

March 26, 2015

Charlotte Hetterick  
[REDACTED]

Re: GRAMA Records Request received March 16, 2015

I am responding to your GRAMA Record Request asking for records pertaining to 4950 W. Frogs Leap Dr.:

<u>Requests:</u>	<u>Reply/Results</u>
1. Building permit for the original building shell .....	7 records provided
2. Recent certificate of occupancy .....	9 records provided
3. Any current code violations or complaints at property .....	No Records
4. The most recent fire inspection report.....	No Records
5. Record of any outstanding fire code violations.....	No Records

Please send a check in the amount of \$4.00 for the attached 16 pages of records. Make Payable to:

City of South Jordan  
Attn: Anna West/City Recorder  
1600 W. Towne Center Drive  
South Jordan, Utah 84095

Sincerely,



Anna M. West, CMC  
City Recorder

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: Charlotte Hetterick  
Address: [REDACTED] City: Hampstead  
State: MD Zip: 21074 Daytime Phone: [REDACTED] Fax: \_\_\_\_\_

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

I am looking for records for the following property: Crossing at Daybreak Apartments  
4950 West Frogs Leap Drive, South Jordan, UT 84095  
\_\_\_\_\_  
Building Permit for the original building shell  
Recent Certificate of Occupancy (Cof Os)  
Any current code violations or complaints at the above reference property  
The zoning classification (not a zoning letter)  
The most recent fire inspection report  
Record of any outstanding fire code violations  
\_\_\_\_\_

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).

X 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 \$ 30.00. 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.

Charlotte Hetterick  
\_\_\_\_\_  
Signature

3/16/15  
\_\_\_\_\_  
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: \$ 4.00. If waived, approved by: \_\_\_\_\_

Mailed 16 Records 3-26-2015



# City of South Jordan

Building and Safety Division

## *Certificate of Occupancy*

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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: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "G. M. ...", written over a horizontal line.

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 Division**

1600 W Towne Center Drive  
 South Jordan, UT 84065  
 801-254-3742  
 http://www.southjordancity.org

SOJ090910003

Permit #	39080
Project #	2008-12234
Permit Cat.	Building Permit
Permit Type	Residential New
Issue Date	9/10/2009

**Construction Permit**

Address Full Street Name	Assesors Parcel No.	Tract Parcel Map Number	Lot Number
5024 W FROG'S LEAP DR, Apt. (11300 S)	2624251001	DAYBREAK	DAYBREAKAPARTMENTS

**Description of work.**  
 BLDG 1 DAYBREAK APARTMENTS  
 51 DWELLING UNITS

Building Value	Occupancy	Construction	Units	Sprinkler	Square Feet	Garage Sq. Ft.
\$3,485,000.00	MF Residential	Type V A	51	True	77364.00	

Current Owners	Full Street Name	Telephone	Email
GRANT WILLIAMS/ DAYBREAK APARTMENT VENTURE I, LLC -	8 EXECUTIVE CIRCLE SUITE 400 IRVINE CA 92614	(949)862-6282	gwilliams@wmg.com
Contractor	Full Street Name	Telephone	Email
* WESTERN NATIONAL CONTRACTORS -	8 EXECUTIVE CIRCLE IRVINE CA 92614	949-862-6393	
<b>Lic. Information</b>	7146028-5501	Exp. Date: 11/30/2009	
Applicant	Full Street Name	Telephone	Email
* WESTERN NATIONAL CONTRACTORS -	8 EXECUTIVE CIRCLE IRVINE CA 92614	949-862-6393	
<b>Lic. Information</b>	7146028-5501	Exp. Date: 11/30/2009	
Architect	Full Street Name	Telephone	Email
* JSA ARCHITECTS -	UT	(801)733-2500	
<b>Lic. Information</b>		Exp. Date:	

