

PLANNING COMMISSION STAFF REPORT

Petition No. 480-07-47 The Redman Building Condominiums Located at 1240 East 2100 South for Preliminary Condominium.



Planning & Zoning Division
Department of Community &
Economic Development

PUBLIC HEARING DATE: April 23, 2008

Applicant: Kevin Packer, Project Manager, Pacific Park Investment LC

Staff: Michael Maloy, 535-7118, michael.maloy@slcgov.com

Tax ID: 16-20-229-003

Current Zone: CSHBD-1 Sugar House Business District

Master Plan Designation: Business District Mixed Use – Town Center Scale (Sugar House Community Master Plan, adopted December 13, 2005)

Council District: 7, Søren Simonson

Acreage: 0.42 of an acre

Current Use: Vacant commercial building (formerly occupied by Redman Movies & Stories)

Applicable Land Use Regulations:

- Title 20 Subdivisions
- 21A.56 Condominium Approval Procedure
- 21A.26.060 CSHBD Sugar House Business District

Attachments:

- A. Preliminary Condominium Plat
- B. Department Comments

REQUEST: Kevin Packer, Project Manager with Pacific Park Investment LC, has requested approval of a preliminary condominium plat for a mixed use development known as *The Redman Building Condominiums* located at 1240 East 2100 South (see Attachment A – Preliminary Condominium Plat). The proposed 23 unit condominium is a conversion of an existing commercial building. The subject property contains 0.42 of an acre and is zoned CSHBD-1 Sugar House Business District.

PUBLIC NOTICE: Staff has complied with the following Public Notice requirements as contained within Section 21A.56.060.C.1 (Condominium Conversion Process) of the Salt Lake City Code:

1. Public Hearing Required: No condominium conversion project shall be approved without a public hearing. The planning official shall schedule the time for an administrative public hearing to consider the condominium conversion application. Notice shall be mailed to all property owners and current tenants of the building, and to the chair of the appropriate community council, as specified in subsection 21A.56.040A3 of this chapter at least fourteen (14) days in advance of the scheduled hearing. The notice shall inform the notified party of the date and time of the public hearing.

STAFF RECOMMENDATION: Planning staff recommends the Planning Commission grant approval of the preliminary condominium petition based on the following findings and conditions of approval:

Findings:

- A. The applicable City Departments have consented to the proposed condominium subject to compliance with the attached departmental comments;
- B. The condominium will be in the best interest of the City; and
- C. All necessary provisions for construction of any required public improvements will be required pursuant to recording the proposed condominium.

Conditions of approval:

1. Petition approval is subject to compliance with all departmental comments attached to Planning Commission Staff Report published April 17, 2008 for Petition No. 480-07-47 (see Attachment B – Department Comments).
2. The project shall fully comply with the Utah Condominium Act of 1975 and the Condominium Approval Procedure regulations in the Salt Lake City Zoning Ordinance (Section 21A.56).
3. Declaration of Covenants must be approved by the Salt Lake City Attorney for compliance with Utah State and Salt Lake City Code requirements prior to recordation.
4. No condominium shall have final approval, or shall said units be sold, until the plat has been recorded with the Salt Lake County Recorder. Final condominium plat shall be recorded with the Salt Lake County Recorder within 18 months of preliminary approval.
5. Any future development activities associated with this property will require that all inadequate or absent public improvements be brought into compliance with City standards. Additionally, any future development will be subject to requirements of the zoning ordinance.

VICINITY MAP



COMMENTS

Public Comments: Prior to publication, staff had not received any comment from the general public that was either for or against the preliminary condominium petition.

City Department Comments: On December 27, 2007 staff sent to all applicable City departments a request for comment on the attached preliminary condominium petition. All departmental responses have been included within the report as Attachment B – Department Comments. All responding departments have recommended preliminary approval subject to compliance with the attached comments.

STAFF ANALYSIS AND FINDINGS

Project History: Construction of the subject property was initiated in 1946 by the Redman Van & Storage Company. It was reported on December 15, 1946 in the Salt Lake Tribune that construction cost for the five story warehouse building was estimated at \$160,000.00 and would be completed “*about March 1, 1947.*” It was also reported that the structure was “*built of reinforced concrete with flat slab construction...and is nearly fireproof as possible. The building’s 80 foot frontage is of hard marble and also includes copious use of glass. Including the basement, the structure has more than 34,000 square feet of space.*”

Historically, the subject property has been used as a commercial warehouse building, however on September 24, 2003 the Salt Lake City Planning Commission voted to approve a conditional use petition (No. 410-643) for a mixed use planned development located at 1240 East 2100 South with the following conditions of approval:

1. *The Developer must enter into a long-term lease agreement for the use of the off-site parking area to meet required parking. The lease term shall be as long as the approved use exists, and there must be a stipulation that states that, if the lease is to be terminated for any reason, that the Redman property owners be allowed eighteen (18) months to two (2) years time for the construction or installation of an on-site parking area of their own, to eliminate any lapse in time of required parking.*
2. *That the Planning Commission allows the Petitioner to reinstall the replicated “REDMAN” signs as a rooftop fixture, currently not allowed in the C-SHBD zoning district.*
3. *That an attractive and appropriate trailhead access sign be installed on 2100 South Street near the public alley to demarcate pedestrian access to Hidden Hollow Park. Final sign designation shall be denoted on the final site drawings and sign approval shall be granted to the Planning Director.*
4. *Allowance for the Petitioner to proceed with future Condominium approval through the Administrative Hearing process and final approval is delegated to the Planning Director or his/her designee.*
5. *The Applicant will assist the City in determining the existence of any easements conducive to extending the trailhead to Hidden Hollow Park, and will attempt to make improvements of this easement or assumed trail alignment area.*
6. *The Petitioner must make current, all past due payments to Salt Lake City, for the installation of special improvements along the frontage of the Redman property.*
7. *The Declaration of Covenants for the future Homeowners Association shall declare and accept perpetual maintenance of the all pedestrian walkway paths leading from 2100 South to Hidden Hollow Park.*
8. *The Petitioner shall investigate the usage of low wattage bulbs for parking area lighting needs as indicated in the staff report.*
9. *The Petitioner shall address and adhere to all departmental comments and Salt Lake City Corporation Ordinance standards.*
10. *Final plat and landscape plan approval authority be granted to the Planning Director.*

The following year, the Planning Commission voted on September 8, 2004 to grant a “one year extension of time” for the planned development conditional use approval. Subsequently, a building permit (No. 199865) for construction of the planned development was issued by the Salt Lake City Building Services Division on January 24, 2005, which permit is currently recognized by the City as being “active” and under the control of the applicant, Pacific Park Investments.

During a regularly scheduled public meeting held on December 8, 2004, Doug Wheelwright, Deputy Planning Director, requested direction from the Planning Commission regarding the processing of potential minor development amendments (i.e. number of dwelling units, minor site plan modifications, etc.) being considered by the former applicant, Mr. Vic Ayers, Redman Investment Partnership. The Planning Commission unanimously voted that the "Redman condominium project remain within the purview of the Planning Staff and Planning Director."

On September 14, 2005 the Planning Commission reviewed a proposed development amendment to provide three double car garages located behind the existing structure. According to staff notes, the Planning Commission authorized staff to approve the proposed amendment, however the discussion apparently occurred during the agenda item "Unfinished Business" and unfortunately little record exists of the discussion or the decision.

Pacific Park Investments acquired the subject property and development entitlements on December 18, 2006. On May 10, 2007, the applicant submitted to the Planning Division a petition to amend the conditional use permit (No. 410-643) to construct a two-level parking structure on the site. However, it was determined by staff that the proposed parking structure constituted a major amendment to the approved development plans that would need Planning Commission approval. Following a public hearing held on December 12, 2007 the Planning Commission voted 6-1 to approve the conditional use amendment (Petition No. 410-07-13) with the following conditions:

1. *Approval is subject to compliance with all department comments.*
2. *Condition number one from the original Planning Commission Findings and Order Letter dated October 20, 2003 for petition No. 410-643 is rendered null and void.*
3. *Applicant shall reclaim displaced landscaping from previous development plan approval to the satisfaction of the Planning Division.*
4. *Parking structure shall be sufficiently illuminated to ensure public safety, however lighting must be properly shielded to control light pollution.*

On December 20, 2007, Planning Division staff received Petition No. 480-07-47 from the applicant for approval of a preliminary condominium conversion on the subject property. As previously noted, the project is currently under construction with an anticipated completion date of August 2008 (pending issuance of a Certificate of Occupancy). According to information provided by the applicant, none of the proposed condominium units have been constructed, however interior demising walls, which delineate the exact location of each unit, have been placed. Staff has reviewed the preliminary condominium petition and offers the following discussion and analysis.

