

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):

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

- ☐ Lot Split/Lot Line Adjustment
- ☐ G PUD Conceptual
- ☒ PUD Phase Approval/Preliminary or Final
- ☐ PRUD Conceptual
- ☐ PRUD Phase Approval/Preliminary or Final
- ☐ G Subdivision
- ☐ Vacation of Subdivision
- ☐ G Variance
- ☐ Water Transfer
- ☐ G 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: Bear Lake Vistas (formerly Blue Vista) Current Zone: C-3 Proposed Zone: C-3 w/F

Property Address: 140 S 640 West, Garden City, UT 84412

Parcel # 41 - 20 - 000 - 0057,0056

Contact Person: Chuck Matheny Phone #: (602) 697-7904

E-mail address: chuck@harrisinvestmentgroup.com

Mailing Address: 373 E 800 S, Orem UT 84097

Applicant (if different): Weston Southwick (CSG Engineering) Phone #: (801) 368-2060

Mailing Address: email address: wsouthwick@civilsolutionsgroup.com

Property Owner of Record (if different): HIG REF1 NC1, LLC Phone #: (602) 697-7904

Mailing Address: 373 E 800 S, Orem UT 84097

Project Start date: _____ Completion date: _____

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

Bear Lake Vistas is a substantial commercial and residential townhouse development project that includes an estimated 250 luxury townhouses, a community clubhouse, a family oriented hotel, mixed use retail and commercial business concerns, fast-food and specialty restaurants, walking trails, small parks and playgrounds, and multiple recreational vehicle storage parking lots and parking structures.

Lot Size in acres or square feet: NA Number of dwellings or lots: 250

Non-residential building size: Varies

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

Chuck Matheny
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.**

Jason Harris
Signature of Owner of Record

Signature of Owner of Record

Email Form

Signature of Owner of Record

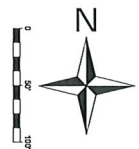
Office Use Only

Date Received:

