

ADMINISTRATIVE HEARING STAFF REPORT

Country Club Acres Second Amended Subdivision Amendment PLNSUB2013-00925 2167 E Parkway Avenue December 12, 2013



Planning Division
Department of Community &
Economic Development

Applicant:

Amanda and Peter Maughan

Staff:

Michael Maloy, Principal Planner
801-535-7118
michael.maloy@slcgov.com

Jeff Atterman, Planning Intern
jeff.atterman@slcgov.com

Tax ID:

16-22-177-012

Current Zone:

R-1/12,000 Single-Family Residential
District

Master Plan Designation:

Very Low Density Residential (Less than 5
du/acre), Sugar House Community Master
Plan (adopted November 13, 2001)

Council District:

Council District 7, Søren Simonsen

Community Council:

Scott Kisling, Sugar House Community
Council

Lot Size:

Before amendment – 16,988 square feet;
(0.39 acres)
After amendment – 19,166 square feet;
(0.44 acres)

Current Use:

Single Family Residential

Applicable Land Use Regulations:

- 20.31: Subdivision Amendments
- 21A.24.050: R-1/12000 Single-Family
Residential District

Attachments:

- A. Preliminary Subdivision Plat
- B. Letter from Applicant
- C. Agreement & Quit Claim Deed
- D. Department Comments
- E. Property Photographs

Request

The applicants, Amanda and Peter Maughan, have submitted a petition for a subdivision amendment located at approximately 2167 East Parkway Avenue. If approved, the proposed amendment would reconfigure the property lines for lot number 4A, and lot number 14A.

Recommendation

Planning staff recommends the Administrative Hearing Officer grant approval of subdivision amendment PLNSUB2013-00925 for Amanda and Peter Maughan, subject to the following conditions:

1. The final subdivision plat shall include all easements and notes required by the Salt Lake City Public Utilities Department and other entities.
2. Approval is subject to compliance with all departmental comments attached to this staff report (see Attachment D – Department Comments).
3. Final subdivision plat shall be recorded with the Salt Lake County Recorder within 18 months of preliminary approval.
4. Any future development activities associated with this property will require that all inadequate or absent public improvements be brought into compliance with City standards.

Vicinity Map



Background

Project Description

The applicants, Amanda and Peter Maughan, are proposing a subdivision amendment for lot number 4A and lot number 14A of the Country Club Acres Second Amended Subdivision (see Attachment A – Preliminary Subdivision Plat). In a letter written to Salt Lake City Mayor Ralph Becker (see Attachment B – Letter from Applicant), property owners, Amanda and Peter Maughan explain their reasons for pursuing this subdivision amendment. An exchange of property through a quit-claim deed was completed in 2008 transferring 0.05 acres (1999.69 square feet) of property from lot 14A to lot 4A. This occurred approximately two (2) years before their purchase of the home in July, 2010. The property owners now desire to make this subdivision legal under Salt Lake City Code. This amendment is for the purpose of legitimizing the subdivision that occurred before their purchase of the property (see Attachment C – Agreement & Quit Claim Deed).

Comments

Public Comments

Prior to publication of this report, the Planning Division has not received any public comment either in favor of or in opposition to the proposed subdivision amendment.

Department Comments

On November 13, 2013, the application was routed to all applicable City Departments for comments. The comments received may be found in (Attachment D – Department Comments.) No comments were received from applicable City Departments that cannot reasonably be fulfilled or that warrant denial of the petition.

Analysis and Findings

Administrative Approval

Section 20.31.080 of the Salt Lake City Subdivision Amendments Ordinance stipulates that "The planning director or designee shall hold a public administrative hearing to consider the amendment petition" and Section 20.31.090, entitled "Standards for Approval of Amendment Petition," stipulates that "an amendment petition shall be approved only if it meets all of the following requirements:"

A. The amendment will be in the best interests of the City.

Analysis: According to Salt Lake City Zoning Code Section 21A.24.050, "The purpose of the R-1/12,000 single-family residential district is to provide for conventional single-family residential neighborhoods with lots twelve thousand (12,000) square feet in size or larger. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood." The intent for the subdivision amendment, as outlined by Amanda and Peter Maughan (see Attachment B – Letter from Applicant), is consistent with the purpose of the R-1/12,000 Residential District. In addition, the purpose of this area, according to the Sugar House Community Master Plan, is to "Preserve the single-family characteristics of the Very Low-Density Residential neighborhoods by maintaining existing single-family zoning." The proposed subdivision amendment is also consistent with this purpose.

