

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



VIA U.S. MAIL

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

August 5, 2014

Mr. Eldon Oman

South Jordan, Utah 84095

RE: GRAMA REQUEST RECEIVED JULY 31, 2014

Dear Mr. Oman:

The following response to your request for public records is based on your numbering in the attachment to your request.

Where the City's response is that a record is "Granted," the grant of the record is only to the extent that the City still maintains the record, as generally the City retains records for the statutory required period many records relating to your request are no longer retained by the City. The City's retention schedule follows the recommended retention schedule by the state which may be found at <http://archives.utah.gov/recordsmanagement/grs/mungrs-list.html>.

	Request	Response	Record
1.	Copy of the planning departments approval, and the list of restrictions, including the date approved.	Granted	5 pages provided – 9-11-2012 Planning Minutes approving ALU
2.	Who is responsible from the city to enforce the planning commission recommendations, and why a building permit was issued for the 1500 sq. ft. structure.	The request does not identify a record and lacks reasonable specificity under UCA § 63G-2-204.	No Records
3.	Copy of current construction building permit issued by SJC and signed by the owner that matches all sq. ft. and fees stating it will become null and void if any delays over 180 days are encountered there is no such documentation or permit in the file, only a receipt of payment.	Granted to the extent that the City has records containing the information requested.	Copy of Building Permit Application Dated 8/8/2012 provided Copy of Construction Permit #43964 issued 5/16/2013 provided
4.	Copy of the voided building permit on file that is dated back in 5/13/2013 that has had delays more than 180 days of delays in construction and show the building being permitted for 1500 sq.ft. including the electrical fees for the 1500 ft. structure.	No Records	No Records

5.	Why is the primary dwelling calculated as the entire foot print including non-finished basement and storage areas and the ALU foot print is only calculating a portion of the upper floor print and not the entire structure as is the primary dwelling both structures should have the same square footage calculation formulas used.	The request does not identify a record and lacks reasonable specificity under UCA § 63G-2-204.	No Records
6.	Copy of approved building permit drawings that have been modified to match the above calculations. Please show when the revised drawings were resubmitted, including Elec, HVAC, Plum	Not a record under UCA 36G-2-103(22)(b)(iv).	No Records
7.	Original drawings on file show a master bedroom, bath and closet any significant revision to any drawing to the city should be on file for me to review the structure to date is configured with the same window layout as per the permit issued for the entire 1500 sq.ft., why is the original design still in play	The request does not identify a record and lacks reasonable specificity under UCA § 63G-2-204.	No records
8.	Mark's letter states that the trusses are 5/12 yet the building drawings and the approved submittals by Stock materials show something different 4/12, a copy of the provide 5/12 truss submittals approved by the City. If the trusses were actually a 5/12 pitch the building would be an additional 15" in height.	The request does not identify a record and lacks reasonable specificity under UCA § 63G-2-204.	No Records
9.	The electrical load calculation in the file for the building permit only states that 1080 ft. are calculated not 957 ft. as per Mark states yet the permit charged for 1500 ft. funny math. Does the unfinished space upstairs and the entire main floor have no electrical needs if the additional load is being added to the primary dwelling where are these calculations including documentation that the existing metering equipment will handle the additional load these calculations are lacking real information and does not meet the needs of all electrical engineering should be submitted and signed by the electrical contractor or engineer accepting responsibility of the structure.	The request does not identify a record and lacks reasonable specificity under UCA § 63G-2-204.	No Records
10.	Please provide all inspection reports to date	Granted	3 pages of Building Project Inspection History Report provided
11.	Copies of soils report with foundation inspection including, the existence of a UFER ground connection for the electrical bond connection. Please be aware that this information I am asking for needs to be accurate that is extremely important in this matter.	No records on file	No records on file

You have the right to appeal any part of the response to your request to the chief administrative officer of the City. A notice of appeal must be submitted within 30 days from the date of your notice of appeal and must include your name, mailing address, daytime telephone number, and explanation of what relief you are seeking. You may also include any supporting information with your notice of appeal. (UCA §§ 63G-2-205 & 63G-2-401). The notice of appeal should be submitted to the following:

ATTN: South Jordan City Manager
1600 W. Towne Center Drive
South Jordan, Utah 84095

Please let me know if you have any questions,

Sincerely,

A handwritten signature in blue ink that reads "Anna M. West". The signature is fluid and cursive, with a long horizontal stroke at the end.