Fee: Re-Submission

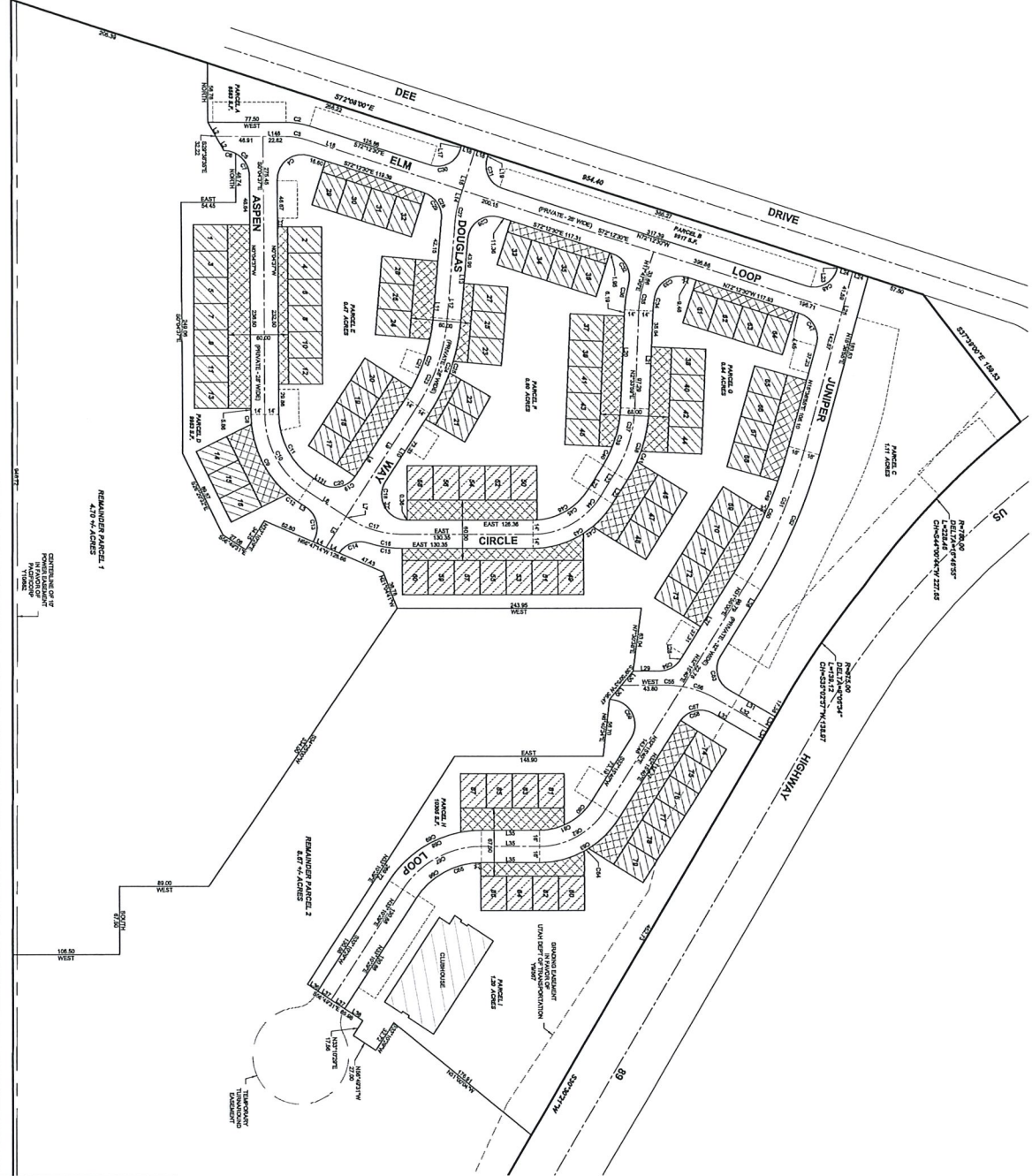
By: _____

FINAL PLAT
OF
BEAR LAKE VISTAS
PHASE 1
LOCATED IN THE NE1/4 & THE SE1/4 OF SECTION 20, T14N, R10E, S12.8M.
TOWN OF DUNDEN CITY, UTAH



civilsolutionsgroup
 CACHE VALLEY | P: 435.213.3762
 SALT LAKE | P: 801.216.3192
 UTAH VALLEY | P: 801.574.1432
 info@civilsolutionsgroup.net
 www.civilsolutionsgroup.net

- LEGEND**
- LIMITED COMMON AREA
 - PRIVATE OWNERSHIP
 - COMMON AREA
 - PARKING AREA
 - PROPOSED FIRE HYDRANT



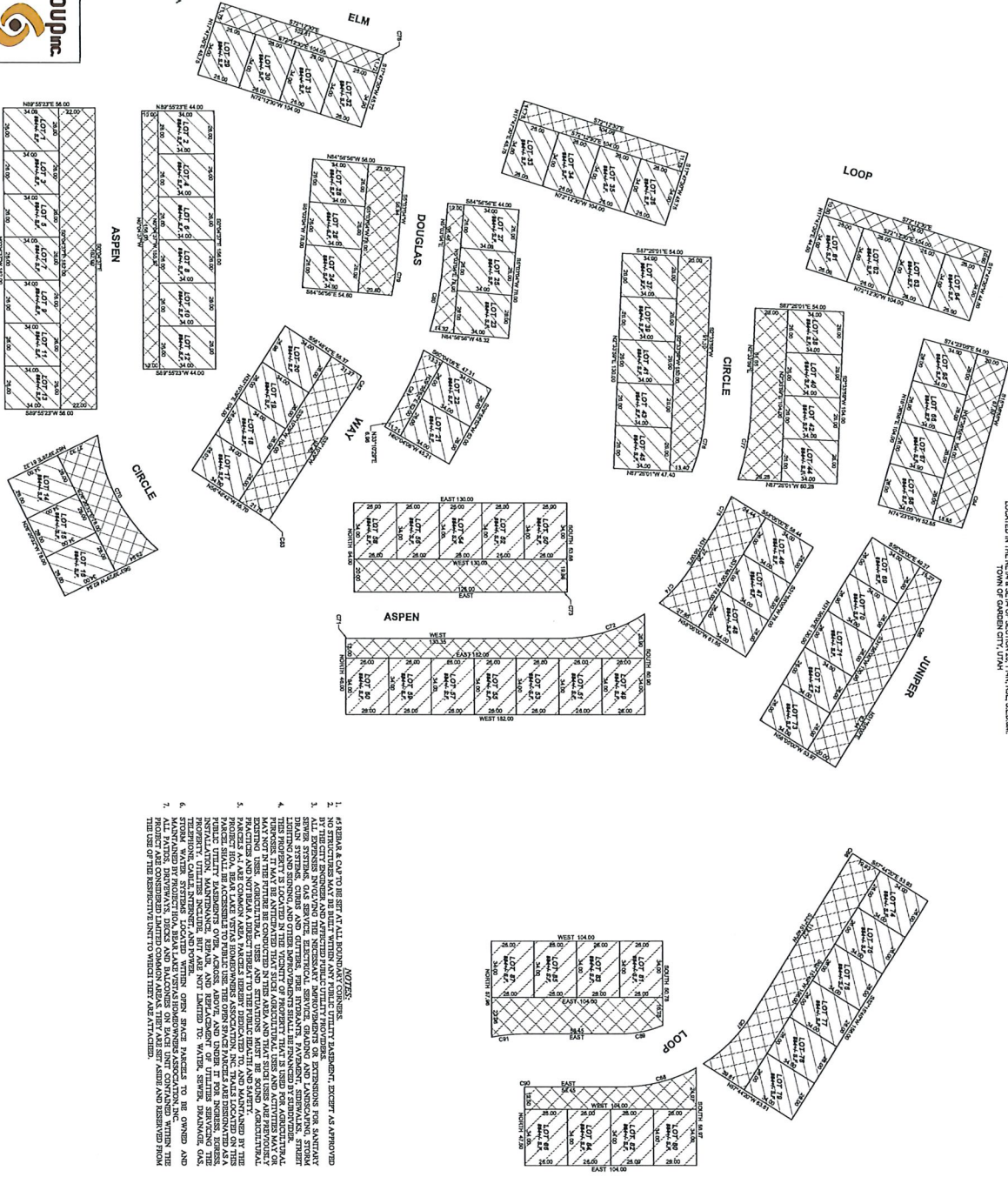
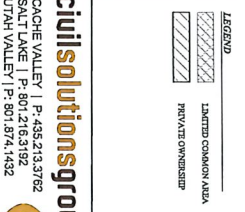
FINAL PLAT SHEET 2 OF 4
 OF
 BEAR LAKE VISTAS
 PHASE 1
 LOCATED IN THE NE1/4 & THE SE1/4 OF SECTION 20, T14N, R10E, S12.8M.
 TOWN OF DUNDEN CITY, UTAH

