



**Mayor**  
Nanette Billings

**City Manager**  
Kaden DeMille

**Appeal Board**

Robert Peterson  
Beth Lock  
Rick Wixom  
Karen Daniels, Alternate

**AGENDA**  
**OF A MEETING OF THE HURRICANE CITY APPEALS BOARD**  
3:30 p.m.

Monday July 17th, 2023

Notice is hereby given that the Hurricane City Appeals Board will hold a Meeting starting at 3:30 p.m. in the City Council Chambers located at 147 N 870 W, Hurricane, UT

1. Consideration and possible approval of a variance request to reduce the front setback for property H-SURS-3-75, address 1184 N 50 W.

## Brienna Spencer

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**From:** Fred Resch  
**Sent:** Tuesday, July 11, 2023 1:20 PM  
**To:** bobcat2671@beyondbb.com; beth@fx.industries; rwixom@infowest.com; karen.daniels@wafd.com  
**Cc:** Brienna Spencer; Dayton Hall  
**Subject:** Appeals Board meeting July 17th, 2023  
**Attachments:** Application for Variance -- Signed.pdf; Owners Abutting Lot 75 Sunset Ridge.pdf; Map Variance Application.pdf; Site Plan - Lot 75 Sunset Ridge - Variance Application.pdf; Agenda 07-17-2023.docx; SUNSET\_RIDGE\_SUBDIVISION.pdf

Appeals Board,  
Attached is the information for the variance request and the agenda. The meeting will be on July 17<sup>th</sup> at 3:30 pm

Here is some helpful information:

Utah Ombudsman information on what is required for a Variance: <https://propertyrights.utah.gov/variances/>

Hurricane City Code:

[https://library.municode.com/ut/hurricane/codes/code\\_of\\_ordinances?nodeId=TIT10LAUSRE\\_CH7ADDEREPR\\_S10-7-12VA](https://library.municode.com/ut/hurricane/codes/code_of_ordinances?nodeId=TIT10LAUSRE_CH7ADDEREPR_S10-7-12VA)

Property Zoning: R1-10

Property Required Front Setback: 25'

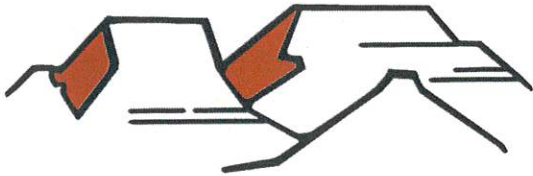
Requested: 21'

### Fred Resch III

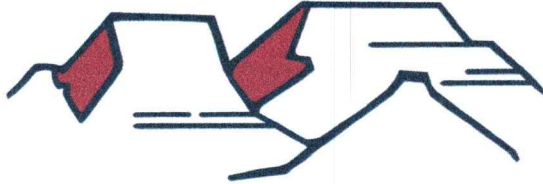
Assistant City Planner/Code Enforcement  
Hurricane City

P: (435) 635-2811 x 110

E: fred@cityofhurricane.com



PLANNING & ZONING  
**HURRICANE CITY**  
UTAH



# HURRICANE CITY UTAH

147 N 870 W Hurricane UT  
PHONE: 435.635.2811 FAX: 435.635.2184

## APPEALS BOARD APPLICATION FOR A VARIANCE

**For Office Use Only: \$250.00 Fee**

File No. \_\_\_\_\_

Receipt No. \_\_\_\_\_

Date Submitted: 6-29-23

Applicant Name: Ian Allen

Applicant Address: 3712 W 2870 S, Hurricane, UT 84737

Applicant Phone Number: 801-870-4152

Applicant email: iankentalen@gmail.com

Address or description of Property Subject to this Application:  
1184 N 50 W, Hurricane, UT 84737 / Lot 75 Sunset Ridge

Names of owners of all property affected by this application: (attach additional sheet if necessary)  
Ian Allen

Application must be accompanied with a map which shows property location and a site plan showing the nature of the requested variance. (Show buildings, specific distances, structures, driveways, etc. and all items relating to the request.) City staff can generally supply the property location map if the applicant does not have access to the County website or does not have a preferred location map.

- 1) Location Map Received
- 2) Site Plan Received

Application must also be accompanied with the names and addresses of any property owners whose properties abut the property for which the variance is requested.

- 3) Names & Addresses Attached

From what specific ordinance are you seeking relief?

Hurricane City Code of Ordinances Sec. 10-13-4, Setback standard -- front yard

The following are questions that the Board of Adjustment must ask as part of the process of considering a variance. Please respond briefly in writing to each and be prepared to discuss in greater length as part of the hearing. The Board must find the application meets all five criteria, set by State law, to grant a variance.

1. **Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Land Use Code.**

Setting the house a full 25' behind the front property line renders the backyard unreasonably shallow, too shallow to safely fit the trampoline our severely autistic son relies on.

2. **There are special circumstances attached to the property that do not generally apply to other properties in the same zoning district**

(1) This property has a severe slope in the back that makes the last 23' unusable.

(2) This property also has a 40' wide power line easement that limits how wide the building may be.

3. **Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zoning district.**

We simply want to be able to safely fit our trampoline behind our home so that our severely autistic son can enjoy being outside. Most property owners have ample backyard space to enjoy in privacy.

4. **The variance will not substantially affect the general plan and will not be contrary to the public interest**

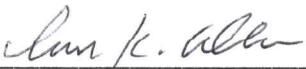
The average automobile is about 15' long. We are asking to have 21' between the garage and the sidewalk.

This would even fit very long pickup trucks without obstructing sidewalk space. Further, because the planned living space is 2' behind the garage, the living space will still be 23' behind the sidewalk, maintaining a similar appearance to neighboring properties.

5. **The spirit of this title is observed and substantial justice done** *The spirit of the Land Use Code is to*

*"...promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of the city and its present and future inhabitants..."*

To the naked eye and to the casual passerby, the 4' (16% of 25') we are asking for will not be noticeable, nor will it make our home stand out from the others.

