



WEST VALLEY CITY
Unity Pride Progress

COMMUNITY & ECONOMIC DEVELOPMENT
DEPARTMENT

April 9, 2015

Dan Northrup
13579 Ivy Manor Lane
Draper, UT 84020

Dear Mr. Northrup:

The West Valley City Planning Commission voted on April 8, 2015 to recommend to the City Council minor subdivision approval for the Northrup Subdivision on application #S-3-2015. The property is located at 5190 W 3500 S.

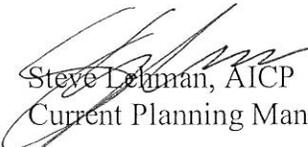
The motion for approval is subject to the following conditions:

1. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
2. That the subdivision name be approved by Salt Lake County.
3. That 3500 South be dedicated to a 40-foot half width. Sidewalk shall be installed along the frontage of 3500 South in accordance with UDOT approvals.
4. That the developer resolve all staff and agency concerns.
5. The City will waive the soils report if the Building Official determines that sufficient field evidence exists for him to make a determination as to basement depth. If this evidence does not exist, a soils report will be required prior to issuance of a building permit.
6. That an appropriate terminus for 3435 South and Natalie Court be addressed at such time that lot 1 further develops.

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