Beach Devel. ☐ Other _____

Business Name:	Earth Butter/N&A Integrity Cleaning
If name change, previous name:	_____
Location Address:	340 w 320 n #2
City, State & Zip:	Garden city Utah 84028
Business Phone:	_____
Cell Phone:	502 281 2738
Mailing Address:	po box 588
City, State & Zip:	Garden City Utah 84028
E-mail Address:	earthbutter1@gmail.com

Owners Name:	Amy Dompiergood
Owners Location:	340 w 320 n #2
City, State & Zip:	Garden City Utah 84028
Phone:	_____
Cell Phone:	502 281 2738

Kind of Business	<input checked="" type="checkbox"/> Retail	<input type="checkbox"/> Lodging	<input type="checkbox"/> Restaurant
	<input type="checkbox"/> Professional	<input type="checkbox"/> Contractor	<input type="checkbox"/> Other

Briefly Describe Your Business: hand made home and body care products
& Professional Cleaning

Utah State Sales Tax Number: 19.5 08524 TEMP.

Ut State Professional License No. _____

Will you be installing a sign?: ☐ Yes ☒ No

This is an application for a business license; the actual license will be issued only when **All** inspections/Approvals are complete. Issuance of this business license shall in no way relieve the applicant of his/her responsibility of complying with applicable zoning, health, building, or fire regulations.

I, We, Amy Dompiergood hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business. I understand that I shall not begin nor cause to begin business at this location without first obtaining a business license and will not continue business without maintaining a valid license, in doing so, I will be subject to a penalty as stipulated by the Garden City Infraction Fee Schedule.

Business License Fees are non-refundable.

Owners Signature:  Date: 9-24-19

Please print your name: Amy Dompier-good

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Business Status: <input type="checkbox"/> New Business (check all that apply) <input type="checkbox"/> Additional Location # _____ <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change <input checked="" type="checkbox"/> Location Change <input type="checkbox"/> Transient Vendor <input type="checkbox"/> Concessionaire Vendor	License Fee: Business License Fee <u>100.00</u> <i>che</i> Transient License Fee <u>9-19-19</u> Concessionaire Fee _____ Additional Location _____ Other _____ Beach Vendor License also requires a BCI background check
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Official Use Only:

Planning Commission:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____
Town Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____
Inspections: Building Insp.:	<input type="checkbox"/> Initial	Date: _____	<input type="checkbox"/> Final Date: _____
Fire Inspection:	<input type="checkbox"/> Initial	Date: _____	<input type="checkbox"/> Final Date: _____

Comments: _____

Zone: ☒ Commercial 1 2 3 ☐ Residential ☐ Beach Devel. ☐ Other _____

Business Name: Colt Construction Management Group LLC

If name change, previous name: _____

Location Address: 180 W. 200 N. Suite A

City, State & Zip: Garden City, UT 84028

Business Phone: 801-309-1516

Cell Phone: 801-309-1516

Mailing Address: P.O. Box 175

City, State & Zip: Garden City, UT 84028

E-mail Address: _____

Owners Name: David Stringham

Owners Location: 3357 S Chukar Drive

City, State & Zip: Garden City, UT 84028

Phone: 801-309-1516

Cell Phone: 801-309-1516

Kind of Business

<input type="checkbox"/> Retail	<input type="checkbox"/> Lodging	<input type="checkbox"/> Restaurant
<input type="checkbox"/> Professional	<input checked="" type="checkbox"/> Contractor	<input type="checkbox"/> Other

Briefly Describe Your Business: General Contracting Construction Services Residential and Commercial

Utah State Sales Tax Number: N/A

Ut State Professional License No. 10411552-5501

Will you be installing a sign?: ☐ Yes ☒ No

This is an application for a business license; the actual license will be issued only when All inspections/Approvals are complete. Issuance of this business license shall in no way relieve the applicant of his/her responsibility of complying with applicable zoning, health, building, or fire regulations.

I, We, David Stringham hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business. I understand that I shall not begin nor cause to begin business at this location without first obtaining a business license and will not continue business without maintaining a valid license. In doing so, I will be subject to a penalty as stipulated by the Garden City Infraction Fee Schedule.

Business License Fees are non-refundable.

Owners Signature: [Signature] **Date:** 9/19/19

Please print your name: David Stringham



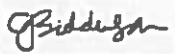
GARDEN CITY
SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name:	Vacasa
Owner or Property Management Company Address:	65 W Logan Rd #9a Garden City, UT 84028
Owner or Property Management Company Phone #:	(801) 438-9386
Emergency Contact Name and Phone #:	Samantha Eastman 435-760-7046 (must live within 15 minutes of property & be available 24/7)
Contact Persons E-mail address:	terri.bennett@vacasa.com
Utah State Tax Number:	13905689 STC (must be registered to Garden City)

Owner of Property: Glen and Genette Biddulph	Address of STR Property: 850 N Cambry Dr
Owners Phone #: 8016987000	Parcel ID Number: 41-17-050-0037
Owners mailing address: 1406 Alice Lane Farmington, UT 84025-3811	Subdivision or resort where property is located: Harbor village
Owners e-mail address: genetteeb@yahoo.com	

I understand that this license does not preclude me from following the appropriate Homeowner Association CC&R's and obtaining approval from the appropriate Homeowner Association for each unit, prior to commencing any rental. I further understand that not all subdivisions within the Garden City limits allow short term rentals and my unit may be located within one such subdivision.