**Fees**

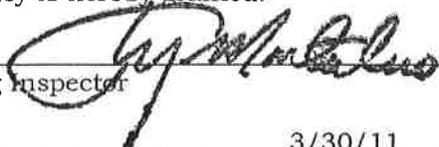
Fee Group	Fee Type Desc	Unit Cost	Quantity	Fee Amount	Payment Amount	Balance
DAYBREAK APARTMENTS/51				\$173,671.08	\$173,671.08	\$0.00
	IMP Day MF: Public Safety	207.79	0.00	\$0.00		\$0.00
	IMP Day MF: Roadway	316.95	0.00	\$0.00		\$0.00
	IMP ResSF: Offsite Cleaning	78.00	1.00	\$0.00	\$78.00	(\$78.00)
	MECH: FIP	9.50	14.00	\$0.00	\$133.00	(\$133.00)
	IMP ResSF: Construction Water	200.00	1.00	\$0.00	\$200.00	(\$200.00)
	State Fee	0.01	29170.79	\$0.00	\$291.71	(\$291.71)
	PLUMB: WaterHeater	13.50	51.00	\$0.00	\$688.50	(\$688.50)
	MECH: Furnace/Air Conditioner	16.00	102.00	\$0.00	\$1,632.00	(\$1,632.00)
	BLDG New PME Plan Check	0.25	11431.39	\$0.00	\$2,857.85	(\$2,857.85)
	PLUMB: Drain	10.55	411.00	\$0.00	\$4,336.05	(\$4,336.05)
	ELEC: Finished SF	0.06	77364.00	\$0.00	\$4,641.84	(\$4,641.84)
	BLDG New Plan Check	0.45	17739.40	\$0.00	\$7,982.73	(\$7,982.73)
	Valuation	0.00	0.00	\$0.00	\$17,739.40	(\$17,739.40)
	IMP: 6" Culinary Water	133090.00	1.00	\$0.00	\$133,090.00	(\$133,090.00)
	IMP Day MF: Public Safety	207.79	0.00	\$0.00		\$0.00
	IMP Day MF: Roadway	316.95	0.00	\$0.00		\$0.00
	IMP ResSF: Offsite Cleaning	78.00	1.00	\$78.00		\$78.00
	MECH: FIP	9.50	14.00	\$133.00		\$133.00
	IMP ResSF: Construction Water	200.00	1.00	\$200.00		\$200.00
	State Fee	0.01	29170.79	\$291.71		\$291.71
	PLUMB: WaterHeater	13.50	51.00	\$688.50		\$688.50
	MECH: Furnace/Air Conditioner	16.00	102.00	\$1,632.00		\$1,632.00
	BLDG New PME Plan Check	0.25	11431.39	\$2,857.85		\$2,857.85
	PLUMB: Drain	10.55	411.00	\$4,336.05		\$4,336.05
	ELEC: Finished SF	0.06	77364.00	\$4,641.84		\$4,641.84
	BLDG New Plan Check	0.45	17739.40	\$7,982.73		\$7,982.73
	Valuation	0.00	0.00	\$17,739.40		\$17,739.40
	IMP: 6" Culinary Water	133090.00	1.00	\$133,090.00		\$133,090.00
<b>Totals</b>				<b>\$173,671.08</b>	<b>\$173,671.08</b>	<b>\$0.00</b>

## 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 Division**

1600 W Towne Center Drive  
 South Jordan, UT 84065  
 801-254-3742  
 http://www.southjordancity.org

50J090910004

Permit #	39081
Project #	2008-12235
Permit Cat.	Building Permit
Permit Type	Residential New
Issue Date	0/10/2009

**Construction Permit**

<b>Address Full Street Name</b>	<b>Assessors Parcel No.</b>	<b>Tract Parcel Map Number</b>	<b>Lot Number</b>
4978 W FROG'S LEAP DR, Apt. (11300 S)	2624251001	DAYBREAK	DAYBREAK APARTMENTS

**Description of work.**

BLDG 2 DAYBREAK APARTMENTS 20 DWELLING UNITS
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<b>Building Value</b>	<b>Occupancy</b>	<b>Construction</b>	<b>Units</b>	<b>Sprinkler</b>	<b>Square Feet</b>	<b>Garage Sq. Ft.</b>
\$1,367,000.00	MF Residential	Type V B	20	True	32316.00	

<b>Current Owners</b>	<b>Full Street Name</b>	<b>Telephone</b>	<b>Email</b>
GRANT WILLIAMS/DAYBREAK APARTMENT VENTURE I, LLC -	8 EXECUTIVE CIRCLE SUITE 400 IRVINE CA 92614	(949)862-8262	gwilliams@wng.com
<b>Contractor</b>	<b>Full Street Name</b>	<b>Telephone</b>	<b>Email</b>
* WESTERN NATIONAL CONTRACTORS -	8 EXECUTIVE CIRCLE IRVINE CA 92614	949-862-6393	
<b>Lic. Information</b>	7146028-5501	Exp. Date: 11/30/2009	
<b>Applicant</b>	<b>Full Street Name</b>	<b>Telephone</b>	<b>Email</b>
* WESTERN NATIONAL CONTRACTORS -	8 EXECUTIVE CIRCLE IRVINE CA 92614	949-862-6393	
<b>Lic. Information</b>	7146028-5501	Exp. Date: 11/30/2009	
<b>Architect</b>	<b>Full Street Name</b>	<b>Telephone</b>	<b>Email</b>
* JSA ARCHITECTS -	UT	(801)733-2500	
<b>Lic. Information</b>		Exp. Date:	

