

DOC # 20190032106

Page 1 of 15
Agreement
Russell Shirts Washington County Recorder
08/13/2019 08:01:09 AM Fee \$ 0.00
By ST GEORGE CITY



When Recorded Return To:
City of St. George
City Attorney's Office
175 East 200 North
St. George, Utah 84770

SG-CIVI-2-CB, SG-CIVI-4-CB, SG-CIVI-5-CB,
SG-357-A-2-CB, SG-357-B-CB, SG-358-CB, and
SG-359-CB

**SECOND AMENDMENT TO
JOINT DEVELOPMENT AGREEMENT BETWEEN
SG BOULEVARD LAND, LLC, THE CITY OF ST. GEORGE,
AND THE NEIGHBORHOOD REDEVELOPMENT AGENCY OF THE CITY OF ST. GEORGE**

THIS SECOND AMENDMENT TO JOINT DEVELOPMENT AGREEMENT (the "Second Amendment") is made this 2nd day of August, 2019, by the City of St. George (the "City"), the Neighborhood Redevelopment Agency of the City of St. George ("Agency"), and SG Boulevard Land, LLC, a Utah limited liability company ("Developer"). Each of the City, Agency and Developer are a "Party" and collectively, the "Parties" to this Second Amendment.

RECITALS

A. On or about March 15, 2017, the City, Agency and Developer entered into that certain Joint Development Agreement recorded March 17, 2017, as Entry Number 20170011162 in the official records of Washington County, Utah, and as amended by the First Amendment to Joint Development Agreement recorded July 13, 2018, as Entry Number 20180028871 in the official records of Washington County, Utah (collectively, the "Original Joint Development Agreement"). The Original Joint Development Agreement as amended by this Second Amendment shall hereinafter be referred to as the "Joint Development Agreement". The land subject to the Joint Development Agreement is located in Washington County, State of Utah and is more fully described on Exhibit A attached hereto.

B. The Parties desire to amend the Joint Development Agreement to reflect minor adjustments to the Project (as defined in the Original Joint Development Agreement) including phased occupancy in Phase 1 of the Project.

AGREEMENT:

NOW, THEREFORE, the Owners hereby amend the Joint Development Agreement as follows:

1. Definitions. Capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Original Joint Development Agreement.

2. Phased Occupancy and Completion of Improvements. The Parties hereby amend the Original Joint Development Agreement to include the following sections as if originally included in the Original Joint Development Agreement:

2.1. 0. [\$315] Occupancy and Improvements.

a. Applicant desires to partially occupy the north building parking structure, Parcel No. SG-CIVI-2-CB, at 57 W. St. George Boulevard (the "North Apartment Building Parking"), and City approves this request on condition that Applicant strictly complies with the conditions and requirements of this Agreement;

b. Applicant desires to partially occupy the south building apartment structure, Parcel No. SG-CIVI-4-CB, at 38 W. Tabernacle (the "South Apartment Building"), and City approves this request on condition that Applicant strictly complies with the conditions and requirements of this Agreement;

c. City cannot grant approval until Applicant agrees to the conditions set forth herein;

d. **Occupancy of North Apartment Building Parking:** City agrees to permit Developer to partially occupy North Apartment Building Parking, if, and only if, Developer strictly complies with the conditions and requirements of this Agreement. No occupancy permit for portions of the North Apartment Building Parking will be issued until Developer completes all requirements herein. City agrees to permit Developer to obtain a new building permit for portions of the North Apartment Building that are not completed, and are not occupied (the entirety of the apartment building and parking structure floors 3-4), if, and only if, Developer strictly complies with the terms and conditions in the new building permit and its attachments, incorporated herein as Exhibit C, Building Permit No. 56932. Building Permit No. 56932 replaces Building Permit No. 53722. No occupancy permits for the entirety of the apartment building and parking structure floors 3-4 will be issued until Developer strictly complies with the new building permit, and completes all improvements for the City View Project, North Apartment Building, by January 1, 2020 (the "Completion Date").

e. **Occupancy of South Apartment Building:** City agrees to permit Developer to partially occupy the South Apartment Building, if, and only if, Developer strictly complies with the conditions and requirements of this Agreement. No occupancy permit for portions of the South Apartment Building will be issued until Developer completes all requirements herein. City agrees to permit Developer to obtain a new building permit for portions of the South Apartment Building that are not completed, and are not occupied (Unit 103), if, and only if, Developer strictly complies with the terms and conditions in the new building permit and its attachments, incorporated herein as Exhibit C Building Permit No. 56933. Building Permit No. 56933 replaces Building Permit No. 53723. No occupancy permits for Unit 103 will be issued until Developer strictly complies with the new building permit, and completes all improvements for the City View Project, South Apartment Building, by the Completion Date.