  
Signature of Applicant

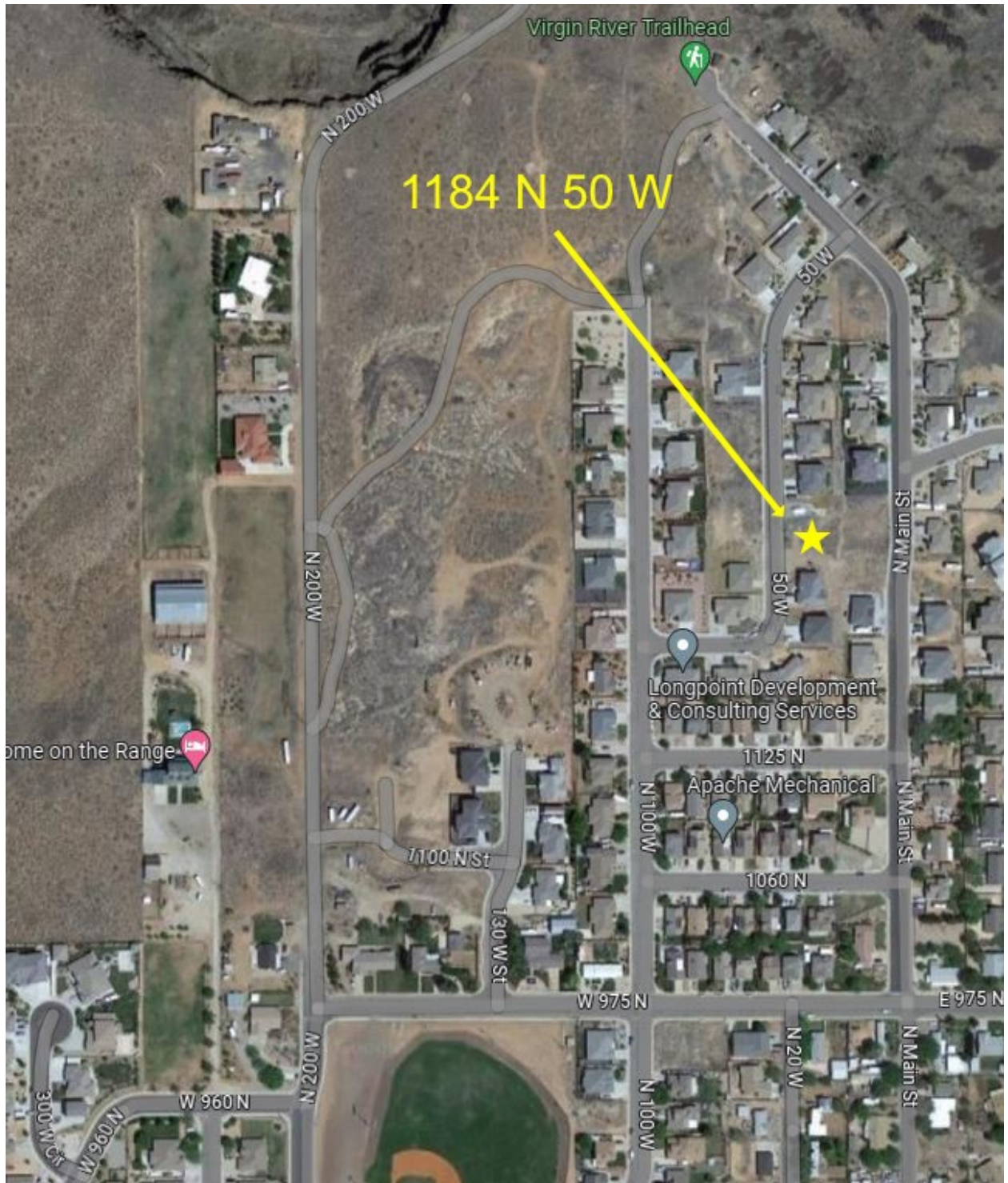
6-29-23  
Date

\*\*\*\*\*

(Office Use Only)

Date Received: \_\_\_\_\_ Received by: \_\_\_\_\_

Date Application Deemed Complete: \_\_\_\_\_ Determined By: \_\_\_\_\_



## Owners of Property Abutting the Subject Property

Variance Application  
 Ian Allen  
 Sunset Ridge Lot 75

Name	Address	Lot #
Joseph & Seret Rafferty	1208 N 50 W, Hurricane	74
Travis & Cristina Smith	1176 N 50 W, Hurricane	76
Tranquility Properties LLC	14218 W Canyon Vine Cove, Draper, UT 84020	81 & 82