**Fees**

Fee Group	Fee Type Desc	Unit Cost	Quantity	Fee Amount	Payment Amount	Balance
DAYBREAK APARTMENTS/20				\$18,315.66	\$18,315.66	\$0.00
	IMP Day MF: Public Safety	207.79	0.00	\$0.00		\$0.00
	IMP Day MF: Roadway	316.95	0.00	\$0.00		\$0.00
	MECH: FIP	9.50	6.00	\$0.00	\$57.00	(\$57.00)
	IMP ResSF: Offsite Cleaning	78.00	1.00	\$0.00	\$78.00	(\$78.00)
	State Fee	0.01	12982.43	\$0.00	\$129.82	(\$129.82)
	IMP ResSF: Construction Water	200.00	1.00	\$0.00	\$200.00	(\$200.00)
	PLUMB: WaterHeater	13.50	20.00	\$0.00	\$270.00	(\$270.00)
	MECH: Furnace/Air Conditioner	16.00	40.00	\$0.00	\$640.00	(\$640.00)
	BLDG New PME Plan Check	0.25	4583.41	\$0.00	\$1,145.85	(\$1,145.85)
	PLUMB: Drain	10.65	159.00	\$0.00	\$1,677.45	(\$1,677.45)
	ELEC: Finished SF	0.06	32316.00	\$0.00	\$1,938.96	(\$1,938.96)
	BLDG New Plan Check	0.45	8399.02	\$0.00	\$3,779.56	(\$3,779.56)
	Valuation	0.00	0.00	\$0.00	\$8,399.02	(\$8,399.02)
	IMP Day MF: Public Safety	207.79	0.00	\$0.00		\$0.00
	IMP Day MF: Roadway	316.95	0.00	\$0.00		\$0.00
	MECH: FIP	9.50	6.00	\$57.00		\$57.00
	IMP ResSF: Offsite Cleaning	78.00	1.00	\$78.00		\$78.00
	State Fee	0.01	12982.43	\$129.82		\$129.82
	IMP ResSF: Construction Water	200.00	1.00	\$200.00		\$200.00
	PLUMB: WaterHeater	13.50	20.00	\$270.00		\$270.00
	MECH: Furnace/Air Conditioner	16.00	40.00	\$640.00		\$640.00
	BLDG New PME Plan Check	0.25	4583.41	\$1,145.85		\$1,145.85
	PLUMB: Drain	10.65	159.00	\$1,677.45		\$1,677.45
	ELEC: Finished SF	0.06	32316.00	\$1,938.96		\$1,938.96
	BLDG New Plan Check	0.45	8399.02	\$3,779.56		\$3,779.56
	Valuation	0.00	0.00	\$8,399.02		\$8,399.02
<b>Totals</b>				<b>\$18,315.66</b>	<b>\$18,315.66</b>	<b>\$0.00</b>



# 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 Division**

1600 W Towne Center Drive  
 South Jordan, UT 84065  
 801-254-3742  
<http://www.southjordancity.org>

30J090910005

Permit #	39083
Project #	2009-12237
Permit Cat.	Building Permit
Permit Type	Residential New
Issue Date	9/10/2009

**Construction Permit**

Address Full Street Name	Assessors Parcel No.	Tract Parcel Map Number	Lot Number
4934 W FROG'S LEAP DR. Apt. (11300 S)	2624251001	DAYBREAK	DAYBREAKAPARTMENTS
<b>Description of work.</b>			
BLDG 3 DAYBREAK APARTMENTS 20 RESIDENTIAL UNITS			

Building Value	Occupancy	Construction	Units	Sprinkler	Square Feet	Garage Sq. Ft.
\$1,367,000.00	MF Residential	Type V B	20	True	32316.00	

Current Owners	Full Street Name	Telephone	Email
GRANT WILLIAMS/DAYBREAK APARTMENT VENTURE I, LLC -	8 EXECUTIVE CIRCLE SUITE 400 IRVINE CA 92614	(949)862-6282	gwilliams@wng.com
Contractor	Full Street Name	Telephone	Email
* WESTERN NATIONAL CONTRACTORS -	8 EXECUTIVE CIRCLE IRVINE CA 92614	949-862-6393	
<b>Lic. Information</b>	7146028-5501	Exp. Date: 11/30/2009	
Applicant	Full Street Name	Telephone	Email
* WESTERN NATIONAL CONTRACTORS -	8 EXECUTIVE CIRCLE IRVINE CA 92614	949-862-6393	
<b>Lic. Information</b>	7146028-5501	Exp. Date: 11/30/2009	
Architect	Full Street Name	Telephone	Email
* JSA ARCHITECTS -	UT	(801)733-2500	
<b>Lic. Information</b>		Exp. Date:	

