



COMMUNITY & ECONOMIC DEVELOPMENT
DEPARTMENT

September 12, 2013

Henry Walker Homes
Attn: Leslie Mascaro
500 Marketplace Dr.
Suite 201
Centerville, UT 84094

Dear Ms. Mascaro,

The West Valley City Planning Commission voted on September 11, 2013 to recommend to the City Council final plat approval for the second phase of the Villages at Westridge PUD on application #PUD-4-2013. The property is located at 4936 W 3500 S.

The motion for approval is subject to the following conditions:

1. That the developer resolve all staff and agency concerns.
2. That housing comply with the multiple family design standards outlined in the City ordinance.
3. That the applicant follow the recommendations outlined in the soils report dated August 19, 2008. Although basements are not planned, the City Building Official and City Engineer's office will evaluate for road and building construction.
4. That the developer provide a landscape plan to be reviewed prior to plat recordation. Said plan shall provide measures to ensure water conservation techniques will be used in accordance with City ordinances.
5. That all provisions of the West Valley City Fire Department be satisfied. This includes a temporary turnaround until the connection with 5675 West is made.
6. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use.
7. That compliance be made with Kearns Improvement District, i.e., water line extensions, connections, water rights and fire protection.
8. That the subdivision name and street names be approved by the Salt Lake County Auditor's Office.
9. That proposed building setbacks be in accordance with the site plan reviewed as part of this application. Slight modifications can be made to this plan if needed in order to accommodate utilities or other infrastructure.



WEST VALLEY CITY
Unity Pride Progress

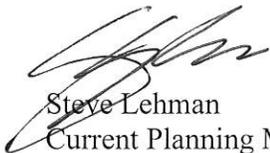
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10. That all conditions related to the development agreement be made part of this approval.
11. That an entry feature be installed at 5600 West as noted in the development agreement. Said entry feature shall be brought back for Planning Commission review in a future study session.
12. That building elevations, colors and materials, be in accordance with those presented to the Planning Commission during the September 11, 2013 meeting.
13. That a note be placed on the plat regarding the overpressure zone.

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
Current Planning Manager

SL/nc