Findings: The subdivision amendment will be in the best interests of the City.

B. All lots comply with all applicable zoning standards.

Analysis: The subdivision amendment as proposed by the applicants will create lot 4A, measuring approximately 19,166 square feet. The proposed lot will exceed the maximum lot area of 18,000 square feet for the district, as listed in section 21A.24.050 (G). However, according to the same section, "Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:"

- The size of the new lot is compatible with other lots on the same block face;
- The configuration of the lot is compatible with other lots on the same block face; and
- The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

The two lots to be amended are located within the R-1/12,000 Single Family Residential District and meet the "Minimum Lot Area and Lot Width", as listed in Section 21A.24.050 (C) of the Zoning Ordinance R-1/12,000 Single Family Residential District.

Findings:

The newly formed lot 4A exceeds the maximum lot size for the area. According to Salt Lake City Code, Section 21.A.62, "Compatibility" is defined as "Capability of existing together in harmony." Based on this definition, staff finds that the amended parcel will be in harmony with other parcels nearby. Because there is no modification to lot width, there is effectively no change from public views; compatibility is maintained despite a modest increase in lot depth. Amended lot 4A will not be substantially larger than other lots in the area. The amended lots will be able to comply with all other applicable zoning standards.

C. All necessary and required dedications are made.

Analysis: No dedications are necessary for this subdivision amendment.

Findings: The proposed subdivision amendment meets this standard.

D. Provisions for the construction of any required public improvements are included.

Analysis: There are no current plans to build any additional structures on lot 4A.

Findings: No public improvements are required.

E. The amendment complies with all applicable laws and regulations.

Analysis: The proposed subdivision otherwise complies with all applicable laws and regulations.

Findings: The proposed subdivision amendment meets this standard.

F. The amendment does not materially injure the public or any person and there is good cause for the amendment.

Analysis: There is no evidence that this amendment will have any capacity to materially injure the public or any person, and there is good cause for the amendment.

Findings: The proposed subdivision amendment meets this standard.

Notification

- Required notices mailed on November 26, 2013
- Sign posted on property on November 26, 2013
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on November 26, 2013

