

# LIBERTY CORNER

SALT LAKE CITY

ENTITLEMENT PACKAGE

FOUND FLAT BRASS CAP MONUMENT

900 SOUTH STREET

TABLE "A" ITEMS

- SEE GENERAL NOTE 2
- ADDRESS SHOWN HEREON PER TITLE COMMITMENT
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE "A" (BASE FLOOD ELEVATIONS DETERMINED) AND SHADY ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) PER MAP NO. 490302028H, EFFECTIVE AUGUST 2, 2012.
- GROSS LAND AREA SHOWN HEREON
- EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON
- EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON
- MEASURED HEIGHT OF ALL BUILDINGS
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK SHOWN HEREON
- REGULAR STALLS, ADA STALLS, TOTALING 12 PARKING STALLS ON SITE.
- NOT APPLICABLE
- THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES. OTHER OBSERVED EVIDENCE PROVIDED THE SURVEYOR LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES, BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
- ADJOINING OWNERS SHOWN HEREON

DESCRIPTION PER TITLE REPORT

PARCEL 1:  
COMMENCING AT A POINT 151.10 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 18, FOX'S SUBDIVISION, AND RUNNING THENCE EAST 49.75 FEET TO THE WEST LINE OF A BUILDING, THENCE CONTINUING EAST ALONG THE NORTH FACE OF THE BUILDING PLASTER 87.00 FEET MORE OR LESS TO THE EAST LINE OF SAID BUILDING, THENCE CONTINUING EAST 110.75 FEET, (A TOTAL OF 247.5 FEET EAST) THENCE NORTH 120.00 FEET, THENCE WEST 245.30 FEET, THENCE SOUTH 120.00 FEET, TO BEGINNING, BEING A PART OF BLOCK 23, FIVE ACRE PLAT "A", BIG FIELD SURVEY.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN TAX SALE RECORD RECORDED SEPTEMBER 4, 1983 AS ENTRY NO. 226849 IN BOOK 2687 AT PAGE 612 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF LOT 17, FOX'S SUBDIVISION, THENCE NORTH 26 FEET, THENCE WEST 16.5 FEET, THENCE SOUTH 26 FEET, THENCE EAST 16.5 FEET TO THE BEGINNING.

PARCEL 2:  
COMMENCING AT THE SOUTHWEST CORNER OF LOT 18, FOX'S SUBDIVISION, AND RUNNING THENCE NORTH 151 FEET, THENCE EAST 49.75 FEET TO THE WEST LINE OF A BUILDING, THENCE CONTINUING EAST ALONG THE NORTH FACE OF THE BUILDING PLASTER 87.00 FEET MORE OR LESS TO THE EAST LINE OF SAID BUILDING, THENCE CONTINUING EAST 108.55 FEET, (A TOTAL OF 245.30 FEET EAST), THENCE SOUTH 151.10 FEET, THENCE WEST 245.30 FEET TO BEGINNING, BEING A PART OF BLOCK 23, FIVE ACRE PLAT "A", BIG FIELD SURVEY.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 30, 1974 AS ENTRY NO. 2661367 IN BOOK 3711 AT PAGE 339 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 18, FOX'S SUBDIVISION OF LOT 2, BLOCK 23, FIVE ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE NORTH 0°09'41" WEST ALONG THE PRESENT EAST LINE OF 300 WEST STREET 151.10 FEET, THENCE EAST 19.35 FEET, THENCE SOUTH 0°10'06" EAST 151.10 FEET, THENCE WEST 16.5 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT WARRANTY DEED RECORDED JULY 12, 1983 AS ENTRY NO. 3817062 IN BOOK 5474 AT PAGE 282 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, TO-WIT:

COMMENCING AT A POINT WHICH IS 18.97 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 18, FOX'S SUBDIVISION, WHICH POINT IS ALSO 48.0 FEET NORTH 89°55'57" EAST, ALONG THE 1300 SOUTH STREET MONUMENT LINE AND 18.87 FEET NORTH 0°10'06" WEST FROM THE SALT LAKE CITY MONUMENT IN THE INTERSECTION OF 1300 SOUTH STREET AND 300 WEST STREET, AND RUNNING THENCE 18.88 FEET NORTH 0°10'06" WEST, THENCE 21.79 FEET SOUTH 43°29'30" EAST, THENCE 244.35 FEET NORTH 89°14'17" EAST, THENCE 6.07 FEET SOUTH 0°10'06" EAST, ALONG THE EAST PROPERTY LINE, THENCE 259.33 FEET SOUTH 89°56'37" WEST, ALONG THE SOUTH PROPERTY LINE, TO THE POINT OF BEGINNING.

PARCEL 3:  
THE SOUTH 151.10 FEET OF THE EAST 2.2 FEET OF LOT 15, FOX'S SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT WARRANTY DEED RECORDED JULY 12, 1983 AS ENTRY NO. 3817062 IN BOOK 5474 AT PAGE 282 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, TO-WIT:

COMMENCING AT A POINT WHICH IS 18.97 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 18, FOX'S SUBDIVISION, WHICH POINT IS ALSO 48.0 FEET NORTH 89°55'57" EAST, ALONG THE 1300 SOUTH STREET MONUMENT LINE AND 18.87 FEET NORTH 0°10'06" WEST FROM THE SALT LAKE CITY MONUMENT IN THE INTERSECTION OF 1300 SOUTH STREET AND 300 WEST STREET, AND RUNNING THENCE 18.88 FEET NORTH 0°10'06" WEST, THENCE 21.79 FEET SOUTH 43°29'30" EAST, THENCE 244.35 FEET NORTH 89°14'17" EAST, THENCE 6.07 FEET SOUTH 0°10'06" EAST, ALONG THE EAST PROPERTY LINE, THENCE 259.33 FEET SOUTH 89°56'37" WEST, ALONG THE SOUTH PROPERTY LINE, TO THE POINT OF BEGINNING.

PARCEL 4:  
THE SOUTH HALF OF LOTS 12 AND 13, FOX'S SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT WARRANTY DEED RECORDED JULY 11, 1983 AS ENTRY NO. 3816322 IN BOOK 5473 AT PAGE 2148 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 13, FOX'S SUBDIVISION, WHICH POINT IS ALSO NORTH 89°56'37" EAST 307.33 FEET, ALONG THE 1300 SOUTH MONUMENT LINE, AND NORTH 0°10'06" WEST 18.87 FEET FROM THE SALT LAKE CITY MONUMENT IN THE INTERSECTION OF 1300 SOUTH AND 300 WEST, AND RUNNING THENCE NORTH 0°10'06" WEST 6.07 FEET ALONG THE WEST PROPERTY LINE, THENCE NORTH 89°14'26" EAST 66.01 FEET, TO THE EAST PROPERTY LINE, THENCE SOUTH 0°10'06" EAST 6.88 FEET, THENCE SOUTH 89°56'37" WEST 66.01 FEET, ALONG THE SOUTH PROPERTY LINE, TO THE POINT OF BEGINNING.

PARCEL 5:  
THE NORTH HALF OF LOTS 12 AND 13, FOX'S SUBDIVISION OF LOT 2, BLOCK 23, FIVE ACRE PLAT "A", BIG FIELD SURVEY.

COMMENCING AT THE NORTHWEST CORNER OF LOT 13, SAID FOX'S SUBDIVISION, AND RUNNING THENCE NORTH 26 FEET, THENCE EAST 66 FEET, THENCE SOUTH 26 FEET, THENCE WEST 66 FEET TO THE PLACE OF BEGINNING.

ALSO:  
ALL OF LOT 14, FOX'S SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT.

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14, AND RUNNING THENCE NORTH 26 FEET, THENCE EAST 33 FEET, THENCE SOUTH 26 FEET, THENCE WEST 33 FEET TO THE PLACE OF BEGINNING.

LEGEND

- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- FENCE
- POWER LINE
- FIBER OPTIC LINE
- TELEPHONE LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- NATURAL GAS LINE
- CONCRETE
- BUILDING
- EXCEPTION
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- ELECTRICAL BOX
- ELECTRICAL METER
- UTILITY POLE
- CLEAN OUT
- SANITARY SEWER MANHOLE
- NATURAL GAS METER
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SIGNAL LIGHT BOX
- PROPERTY CORNER (SEE GENERAL NOTE 2)
- MAJOR CONTOUR
- MINOR CONTOUR

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
ZAYO FIBER	FINN EDWARDS	385-228-2413	SHOWN
COMCAST	JEFF HOUSTON	435-224-2356	SHOWN
CENTURYLINK	TERESA HINTON	801-974-8181	SHOWN
DOMINION ENERGY	SL MAPPING DEPT.	801-324-3970	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	801-813-6993	SHOWN
S&P PUBLIC UTILITIES	NICK KRYGER	801-483-6834	SHOWN

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO.161393-CA PREPARED BY COTTONWOOD TITLE INSURANCE AGENCY, INC. EFFECTIVE DATE: JULY 22, 2022 AT 7:30 AM.

SCHEDULE B-2 EXCEPTIONS

SEASMENTS, IF ANY, FOR PUBLIC UTILITIES, PIPELINES OR FACILITIES INSTALLED IN ANY PORTION OF THE VACATED STREET OR ALLEY, LYING WITHIN THE LAND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO REPAIR, MAINTAIN, REPLACE AND REMOVE THE SAME AS DISCLOSED BY THAT CERTAIN ORDINANCE RECORDED DECEMBER 4, 1952 AS ENTRY NO. 1308172 IN BOOK 970 AT PAGE 4110 AND BY THAT CERTAIN ORDINANCE RECORDED NOVEMBER 12, 1958 AS ENTRY NO. 1621024 IN BOOK 1559 AT PAGE 353.

ANY RIGHT, TITLE OR INTEREST OF SALT LAKE CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 30, 1974 AS ENTRY NO. 2661366 IN BOOK 3711 AT PAGE 337.

EASEMENT IN FAVOR OF SALT LAKE CITY CORPORATION, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, ITS SUCCESSORS IN INTEREST AND ASSIGNS FOR THE CONSTRUCTION, OPERATION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, INSPECTION, RELOCATION AND REPLACEMENT OF A TRAFFIC SIGNAL BASE, POLE AND ASSOCIATED FACILITIES AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 16, 2011 AS ENTRY NO. 7845179 IN BOOK 8434, AT PAGE 7628.

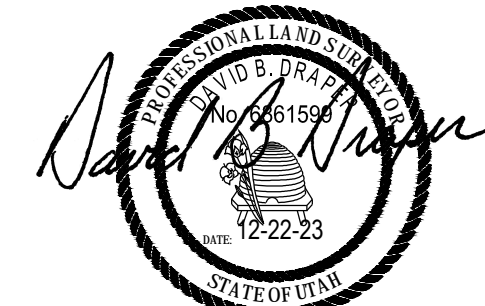
ABSTRACT OF FINDINGS AND ORDER WHEREIN THE REQUEST FOR A SPECIAL EXCEPTION TO ERECT A SIXTEEN FOOT WROUGHT IRON FENCE TEN FEET BACK FROM THE FRONT PROPERTY LINE IN A CG GENERAL COMMERCIAL ZONE WAS GRANTED, DATED JANUARY 11, 2011 AND RECORDED AUGUST 22, 2011 AS ENTRY NO. 11230680 IN BOOK 9944 AT PAGE 3829.

SURVEYOR'S CERTIFICATE

TO LIBERTY CORNER ASSOCIATES, LLC, A UTAH LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY, COTTONWOOD TITLE INSURANCE AGENCY, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11, AND 13 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 15, 2022 AND REVISED NOVEMBER 20, 2023.

DATE OF PLAT OR MAP: DECEMBER 8, 2022.



DAVID B. DRAPER  
LICENSE NO. 6861599

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°10'36" WEST ALONG THE MONUMENT LINE OF 300 WEST STREET, BETWEEN TWO FOUND MONUMENTS, LOCATED AT THE INTERSECTIONS OF PAXTON AVENUE AND 300 WEST STREETS AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED ACCORDING TO DEEDS OF RECORD, THE RECORDED SUBDIVISION PLAT AND THE SALT LAKE CITY ATLAS PLAT FOR BLOCK 23.

GENERAL NOTES

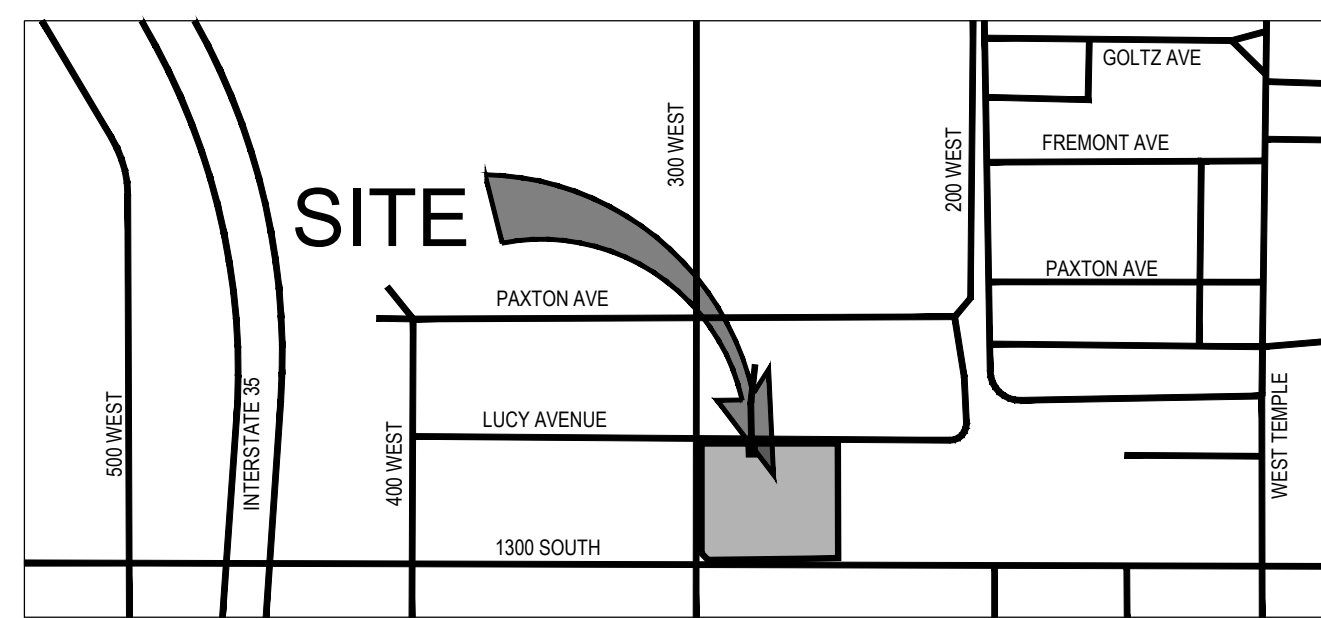
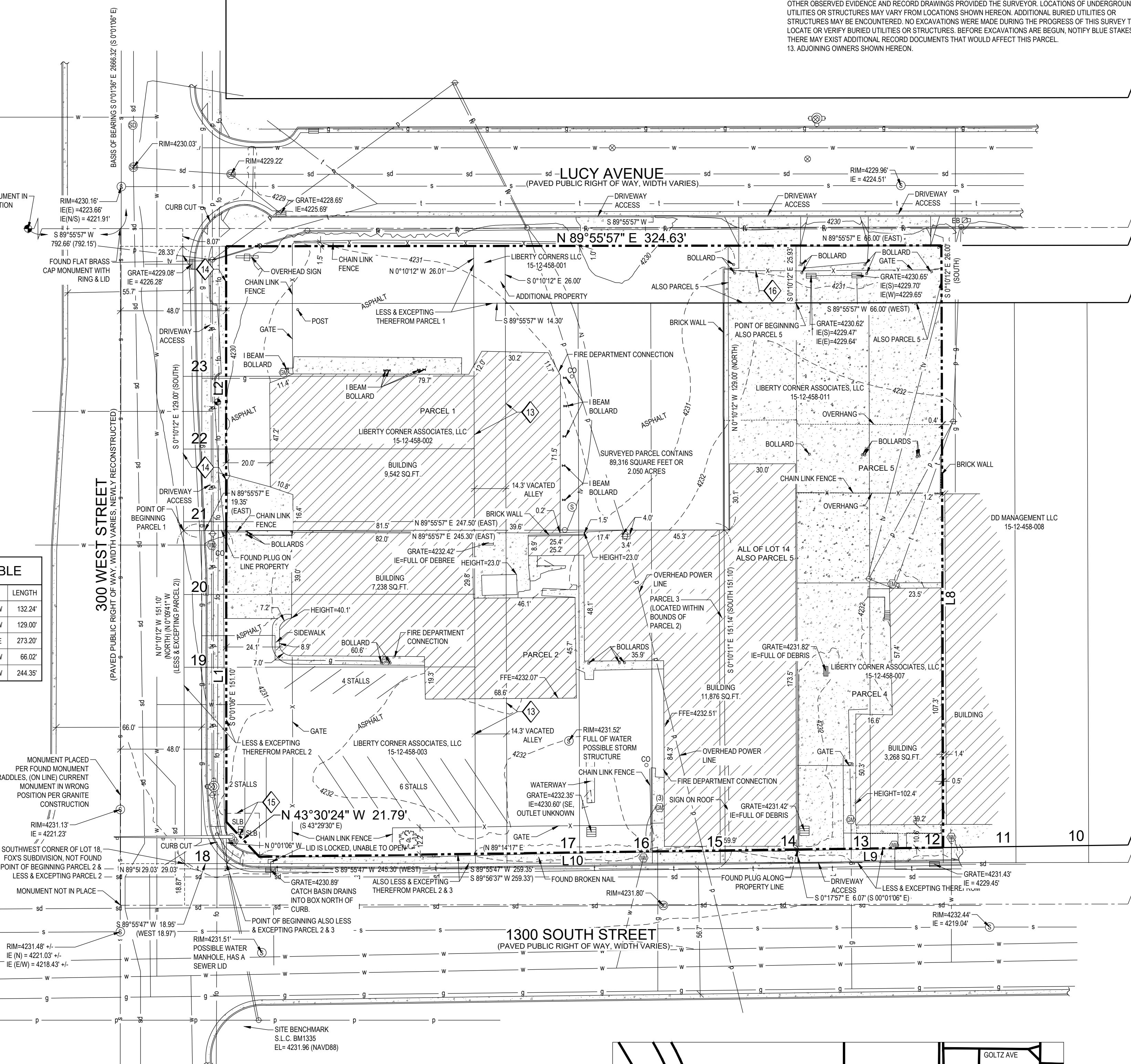
- MONEIL ENGINEERING OR MONEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- CORNER MONUMENTS NOT FOUND WERE SET WITH A 5/8" REBAR & CAP STAMPED "MONEIL ENG." UNLESS NOTED OTHERWISE HEREON.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- SURVEYED PARCELS HAVE DIRECT DRIVEWAY ACCESS TO 300 WEST STREET, 1300 SOUTH STREET AND LUCY AVENUE, PAVED PUBLIC RIGHTS OF WAY.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED

ADDITIONAL PROPERTY DESCRIPTION

COMMENCING AT NORTHWEST CORNER OF LOT 17, FOX'S SUB. NORTH 26 FEET, WEST 16.5 FEET, SOUTH 26 FEET, THENCE EAST 16.5 FEET TO BEGINNING.



LINE #	DIRECTION	LENGTH
L1	N 00°01'36" W	132.24'
L2	N 00°01'36" W	129.00'
L8	S 00°10'12" E	273.20'
L9	S 89°13'36" W	66.02'
L10	S 89°13'22" W	244.35'

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**SCHMIDTS PARCELS**  
1229, 1265 & 1235 S. 300 W., 246-252 W & 257 W. LUCY AVE  
SALT LAKE CITY, UTAH  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, S.L.B. & M.

REV	DATE	DESCRIPTION
11-14-23		ADD FORMER SALT LAKE COUNTY PARCEL
12-8-23		TOPOGRAPHIC INFORMATION

PROJECT NO: 22537-A  
CAD FILE: 22537.ALT  
DRAWN BY: KSL  
CALC BY: EAM  
FIELD CREW: IQ  
CHECKED BY: DBD  
DATE: 12/08/23

**ALTA/NSPS LAND TITLE SURVEY**  
**1 OF 1**

# PROJECT DATA

## CONTACT

### OWNERSHIP

**COWBOY PARTNERS**  
6440 S WASATCH BLV,  
SUITE 100  
SALT LAKE CITY, UTAH 84121  
Phone: 801.424.4400

### ARCHITECT

**MVE + PARTNERS**  
1900 MAIN STREET,  
#800  
IRVINE, CA 92614  
PHONE: 949.809.3388

### CIVIL

**McNEIL ENGINEERING**  
8610 SOUTH SANDY PARKWAY,  
SUITE 200  
SANDY, UTAH 84070  
Phone: 801.255.7700

## PROJECT DESCRIPTION

Mixed-use project consisting of Type IIIA over Type IA construction with a total unit count of 200 units. This project features over 215,881 sf of residential, 4,951 sf of daycare, 5,474 sf of play ground, 7,439 sf of amenities, and 97,352 sf of above grade parking.