Anna M. West, CMC
City Recorder

Enclosure

cc: Gary L. Whatcott – Interim City Manager
I. Robert Wall – City Attorney

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 .50¢ 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: Eldon Oman
Address: [Redacted] City: South Jordan
State: Utah Zip: 84095 Daytime Phone: [Redacted] Fax: [Redacted]

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

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 \$ 300.00 max. 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.

Eldon Oman
Signature

7/31/2014
Date

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

APPROVED - Requestor notified on _____, 20__

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: \$ _____. If waived, approved by: _____

Signature

Date

G.R.A.M.A. record request

Some of the information I am requesting may not be in the file, if not the building or planning department needs to answer the questions

The building that is characterized by the Mark Seethaler and the building department should have a trail of documentation that meets the information given to the residence of Lawrence drive and not the 1500sqft building plans on file under the 5/13/2013 building permit on file

Any calculations of square footage that are not identical for each structure will need code or city ordinance reference numbers for each variance.

Attached is a copy of Marks letter to the residence impacted by this structure

Planning

1. Requesting a Copy of the planning departments approval, and the list of restrictions, including the date approved
 - * 2. Who is responsible from the city to enforce the planning commission recommendations, and why a building permit was issued for the 1500 sq. ft. structure
 3. Requesting a copy of the current construction building permit issued by SJC and signed by the owner that matches all square footage and fees stating it will become null and void if any delays over 180 days are encountered there is no such documentation or permit in the file only a receipt of payment
 4. Request a copy of the voided building permit on file that is dated back in 5/13/2013 that has had delays that are more than 180 days of delays in construction and show the building being permitted for 1500 sq. ft. including the electrical fees for the 1500 ft. structure
 - * 5. Why is the primary dwelling calculated as the entire foot print including non-finished basement and storage areas and the ALU foot print is only calculating a portion of the upper floor foot print and not the entire structure as is the primary dwelling both structures should have the same square footage calculation formulas used
 6. A copy of approved building permit drawings that have been modified to match the above calculations please show when the revised drawings were resubmitted, including Elec, HVAC, Plumb
 - * 7. The original drawings on file show a master bedroom, bath and closet any significant revision to any drawing to the city should be on file for me to review the structure to date is configured with the same window layout as per the permit issued for the entire 1500 sq. ft., why is the original design still in play
 - * 8. Mark's letter states that the trusses are 5/12 yet the building drawings and the approved submittals by Stock materials show something different 4/12, A copy of the provide 5/12 truss submittals approved by the City. If the trusses were actually a 5/12 pitch the building would be an additional 15" in height
 - * 9. The electrical load calculation in the file for the building permit only states that 1080 ft. are calculated not 957 ft. as per Mark states yet the permit charged for 1500 ft. funny math. does the unfinished space upstairs and the entire main floor have no electrical needs if the additional load is being added to the primary dwelling where are these calculations including documentation that the existing metering equipment will handle the additional load these calculations are lacking real information and does not meet the needs of all electrical engineering should be submitted and signed by the electrical contractor or engineer accepting responsibility of the structure
 10. Please provide all inspection reports to date
 11. Copies of soils report with foundation inspection including, including the existence of a UFER ground connection for the electrical bond connection
- Please be aware that this information I am asking for needs to be accurate that is extremely important in this matter.

Permit issued 5/16/13 - never void.

copyrighted cannot copy

no record

* These are questions, not requesting records.

