

David L. Alvord, *Mayor*
Mark Seethaler, *Council Member*
Chuck Newton, *Council Member*
Donald J. Shelton, *Council Member*
Steve Barnes, *Council Member*
Christopher J. Rogers, *Council Member*



March 19, 2015

Melanie Armstrong

PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

[REDACTED]
Oklahoma, OK 73112

Dear Ms. Armstrong,

We have received your GRAMA Record Request dated March 11, 2015 as follows:

Requesting records located at 4950 Frog's Leap Drive South Jordan, Utah 84095.

- Certificates of Occupancy
- Any open building violations
- Any open zoning violations
- Any road projects going on around property located at 4950 Frog's Leap Drive that might require a right-of-way.
- An approved site plan
- Any special use permits or variances on address listed above

Reply:

- | | |
|--|---|
| • Certificates of Occupancy records: | (8) Certificate of Occupancy records |
| • Building Violations : | No Records Found |
| • Open Zoning Violations: | No Records Found |
| • Any road projects around listed property: | No Records Found |
| • Approved Site Plan: | (1) Site Plan Map |
| • Any special use permits or Variances: | No Records Found |

Please send payment of \$2.50 to:

City of South Jordan
Attn: Cindy Valdez
1600 West Towne Center Dr.
South Jordan City

Please let me know if you have any questions.

Sincerely,

Cindy Valdez
Deputy City Recorder, CMC

**CITY OF SOUTH JORDAN
GRAMA Record Request
Fax: 801-254-3393**



The following form should be completely filled out and returned to the City Recorder's office. The City is allowed 10 business days in which to respond to your request. Presently, South Jordan City Charges .25¢ per page. The City may assess other fees for records compiled in a form other than that maintained. Research or Services Fee may be charged as provided by Utah Code 63G-2-203.

Requestor's Name: Melanie Armstrong
 Address: [REDACTED] City: DKC
 State: OK Zip: 73112 Daytime Phone: [REDACTED] Fax: [REDACTED]

In accordance with the Governmental Records Access Management Act, I am seeking the following record(s) specifically described as: 4450 Frog's Leap Drive

- Certificates of Occupancy for the above listed property.
- Any OPEN building violations for the above listed property.
- Any OPEN zoning violations for the above listed property.
- Any OPEN fire violations for the above listed property.
- Any road projects going on around property above listed that might require right of way.
- An approved site plan.
- Any special use permits or variances for above listed.

which I believe are collected, filed and/or used by the City of South Jordan, 1600 W. Towne Center Drive, South Jordan, Utah 84095 (801) 254-3742.

I would like to view/inspect the record(s).

I would like to receive a copy of the record(s) described above. I understand that the City charges a fee for copies of records and the copies will be provided subject to fees being paid. I authorize cost of up to \$ 50. If costs are greater than the amount I have specified, I further understand that the office will contact me and will not respond to a request for copies if I have not authorized adequate costs.

M Armstrong
Signature

3/11/15
Date

=====

CITY'S RESPONSE TO RECORD REQUEST – FOR OFFICE USE ONLY

APPROVED – Requestor notified on March 19, 20 15

DENIED – Written denial sent on _____, 20 ____

Requestor notified that this office does not maintain record; and, if known, was also notified of name and address of agency that does maintain record on _____, 20 ____

Extension of time for extraordinary circumstances. Required notice sent _____, 20 ____

COPY FEES: \$ 2.50. If waived, approved by: _____



City of South Jordan

Building and Safety Division

Certificate of Occupancy

This certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use for the following address.

Building Address: **4934 W FROG'S LEAP DR, Apt. (11300 S)**

Project Number: **2009-12237**

Permits: 39083

Residential New

9/10/2009

Contractor Name: * **WESTERN NATIONAL CONTRACTORS**

Contractor Address **8 EXECUTIVE CIRCLE IRVINE CA 92614**

Description: **BLDG 3 DAYBREAK APARTMENTS
20 RESIDENTIAL UNITS
FOOTING & FOUNDATION ONLY ISSUED ON PROJECT #2008-11442
FULL PERMIT ISSUED 9/10/09
TEMP CO ISSUED 9/28/10, EXPIRES 10/28/10
CO ISSUED 10/22/10**

Occupancy Type: **MF Residential**

Const. Type: **Type V B**

Square Feet:

APN: **2624251001**

Tract Number: **DAYBREAK**

Lot Number: **DAYBREAK APARTMENTS**

Date: **10/22/2010**

Approved By: _____



Building Official

This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.