Incomplete applications will not be accepted.

DocuSigned by:

 B1FCA4P1B13E420
 Signature of the Owner of property

07-Aug-2019

Date

DocuSigned by:

 71750181B13E420
 Signature of Property Management Company

07-Aug-2019

Date

DocuSigned by:

 83110781478F418
 Signature of Contact Person

08-Aug-2019

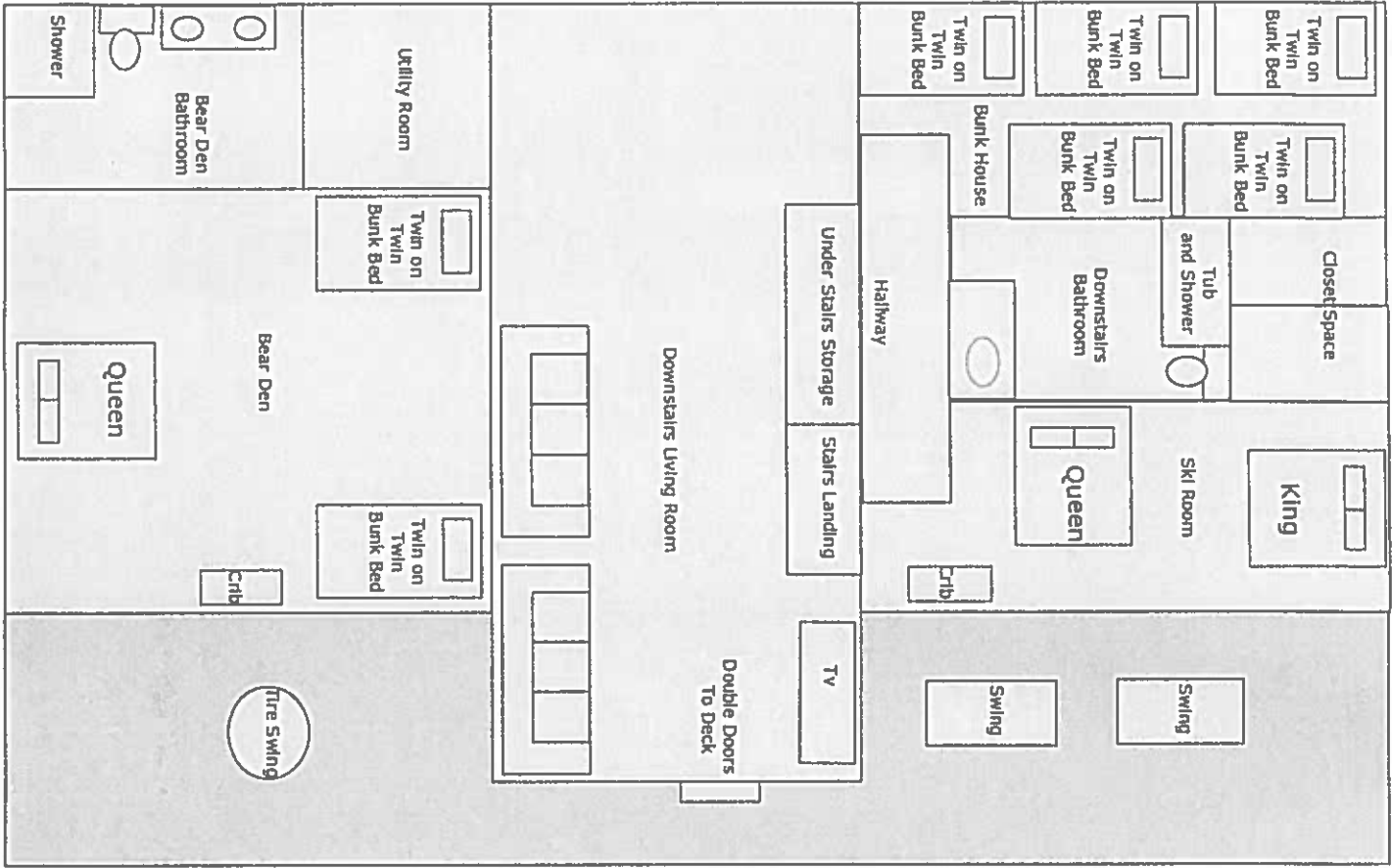
Date

Application fee, **NON-REFUNDABLE**: \$100 plus \$140 per unit

pd 9-23-19

The foregoing application was _____ approved _____ disapproved at a meeting of the Garden City Town Council held on _____ day of _____, 20 ____.

Bear Lake Bliss Rental Property



6 Cars in the driveway
and 2 in the garage. Total of 8



SHORT TERM/NIIGHTLY RENTALS INSPECTION CHECKLIST

Address: 850 Camber Dr.
 Date of inspection: 8/26/19
 Owner: GLEN & GENETTE BEDDUPH
 Property Management: VACASA
 Contact Name: ~~BOB~~ TERRA BEWERT
 Contact Phone #: 435-760-6634

Safety Inspections:		Time limit to correct
Handrails/Stairrails	OK	
Outdoor lights	OK	
Entry lights	OK	
Water shut off	OK	
Breaker box labeled	OK	
Gas shut off	OK	
Hot water heater	OK	
Furnace	OK	
Water working	OK	
Kitchen sink	OK	
Fire Extinguishers	OK	
Electrical outlet plates	OK	
Check address on unit	OK	
Other:		

ORR TERM/NIC HTI V RENTALE INSPECTION CHECKLIST (Page 2)

Address:

Date of inspection:

Owner:

Property Management:

	VP	VP	VP	Doc No						
Leasing	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Room										
Rt.	19x14	13x11	14x9.5	28x13	23x11.5	17.5 12.5	23/13			
ft										
Required										
Window(s)										
Notes										
Inspector										
Total	266	143	133	364	264.5	268.75	286	1725	25	
ft.										