South Jordan City
 Planning Commission Meeting
 September 11, 2012

V. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

**Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

**D.1. Issue: WENZEL ACCESSORY LIVING UNIT
 GUESTHOUSE WITH A FLOOR AREA EXCEEDING 35% OF THE
 PRIMARY DWELLING**
Address: 2084 W. Lawrence Circle
File No: ALU-2012.05
Applicant: Gavin Wenzel

Community Development Director George Shaw reviewed the background information from the staff report on this item. When the City adopted our General Plan a couple of years ago, one of the issues was, what do we do about housing in the community. We have a need for transitional housing, we have a need for multi-generational families to be accommodated and we have a need for more affordable housing. We sent out a survey, we did workshops, we had public meetings on this issue and what the Planning Commission and City Council came up with was the idea of allowing under strict guidelines to allow what we call accessory units to be built in single family neighborhoods. The ordinance that we have created to address that need is very specific and highly regulated. There are actually two issues we are trying to address. One is we have a plethora of basement apartments in our City and the way our ordinance is written, if you have a separate contained area in your home that has a bathroom, kitchen and sleeping areas, you have a separate dwelling unit. By definition, we have a lot of homes in our community that technically did not meet our zoning ordinance. A secondary issue was, a lot of those units are being finished off without building permits and there are some issues about whether or not those finished basements were meeting life safety codes. This ordinance was adopted to try to address those issues. The intent being that as you drive by a home that may have one of these accessory living units approved, which if they are a guest house that is detached from the existing dwelling, or if they are doing any type of modification to the existing dwelling exterior, it requires the applicant to come to the Planning Commission. That is why this item is before you tonight. It requires the applicant to meet certain guidelines so that when you drive through the community or through a subdivision, you really don't have any indication that there may be an accessory unit on the property. There would not be separate mail boxes, not separate utility meters, not separate visibly entrances that are highly visible. As you go through the neighborhood you would think that it is a single family neighborhood. This is a great need in our community where you need to have a mother-in-law come stay for a period of time or a boomerang kid needs to come live with you and we just didn't have the provisions in our ordinance to make that legal; now we do. This one tonight is a guest house proposed to be located at 2084 West on Lawrence Circle. It is on a 1/2 acre lot and they are proposing to construct a detached garage in the rear of the property and proposing to install a guest house above that garage. One of the many requirements in the zone in order to qualify for one of these uses is that the square footage of the proposed accessory unit cannot exceed 35% of the livable area of the dwelling. The reason for that is to keep the unit as an accessory use not a primary use. We are not comfortable with exceeding the 35% for a number of reasons. One has to do with the elevations of the structure and it has an appearance of a dwelling than it does an accessory structure. We are recommending approval of the guest house accessory living unit with the five (5) requirements listed in the staff report.

Chairman Naylor said in the ordinance is specifies they can't be more than 35% of the dwelling unit or 1,500 square feet; is that correct.

Director Shaw said yes. It is 35% of the livable area of the primary dwelling, which could include multiple floors. If you consider that it includes the basement then the issue with primary vs. accessory becomes even more apparent. If you choose to limit the square footage, that would cut the square footage of the unit area above the garage down to closer to 1,000 sq. ft.

Gavin Wenzel, 2084 W. Lawrence Circle, South Jordan (Applicant) – Nothing to add.

Commissioner Auger said we have been informed that your basement has been used as an accessory living unit; why are you building another one.

Mr. Wenzel said right now we mostly live in the upstairs. There are five of us and one of my three upstairs bedrooms I use as an office, so there are five of us living in two bedrooms. We would like to expand and have our entire house basically.

Commissioner Auger said so you are going to do away with the accessory unit in the basement and then you will do what with the other unit above the garage.

Mr. Wenzel said right now we only have one single gentleman that lives in one bedroom in the downstairs. Basically we will have him move out there.

Chairman Naylor opened the Public Hearing. None. He closed the Public Hearing.