**Fees**

Fee Group	Fee Type Desc	Unit Cost	Quantity	Fee Amount	Payment Amount	Balance
DAYBREAK APARTMENTS/20				\$13,890.25	\$13,890.25	\$0.00
	IMP Day MF: Public Safety	207.79	0.00	\$0.00		\$0.00
	IMP Day MF: Roadway	316.95	0.00	\$0.00		\$0.00
	MECH: FIP	9.50	6.00	\$0.00	\$57.00	(\$57.00)
	IMP ResSF: Offsite Cleaning	78.00	1.00	\$0.00	\$78.00	(\$78.00)
	State Fee	0.01	12982.43	\$0.00	\$129.82	(\$129.82)
	IMP ResSF: Construction Water	200.00	1.00	\$0.00	\$200.00	(\$200.00)
	PLUMB: WaterHeater	13.50	20.00	\$0.00	\$270.00	(\$270.00)
	BLDG New Plan Check	500.00	1.00	\$0.00	\$500.00	(\$500.00)
	MECH: Furnace/Air Conditioner	16.00	40.00	\$0.00	\$640.00	(\$640.00)
	PLUMB: Drain	10.55	159.00	\$0.00	\$1,677.45	(\$1,677.45)
	ELEC: Finished SF	0.06	32316.00	\$0.00	\$1,938.96	(\$1,938.96)
	Valuation	0.00	0.00	\$0.00	\$8,399.02	(\$8,399.02)
	IMP Day MF: Public Safety	207.79	0.00	\$0.00		\$0.00
	IMP Day MF: Roadway	316.95	0.00	\$0.00		\$0.00
	MECH: FIP	9.50	6.00	\$57.00		\$57.00
	IMP ResSF: Offsite Cleaning	78.00	1.00	\$78.00		\$78.00
	State Fee	0.01	12982.43	\$129.82		\$129.82
	IMP ResSF: Construction Water	200.00	1.00	\$200.00		\$200.00
	PLUMB: WaterHeater	13.50	20.00	\$270.00		\$270.00
	BLDG New Plan Check	500.00	1.00	\$500.00		\$500.00
	MECH: Furnace/Air Conditioner	16.00	40.00	\$640.00		\$640.00
	PLUMB: Drain	10.55	159.00	\$1,677.45		\$1,677.45
	ELEC: Finished SF	0.06	32316.00	\$1,938.96		\$1,938.96
	Valuation	0.00	0.00	\$8,399.02		\$8,399.02
<b>Totals</b>				\$13,890.25	\$13,890.25	\$0.00



# 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**

**Building Division**

1600 W Towne Center Drive  
 South Jordan, UT 84065  
 801-254-3742  
<http://www.southjordancity.org>

SOJ090910000

Permit #	39084
Project #	2009-12238
Permit Cat.	Building Permit
Permit Type	Residential New
Issue Date	9/10/2009

**Construction Permit**

Address Full Street Name	Assessors Parcel No.	Tract Parcel Map Number	Lot Number
4892 W FROG'S LEAP DR, Apt. (11300 S)	2624251001	DAYBREAK	DAYBREAK APARTMENTS

**Description of work.**

BLDG 4 DAYBREAK APARTMENTS  
 51 DWELLING UNITS/24 GARAGE UNITS

Building Value	Occupancy	Construction	Units	Sprinkler	Square Feet	Garage Sq. FL
\$3,485,000.00	MF Residential	Type V A	51	True	77364.00	

Current Owners	Full Street Name	Telephone	Email
GRANT WILLIAMS/DAYBREAK APARTMENT VENTURE I, LLC -	8 EXECUTIVE CIRCLE SUITE 400 IRVINE CA 92614	(949)862-6282	gwilliams@wng.com
Contractor	Full Street Name	Telephone	Email
* WESTERN NATIONAL CONTRACTORS -	8 EXECUTIVE CIRCLE IRVINE CA 92614	949-862-6393	
<b>Lic. Information</b>	7146028-5501	Exp. Date: 11/30/2009	
Applicant	Full Street Name	Telephone	Email
* WESTERN NATIONAL CONTRACTORS -	8 EXECUTIVE CIRCLE IRVINE CA 92614	949-862-6393	
<b>Lic. Information</b>	7146028-5501	Exp. Date: 11/30/2009	
Architect	Full Street Name	Telephone	Email
* JSA ARCHITECTS -	UT	(801)733-2500	
<b>Lic. Information</b>		Exp. Date:	