LEGEND OWNERS DEDICATION ACKNOWLEDGMENT

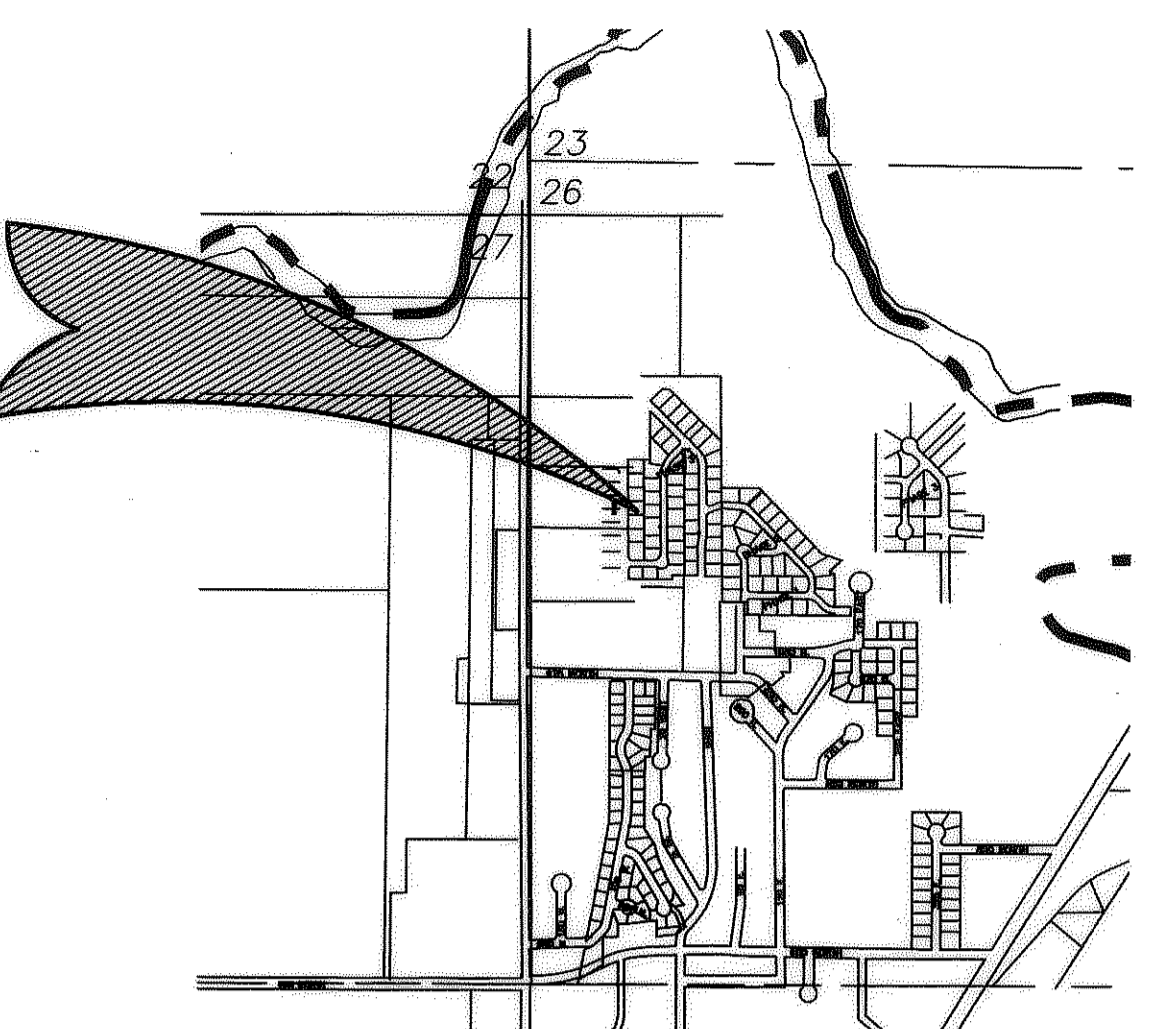
WEST QUARTER CORNER, SECTION 26, T41S, R13W, SLB&M (NAIL IN CONCRETE)

- FOUND SECTION MONUMENT (AS DESCRIBED)
SET HURRICANE CITY STREET MONUMENT, 2" DIA BRASS CAP IN CONCRETE
BOUNDARY AND LOT CORNERS, SET 5/8" X 20" REBAR WITH PLASTIC CAP, MARKED T. ABPLANALP, PLS 157373
CURVE NUMBER SEE CURVE TABLE BELOW
UTILITY EASEMENTS
BUILDING SETBACKS

KNOW ALL MEN BY THESE PRESENTS THAT UNDERSIGNED OWNERS OF ALL OF THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, COMMON AREAS, AND PRIVATE PARKING AREAS TO BE HEREAFTER KNOWN AS:
SUNSET RIDGE PHASE 3 SUBDIVISION
DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHT-OF-WAYS, AND 7.5' EASEMENTS AND MORE SPECIFICALLY TO HURRICANE, ASHCREEK SPECIAL SERVICE DISTRICT, QWEST COMMUNICATIONS, CHARTER CABLE T.V. COMPANY, AND QWEST GAS COMPANY, THE RIGHT OF INGRESS AND EGRESS WITH RIGHTS TO INSTALL AND MAINTAIN FACILITIES FOR POWER, WATER, SEWER, TELEPHONE, TELEVISION AND

STATE OF UTAH, COUNTY OF WASHINGTON
ON THIS 22nd DAY OF March A.D. 2008
GREG MORRISON AND LANE BLACKMORE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF WASHINGTON, IN THE STATE OF UTAH, THE SIGNER OF THE ABOVE OWNERS DEDICATION (2) IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED
WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 22nd DAY OF March A.D. 2008
GREG MORRISON, MARK DALTON, LANE BLACKMORE, Managing member of M.E.D. Family Enterprises, Ltd.
NOTARY PUBLIC DEEQUA L COOK
My Commission Exp. 02/16/09