RECORDED # _____
 STATE OF UTAH, COUNTY OF BECH, RECORDED AND FILED AT THE REGISTER OF:
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FILE: _____ BECH COUNTY RECORDER

FINAL PLAT
OF
BEAR LAKE VISTAS
PHASE 1
LOCATED IN THE NE 1/4 & SE 1/4 OF SECTION 20, T4N, R10E, S11&M,
TOWN OF GARDEN CITY, UTAH



civilsolutionsgroupinc.
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- NOTES:**
1. ALL STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE UTILITY COMPANY.
 2. ALL EASEMENTS INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE, AND LANDSCAPE, SHALL BE FINANCED BY THE UTILITY COMPANY AND SHALL BE FINANCED BY THE UTILITY COMPANY.
 3. ALL EASEMENTS INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE, AND LANDSCAPE, SHALL BE FINANCED BY THE UTILITY COMPANY AND SHALL BE FINANCED BY THE UTILITY COMPANY.
 4. ALL EASEMENTS INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE, AND LANDSCAPE, SHALL BE FINANCED BY THE UTILITY COMPANY AND SHALL BE FINANCED BY THE UTILITY COMPANY.
 5. ALL EASEMENTS INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE, AND LANDSCAPE, SHALL BE FINANCED BY THE UTILITY COMPANY AND SHALL BE FINANCED BY THE UTILITY COMPANY.
 6. ALL EASEMENTS INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE, AND LANDSCAPE, SHALL BE FINANCED BY THE UTILITY COMPANY AND SHALL BE FINANCED BY THE UTILITY COMPANY.
 7. ALL EASEMENTS INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE, AND LANDSCAPE, SHALL BE FINANCED BY THE UTILITY COMPANY AND SHALL BE FINANCED BY THE UTILITY COMPANY.