Master Plan Discussion: The Sugarhouse Community Future Land Use Map, which was adopted by the City Council on December 13, 2005, categorizes the subject property as Business District Mixed Use – Town Center Scale. The Sugarhouse Community Master Plan defines Business District Mixed Use – Town Center Scale as:

The Town Center orients around the Sugar House Monument Plaza and creates a strong urban center to the district with businesses oriented directly to the street. Uses include retail, commercial, and office uses with a broad mix of small and large tenants. Office development offers a business-like atmosphere with a variety of office configurations, as well as convenient amenities and comfortable outdoor gathering spaces shaped by building placement. The Town Center scale focuses around a transit/pedestrian oriented commercial/retail with a strong street presence; wide sidewalks, street furnishings, lighting and landscaping or a delineated and developed open space system of the same character. The street level businesses are commercial and retail in nature, while the upper levels can be either residential or office depending on compatibility of the adjacent uses. Town Center Scale Mixed Use occurs primarily in the core area of the Business District surrounded by the Neighborhood Scale Mixed Use (Sugarhouse Community Master Plan, page 5).

Whereas the proposed preliminary condominium is consistent with the mixed use planned development previously found to be compliant with the Sugarhouse Community Master Plan by the Planning Commission as per Findings and Order Letter for Case No. 410-643 (and subsequent amendments), staff has likewise concluded that the petition is consistent with the Sugarhouse Community Master Plan.

Standards: Section 21A.56.060, entitled Condominium Conversion Process, of the Salt Lake City Zoning Title empowers the Planning Commission with authority to grant approval of a condominium conversion following a public hearing; however no standards for approval are identified within the code. In the absence of prescribed standards of approval, staff has analyzed compliance with the following procedural requirements from Section 21A.56.050:

A. Zoning Administrator Duties and Responsibility: The zoning administrator shall perform a zoning compliance review and report the findings to the building official and the planning official. The review shall document the site plan compliance under the zoning ordinance.

Analysis: The Zoning Administrator has reviewed the attached preliminary condominium plat and site plan and has found the petition to be compliant with the applicable zoning ordinance (see Attachment B – Department Comments). For reference staff has provided the following summary table of applicable height, bulk and setback regulations of the CSHBD-1 Sugar House Business District:

Lot Area Regulations	Minimum Lot Width	Maximum Building Size	Maximum District Size	Maximum Building Height	Minimum Front Or Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Required Landscape Yard	Landscape Buffer Yards
No minimum	None	Less than 20,000 sf is a permitted use; greater than 20,000 sf is subject to the conditional building and site design review process	None	30' to 105' or 30' to 60' depending on site location within the CSHBD zone	No minimum required	No minimum	None	None	None when abutting commercial See subsection 21A.26.060E5 of this chapter

B. Building Official Duties and Responsibility: The building official shall obtain the zoning compliance review from the zoning administrator. The building official shall review plans for new construction to determine if such plans conform to applicable building codes.

Analysis: Whereas the applicant’s proposal to convert the existing commercial building into a mixed use property will require extensive demolition, renovation, and construction, it has been determined by the Building Official that a property report was unnecessary and that compliance with all other building and zoning regulations will be required during the building permit plan review, issuance and inspection process.

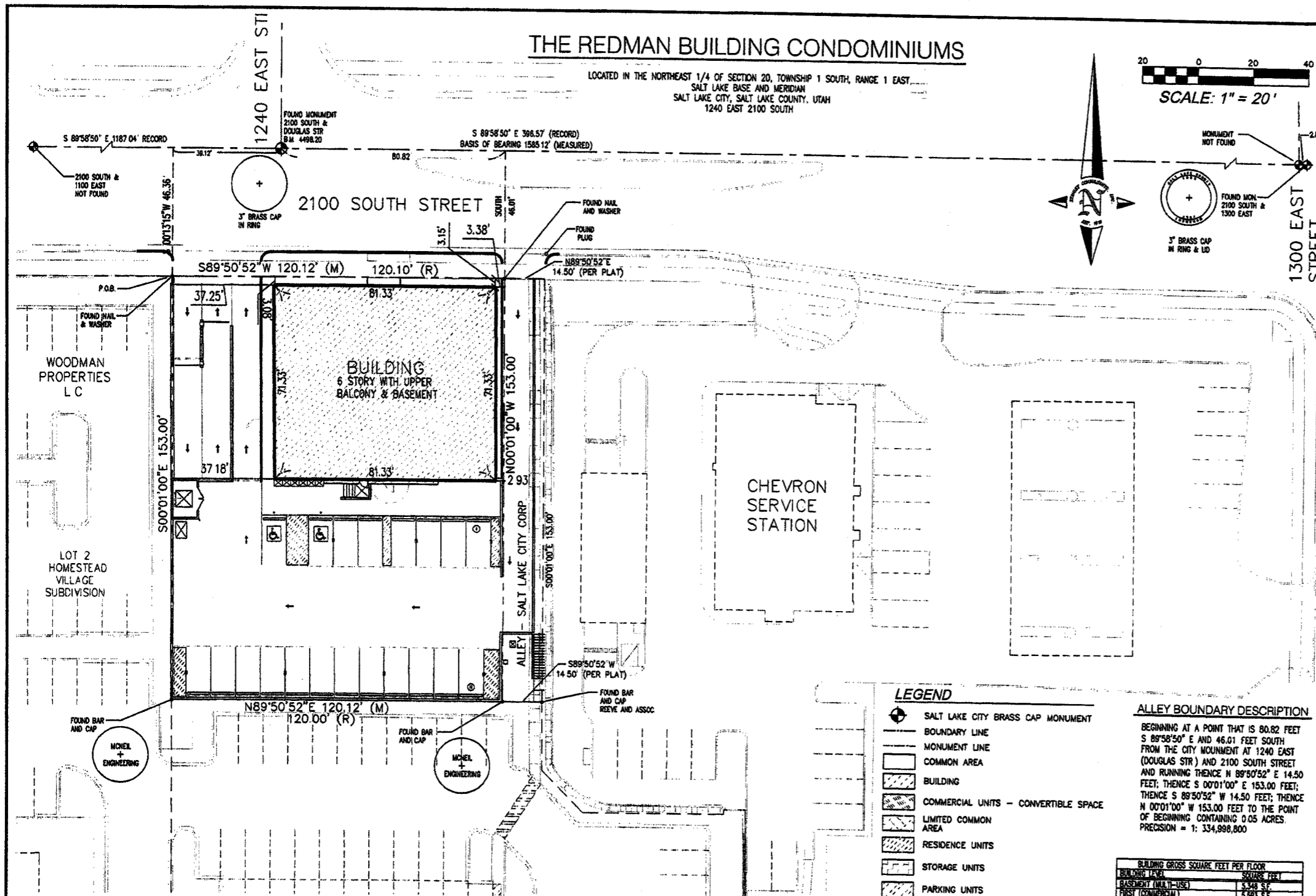
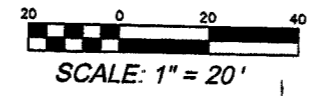
C. Planning Official Duties and Responsibility: The planning official shall review the application, the zoning compliance review and related documents to determine compliance with requirements of Utah Condominium Ownership Act of 1975 and applicable provisions of this part.

Analysis: Planning staff has reviewed the proposed preliminary condominium plat, the zoning compliance review, and related documents and finds that the preliminary plat and declaration of covenants are substantially compliant with the Utah Condominium Ownership Act of 1975. The final plat and declaration of covenants must comply with all requirements of the Utah Condominium Ownership Act of 1975 as well as all preliminary departmental comments (see Attachment C – Department Comments).

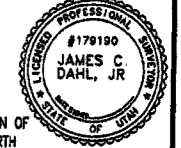
Attachment A – Preliminary Condominium Plat

THE REDMAN BUILDING CONDOMINIUMS

LOCATED IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH
1240 EAST 2100 SOUTH



SURVEYOR'S CERTIFICATE
I, JAMES C. DAHL, JR DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 179190, 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 THE LAND SURFACE UPON WHICH THERE HAS BEEN CONSTRUCTED THE REDMAN BUILDING CONDOMINIUMS. I FURTHER CERTIFY THAT THIS RECORD OF SURVEY IS ACCURATE AND HAS BEEN PREPARED IN COMPLIANCE WITH THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS MAP AND THAT BUILDING DIMENSIONS ARE OR WILL BE SHOWN ON THIS PLAT.