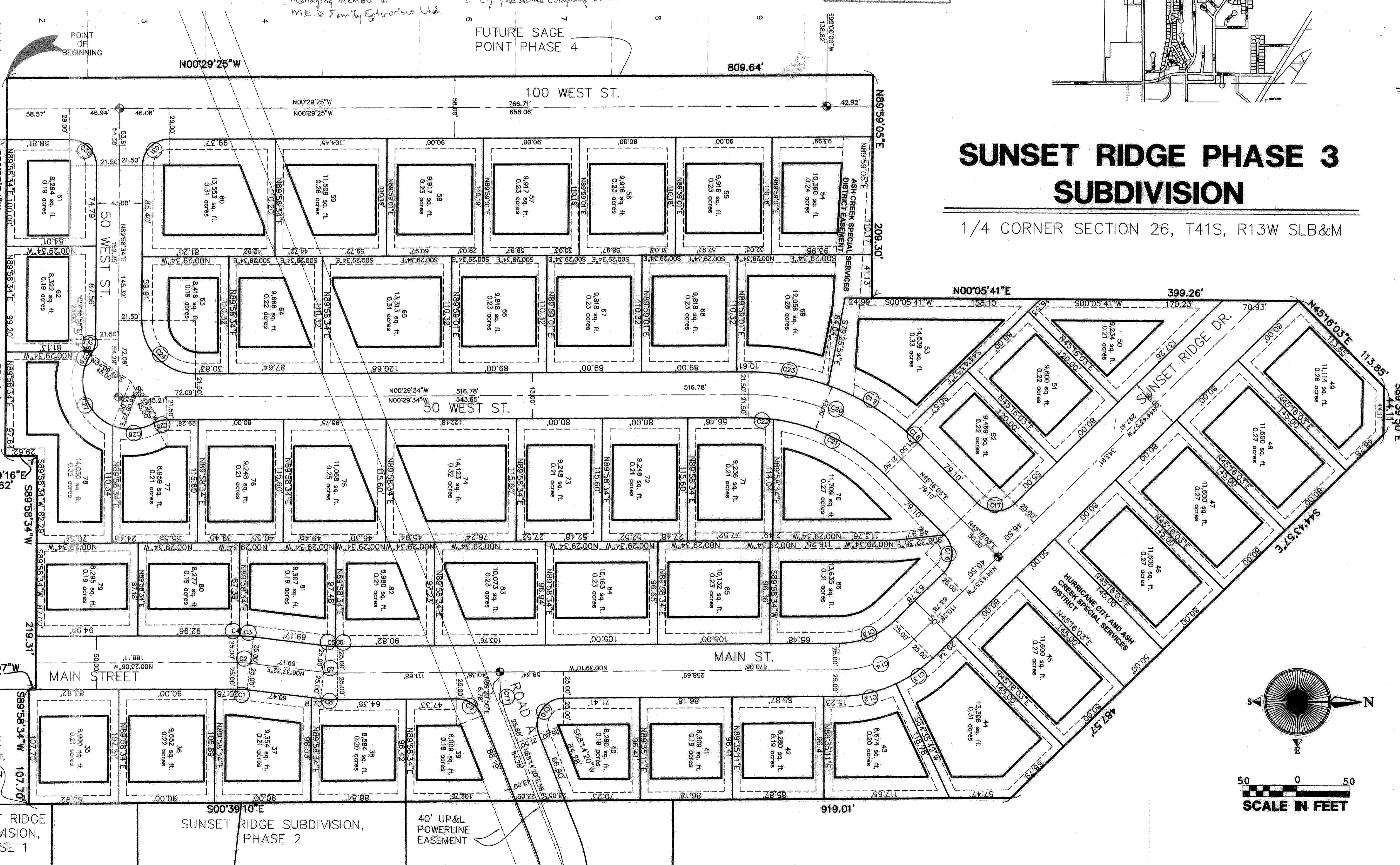
PROJECT LOCATION



SURVEYORS CERTIFICATE
I, TERRY W. ABPLANALP, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, HOLDING CERTIFICATE NO. 157373, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:
SUNSET RIDGE SUBDIVISION PHASE 3
AND IS AS DESCRIBED IN THE BOUNDARY DESCRIPTION BELOW:
DEC 13 2008
Terry W. Abplanalp
TERRY W. ABPLANALP CERTIFICATE # 157373
51 N. 1000 W. #2
HURRICANE, UTAH 84737

