

**Garden City Project Checklist**

A complete application packet must be filed with the Garden City Town Clerk by the due date listed on the "Procedure for Submittal Poster" for the meeting when your project will be considered. Incomplete packets will not be accepted. Subdivisions, PUD/PRUD, and Condominium projects are required to follow the Subdivision/PUD/PRUD Process, an AEG pre-meeting before turning in this packet is encouraged.

**INCOMPLETE APPLICATION PACKETS WILL NOT BE ACCEPTED.**

**PLEASE REFER TO ORDINANCES FOR A LIST OF REQUIRED DOCUMENTS TO BE INCLUDED WITH THE FOLLOWING PROJECT APPLICATIONS:**

- Subdivision Plat:** \$3,000 Deposit \* 11E  
     Preliminary Plat: \$500 per plat + \$10 per lot 11E-400  
     Final Plat: \$500 per plat + \$10 per lot 11E-500  
     Amended Plat: \$300 per plat  
     *Subdivision packets must include A, 20 of B, 4 of C, D, E, & F for each plat*
- Condominium Plat:** \$3,000 Deposit \* Must follow Subdivision Ordinance, Chapter 11E and/or Planned Unit Development Ordinance, Chapter 11F and:  
     Condominium Plat: \$500 per plat + \$10 per lot 11E-524  
     Townhouse Plat: \$500 per plat + \$10 per lot 11E-525  
     *Condominium packets must include A, 15 of B, 4 of C, D, E, & F for each plat*
- Planned Unit Development or Planned Residential Development (PUD or PRUD):**  
     \$3,000 Deposit \* 11C-1950, 11F & 11 E  
     Preliminary PUD Development Plan: \$1,000 11F-103  
     Final Development Plan: \$1,000 11F-107  
     *PUD/PRUD packets must include A, 20 of B, 4 of C, D, E, & F for each plat*
- Readjustment of Lot Lines or Lot Splits:** \$250 11E-506  
     *Packets must include A, B, C, D, E, & F, Also, a deed for each lot*
- Vacation of Subdivision:** \$300 11E-523  
     *Packets must include A, 20 of B, 4 of C, D, E, & F*
- Conditional Use Permit:** \$300  
     *CUP packets must include A, 9 of B, D, E, & F*
- Variance:** \$250 11B-308  
     *Variance Packets must include A, B, D, E, & F*
- Annexation:** \$300 for first acre or less, \$20 per acre for each additional acre (Maximum of \$1,000) 11A-300  
     *Annexation packets must include A, 20 of B, 4 of C, D, E, & F*

**Application for Project Review  
Garden City, Utah**

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):

- Annexation
- Appeal
- Conditional Use Permit
- Condominium/Townhouse
- Encumbrance
- Extension of Time
  
- Lot Split/Lot Line Adjustment
- Plat Amendment (Subdivision)
- PUD Development Plan
- PUD Phase Approval/Preliminary or Final
- PRUD Conceptual
- PRUD Phase Approval/Preliminary or Final
- Subdivision
- Vacation of Subdivision
- Variance
- Water Transfer
- Zone Change
- AEG Meeting, (Affected Entity Group)
  
- Other Land Use Permit \_\_\_\_\_

Ordinance Reference:

- 11A-301
- 11B-400
- 11C-500
- 11E-524 or 11E-525
  
- Subdivision 11E-503/PUD or PRUD 11F-107-A-2
- 11E-506
  
- 11C-1950, 11E-100, and 11F-100
- 11C-1950, 11E-100, and 11F-100
- 11C-1950, 11E-100, and 11F-100
- 11C-1950, 11E-100, and 11F-100
- 11E-100
- 11E-523
- 11B-308
- 13A-1300