Director Shaw said we have had a few phone calls on this issue and one in particular was involved with a neighbor that is concerned about covenants. Cities have ordinances and residential developments have restrictive covenants that run with the land. When we wrote this ordinance we knew that there was a potential conflict with what the City ordinance may allow and what private covenants may allow. We do not enforce restrictive covenants. There could be an issue with this gentleman and his restrictive covenants. For the record, whatever motion the Planning Commission makes tonight if you approve this it could be held up in court. I wanted to enter this information into the record for tonight that we did receive information from at least one property owner that was opposed to what is being proposed here on this item tonight.

Commissioner Auger asked to view the aerial map on this again to see where the proposed garage would be located. It was shown on the overhead that the garage is proposed to be located on the very back portion of the lot.

Commissioner Mabey said just for clarification it is not to exceed 35% but yet it says they are proposing a 1,500 sq. ft., so what we are saying is the most that they could do is 1,080 sq. ft. as the max.

Director Shaw said the code gives the Planning Commission the ability to modify the 35% and you can put whatever number you want on there. As garages go, the square root of that footprint is 38 feet by 38 feet and that is a pretty big garage. When you put another unit on top it concerns staff. We want to make sure that we are not unduly impacting the neighbors and yet we still want to have folks to have the ability to this in a responsible way to meet the housing needs that we have in our community.

Mr. Wenzel said the accessory garage at the end of the cul-de-sac is 50' x 40' and I am proposing 30' x 50.' I would be surprised if it was anything less than the maximum height requirement. He said there are a variety of garage structures in the area and everyone has a minimum of ½ acre.

Chairman Naylor said my concern is the 1500 sq. feet. This floor plan shows 3 bedrooms.

Commissioner Haymore said I am a bit torn on this because even though it is big, if you don't build the living space into the building it meets code in all aspects and we are not changing the exterior look of the building by building a living space inside. It is going to look the same to all the neighbors and everyone

else around. The only difference is that when you walk inside there will be an upstairs apartment. Could it be built to the same height even without the accessory unit inside.

City Planner Schindler said the maximum height for accessory buildings is 25 feet and I believe he is proposing that height.

Commissioner Mabey said a 35 foot building that is one story looks a lot different than a 35 foot building that is two stories.

City Planner Schindler said it will meet the building codes and it is 25 feet for this building. The only reason he is coming here before you tonight is not to get approval to build a building, it is to have it as a guest house on that second floor. If you don't approve the guest house at the size he wants, he can still build a 30' x 50' two story garage that is 25' tall and just not have anyone living up there; there is nothing you could do about that.

Assistant City Attorney Loose said the ordinance says when dealing the accessory living unit itself, not with the building but the unit says: "the floor space of the accessory living unit shall comprise no more than 35% of the living area of the primary dwelling or be greater than 1,500 sq. ft., whichever is less, unless in the opinion of the Planning Commission a greater amount of floor area is warranted. In all cases an accessory living unit shall remain subordinate and incidental to the primary dwelling. Not accessory living unit shall have more than 3 bedrooms." The hard and fast rule you have is three bedrooms and subordinate. You can allow if it is warranted and express why you think it is warranted if you decide to do that.

Commissioner Mabey said with the main home having just over 1500 sq. ft. on its main level on a rambler and the accessory building having 1500 sq. ft. on one floor, it does not feel subordinate to me. It is the same size as the home without a basement.

Chairman Naylor said looking at the lot and how the building is located there is plenty of property back there in the back.

Commissioner Auger said the code says not more than 1500 and the square footage is 1526 of the main home. Can't we reduce that a bit so we can keep it subordinate to the home and still allow him to build it and keep it at a maximum of 25 feet high. A 1080 place to live is kind of small.

Commissioner Johnson said it is an accessory building. It is supposed to be meant as more of a temporary use. I think we should stick with the code.

Commissioner Winder said I think 1080 is plenty big. I think we should stick with the code.

Chairman Naylor said this doesn't feel like an accessory use to me; it's as big as the house. I am inclined to approve something less than 1500 sq. ft.

Assistant City Attorney Loose said we cannot deny any application on the basis of CC&R's. Whether he has entered into a contract that says he can do this on his property or not is irrelevant to the Land Use question you are answering to.