SUNSET RIDGE PHASE 3 SUBDIVISION

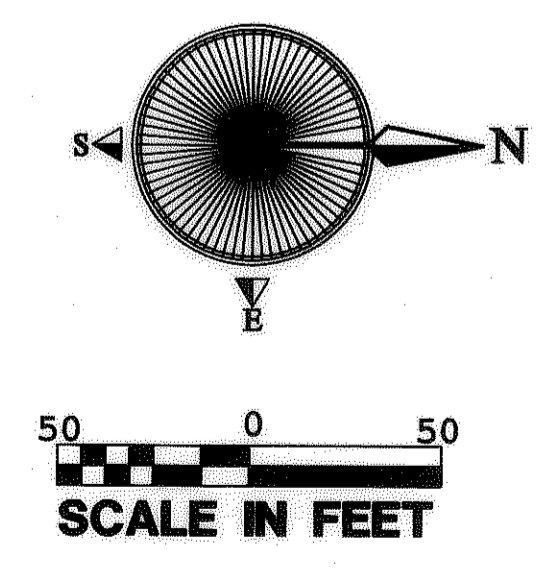
1/4 CORNER SECTION 26, T41S, R13W SLB&M



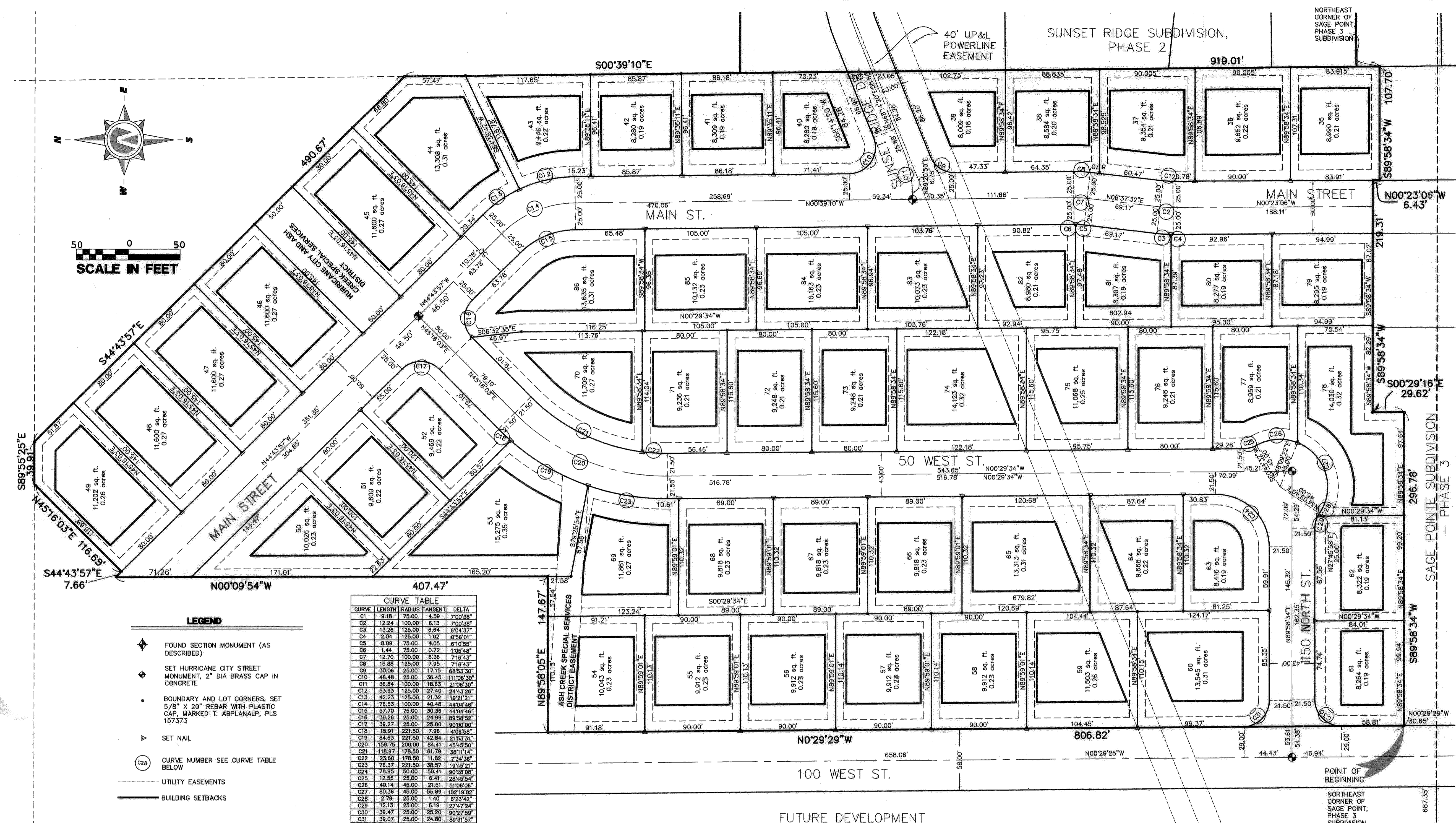
BOUNDARY DESCRIPTION
BEGINNING AT A POINT SOUTH 89°57'35" EAST 629.34 FEET AND NORTH 00°29'25" WEST 34.27 FEET FROM THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE NORTHWEST CORNER OF SAGE POINT SUBDIVISION PHASE 3 ON RECORD AT THE OFFICE OF THE WASHINGTON COUNTY RECORDER'S OFFICE AT ENTRY NO. 793587, DATED 6 DECEMBER 2002, AND RUNNING THENCE NORTH 00°29'25" WEST 809.64 FEET; THENCE NORTH 89°59'05" EAST 209.30 FEET; THENCE NORTH 00°05'41" EAST 399.26 FEET; THENCE NORTH 45°16'03" EAST 113.85 FEET; THENCE SOUTH 89°39'50" EAST 44.11 FEET; THENCE SOUTH 44°43'57" EAST 487.57 FEET; THENCE SOUTH 00°39'10" EAST 919.01 FEET ALONG THE WEST BOUNDARY LINE OF SUNSET RIDGE PHASES 1 AND 2 TO THE NORTHEAST CORNER OF SAID SAGE POINT PHASE 3; THENCE ALONG THE NORTH BOUNDARY LINE OF SAGE POINT, PHASE 3 IN THE FOLLOWING FIVE (5) COURSES: SOUTH 89°58'34" WEST 107.70 FEET; NORTH 00°23'07" WEST 6.43 FEET; SOUTH 89°58'34" WEST 219.31 FEET; SOUTH 00°29'16" EAST 29.62 FEET; SOUTH 89°58'34" WEST 354.84 FEET TO THE POINT OF BEGINNING.
SUNSET RIDGE PHASE 3 SUBDIVISION CONTAINS 16.161 ACRES.

NOTES:
1) A BEARING ROTATION OF 00°15'12" EXISTS BETWEEN THE NORTH LINE OF SAGE POINT SUBDIVISION, PHASE 3, AND THE SOUTH LINE OF SUNSET RIDGE SUBDIVISION, PHASE 3. I.E. NORTH 89°58'34" EAST OF SUNSET RIDGE, PHASE 3 EQUALS SOUTH 89°46'14" EAST OF SAGE POINT, PHASE 3.
2) THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE WEST LINE OF SECTION 26, T41S, R13W, SLB&M FORM THE WEST QUARTER CORNER TO THE SOUTHWEST CORNER. THE BEARING IS SOUTH 00°09'31" EAST
NOTES:
FRONT YARD SET BACK INCLUDES 25' ON FRONT.
SIDE YARD SET BACKS 10'.
REAR YARD SET BACK INCLUDES 20' SIDE STREET 20'
THIS SUBDIVISION INCLUDES 10' UTILITY EASEMENTS ADJACENT TO THE STREETS.
AND A 7.5' UTILITY EASEMENT ON ALL SIDE LOT LINES AND A 7.5' UTILITY EASEMENT ON REAR LOT LINES.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA. Lists curves C1 through C31 with their respective measurements.