## ZONE

**ADDRESS:** 1265 South 300 West  
Salt Lake City, Utah  
**APN:** -  
**ZONE:** CG  
**DESIGNATION:**

Purpose Statement: The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

## HEIGHT

### HEIGHT ALLOWABLE:

Maximum Height: No building shall exceed seventy five feet (75') unless the property is within the following boundary: from 400 South to 700 South from 300 West to I-15, where buildings shall not exceed one hundred fifty feet (150'). Additionally, buildings taller than seventy five feet (75') to a maximum of one hundred and five feet (105') outside of the described boundary may be allowed in accordance with the provisions of Subsections G.1 through G.3 of this section.

1. Procedure For Modification: A modification to the height regulations, in this Subsection G may be granted through the design review process in conformance with the provisions of Chapter 21A.59 of this title. In evaluating an application submitted pursuant to this section, the planning commission or in the case of an administrative approval the planning director or designee, shall find that the increased height will result in improved site layout and amenities.

2. Outdoor Usable Space: If additional height is approved, the site shall include outdoor usable space for the building occupants that is equal to at least ten percent (10%) of the gross floor area of the additional floors. The outdoor usable area may be located within a wider park strip that extends further into the right of way than the current park strip, in midblock walkways that include a public access easement, in rooftop gardens, plazas, or in a provided yard that exceeds the minimum yard requirement. The outdoor usable space shall include a minimum dimension of at least ten feet (10') by ten feet (10').

3. Maximum Additional Height for Properties Outside of Boundary Identified in Subsection G: Additional height shall be limited to thirty feet (30') subject to the provisions in Subsection G.2 for a maximum height of one hundred five feet (105').

**PROPOSED:** 84' - 11 1/32" (The final building height is determined by the average grade point from Civil)

## SETBACK

### REQUIRED:

Front Yard: Five feet (5') Minimum. Ten feet (10') Maximum.  
Corner Side Yard: Ten feet (10') Minimum. Ten feet (10') Maximum.  
Interior Side Yard: None required  
Rear Yard: Ten feet (10')  
Buffer Yard: All lots abutting residential property shall conform to the buffer yard requirements of chapter 21A.48 of this title.

### PROPOSED

Front Yard: Ten feet and seven inches (10'-7") Along 1300 S  
Ten feet and two inches (10'-2") Along W Lucy Ave.  
Corner Side Yard: Twelve feet (12'-0") Along 300 W  
Interior Side Yard: 0'  
Rear Yard: -  
Buffer Yard: -

## LOT INFORMATION

**SITE AREA:** 89,305 SF (2.05 AC)  
**BUILDING AREA:** -  
**ALLOWABLE FLOOR AREA LIMIT:** -  
**UNITS IN LOT:** 200  
**DU PER ACRE:** 98  
\*SEE SITE PLAN FOR APN AND LOT CONSOLIDATION

## RESIDENTIAL DEMAND STRATEGIES

### RESIDENTIAL

- (Zone CG) Per table 21A-44.040-A, 2+ bedrooms 1.25 space per DU.
- Per 21A.44.040-A, the maximum parking all contexts: 2+ bedrooms: 3 spaces per DU.
- Per 21A.44.040.D.3, 1 Per 50 parking spaces, ADA stalls required.
- Per IBC 1106.5, (1) VAN stall shall be required for every (6) ADA stalls.
- Per 21A.44.040.C., 20% of spaces shall be required to be EV ready.
- Tandem stalls to be assigned to a single unit.
- Per 21A.44.050-A, B Shared parking can be reduced by the provided reduction factor.
- Per 21A.44.070, (1) short loading zone required for the first 80-200 Dwelling units, and (1) additional short loading zone for additional units exceeding 200 units of Multi-Family Residential.

### DAYCARE

- (Zone CG) Per table 21A-44.040-A, 2 spaces per 1000 sq. ft.
- Per table 21A.44.040-A, no maximum parking limit.
- Per table 21A.44.070-A, (1) short loading zone required for 50,000-100,000 sf of Institutions.

### RESIDENTIAL PARKING REQUIRED (1.25 SPACES PER DU)

#### 200 RESIDENTIAL DU:

2BD UNITS (96 x 1.25)	120 SPACES
3BD UNITS (80 x 1.25)	100 SPACES
4BD UNITS (24 x 1.25)	30 SPACES
<b>TOTAL</b>	<b>250 SPACES</b>

**REQUIRED RESIDENTIAL TOTAL: 250 SPACES**

STANDARD STALLS REQUIRED: 194 SPACES  
ADA STALLS REQUIRED (1 FOR EVERY 50 PARKING STALLS): 5 SPACES

ADA VAN STALLS REQUIRED (1 FOR EVERY 6 ADA STALLS): 1 SPACES  
EV STALLS REQUIRED (20% OF TOTAL STALLS): 50 SPACES

**REQUIRED TOTAL: 250 SPACES**

### DAYCARE PARKING REQUIRED

REQUIRED DAYCARE (INCLUDE PLAY GROUND) 2 SPACES / 1,000 SF  
3,960 SF + 1,320 SF + 4,732 SF = 10,012 SF = 20 SPACES

**REQUIRED DAYCARE TOTAL = 22 SPACES**

STANDARD STALLS REQUIRED: 18 SPACES  
ADA STALLS REQUIRED: 1 SPACES  
ADA VAN STALLS REQUIRED: 1 SPACES

**REQUIRED TOTAL: 20 SPACES**

**REQUIRED TOTAL (RESIDENTIAL + DAYCARE): 270 SPACES**

**REQUIRED TOTAL (RESIDENTIAL + DAYCARE): 270 SPACES**

### RESIDENTIAL PARKING PROPOSED PROPOSED:

LEVEL	STALL TYPE	DESCRIPTION	STALL DEPTH	STALL WIDTH	COUNT
LEVEL 1 (31.10)	STANDARD	STANDARD	17' - 6"	8' - 9"	92
LEVEL 1 (31.10)	EV	ELECTRIC VEHICLE	17' - 6"	8' - 9"	24
LEVEL 1 (31.10)	ADA EV	ACCESSIBLE - EV	18' - 0"	8' - 0"	1
LEVEL 1 (31.10)	ADA	ACCESSIBLE	18' - 0"	8' - 0"	2
LEVEL 1 (31.10)	ADA VAN	ACCESSIBLE - VAN	18' - 0"	8' - 0"	1
LEVEL 1 (31.10)					120
LEVEL 2	STANDARD	STANDARD	17' - 6"	8' - 9"	109
LEVEL 2	EV	ELECTRIC VEHICLE	17' - 6"	8' - 9"	25
LEVEL 2	ADA	ACCESSIBLE	18' - 0"	8' - 0"	3
LEVEL 2	TANDEM	COMPACT	17' - 6"	8' - 9"	10
LEVEL 2					147
<b>TOTAL</b>					<b>267</b>

\*Tandem Space will be assigned to same units.

**PROPOSED TOTAL RESIDENTIAL 265 SPACES**

### GUEST PARKING PROPOSED PROPOSED:

LEVEL	STALL TYPE	DESCRIPTION	STALL DEPTH	STALL WIDTH	COUNT
LEVEL 1 (31.10)	STANDARD	STANDARD GUEST	17' - 6"	8' - 9"	3
LEVEL 1 (31.10)	ADA VAN	ACCESSIBLE - VAN GUEST	18' - 0"	8' - 0"	1
LEVEL 1 (31.10)					4
<b>TOTAL</b>					<b>4</b>

**PROPOSED TOTAL GUEST 4 SPACES**

**PROPOSED TOTAL (RESIDENTIAL + PUBLIC): 269 SPACES**

## BICYCLE PARKING

1. Per Table 21A.44.040-C, for Residential Uses in all zoning districts not listed in another context area, bicycle parking shall be 1 per 5 units. Public uses in all zoning districts not listed in another context area, bicycle parking shall be 1 per 10,000 SF.

2. Per 21a.44.040.E.4 Secure/Enclosed Bicycle Parking: Each one (1) bicycle parkings space that is within a secure/enclosed bicycle parking facility may be used to satisfy the requirement of two (2) required bicycle parking spaces.

**TOTAL BICYCLES REQUIRED - RESIDENTIAL 200 DU / 5 = 40**

**TOTAL BICYCLES REQUIRED - PUBLIC LEASING DAYCARE (INCLUDE PLAY GROUND) 1,295 SF / 10,000 SF = 1 10,813 SF / 10,000 SF = 2**

**TOTAL BICYCLES REQUIRED: 3**

**REQUIRED TOTAL (RESIDENTIAL + PUBLIC): 43 SPACES**

**TOTAL BICYCLES PROVIDED - RESIDENTIAL LEVEL 1 84 TOTAL 84**

**TOTAL BICYCLES PROVIDED - PUBLIC LEVEL 1 4 TOTAL 4**

**REQUIRED TOTAL (RESIDENTIAL + PUBLIC): 88 SPACES**

## GROSS BUILDING AREA

AMENITY	3,710 SF
BIKE STORAGE	1,032 SF
DAYCARE	4,951 SF
ELEC.	219 SF
ELECT.	225 SF
FIRE RISER	88 SF
GARAGE	46,355 SF
LEASING	1,240 SF
LOBBY	889 SF
MAIL	1,705 SF
MAINTENANCE STORAGE	321 SF
MULTI-USE COURT	1,813 SF
PARKING COURT	2,398 SF
PLAY GROUND	5,308 SF
SHORT LOADING	1,136 SF
STORAGE	389 SF
TRASH	1,411 SF
VERTICAL CIRCULATION	899 SF
LEVEL 1 (31.10)	74,090 SF

CORRIDOR	5,233 SF
ELEC.	224 SF
LOBBY	374 SF
RESIDENTIAL UNITS	44,647 SF
TRASH	122 SF
VERTICAL CIRCULATION	988 SF
LEVEL 4	51,587 SF

CORRIDOR	5,232 SF
ELEC.	220 SF
LOBBY	366 SF
RESIDENTIAL UNITS	44,660 SF
TRASH	122 SF
VERTICAL CIRCULATION	988 SF
LEVEL 5	51,587 SF

CORRIDOR	5,232 SF
ELEC.	219 SF
LOBBY	378 SF
RESIDENTIAL UNITS	44,648 SF
TRASH	122 SF
VERTICAL CIRCULATION	989 SF
LEVEL 6	51,588 SF

CORRIDOR	5,229 SF
ELEC.	224 SF
LOBBY	374 SF
RESIDENTIAL UNITS	42,387 SF
TRASH	122 SF
VERTICAL CIRCULATION	1,001 SF
LEVEL 7	49,336 SF

**TOTAL 385,044 SF**

AMENITY	3,729 SF
CORRIDOR	5,828 SF
ELEC.	218 SF
LOBBY	362 SF
RESIDENTIAL UNITS	39,632 SF
RESTROOM	719 SF
STAIR	265 SF
TRASH	122 SF
VERTICAL CIRCULATION	732 SF
LEVEL 3	51,608 SF

## RESIDENTIAL DENSITY

### DWELLING UNITS PROPOSED:

2BD/ 2BA	65	33%
2BD/ 2BA	1	
2BD/ 2BA+DEN	29	15%
2BD/ 2BA+DEN	1	
3BD/ 2BA	79	40%
3BD/ 2BA	1	
4BD/ 3BA	23	12%
4BD/ 3BA	1	
<b>200</b>	<b>100%</b>	

TYPE A Unites = 4 Units out of 200 = 2%  
TYPE B Unites = 196 Units out of 200

Market Rentable AVG Area: 1,080 SF  
Total Net Rentable: 215,977 SF

UNIT SUMMARY			
UNIT TYPE	UNIT NAME	UNIT SIZE	UNIT COUNT
2 BEDROOMS	2B-01	879 SF	50
2 BEDROOMS	2B-01 TYPE A	879 SF	1
2 BEDROOMS	2B-03	870 SF	10
2 BEDROOMS	2B-04	896 SF	5
			66
2 BEDROOMS + DEN	2B-02	1,016 SF	25
2 BEDROOMS + DEN	2B-02.1	1,016 SF	4
2 BEDROOMS + DEN	2B-02.1 TYPE A	1,016 SF	1
			30
3 BEDROOMS	3B-01	1,107 SF	28
3 BEDROOMS	3B-01 TYPE A	1,107 SF	1
3 BEDROOMS	3B-02	1,117 SF	1
3 BEDROOMS	3B-02.1	1,273 SF	4
3 BEDROOMS	3B-03	1,163 SF	10
3 BEDROOMS	3B-04	1,202 SF	15
3 BEDROOMS	3B-04.1	1,134 SF	5
3 BEDROOMS	3B-05	1,141 SF	16
			80
4 BEDROOMS	4B-01	1,460 SF	13
4 BEDROOMS	4B-01 TYPE A	1,460 SF	1
4 BEDROOMS	4B-02	1,364 SF	5
4 BEDROOMS	4B-03	1,364 SF	5
			24
<b>TOTAL</b>			<b>200</b>

## SHEET INDEX

### ARCHITECTURE

COVERSHEET	.GEN-00	BUILDING SECTIONS	A3-1
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EXTERIOR ELEVATIONS	A2-1	UNIT PLAN	A4-13
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EXTERIOR FACADE	A2-3	UNIT PLAN	A4-14
MATERIAL CALCULATION		UNIT PLAN	A4-15
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3D PERSPECTIVE	A2-6		A5-3
3D PERSPECTIVE	A2-7		
3D PERSPECTIVE	A2-8		
3D PERSPECTIVE	A2-9		

**LIBERTY CORNER**  
SALT LAKE CITY, UT 84121

ENTITLEMENT PACKAGE

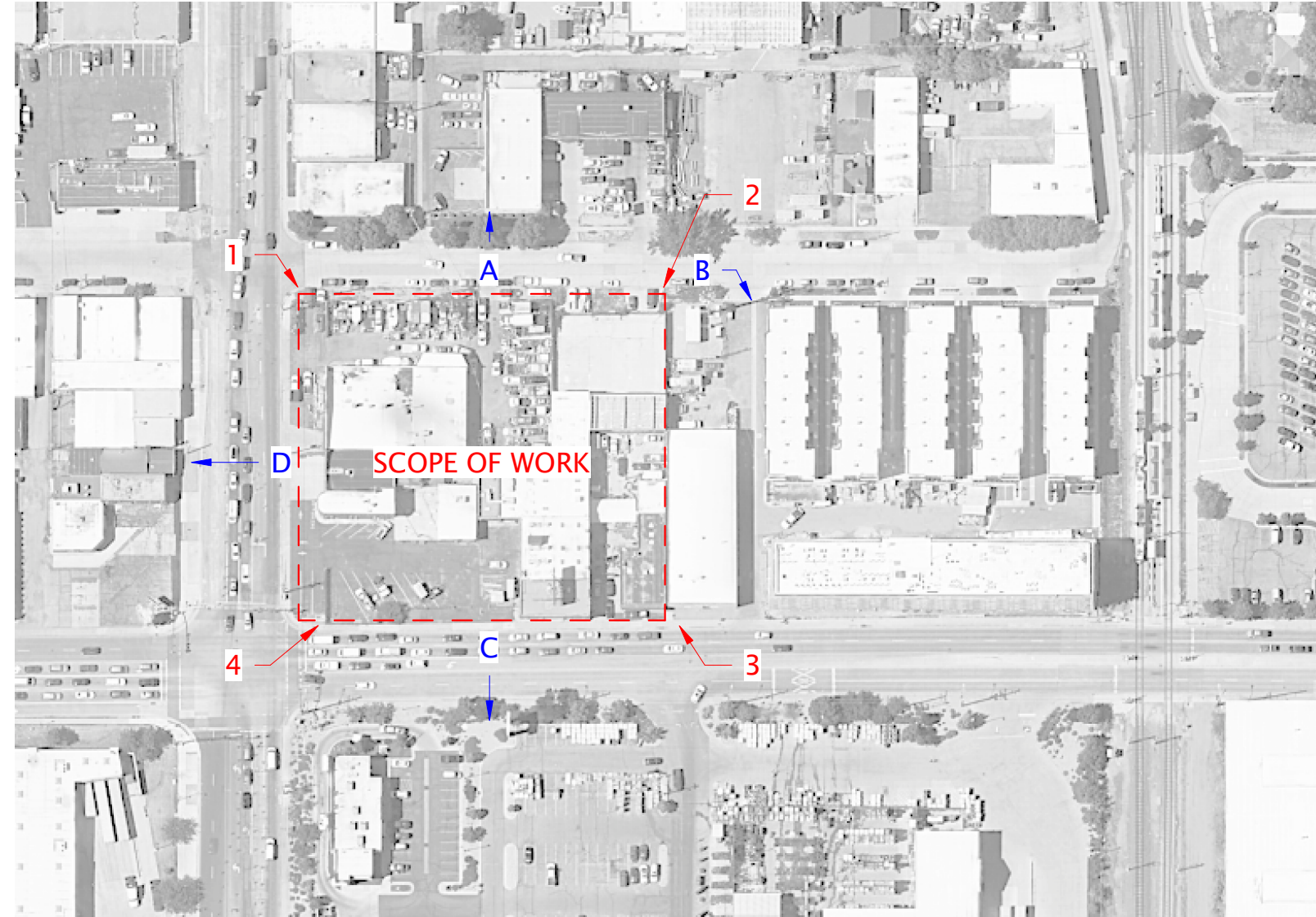
COWBOY PARTNERS  
6440 S WASATCH BLVD, SUITE 100  
SALT LAKE CITY, UTAH 84121  
PHONE: 801.424.4400