LOT #	ADDRESS	LOT #	ADDRESS
1	18 S ASPEN CIRCLE	43	43 S ASPEN CIRCLE
2	20 S ASPEN CIRCLE	44	45 S ASPEN CIRCLE
3	22 S ASPEN CIRCLE	45	47 S ASPEN CIRCLE
4	24 S ASPEN CIRCLE	46	49 S ASPEN CIRCLE
5	26 S ASPEN CIRCLE	47	51 S ASPEN CIRCLE
6	28 S ASPEN CIRCLE	48	53 S ASPEN CIRCLE
7	30 S ASPEN CIRCLE	49	55 S ASPEN CIRCLE
8	32 S ASPEN CIRCLE	50	57 S ASPEN CIRCLE
9	34 S ASPEN CIRCLE	51	59 S ASPEN CIRCLE
10	36 S ASPEN CIRCLE	52	61 S ASPEN CIRCLE
11	38 S ASPEN CIRCLE	53	63 S ASPEN CIRCLE
12	40 S ASPEN CIRCLE	54	65 S ASPEN CIRCLE
13	42 S ASPEN CIRCLE	55	67 S ASPEN CIRCLE
14	44 S ASPEN CIRCLE	56	69 S ASPEN CIRCLE
15	46 S ASPEN CIRCLE	57	71 S ASPEN CIRCLE
16	48 S ASPEN CIRCLE	58	73 S ASPEN CIRCLE
17	50 S ASPEN CIRCLE	59	75 S ASPEN CIRCLE
18	52 S ASPEN CIRCLE	60	77 S ASPEN CIRCLE
19	54 S ASPEN CIRCLE	61	79 S ASPEN CIRCLE
20	56 S ASPEN CIRCLE	62	81 S ASPEN CIRCLE
21	58 S ASPEN CIRCLE	63	83 S ASPEN CIRCLE
22	60 S ASPEN CIRCLE	64	85 S ASPEN CIRCLE
23	62 S ASPEN CIRCLE	65	87 S ASPEN CIRCLE
24	64 S ASPEN CIRCLE	66	89 S ASPEN CIRCLE
25	66 S ASPEN CIRCLE	67	91 S ASPEN CIRCLE
26	68 S ASPEN CIRCLE	68	93 S ASPEN CIRCLE
27	70 S ASPEN CIRCLE	69	95 S ASPEN CIRCLE
28	72 S ASPEN CIRCLE	70	97 S ASPEN CIRCLE
29	74 S ASPEN CIRCLE	71	99 S ASPEN CIRCLE
30	76 S ASPEN CIRCLE	72	101 S ASPEN CIRCLE
31	78 S ASPEN CIRCLE	73	103 S ASPEN CIRCLE
32	80 S ASPEN CIRCLE	74	105 S ASPEN CIRCLE
33	82 S ASPEN CIRCLE	75	107 S ASPEN CIRCLE
34	84 S ASPEN CIRCLE	76	109 S ASPEN CIRCLE
35	86 S ASPEN CIRCLE	77	111 S ASPEN CIRCLE
36	88 S ASPEN CIRCLE	78	113 S ASPEN CIRCLE
37	90 S ASPEN CIRCLE	79	115 S ASPEN CIRCLE
38	92 S ASPEN CIRCLE	80	117 S ASPEN CIRCLE
39	94 S ASPEN CIRCLE	81	119 S ASPEN CIRCLE
40	96 S ASPEN CIRCLE	82	121 S ASPEN CIRCLE
41	98 S ASPEN CIRCLE	83	123 S ASPEN CIRCLE
42	100 S ASPEN CIRCLE	84	125 S ASPEN CIRCLE
43	102 S ASPEN CIRCLE	85	127 S ASPEN CIRCLE
44	104 S ASPEN CIRCLE	86	129 S ASPEN CIRCLE
45	106 S ASPEN CIRCLE	87	131 S ASPEN CIRCLE
46	108 S ASPEN CIRCLE	88	133 S ASPEN CIRCLE
47	110 S ASPEN CIRCLE	89	135 S ASPEN CIRCLE
48	112 S ASPEN CIRCLE	90	137 S ASPEN CIRCLE