**Fees**

Fee Group	Fee Type Desc	Unit Cost	Quantity	Fee Amount	Payment Amount	Balance
DAYBREAK APARTMENTS/51				\$30,240.50	\$30,240.50	\$0.00
	IMP Day MF: Public Safety	207.79	0.00	\$0.00		\$0.00
	IMP Day MF: Roadway	316.95	0.00	\$0.00		\$0.00
	IMP ResSF: Offsite Cleaning	78.00	1.00	\$0.00	\$78.00	(\$78.00)
	MECH: FIP	9.50	14.00	\$0.00	\$133.00	(\$133.00)
	IMP ResSF: Construction Water	200.00	1.00	\$0.00	\$200.00	(\$200.00)
	State Fee	0.01	29170.79	\$0.00	\$291.71	(\$291.71)
	BLDG New Plan Check	500.00	1.00	\$0.00	\$500.00	(\$500.00)
	PLUMB: WaterHeater	13.50	51.00	\$0.00	\$688.50	(\$688.50)
	MECH: Furnace/Air Conditioner	16.00	102.00	\$0.00	\$1,632.00	(\$1,632.00)
	PLUMB: Drain	10.55	411.00	\$0.00	\$4,336.05	(\$4,336.05)
	ELEC: Finished SF	0.06	77364.00	\$0.00	\$4,641.84	(\$4,641.84)
	Valuation	0.00	0.00	\$0.00	\$17,739.40	(\$17,739.40)
	IMP Day MF: Public Safety	207.79	0.00	\$0.00		\$0.00
	IMP Day MF: Roadway	316.95	0.00	\$0.00		\$0.00
	IMP ResSF: Offsite Cleaning	78.00	1.00	\$78.00		\$78.00
	MECH: FIP	9.50	14.00	\$133.00		\$133.00
	IMP ResSF: Construction Water	200.00	1.00	\$200.00		\$200.00
	State Fee	0.01	29170.79	\$291.71		\$291.71
	BLDG New Plan Check	500.00	1.00	\$500.00		\$500.00
	PLUMB: WaterHeater	13.50	51.00	\$688.50		\$688.50
	MECH: Furnace/Air Conditioner	16.00	102.00	\$1,632.00		\$1,632.00
	PLUMB: Drain	10.55	411.00	\$4,336.05		\$4,336.05
	ELEC: Finished SF	0.06	77364.00	\$4,641.84		\$4,641.84
	Valuation	0.00	0.00	\$17,739.40		\$17,739.40
<b>Totals</b>				<b>\$30,240.50</b>	<b>\$30,240.50</b>	<b>\$0.00</b>



# City of South Jordan

Building and Safety Division

## *Certificate of Occupancy*

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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.



**City of South Jordan**

**Building Division**

1800 W Towne Center Drive  
 South Jordan, UT 84065  
 801-254-3742  
 http://www.southjordanctly.org

SOJ090910007

Permit #	39086
Project #	2009-12240
Permit Cat.	Building Permit
Permit Type	Residential New
Issue Date	9/10/2009

**Construction Permit**

Address Full Street Name	Assessors Parcel No.	Tract Parcel Map Number	Lot Number
4875 WFROG'S LEAP DR, Apt. (11300 S)	2624251001	DAYBREAK	DAYBREAKAPARTMENTS

**Description of work.**

BLDG 5 DAYBREAK APARTMENTS 50 DWELLING UNITS
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Building Value	Occupancy	Construction	Units	Sprinkler	Square Feet	Garage Sq. Ft.
\$3,416,000.00	MF Residential	Type V B	50	True	78690.00	

Current Owners	Full Street Name	Telephone	Email
GRANT WILLIAMS/ DAYBREAK APARTMENT VENTURE I, LLC -	8 EXECUTIVE CIRCLE SUITE 400 IRVINE CA 92614	(949)862-6282	gwilliams@wng.com
Contractor	Full Street Name	Telephone	Email
* WESTERN NATIONAL CONTRACTORS -	8 EXECUTIVE CIRCLE IRVINE CA 92614	949-862-6393	
<b>Lic. Information</b>	7146028-5501	Exp. Date: 11/30/2009	
Applicant	Full Street Name	Telephone	Email
* WESTERN NATIONAL CONTRACTORS -	8 EXECUTIVE CIRCLE IRVINE CA 92614	949-862-6393	
<b>Lic. Information</b>	7146028-5501	Exp. Date: 11/30/2009	
Architect	Full Street Name	Telephone	Email
* JSA ARCHITECTS -	UT	(801)733-2500	
<b>Lic. Information</b>		Exp. Date:	