MVE + PARTNERS  
1900 MAIN STREET, SUITE 800  
IRVINE, CA 92614  
PHONE: 949.809.3388

.GEN-01  
PROJECT DATA

JANUARY 5, 2024





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**PLANT SCHEDULE**

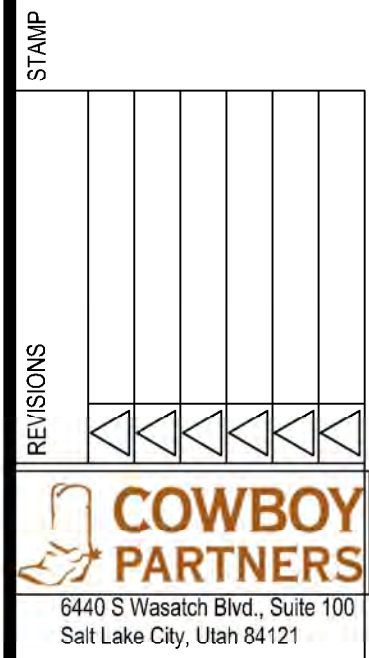
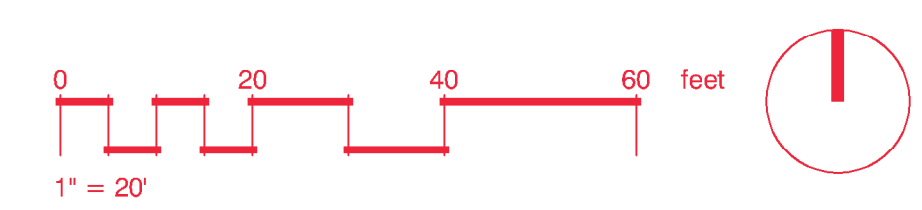
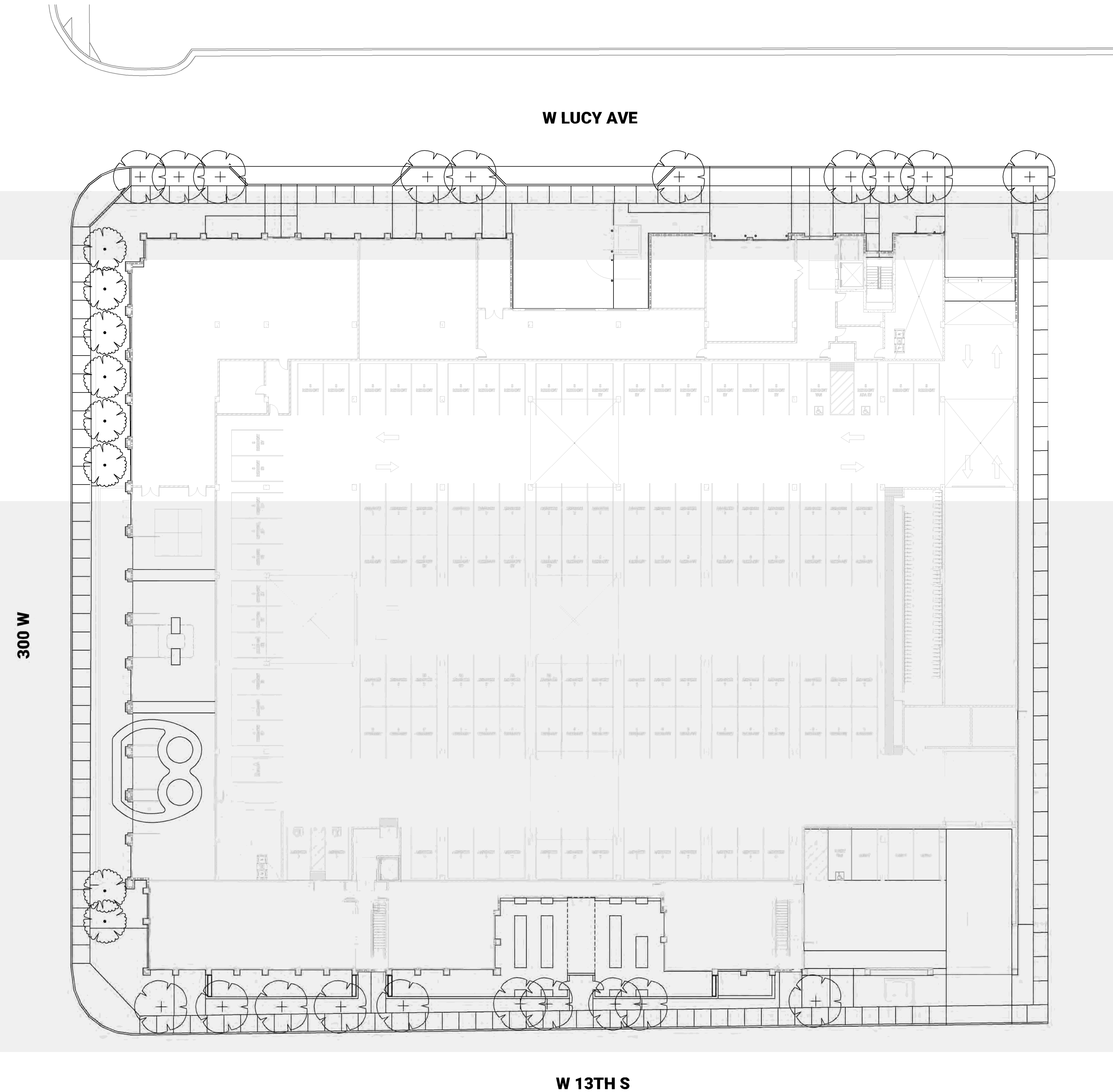
SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONT.	HZONE	QTY
<b>TREES</b>					
	ACER GRANDIDENTATUM 'MESA GLOW' / BIGTOOTH MAPLE	2" CAL.	B&B	TD4	8
	ZELKOVA SERRATA 'CITY SPRITE' / CITY SPRITE ZELKOVA	2" CAL.	B&B	TD4	20

**SUMMARY DATA:**

PARK STRIP TREES REQUIRED/PROVIDED:  
 LUCY AVENUE 10 REQUIRED/10 PROVIDED  
 300 WEST 8 REQUIRED/8 PROVIDED  
 1300 SOUTH 10 REQUIRED/10 PROVIDED

DROUGHT TOLERANT TREES (80% MINIMUM):  
 TREES: 100% PROVIDED - NOTE HYDROZONES ON PLANTING SCHEDULE

PLEASE NOTE: TREE REMOVAL OR TREE PLANTING IN THE PUBLIC WAY REQUIRES APPROVAL FROM THE SLD URBAN FORESTRY (972-7818)



**LIBERTY CORNER**  
 1265 South 300 West  
 Salt Lake City, UT 84101

**PLANTING PLAN - LEVEL 1**  
 LP101



**SITE SUMMARY**

Zoning: General Commercial (CG)

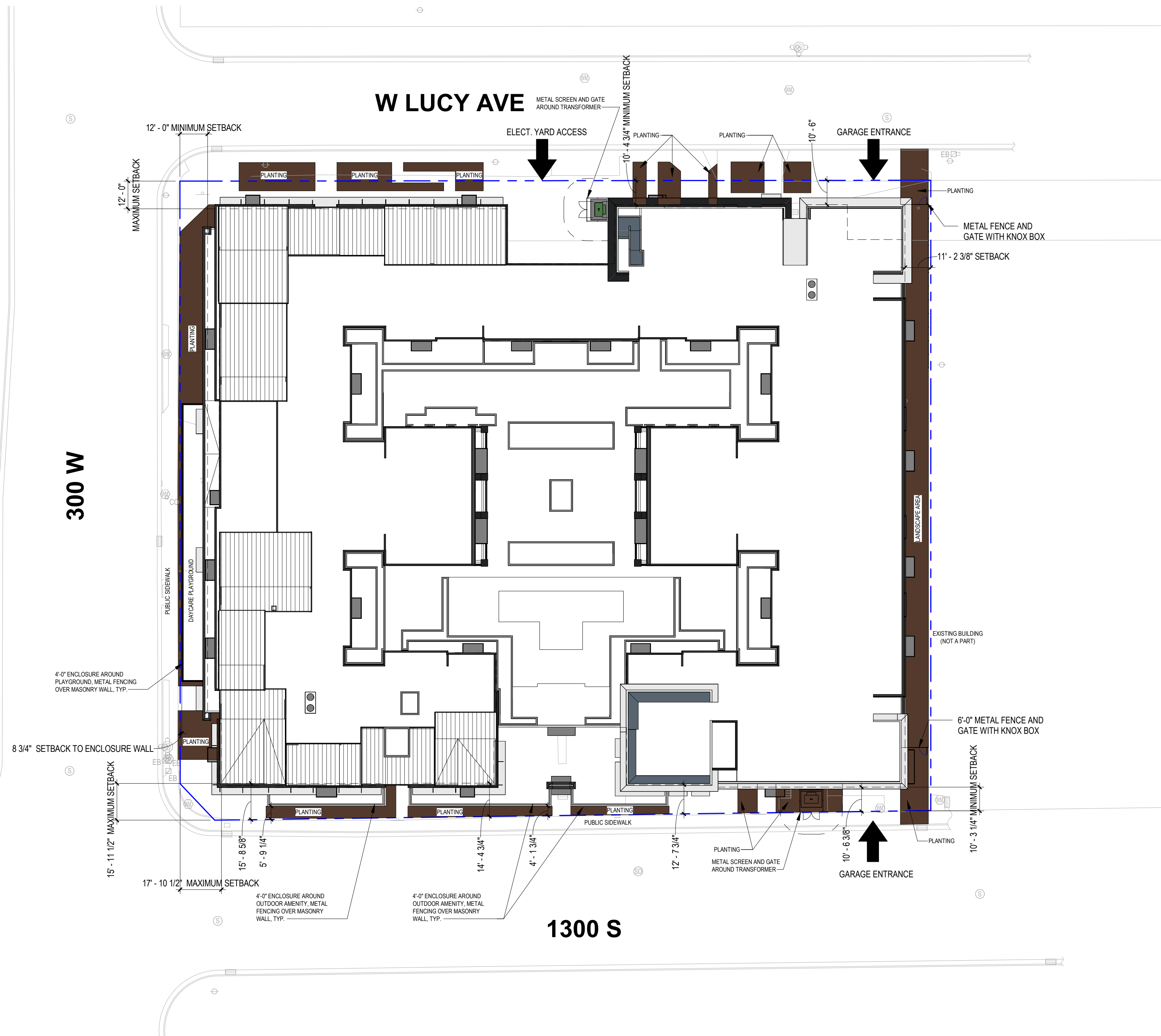
5 Levels Type IIIA over 2 Levels Type IA  
 200 DU  
 3,728 SF Ground Level Amenity  
 1,240 SF Ground Level Leasing Office  
 1,687 SF Multi-Use Court  
 4,878 SF Daycare with 5,574 SF Playground  
 4,987 SF Level 3 Amenity

*\*All building above grade*

Note: The project will comply with the 2021 IBC Section 510.2 requirements.

Street Frontage Planting Area		
Street	Planting Area Required	Planting Area Provided
1300 S	1,490 SF	1,642 SF
300 W	1,263 SF	1,434 SF
W LUCY AVE	1,520 SF	2,007 SF
<b>Total</b>	<b>4,273 SF</b>	<b>5,083 SF</b>

Note: The project will comply with 21A.26.070 landscape requirement.



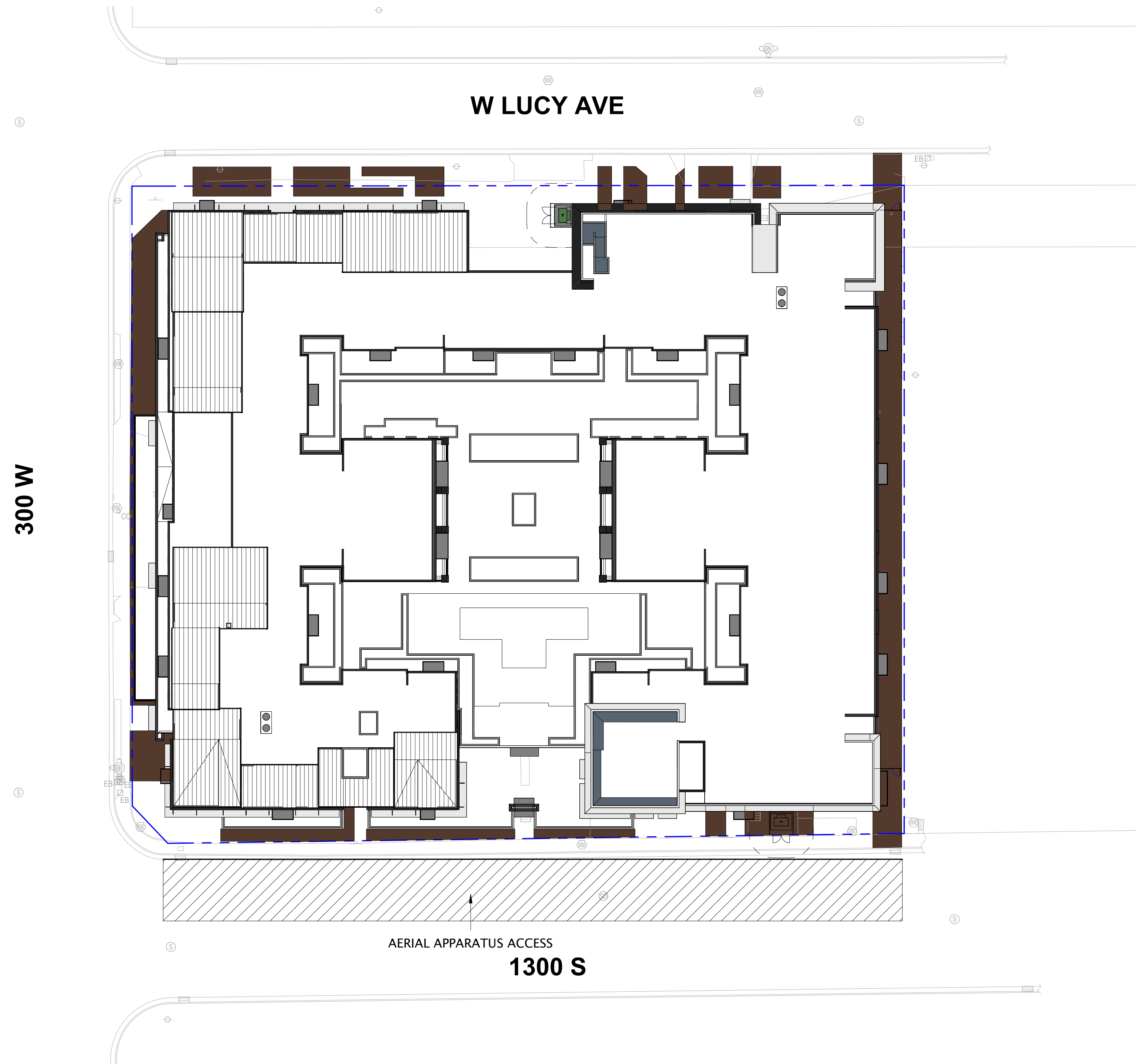


**SITE SUMMARY**

Zoning: *General Commercial (CG)*

5 Levels Type IIIA over 2 Levels Type IA  
200 DU  
3,728 SF Ground Level Amenity  
1,240 SF Ground Level Leasing Office  
1,687 SF Multi-Use Court  
4,878 SF Daycare with 5,574 SF Playground  
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*\*All building above grade*



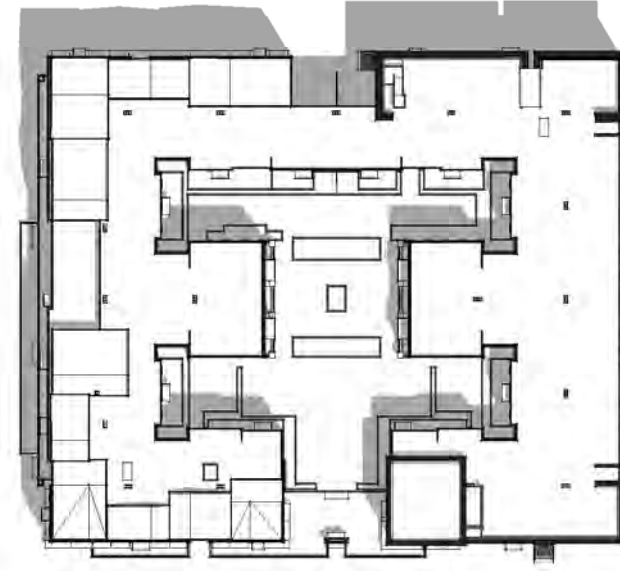
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MAR. 20

SUMMER SOLSTICE  
JUN. 21

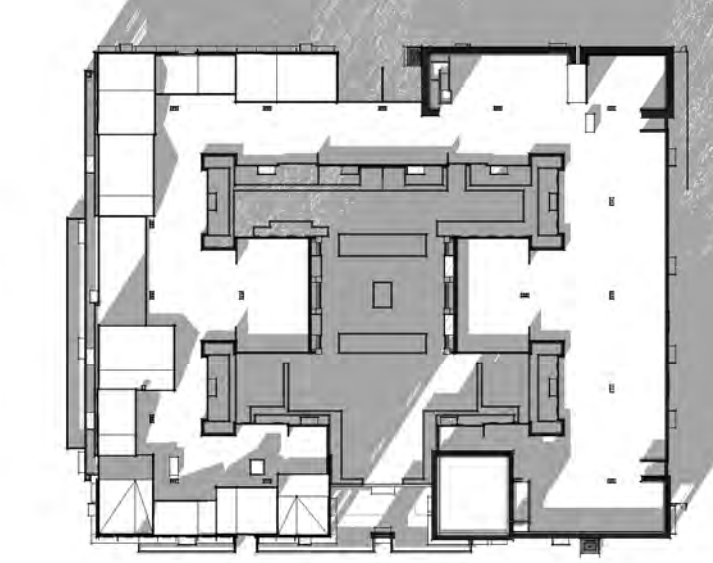
FALL EQUINOX  
SEP. 22

WINTER SOLSTICE  
DEC. 21

09:00 AM



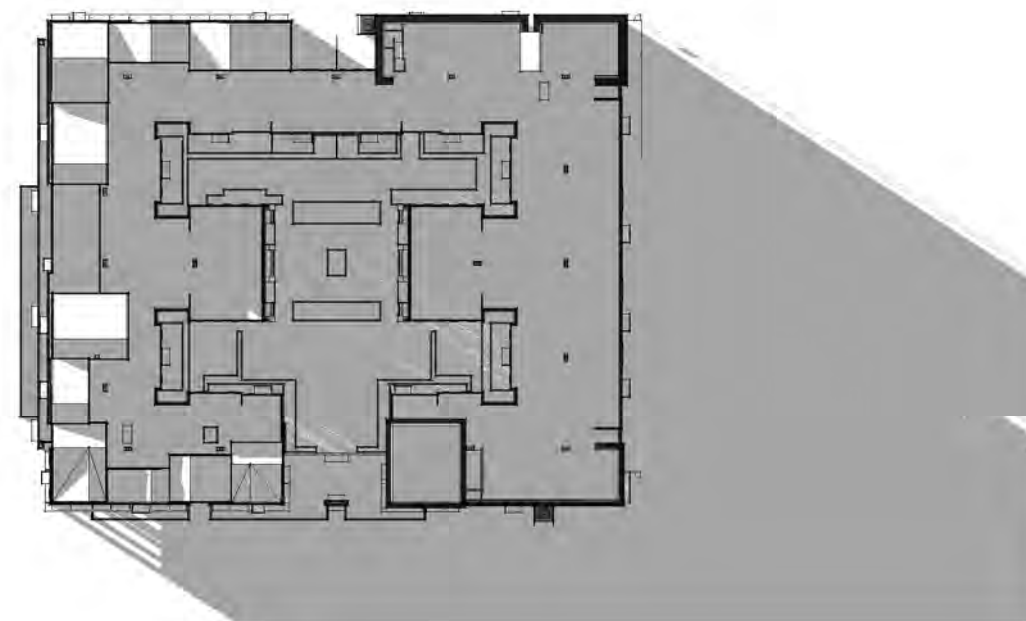
12:00 PM



03:00 PM



06:00 PM



The Percentage of W Lucy Ave Facing Facade Length Dedicated to Active Uses

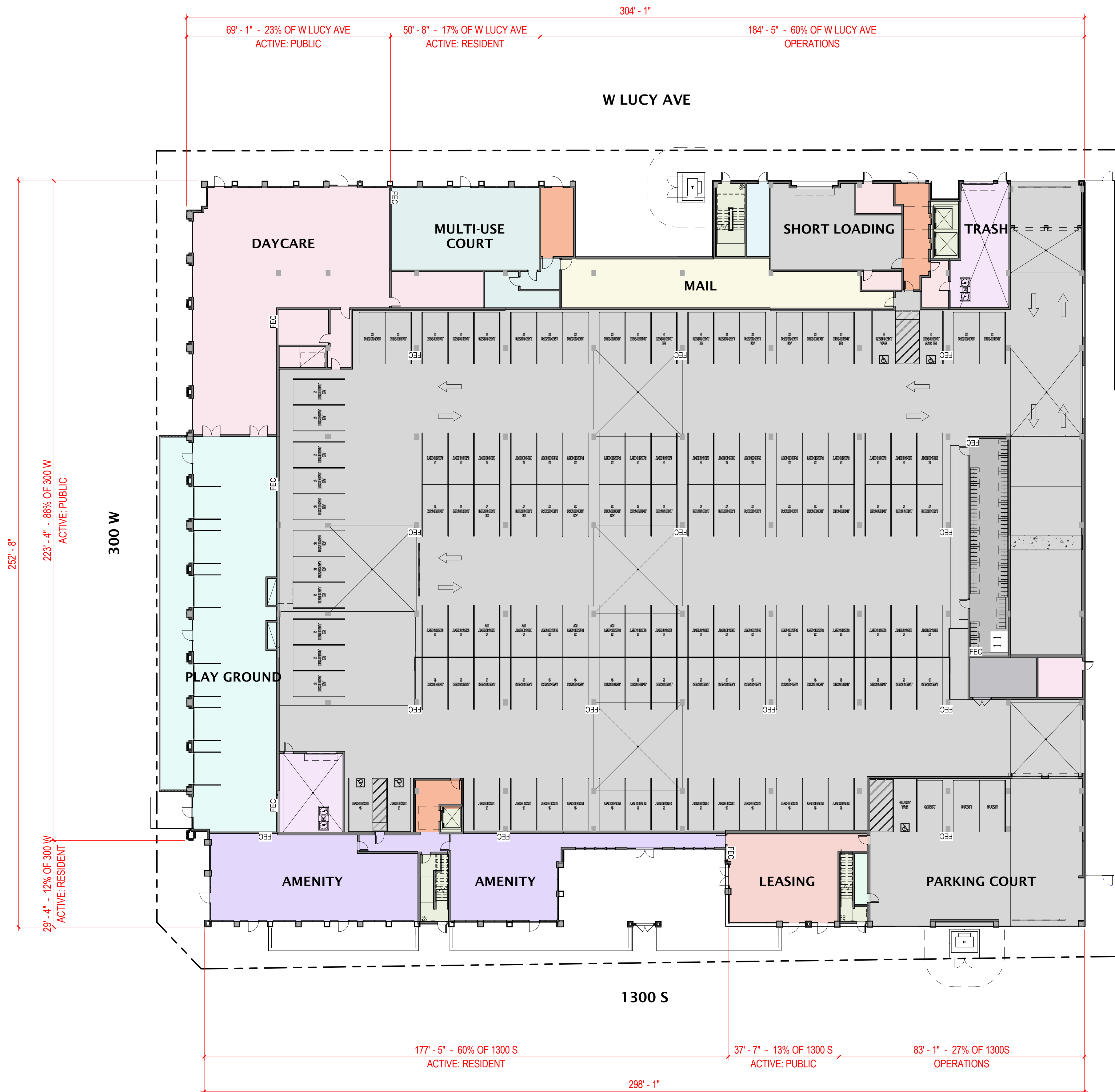
Uses	Length	Percentage of the 1300 S
Active: Public	69'-1"	23%
Active: Resident	50'-8"	17%
Operation	184'-5"	60%