JAMES C. DAHL, JR. DATE _____
BOUNDARY DESCRIPTION
LOTS 5, 6, 7 AND 8, AND THE EAST 20 FEET OF LOT 9, BLOCK 1, VIEW CITY, A SUBDIVISION OF PART OF LOT 10, BLOCK 46, TEN ACRE PLAT "A", BIG FIELD SURVEY, EXCEPTING THE NORTH 12 FEET THEREOF CONVEYED TO THE STATE ROAD COMMISSION OF UTAH. (16-20-229-003) AREA = 0.37 ACRES
ALSO: COMMENCING AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 1, VIEW CITY, AND RUNNING THENCE WEST 120 FEET; THENCE SOUTH 20 FEET; THENCE EAST 120 FEET; THENCE NORTH 20 FEET TO THE POINT OF BEGINNING ALSO KNOWN AS THE EAST 120 FEET OF A VACATED ALLEY TO THE SOUTH. AREA = 0.05 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT IS 39.12 FEET S 89°58'50" E AND 48.36 FEET S 00°13'15" W FROM THE CITY MOUNDMENT AT 1240 EAST (DOUGLAS STR.) AND 2100 SOUTH STREET AND RUNNING THENCE S 00°13'15" W 153.00 FEET; THENCE N 89°50'52" E 120.00 FEET (M 120.12'); THENCE N 00°01'00" W 153.00 FEET; THENCE S 89°50'52" W 120.00 FEET (M 120.12') TO THE POINT OF BEGINNING. CONTAINING 0.42 ACRES. PRECISION = 1: 546,240,000

OWNER'S CONSENT TO RECORD
PURSUANT TO THE UTAH CONDOMINIUM OWNERSHIP ACT, PACIFIC PARK INVESTMENT, LC, A UTAH LIMITED LIABILITY COMPANY, AND SUGARHOUSE PARK RESIDENCE, LC, A UTAH LIMITED LIABILITY COMPANY, THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY CONSENT TO THE RECORDATION OF THE CONDOMINIUM PLAT FOR THE REDMAN BUILDING CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT.
PACIFIC PARK INVESTMENT, LC
By: _____
Douglas K. Anderson, Manager
State of Utah) ss
County of Salt Lake)
The foregoing instrument was acknowledged before me this _____ day of _____, 2008, by Douglas K. Anderson, the Manager of Pacific Park Investment, LC

Notary Public
My Commission Expires: _____ Residing at: _____
SUGARHOUSE PARK RESIDENCE, LC
by its Manager:
ANDERSON PACIFIC, INC a Nevada corporation
By: _____
Douglas K. Anderson, President
State of Utah) ss
County of Salt Lake)
The foregoing instrument was acknowledged before me this _____ day of _____, 2008, by Douglas K. Anderson, the President of Anderson Pacific, Inc., the Manager of Sugarhouse Park Residence, LC

Notary Public
My Commission Expires: _____ Residing at: _____

CONSENT AND SUBORDINATION OF BENEFICIARY
DEED OF TRUST RECORDED AS ENTRY NO. _____ IN BOOK _____ AS BENEFICIARY UNDER THAT CERTAIN OF SALT LAKE COUNTY, UTAH, HEREBY CONSENTS TO THE RECORDING OF THIS CONDOMINIUM PLAT AND AGREES THAT THE LIEN OF THE DEED OF TRUST SHALL BE JUNIOR AND SUBORDINATE TO THIS CONDOMINIUM PLAT.
By: _____
ITS: _____ DATE: _____

ACKNOWLEDGEMENT
STATE OF UTAH) S.S.
COUNTY OF SALT LAKE) S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2008, BY _____ THE _____ OF _____
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING AT: _____

SHEET 01 OF 04
THE REDMAN BUILDING CONDOMINIUMS
LOCATED IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH
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 1 OF 4 SHEETS

CHEVRON SERVICE STATION

LEGEND

- SALT LAKE CITY BRASS CAP MONUMENT
- BOUNDARY LINE
- MONUMENT LINE
- COMMON AREA
- BUILDING
- COMMERCIAL UNITS - CONVERTIBLE SPACE
- LIMITED COMMON AREA
- RESIDENCE UNITS
- STORAGE UNITS
- PARKING UNITS
- PAINTED TRAFFIC DIRECTION

ALLEY BOUNDARY DESCRIPTION

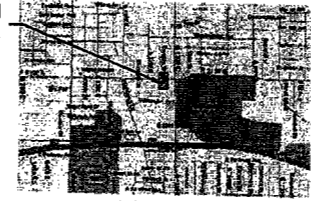
BEGINNING AT A POINT THAT IS 80.82 FEET S 89°58'50" E AND 46.01 FEET SOUTH FROM THE CITY MOUNDMENT AT 1240 EAST (DOUGLAS STR.) AND 2100 SOUTH STREET AND RUNNING THENCE N 89°50'52" E 14.50 FEET; THENCE S 00°01'00" E 153.00 FEET; THENCE S 89°50'52" W 14.50 FEET; THENCE N 00°01'00" W 153.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.05 ACRES. PRECISION = 1: 334,998,800

BUILDING LEVEL	SQUARE FEET
BUILDING LEVEL	SQUARE FEET
RESIDENT (MULT-USE)	5,348 S.F.
FIRST (COMMERCIAL)	5,581 S.F.
SECOND (RESIDENTIAL)	5,573 S.F.
THIRD (RESIDENTIAL)	5,573 S.F.
FOURTH (RESIDENTIAL)	5,573 S.F.
FIFTH (RESIDENTIAL)	5,573 S.F.
SIXTH (RESIDENTIAL)	4,390 S.F.
TOTAL	32,245 S.F.

PARKING UNITS	REQUIRED PARKING
COMMERCIAL SERVICES (2,100 S.F.)	11
RESIDENTIAL - (11 ONE BDRM UNITS @ 1 UNIT)	11
RESIDENTIAL - (8 TWO BDRM UNITS @ 2 UNITS)	16
TOTAL REQUIRED	38
TOTAL PROVIDED	40
BICYCLE PARKING (10.0 T. REQ'D PARKING x 5%)	2

NOTE

1. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.
2. ALL WATER, FIRE, SANITARY SEWER AND STORM DRAINAGE UTILITIES SERVING THIS PROPERTY ARE PRIVATELY OWNED, AND ARE OPERATED AND MAINTAINED BY THE PROPERTIES HOMEOWNERS ASSOCIATION OR MANAGING AGENCY.
3. ALL PARKING STALLS ARE 9' X 18' TYPICAL UNLESS OTHERWISE NOTED.
4. BOUNDARY IS BASED UPON AN ALTA PREPARED BY PCHMAS, SIGNED BY DAVID E. HAWKES ON JUNE 28, 2003.
5. SEE NOTICE TO PURCHASERS ON SHEET 3 OF 4.



VICINITY MAP N.T.S.

Stanley Consultants INC.
5353 S 960 E, Suite 220, Salt Lake City, Utah 84117-7269
www.stanleygroup.com Tel: 801-293-8880 Fax: 801-293-8886

BUILDING OFFICIAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE SALT LAKE CITY BUILDING OFFICIAL.
BUILDING OFFICIAL DATE _____

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____, 20____
DIRECTOR SALT LAKE VALLEY HEALTH DEPARTMENT

CITY PLANNING DIRECTOR
APPROVED THIS _____ DAY OF _____, 20____ BY THE SALT LAKE CITY PLANNING COMMISSION.
SALT LAKE CITY PLANNING DIRECTOR DATE _____

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.
SALT LAKE CITY ENGINEER DATE _____
SALT LAKE CITY SURVEYOR DATE _____

CITY PUBLIC UTILITIES DEPT.
APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____, 20____
SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

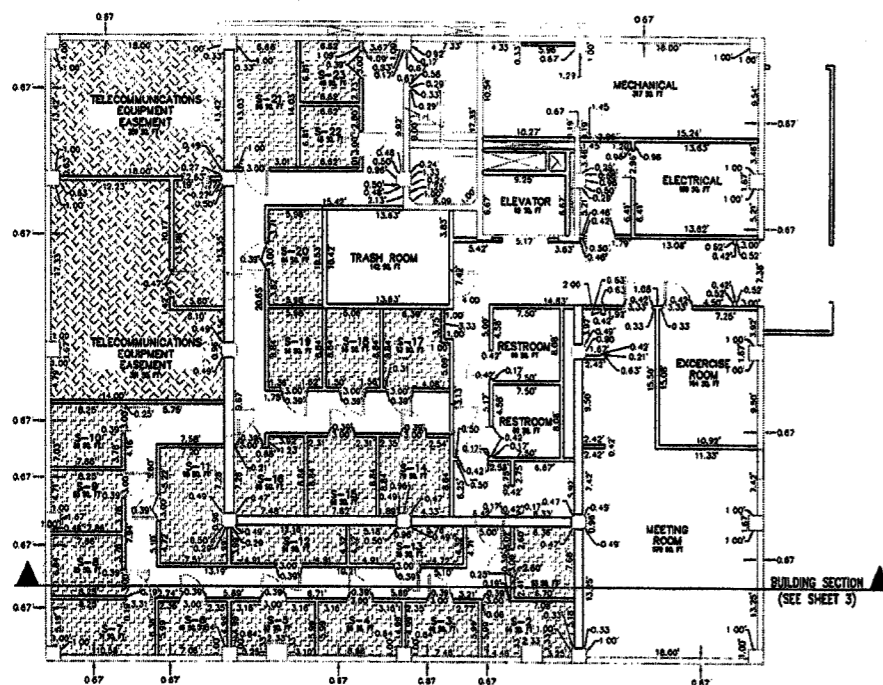
CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
SALT LAKE CITY ATTORNEY

