

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
- ☐ AEG Meeting, (Affected Entity Group):
- ☐ 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: West Shore Indoor Storage Current Zone: C1/C3 Proposed Zone: C1/C3

Property Address: 275 Paradise Parkway

Parcel # 41 - 21 - 300 - 0136

Contact Person: John Nelson Phone #: 801-628-2845

E-mail address: psionhomes@gmail.com

Mailing Address: 579 Heritage Park Blvd ste 201, Layton, UT 84041

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

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

Mailing Address: _____

Project Start date: _____ Completion date: _____

Describe the proposed project as it should be presented to the hearing body and in the public notices. The conditional use we are seeking is for an indoor storage facility and an office/retail building in front of the storage facility fronting Paradise Parkway. All conditions have been met from the April 6, 2022 meeting.

Lot Size in acres or square feet: 6.67 Number of dwellings or lots: _____

Non-residential building size: _____

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

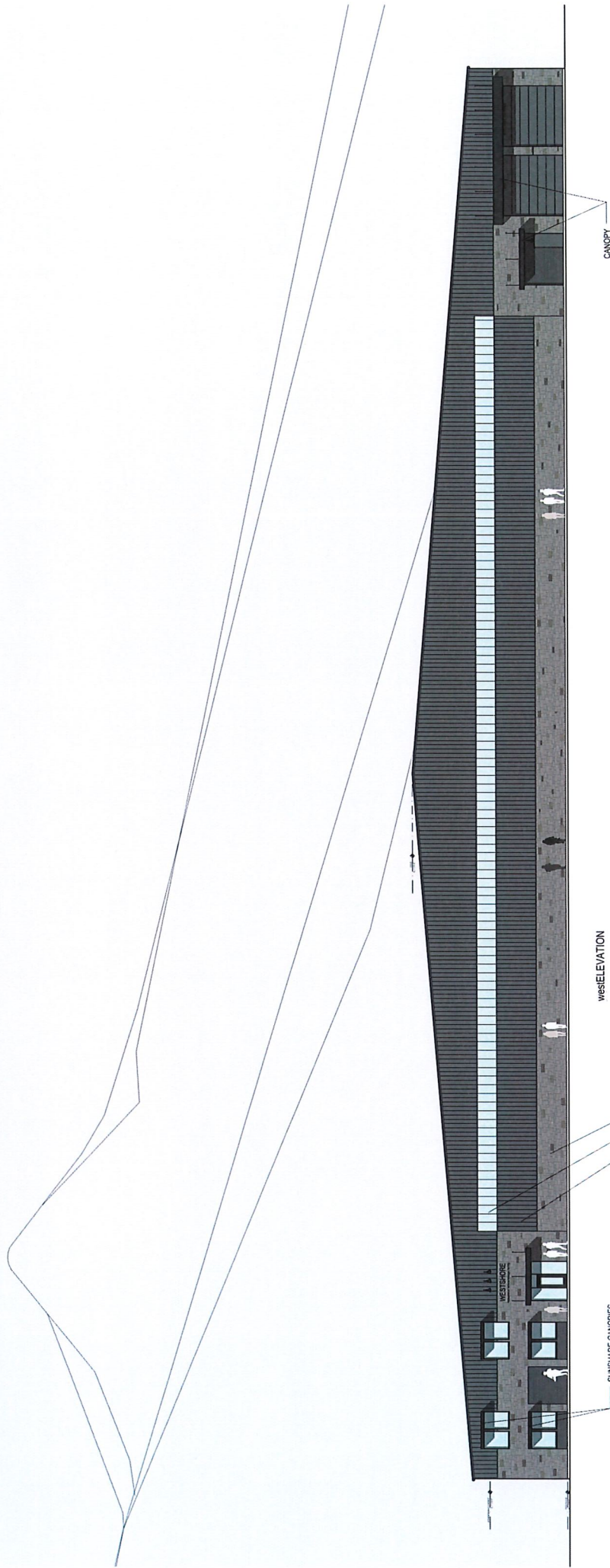
Email Form

Office Use Only

Date Received: _____

Fee: _____

By: _____



**WESTSHORE - INDOOR VEHICLE STORAGE FACILITY
& PROFESSIONAL OFFICES**

PSION HOMES
04.26.2022



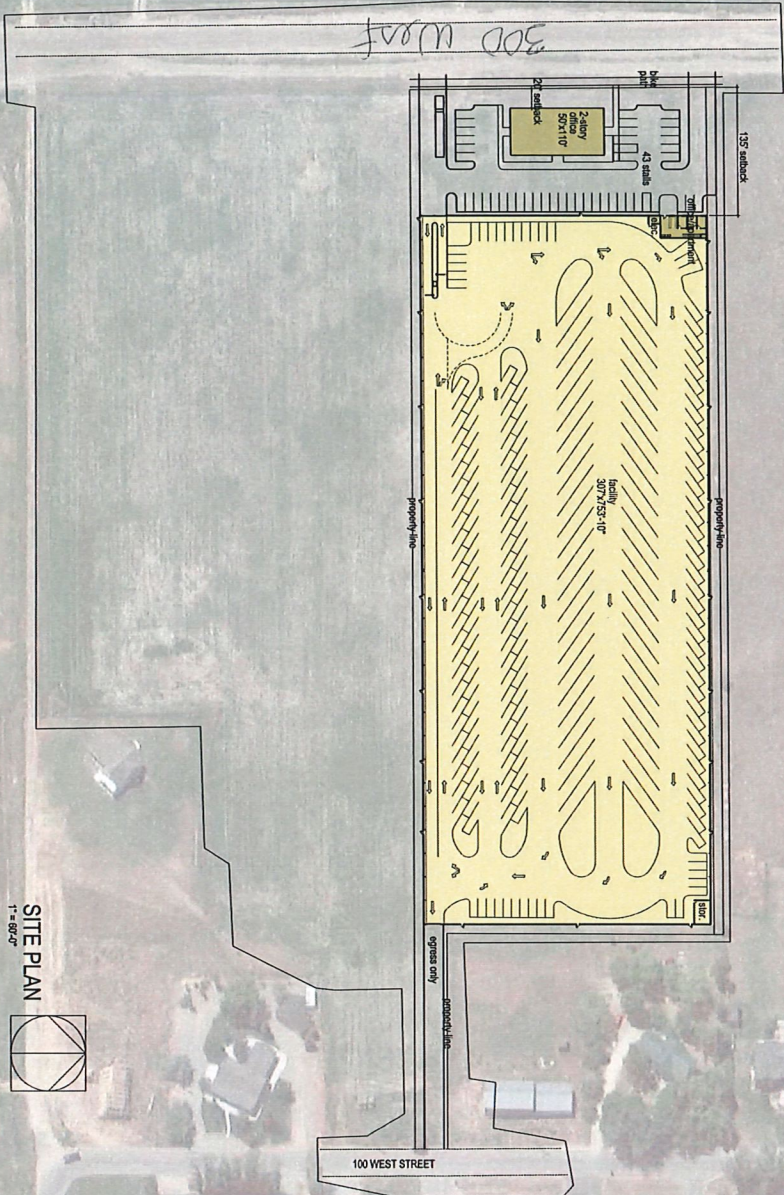
**WESTSHORE - INDOOR VEHICLE STORAGE FACILITY
& PROFESSIONAL OFFICES**
PSION HOMES
04.28.2022



WESTSHORE

SUNSHADE CANOPIES

DECORATIVE METAL PANEL - OFFICE BUILDING



SITE PLAN
1" = 60'-0"



WESTSHORE - INDOOR VEHICLE STORAGE FACILITY
PISON HOMES
04.28.2022

MEMORANDUM

DATE: May 16, 2022
TO: Town of Garden City Planning Commission
CC: Riley Argyle