The Percentage of 300 W Facing Facade Length Dedicated to Active Uses

Uses	Length	Percentage of the 300 W
Active: Public	223'-4"	88%
Active: Resident	29'-4"	12%

The Percentage of 1300 S Facing Facade Length Dedicated to Active Uses

Uses	Length	Percentage of the 1300 S
Active: Public	37'-7"	13%
Active: Resident	177'-5"	60%
Operation	83'-1"	27%



The Percentage of W Lucy Ave Facing Facade Length Dedicated to Active Uses

Uses	Length	Percentage of the 1300 S
Active: Public	69'-1"	23%
Active: Resident	50'-8"	17%
Operation	184'-5"	60%



NORTH

The Percentage of 300 W Facing Facade Length Dedicated to Active Uses

Uses	Length	Percentage of the 300 W
Active: Public	223'-4"	88%
Active: Resident	29'-4"	12%



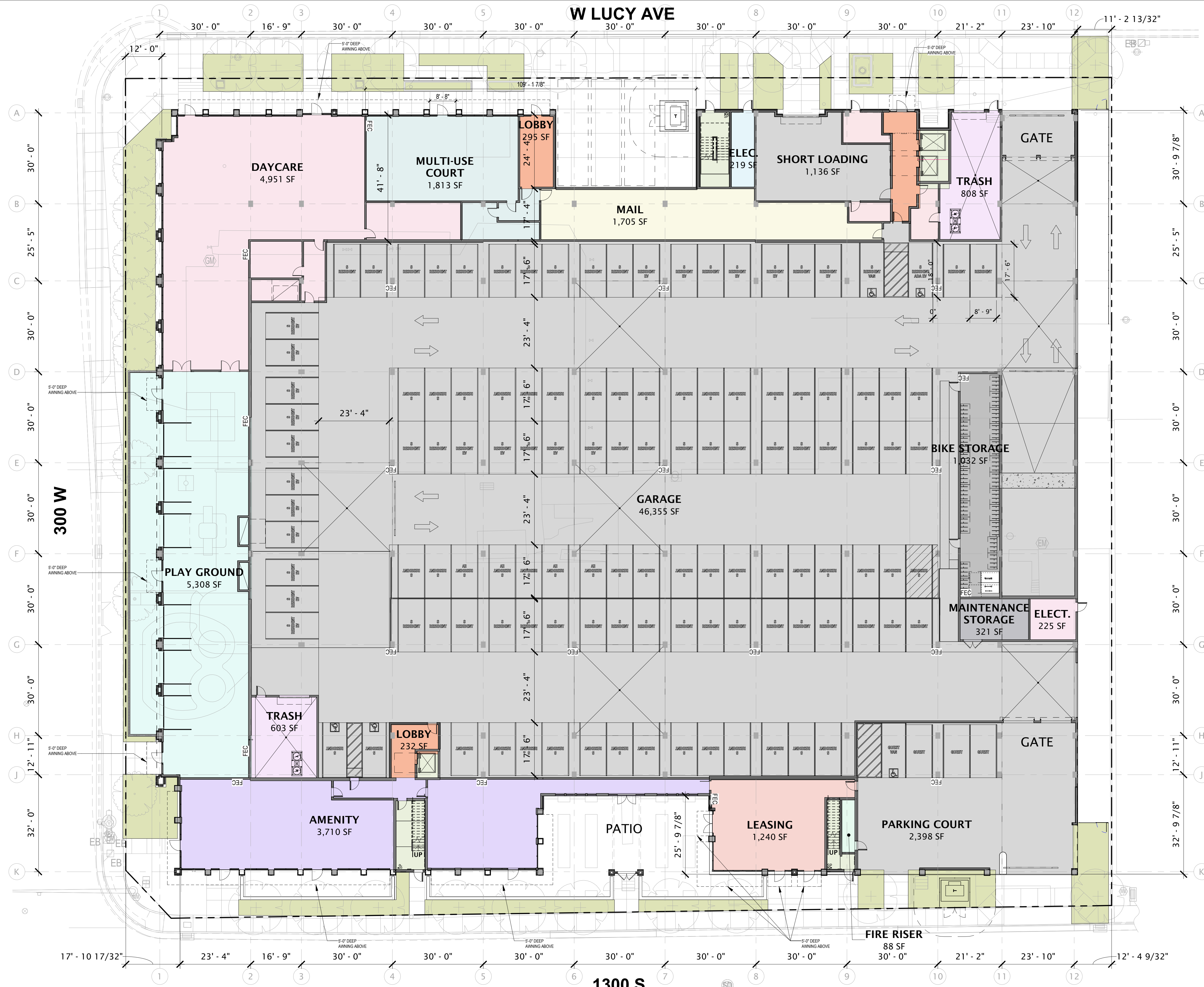
WEST

The Percentage of 1300 S Facing Facade Length Dedicated to Active Uses

Uses	Length	Percentage of the 1300 S
Active: Public	37'-7"	13%
Active: Resident	177'-5"	60%
Operation	83'-1"	27%



SOUTH



**LIBERTY CORNER**  
 SALT LAKE CITY, UT 84121  
 ENTITLEMENT PACKAGE

COWBOY PARTNERS  
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 SALT LAKE CITY, UTAH 84121  
 PHONE: 801.424.4400

MVE + PARTNERS  
 1900 MAIN STREET, SUITE 800  
 IRVINE, CA 92614  
 PHONE: 949.809.3388

**A1-1**  
**LEVEL 1 PLAN**  
 1/16" = 1'-0"  
 JANUARY 5, 2024



**EXITING CALCULATIONS - LEVEL 3**

Name	Occupancy Type	Area	Occupant Load Factor (O.L.F.)	Occupancy Load
AMENITY A	A-3	794 SF	15	53
AMENITY B	A-3	1,031 SF	15	69
AMENITY C	A-3	815 SF	15	55
ELECT.	S-1	170 SF	300	1
ELECT.	S-1	134 SF	300	1
RESIDENTIAL 1A	R-2	23,886 SF	200	120
RESIDENTIAL 1B	R-2	23,610 SF	200	119
TRASH ROOM	S-1	53 SF	300	1
TRASH ROOM	S-1	53 SF	300	1
		50,545 SF		420

OUTDOOR DECK	A-3	4,777 SF	15	319
OUTDOOR DECK	A-3	3,324 SF	15	222
POOL	A-4	1,540 SF	50	31
		9,641 SF		572
		60,186 SF		992

**LEVEL 3 - BASIC ASSUMPTIONS**

RESIDENTIAL OCCUPANTS

AREA 1A =	121
AREA 1B =	115
Total:	236

INDOOR AMENITY OCCUPANTS: 283

OUTDOOR DECK OCCUPANTS: 658  
(Two separate areas with less than 300 ea.)

Total: 1,177

STAIR CAPACITY (0.2 Egress Factor):

Stair 1 (46" wide):	230
Stair 2 (46" wide):	230
Stair 3 (48" wide):	240
Total:	700

OUTDOOR PODIUM EGRESS CAPACITY (0.15 Egress Factor):

North Exit (36" Door):	240
Southeast Exit (36" Door):	240
Southwest Exit (36" Door):	240
Total:	720

OCCUPANTS BEYOND STAIR CAPACITY  
1,177 - 700 = 477

CAPACITY OF SINGLE HORIZONTAL EXIT: (0.15 Egress Factor)  
36" DOOR / .15 = 240

CAPACITY OF TWO HORIZONTAL EXITS:  
240 x 2 = 480

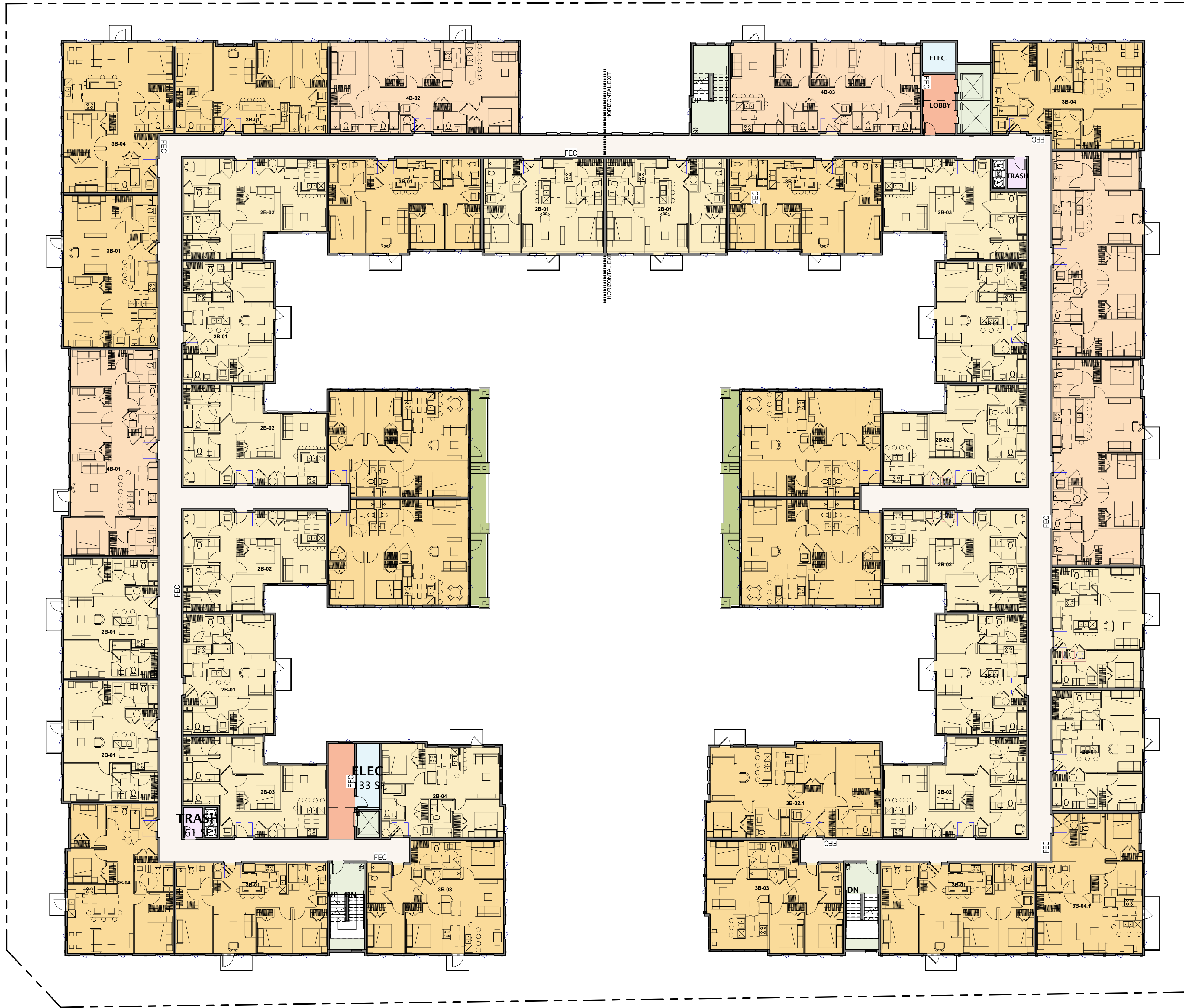
477 / 2 = 239 OCCUPANTS PER HORIZONTAL EXIT

121 (1A) + 240 = 361  
REFUGUE AREA REQUIRED = 361 x 3 = 1,083 SF  
REFUGUE AREA PROVIDED = 1,100 SF

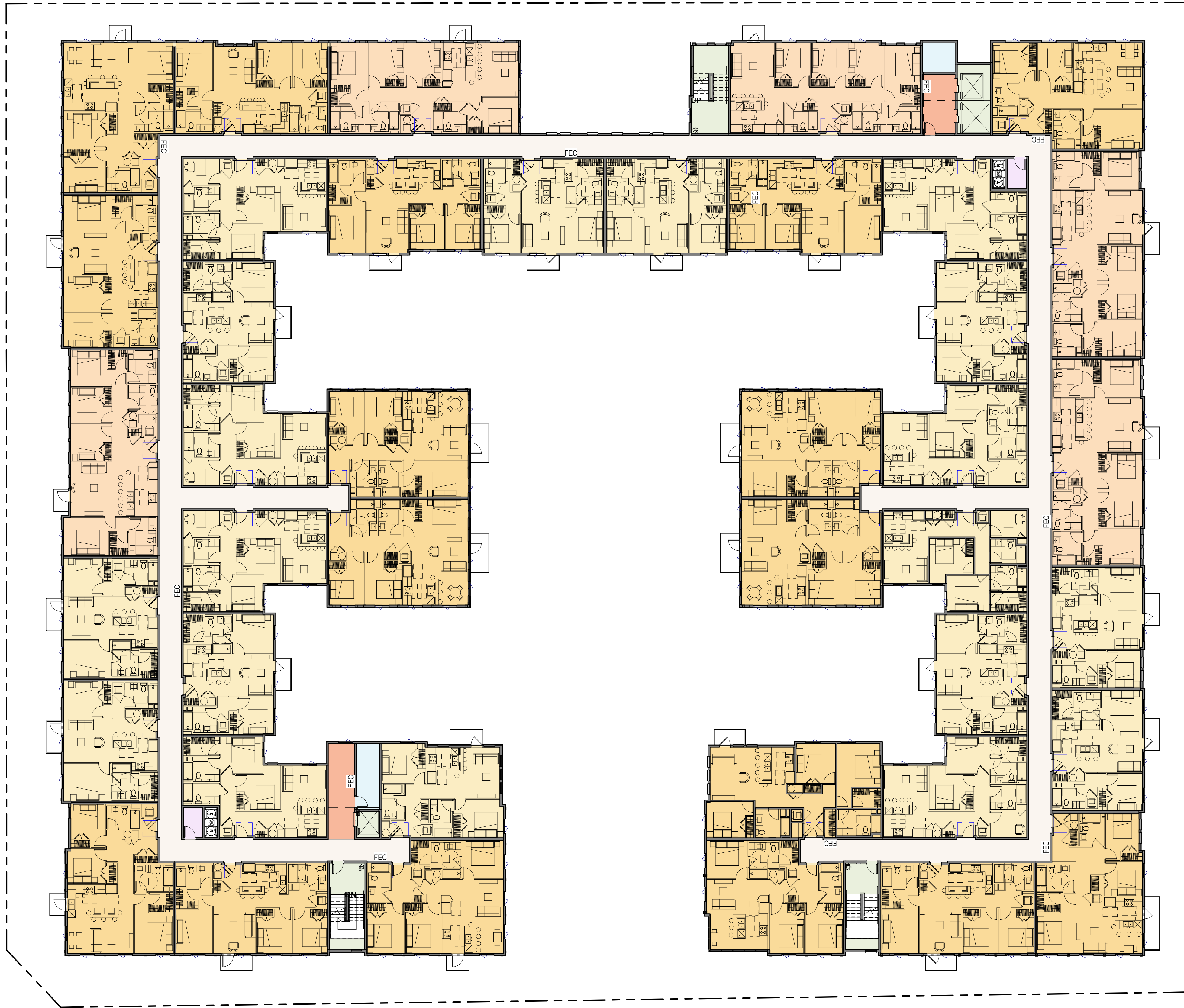
115 (1B) + 240 = 355  
REFUGUE AREA REQUIRED = 355 x 3 = 1,065 SF  
REFUGUE AREA PROVIDED = 1,100 SF

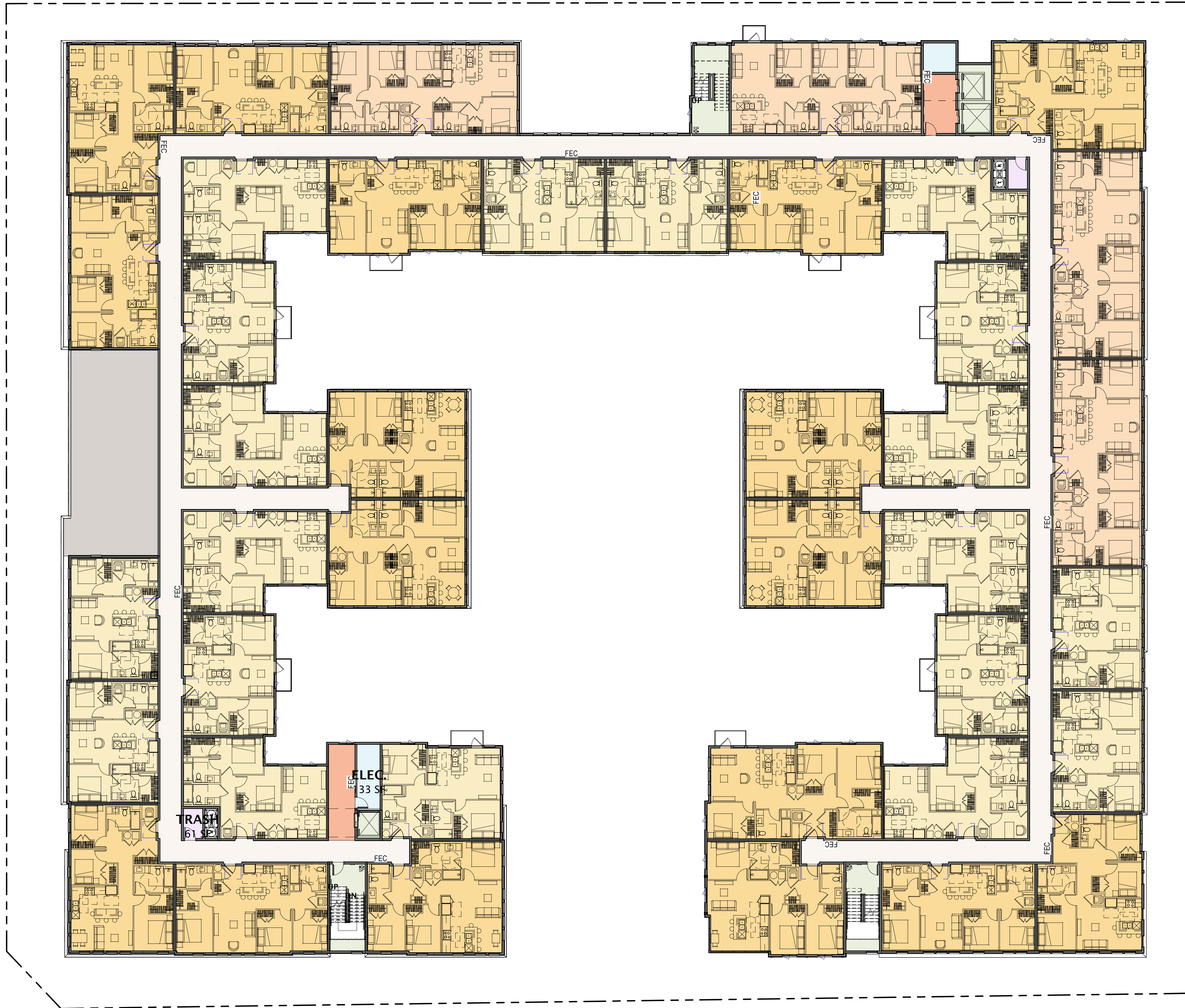
NOTE: 1. The elevator will comply with the requirements of an Accessible Means of Egress Elevator as specified in the 2010 IBC Section 1009.2.1.  
2. The corridor will comply with 2021 IBC Section 1020.5.