CITY APPROVAL
PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____, 20____ AND IT IS HEREBY APPROVED.
SALT LAKE CITY MAYOR
SALT LAKE CITY RECORDER

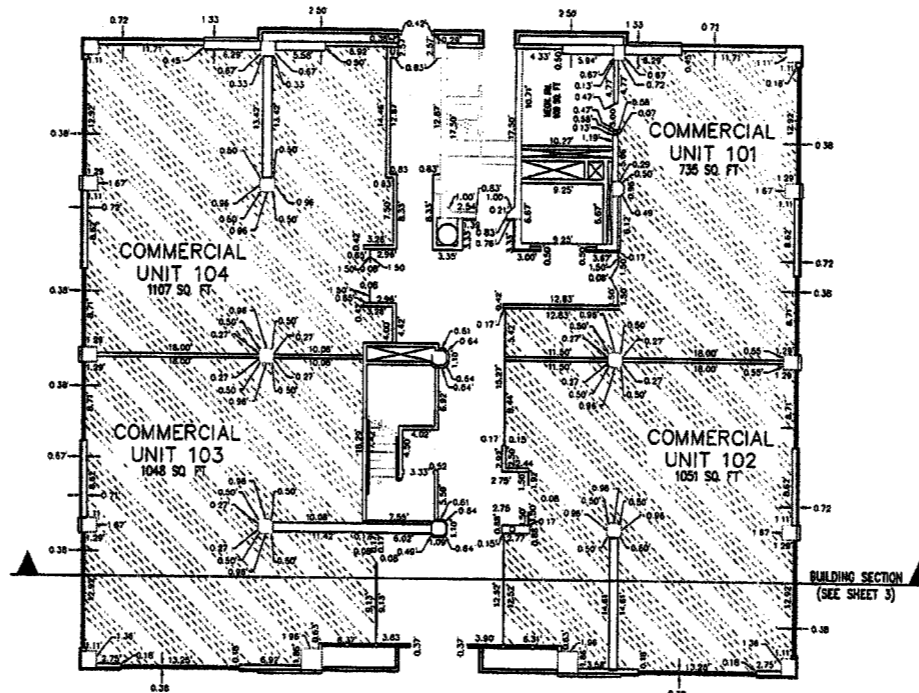
SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE _____ CHIEF DEPUTY: SALT LAKE COUNTY RECORDER

THE REDMAN BUILDING CONDOMINIUMS

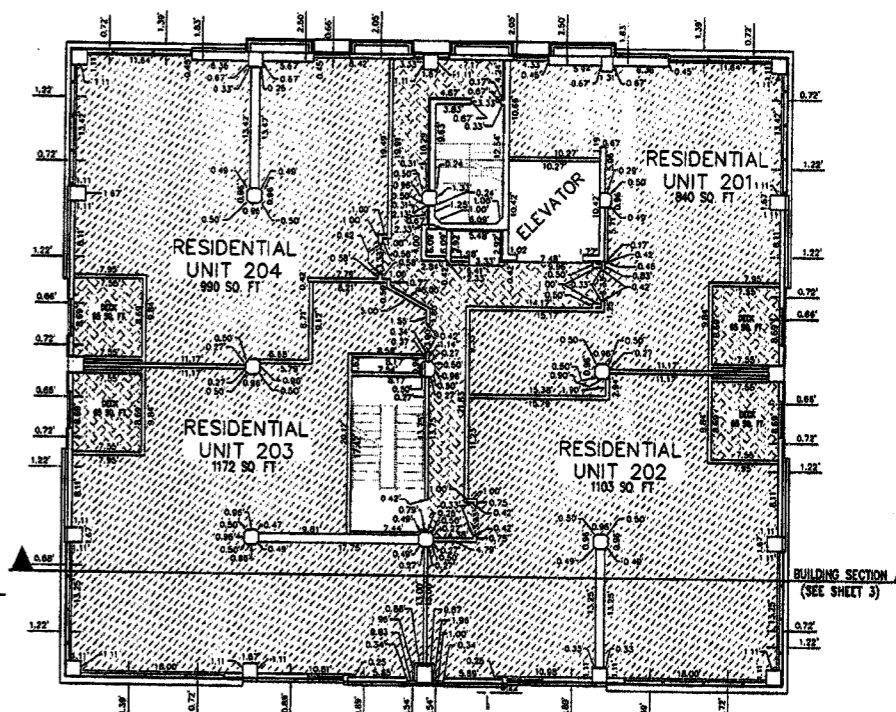
LOCATED IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



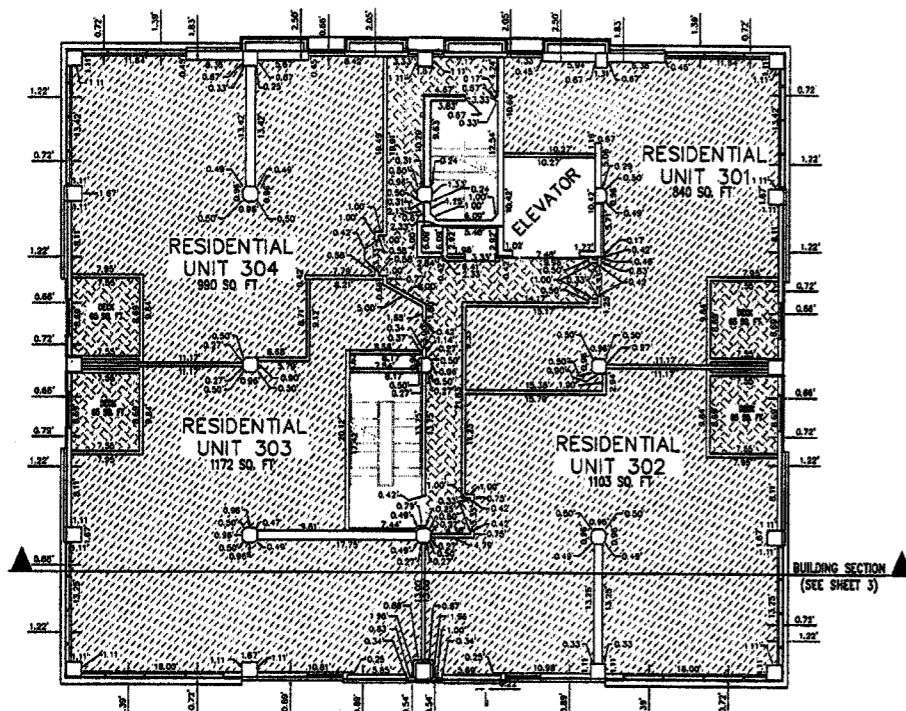
BASEMENT
SCALE: 1" = 10'-0"



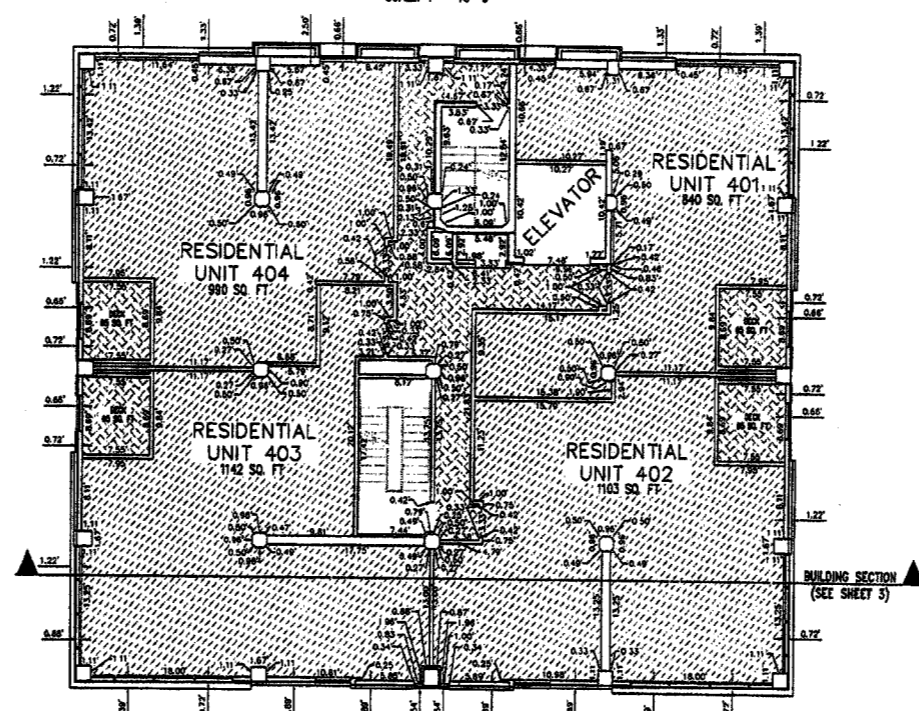
FIRST FLOOR
SCALE: 1" = 10'-0"