Commissioner Mabey said this is one of the first ones we've done and I would like to keep to the 35%. I know that when we are talking accessory buildings, I've got three married kids and all three of them live in less than 1000 sq. feet and one of them is a house. I know for accessory living it may not be a large

spread with three bedrooms but that is not what the intent of our ordinance is. It is to allow small accessory buildings that won't impact the neighborhood.

Assistant City Attorney Loose said I am just thinking here how I would defend this if were challenged. The size of this lot, the type of accessory units already permitted at the other homes in the area, further that he could build the same building and he just has to make the accessory living part of that same building smaller, because either way you go he is allowed by ordinance to build a 30' x 50' accessory building. You are just deciding whether the living portion is the 1080 sq. ft. or up to 1500. It is going to have the same outside dimensions either way. Those could be the things that in your opinion warrant allowing you to go higher up to the 1500 sq. feet for living space.

D.2. Potential Action Item – (See V. D.1.)

Commissioner Mabey made a motion to approve File ALU-2012.05, allowing a guesthouse on property located at 2084 W. Lawrence Circle while owned by Gavin Wenzel with the five (5) requirements listed in the staff report:

- 1. The floor area of the guesthouse is not to exceed 35% of the floor area of the primary dwelling.**
- 2. Canon Park Lane is not to be used as vehicular or pedestrian access for the guesthouse.**
- 3. All vehicles owned by occupants of the guesthouse are to be parked off the street.**
- 4. Exterior colors to be consistent with the primary dwelling.**
- 5. The basement is to be converted to an 'extended living area' by maintaining free-flow access with the rest of the primary dwelling (i.e.- the door to the basement apartment is removed).**

Commissioner Johnson seconded the motion.

Assistant City Attorney Loose said one point to consider. Since he can build a building that is bigger than what you are allowing for accessory use, that he not allow doors or internal doors from one area to another. There needs to be a way for enforcement to know whether it is being used or not.

Commissioner Mabey said are you saying that the living area needs to be separate from any other area that may be there?

Assistant City Attorney Loose said yes. Because it could be rented out to others that would require a license procedure for it, the City needs some way to inspect to know how much is supposed to be living area and how much is not.

City Planner Schindler the living area has to have a separate access to it. One access for the living unit and a separate exterior access for the storage.

Commissioner Mabey said does that need to be part of my motion or is that part of the ordinance that should be in there saying if you have a living unit this is what defines it.

Assistant City Attorney Loose said it wasn't pre thought of in the ordinance, but it might be something you want to add to those five required items.

Commissioner Johnson said I would like to make a substitute motion that we add item number six (6) which says that an accessory unit doesn't have direct access to any excess space, that they are separate areas and have separate entrances. Commissioner Haymore seconded the substitute motion.

Roll Call Vote was unanimous 6-0 in favor. Commissioner Beverly Evans absent.

**E.1. Issue: EDDINGTON ACCESSORY LIVING UNIT
ACCESSORY APARTMENT WITH EXTERIOR MODIFICATIONS
Address: 2582 W. Singletree Lane
File No: ALU-2012.06
Applicant: Richard Luce in behalf of Richard & Karanina Eddington**

City Planner Greg Schindler reviewed the background information from the staff report on this item.

Richard Eddington, (Applicant) along with my wife here, we are the property owners. Richard Luce could not make it tonight. This is to create an accessory unit for my parents to assist them. We are trying to bring it into compliance. Things got ahead of us and we hired Richard Luce as our General Contractor to try and make sure everything was properly followed and done according to City ordinance and building codes.

Chairman Naylor asked the applicant if he understood the requirements he would need to meet to have this approved.

Mr. Eddington said yes. Since everything has been on hold we have not been able to add any landscaping so that is not showing in the front area. As outlined in the letter I submitted to the Commission it is our intent to comply fully with each and every condition listed.

Chairman Naylor opened the Public Hearing. None. He closed the Public Hearing.