Project Name: Lakeview at Bear Lake Current Zone: HE Proposed Zone: HE

Property Address: 400 N

Parcel # 41-17-000-0098,-0099,-0101

Contact Person: Lance Anderson Phone #: 435-713-0099

E-mail address: lance@cachelandmark.com

Mailing Address: 95 W Golf Course Rd. Ste 101

Applicant (if different): Dream Developers / Trent Ferguson Phone #: 801-319-6730

Mailing Address: 276 E Twin Peak Ln, Draper, UT 84020

- Zone Change:** \$300 for first acre or less, \$20 per acre for each additional acre  
(Maximum of \$1,000) 11A-302  
*Zone Change packets must include A, 20 of B, 4 of C, D, E, & F*
- Encumbrance:** \$250  
*Encumbrance Packets must include A, B, D, E, & F*
- Un-Encumbrance:** \$250  
*Un-Encumbrance Packets must include A, B, D, E, & F*
- Appeal:** \$250  
*Appeal Packets must include A and a letter from the property owner outlining the reason for the appeal.*
- Extension of Time:**  
*Extension of Time Packets must include A, and a letter from the Developer explaining the reason for the extension request.*
- Other Land Use Permits:** \$50  
*Packets must include A, B, D, E, & F*
- Water Share Transfer:**  
*Water Share Transfer Packets must include A*
- AEG Meeting, (Affected Entity Group):** \$350 Deposit  
*Packets must include A, 10 of B*

**Note:**

1. Fees are to cover costs of processing application. Applicants may be billed for additional costs.
2. Changes to land, lot lines, etc. may affect access to water connections.
3. The \$3,000 deposit is used to cover engineer costs, attorney costs, recording fees, etc. The balance will be refunded to the developer.

**PACKET DOCUMENTATION REQUIREMENTS**

- A. Completed Garden City "Application for Project Review" form.
- B. 11"x14' or 11'x17' plot plan showing lot dimensions and area, and the location, uses dimensions, and set backs of all existing and proposed buildings. Any right-of-ways or easements must be shown if applicable. **Provide 20 readable copies.**
- C. A "D" size (22" x 34") plot plan showing lot dimensions and area, and the location, uses, dimensions, and set backs of all existing and proposed buildings. When appropriate, include the same information for property from which a new lot is being created. Plot at appropriate scale (e.g. 1"=50' or 1"=100')
- D. A legal description and current ownership plat of the property.
- E. A current Title Report or Preliminary Title Report showing ownership. Must match legal description on plat.
- F. An electronic copy of plat.

**Please review Garden City ordinances for requirements for each type of project. Garden City ordinances can be found at [www.gardencityut.us](http://www.gardencityut.us).**

Property Owner of Record (if different): Dream Developers Phone #: 801-319-6730

Mailing Address: 276 E Twin Peaks Ln, Draper, UT 84020

Project Start date: Constructing Completion date: July 2024


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

Rename Elk's Ridge Phase 2 to Lakeview at Bear Lake.  
  
Also, development agreement for the recording of the Final Plat. Final Plat and Construction Drawings were previously approved. Changing the name of the subdivision.

Lot Size in acres or square feet: 0.57-1.5 Number of dwellings or lots: 66

Non-residential building size: N/A

I certify that the information contained in this application and supporting materials is correct and accurate. I have read and understand the requirements and deadlines associated with this application.

  
Signature of Applicant

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. **Owner of Record MUST sign the application prior to submitting to Garden City.**

  
Signature of Owner of Record

\_\_\_\_\_  
Signature of Owner of Record

\_\_\_\_\_  
Signature of Owner of Record

**Office Use Only**  
Date Received: 5/15/24 - Digital Copy  
Fee: \$300.00 Pd by CC  
By: SA





FINAL PLAN

# LAKEVIEW AT BEAR LAKE GARDEN CITY, UTAH



DATE: 03/24/2024  
 DRAWN BY: J. GARDNER  
 CHECKED BY: J. GARDNER  
 APPROVED BY: J. GARDNER  
 PROJECT NO.: 24-000-0003  
 SHEET NO.: 2/2