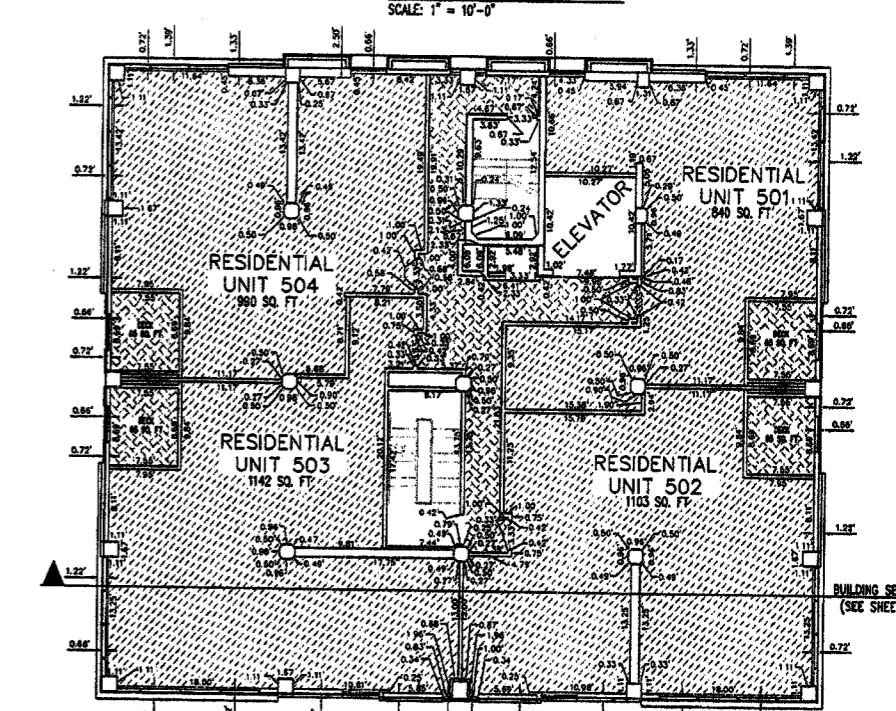
SECOND FLOOR
SCALE: 1" = 10'-0"



THIRD FLOOR
SCALE: 1" = 10'-0"



FOURTH FLOOR
SCALE: 1" = 10'-0"



FIFTH FLOOR
SCALE: 1" = 10'-0"

LEGEND

- COMMON AREA
- BUILDING
- COMMERCIAL UNITS - CONVERTIBLE SPACE
- LIMITED COMMON AREA
- RESIDENCE UNITS
- STORAGE UNITS
- PARKING UNITS

NUMBER _____
ACCOUNT _____
SHEET 2
OF 4 SHEETS

Stanley Consultants INC.
3355 S 960 E, Suite 220, Salt Lake City, Utah 84117-7269
www.stanleygroup.com
Tel 801-293-8880
Fax 801-293-8886

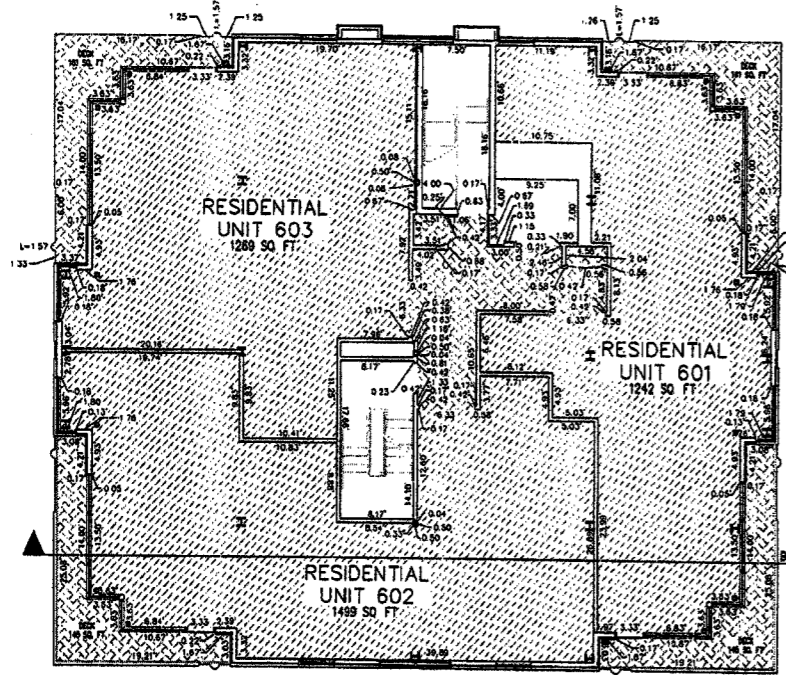
SHEET
02
OF
04

SALT LAKE COUNTY RECORDER
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

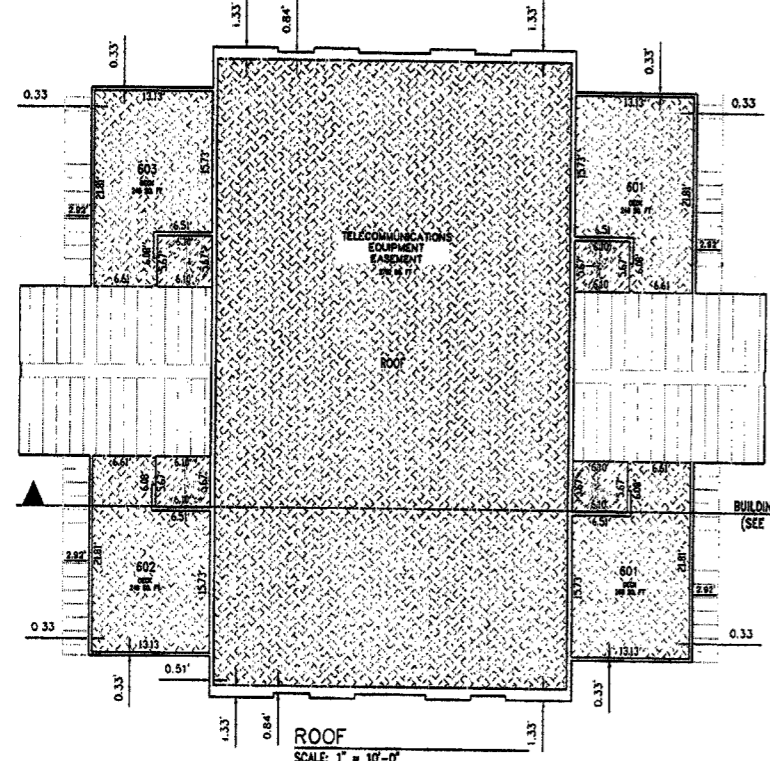
NUMBER _____
ACCOUNT _____
SHEET 2
OF 4 SHEETS