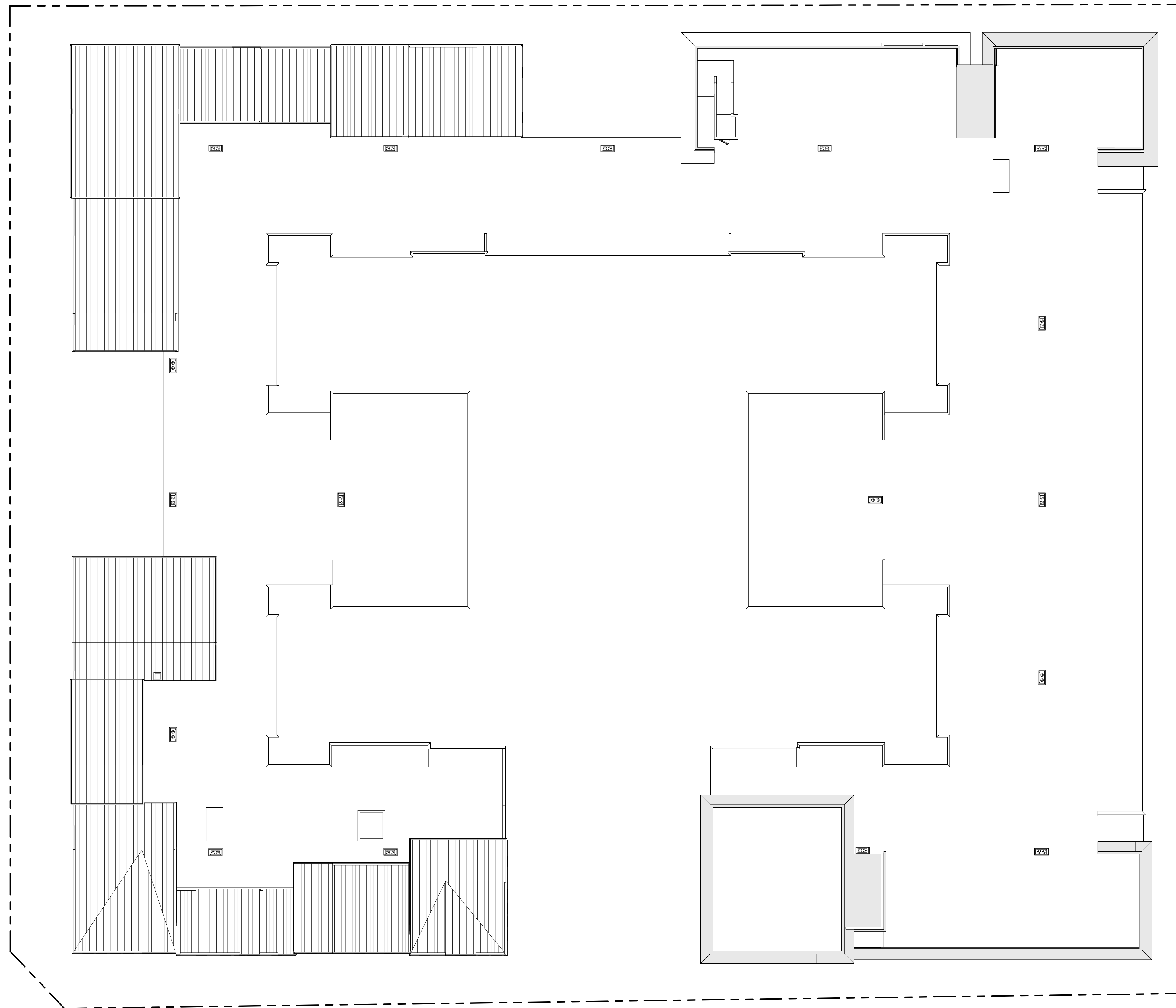










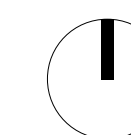


**LIBERTY CORNER**  
SALT LAKE CITY, UT 84121

ENTITLEMENT PACKAGE

COWBOY PARTNERS  
6440 S WASATCH BLVD, SUITE 100  
SALT LAKE CITY, UTAH 84121  
PHONE: 801.424.4400

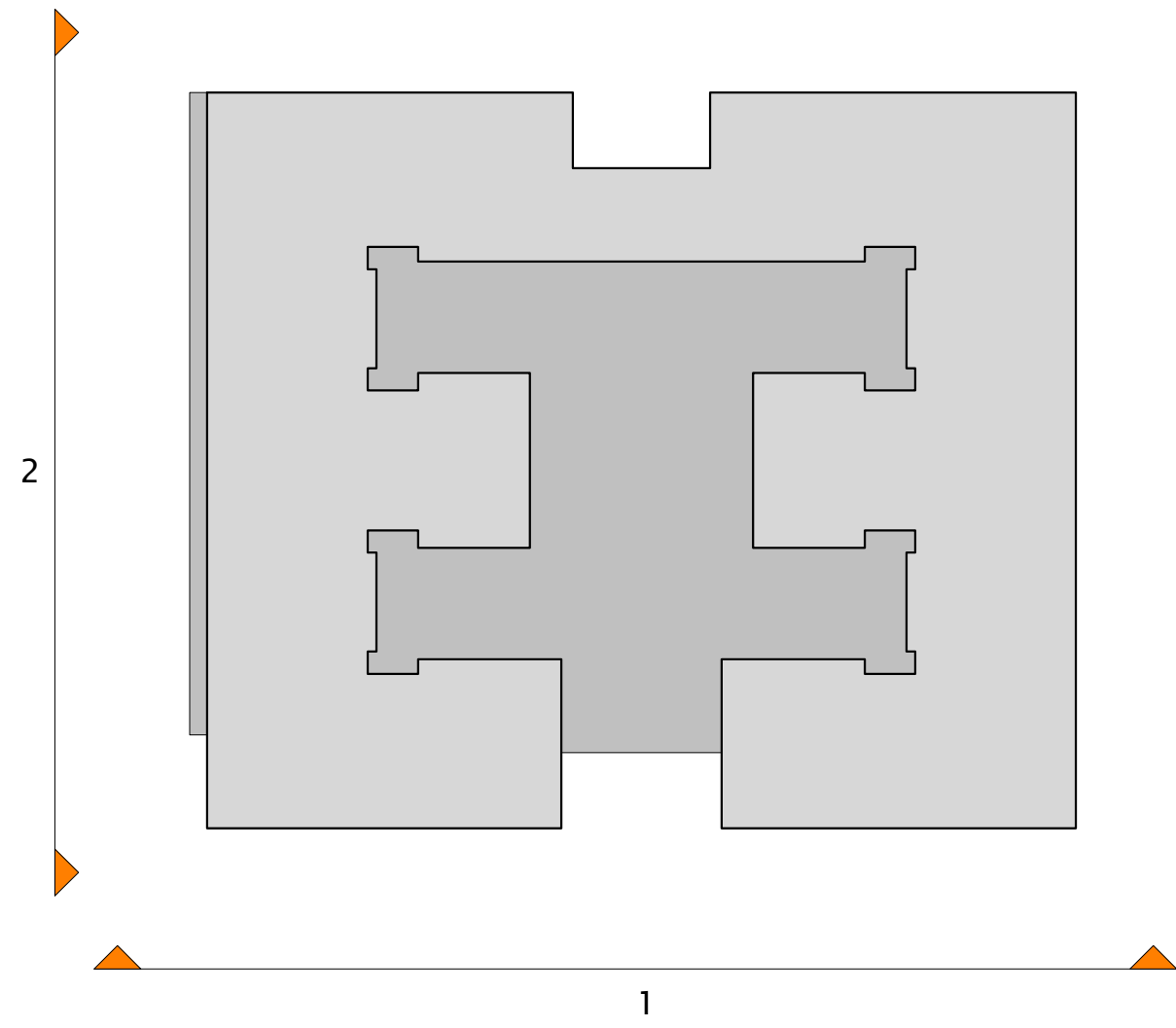
MVE + PARTNERS  
1900 MAIN STREET, SUITE 800  
IRVINE, CA 92614  
PHONE: 949.809.3388



A1-8  
ROOF PLAN  
1/16" = 1'-0"  
JANUARY 5, 2024



WEST 1/16" = 1'-0" 2



- 01 CONCRETE
- 02 BRICK, COLOR: RAWHIDE
- 03 BRICK, COLOR: TUNBRIDGE
- 04 BRICK, COLOR: DUNSMUIR DIESKIN
- 05 BRICK, COLOR: CUMBERLAND
- 06 POTENTIAL SIGNAGE LOCATION
- 07 CORRUGATED METAL
- 08 METAL LOUVER
- 09 GLASS STOREFRONT
- 10 VINYL WINDOW
- 11 STUCCO, COLOR TO MATCH BRICK
- 12 METAL RAILING
- 13 CMU WALL
- 14 STUCCO, COLOR TO MATCH CORRUGATED METAL

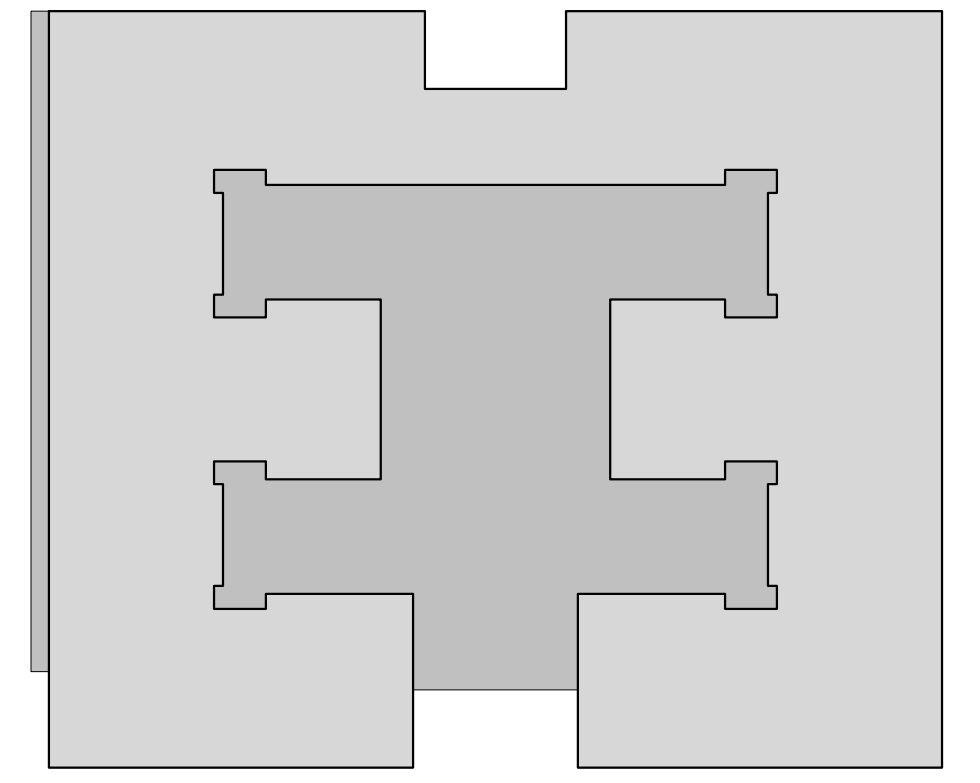
Note: Final material color, opening locations, and specification to be issued upon Building Permit Submittal.



SOUTH 1/16" = 1'-0" 1



EAST 1/16" = 1'-0" 2



NORTH 1/16" = 1'-0" 1

- 01 CONCRETE
- 02 BRICK, COLOR: RAWHIDE
- 03 BRICK, COLOR: TUNBRIDGE
- 04 BRICK, COLOR: DUNSMUIR DIESKIN
- 05 BRICK, COLOR: CUMBERLAND
- 06 POTENTIAL SIGNAGE LOCATION
- 07 CORRUGATED METAL
- 08 METAL LOUVER
- 09 GLASS STOREFRONT
- 10 VINYL WINDOW
- 11 STUCCO, COLOR TO MATCH BRICK
- 12 METAL RAILING
- 13 CMU WALL
- 14 STUCCO, COLOR TO MATCH CORRUGATED METAL

Note: Final material color, opening locations, and specification to be issued upon Building Permit Submittal.



WEST

Exterior Material Calculation on 300 W  
 BRICK = 14,387 SF - 5,162 SF (Glazing) = 45% of the Facade  
 STUCCO = 813 SF = 4% of the Facade  
 CORRUGATED METAL = 5,297 SF - 1,383 SF (Glazing) = 19% of the Facade  
 Glazing Area on Ground Level on 300 W  
 GLAZING = 2,059 SF = 71% the Ground Level Facade



SOUTH

Exterior Material Calculation on 1300 S  
 BRICK = 13,782 SF - 5,009 SF (Glazing) = 42% of the Facade  
 CONCRETE = 1,253 SF - 216 SF (Glazing) = 5% of the Facade  
 CORRUGATED METAL = 4,480 SF - 1183.5 SF (Glazing) = 16% of the Facade  
 STOREFRONT GLAZING = 1,446 SF = 7% of the Facade  
 Glazing Area on Ground Level on 1300 S  
 GLAZING = 1240.9 SF = 38% the Ground Level Facade



EAST

Exterior Material Calculation on the East

BRICK = 4,386 SF - 772 SF (Glazing)  
= 18% of the Facade

STUCCO = 8,560 SF - 6,265 SF (Glazing)  
= 31% of the Facade

CORRUGATED METAL = 3,038 SF - 780 SF (Glazing)  
= 11% of the Facade

CONCRETE = 4,313 SF = 21% of the Facade



NORTH

Exterior Material Calculation on W LUCY AVE

BRICK = 16,085 SF - 3,987 SF (Glazing)  
= 49% of the Facade

CONCRETE = 1,096 SF - 185 SF (Glazing)  
= 4% of the Facade

CORRUGATED METAL = 7,474 SF - 1,735 SF (Glazing)  
= 23% of the Facade

Glazing Area on Ground Level on W LUCY AVE

GLAZING = 1,160 SF = 31% the Ground Level Facade



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A2-5  
3D PERSPECTIVE

JANUARY 5, 2024





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A2-6  
3D PERSPECTIVE

JANUARY 5, 2024



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A2-7  
3D PERSPECTIVE

JANUARY 5, 2024



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A2-8  
3D PERSPECTIVE

JANUARY 5, 2024



**LIBERTY CORNER**  
SALT LAKE CITY, UT 84121

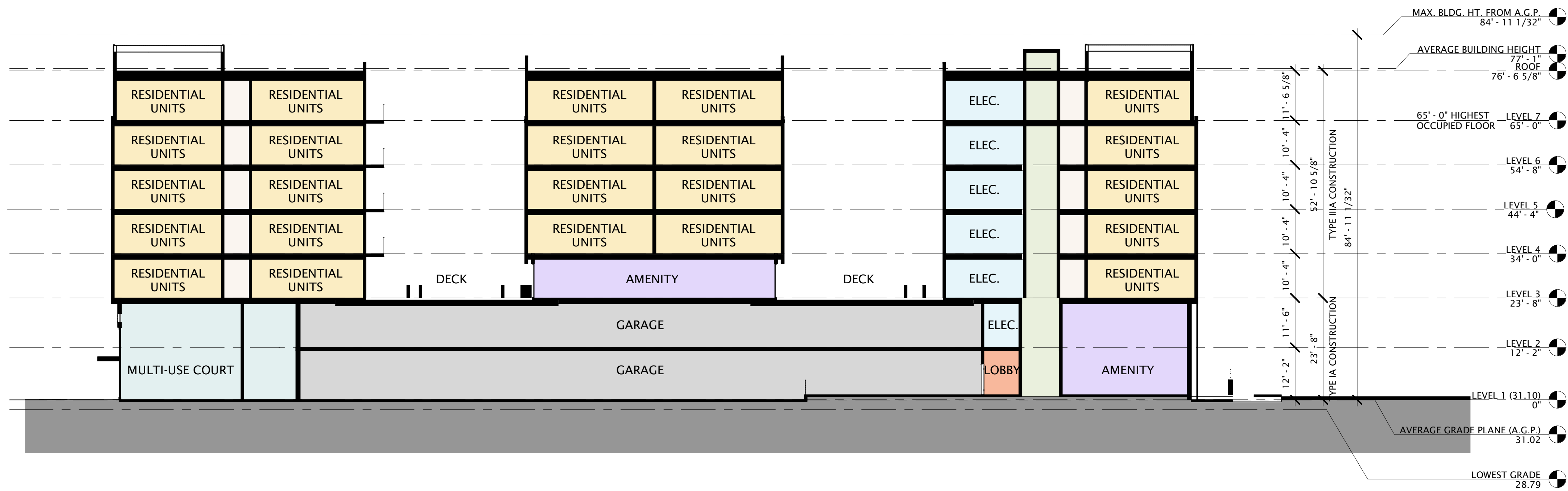
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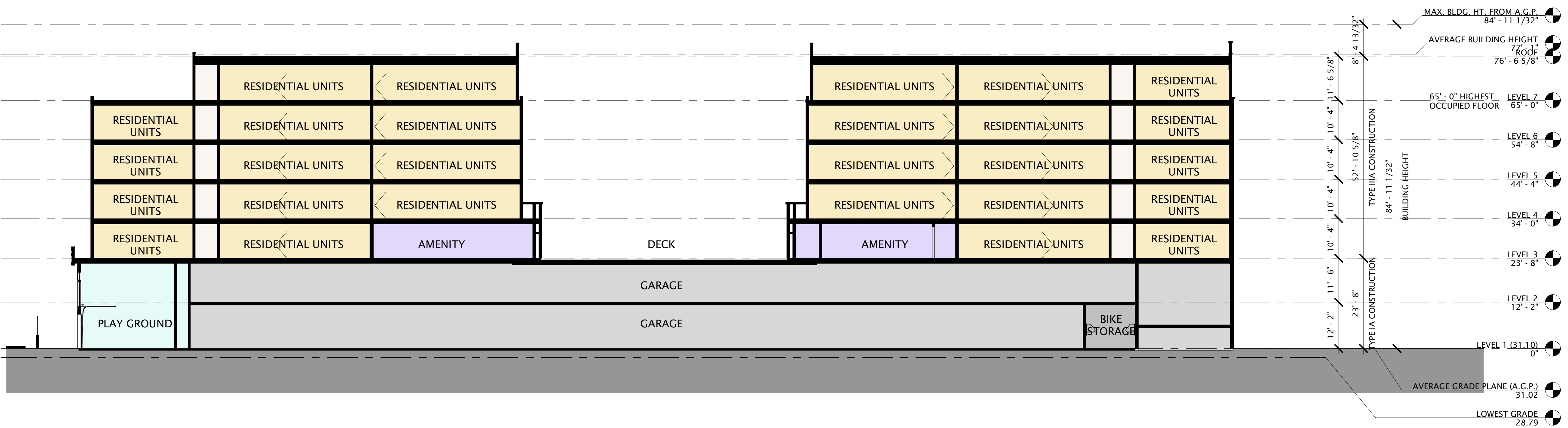
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A2-9  
3D PERSPECTIVE