f. The temporary designated egress for access between North Apartment Building Parking and the South Apartment Building, is set forth on Exhibit B ("Temporary Access"). The Temporary Access shall be constructed in accordance with all laws, standards, and specifications, and to the satisfaction of City, in its sole discretion, to provide safe access, free of construction debris and hazards. The Temporary Access shall not provide any ingress, egress, or access of any type for construction equipment, construction personnel, or their employees, independent contractors, guests, licensees, or invitees. Signage shall be installed to direct all South Apartment Building residents, and their guests, licensees, or invitees, between the North Apartment Building Parking and the South Apartment Building, and through the Temporary Access. Strict compliance shall be monitored at all times by Developer.

g. All portions of the North Apartment Building and South Apartment Building without occupancy permits shall be restricted from access by all South Apartment Building residents, and their guests, licensees, or invitees. All portions of the North Apartment Building Parking and South Apartment Building with occupancy permits shall be restricted from access by all City View Project construction personnel, vehicles, equipment, storage, or supplies.

2.1.2. P. **[§316] Cost of Improvements.** The cost of Improvements (as defined below), their installation and completion, shall be completely and wholly borne by Developer and shall include:

a. All remaining "Improvements" on Lot 5 of the City View Subdivision (Parcel SG-CIVI-5-CB), which is the City's property, consisting of the following:

i. Landscaping between hotel (Phase 2) and North Apartment Building (Phase 1B);

ii. Pavement of alleyway east of South Apartment Building;

b. The sidewalk leading from the surface parking adjacent to the North Parking Structure along the south side of Phase 1B to the South Building; and

c. The block retaining wall associated with the above-mentioned sidewalk.

2.1.3. Q. **[§317] Building Permits.** Developer shall apply for and obtain new Building Permits for the North and South Apartment Buildings, and at all times stay compliant with the terms and conditions of the Building Permits, and the terms of this Agreement.

2.1.4. R. **[§318] Time.** An occupancy permit for North Apartment Building shall not issue until such time as City determines all conditions and requirements in this Agreement have been met, in its sole discretion. The deadline for completing North Apartment Building, and the Improvements listed in §316 above, is the Completion Date. If Developer does not meet the Completion Date deadline, Developer shall provide an additional completion bond for the balance of the improvements required to complete the North Apartment Building, and the Improvements listed in §316 above. An occupancy permit for the South Apartment Building shall not issue until such time as City determines all conditions and requirements in this Agreement have been met, in its sole discretion.

2.1.5. S. **[§319] Acceptance.** Developer shall not be relieved from the obligation to complete all conditions, and install all Improvements, until completed and installed to the satisfaction of City. Developer expressly acknowledges and agrees that nothing in this Agreement shall be deemed to relieve Developer from the obligation to comply with applicable laws, including City Ordinances, and City of St. George Standard Specifications for Design and Construction, and all applicable requirements of the City necessary for approval of any development of Developer's property, and City View St. George, including the payment of fees, and compliance with all other applicable ordinances, resolutions, regulations, policies, and procedures of the City, and compliance with all laws, except as modified or waived in this Agreement.

2.1.6. T. **[§320] Reimbursement and Completion Bond.** Developer expressly agrees to provide City a Completion Bond, in a form acceptable to the City (the "Completion Bond"), for an amount equal to one hundred percent (100%) of the total estimated costs of Improvements listed on the "Estimate of Remaining Work to Complete" attached to the Completion Bond. Failure to complete all conditions, or install all Improvements by the Completion Date, is grounds for City to make an immediate demand on the Completion Bond, and City shall have all right, title and interest in the funds represented by the Completion Bond. Developer does not have the right to delay City's demand on the Completion Bond for any reason, including, but not limited to promises to cure defects in the installation of Improvements. In addition, the Parties expressly agree that City may at any time, after the Completion Date, at its option, install or complete any or all of the Improvements. Should City exercise its option,

Developer shall reimburse to City, within 30 days of written notice to Developer, all costs resulting from such installation and/or completion. Developer expressly grants City permission to enter City View St. George to complete all Improvements in the event the Improvements are not completed by Developer on or before the Completion Date. In the event the disbursements under the Completion Bond is not sufficient to complete the all conditions, and install all Improvements, Developer shall be obligated to pay City the shortage within thirty (30) days of the demand.