**Fees**

Fee Group	Fee Type Desc	Unit Cost	Quantity	Fee Amount	Payment Amount	Balance
DAYBREAK APARTMENTS/50				\$40,239.52	\$40,239.52	\$0.00
	IMP Day MF: Public Safety	207.79	0.00	\$0.00		\$0.00
	IMP Day MF: Roadway	316.95	0.00	\$0.00		\$0.00
	IMP ResSF: Offsite Cleaning	78.00	1.00	\$0.00	\$78.00	(\$78.00)
	MECH: FIP	9.50	9.00	\$0.00	\$85.50	(\$85.50)
	IMP ResSF: Construction Water	200.00	1.00	\$0.00	\$200.00	(\$200.00)
	State Fee	0.01	28948.01	\$0.00	\$289.48	(\$289.48)
	PLUMB: WaterHeater	13.50	50.00	\$0.00	\$675.00	(\$675.00)
	MECH: Furnace/Air Conditioner	16.00	100.00	\$0.00	\$1,600.00	(\$1,600.00)
	BLDG New PME Plan Check	0.25	11512.90	\$0.00	\$2,878.23	(\$2,878.23)
	PLUMB: Drain	10.55	420.00	\$0.00	\$4,431.00	(\$4,431.00)
	ELEC: Finished SF	0.06	78690.00	\$0.00	\$4,721.40	(\$4,721.40)
	BLDG New Plan Check	0.45	17435.11	\$0.00	\$7,845.80	(\$7,845.80)
	Valuation	0.00	0.00	\$0.00	\$17,435.11	(\$17,435.11)
	IMP Day MF: Public Safety	207.79	0.00	\$0.00		\$0.00
	IMP Day MF: Roadway	316.95	0.00	\$0.00		\$0.00
	IMP ResSF: Offsite Cleaning	78.00	1.00	\$78.00		\$78.00
	MECH: FIP	9.50	9.00	\$85.50		\$85.50
	IMP ResSF: Construction Water	200.00	1.00	\$200.00		\$200.00
	State Fee	0.01	28948.01	\$289.48		\$289.48
	PLUMB: WaterHeater	13.50	50.00	\$675.00		\$675.00
	MECH: Furnace/Air Conditioner	16.00	100.00	\$1,600.00		\$1,600.00
	BLDG New PME Plan Check	0.25	11512.90	\$2,878.23		\$2,878.23
	PLUMB: Drain	10.55	420.00	\$4,431.00		\$4,431.00
	ELEC: Finished SF	0.06	78690.00	\$4,721.40		\$4,721.40
	BLDG New Plan Check	0.45	17435.11	\$7,845.80		\$7,845.80
	Valuation	0.00	0.00	\$17,435.11		\$17,435.11
<b>Totals</b>				\$40,239.52	\$40,239.52	\$0.00

## 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: _____ _____ _____ _____ _____
_____ Building Inspector  Date _____ 1/6/11	_____ Zoning Administrator  Date _____



**City of South Jordan**

**Building Division**

1600 W Towne Center Drive  
 South Jordan, UT 84065  
 801-254-3742  
<http://www.southjordanctly.org>

50J090910U08

Permit #	39088
Project #	2009-12242
Permit Cat.	Building Permit
Permit Type	Residential New
Issue Date	9/10/2009

**Construction Permit**

Address Full Street Name	Assessors Parcel No.	Tract Parcel Map Number	Lot Number
4905 W FROG'S LEAP DR, Apt. (11300 S)	2624251001	DAYBREAK	DAYBREAK APARTMENTS

**Description of work.**

BLDG 6 DAYBREAK APARTMENTS 36 DWELLING UNITS
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Building Value	Occupancy	Construction	Units	Sprinkler	Square Feet	Garage Sq. Ft.
\$2,460,000.00	MF Residential	Type V B	36	True	54464.00	

Current Owners	Full Street Name	Telephone	Email
GRANT WILLIAMS/ DAYBREAK APARTMENT VENTURE I, LLC -	8 EXECUTIVE CIRCLE SUITE 400 IRVINE CA 92614	(949)862-6282	gwilliams@wng.com
Contractor	Full Street Name	Telephone	Email
* WESTERN NATIONAL CONTRACTORS -	8 EXECUTIVE CIRCLE IRVINE CA 92614	949-862-6393	
<b>Lic. Information</b>	7146028-5501	Exp. Date: 11/30/2009	
Applicant	Full Street Name	Telephone	Email
* WESTERN NATIONAL CONTRACTORS -	8 EXECUTIVE CIRCLE IRVINE CA 92614	949-862-6393	
<b>Lic. Information</b>	7146028-5501	Exp. Date: 11/30/2009	
Architect	Full Street Name	Telephone	Email
* JSA ARCHITECTS -	UT	(801)733-2500	
<b>Lic. Information</b>		Exp. Date:	