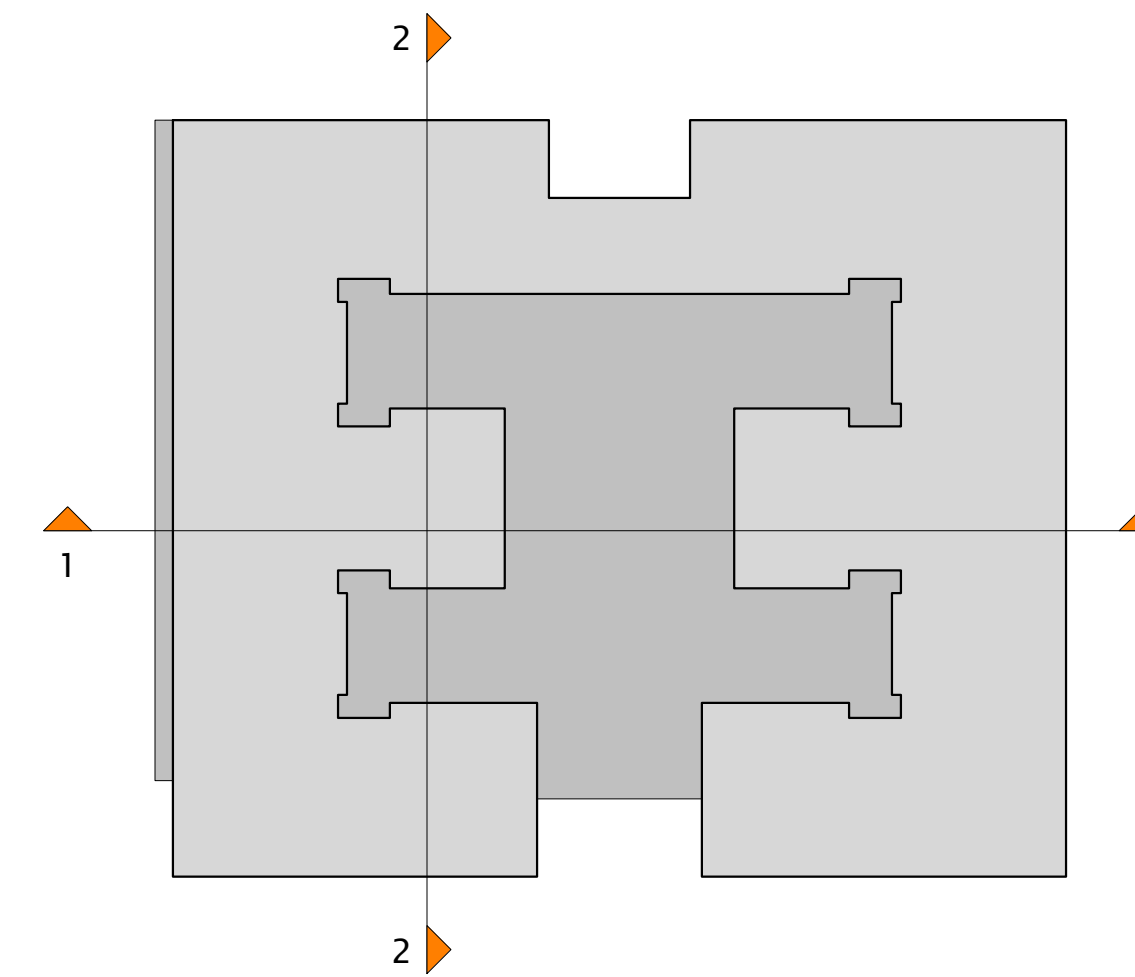
JANUARY 5, 2024



**BUILDING SECTION 2** 1/16" = 1'-0"



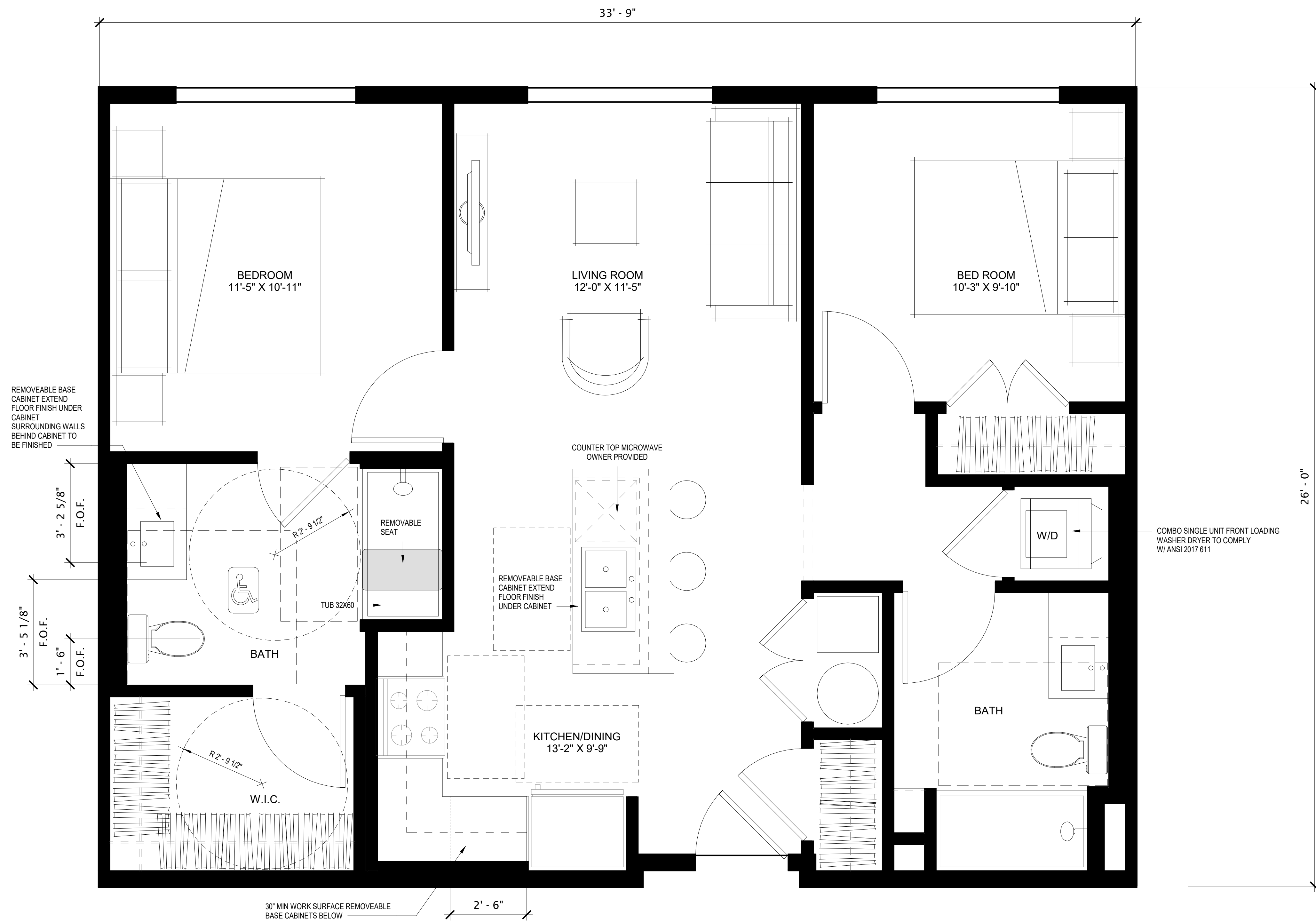
**BUILDING SECTION 1** 1/16" = 1'-0"





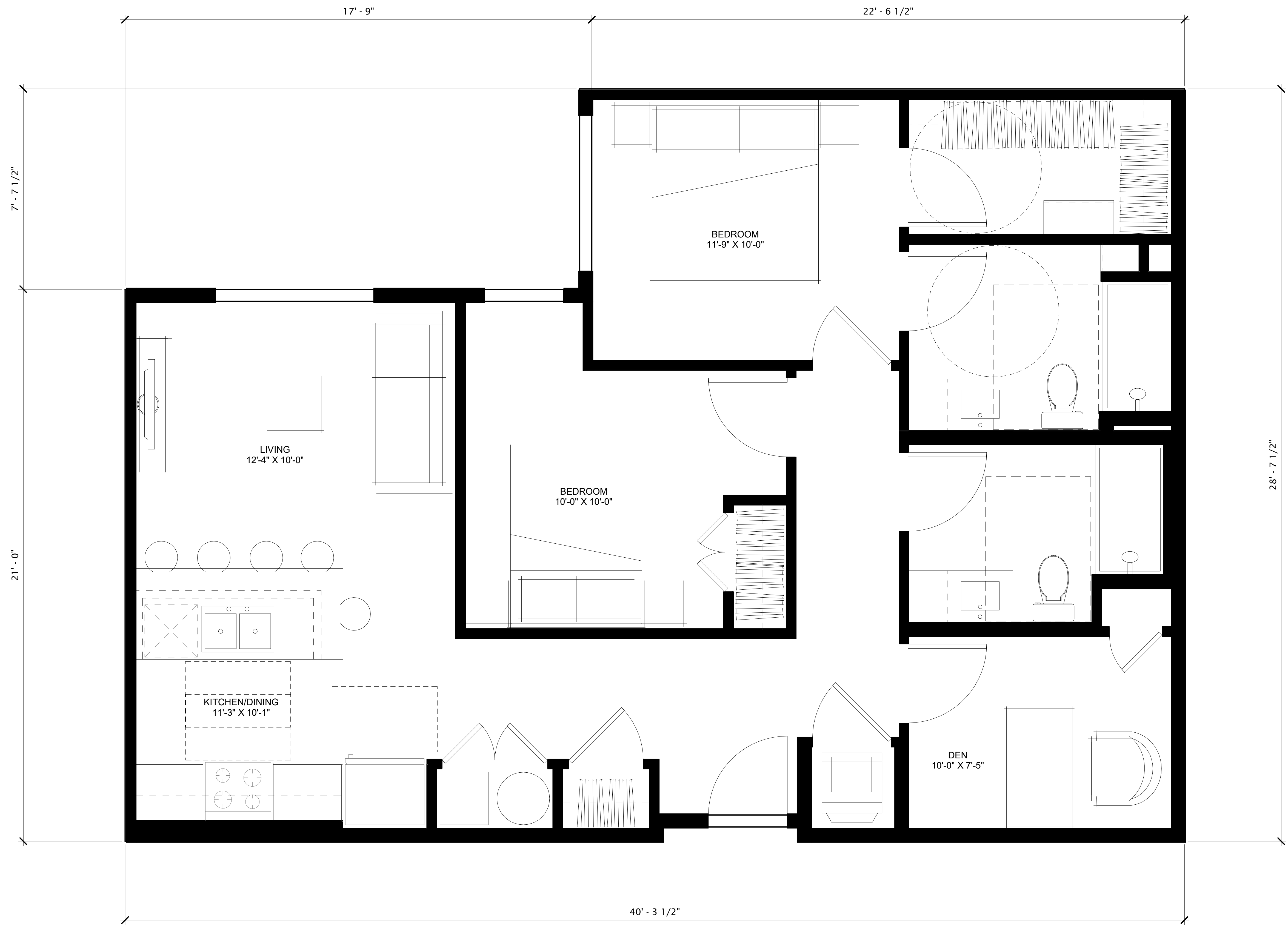


**UNIT 2B-01**  
 AREA: 879 SF  
 UNIT COUNT: 50

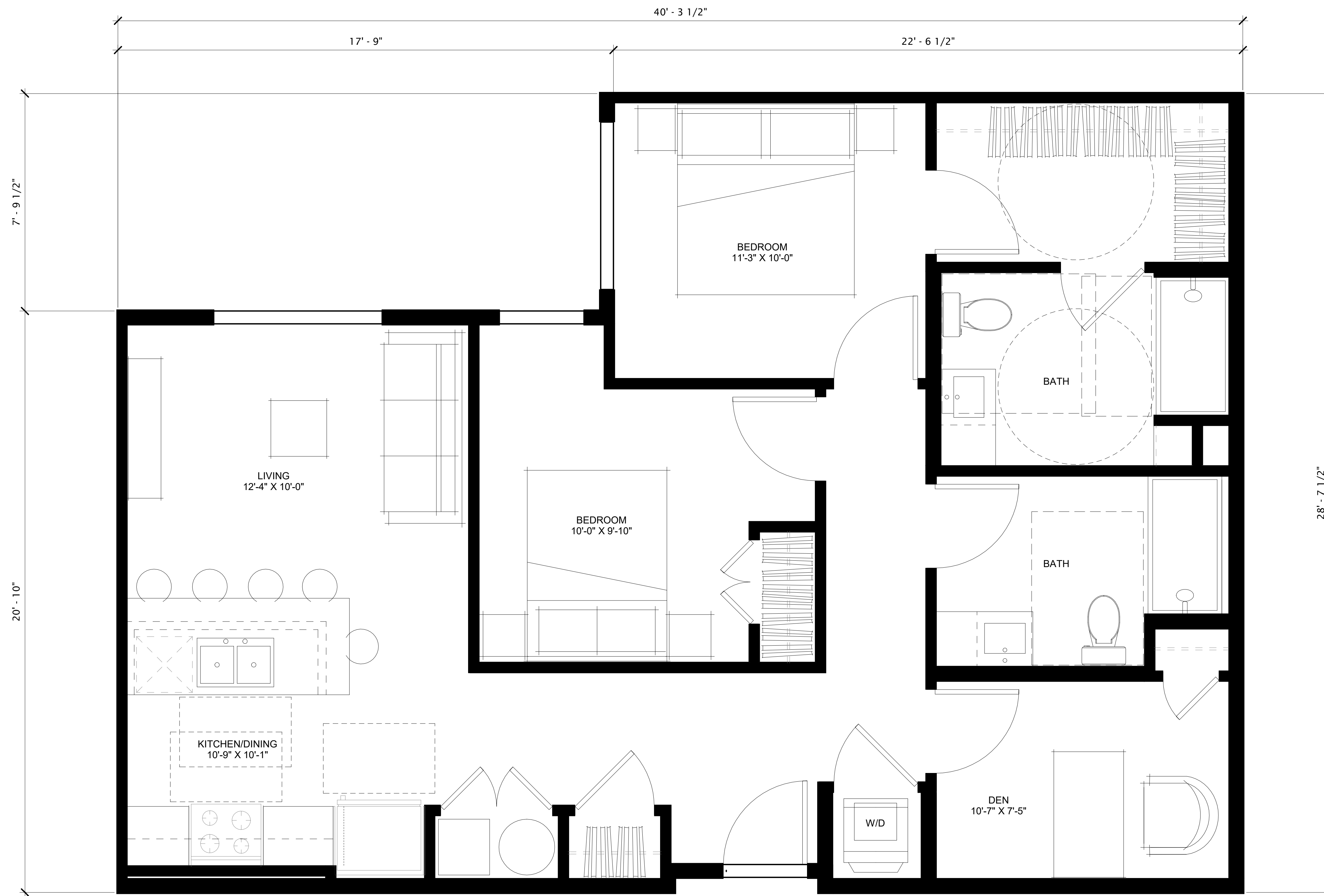


**UNIT 2B-01 TYPE A**  
 AREA: 879 SF  
 UNIT COUNT: 1

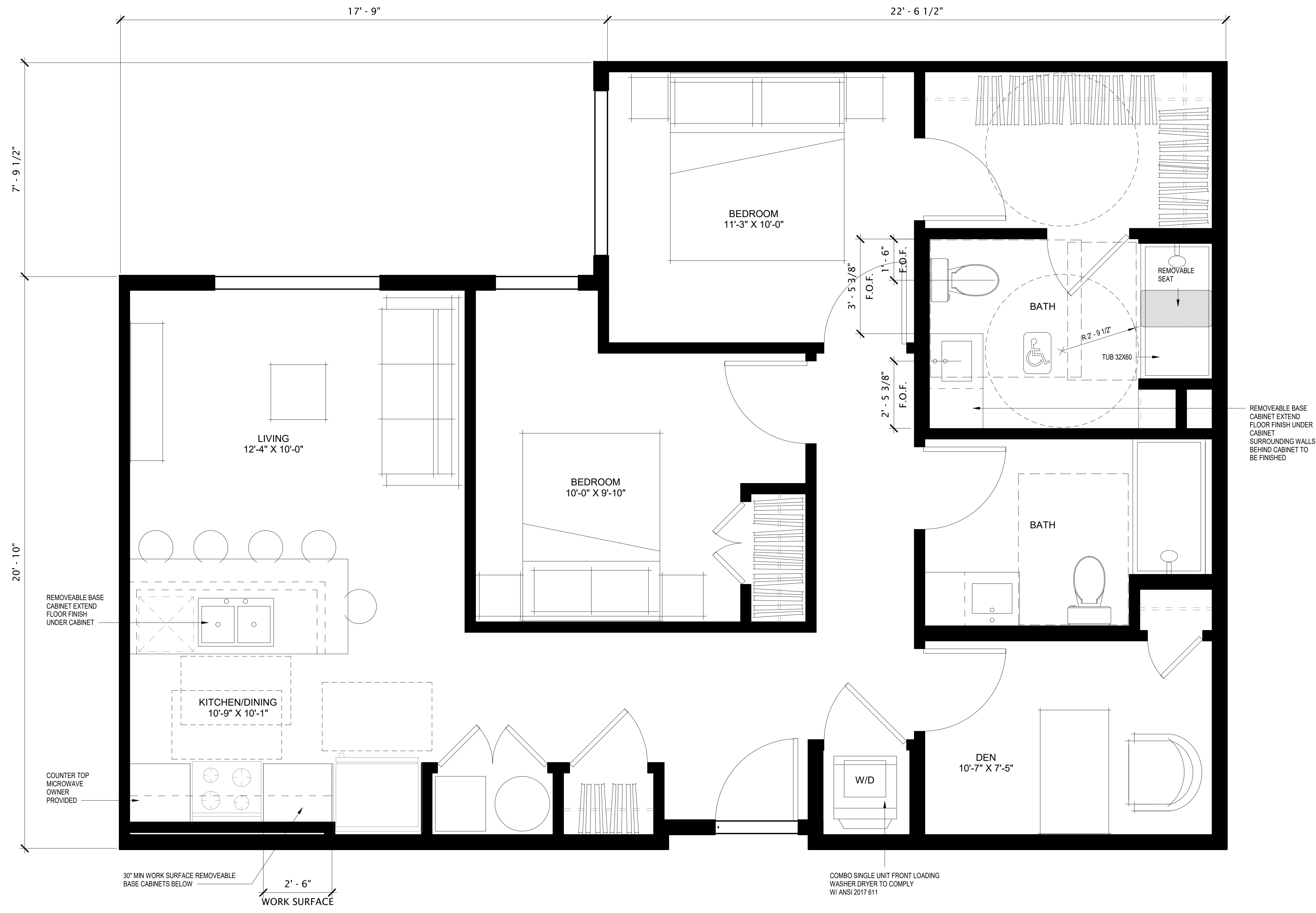




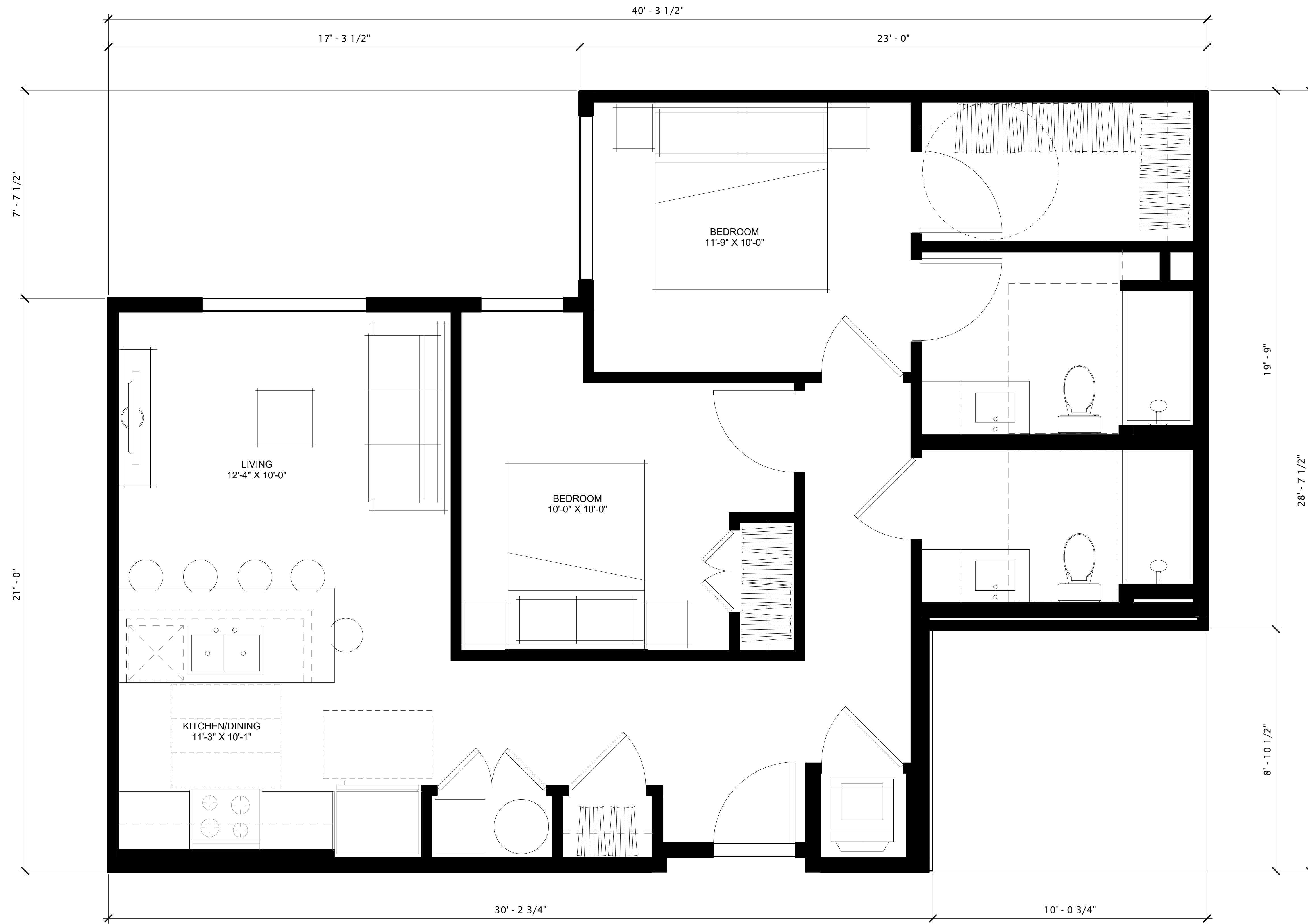
**UNIT 2B-02**  
 AREA: 1,016 SF  
 UNIT COUNT: 25



