



COMMUNITY & ECONOMIC DEVELOPMENT
DEPARTMENT

March 12, 2015

Elyas Raigne
5941 S Redwood Road
Taylorsville, UT 84123

Dear Mr. Raigne:

The West Valley City Planning Commission voted on March 11, 2015 to recommend to the City Council final plat approval for the Thomasville Manor Subdivision on application #S-15-2014. The property is located at 7050 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 3500 South be dedicated to a 53-foot half width. Improvements will be installed at the 40-foot half width including curb, gutter, sidewalk, parkstrip and barrier wall. Said improvements shall be coordinated with UDOT.
3. That all irrigation ditches be piped. Prior to engineering approval, the developer shall coordinate this matter with the irrigation company, and/or ditch master and water users.
4. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
5. That the subdivision name and interior street names be approved by Salt Lake County.
6. That recommendations outlined in the soils report dated May 15, 1996 and updated December 2014 be followed. Said report shall be reviewed by the City Engineer and Building Official prior to final plat review.
7. That all streets shall be dedicated and improved with curb, gutter, sidewalk and asphalt. Said improvements shall be in accordance with plan and profiles approved by the Public Works Department.

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