City of South Jordan

Building and Safety Division

Certificate of Occupancy

This certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use for the following address.

Building Address: **5024 W FROG'S LEAP DR, Apt. (11300 S)**

Project Number: **2008-12234**

Permits: 39080

Residential New

9/10/2009

Contractor Name: * **WESTERN NATIONAL CONTRACTORS**

Contractor Address **8 EXECUTIVE CIRCLE IRVINE CA 92614**

Description: **BLDG 1 DAYBREAK APARTMENTS
51 RESIDENTIAL UNITS
24 GARAGE UNITS
6" MASTER METER FOR ENTIRE PROJECT
CO ISSUED 5/12/11**

Occupancy Type: **MF Residential**

Const. Type: **Type V A**

Square Feet:

APN: **2624251001**

Tract Number: **DAYBREAK**

Lot Number: **DAYBREAK APARTMENTS**

Date: **5/12/2011**

Approved By: _____

Building Official

This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.



City of South Jordan

Building and Safety Division

Certificate of Occupancy

This certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use for the following address.

Building Address: **4950 W FROG'S LEAP DR, Apt. (11300 S)**

Project Number: **2009-12248**

Permits: 39092

Commercial New

9/10/2009

Contractor Name: * **WESTERN NATIONAL CONTRACTORS**

Contractor Address **8 EXECUTIVE CIRCLE IRVINE CA 92614**

Description: **CLUBHOUSE/DAYBREAK APARTMENTS
PERMIT INCLUDES POOLHOUSE & MAINTENANCE BUILDING (POOL BY OTHERS)
MAX OCCUPANCY LOAD 395
FOOTING & FOUNDATION ONLY ISSUED 9/8/09
FULL PERMIT ISSUED 9/10/09
TEMP CO ISSUED 9/10/09**

Occupancy Type: **MF Residential**

Const. Type: **Type V B**

Square Feet:

APN: **2624251001**

Tract Number: **DAYBREAK**

Lot Number: **DAYBREAK APARTMENTS**

Date: **10/22/2010**

Approved By: _____



Building Official

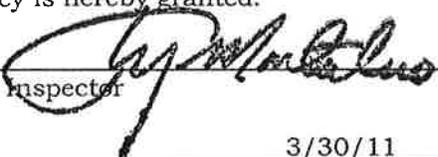
This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

City of South Jordan CERTIFICATE OF OCCUPANCY

TO	PROPERTY ADDRESS	DESCRIPTION OF STRUCTURE
* WESTERN NATIONAL CONTRACTORS 8 EXECUTIVE CIRCLE IRVINE, CA 92614	4978 W FROG'S LEAP DR Bldg 2 Apt (11300 S)	BLDG 2 DAYBREAK APARTMENTS 20 DWELLING UNITS

Building Permit No. 2009-12235/39081	Electrical Permit No.
Zoning District	Plumbing Permit No.
Site Plan No.	Mechanical Permit No.

Legal Description: 4924 W DAYBREAK PKWY

<input type="checkbox"/> This is to certify that the Building or Structure has been inspected and temporary occupancy is granted subject to completion of the following, on or before the date indicated: _____ Building Inspector _____ Date _____	Conditions required by that approval are as follows: _____ _____ _____ _____
<input checked="" type="checkbox"/> This is to certify that the Building or Structure has had all the necessary inspections and final occupancy is hereby granted.  Building Inspector _____ Date _____ 3/30/11	<input type="checkbox"/> A Conditional Use Permit was approved allowing this Building/Structure with the following conditions: _____ _____ _____ _____ Zoning Administrator _____ Date _____



City of South Jordan

Building and Safety Division

Certificate of Occupancy

This certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use for the following address.