E.2. Potential Action Item – (See V. E.1.)

Commissioner Auger made a motion to approve File ALU-2012.06, establishing an accessory living unit permit for an accessory apartment, including approval of the exterior modifications, at 2582 W. singletree Lane while owned by Richard and Karanina Eddington, with the following requirements:

- 1. That landscaping (berms, shrubs, etc.) be provided to entirely screen the front walk-out entrance from visibility from the street, and**
- 2. That no signage, addressing, mailbox, or any other indication is provided, exterior to the home, as evidence of an accessory apartment.**
- 3. Obtain a building permit and a certificate of occupancy from the Building Department.**

**Commissioner Johnson seconded the motion. Roll Call Vote was unanimous 6-0 in favor.
Commissioner Beverly Evans absent.**

**F.1. Issue: SITE PLAN AND CONDITIONAL USE PERMIT
CENTENNIAL CAR WASH (AUTOMATIC CAR WASH)
Address: 1026 W. South Jordan Parkway
File No: SP-2012.25
Applicant: Nichols-Naylor Architects**

Chairman Naylor said I have interest in this item so I will recuse myself at this time.

City Planner Greg Schindler reviewed the background information from the staff report on this item.

BUILDING PERMIT APPLICATION
BECOMES PERMIT WHEN SIGNED

Plan # 8303

SOUTH JORDAN CITY

Date of Application: 8-8-12
Date Work Starts: _____

Receipt No.: 15890
Date Issued: _____
Permit Number: _____

Proposed Use of Structure: Detached Garage & Guest house
Bldg. Address: 2084 Lawrence circle, South Jordan

BUILDING FEE SCHEDULE
Square Ft. of Building: 1035
Valuation: \$ 112,000

Address Certificate No.: _____
Assessors Parcel No.: _____

Building Fees: _____
Plan Check Fees: _____
Electrical Fees: ~~300~~ 1500

Lot #: _____ Block: _____ Subd. Name & Number: Lawrence Estates

Garage sq. ft.: 1500
Type of Bldg.: VB Occ. Group: R-3

Property Location: _____
 If metes and bounds see instructions

Mechanical Fees: 200
Subtotal: _____

Total Property Area - In Acres or Sq. Ft.: _____
Total Bldg. Site Area Used: _____

No. of Bldgs.: 1
No. of Stories: 2
Walls: R 19
Roof: R 38

Owner of Property: Gavin Wenzel
Phone: 801-333-8686
City - Zip: _____

No. of Bedrooms: 1
No. of Dwellings: 1

Mailing Address: 2084 Lawrence circle S Jordan 84095

Type of Construction:
 Frame Brick Var.
 Brick Block Concrete Steel

Business Name Address: _____
Business Lic. No.: _____
Phone: _____

Max. Occ. Load: _____
Fire Sprinkler: Yes No

Architect or Engineer: Techni-Graphic Services
Phone: _____

Total: 1970.57

General Contractor: Owner Builder
Phone: 801-333-8686

Special Approvals: _____

Business Address - City - Zip: _____
State Lic. No.: _____
City/Co. Lic. No.: _____

Board of Adjustment: _____
Health Dept.: _____
Fire Dept.: _____
Soil Report: _____
Water or Well Permit: _____

Electrical Contractor: _____
Phone: _____

Traffic Engineer: _____
Flood Control: _____
Sewer or Septic Tank: _____
City Engineer (off site): _____
Gas: _____

Business Address - City - Zip: _____
State Lic. No.: _____
City/Co. Lic. No.: _____

Comments: _____

Plumbing Contractor: _____
Phone: _____

South Jordan Bldg Dept

Mechanical Contractor: _____
Phone: _____

Land Use Cert. _____

Business Address - City - Zip: _____
State Lic. No.: _____
City/Co. Lic. No.: _____

Electrical Dept. _____

Previous Usage of Land or Structure (Past 3 yrs.): _____

HiBack C.G & S. _____

Dwell. Units Now on Lot: _____
Assessory Bldgs. Now on Lot: _____

Other: _____

Type of Improvement / Kind of Const.:
 Sign Build Remodel Addition
 Repair Move Convert Use Demolish