THE REDMAN BUILDING CONDOMINIUMS

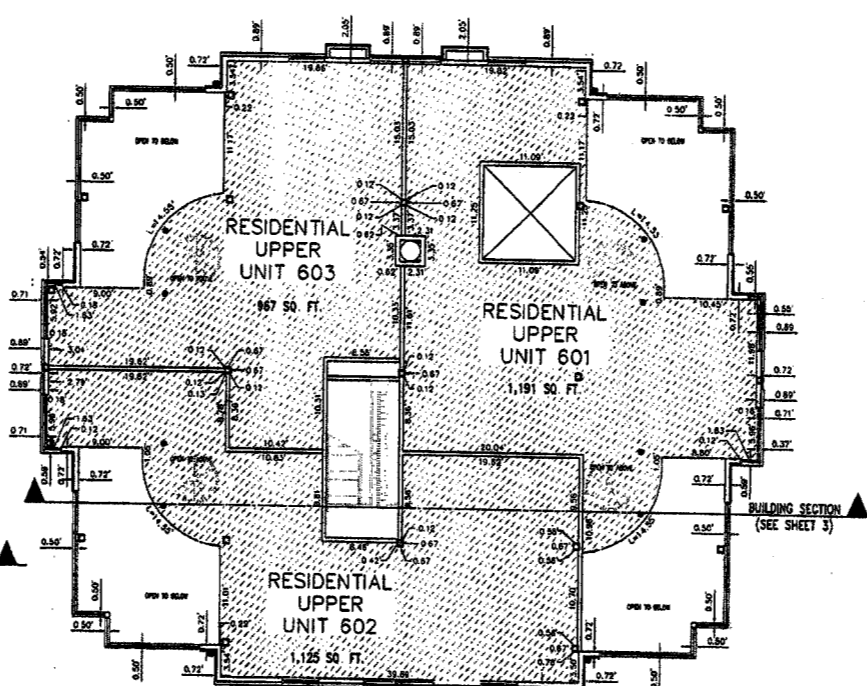
LOCATED IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



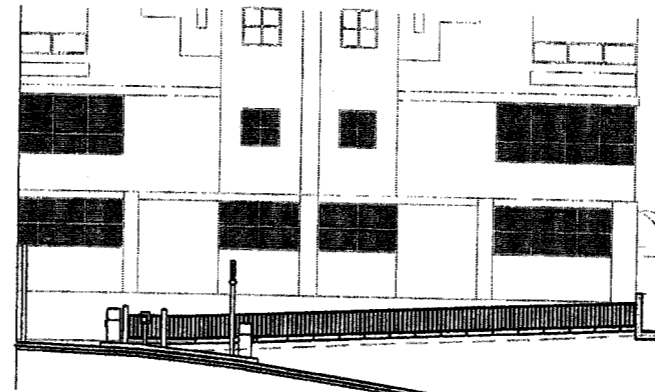
SIXTH FLOOR
SCALE: 1" = 10'-0"



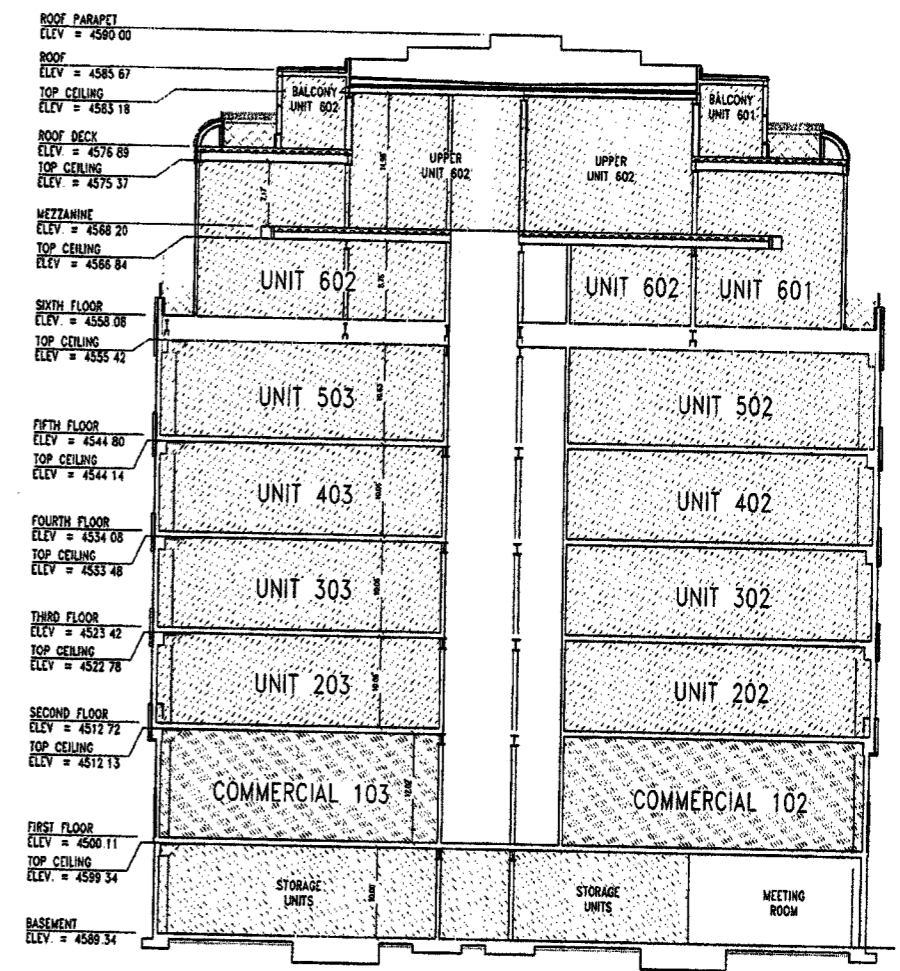
ROOF
SCALE: 1" = 10'-0"



MEZANINE
SCALE: 1" = 10'-0"



PARKING SECTION
SCALE: 1" = 10'-0"



ROOF PARAPET
ELEV = 4580 00
ROOF
ELEV = 4585 67
TOP CEILING
ELEV = 4583 18
ROOF DECK
ELEV = 4576 69
TOP CEILING
ELEV = 4575 37
MEZZANINE
ELEV = 4568 20
TOP CEILING
ELEV = 4566 84
SIXTH FLOOR
ELEV = 4558 08
TOP CEILING
ELEV = 4555 42
FIFTH FLOOR
ELEV = 4544 80
TOP CEILING
ELEV = 4544 14
FOURTH FLOOR
ELEV = 4534 08
TOP CEILING
ELEV = 4533 48
THIRD FLOOR
ELEV = 4523 42
TOP CEILING
ELEV = 4522 78
SECOND FLOOR
ELEV = 4512 72
TOP CEILING
ELEV = 4512 13
FIRST FLOOR
ELEV = 4500 11
TOP CEILING
ELEV = 4599 34
BASEMENT
ELEV = 4589 34

BUILDING SECTION
SCALE: 1" = 10'-0"

B.M. 4498 20
FOUND MONUMENT
2100 SOUTH &
1240N EAST
(DOUGLAS STR)
SEE SHEET 1

LEGEND

- COMMON AREA
- BUILDING
- COMMERCIAL UNITS - CONVERTIBLE SPACE
- LIMITED COMMON AREA
- RESIDENCE UNITS
- STORAGE UNITS
- PARKING UNITS

NOTICE TO PURCHASERS:

(1) THE ASSOCIATION SHALL HAVE THE RIGHT AND OBLIGATION TO ENFORCE COMPLIANCE WITH THE DECLARATION AND BYLAWS AGAINST ANY OWNER AND/OR OCCUPANT OF A UNIT, AND SHALL HAVE THE RIGHT AND REMEDIES AVAILABLE UNDER STATE OR LOCAL LAW, IN ADDITION TO ITS RIGHTS AND REMEDIES UNDER THE DECLARATION AND BYLAWS TO ENFORCE SUCH COMPLIANCE.
(2) UNDER THE DECLARATION, PACIFIC PARK INVESTMENT, LC AND SUGARHOUSE PARK RESIDENCE, LC RESERVE THE RIGHT TO AMEND THIS CONDOMINIUM PLAT AT ANY TIME AND FROM TIME TO TIME WITHOUT THE CONSENT OF THE EXISTING OWNERS, SO LONG AS SUCH AMENDMENT DOES NOT MATERIALLY AND ADVERSELY AFFECT SUCH EXISTING OWNERS' UNITS

