

## 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 Permitted Use App Review - Arch, Parking & Landscape

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: Family Dollar Tree - Garden City, UT Current Zone: C3 Proposed Zone: C3 - Commerical

Property Address: 43 N 395 Street, Garden City, UT

Parcel # 41 - 20 - 020 - 0004

Contact Person: Alexis Riggs Phone #: (435) 734-2012

E-mail address: Alexis@Ltdevco.com

Mailing Address: 1835 South Highway 89, Perry, Utah 84302

Applicant (if different): RKF Garden City, LLC Phone #: (435) 734-2012

Mailing Address: 1835 South Highway 89, Perry, Utah 84302

Property Owner of Record (if different): Lake Shore Land, LLC Phone #: (801) 712-7774

Mailing Address: \_\_\_\_\_

Project Start date: October 2022 Completion date: August 2023

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

Proposing to build a 10,500 square foot retail building - Family Dollar Tree. Building will be Type 2B

non-combustible building.

Lot Size in acres or square feet: 1.27 Acres Number of dwellings or lots: 1

Non-residential building size: 10,500 square feet

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.

Alexis Riggs  
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.**

Lake Shore Land, LLC  
Signature of Owner of Record

by Ted Helmberg, Manager  
Signature of Owner of Record

Email Form

Signature of Owner of Record

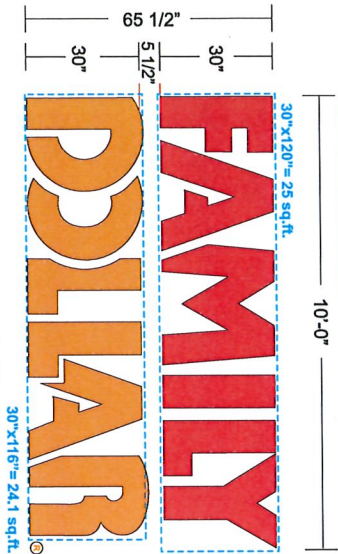
Office Use Only

Date Received: \_\_\_\_\_

Fee: \_\_\_\_\_

By: \_\_\_\_\_

tot.: 49.1 sq.ft.



Sign A: Led Illuminated P/C Sign  
Scale 3/8"=1'-0"

copy:  
clear acrylic w/ 2nd surface vinyl deco;  
dark red #73 and orange #44 with white diffuser,  
above to have:  
5" deep bronze returns with 3/4" bronze trimcap.  
ul approved Led illumination.

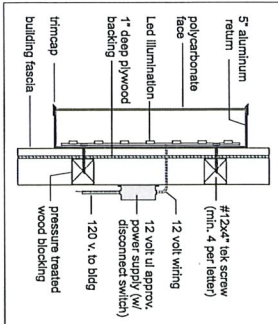
tot.: 54.4 sq.ft.



Sign B: Led Illuminated P/C Sign  
Scale 3/8"=1'-0"

clear solar grade polycarbonate letter faces with 2nd surface decoration.  
vivid green #156 with white diffuser.  
Note: vivid green & white diffuser pre-applied by 3M. (item # VTL 19222 48" roll).  
5" deep bronze returns with 1" bronze trimcap. ul approved green Led illumination.  
Note: interior of letter returns/backs pnt'd MAP matte white.

Allowed: unlimited for bldg  
Used (dt): 54.4 sq.ft.  
Used (td): 49.1 sq.ft.

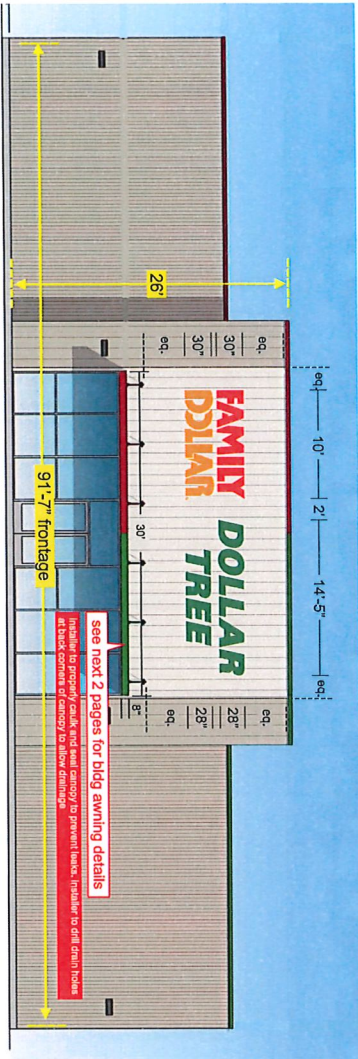


Led P/C Letter Mount Detail

APPROVED

FRT-215/22

## Building Front Elevation



1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.  
2) The location of the disconnect switch after installation shall comply with the Critical 600.6 (A)(1) of the National Electrical Code

**USS UNITED**  
**SIGN SYSTEMS**  
C.S.C.L. # 718955  
5201 Pentecost Dr.  
Modesto, Ca. 95356  
1-800-481-SIGN  
FAX (209) 543-1326  
DESIGN MANUFACTURING INSTALLATION MAINTENANCE

**JOB INFO**  
JOB #: 0000  
CLIENT: PD COMBO  
DATE: 2-14-22  
PROJECT LOCATION: PD COMBO hazelton hwy 25  
HAZELTON, ID  
SALESPERSON: DAVID RANDOLPH  
DRAWN BY: BAH  
PAGE 1 OF 5  
CLIENT APPROVAL: [Signature]  
DATE: 3/1/2022  
LAMPED APPROVAL: [Signature]  
DATE:

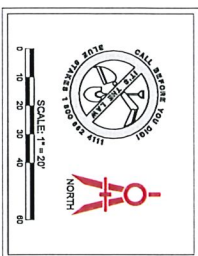
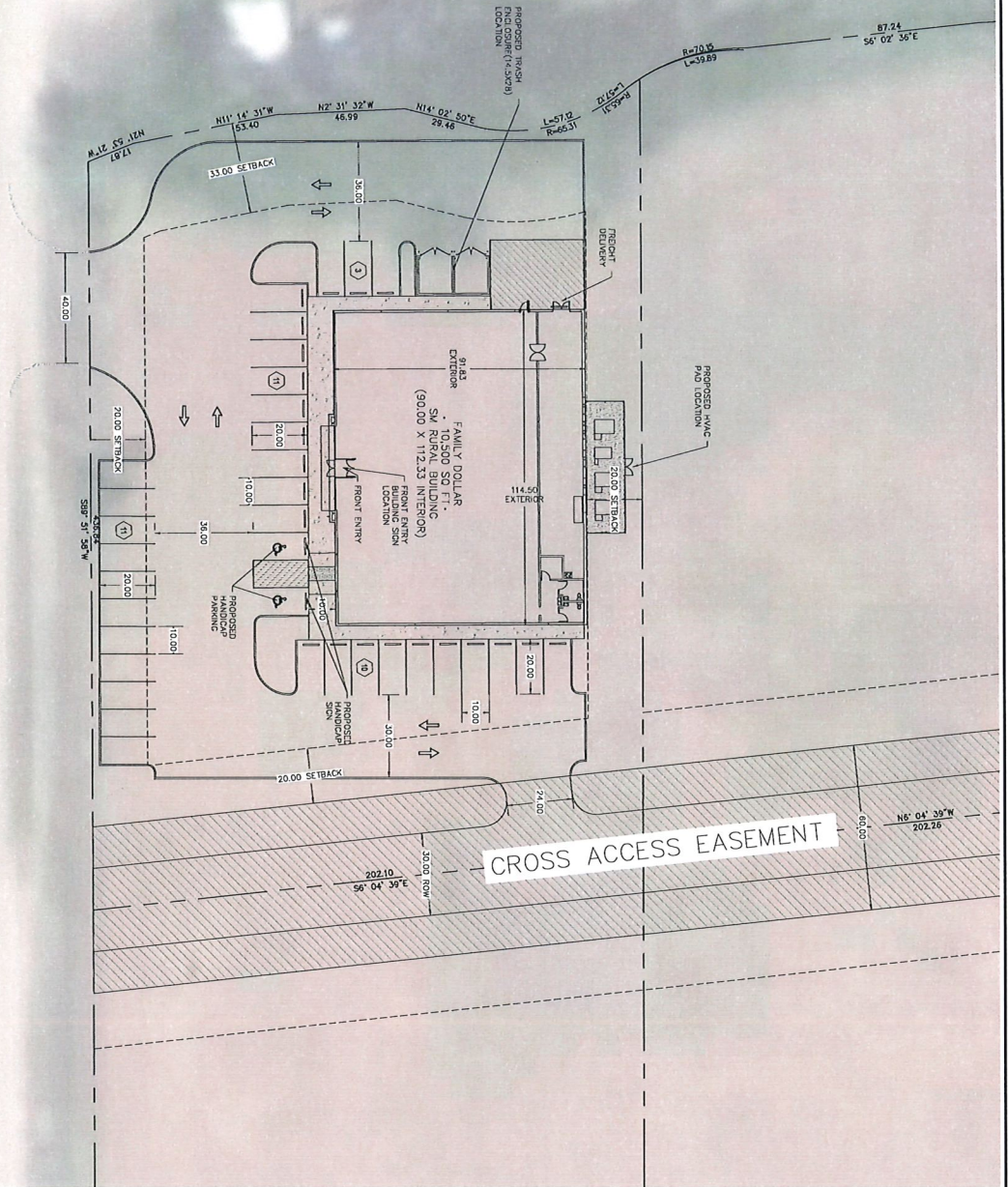
**FILE**  
REVISIONS: 00-00-00  
SCALE: NOTED  
FILE NAME: PD COMBO hazelton hwy 25

**ELECTR.**  
120 Volt ☐  
277 Volt ☐  
Other ☐  
one box above MUST be checked prior to any mfg.

See Drawing for Specifications

**SPECIFICATIONS**

**CITY CODE**  
wall: 15% of wall area, free-standing, 1 sq.ft. of sign per 1 sq.ft. of wall area.  
Sign A: 30" Family Dollar  
Sign B: 54.4 sq.ft.  
28" Dollar Tree



**LEGEND**

LOT LINES (PROPERTY)  
EXISTING CURB AND GUTTER  
PROPOSED CURB AND GUTTER  
STRIPING  
LANDSCAPE AREA  
CONCRETE AREA



SHEET: SA-1  
DATE: Jul 29, 2022



LT FAMILY DOLLAR – GARDEN CITY, UT  
SITE PLAN W/ AREIAL  
43 NORTH 395 WEST, GARDEN CITY, UT



**ELEVATE ENGINEERING**  
2208 WEST 700 SOUTH  
SPRINGVILLE, UT 84663  
PHONE: (801) 718-5993  
lorie@elevateng.com

| NO.                  | REVISIONS | BY           | DATE |
|----------------------|-----------|--------------|------|
|                      |           |              |      |
|                      |           |              |      |
|                      |           |              |      |
|                      |           |              |      |
|                      |           |              |      |
| PROJECT ENGINEER: LP |           | DESIGNER: CB |      |