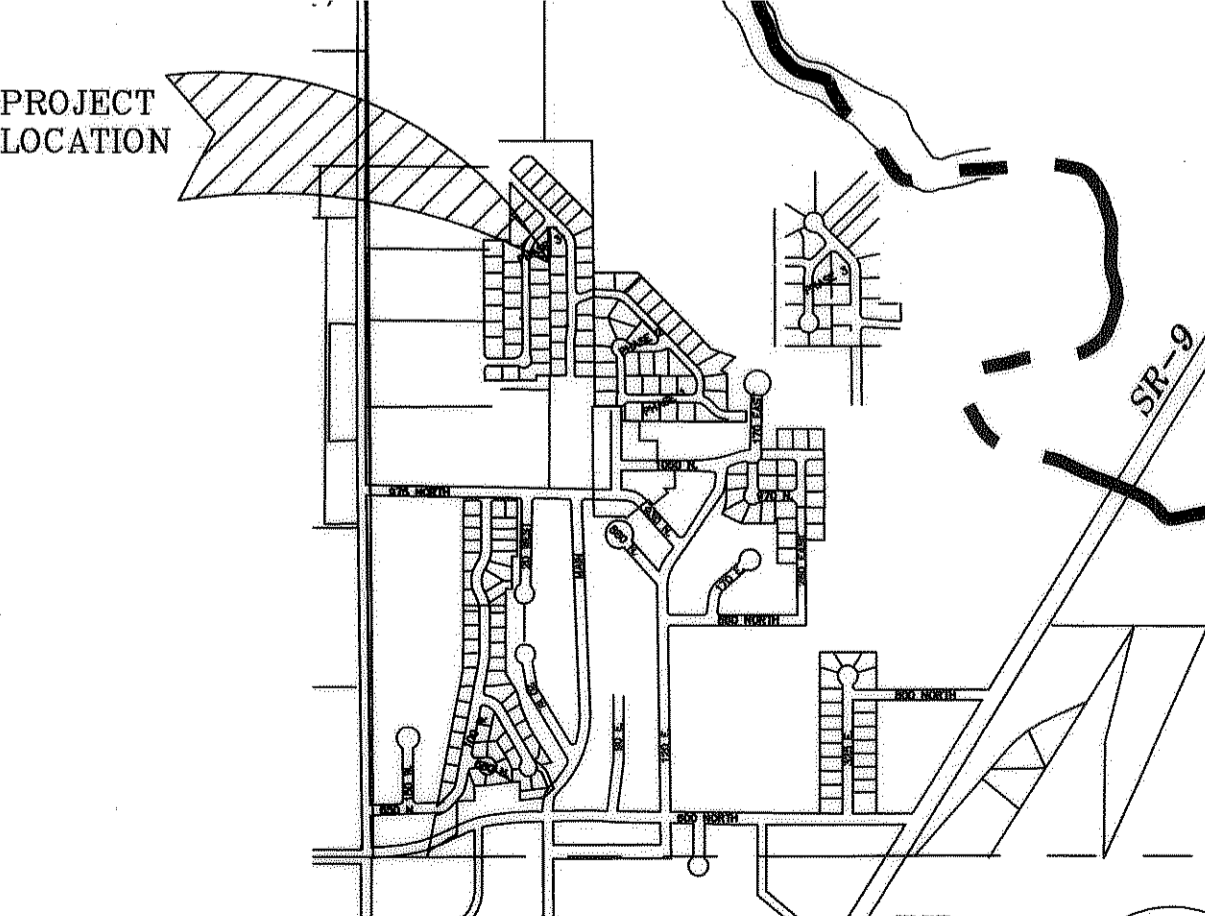
ASH CREEK SSD CERTIFICATE, PLANNING COMMISSION APPROVAL, CITY ENGINEER'S CERTIFICATE, APPROVAL AS TO FORM, ACCEPTANCE, RECORDED #, FILE NAME. Includes signatures and dates for various officials.



**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	9.18	75.00	6.13	700.38
C2	12.24	100.00	6.13	700.38
C3	13.28	125.00	6.84	604.37
C4	2.94	125.00	6.38	208.01
C5	8.09	75.00	4.05	610.55
C6	1.44	75.00	0.72	130.48
C7	12.70	100.00	6.38	628.47
C8	15.88	125.00	7.95	716.43
C9	30.06	250.00	17.15	883.30
C10	48.48	250.00	36.45	1138.30
C11	38.84	100.00	18.83	1138.30
C12	53.93	125.00	27.40	2434.26
C13	42.23	125.00	21.32	1821.21
C14	75.53	100.00	40.48	4434.46
C15	57.70	75.00	30.36	4434.46
C16	39.26	250.00	24.99	8938.92
C17	39.27	250.00	25.00	9000.00
C18	15.91	221.50	7.96	436.58
C19	84.63	221.50	42.84	2153.31
C20	159.75	200.00	84.41	4242.50
C21	118.97	175.00	61.79	3811.14
C22	23.60	175.00	11.82	734.36
C23	75.37	221.50	36.57	1824.21
C24	78.95	50.00	50.41	9028.06
C25	12.95	250.00	6.41	2848.54
C26	43.14	450.00	21.51	5138.05
C27	80.36	450.00	55.88	10219.02
C28	2.79	250.00	1.40	623.42
C29	12.33	250.00	6.19	2747.24
C30	39.47	250.00	25.20	9027.99
C31	39.07	250.00	24.80	8931.57

- LEGEND**
- ◆ FOUND SECTION MONUMENT (AS DESCRIBED)
  - ◆ SET HURRICANE CITY STREET MONUMENT, 2" DIA BRASS CAP IN CONCRETE
  - BOUNDARY AND LOT CORNERS, SET 5/8" X 20" REBAR WITH PLASTIC CAP, MARKED T, ABPLANAL, PLS 157373
  - ▽ SET NAIL
  - (C28) CURVE NUMBER SEE CURVE TABLE BELOW
  - UTILITY EASEMENTS
  - BUILDING SETBACKS



**ACKNOWLEDGMENT**

STATE OF UTAH COUNTY OF WASHINGTON

I, Mark Dalton, on the 18th day of March, 2008, PERSONALLY APPEARED BEFORE ME, MARK DALTON, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGING MEMBER OF M.E.D. FAMILY ENTERPRISES, LTD., A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FOREGOING OWNERS' DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF M.E.D. FAMILY ENTERPRISES, LTD., AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES 2/16/09

*Janae Kirtton*  
NOTARY PUBLIC  
RESIDING IN WASHINGTON COUNTY

**ACKNOWLEDGMENT**

STATE OF UTAH COUNTY OF WASHINGTON

I, L Lane Blackmore, on the 9th day of April, 2008, PERSONALLY APPEARED BEFORE ME, L. LANE BLACKMORE, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF THE HOME COMPANY INC., AND THAT HE EXECUTED THE FOREGOING OWNERS' DEDICATION IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES 2/16/09

*Deanna L Cox*  
NOTARY PUBLIC  
RESIDING IN WASHINGTON COUNTY

**SURVEYORS CERTIFICATE**

I, BARRY E. THOMPSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE OF REGISTRATION NO. 4804865, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HEREAFTER TO BE KNOWN AS:

**SUNSET RIDGE PHASE 3 SUBDIVISION AMENDED**

AND IS AS DESCRIBED IN THE BOUNDARY DESCRIPTION BELOW:

