

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: Elk's Ridge Phase 2 Current Zone: _____ Proposed Zone: _____

Property Address: 200 North 800 West

Parcel # 41 - 17 - 000 - 98,99,101

Contact Person: Lance Anderson Phone #: 435-713-0099

E-mail address: lance@cachelandmark.com

Mailing Address: 95 W Golf Course Rd. Ste 101, Logan, UT 84321

Applicant (if different): Dream Developers, LLC Phone #: 801-319-6730

Mailing Address: 276 E. Twin Peaks Ln., Draper, UT 84020

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 completion of Elk's Ridge Phase II. Elk's Ridge Phase II was started in 2008 and a majority of the improvements were completed but not finished. Water and Sewer were installed and road areas were _____ blasted and preliminary excavated.

This project is to complete Phase II and finish improvements and plat 65 lots.

Lot Size in acres or square feet: > 0.65 Number of dwellings or lots: 65

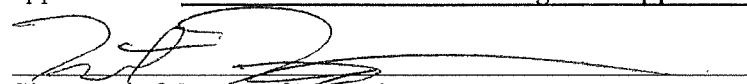
Non-residential building size: N/A

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

Email Form

Signature of Owner of Record

Office Use Only

Date Received: _____

Fee: _____

By: _____

MEMORANDUM

DATE: May 20, 2022
TO: Town of Garden City Planning Commission
CC: Riley Argyle
FROM: Quinn Dance, P.E.
SUBJECT: Elk's Ridge – Phase 2 – Preliminary Plat

The Elk's Ridge-Phase 2 Preliminary Plat was received from the Town for engineering review in preparation for the upcoming June Planning Commission meeting. The review items discussed below can be found in more detail in Chapter 11E-400 of the most recent Municipal Code.

Preliminary Plat – Phase 2 (11E-400)

Documentation

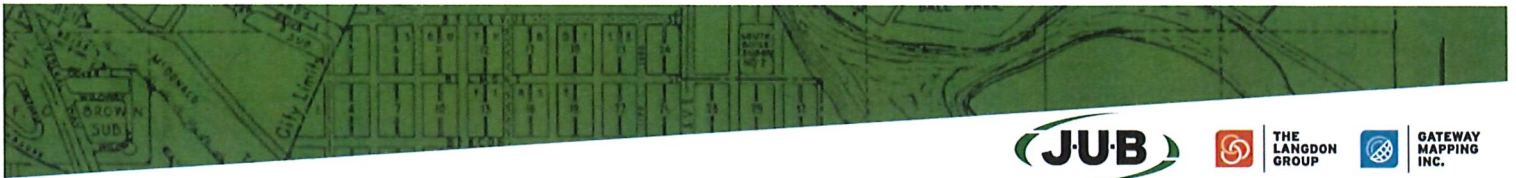
1. Provide verification of taxes and assessments paid.

Existing Conditions

1. Provide existing zoning information on plat.
2. Provide a property owner list of the adjacent properties along the Phase 2 boundary.
3. Include existing utilities within 100' of phase boundary and include the connection/interface between existing and proposed utilities on the plat.
4. Include the existing contours on the plat.

Proposed Plan

1. Confirm dedication of roads. As written, they are currently being dedicated as utility easements. Does Elks Ridge maintain ownership of roads?
2. Include side setback dimensions on typical parcel layout and clarify that front and rear are both 30'.
3. Include additional street information to include street grades.
4. Provide proposed contours.



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

5. Existing Elks Ridge Memorandum of Understanding (MOU) is provided with this memo as it relates to adjacent property owners.
6. Provide additional information related to the storm drain plan. Include volume and flow calculations along with location of proposed ponds.
7. Confirm that corner lots building areas are outside the 75' radius boundary requirement.

Construction drawings were received with this submittal and are being reviewed. A summary will be provided in a separate memo directly to the developer. We would be happy to share that memo upon request from the Town. We appreciate your cooperation on these matters and feel free to reach out with any questions or concerns.