**Fees**

Fee Group	Fee Type Desc	Unit Cost	Quantity	Fee Amount	Payment Amount	Balance
DAYBREAK APARTMENTS/36				\$29,424.29	\$29,424.29	\$0.00
	IMP Day MF: Public Safety	207.79	0.00	\$0.00		\$0.00
	IMP Day MF: Roadway	316.95	0.00	\$0.00		\$0.00
	IMP ResSF: Offsite Cleaning	78.00	1.00	\$0.00	\$78.00	(\$78.00)
	MECH: FIP	9.50	13.00	\$0.00	\$123.50	(\$123.50)
	IMP ResSF: Construction Water	200.00	1.00	\$0.00	\$200.00	(\$200.00)
	State Fee	0.01	21033.69	\$0.00	\$210.34	(\$210.34)
	PLUMB: WaterHeater	13.50	36.00	\$0.00	\$486.00	(\$486.00)
	MECH: Furnace/Air Conditioner	16.00	72.00	\$0.00	\$1,152.00	(\$1,152.00)
	BLDG New PME Plan Check	0.25	7814.54	\$0.00	\$1,953.64	(\$1,953.64)
	PLUMB: Drain	10.55	264.00	\$0.00	\$2,785.20	(\$2,785.20)
	ELEC: Finished SF	0.06	54464.00	\$0.00	\$3,267.84	(\$3,267.84)
	BLDG New Plan Check	0.45	13219.15	\$0.00	\$5,948.62	(\$5,948.62)
	Valuation	0.00	0.00	\$0.00	\$13,219.15	(\$13,219.15)
	IMP Day MF: Public Safety	207.79	0.00	\$0.00		\$0.00
	IMP Day MF: Roadway	316.95	0.00	\$0.00		\$0.00
	IMP ResSF: Offsite Cleaning	78.00	1.00	\$78.00		\$78.00
	MECH: FIP	9.50	13.00	\$123.50		\$123.50
	IMP ResSF: Construction Water	200.00	1.00	\$200.00		\$200.00
	State Fee	0.01	21033.69	\$210.34		\$210.34
	PLUMB: WaterHeater	13.50	36.00	\$486.00		\$486.00
	MECH: Furnace/Air Conditioner	16.00	72.00	\$1,152.00		\$1,152.00
	BLDG New PME Plan Check	0.25	7814.54	\$1,953.64		\$1,953.64
	PLUMB: Drain	10.55	264.00	\$2,785.20		\$2,785.20
	ELEC: Finished SF	0.06	54464.00	\$3,267.84		\$3,267.84
	BLDG New Plan Check	0.45	13219.15	\$5,948.62		\$5,948.62
	Valuation	0.00	0.00	\$13,219.15		\$13,219.15
<b>Totals</b>				<b>\$29,424.29</b>	<b>\$29,424.29</b>	<b>\$0.00</b>



# City of South Jordan

Building and Safety Division

## *Certificate of Occupancy*

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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: **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:

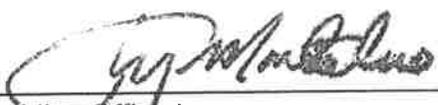
APN: **2624251001**

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*

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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: **10637 OZARKS DR S, Apt. (4405 W)**

Project Number: **2010-13340**

Permits: 40252

Residential New

9/10/2010

Contractor Name: \* **HOLMES HOMES INC -**

Contractor Address **126 W SEGO LILY DR #250 SANDY UT 84070**

Description: **LOT 7-434 DAYBREAK  
UNFINISHED BASEMENT  
CORONADO C PLAN  
LANDSCAPE BOND PAID 1/7/2011 NEED TO HOLD FOR FINAL ENGINEERING  
CO ISSUED 1/10/11**

Occupancy Type: **SF Residential**

Const. Type: **Type V B**

Square Feet:

APN: **2718405011**

Tract Number: **DAYBREAK**

Lot Number: **7-434**

Date: **1/10/2011**

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 Division**

1600 W Towne Center Drive  
 South Jordan, UT 84065  
 801-254-3742  
 http://www.southjordancity.org

501090908005

Permit #	39092
Project #	2009-12248
Permit Cat.	Building Permit
Permit Type	Commercial New
Issue Date	9/8/2009

**Construction Permit**

Address Full Street Name	Assessor's Parcel No.	Tract Parcel Map Number	Lot Number
4950 W FROG'S LEAP DR, Apt. (11300 S)	2624251001	DAYBREAK	DAYBREAK APARTMENTS

**Description of work.**

FOOTING & FOUNDATION ONLY  
 CLUBHOUSE/DAYBREAK APARTMENTS  
 INCLUDES POOLHOUSE & MAINTENANCE BLDG  
 MAX OCCUPANCY LOAD 395

Building Value	Occupancy	Construction	Units	Sprinkler	Square Feet	Garage Sq. Ft.
\$785,000.00	MF Residential	Type V B	1	False	5981.00	