Bond Required: Yes No Amount: _____

No. of off-street parking spaces: _____
Covered: _____
Uncovered: _____

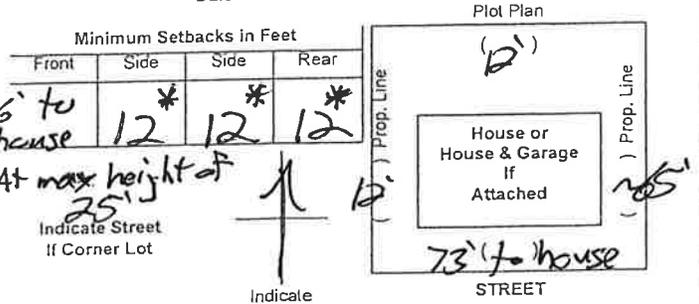
This application does not become a permit until signed below.

SUB-CHECK Zone: R-1.8 Zone Approved By: _____

Plan Chk. OK by: _____ Date: 5/14/2013

Disapproved: _____ Date: _____
Approved: _____ Sub-Ck. By: _____

Signature of Approval: _____



This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at anytime after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

Signature or Contractor or Authorized Agent: _____ Date: _____

Signature of Owner (If Owner): _____ Date: _____

Census Tract: _____ Traffic Zone: _____ Coordinate Ident. No.: _____

PLANNING DEPT. USE

New S.L.U. Code No.: _____ Old S.L.U. Code No.: _____

Certificate of Occupancy

Note: 24 Hours notice is required for all inspections



City of South Jordan

Building Division

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

Permit #	43964
Project #	2012-15890
Permit Cat.	Building Permit
Permit Type	Garage/Storage/Barn
Issue Date	5/16/2013

Construction Permit

Address	Assesors Parcel No.	Tract Parcel Map Number	Lot Number
2084 LAWRENCE CIR W, Apt. (9580 S)	2710105005		

Description of work.

DETACHED GARAGE WITH GUEST HOUSE

Building Value	Occupancy	Construction	Units	Sprinkler	Square Feet	Garage Sq. Ft.
\$112,000.00	SF Residential	Type V B	1	False	1500.00	

Current Owners	Address	Telephone	Email
GAVIN WENZEL	2084 LAWRENCE CIRCLE SOUTH JORDAN UT 84095	801-333-8686	X@X.COM

Contractor	Address	Telephone	Email
* NEXUS DEVELOPMENT	245 S ORANGE ST SALT LAKE CITY UT 84104	801-604-0118	X@X.COM

Lic. Information	Exp. Date:
4745985-5501	

Applicant	Address	Telephone	Email
GAVIN WENZEL	2084 LAWRENCE CIRCLE SOUTH JORDAN UT 84095	801-333-8686	X@X.COM

Lic. Information	Exp. Date:

Fees

Fee Group	Fee Type Desc	Unit Cost	Quantity	Fee Amount	Payment Amount	Balance
Garage/Storage/Outbuilding				\$1,976.57	\$1,976.57	\$0.00
	PLUMB: WaterHeater	13.50	1.00	\$13.50	\$13.50	\$0.00
	State Fee	.01	1,482.59	\$14.83	\$14.83	\$0.00
	BLDG Add/Alter PME Plan Check	.15	198.80	\$29.82	\$29.82	\$0.00
	MECH: Furnace/Air Conditioner	16.00	2.00	\$32.00	\$32.00	\$0.00
	PLUMB: Drain	10.55	6.00	\$63.30	\$63.30	\$0.00
	ELEC: Finished SF	.06	1,500.00	\$90.00	\$90.00	\$0.00
	BLDG Add/Alter Plan Check	.35	1,283.79	\$449.33	\$449.33	\$0.00
	Valuation	.00	.00	\$1,283.79	\$1,283.79	\$0.00
Totals				\$1,976.57	\$1,976.57	\$0.00