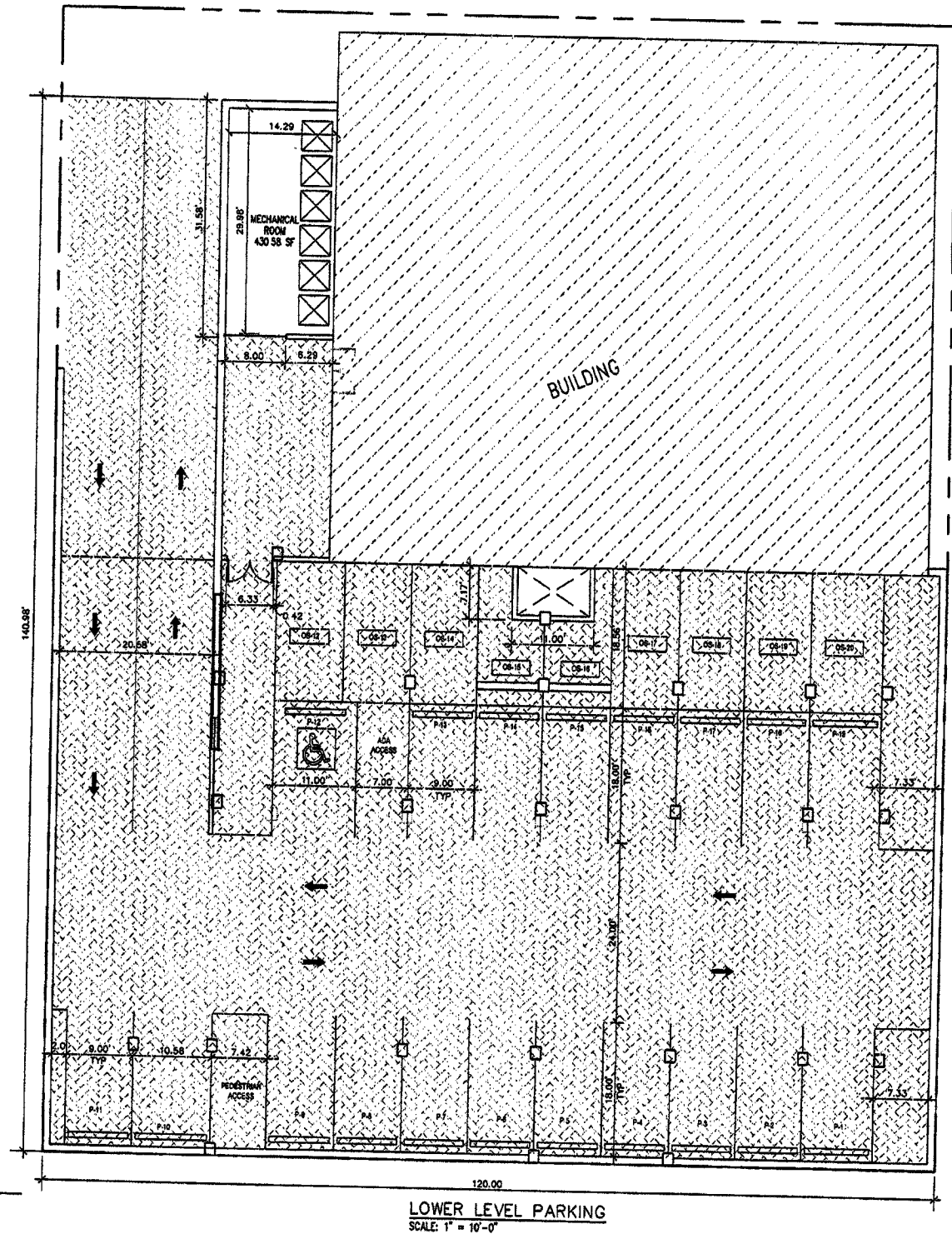
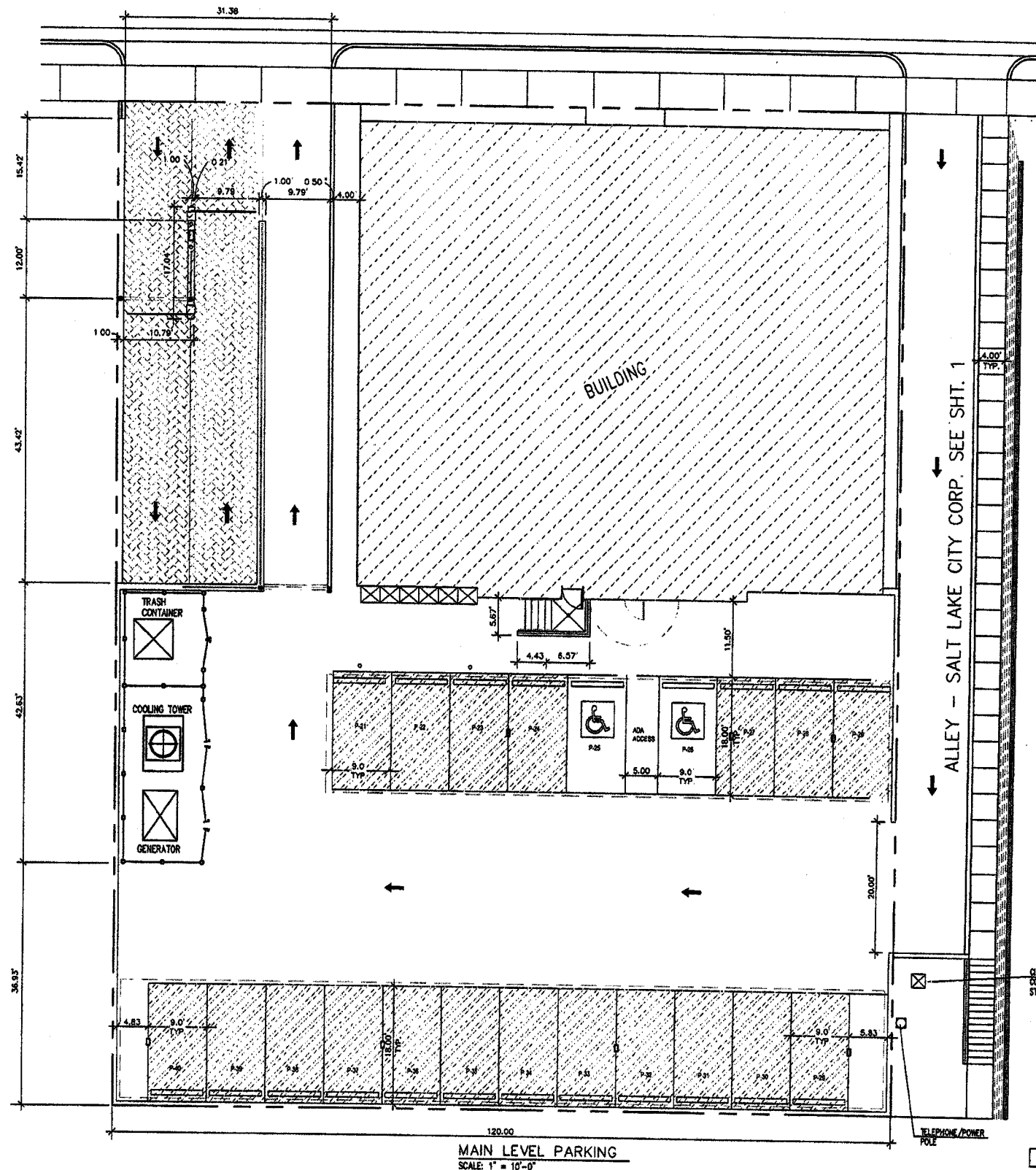
NUMBER _____
ACCOUNT _____
SHEET 3
OF 4 SHEETS

Stanley Consultants INC.
5353 S 960 E, Suite 220, Salt Lake City, Utah 84117-7299
Tel: 801-293-8880 Fax: 801-293-8886
www.stanleygroup.com

03 OF 04	SALT LAKE COUNTY RECORDER		NUMBER _____
	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____		ACCOUNT _____
	DATE: _____	TIME: _____	BOOK: _____
	FEE _____		CHIEF DEPUTY: SALT LAKE COUNTY RECORDER
			SHEET 3 OF 4 SHEETS

THE REDMAN BUILDING CONDOMINIUMS

LOCATED IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



- LEGEND**
- COMMON AREA
 - BUILDING
 - COMMERCIAL UNITS - CONVERTIBLE SPACE
 - LIMITED COMMON AREA
 - RESIDENCE UNITS
 - STORAGE UNITS
 - PARKING UNITS
 - OS OUTSIDE STORAGE
 - P PARKING

NUMBER _____
ACCOUNT _____
SHEET 4
OF 4 SHEETS

Stanley Consultants INC.
5333 S 960 E, Suite 220 Salt Lake City Utah 84117-7289
www.stanleygroup.com Tel 801-293-8880 Fax 801-293-8886

SHEET 04 OF 04

SALT LAKE COUNTY RECORDER
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 4
OF 4 SHEETS

Maloy, Michael

From: Walsh, Barry
Sent: Thursday, December 27, 2007 5:23 PM
To: Maloy, Michael
Cc: Young, Kevin; Weiler, Scott; Drummond, Randy; Curt, Lynn; Butcher, Larry; Itchon, Edward; Spencer, John; Garcia, Peggy
Subject: Redman 480-07-47
Categories: Program/Policy

December 27, 2007

Michael Maloy, Planning

Re: Preliminary Review of The Redman Building Condominiums petition 480-07-47 at 1240 East 2100 South.