Occupancy allowed at this address: 321, shall not include children under the age of three (3).

Minimum parking required at this address: 8 Total number of parking spots on Property 8. All vehicles include: 8 cars, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Inspector:

Date:

Owner:

Property Management:

Aug 26-2019

GARDEN CITY FIRE DISTRICT

P.O. BOX 248 145 WEST LOGAN ROAD

GARDEN CITY, UTAH 84028

PHONE/FAX (435) 946-3557

FIRE SAFETY INSPECTION REPORT

Business Name: VACASA

Inspection Date: Sept 5, 2019

Business Address: 850 CAMBIZY DR

Suite: _____ Business Phone: _____

No.	Violations	No.	Locations/Remarks	Cleared
ACCESS-				
1	<input checked="" type="checkbox"/> Maintain fire lane free of obstructions			/ /
2	<input type="checkbox"/> Provide address numbering which is visible from street			/ /
3	<input type="checkbox"/> Provide supra box for fire dept. access			
EXITING				
4	<input checked="" type="checkbox"/> Remove obstructions at exits, doors, aisles, corridors, stairways, etc.			/ /
5	<input type="checkbox"/> Exit door to open without a key or any special knowledge or effort			
6	<input type="checkbox"/> Provide sign over main exit door(s)			/ /
7	<input type="checkbox"/> Repair non-operable exit door hardware			/ /
8	<input type="checkbox"/> Remove obstructions from door required to be closed			
9	<input type="checkbox"/> Remove locks & latches from doors with panic hardware			/ /
10	<input type="checkbox"/> Remove storage from attic, under-floor and concealed spaces			
11	<input type="checkbox"/> Provide/maintain exit sign/emergency lighting			/ /
FIRE EXTINGUISHERS				
12	<input checked="" type="checkbox"/> Have fire extinguisher serviced and tagged			/ /
13	<input type="checkbox"/> Provide/mount fire extinguisher as indicated			
14	<input type="checkbox"/> Provide clear access to fire extinguisher			/ /
15	<input type="checkbox"/> Post a sign indicating fire extinguisher location			
16	<input type="checkbox"/> Maintain 3 foot clearance for access/use of fire appliances/equipment			/ /
FIRE PROTECTION SYSTEMS				
17	<input type="checkbox"/> Secure all system control valves in the open position	PASSED		
18	<input type="checkbox"/> Replace damaged, corroded or painted sprinkler heads/ Fire department connection (FDC) caps			
19	<input type="checkbox"/> Provide annual certification for sprinkler/standpipe system			
20	<input type="checkbox"/> Provide sprinkler coverage in unprotected areas			
21	<input type="checkbox"/> Provide spare sprinkler heads and/or compatible wrench	Re-inspection dates	Inspector	
22	<input type="checkbox"/> Hood and duct extinguishing system to be serviced and tagged	1 st	/ /	
23	<input type="checkbox"/> Remove grease from hood, duct, and filters (keep clean)	2 nd	/ /	
FIRE ALARM SYSTEMS				
24	<input checked="" type="checkbox"/> Maintain, repair, inspect, and/or test fire alarm system	Refer to FPB	/ /	
FIRE SEPARATIONS				
25	<input checked="" type="checkbox"/> Repair holes in required fire resistive construction	3 rd	/ /	
26	<input checked="" type="checkbox"/> Provide repair self or automatic closing fire rated assemblies	Hearing	/ /	
ELECTRICAL				
27	<input checked="" type="checkbox"/> Discourage use of extension cords	District attorney	/ /	
28	<input type="checkbox"/> Install permanent wiring for fixed or stationary appliance	Final clearance	/ /	
29	<input type="checkbox"/> Provide cover plates for all junction boxes			
30	<input type="checkbox"/> Remove exposed wiring or protect in approved conduit			
31	<input type="checkbox"/> Provide a clear work space at all electrical panels (30" in width, 36" in depth and 78" in height) Remove exposed wiring or protect in approved conduit			
32	<input type="checkbox"/> Labeling electrical rooms and breaker			
FLAMMABLE LIQUIDS - COMPRESSED GASES				
33	<input checked="" type="checkbox"/> Provide flammable liquid storage cabinet or reduce storage	<p>You are hereby notified to correct all violations immediately or show cause why you should not be required to re-inspection will be conducted after _____ days from the date of this notice. Willful failure to comply with this notice is a misdemeanor. Violations which are not corrected immediately and or remain after the re-inspection may be processed as a criminal offense. Thank you for your assistance and cooperation in maintaining the fire and life loss in your community.</p> <p style="text-align: center;">BY ORDER OF THE FIRE CHIEF</p> <p>SIGNATURE OF RECIPIENT: _____</p> <p>____ Owner ____ manager ____ employee ____ other</p>		
34	<input type="checkbox"/> Remove all fueled vehicles or equipment from buildings			
35	<input type="checkbox"/> Secure compressed gas cylinders			
STORAGE - HOUSEKEEPING				
36	<input checked="" type="checkbox"/> Arrange storage in an orderly manner to provide access/egress	<p>NO VIOLATIONS NOTED THIS DATE - THANK YOU FOR BEING SAFE</p>		
37	<input type="checkbox"/> Remove combustible storage from boiler, mechanical, or electrical rooms			
38	<input type="checkbox"/> Reduce storage to 24" below ceiling or 18" from sprinkler heads			
39	<input type="checkbox"/> Provide approved metal container from oily rag storage			
40	<input type="checkbox"/> Remove waste & rubbish material from the premises daily			
41	<input type="checkbox"/> Keep dumpster 5' away from buildings	<p>Inspecting Officer: <u>[Signature]</u></p> <p>FPD _____ COMPANY _____ Shift _____ Page _____ of _____</p>		
42	<input type="checkbox"/> Clearance from ignition sources			
MISCELLANEOUS				
43	<input type="checkbox"/> Other violations and comments			