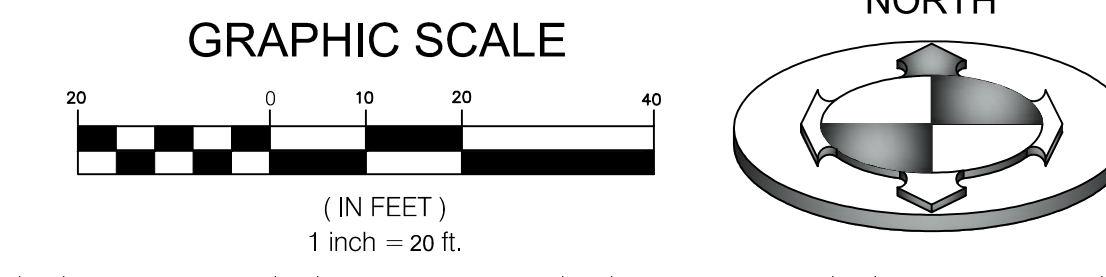
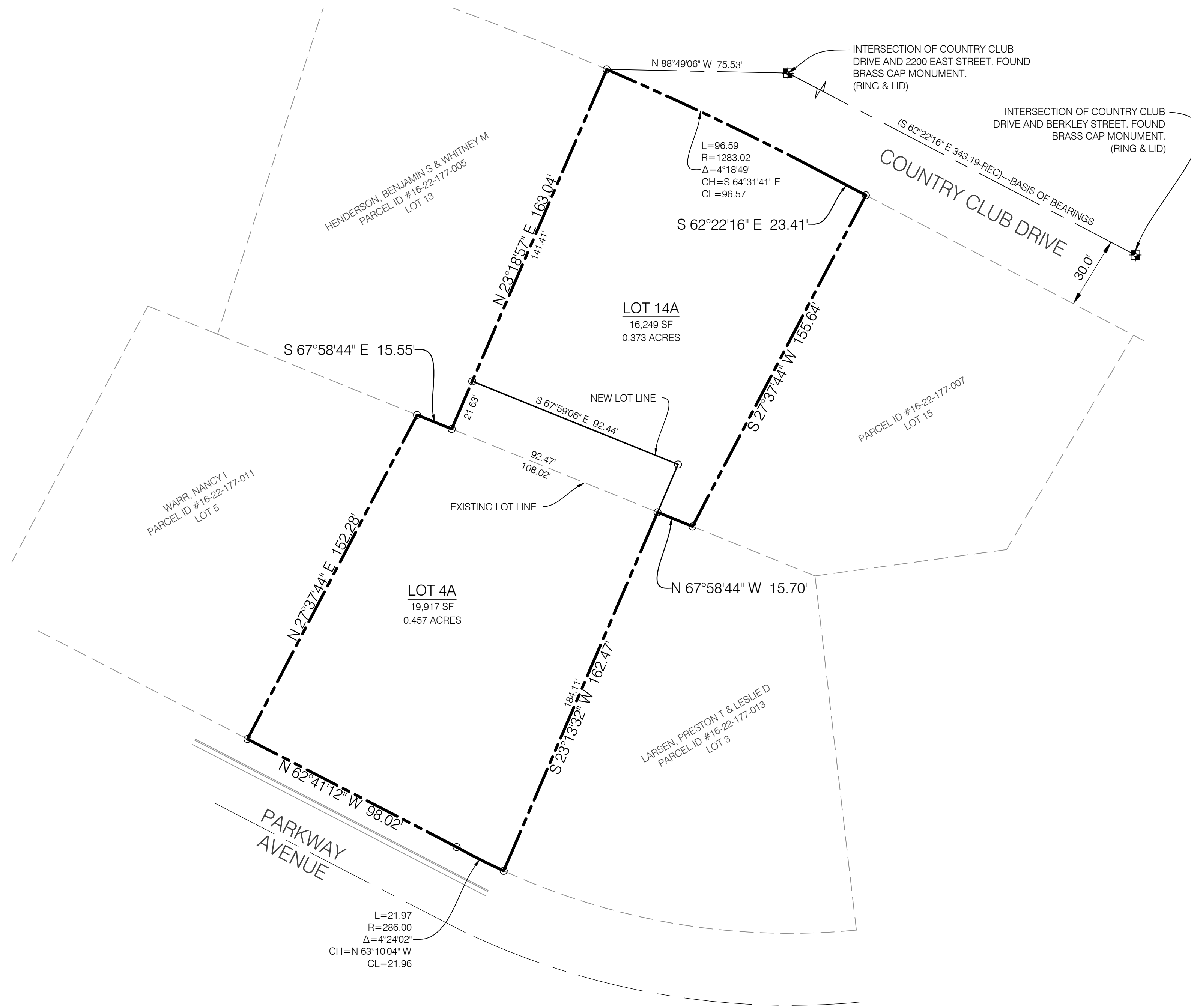
Attachment A
Preliminary Subdivision Plat

COUNTRY CLUB ACRES SECOND AMENDED

AMENDING ALL OF LOTS 4 AND 14 OF THE AMENDED PLAT OF COUNTRY CLUB ACRES

LOCATED IN THE NORTH WEST & SOUTH WEST QUARTERS OF SECTION 22,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

"PRELIMINARY PLAT"



VICINITY MAP
N.T.S

LEGEND	
	EX. BRASS CAP MONUMENT (RING & LID)
	BOUNDARY CORNER (FOUND REBAR AND CAP OR AS NOTED ON PLAT) "STAMPED BUHLER ASSOCIATES."
	LIGHT POLE
	BOUNDARY LINE
	ADJACENT PROPERTY
	STREET CENTERLINE EXISTING
	EASEMENT
	LOT LINE
	PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 103381 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

