



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. Subdivisions, PUD/PRUD, and Condominium projects are required to follow the Subdivision/PUD/PRUD Process, which also requires an AEG pre-meeting before turning in this packet.

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
 Subdivision packets must include A, 20 of B, 4 of C, D, E, & F for each plat
- ☐ **Condominium Plat:** \$3,000 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, 20 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 & 11E
 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, 4 of 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, 4 of C, D, E, & F

☐ **Encumbrance:** \$250

Encumbrance Packets must include A, B, D, E, & F

☐ **Un-Encumbrance:** \$250

Un-Encumbrance Packets must include A, B, 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

☐ **AEG Meeting, (Affected Entity Group):** \$500 Deposit

Packets must include A, 10 of B

* The \$3,000 deposit is used to cover engineer costs, attorney costs, recording fees, etc. The balance will be refunded to developer.

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 hard copies.**
- C. A AD@ 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):

- ☐ 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: Conestoga Ranch Expansion Current Zone: PUD Proposed Zone: _____

Property Address: 427 North Paradise Parkway

Parcel # _____ - _____ - _____ - _____

Contact Person: Seth Porter Phone #: 8015739016

E-mail address: seth.porter@conestogaranch.com

Mailing Address: PO Box 512 Garden City Utah 84028

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

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

Mailing Address: _____

Project Start date: 01/2021 Completion date: 06/2024

Describe the proposed project as it should be presented to the hearing body and in the public notices.
Expansion of Conestoga Ranch to include 34 home sites and 27 Motorcoach lots

Lot Size in acres or square feet: .06 Number of dwellings or lots: 61

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

Email Form

Signature of Owner of Record

Office Use Only

Date Received: _____

Fee: _____

By: _____

May 11, 2022

Scott Tolentino
Chairperson – Board of Adjustments
69 N. Paradise Parkway, Bldg. B
Garden City, UT 84028

Subject:

Dear Mr. Tolentino,

Conestoga Ranch, as part of the Conestoga Ranch PUD Phase 3, is requesting a variance on two roads requiring grades exceeding the 8% maximum stipulated by the Garden City Code. Section 11E-514.B.3 of that code states:

All streets (roads) in Garden City shall not exceed 8% grade. If special conditions exist on steeper slopes, the variance committee may grant up to 10% grade for a short distance of 200 feet. The 10% grade cannot be on any corner or intersection.

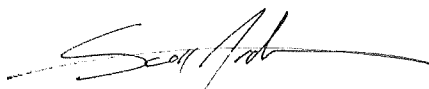
The two proposed roads, 400 North and 490 North, travel West off 300 West where they will form a loop with each other, the top of which is at the base of a hill beneath the Garden City Canal. The top loop portion of these roads will provide access to 11 cabins. As required by the code, neither road exceeds 10% grade at any point, and neither road exceeds 8% for distances longer than 200 ft.

The proposed 490 North would have a maximum slope of 10%, sustained for 71 linear ft. and would exceed 8% grade for 127 ft. The proposed extension of 400 North would have a maximum slope of 10%, sustained for 80 ft., and would exceed 8% grade for 136 ft. These grades exceeding 8% are required in this area to avoid cutting too deeply into this hillside. The cabins on the West side of the loop will be built into the hillside below the canal.

By cutting the road deeper, it would be possible to reduce this road grade below 8%; However, doing so would require lowering the finished elevation of these cabins to maintain reasonable access off the road. This deeper cut into the hillside unnecessarily steepens the slope below the canal and would necessitate additional soil retention to safely stabilize the hill.

Sunrise Engineering has worked with Conestoga Ranch to design these roads to minimize their slopes to the extent practicable, and we feel that the optimal design for this topography requires grades exceeding 8% in these limited locations.

