



WEST VALLEY CITY  
Unity Pride Progress

COMMUNITY & ECONOMIC DEVELOPMENT  
DEPARTMENT

February 26, 2015

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 February 25, 2015 to recommend to the City Council final plat approval for the 4<sup>th</sup> phase of the Highbury Towns East PUD on application #PUD-1-2015. The property is located at 3075 S 5290 W.

The motion for approval is subject to the following conditions:

1. That the developer resolve all staff and agency concerns.
2. That this development comply with all provisions listed in the development agreement.
3. That the landscape plan submitted with the final plat be followed. Said landscaping plan will provide measures to ensure water conservation techniques will be used in accordance with City ordinances.
4. That the proposed development comply with all provisions of the West Valley City Fire Department. This shall include access into and through the project.
5. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use.
6. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection.
7. That the subdivision name and street names be approved by the Salt Lake County Auditor's Office.
8. That proposed building setbacks be in accordance with the site plan reviewed as part of this application. Slight modifications can be made to other setbacks if needed in order to accommodate utilities or other infrastructure.
9. That building elevations, colors and materials, be in accordance with those illustrated during the April 8, 2009 Planning Commission meeting.



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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