DISTRIBUTION: WHITE TO FPR YELLOW TO OWNER/OCCUPANT PINK TO OWNER WITH FINAL CLEARANCE

ORDINANCE NO. 19-20

AN ORDINANCE UPDATING THE ARCHITECTURAL STANDARDS

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, The Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City; and

WHEREAS, The Garden City Planning Commission has recommended the following changes be made to the following ordinance:

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL AS RECOMMENDED BY THE GARDEN CITY PLANNING COMMISSION THAT ORDINANCE #11C-1509 SHALL BE UPDATED AS FOLLOWS:

11C-1509 Architectural Standards. To ensure that Garden City continues to be aesthetically pleasing, all ~~business~~ **commercial** buildings will be required to meet certain architectural standards. All ~~business~~ **commercial** buildings shall have an outer appearance that is consistent with surrounding structures. All ~~business~~ **commercial** buildings shall have 3 exterior walls (one of which must face the street) that are made of wood, glass, stone, brick, or stucco. The street facing exterior wall shall have a minimum of 25% stone or brick. Other materials may be approved through a Conditional Use, through a presentation with the Planning & Zoning Commission, and approval by the Town Council. All materials are to have an earth tone color in nature and appearance. Architecture elevations must be reviewed and approved by the Planning Commission.

APPROVED AND ADOPTED this 10th day of October, 2019

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Kathy Hislop

Voting	Aye	Nay
Argyle	___	___
Hansen	___	___
Parry	___	___
Pope	___	___
Leonhardt, Mayor	___	___

**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):

- ☐ Annexation
- ☐ Appeal
- ☐ Conditional Use Permit
- ☐ Condominium/Townhouse
- ☐ Encumbrance
- ☐ Extension of Time
- ☒ Lot Split/Lot Line Adjustment
- ☐ PUD Conceptual
- ☐ PUD Phase Approval/Preliminary or Final
- ☐ PRUD Conceptual
- ☐ PRUD Phase Approval/Preliminary or Final
- ☐ Subdivision
- ☐ Vacation of Subdivision
- ☐ Variance
- ☒ Water Transfer
- ☒ Zone Change
- ☒ Other Land Use Permit _____

Ordinance Reference:

11A-301
11B-400
11C-500
11E-524 or 11E-525

Subdivision 11E-503/PUD or PRUD
11F-107-A-2
11E-506
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11E-100
11E-523
11B-308
13A-1300

Project Name: Sturdy Structures/Blue Water Current Zone: RE Proposed Zone: C2

Property Address: Kimball Lane

Parcel # 36-04-000-0038

Contact Person: Alan Arthur Phone #: 720-202-3621

E-mail address: alan@sturdy-structures.com

Mailing Address: PO Box 386 Garden City, UT 84028

Applicant (if different): same Phone #: same

Mailing Address: same

Property Owner of Record (if different): Blue Water Resort, LLC Phone #: 435-948-3333

Mailing Address: PO Box 251 Garden City UT 84028

Project Start date: Fall 2019 Completion date: 2020

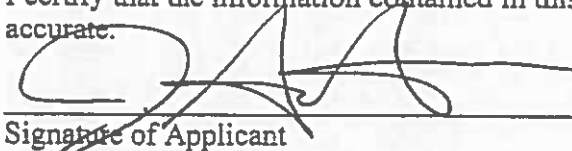
Describe the proposed project as it should be presented to the hearing body and in the public notices.

Lot split to retain RV storage on east half
of the property for Blue Water and Sturdy
Structures will construct a shop and storage
on west half for a construction business

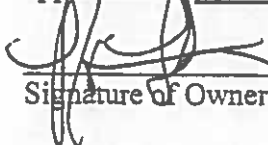
Lot Size in acres or square feet: 10a. + Number of dwellings or lots: 2

Non-residential building size: 15,000 sq. ft.

I certify that the information contained in this application and supporting materials is correct and accurate.


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.

 for Blue Water Resort, LLC.
Signature of Owner of Record

Signature of Owner of Record

Signature of Owner of Record

Office Use Only	
Date Received:	<u>9-19-19</u>
Fee:	<u>460.00</u>
By:	<u>Alan Arthur</u>

36-04-000-0038 WEST

A PARCEL OF GROUND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4 TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE COTTON GIN PIN FOUND AT THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, FROM WHICH THE BRASS CAP FOUND AT THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 89°20'35" WEST 2640.33 FEET, AND RUNNING THENCE SOUTH 89°20'35" EAST 42.01 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89°20'35" EAST 648.67 FEET; THENCE SOUTH 00°48'28" WEST 299.05 FEET TO NORTH LINE OF 60 FOOT RIGHT-OF-WAY; THENCE NORTH 89°20'35" WEST 650.06 FEET; THENCE NORTH 01°04'20" EAST 299.06 FEET TO THE POINT BEGINNING. CONTAINING 194192 SQUARE FEET OR 4.458 ACRES.