FROM: Quinn Dance, P.E.
SUBJECT: Westshore Indoor Vehicle Storage & Offices

The Westshore Indoor Vehicle Storage and Offices conditional use permit (CUP) was received from the Town for engineering review in preparation for the June Planning Commission meeting. This review is meant to be a general review of the concept and zoning requirements to provide input during the CUP application process. Approval of the CUP should be based on discussions between the Town and the owner/developer.

Zoning Requirements

1. The property is currently zoned as Recreational Residential (RR) and C-1. The commercial zoning is on the west portion of the property approx. 300' into the parcel from the west property line.

Engineering/Construction Plans

In a CUP application, many of the engineering items do not need to be dealt with prior to the application review. These items may be addressed prior to issuance of a building permit or any site excavation/construction.

1. The parcel width may only allow for one access along 300 West. The proposed plan is approx. 285' between driveway accesses.
2. Provide additional information for the proposed storm drain plan to confirm volumes and flows are being handled on-site.
3. Grading and improvements along 300 West will need to accommodate for the future planned trail. It may be the responsibility of the property owner to complete those improvements and incorporate them into the site design plans.



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

4. Water transfer (shares/volume) to the Town will need to be considered as the property uses are finalized and volumes are calculated.

We appreciate your cooperation on these matters and feel free to reach out with any questions or concerns.