Receipt Summary

Receipt ID	Payment	Type	Paid By	LOGINID	Date Time
11030	\$1,976.57	Credit Card	WENZEL INC/GAVIN WENZEL	snark	5/16/2013 1:34 PM
Totals	\$1,976.57				

Building Project Inspection History Report



City of South Jordan

Building Division

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

Project #: 2012-15890

Address: 2084 LAWRENCE CIR W, Apt. (9580 S)

Project Description: DETACHED GARAGE WITH GUEST HOUSE ABOVE

465 SF UNFINISHED STORAGE AREA

****CONTRACTOR CHANGED FROM OWNER/BUILDER TO NEXUS DEVELOPMENT 6/27/14****

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
159730	43964	*	Hardy, Jim	Building	9/26/2013	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Footing/Ufer Ground	9/26/2013	12:00 AM	Reschedule / Correction	- provide plot plan to confirm setbacks.

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
159823	43964	*	Hardy, Jim	Building	9/27/2013	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Foundation/Ufer Ground	9/27/2013	12:00 AM	None / Approved	
re-footing	9/27/2013	12:00 AM	None / Approved	setbacks per contractor string line.

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
160861	43964	*	Hardy, Jim	Building	10/16/2013	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Ground Plumbing	10/16/2013	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
161100	43964	*	Vreeken, Kent	Building	10/22/2013	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Ground Gasline	10/22/2013	12:00 AM	Reschedule / Correction	will need to pressure test gasline - ok to cover

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
161384	43964	*	*, Andrew	Building	10/25/2013	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Gas Line	10/25/2013	12:00 AM	Reschedule / Not Ready	
Re-Ground Gasline	10/25/2013	12:00 AM	Reschedule / Correction	1- Test under ground gas line min 1/3rd of gauge

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
172646	43964	*	Day, Cory	Building	6/23/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Shearwall	6/23/2014	12:00 AM	None / Partial Approval	homeowner/builder will complete and check nailing in holdown straps and nailing touch up in shear as required no reinspection required, homeowner will double check

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
172643	43964	*	Day, Cory	Building	6/24/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Stucco	6/24/2014	12:00 AM	None / Cancelled	cancelled by contractor

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
172783	43964	*	*, Andrew	Building	6/26/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Stucco	6/26/2014	12:00 AM	Reschedule / Correction	** Stucco/stone ** 1- Seal all edges of drip flashing 2- Install electrical for lights outside East side man doors 3- Seal exposed wood at furnace vents 4- Seal A/C line set 5- Repair reverse flashing at bottom corners of North windows

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
172847	43964	*	Day, Cory	Building	6/27/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Four-Way (Frame, elec, mech, plumb, sheathing)	6/27/2014	12:00 AM	Reschedule / Correction	retro anchor bolts frame in mechanical closet frame in b-vent clearances and chase strap top plate under top of stairs nailplates as required throughout check with engineer for bearing 2 ply truss on beam fireblock tub complete interior electrical for (2) exterior lights provide truss specs
Re-Stucco	6/27/2014	12:00 AM	None / Partial Approval	homeowner confirmed all issues completed spot checked by inspector (most covered already)

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
173197	43964	*	*, Andrew	Building	7/8/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Insulation	7/8/2014	12:00 AM	Reschedule / Correction	1- Seal all top plate and floor penetrations 2- Min R-8 on heat runs and return air trunks in unconditioned spaces 3- Complete insulation on exterior wall cavities 4- Call for 5/8" X garage lid fastening when ready
Re-Four Way	7/8/2014	12:00 AM	Reschedule / Correction	1- Complete A14SB roof truss spec 2- Install 2x6 strong back on floor trusses 10' OC

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
173460	43964	*	Day, Cory	Building	7/14/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	7/14/2014	12:00 AM	Reschedule / Correction	Call when 5/8" lid type x ready Call when shower pan test ready
Re-Insulation	7/14/2014	12:00 AM	None / Approved	