FINAL PLAT SHEET 3 OF 4

BEAR LAKE VISTAS PHASE 1

LOCATED IN THE NE 1/4 & SE 1/4 OF SECTION 20, T4N, R10E, S11&M,
TOWN OF GARDEN CITY, UTAH

RECORDED # _____ DATE _____ TIME _____ BOOK _____ PAGE _____

STATE OF UTAH, COUNTY OF KANE, RECORDED AND FILED AT THE REQUEST OF: _____

1. _____ 2. _____ 3. _____

FINAL PLAT
OF
BEAR LAKE VISTAS
PHASE 1
LOCATED IN THE NEENAH SECTION 20, T4N, R9E, S14&M,
TOWN OF GARDEN CITY, UTAH

CURVE TABLE

CURVE #	RADIUS	DEG/TA	ARC LENGTH	CHORD
C1	644.49	87°47'30"	64.30	59.7932°W 64.30
C2	80.30	17°47'30"	24.00	58.106917°E 24.00
C3	64.50	17°47'30"	20.65	58.106917°E 20.67
C4	33.00	107°15'00"	47.07	N01°12'00"E 46.43
C5	25.00	89°52'30"	39.34	N06°05'18"W 35.33
C6	25.00	27°21'00"	11.93	N07°32'00"W 11.82
C7	25.00	62°44'30"	22.30	N01°15'00"W 22.97
C8	104.00	37°25'30"	3.66	N24°47'00"W 3.66
C9	104.00	59°45'00"	10.55	N28°30'12"W 98.80
C10	90.00	59°45'00"	8.09	S28°30'12"E 82.50
C11	76.00	59°45'00"	72.24	N28°30'12"W 72.20
C12	104.00	7°15'45"	11.12	N01°02'00"W 11.11
C13	25.00	89°52'30"	39.34	N11°46'41"W 35.35
C14	25.00	74°46'30"	32.59	S70°02'00"W 30.33
C15	114.00	17°23'30"	34.67	S80°51'15"E 34.30
C16	114.00	17°15'30"	34.53	N81°04'17"W 35.39
C17	100.00	37°15'00"	57.95	S73°15'00"E 57.14
C18	25.00	127°10'20"	53.35	N28°34'40"W 43.38
C19	25.00	99°01'45"	39.38	S78°11'00"W 35.50
C20	25.00	89°50'45"	38.63	N79°58'48"E 34.69
C21	174.00	17°47'30"	52.15	N07°31'12"E 52.15
C22	174.00	28°07'30"	82.41	S19°06'47"W 84.55
C23	180.00	28°07'30"	92.28	N19°06'47"E 91.36
C24	202.00	37°23'00"	12.10	S18°30'00"W 12.10
C25	202.00	37°23'00"	12.10	S18°30'00"W 12.10
C26	25.00	102°44'30"	44.83	N05°42'17"E 39.06
C27	100.00	102°44'30"	22.34	N11°02'17"E 22.19
C28	25.00	77°15'45"	33.31	S01°34'43"E 31.21
C29	25.00	34°50'00"	31.70	N02°11'00"W 30.27
C30	24.00	90°00'00"	31.70	N02°42'00"E 33.84
C31	24.00	90°00'00"	31.70	S27°15'00"E 33.84
C32	25.00	87°46'30"	38.31	S28°18'30"E 34.67
C33	25.00	59°01'30"	42.46	S00°15'46"W 38.87
C34	80.00	39°15'30"	12.51	S79°59'30"W 12.52
C35	104.00	12°17'15"	26.57	N10°06'00"E 26.49
C36	114.00	17°01'15"	26.57	S70°46'30"W 26.45
C37	112.00	29°21'00"	67.62	N17°14'52"E 66.88
C38	140.00	29°21'00"	74.79	S17°14'52"W 73.97
C39	118.00	29°21'00"	66.43	S17°14'52"W 59.79
C40	118.00	10°00'00"	20.80	N05°15'00"E 20.78
C41	140.00	4°15'00"	10.31	N01°34'00"E 10.30
C42	94.00	87°47'30"	11.13	N01°04'00"E 11.14
C43	94.00	38°03'00"	94.29	S00°32'00"W 91.26
C44	80.00	38°03'00"	81.10	N00°32'00"E 77.07
C45	66.00	38°03'00"	66.51	S00°32'00"W 64.48
C46	66.00	54°59'30"	62.50	N07°12'12"E 60.53