COUNTRY CLUB ACRES SECOND AMENDED

AMENDING LOTS 4 AND 14 OF THE AMENDED PLAT OF COUNTRY CLUB ACRES

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

ALL OF LOTS 4 AND 14, AMENDED PLAT OF COUNTRY CLUB ACRES, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 14, AMENDED PLAT OF COUNTRY CLUB ACRES, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT ALSO BEING NORTH 88°49'06" WEST 75.53 FEET FROM THE MONUMENT MARKING THE INTERSECTION OF COUNTRY CLUB DRIVE AND 2200 EAST STREET, AND RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) ALONG THE ARC OF A 1283.02 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 96.59 FEET THROUGH A CENTRAL ANGLE OF 4°18'49" (CHORD BEARS NORTH 64°31'41" WEST 96.57 FEET), 2) SOUTH 62°22'16" EAST 23.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 27°37'44" WEST 155.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE NORTH 67°58'44" WEST 15.70 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID PLAT; THENCE SOUTH 23°13'32" WEST 162.47 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4 AND NORTH RIGHT-OF-WAY LINE OF PARKWAY AVENUE; THENCE NORTH 62°41'12" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 98.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 27°37'44" EAST 152.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 67°58'44" EAST 15.55 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 23°18'57" EAST 163.04 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.830 ACRES, MORE OR LESS

DALE K. BENNETT
No. 103381
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

COUNTRY CLUB ACRES SECOND AMENDED

AMENDING LOTS 4 AND 14 OF THE AMENDED PLAT OF COUNTRY CLUB ACRES

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____ A.D., 20__.

ACKNOWLEDGEMENT TO OWNER'S DEDICATION

STATE OF UTAH }
County of Salt Lake } S.S.

ON THIS _____ DAY OF _____, 2010, PERSONALLY APPEARED BEFORE ME (_____) WHO BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS THE _____ OF _____ A UTAH _____ AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LLC.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGEMENT TO OWNER'S DEDICATION

STATE OF UTAH }
County of Salt Lake } S.S.

ON THIS _____ DAY OF _____, 2010, PERSONALLY APPEARED BEFORE ME (_____) WHO BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS THE _____ OF _____ A UTAH _____ AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LLC.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

BOARD OF HEALTH

APPROVED THIS _____ DAY
OF _____ A.D., 20__

DIRECTOR S.L.CO. BOARD OF HEALTH

COUNTRY CLUB ACRES SECOND AMENDED
AMENDING LOTS 4 AND 14 OF THE AMENDED PLAT OF COUNTRY CLUB ACRES

LOCATED IN THE NW & SW QUARTERS OF SECTION 22, T.1.
R.1.E., SLB&M

SHEET 1 OF 1

NUMBER _____
ACCOUNT _____
SHEET _____
OF _____ SHEETS

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

DEVELOPER/OWNER:
AMANDA MAUGHAN
ADDRESS: 2167 E. PARKWAY AVENUE
SALT LAKE CITY, UTAH 84109

CITY PLANNING DIRECTOR

APPROVED THIS _____ DAY OF _____ A.D., 20__ BY THE SALT LAKE CITY PLANNING COMMISSION.

PLANNING DIRECTOR

DATE

CITY DEPT. PUBLIC UTILITIES

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20__

SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

CITY ENGINEERING DIVISION

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.

CITY ENGINEER

DATE

CITY SURVEYOR

DATE

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20__

SALT LAKE CITY ATTORNEY

CITY APPROVAL

PRESENTED TO THE MAYOR OF SALT LAKE CITY THIS _____ DAY OF _____, A.D., 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

SALT LAKE CITY RECORDER

SALT LAKE CITY MAYOR

SALT LAKE COUNTY RECORDER

RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____

CHIEF DEPUTY

SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET _____
OF _____ SHEETS

Attachment B
Letter from Applicant

November 6, 2013

Peter and Amanda Maughan
2167 Parkway Avenue
Salt Lake City, UT 84109
801 935-4050

Mayor Becker

We purchased our home in July of 2010. In 2008 the previous owners, the Taylors, purchased a small slice of land from their backyard neighbors, the Bowers. They received signatures from all of the neighbors on the block and recorded the parcel exchange with the Salt Lake County. They did so in good faith, thinking they had done all they needed to do. The Taylors put up a fence along the new lot line and landscaped the area.

We want to build a deck on the back of our home. In the permitting process we learned the parcel exchange had not been created in the proper manner with regard to Salt Lake City rules. We were told that it was "illegal." We want to legally adjust the property line by amending the subdivision.

When we purchased the home, there was never a mention of any difficulties with the additional lot. We do receive and pay two separate property taxes. The adjusted lot seems to be compatible with other lots on the block in regards to size and configuration. We would like to adjust the property line in the Salt Lake City records as well as the County records so everything will be legal.