The division of transportation review comments and recommendations are as follows:

The vehicular site circulation and access is shown as per review coordination and memo dated November 27, 2007 along with parking calculations for the retail and residential units on sheet 1 of 4.

The parking layout for the 40 stalls noted needs to be reviewed per submittal of a full civil plan set in compliance with city standards to address issues noted in the June 20, 2007 review memo. The parking shown on sheet 4 of 4 is in question subject to column location and parking stall buffers.

Final plat review approval is subject to Lynn Curt, City Surveyor and John Spencer, Property Management issues.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Scott Weiler, P.E.
Randy Drummond, P.E.
Lynn Curt, City Surveyor
Larry Butcher, Permits
Ted Itchon, Fire
John Spencer, Property Management
Peggy Garcia, Public Utilities
File.

Maloy, Michael

From: Garcia, Peggy
Sent: Thursday, January 03, 2008 1:06 PM
To: Maloy, Michael
Subject: 480-07-47 Redmon Building Condominiums
Categories: Program/Policy

Mr. Maloy,

Salt Lake City Public Utilities has reviewed the above mentioned Redman Building Condominium plans and finds no conflicts. We will be willing to sign off on the plat.

If you need any further assistance please contact Jason Brown at 483-6729.

Thank you,

Peggy Garcia

TO: WAYNE MILLS, PLANNING

FROM: SCOTT WEILER, P.E., ENGINEERING

DATE: JANUARY 7, 2005

SUBJECT: **Redman Condo/Retail Development**
1240 E. 2100 South Street

City Engineering review comments dated July 9, 2003 are updated as follows:

1. The developer must enter into a subdivision improvement construction agreement. This agreement requires the payment of a 5% fee based on the estimated cost of constructing the alley improvements and common driveway pavement. A copy of the agreement was attached to an earlier review that went to Greg Mikolash. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project. It is our understanding that a homeowners association will be formed and will provide all maintenance of the alley.
2. It is our understanding that the existing block retaining wall that runs along the east side of the public alley is going to be rebuilt. If so, this work should be done as soon as possible to avoid delays in constructing the alley improvements.
3. Subdivision Plans
A set of subdivision plans, containing the design of the proposed alley improvements including a pavement section design, is required and must contain approval signatures from the following departments:
SLC Transportation for approval of street geometrics.
SLC Fire Department
SLC Public Utility Department (sewer, water & drainage improvements)
SLC Engineering Division (street design)
SLC Planning Department (alley design)
Drawings must be submitted by the developer to each of these SLC agencies for review and approval.
5. The condominium plat must conform to the requirements on the attached plat checklist and redlined review print. Please forward this to the developer's surveyor.

cc: Brad Stewart
Barry Walsh
Vault

Maloy, Michael

From: Butcher, Larry
Sent: Saturday, January 26, 2008 7:26 AM
To: Maloy, Michael
Cc: Goff, Orion
Subject: Redman Condos / 1240 E. 2100 S. / 480-07-47
Categories: Program/Policy

Michael:

Building Services has received plan review requests for the new parking garage, a commercial tenant finish, and a condo finish. This project has been in various states of review for many years. Building Services will require construction permits for all work conducted at this site. Numerous plan reviews must be completed prior to the issuance of construction permits. The issuance of the appropriate permits for the parking structure and the interior finishes of the commercial and residential units will constitute Building Services approval for this project. The final condo plat must match the approved construction drawings.

Larry

SALT LAKE CITY CORPORATION

ROSS C. ANDERSON
MAYOR


EDWIN P. RUTAN, II
CITY ATTORNEY

CANDEE PENMAN
PARALEGAL

LAW DEPARTMENT

MEMO

TO: Michael Maloy – Planning

FROM: Candee Penman, City Attorney's Office 

DATE: January 2, 2008

RE: Preliminary Plat Approval for the Redman Building Condominiums

There are just a few things regarding the Redman Building Condos that need to be addressed:

1. The owners dedication should be specific as to who is signing, that person's title and the company. It should read:

OWNER'S DEDICATION

Know all men by these presents that I, ___(name)___, ___(title)___ of ___(company name)___, the undersigned owner of the above-described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the ___(name of subdivision)___, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof I, ___(name)___, ___(title)___ of ___(company)___ have hereunto set ___(my hand)___ this ___ day of _____, 200__.

(Name, Title, Company)

Acknowledgement to Owners Dedication – Condominiums

On the _____ day of _____, 200_, __ (name)__, __ (title)_ of
__ (company name)__ personally appeared before me, __ (name of Notary)_____,
the undersigned Notary Public, in and for said County of Salt Lake in said State of
Utah, who being by me duly sworn, acknowledged to me that he/she signed the
forgoing Owners Dedication regarding _____ (name of project)_____.

Notary Public
My Commission Expires:

--There needs to be a separate dedication and acknowledgment for each owner.

4. Likewise, the lender's consent and acknowledgement should be specific as to who is representing the lender, that person's title and the company.

LENDER'S CONSENT AGREEMENT

On __ (date)__, _____ (name of bank)_____ entered into a Trust Deed
agreement with _____ (company)_____ for __ (\$ amount)_____ recorded on
____ (date recorded)___ as Entry # _____ Book# _____ Page
_____ [*if additional trusts, put here*]. ____ (Name of bank)____ is fully
aware that ____ (company)___ is in the process of recording a plat affecting said
property. ____ (Name of bank)____ hereby consents and gives approval to the
recording of the plat and the declaration of Condominium for ____ (company)____.
The property legal description is attached as Exhibit A.

Name and Title

Dated

Lender Consent Acknowledgment

On this day before me, the undersigned Notary Public, personally appeared ___(Name, title, and bank name)___, to me known to be the individual described in and who executed the Lender Consent Agreement, and acknowledged that he signed the Lender Consent Agreement as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this _____ day of _____, 200_.

NOTARY PUBLIC
Residing at:
My Commission Expires:

Let me know if you have any questions – Thanks! Candee – 7632

TO: MICHAEL MALOY, PLANNING

FROM: SCOTT WEILER, P.E., ENGINEERING

DATE: APRIL 15, 2008

SUBJECT: **Redman Condo/Retail Development
1240 E. 2100 South Street**

City Engineering review comments to Greg Mikolash dated July 9, 2003 and to Wayne Mills January 7, 2005 are updated as follows:

1. The existing public alley that runs along the east side of the Redman building has public value insofar as it provides pedestrian access to Hidden Hollow. It is my understanding that the developer has elected not to petition the City to close part or the entire alley. Therefore, the developer must enter into a subdivision improvement construction agreement. This agreement requires the payment of a 5% fee based on the estimated cost of constructing the alley improvements. A copy of the agreement was attached to an earlier review but an updated copy is attached. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project. It is my understanding that the developer will create a homeowners' association for the condominium owners. I have asked Boyd Ferguson in the SLC attorney's office to prepare an agreement stipulating the maintenance responsibility that will be placed on the homeowners' association for the snow removal and overall maintenance of the public alley, including the pedestrian sidewalk along its east edge. Both agreements described in this paragraph must be signed by the developer before construction of the proposed parking structure can commence.
2. Earlier this month, broken and bulging blocks were noticed in a portion of the existing block retaining wall that runs along the east side of the public alley. The broken and bulging blocks are located south of the alley. It is my understanding that SLC Building Services will assess this condition and inform the owner of the wall of any required action.
3. A set of subdivision plans has been submitted for review. The following items require further attention by the developer's consulting engineer:
 - An object appearing to be a gate is shown at the north end of the public alley, which crosses not only the vehicular portion but also the sidewalk along the east edge of the alley. I recommend that if a gate is approved across the driveway, that the gate not be allowed to close the sidewalk.
 - The proposed retaining wall and staircase at the south end of the public alley is not detailed in the civil set of plans. A review of the structural and

Redman Condos
Michael Malloy
April 15, 2008

architectural plans is required by SLC Building Services before the staircase design can be approved.

- If the alley pavement section is to contain less than 6" of concrete, a pavement section design must be submitted for approval.
- The existing contour lines need to be labeled at the base of the existing block retaining wall.
- The finish grade elevations at the south end of the public alley are approximately 6.5' higher than existing grade. Material and compaction specifications are required on the grading plan for this fill.
- A cover sheet, containing signature blocks for the following City departments is required:
 - SLC Transportation
 - SLC Fire Department
 - SLC Public Utility Department (sewer, water & drainage improvements)
 - SLC Engineering Division (street design)
 - SLC Planning Department (alley design)Mylar drawings must be submitted by the developer to each of these SLC departments for review and approval.

4. A copy of the condominium plat must be submitted for final review and approval by the SLC Surveyor. Please ask the developer's surveyor to submit it.

cc: Brad Stewart
Barry Walsh
Vault