*Barry E. Thompson*  
BARRY E. THOMPSON  
CERTIFICATE #4804865

**BOUNDARY DESCRIPTION**

BEGINNING AT THE NORTHWEST CORNER OF LOT 13, SAGE POINT SUBDIVISION - PHASE 3, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 100 WEST STREET, A 50.00 FOOT WIDE PUBLIC STREET, SAID OFFICIAL RECORDS, SAID POINT LIES SOUTH 89°57'41" EAST 687.35 FEET ALONG THE CENTER SECTION LINE AND NORTH 00°29'29" WEST 30.66 FEET FROM THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°29'29" WEST 806.82 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 89°58'05" EAST 147.87 FEET; THENCE NORTH 00°09'54" WEST 407.47 FEET; THENCE SOUTH 44°43'57" EAST 7.66 FEET; THENCE NORTH 45°16'03" EAST 116.69 FEET TO A POINT ON THE NORTH SIXTEENTH LINE OF SAID SECTION; THENCE ALONG SAID NORTH SIXTEENTH LINE SOUTH 89°58'34" WEST 219.31 FEET; THENCE SOUTH 00°29'16" EAST 29.62 FEET TO THE NORTHWEST CORNER OF LOT 13, AND THE POINT OF BEGINNING. CONTAINS 15.116 ACRES.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE WEST LINE OF SECTION 26, T41S, R13W, SLB&M FORM THE WEST QUARTER CORNER TO THE SOUTHWEST CORNER. THE BEARING IS SOUTH 00°09'31" EAST

- NOTES**
- ALL LOTS ARE SUBJECT TO THE FOLLOWING BUILDING: 1) SETBACKS: 25' FRONT, 20' REAR, 10' SIDE YARD AND 20' SIDE STREET (ALL SETBACKS ARE MEASURED FROM THE PROPERTY LINE)
  - EASEMENTS: 10' FRONT AND ADJACENT TO THE STREETS, 7.5' ON SIDE AND REAR.
  - A BEARING ROTATION OF 00°15'12" EXISTS BETWEEN THE NORTH LINE OF SAGE POINT SUBDIVISION, PHASE 3, AND THE SOUTH LINE OF SUNSET RIDGE SUBDIVISION, PHASE 3. I.E. NORTH 89°58'34" EAST OF SUNSET RIDGE, PHASE 3 EQUALS SOUTH 89°46'14" EAST OF SAGE POINT, PHASE 3.
  - THE LOTS WITHIN THIS SUBDIVISION SHALL REQUIRE PAD COMPLIANCE PRIOR TO ISSUANCE OF A BUILDING PERMIT. PAD COMPLIANCE SHALL BE REQUIRED IF THERE IS AN ELEVATION DIFFERENCE OF FOUR (4) FEET OR MORE TO ANY ADJOINING PAD. PAD COMPLIANCE SHALL INCLUDE SHOWING ENGINEERED RETAINING WALLS AND DRAINAGE PLAN.
  - THE PAD AND RETAINING WALLS SHALL BE INSTALLED PRIOR TO OBTAINING A BUILDING PERMIT AS SHOWN ON APPROVED SUBDIVISION CONSTRUCTION DRAWINGS.

**OWNERS' DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF ALL OF THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS TO BE HEREAFTER KNOWN AS:

**SUNSET RIDGE PHASE 3 SUBDIVISION AMENDED**

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHTS-OF-WAY, AND EASEMENTS AS NOTED OR SHOWN, TO HURRICANE CITY.

WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 18th DAY OF March, A.D. 2008.

*Mark Dalton*  
MARK DALTON  
MANAGING MEMBER  
M.E.D. FAMILY  
ENTERPRISES, LTD.

*L Lane Blackmore*  
L. LANE BLACKMORE  
PRESIDENT  
THE HOME COMPANY INC.

# SUNSET RIDGE PHASE 3 SUBDIVISION AMENDED

LOCATED IN THE NW ¼ OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN HURRICANE CITY, WASHINGTON COUNTY, UTAH

**Northern ENGINEERING INC**

ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT

1015 WEST 100 NORTH SUITE #1 435-635-3465  
HURRICANE, UTAH 84737 fax: 435-635-5900

**ASH CREEK SSD CERTIFICATE**

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

April 10, 08  
DATE

*Deanna L Cox*  
ACSSD SUPERINTENDENT

**PLANNING COMMISSION APPROVAL**

ON THIS 10th DAY OF Jan, A.D. 2007, THE PLANNING COMMISSION OF THE CITY OF HURRICANE REVIEWED THE ABOVE "SUNSET RIDGE PHASE 3 SUBDIVISION AMENDED" AND FIND THAT IT COMPLIES WITH THE REQUIREMENTS OF HURRICANE CITY PLANNING ORDINANCES AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF HURRICANE, UTAH.

Rebecca L. Cochran  
PLANNING COMMISSION CHAIRMAN

**CITY ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

4/18/08  
DATE

*Arthur D. Howard*  
CITY ENGINEER

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS 18th DAY OF September, A.D. 2008

*Michelle Stone*  
CITY ATTORNEY

**ACCEPTANCE**

PRESENTED TO THE HURRICANE CITY COUNCIL THIS 18th DAY OF January, A.D. 2007, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED ACCORDING TO ITS CONFORMING TO CITY ORDINANCES.

*Michelle Stone*  
ATTTEST: CITY RECORDER  
CITY OF HURRICANE, UTAH

*Thomas S. Smith*  
MAYOR  
CITY OF HURRICANE, UTAH

**ACCEPTANCE OF COUNTY RECORDER**

DOC # 20080037452

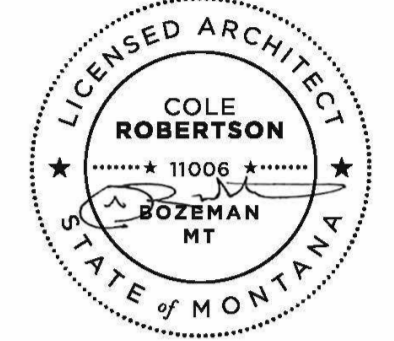
Map (Conveying Property) Page 1 of 1  
Notary Public, Washington County Recorder  
001212008 02 24 05 PR Fee \$ 92.00  
09 24 08 10:00 AM