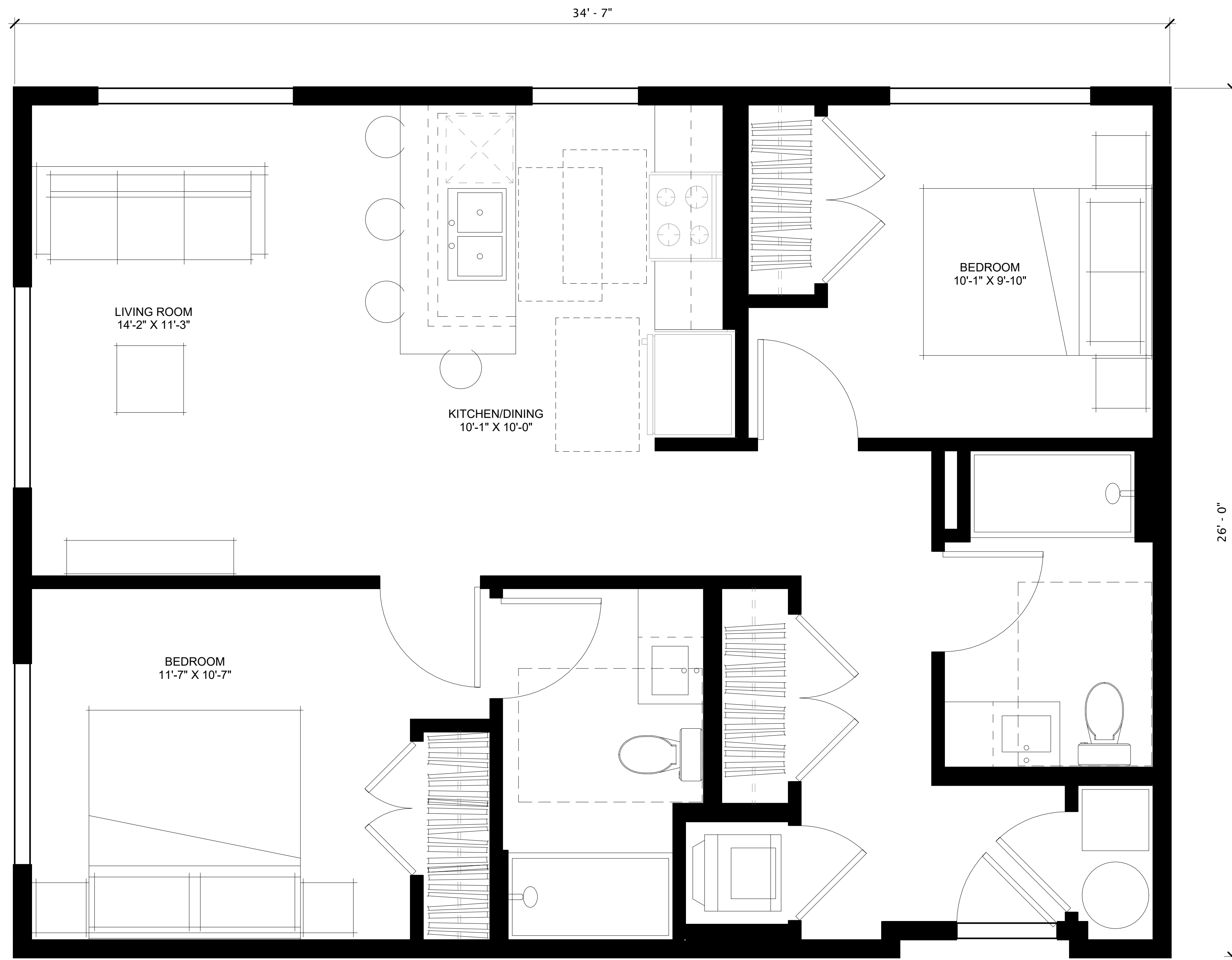
**UNIT 2B-02.1**  
 AREA: 1,016 SF  
 UNIT COUNT: 4



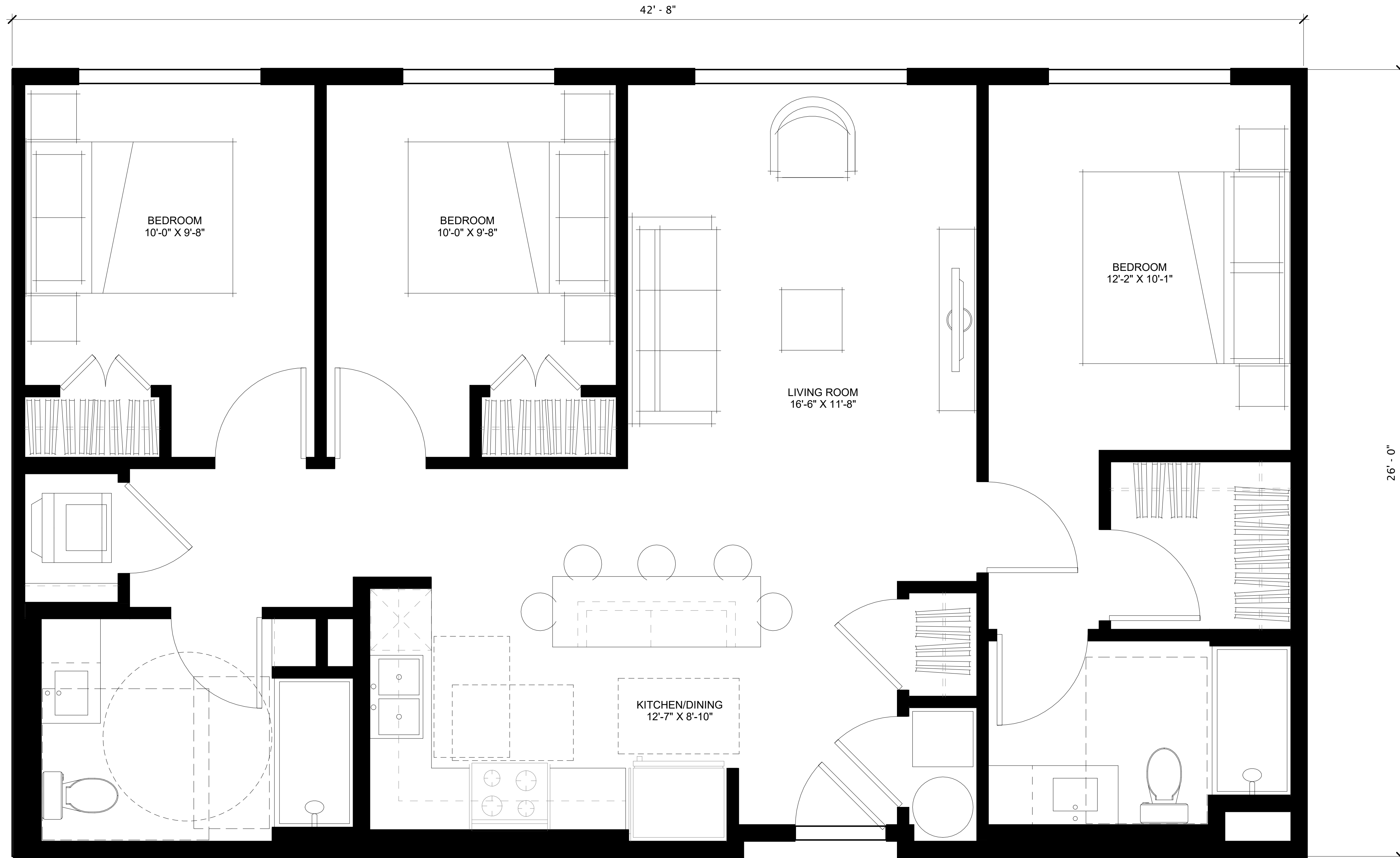
**UNIT 2B-02.1 TYPE A**  
 AREA: 1,016 SF  
 UNIT COUNT: 1



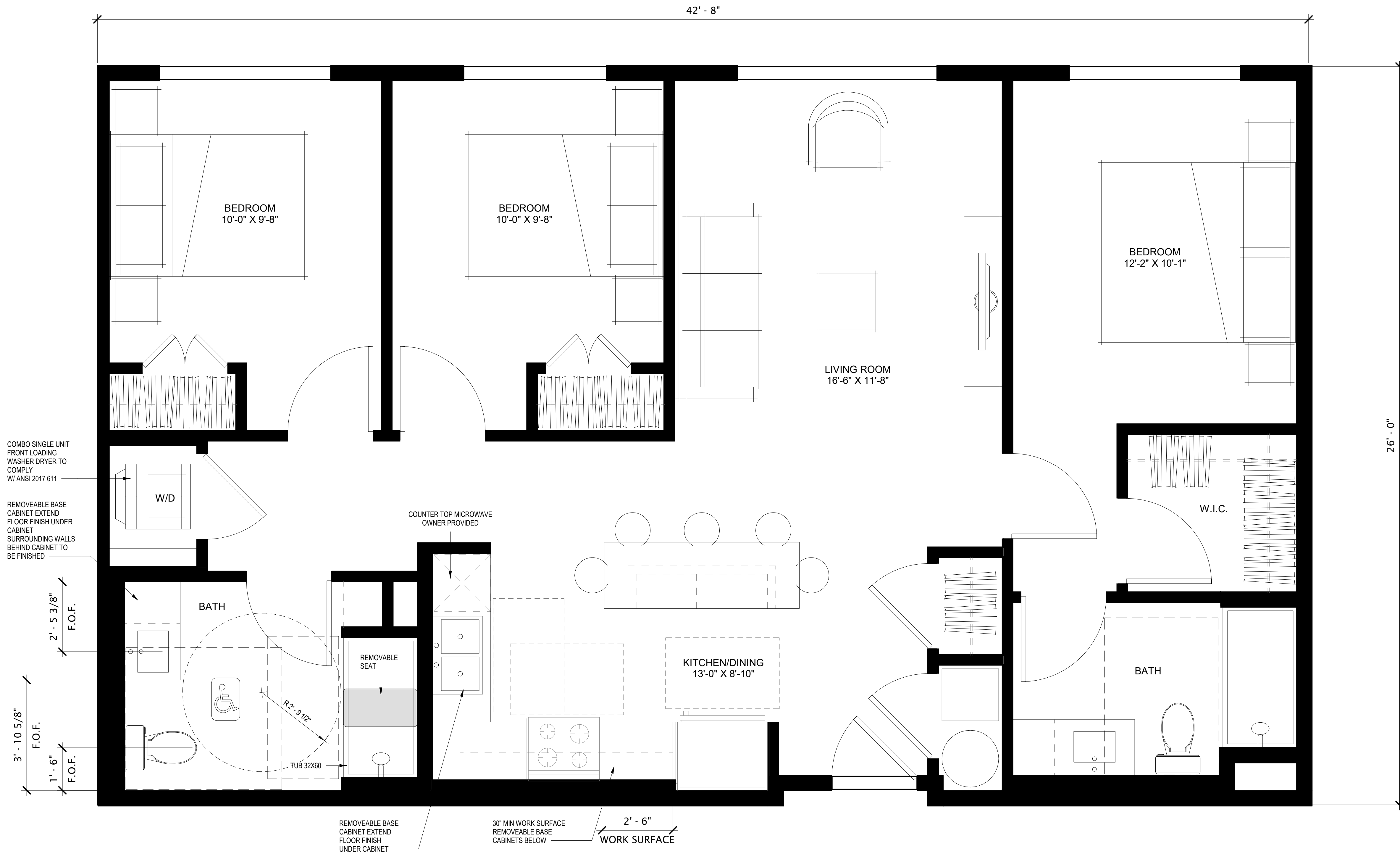
**UNIT 2B-03**  
 AREA: 939 SF  
 UNIT COUNT: 10



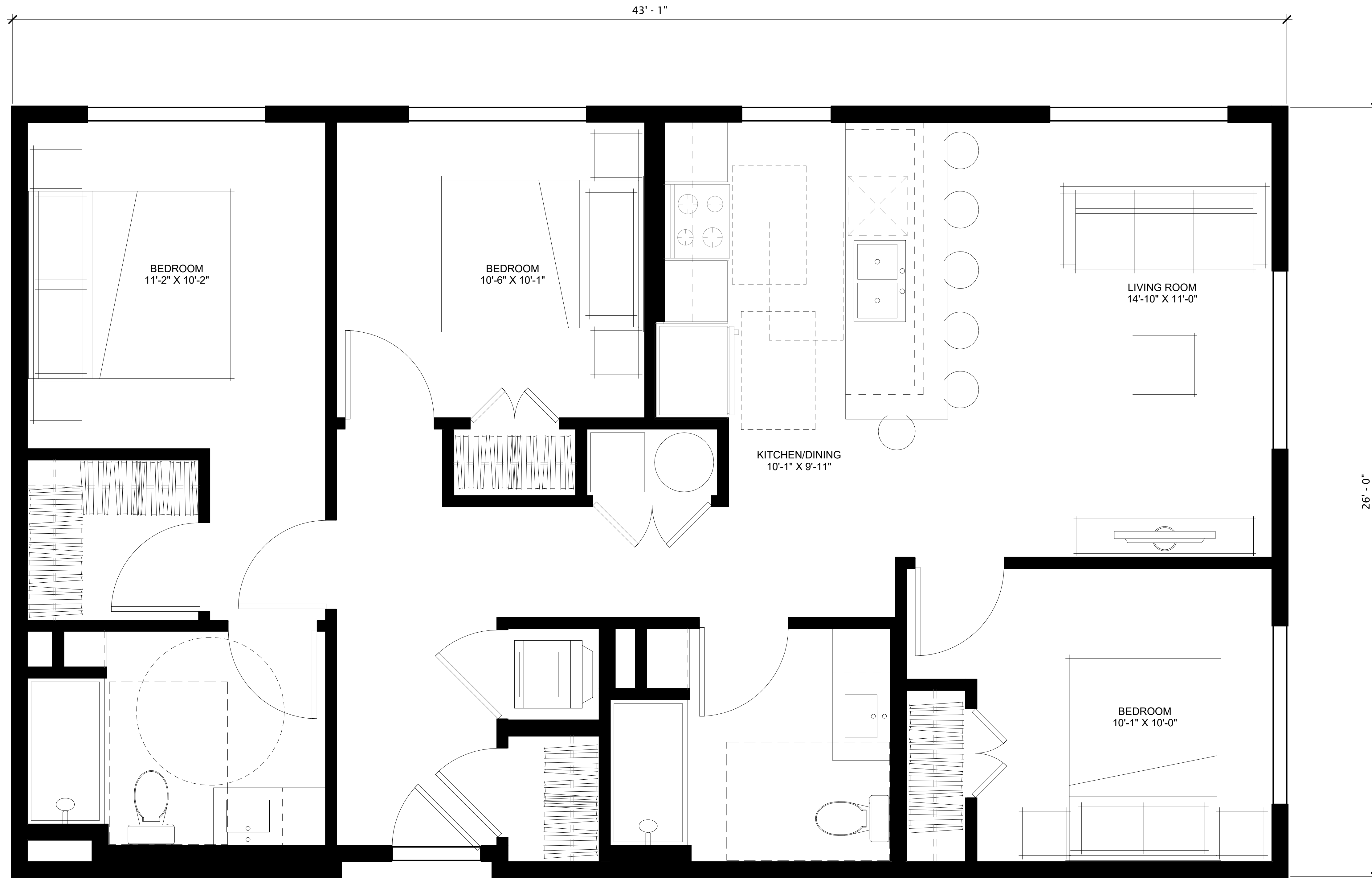
**UNIT 2B-04**  
 AREA: 896 SF  
 UNIT COUNT: 5