36-04-000-0038 EAST

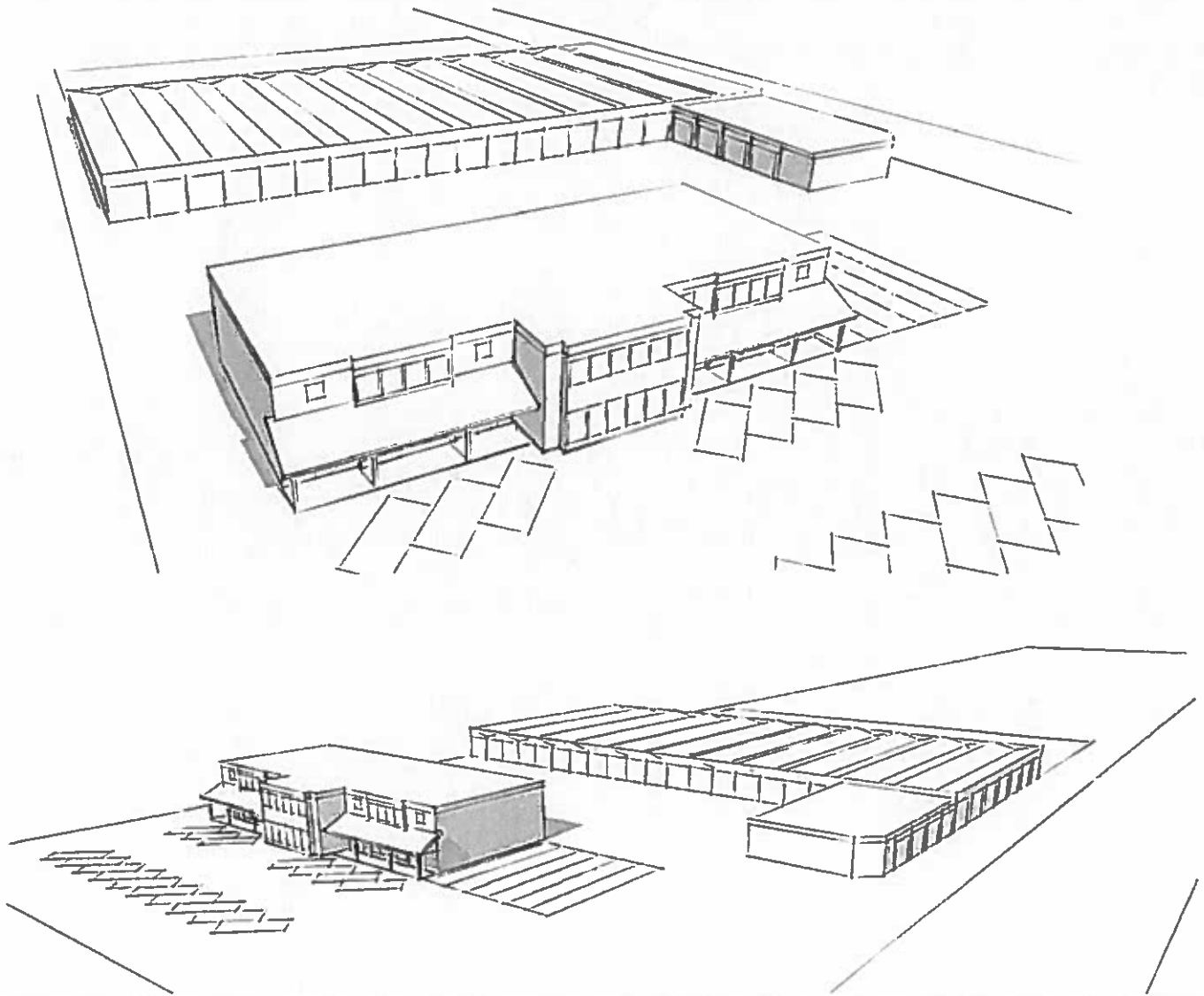
A PARCEL OF GROUND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4 TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE COTTON GIN PIN FOUND AT THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, FROM WHICH THE BRASS CAP FOUND AT THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 89°20'35" WEST 2640.33 FEET, AND RUNNING THENCE SOUTH 89°20'35" EAST 690.685 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 00°48'28" WEST 299.05 FEET TO NORTH LINE OF 60 FOOT RIGHT-OF-WAY; THENCE SOUTH 89°20'35" EAST 650.06 FEET; THENCE NORTH 00°32'35" EAST 299.06 FEET; THENCE NORTH 89°20'35" WEST 648.675 FEET TO THE POINT BEGINNING. CONTAINING 194192 SQUARE FEET OR 4.458 ACRES.