*Sandy Prober*  
COUNTY RECORDER

JOB NUMBER: 407036  
SHEET NO. 1 OF 1  
SCALE: DRAWN BY: 1"=50' LP  
CHECKED BY: BBT



# ALLEN RESIDENCE



1184 N 50 W  
HURRICANE, UT  
COPYWRITE PLUM ARCHITECTURE

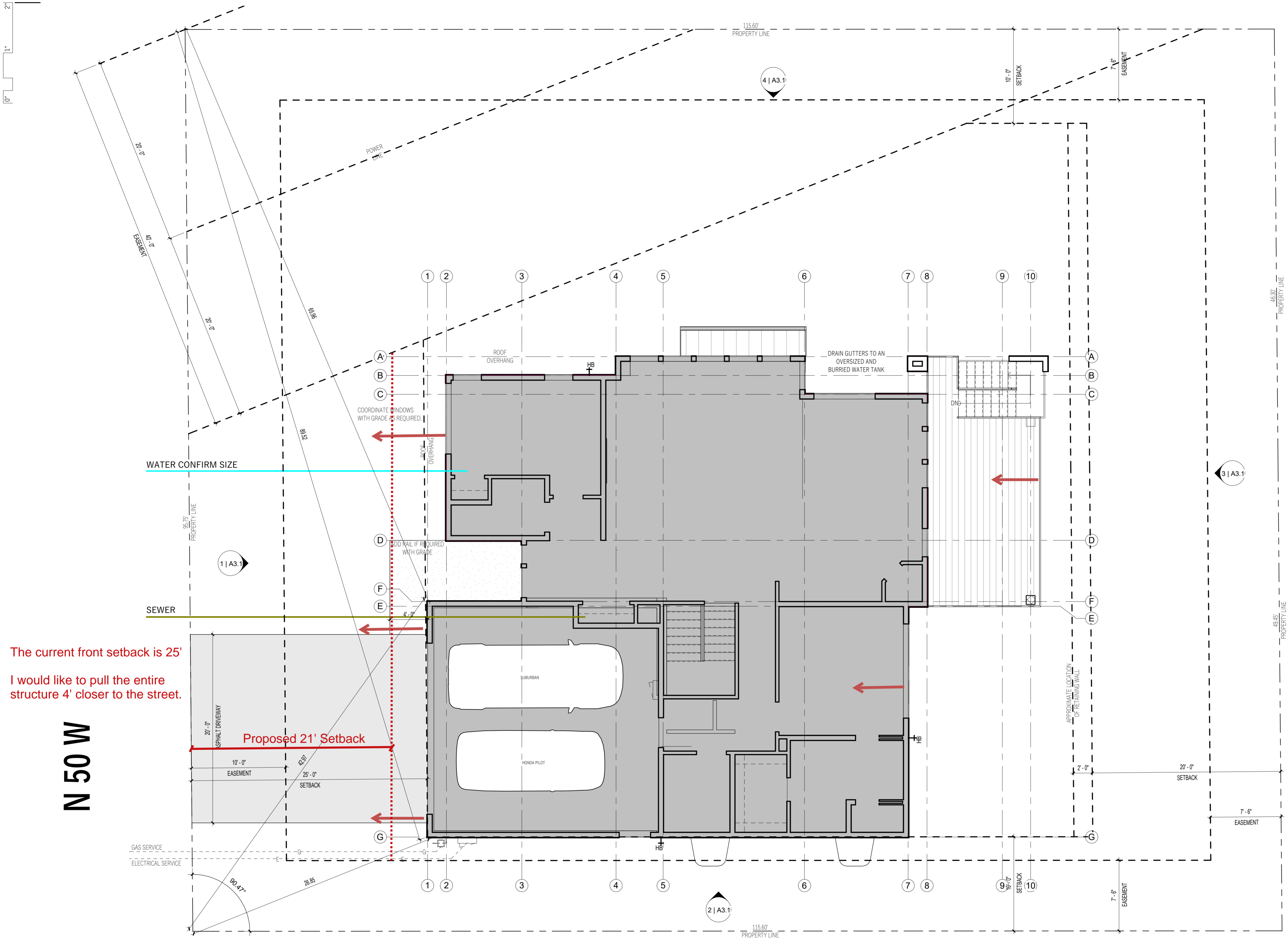
REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 23-06  
 DRAWN BY / CHECKED BY: ML CCR  
 DATE: MARCH 21, 2023  
 PHASE: CD

DRAWING TITLE:  
**SITE PLAN**  
 DRAWING NUMBER:

# A1.1



The current front setback is 25'  
 I would like to pull the entire structure 4' closer to the street.

## N 50 W

1184 N 50 W  
 LOT 75 SUNSET RIDGE PH 3  
 11,068.32 SF  
 2462 SF FOOTPRINT  
 22% LOT COVERAGE

- LEGEND**
- = HOSE BIB LOCATIONS
  - = ELECTRICAL UNDERGROUND SERVICE
  - = GAS UNDERGROUND SERVICE
  - = WATER UNDERGROUND SERVICE
  - = SEWER UNDERGROUND SERVICE

**GRADING NOTE:**  
 TOP OF CONCRETE MUST BE A MINIMUM OF 12" ABOVE STREET GUTTER DISCHARGE, PLUS A MINIMUM OF 2% SLOPE. GRADE, AND SURFACE DRAINAGE MUST START 6" BELOW TOP OF CONCRETE, AND PROVIDE DRAINAGE AT 2% MINIMUM FOR THE FIRST 10' OF GRADE FROM THE RESIDENCE PER IRC 401.3.

Floor Area Table		
LEVEL	Comments	SQUARE FOOTAGE
BASEMENT	LOWER PATIO	339 SF
BASEMENT	ADU PATIO	72 SF
MAIN LEVEL	FRONT PATIO	105 SF
MAIN LEVEL	GARAGE	959 SF
		1075 SF
MAIN LEVEL	MAIN RESIDENCE	1761 SF
BONUS TRUSS	STORAGE OVER GARAGE	382 SF
		2144 SF
BASEMENT	MAIN RESIDENCE	958 SF
BASEMENT	ACCESSORY DWELLING UNIT	834 SF
		1792 SF

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