**UNIT 3B-01**  
 AREA: 1,107 SF  
 UNIT COUNT: 28

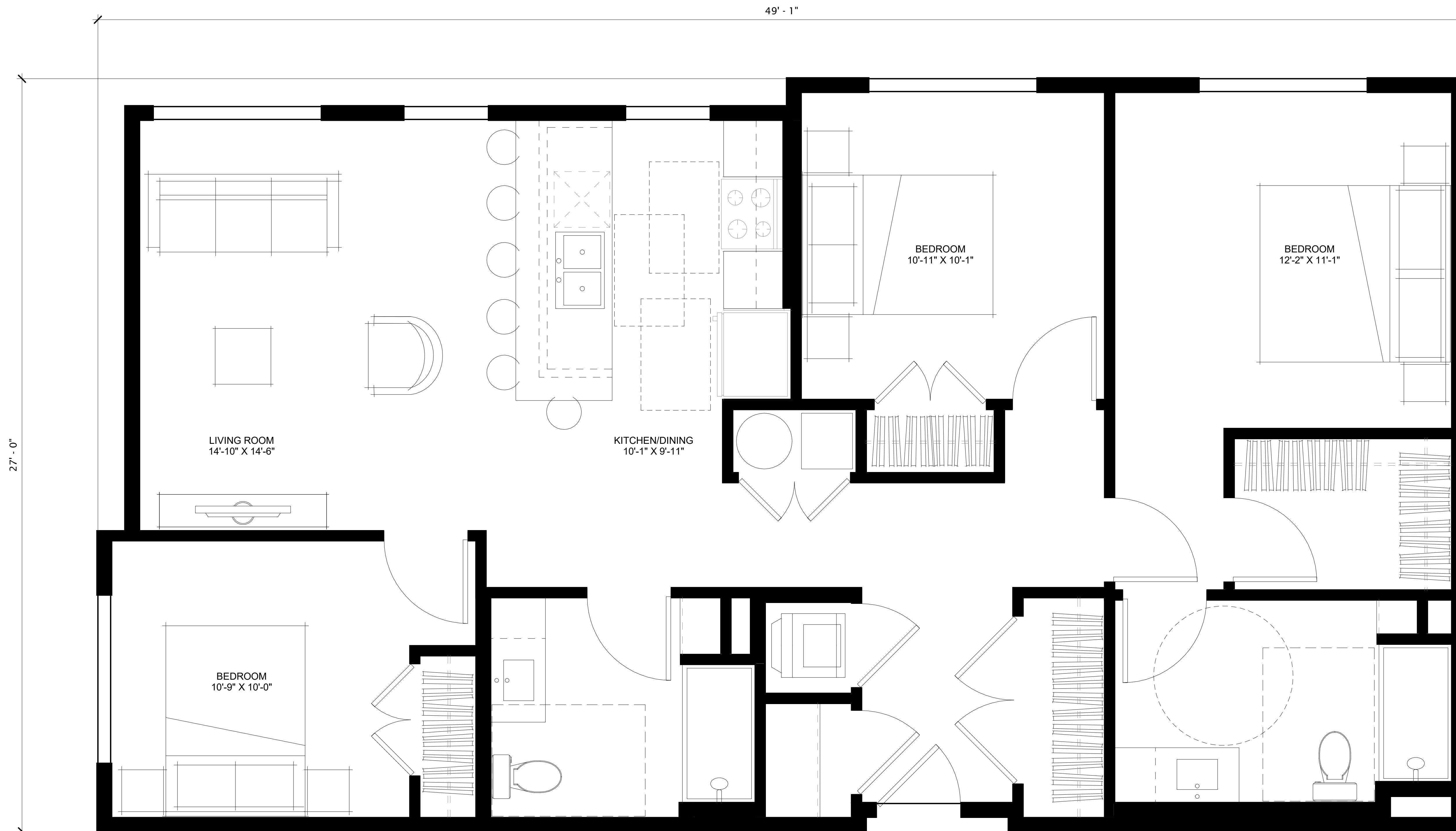


**UNIT 3B-01 TYPE A**  
 AREA: 1,107 SF  
 UNIT COUNT: 1



**UNIT 3B-02**  
**AREA: 1,117 SF**  
**UNIT COUNT: 1**

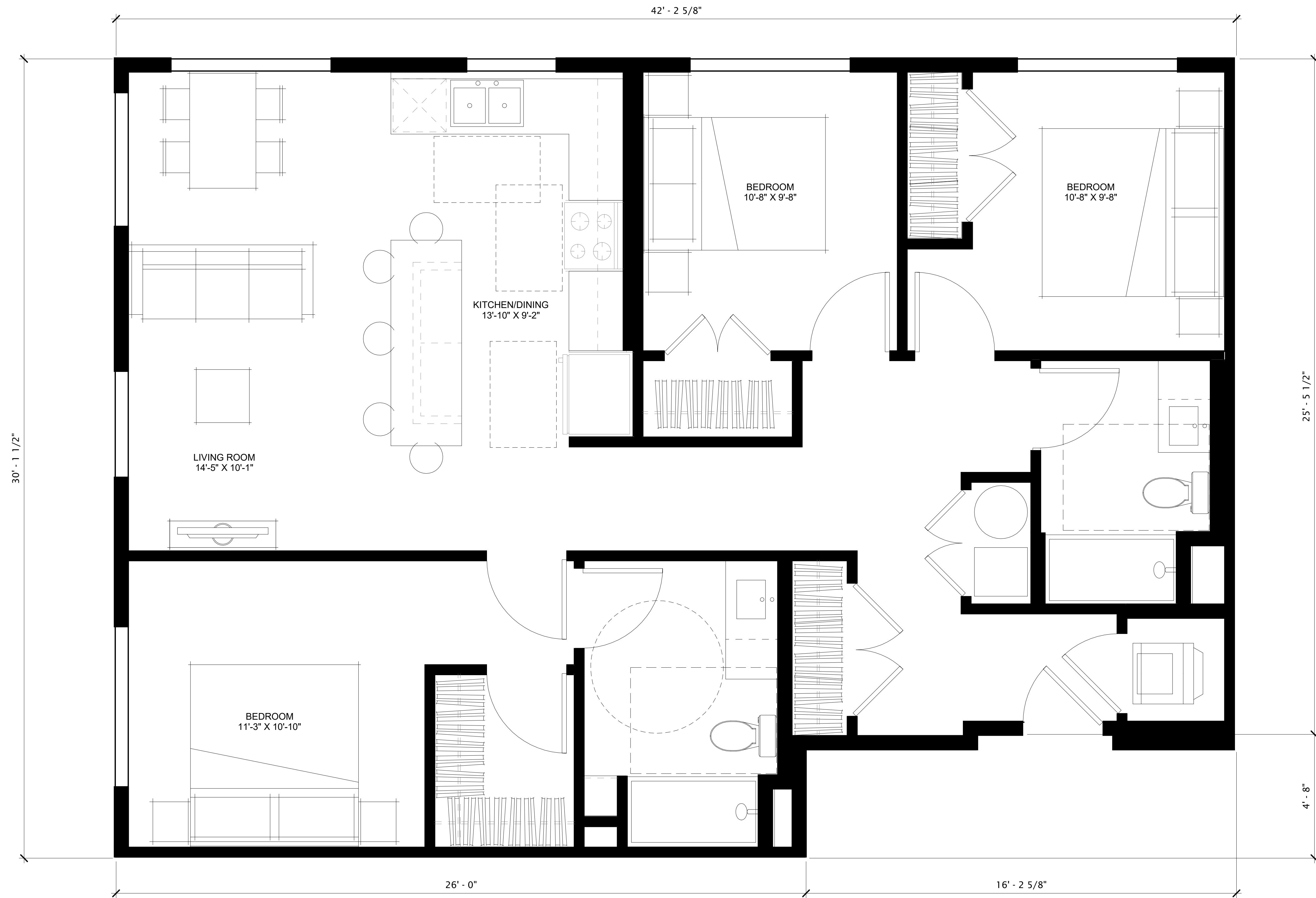




**UNIT 3B-02.1**  
 AREA: 1,273 SF  
 UNIT COUNT: 4



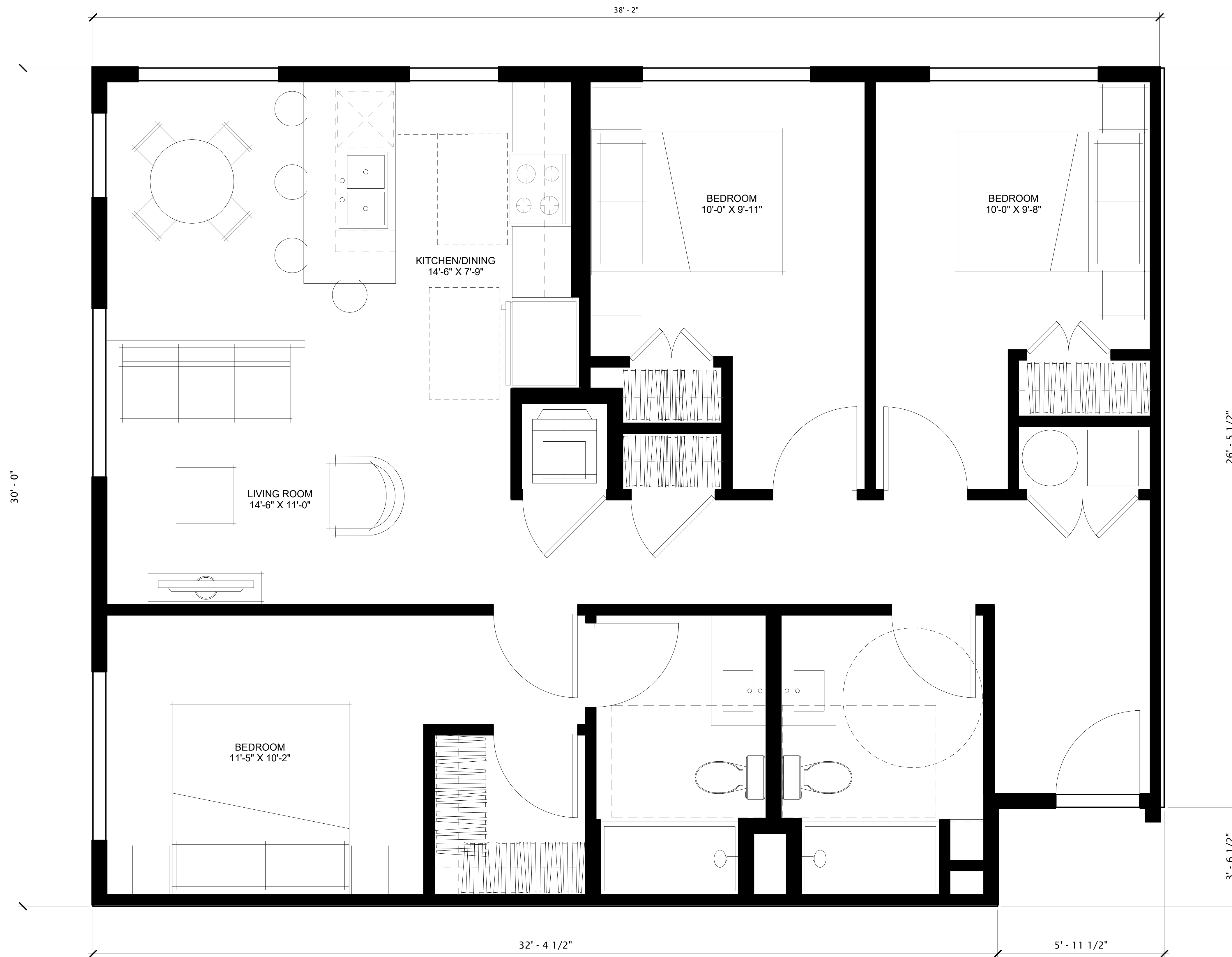
**UNIT 3B-03**  
 AREA: 1,141 SF  
 UNIT COUNT: 10



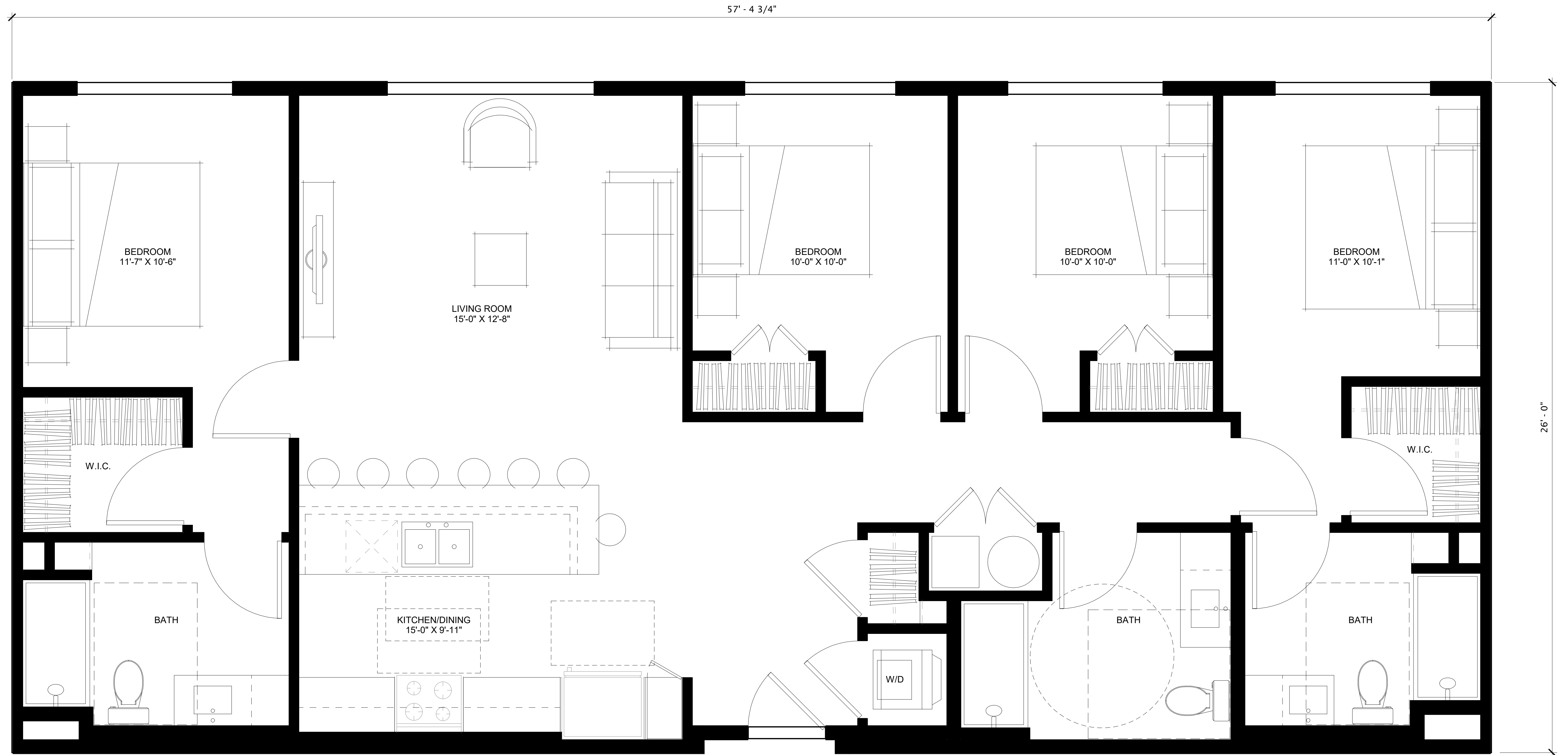
**UNIT 3B-04**  
 AREA: 1,202 SF  
 UNIT COUNT: 15



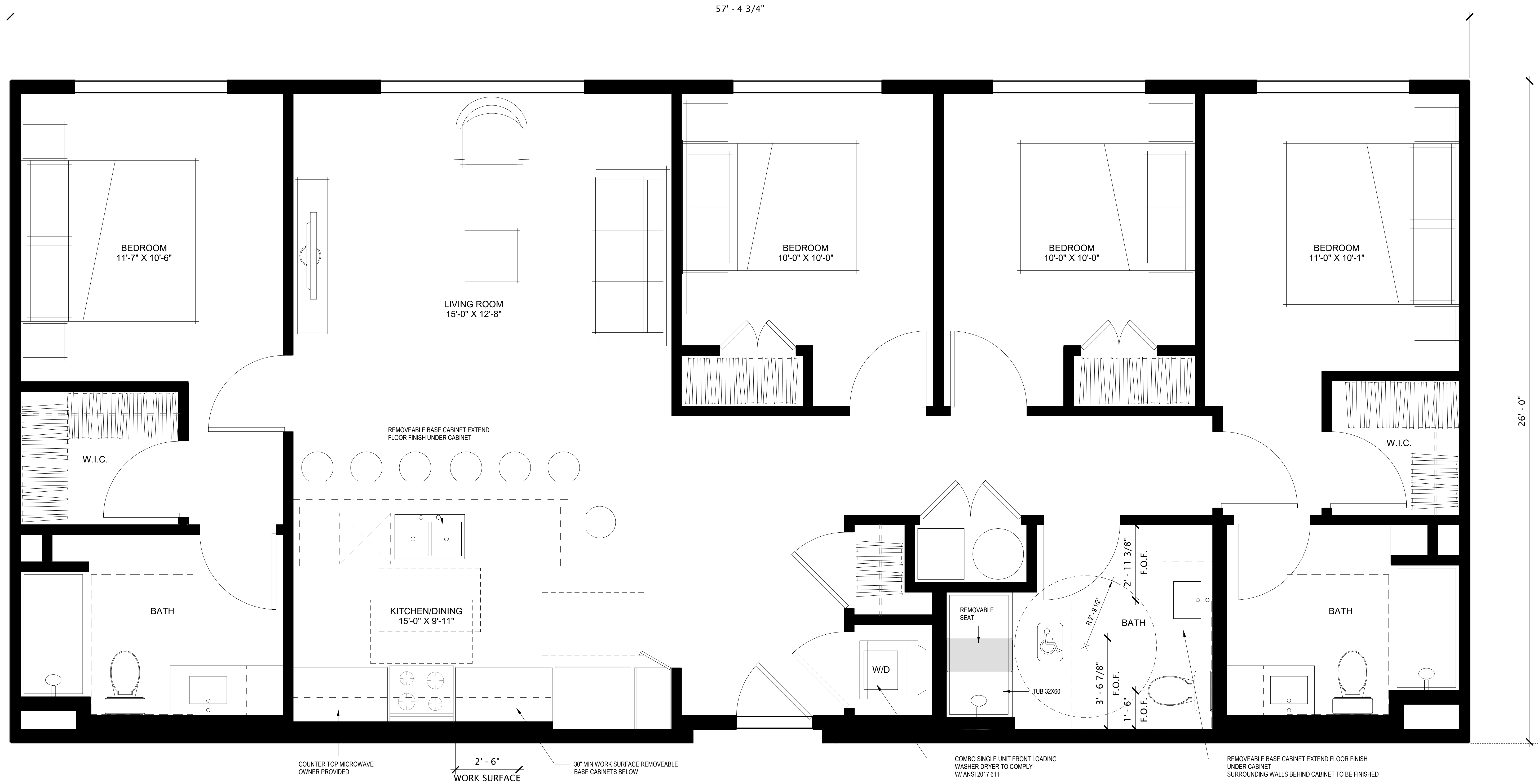
**UNIT 3B-04.1**  
 AREA: 1,134 SF  
 UNIT COUNT: 5



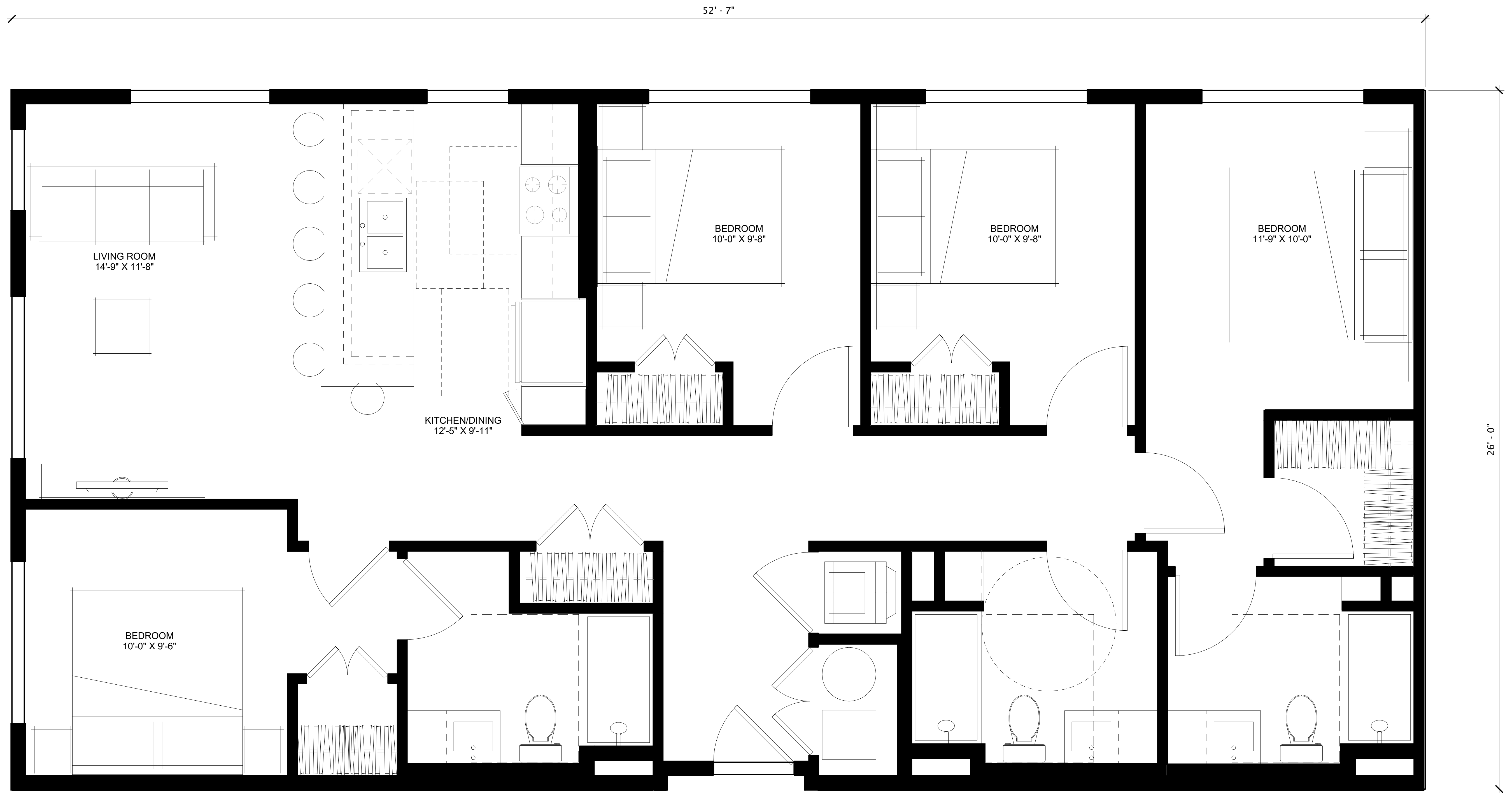
**UNIT 3B-05**  
 AREA: 1,133 SF  
 UNIT COUNT: 16



**UNIT 4B-01**  
 AREA: 1,460 SF  
 UNIT COUNT: 13



**UNIT 4B-01 TYPE A**  
 AREA: 1,460 SF  
 UNIT COUNT: 1



**UNIT 4B-02**  
 AREA: 1,364 SF  
 UNIT COUNT: 5





**UNIT 4B-03**  
 AREA: 1,378 SF  
 UNIT COUNT: 5



POTENTIAL EXTERIOR LIGHTING LOCATIONS

*Note: Lighting is conceptual in nature. Final Lighting Design will be determined during the Permit Process. All lighting is intended to comply with Standard K of SLC Design Review.*

**LIBERTY CORNER**  
SALT LAKE CITY, UT 84121

ENTITLEMENT PACKAGE

COWBOY PARTNERS  
6440 S WASATCH BLVD, SUITE 100  
SALT LAKE CITY, UTAH 84121  
PHONE: 801.424.4400

MVE + PARTNERS  
1900 MAIN STREET, SUITE 800  
IRVINE, CA 92614  
PHONE: 949.809.3388

A5-1  
LIGHTING PLAN

JANUARY 5, 2024



POTENTIAL EXTERIOR LIGHTING LOCATIONS

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IRVINE, CA 92614  
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A5-3  
LIGHTING PLAN

JANUARY 5, 2024