



COMMUNITY & ECONOMIC DEVELOPMENT
DEPARTMENT

October 23, 2014

Ivory Development
Attn: Nick Mingo
978 E Woodoak Lane
Salt Lake City, UT 84117

Dear Mr. Mingo:

The West Valley City Planning Commission voted on October 22, 2014 to recommend to the City Council final plat approval for the first phase of the Park Vista Subdivision on application #S-13-2014. The property is located at 3995 S 7050 W.

The motion for approval is subject to the following conditions:

1. That the subdivision follow all provisions of the development agreement.
2. That the developer contact the Salt Lake County Auditor's Office regarding the subdivision name and all street names associated with the development.
3. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection.
4. That the developer coordinate all matters associated with irrigation or open ditch systems with the City Engineering Division.
5. That all streets be dedicated and improved to a 54-foot half width and constructed in accordance with plans and profiles approved by the City Engineering Division. Where new streets connect with existing streets not built to current standards, the appropriate transition shall occur.
6. That the developer follow all recommendations outlined in the soils report.
7. That a note be placed on the final plat indicating that this subdivision is located near the Union Pacific Railroad and that noise, vibration and hours of operation will be potential impact to residents.
8. That the developer continue to coordinate grading and drainage for this project with the City Engineering Division. Said grading plan shall identify areas of concern with regards to existing slopes. The grading plan will need to illustrate how the site will be contoured and what retaining methods if any, will be used to ensure slope stability. Measures shall be taken early on to eliminate potential grading problems between lots. Recommendations noted by the City Engineering Division will be made part of the final plat.



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Any conditions attached to this approval will need to be satisfied one week prior to the date set for hearing before the City Council. You will be notified by the City Recorder of the date and time your application will appear on the City Council agenda.

If you should have any comments or questions, please feel free to contact our office at 963-3311.

Sincerely,



Steve Lehman, AICP
Current Planning Manager

SL/nc