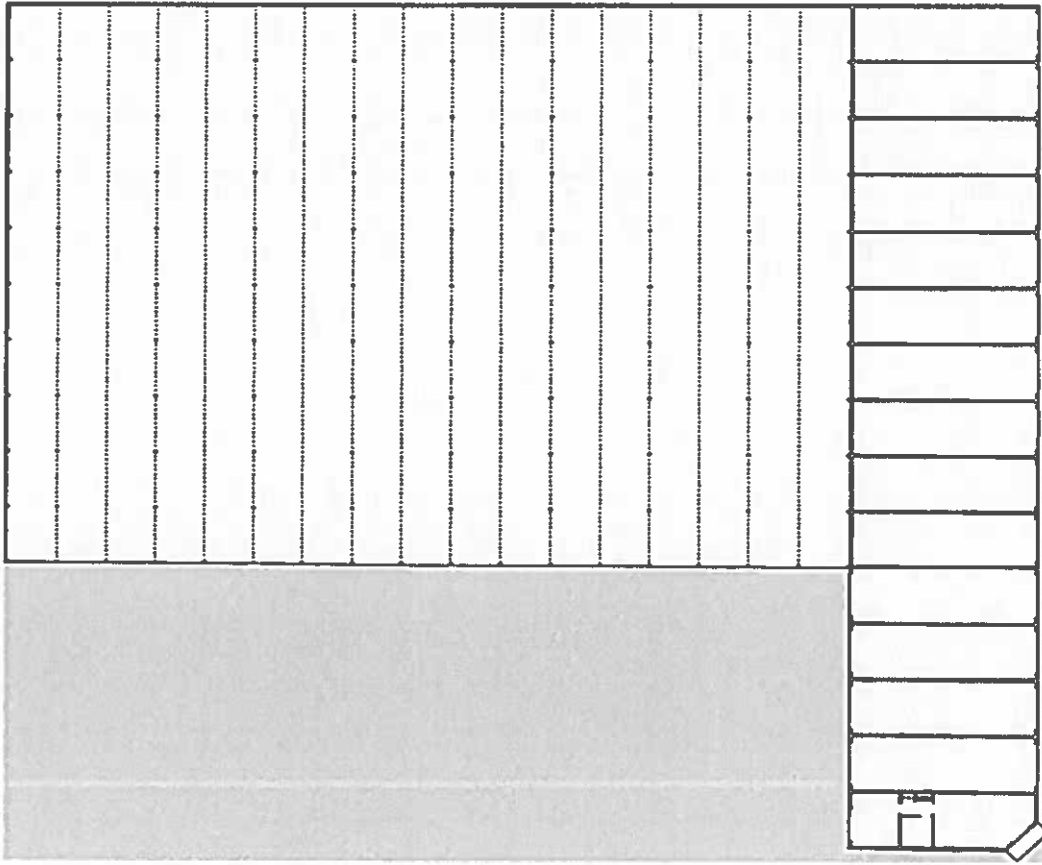
Sturdy Structures Proposed Commercial Project