Thank you,
Amanda and Peter Maughan

Handwritten signature of Amanda Maughan in cursive script.

Addendum from Bowers

I am aware of the subdivision amendment application and I authorize Amanda and Peter Maughan to represent our interests with the City of Salt Lake.

Suzanne Bowers

Handwritten signature of Suzanne Bowers in cursive script, followed by a horizontal line.

Attachment C
Agreement & Quit-Claim Deed

AGREEMENT FOR TRANSFER OF PROPERTY AND CONSTRUCTION OF GARAGE


This Agreement for Transfer of Property and Construction of Garage ("Agreement") is entered into between Elliott N. Taylor and Melissa A. Taylor, Trustees of THE TAYLOR FAMILY TRUST, UAD MAY 23, 1994, as amended ("Taylor"), and Suzanne Clawson Bowers ("Bowers"). Bowers is the owner of property located at 2194 Country Club Drive Salt Lake City, Utah 84109 ("Bowers Property"). Taylor is the owner of property adjoining the Bowers Property on the rear, located at 2167 East Parkway Avenue, Salt Lake City, Utah 84109. On the terms and conditions stated herein, Bowers and Taylor have agreed that Bowers will transfer a strip of the Bowers Property adjoining the property already owned by Taylor in exchange for Taylor constructing a garage and related improvements on a portion of the Bowers Property not transferred to Taylor. For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Simultaneous with execution of this Agreement, Bowers has signed and delivered to Taylor the fully executed original Quit Claim Deed to transfer to Taylor 1999.69 square feet of the Bowers Property as described in Exhibit A attached (Quit Claim Deed). Taylor will pay for and handle recordation of the original Quit Claim Deed, and if Taylor desires title insurance, Taylor will obtain such at Taylor's expense.
2. Taylor will cause to be built on the remaining Bowers Property a detached garage and covered patio as described in Exhibit B (Building Permit with plans), including all finishing normal to a garage as set forth on the plans, which includes exterior paint, electrical overhead door, and light fixtures and wall outlets. Taylor will pay for the cost to run electricity from the Bowers home to the garage, provided, however, Taylor will not pay for the cost of upgrading the main electrical panel in the Bowers home, if required.
3. Taylor will also cause to be installed a lawn sprinkling system for the Southeast portion of the Bowers remaining back yard and cause to be planted a lawn to the satisfaction of Bowers, provided such cost to Taylor does not exceed \$5,000. In the event all the contractor bids for the installation of the sprinkling system and lawn exceed \$5,000, Taylor and Bowers will agree to alternatives for landscaping the backyard at a cost to Taylor not to exceed \$5,000.
4. Taylor will cause to be installed a fence between the two yards. Taylor and Bowers agree that the fence between the two yards will have a gate to permit pass through between the two properties. Taylor will cause a footpath to be constructed along the west side of the proposed detached garage.
5. Garage construction as described above will be completed no later than November 15, 2008. In addition, Taylor will use his best efforts to cause the fences, landscaping, and sprinkler systems to be completed no later than November 15, 2008. In the event the landscaping and sprinkler system cannot reasonably be installed prior to November 15, 2008, then Taylor and Bowers


agree the time for completing the landscaping and sprinkler system will be extended to May 1, 2009.

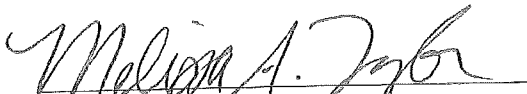
6. If any party defaults in any term of this Agreement, the non-defaulting party shall be entitled to all attorney's fees and costs incurred as a result of the default.
7. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the respective parties herein.
8. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.
9. This Agreement shall be interpreted, construed and enforced according to the substantive laws of the State of Utah.
10. Time is the essence of this Agreement.

Dated this 22nd day of August, 2008.