Regards,



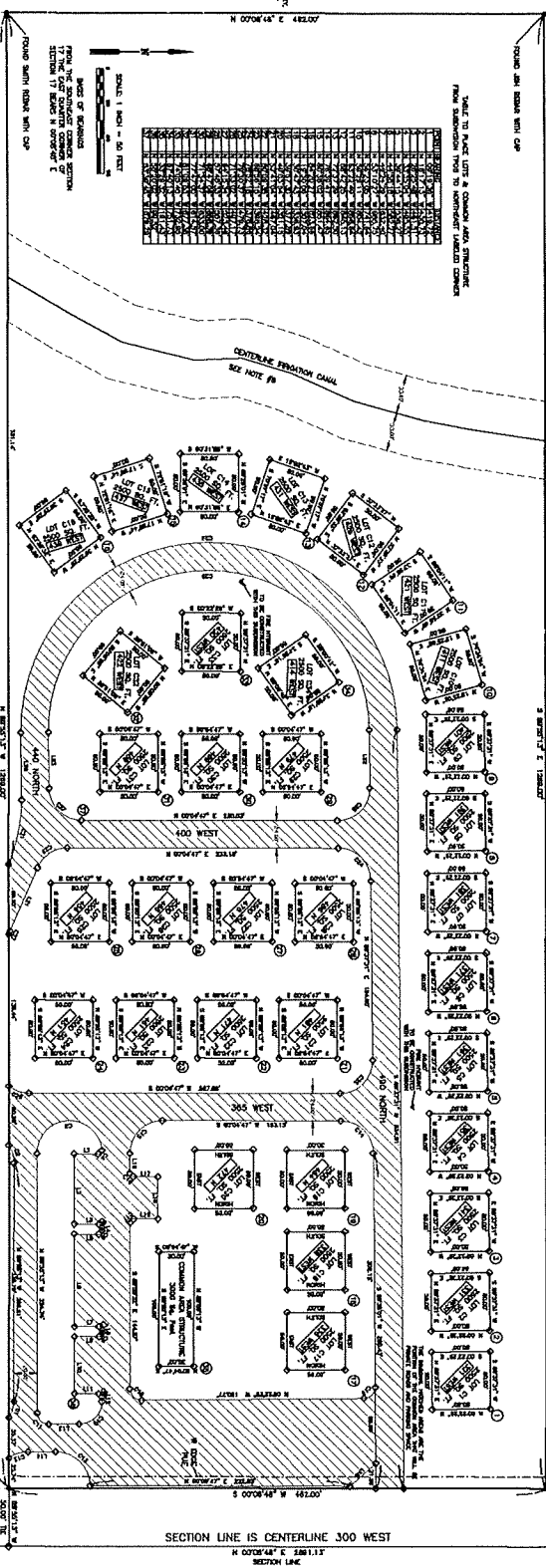
Scott Archibald, PE
Office Manager/Principal
Sunrise Engineering
sarchibald@sunrise-eng.com
435-563-3734

DRAWING: 3100000100 SUBMISSION

[illegible]

UA FIL, LLC DBA PLYMOUTH HOMES

17 POLAND BEHOLD WITH
ALIBONIAN EYE

[illegible]

APPROVED THIS DAY OF _____, A.D. 2011

COAST OF ROM
ON THE DAY OF
PLATE. APPROX
REASONING LEAD
TO BE AT THE P
THEIR OWNERS
WAS SUBMITTED
TO BE THAT THEY
THEY DECIDED THE
SHALL.

IN WRITING BLOCKS, I HAVE INDICATED BY MY HAND AND APPROVED BY
SAIL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Particulars of the various forms of communication, and the manner in which they are carried out, are given in the following table:

ADDRESS: _____

Figure 1

CC&R'S FOR THIS SUBDIVISION
FILING # _____

NOTES:

1: THE EAST 1ST OF THIS PLANNED LUNCH

LEGAL DESCRIPTION

FOR

THE

PLANNED LUNCH

[illegible]

LEGAL DESCRIPTION
FOR

1. DISSEMINATING ALIENS AND SOVIET PROPAGANDA;
2. RECRUITING FOR THE ARMY OF NORTH VIETNAM;
3. OBTAINING A PASSPORT FROM THE U.S. DEPT.
OF STATE TO TRAVEL TO NORTH VIETNAM;
4. BEING INTERVIEWED BY AN AMERICAN PRISONER
OF WAR IN NORTH VIETNAM;
5. THE CURRENT STATUS OF THE SUBJECT TO BE
THE CURRENT STATUS OF THE SUBJECT TO BE
6. THE CURRENT STATUS OF THE SUBJECT TO BE
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10. THE CURRENT STATUS OF THE SUBJECT TO BE

DEAR L AND SPECIAL SERVICES DISTRICT APPROVATION

The cardholder reported in the past had been present for the same
line physical service training was _____ day of _____
_____.

mto

REPORT MOUNTAIN FOWEN MOTT
a. PURCHASE TO UTM COC

ROCKY MOUNTAIN POWER
APPROACH AND ASSASSINATE

竹器類

LAND SURVEYORS

A. A. HUDSON
AND
ASSOCIATES

132 SOUTH STATE
PEDESTON, IDAHO 83263
(208)552-1153

FINAL SUBDIVISION PLAT FOR		
CONESTOGA RANCH PUD PHASE 3		
SECTION, 17 T. 14 N. R. 3 E. SUBMM GARDEN CITY, PIEN COUNTY, UTAH		
REVISIONS	SUBMITED BY	TO
2	OFFICE WORK BY:	TO
1	FIELD BOOK NO.	---

LEGEND

— * — DISTINGUISH FENCE
— — — DEED (RECORD) LINE

✚ SECTION CORNER
FOUND

⊕ SECTION 1/4 CORNER

○ FOUND BY THIS SURVEY
0/8" REBAR W/ CAP

• SET BY THIS SURVEY
5/8" REBAR W/ CAP

SURVEYOR'S CERTIFICATE

TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, THAT I HOLD CERTIFICATE NUMBER 376041 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAN.

RECORDER'S CERTIFICATE

INSTRUMENT NO. _____
DATE _____ TIME _____
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY _____
FEE _____