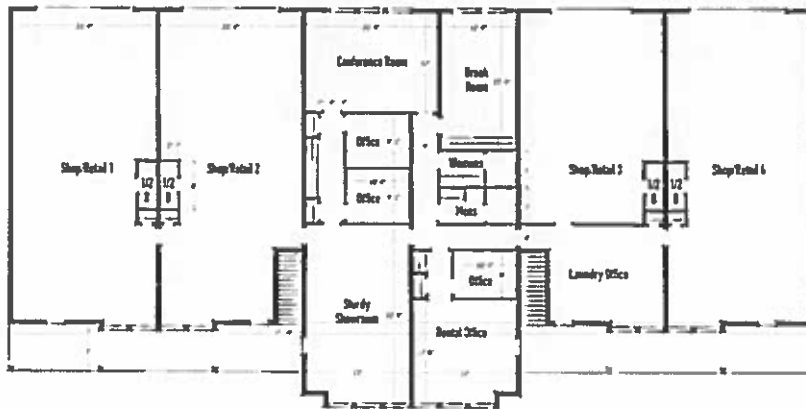
Sturdy Structures Commercial Project



Storage Building Ph. 1



Road Easement

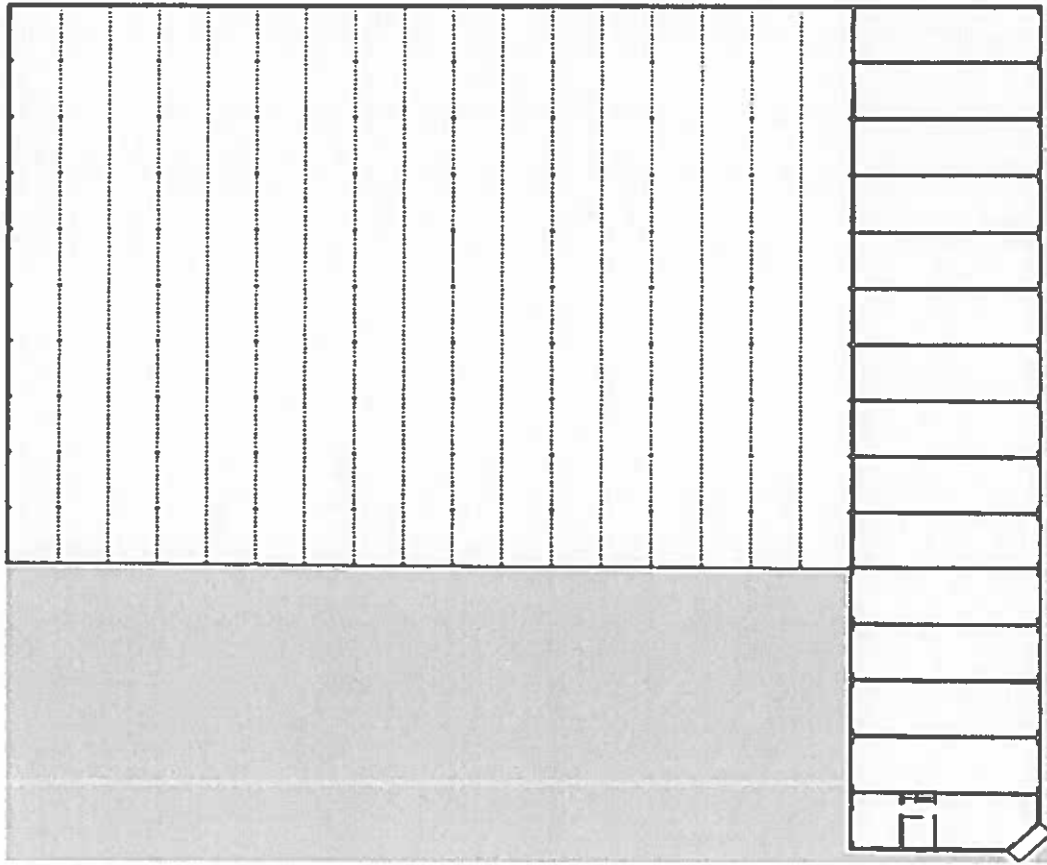


Commercial Building

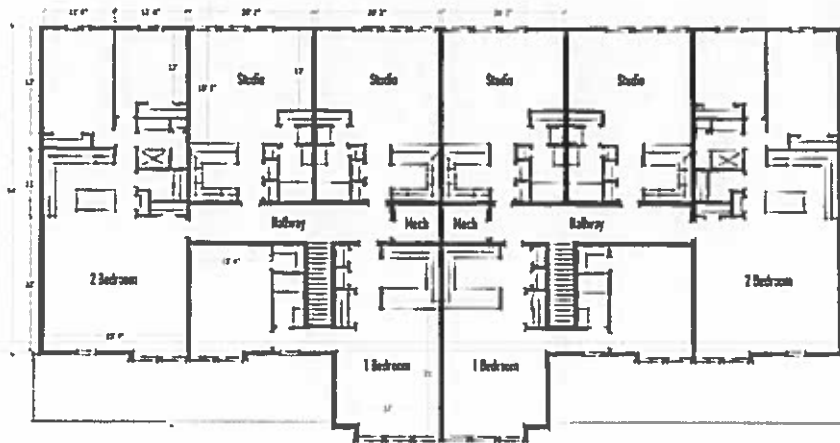


Kimball Lane

Storage Building Ph. 1



Road Easement



Apartments Above



Kimball Lane

13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN.

SECTION 4, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE
OF SAID SECTION BEARS NORTH 89°20'35" WEST 2640.33 FEET,
AND RUNNING THENCE SOUTH 89°20'35" EAST 648.67 FEET;

THENCE SOUTH 00°48'28" WEST 299.05 FEET TO NORTH LINE OF 60 FOOT RIGHT-OF-WAY; THENCE NORTH 89°20'35" WEST 650.06 FEET; THENCE NORTH

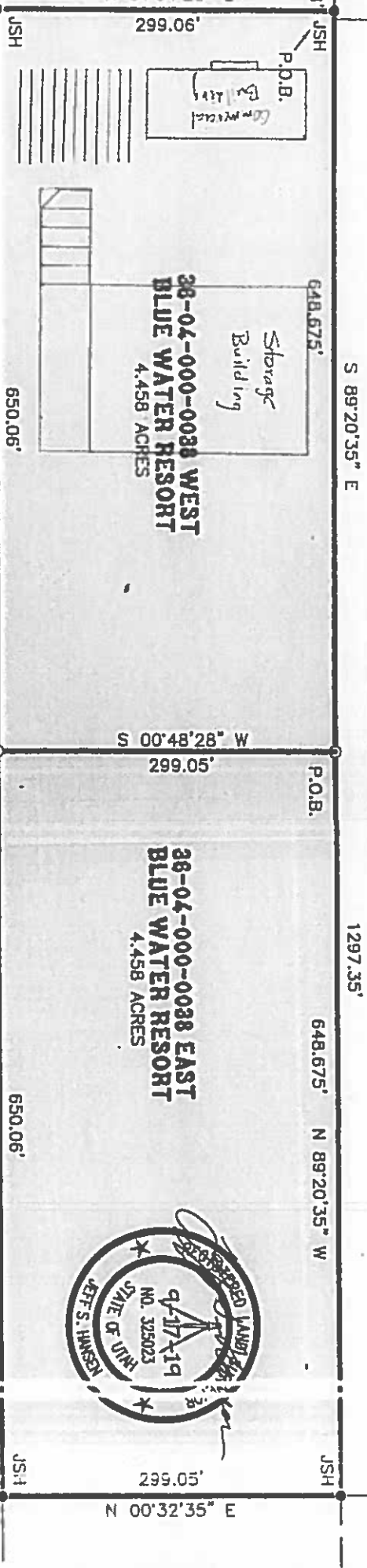
01°04'20" EAST 299.06 FEET TO THE POINT BEGINNING.
CONTAINING 194192 SQUARE FEET OR 4.458 ACRES.