SUZANNE CLAWSON BOWERS

THE TAYLOR FAMILY TRUST, UAD MAY 23, 1994


By Elliott N. Taylor, Trustee


And by Melissa A. Taylor, Trustee

DJB: Bowers - Taylor Agreement

WHEN RECORDED, RETURN TO:

Elliott N. Taylor
2167 Parkway Avenue
Salt Lake City, Utah 84109

QUIT-CLAIM DEED

Suzanne Clawson Bowers, Grantor, of 2194 Country Club Drive, Salt Lake City, Salt Lake County, State of Utah, hereby QUIT-CLAIMS to:

Elliott N. Taylor and Melissa A. Taylor, Trustees of THE TAYLOR FAMILY TRUST, UAD MAY 23, 1994, AS AMENDED, Grantees, with full power to transfer, convey, mortgage, encumber, or otherwise dispose of the following described real property in Country Club Acres in Salt Lake County, State of Utah, to-wit:

That portion of parcel no. 16-22-177-006-000, beginning at the Southwest Corner of Lot 14 of the Amended Plat of Country Club Acres Subdivision, located in Section 22, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running 23°18'57" E along the Westerly Line of said Lot 14, 21.63 feet; Thence S 67°59'06" E 92.44 feet; thence S 23°13'32" W 21.64 feet to a point on the South line of said Lot 14; thence N 67°58'44 W along the South line of said Lot 14, 92.48 feet to the point of beginning.

Contains 1,999.69 sq. ft or 0.05 acres.

TOGETHER WITH all improvements now or hereafter erected on the property.

SUBJECT TO current general taxes, easements, rights of way, restrictions, and reservations of record or those enforceable in law or equity, if any.

WITNESS the hand of said grantors, this ____ day of _____, 2008

Suzanne Clawson Bowers

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the ____ day of _____, 2008, before me, a Notary Public in and for Salt Lake County, personally appeared Suzanne Clawson Bowers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she voluntarily executed the same.

Witness my hand and official seal

S
E
A
L

Notary Public

EXHIBIT A

SALT LAKE CITY CORPORATION - BUILDING PERMIT APPLICATION
 451 South State Street, Room 215
 P O BOX 145471
 Salt Lake City, Utah 84114-5471
 (801) 535-7752 Telephone (801) 535-7750 Fax
FOR INSPECTIONS - CALL THE AUTOMATED SYSTEM AT (801) 535-6436

Today's Date: 7-30-08	Log Number:	Issued Date:	Permit Valuation: 21,600	Permit Number: 9156105
Property Address: 2194 Country Club Dr. SLC, UT 84107		Floor/Suite #	Building Permit Fee	
Address Certificate Number: (New Construction)		Tax Parcel ID Number: (New Construction) 1622177006	Plan Review Fee	\$
Use of premises: (i.e. s/f dwelling, duplex, commercial structure, etc) Residential Dwelling			1% State fee	\$
Project Name: (i.e.: Property owner, business name, etc) BEIVERS' GARAGE			Other Fee Due (Specify)	\$
Project Contact Person: ELLIOTT TAYLOR		Contact Phone Number: 801-570-5134	Adjustments	\$
SqFt of area being worked in: 120	Bldg Total SqFt: 120	# Of Stories	Type of Const.	Occ. Group
Finished bsmt SqFt.	Unfin. bsmt SqFt.	<input checked="" type="checkbox"/> Garage Attached <input checked="" type="checkbox"/> Detached	Garage/Carport Sqft: 120	# of residential units:
Permit Requester's Name: owner contractor other			Method of payment: Cash <input type="checkbox"/> (e)Check <input type="checkbox"/> Fee Waiver <input type="checkbox"/> Interdepartmental Billing	
Contractor's Business Name: Super Sheds/ Final Touch Const, LLC		State License Number: 5735183-5501	Telephone Number: 801-794-2024	
Contractor/Requestor Mailing Address: 2194 Country Club Drive, SLC, UT 84107				
Job Site email address:			Project Phone Number: 801-485-5995	
Job Site Fax Number:				
Description of work: NEW CONSTRUCTION OF DETACHED GARAGE				
FOR OFFICE USE ONLY: Approval and Comments Fire Sprinkled <input type="checkbox"/> Yes <input type="checkbox"/> No				
Approvals	Date	IBC/IRC Comments: Deferred Submittal: Yes No		
IBC/IRC	5/16/08	<i>new detached garage with...</i>		
Zoning				
Historic				
Planning		Zoning Comments (including zone): R-1-12000, SED NOT HIST/YALE		
B of A				
Fire				
Other (Specify)				
Is Zoning Certificate needed? Yes No		Zoning Certificate #:	Impact Fee Area: Infill NW Quad Westside	
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.				
Owner	Contractor	Other, Specify		
(If a contractor is on this job, he must sign for and take out this permit, or sign and send in with applicant a notarized Contractor's Release Form)				
Signature: <i>[Signature]</i>			Date: 07-30-08	