CURVE TABLE

CURVE #	RADIUS	DEG/TA	ARC LENGTH	CHORD
C47	24.00	87°46'30"	38.32	N28°17'40"W 34.68
C48	24.00	87°46'30"	38.65	N01°39'11"E 34.61
C49	483.00	4°01'17"	34.04	S01°35'30"W 34.03
C50	483.00	1°01'00"	137.99	N01°45'30"E 137.93
C51	501.00	1°01'00"	145.64	N02°45'30"E 145.06
C52	517.00	1°01'00"	141.09	N02°45'30"E 146.80
C53	34.00	91°55'00"	38.68	N14°45'00"W 34.49
C54	24.00	37°46'30"	22.19	N01°07'00"E 24.14
C55	100.00	37°25'15"	16.81	S28°11'00"E 16.79
C56	100.00	29°23'00"	35.64	S70°09'30"E 35.49
C57	24.00	87°46'30"	38.30	N70°09'30"E 34.67
C58	24.00	87°46'30"	38.50	N78°11'31"E 33.34
C59	24.00	122°19'40"	53.35	S28°21'00"E 43.79
C60	62.00	34°52'14"	37.28	S04°06'00"W 36.72
C61	62.00	38°03'00"	62.80	S00°04'14"E 60.34
C62	78.00	38°03'00"	79.07	N00°07'00"E 75.27
C63	94.00	38°03'00"	95.24	N00°07'00"E 91.22
C64	94.00	37°00'00"	42.81	N07°23'00"E 42.81
C65	78.00	37°23'00"	78.80	N01°20'00"E 73.34
C66	78.00	54°49'30"	77.36	N01°55'12"E 74.23
C67	94.00	54°49'30"	92.23	N01°55'12"E 88.45
C68	110.00	54°49'30"	106.10	S01°57'15"W 104.68
C69	110.00	42°59'30"	88.31	S26°12'27"W 82.86
C70	104.00	44°03'15"	79.97	S27°12'20"E 78.02
C71	114.00	44°03'15"	8.86	S28°46'30"E 0.86
C72	94.00	37°23'00"	53.65	N07°39'00"E 52.92
C73	66.00	37°23'00"	4.00	N08°15'40"E 4.00
C74	94.00	18°52'15"	30.69	N01°12'31"E 30.36
C75	140.00	87°12'00"	20.81	N02°48'47"E 20.80
C76	118.00	18°14'45"	31.64	S12°11'00"W 30.46
C77	140.00	18°14'45"	42.87	N10°09'30"E 42.81
C78	25.00	2°42'30"	1.19	S27°28'40"E 1.19
C79	174.00	17°10'00"	22.12	S28°15'30"E 22.11
C80	202.00	17°05'00"	41.84	N10°09'00"E 41.76
C81	202.00	17°05'00"	42.51	S28°45'40"W 42.12
C82	174.00	37°05'15"	10.84	N01°22'40"E 10.84
C83	25.00	1°30'30"	0.66	N01°55'30"E 0.66
C84	483.00	4°10'15"	35.16	S17°45'00"E 35.13
C85	483.00	1°00'30"	67.78	N02°46'40"E 67.73
C86	24.00	4°00'30"	1.81	S24°15'30"W 1.81
C87	94.00	38°59'00"	43.39	S04°10'15"E 43.01
C88	62.00	38°59'00"	46.62	N02°41'15"E 46.64
C89	62.00	37°04'17"	32.61	S70°05'15"E 25.43
C90	78.00	37°04'17"	0.55	N08°46'47"E 0.55
C91	110.00	18°49'30"	20.79	S04°07'15"E 20.73

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N08°32'30"E	28.48
L2	S29°18'30"E	16.11
L3	N04°47'30"E	8.87
L4	S06°47'45"E	14.21
L5	N01°10'00"E	36.52
L6	S06°47'30"E	47.86
L7	S06°47'30"E	2.23
L8	S33°10'00"E	75.46
L9	N03°10'00"E	131.44
L10	S07°00'00"E	86.30
L11	S07°00'00"E	99.89
L12	N07°00'00"E	86.65
L13	N07°00'00"E	86.65
L14	N17°47'30"E	10.34
L15	N17°47'30"E	42.88
L16	S27°12'00"E	10.86
L17	N17°47'30"E	4.09
L18	S77°00'00"E	14.00
L19	S77°00'00"E	4.06
L20	S27°15'00"E	97.28
L21	S27°15'00"E	97.28
L22	S33°25'00"W	27.20
L23	N12°50'55"E	2.03
L24	S77°00'00"E	16.81
L25	N12°50'55"E	184.16
L26	N15°55'00"E	76.53
L27	N15°55'00"E	96.34
L28	S35°15'40"W	0.82
L29	S14°57'	22.87
L30	N07°30'50"E	18.24
L31	N07°30'50"E	53.55
L32	S07°30'50"E	59.55
L33	S07°30'50"E	54.86
L34	N07°30'50"E	14.00
L35	S14°57'	58.45
L36	S04°07'15"E	12.29
L37	S04°07'15"E	16.00
L38	S04°07'15"E	21.19