SURVEYOR'S CERTIFICATE

I, Jeff S. Hansen, do hereby certify that I am a Registered Land
Surveyor, and that I hold Certificate No. 325023 as prescribed by
the Laws of the State of Utah, and that I have made and/or
Supervised the survey of the property shown and described herein
and that this plat is a true and correct representation of said
survey to the best of my knowledge and belief.



41-33-000-0025
ROBERT W SPEIRS PLUMBING INC



SH N 89°20'35" W 60' WIDE PARCEL TO BE DEEDED TO GARDEN CITY
BEAR LAKE GOLF COURSE DEVELOPMENT
1325.66'

36-04-000-0038 EAST
A PARCEL OF GROUND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE COTTON GIN PIN FOUND AT THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE
AND MERIDIAN, FROM WHICH THE BRASS CAP FOUND AT THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 89°20'35" WEST 2640.33 FEET, AND RUNNING
THENCE SOUTH 00°48'28" WEST 299.05 FEET TO NORTH LINE OF 60

After recording mail to:
Town of Garden City
PO Box 207
Garden City, Utah 84028

DRAFT

TOWN OF GARDEN CITY

TERMINATION OF ENCUMBRANCE AGREEMENT AND COVENANT TO RUN WITH THE LAND

ON THIS 10th DAY OF OCTOBER, 2019 COMES NOW the Town of Garden City, a Class 4 municipality, acting by and through its duly appointed Mayor, (hereinafter known as the "town"), and Peter Matousek, a resident of the Town of Garden City, Utah (hereinafter known as the "owner") and owner of certain real property in the Town of Garden City, Rich County state of Utah, known generally as Parcel #'s 41-21-032-0012, and 41-21-032-0013 and more particularly described as follows:

Parcel #1: LOT 12, BUTTERCUP MOBILE HOME ESTATES
Parcel #2: LOT 13, BUTTERCUP MOBILE HOME ESTATES

(hereinafter know as "property").

Owner is desirous of releasing the Encumbrance Agreement and Covenant to run with the land (hereinafter known as "covenant") which was recorded October 28, 2010 filing no. 80628, in book A11, page 1955, in the office of the Recorder of Rich County, Utah. Owners hereby request this Termination of Encumbrance Agreement and Covenant to Run with the Land (hereinafter known as "termination") as follows:

WHEREAS, the Town of Garden City has duly enacted ordinances and statutes prescribing zoning land use policies and requirements of the Town of Garden City; and

WHEREAS, the covenant was presented to the Garden City Town Council and approved by a unanimous vote of the Council; and

WHEREAS, the owner is desirous of utilizing his land and improvements in a manner not allowed by the stipulations of the covenant; and

WHEREAS, the town is willing to grant the termination of covenant based on an inspection of the property made by to determine the property is in conformity with the Garden City ordinances or statutes on the date listed:

Termination of Covenant to run with the land
Peter Matousek
October 10, 2019
Page 2

DRAFT

NOW THEREFORE, for valuable consideration received, the sufficiency of which is hereby acknowledged by the owner, the Town and the owner do hereby contract, promise, and agree as follows:

To Terminate the Encumbrance Agreement and Covenant to Run with the Land, granted to Peter Matousek November 26, 2014 filing no. 87417, in book N11, page 456, in the office of the Recorder of Rich County, Utah, in the office of the Recorder of Rich County, Utah.

DATED this 10th day of October, 2019.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk/Recorder

Peter Matousek, Owner

State of Utah)
)§
County of Rich)

On the _____ day of _____, 2019, personally appeared before me
_____ who duly acknowledged to me that he executed the same.

Notary

**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):

- ☐ Annexation
- ☐ Appeal
- ☐ Conditional Use Permit
- ☐ Condominium/Townhouse
- ☐ Encumbrance
- ☐ Extension of Time

- ☐ Lot Split/Lot Line Adjustment
- ☐ PUD Conceptual
- ☐ PUD Phase Approval/Preliminary or Final
- ☐ PRUD Conceptual
- ☐ PRUD Phase Approval/Preliminary or Final
- ☐ Subdivision
- ☐ Vacation of Subdivision
- ☐ Variance
- ☐ Water Transfer
- ☐ Zone Change
- ☐ Other Land Use Permit _____

Ordinance Reference:

11A-301
11B-400
11C-500
11E-524 or 11E-525

Subdivision 11E-503/PUD or PRUD
11F-107-A-2
11E-506
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11E-100
11E-523
11B-308
13A-1300

Project Name: Matousek Un-Encumbrance Current Zone: _____ Proposed Zone: _____

Property Address: 621 Cedar Dr. Garden City, UT

Parcel # 41-21-032-0012 & 41-21-032-0013

Contact Person: Peter Matousek Phone #: (435) 770-2585

E-mail address: peterm@ssmidamerica.com

Mailing Address: 833W 400N, Logan, UT 84321

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): _____ Phone #: _____

Mailing Address: _____

Project Start date: In progress Completion date: ASAP

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

Selling Property. We have separate
buyers for Lot 12 & Lot 13 so we
need to Un-Encumber Them so as
Close on The sale

Lot Size in acres or square feet: 0.15 each Number of dwellings or lots: Dwelling on Lot 12

Non-residential building size: N/A

I certify that the information contained in this application and supporting materials is correct and accurate.

Peter A. Matousek
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.

Peter A. Matousek
Signature of Owner of Record

Bethann L. Matousek
Signature of Owner of Record

Signature of Owner of Record

Office Use Only

Date Received: _____

Fee: _____

By: _____