EXHIBIT B

Attachment D
Department Comments



DEPARTMENT COMMENTS

2167 E PARKWAY AVE

PLNSUB2013-00925

Date	Task/Inspection	Status/Result	Action By	Comments
11/7/2013	Staff Assignment	Assigned	Maloy, Michael	
11/13/2013	Staff Assignment	Routed	Maloy, Michael	
11/14/2013	Fire Code Review	Complete	Itchon, Edward	
11/20/2013	Engineering Review	Complete	Weiler, Scott	<p>Curb & gutter exists along the frontage of both lots. No sidewalk exists on either of the lots or the adjoining lots on these streets.</p> <p>Consequently, sidewalk is not required as a condition of SLC Engineering's approval of this plat amendment.</p> <p>It is recommended that the title on the plat be changed from Country Club Acres Second Amended to Country Club Acres Amended #2.</p> <p>Please add addresses to the plan view on the plat of 2167 E (Lot 4A) and 2194 E (Lot 14A).</p>
11/20/2013	Transportation Review	Complete	Walsh, Barry	The proposed lot line adjustment between lot 4 and lot 14A indicates no revision or impact to the public transportation corridor or right of way.
11/27/2013	Building Review	Complete	Maloy, Michael	No comment received.
11/27/2013	Fire Code Review	Complete	Maloy, Michael	No comment received.
11/27/2013	Planning Dept Review	Complete	Maloy, Michael	Based on applicable regulations and definitions listed in City Code, staff recommends approval of proposed subdivision amendment.
11/27/2013	Police Review	Complete	Maloy, Michael	No comment received.
11/27/2013	Public Utility Review	Complete	Maloy, Michael	No comment received.
11/27/2013	Sustainability Review	Complete	Maloy, Michael	No comment received.
11/27/2013	Zoning Review	Complete	Maloy, Michael	No comment received.

Maloy, Michael

From: McQuiston, Andria
Sent: Monday, November 18, 2013 4:39 PM
To: Maloy, Michael
Subject: Country Blub Acres Second Amended Preliminary review

Hi Mike,

As you know this is a preliminary review and the title report you provided is over a year old. Below are my comments based on the information you provided.

- 1) An updated title report that is within a few months of the final will need to be provided with the final, for both lots 4A and 14A. You can provide 2 separate reports.
- 2) All Owners for Both lots will need to be listed on the plat.
- 3) Include the legal descriptions/boundary on the plat for both lots.
- 4) All easements will need to be listed including recording information in the title report and on the plat.
- 5) The Surveyor Certificate needs to include the date he completed the survey.
- 6) The owners dedication must include all owners of both lots
- 7) The notary needs to be appropriate for individuals or for entities
 - a. Please note that if you include the commission number of the notary and a statement that says "A notary public commissioned in Utah" you do not need to stamp the mylar pursuant to Title 46, Chapter 1, Section 16. (the stamp smears and becomes difficult to read.)
- 8) A consent to record for any Mortgage lender listed on the title reports must be included on the plat along with a notary block.
- 9) All taxes must be paid.

Let me know if you have any questions.

Andria McQuiston

Paralegal
Salt Lake City Attorney's Office
P.O. Box 145478
451 S. State Street, Suite 505A
Salt Lake City, UT 84114-5478
Phone: (801) 535-7153
Fax: (801) 535-7640
andria.mcquiston@slcgov.com



IMPORTANT: E-mail from the City Attorney's Office is likely to contain confidential and privileged material for the sole use of the intended recipient. The use, distribution, transmittal or re-transmittal of any such communication is prohibited without the express approval of the City

Maloy, Michael

From: McFarland, Ryan
Sent: Thursday, November 14, 2013 10:41 AM
To: Maloy, Michael
Subject: Petition No PLNSUB2013-00925

Michael-

Thank you for sending over this subdivision petition. We do not have any exception with this application.

Thanks,

Ryan

RYAN MCFARLAND
Real Property Manager

HOUSING *and* NEIGHBORHOOD DEVELOPMENT DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-6398
CELL 801-510-1238
FAX 801-535-6246

www.SLCGOV.COM/HAND

Attachment E
Property Photographs



2167 E Parkway Ave (Lot 4A)



2194 E Country Club Drive (Lot 14A)