Current Owners	Full Street Name	Telephone	Email
GRANT WILLIAMS/ DAYBREAK APARTMENT VENTURE I, LLC -	8 EXECUTIVE CIRCLE SUITE 400 IRVINE CA 92614	(949)862-6282	gwilliams@wng.com
Contractor	Full Street Name	Telephone	Email
* WESTERN NATIONAL CONTRACTORS -	8 EXECUTIVE CIRCLE IRVINE CA 92614	949-862-6393	
Lic. Information	7146028-5501	Exp. Date: 11/30/2009	
Applicant	Full Street Name	Telephone	Email
* WESTERN NATIONAL CONTRACTORS -	8 EXECUTIVE CIRCLE IRVINE CA 92614	949-862-6393	
Lic. Information	7146028-5501	Exp. Date: 11/30/2009	
Architect	Full Street Name	Telephone	Email
* JSA ARCHITECTS -	UT	(801)733-2500	
Lic. Information		Exp. Date:	

**Fees**

Fee Group	Fee Type Desc	Unit Cost	Quantity	Fee Amount	Payment Amount	Balance
Commercial/New				\$9,342.52	\$9,342.52	\$0.00
	State Fee	0.01	6534.31	\$0.00	\$65.34	(\$65.34)
	BLDG New PME Plan Check	0.25	987.86	\$0.00	\$246.97	(\$246.97)
	Mechanical	300.00	1.00	\$0.00	\$300.00	(\$300.00)
	Plumbing	329.00	1.00	\$0.00	\$329.00	(\$329.00)
	Electrical	358.86	1.00	\$0.00	\$358.86	(\$358.86)
	BLDG New Plan Check	0.45	5546.45	\$0.00	\$2,495.90	(\$2,495.90)
	Valuation	0.00	0.00	\$0.00	\$5,546.45	(\$5,546.45)
	State Fee	0.01	6534.31	\$65.34		\$65.34
	BLDG New PME Plan Check	0.25	987.86	\$246.97		\$246.97
	Mechanical	300.00	1.00	\$300.00		\$300.00
	Plumbing	329.00	1.00	\$329.00		\$329.00
	Electrical	358.86	1.00	\$358.86		\$358.86
	BLDG New Plan Check	0.45	5546.45	\$2,495.90		\$2,495.90
	Valuation	0.00	0.00	\$5,546.45		\$5,546.45
<b>Totals</b>				\$9,342.52	\$9,342.52	\$0.00

**Receipt Summary**

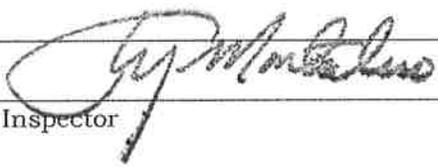
Receipt ID	Payment	Type	Paid By	LOGINID	Date Time
5783	\$2,495.90	Check	DAYBREAK APARTMENT VENTURE I, LLC	suark	9/8/2009 4:40 PM
5783	\$246.97	Check	DAYBREAK APARTMENT VENTURE I, LLC	suark	9/8/2009 4:40 PM
5783	\$358.86	Check	DAYBREAK APARTMENT VENTURE I, LLC	suark	9/8/2009 4:40 PM
5783	\$300.00	Check	DAYBREAK APARTMENT VENTURE I, LLC	suark	9/8/2009 4:40 PM
5783	\$329.00	Check	DAYBREAK APARTMENT VENTURE I, LLC	suark	9/8/2009 4:40 PM
5783	\$65.34	Check	DAYBREAK APARTMENT VENTURE I, LLC	suark	9/8/2009 4:40 PM
5783	\$5,546.45	Check	DAYBREAK APARTMENT VENTURE I, LLC	suark	9/8/2009 4:40 PM
<b>Totals</b>	\$9,342.52				

## City of South Jordan CERTIFICATE OF OCCUPANCY

TO	PROPERTY ADDRESS	DESCRIPTION OF STRUCTURE
* WESTERN NATIONAL CONTRACTORS 8 EXECUTIVE CIRCLE IRVINE, CA 92614	4950 W FROG'S LEAP DR Bldg CLUBHOUSE (11300 S)	CLUBHOUSE/DAYBREAK APARTMENTS FOOTING & FOUNDATION ONLY ISSUED 9/8/09 INCLUDES POOLHOUSE & MAINTENANCE BLDG MAX OCCUPANCY LOAD 395

<b>Building Permit No.</b> 2009-12248/39092	<b>Electrical Permit No.</b>
<b>Zoning District</b>	<b>Plumbing Permit No.</b>
<b>Site Plan No.</b>	<b>Mechanical Permit No.</b>

**Legal Description:** 4924 W DAYBREAK PKWY \_\_\_\_\_

<input checked="" 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 8/13/2010	Conditions required by that approval are as follows: _____ <i>commercial checklist</i> _____ _____ _____
	<input type="checkbox"/> A Conditional Use Permit was approved allowing this Building/Structure with the following conditions: _____ _____ _____
<input 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 _____	Zoning Administrator  Date _____