Building Address: **4892 W FROG'S LEAP DR, Apt. (11300 S)**

Project Number: **2009-12238**

Permits: 39084

Residential New

9/10/2009

Contractor Name: * **WESTERN NATIONAL CONTRACTORS**

Contractor Address **8 EXECUTIVE CIRCLE IRVINE CA 92614**

Description: **BLDG 4 DAYBREAK APARTMENTS
51 DWELLING UNITS/24 GARAGE UNITS
FOOTING & FOUNDATION ONLY PERMIT ISSUED 8/7/2009 UNDER PROJECT 2008-11398
FULL PERMIT ISSUED 9/10/09
CO ISSUED 11/18/10**

Occupancy Type: **MF Residential**

Const. Type: **Type V A**

Square Feet:

APN: **2624251001**

Tract Number: **DAYBREAK**

Lot Number: **DAYBREAK APARTMENTS**

Date: **11/18/2010**

Approved By: _____

Building Official

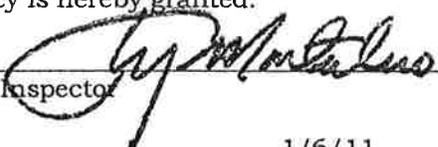
This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

City of South Jordan CERTIFICATE OF OCCUPANCY

TO	PROPERTY ADDRESS	DESCRIPTION OF STRUCTURE
* WESTERN NATIONAL CONTRACTORS 8 EXECUTIVE CIRCLE IRVINE, CA 92614	4905 W FROG'S LEAP DR Bldg 6 Apt (11300 S)	BLDG 6 DAYBREAK APARTMENTS 36 DWELLING UNITS

Building Permit No. 2009-12242/39088	Electrical Permit No.
Zoning District	Plumbing Permit No.
Site Plan No.	Mechanical Permit No.

Legal Description: 4924 W DAYBREAK PKWY

<input type="checkbox"/> This is to certify that the Building or Structure has been inspected and temporary occupancy is granted subject to completion of the following, on or before the date indicated: _____ Building Inspector _____ Date _____	Conditions required by that approval are as follows: _____ _____ _____ _____
<input checked="" type="checkbox"/> This is to certify that the Building or Structure has had all the necessary inspections and final occupancy is hereby granted.  Building Inspector _____ Date _____ 1/6/11	<input type="checkbox"/> A Conditional Use Permit was approved allowing this Building/Structure with the following conditions: _____ _____ _____ _____ Zoning Administrator _____ Date _____



City of South Jordan

Building and Safety Division

Certificate of Occupancy

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Building Address: **4935 W FROG'S LEAP DR, Apt. (11300 S)**

Project Number: **2009-12245**

Permits: 39091

Residential New

9/10/2009

Contractor Name: * **WESTERN NATIONAL CONTRACTORS**

Contractor Address **8 EXECUTIVE CIRCLE IRVINE CA 92614**

Description: **BLDG 7 DAYBREAK APARTMENTS
36 DWELLING UNITS
CO ISSUED 3/18/06**

Occupancy Type: **MF Residential**

Const. Type: **Type V B**

Square Feet:

APN: **2624251001**

Tract Number: **DAYBREAK**

Lot Number: **DAYBREAK APARTMENTS**

Date: **3/18/2011**

Approved By: _____



Building Official

This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.



City of South Jordan

Building and Safety Division

Certificate of Occupancy

This certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use for the following address.

Building Address: **4875 W FROG'S LEAP DR, Apt. (11300 S)**

Project Number: **2009-12240**

Permits: 39086

Residential New

9/10/2009

Contractor Name: * **WESTERN NATIONAL CONTRACTORS**

Contractor Address **8 EXECUTIVE CIRCLE IRVINE CA 92614**

Description: **BLDG 5 DAYBREAK APARTMENTS
50 DWELLING UNITS
FOOTING & FOUNDATION ONLY PERMIT ISSUED 8/7/09 UNDER PROJECT #2009-12138
FULL PERMIT ISSUED 9/10/09
CO ISSUED 2/18/2011**

Occupancy Type: **MF Residential**

Const. Type: **Type V B**

Square Feet:

APN: **2624251001**

Tract Number: **DAYBREAK**

Lot Number: **DAYBREAK APARTMENTS**

Date: **2/18/2011**

Approved By: _____


Building Official

This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