2.1.7. U. **[§321] Failure to Pay.** Should Developer fail to perform its obligations pursuant to the terms of this Agreement, or reimburse City as herein agreed, Developer recognizes City's right to recover the costs necessary to complete the obligations and install the Improvements, or obtain reimbursement therefor, through foreclosure proceedings on the situs of City View St. George project, also described in Exhibit A.

2.1.8. V. **[§322] Additional Requirements.** No construction vehicles, equipment, or supplies shall be parked, or stored, in a manner that interrupts or obstructs in any way the occupancy of the North Apartment Building Parking, the South Apartment Building, or the Temporary Access. Developer shall submit to inspections by City of the Property and the City View Project at all times, with or without notice.

2.1.9. W. **[§323] Compliance.** Developer shall monitor compliance with the terms of this Agreement, and every thirty (30) days provide City with a written report of Developer's progress toward completing the Improvements in a timely manner.

3. **As-Built Construction Drawings.** Developer shall deliver As-Built Construction Drawings within ten business days of the granting of the Certificate of Occupancy for the South Apartment Building.

4. **Survival of Remaining Terms of Original Joint Development Agreement.** Except as specifically amended herein, the Original Joint Development Agreement and all of its terms and provisions remains in full force and effect.

5. **Effective Date.** This Second Amendment shall be effective as of the date of recording in Washington County, Utah, of an original of this Second Amendment properly executed and acknowledged hereto.

[SIGNATURES FOLLOW ON NEXT PAGES]

IN WITNESS WHEREOF, the Parties have executed this Second Amendment as of the date first written above.

CITY OF ST. GEORGE:

Jonathan T. Pike
Signature
By: Jonathan T. Pike
Its: Mayor
Date: August 8, 2019



ATTEST:

Christina Fernandez
Signature
By: Christina Fernandez
Title: City Recorder
Date: August 8, 2019

NEIGHBORHOOD REDEVELOPMENT AGENCY OF THE CITY OF ST. GEORGE:

Jonathan T. Pike
Signature
By: Jonathan T. Pike
Its: Chairman
Date: August 8, 2019



ATTEST:

Christina Fernandez
Signature
By: Christina Fernandez
Title: Secretary
Date: August 8, 2019

APPROVED AS TO FORM:

Shawn H. Galman
Signature
By: SHAWN H GALMAN
Its: CITY ATTORNEY
Date: 8/15/19

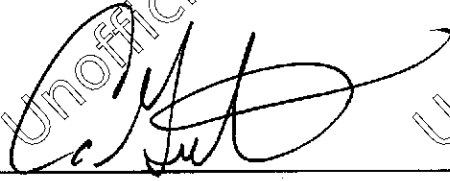
State of Utah)
):ss.
County of Washington)

The foregoing instrument was acknowledged before me this 8th day of AUG, 2019, by Jonathan T. Pike duly acknowledged to me that having received proper authorization to do so, s/he signed this instrument.



Ellen Buege
Notary Public

SG BOULEVARD LAND, LLC, (DEVELOPER)



Signature

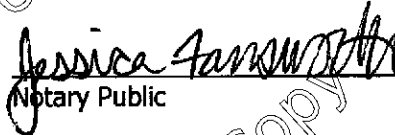
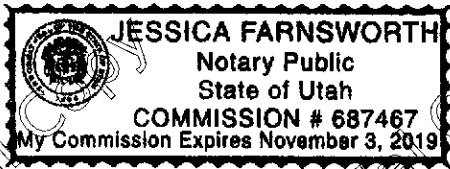
Name: Cameron Gunter

Its: MANAGER

Date: 31 July 2019

State of Utah)
):ss.
County of Utah)

The foregoing instrument was acknowledged before me this 31 day of July, 2019, for and on behalf of SG BOULEVARD LAND, LLC by Cameron Gunter, its Manager, who duly acknowledged to me that having received proper authorization to do so, he signed this instrument for and in behalf of the limited liability company, and that the execution of the instrument is the act of the limited liability company for the purposes stated in it.


Notary Public

**EXHIBIT A
LEGAL DESCRIPTION OF THE SITE**

PARCELS PREVIOUSLY OWNED BY THE CITY OF ST. GEORGE TRANSFERRED TO DEVELOPER

SG-CIVI-1-CB Lot 1, City View Final Plat Subdivision, St. George, Utah, according to the Official Plat thereof on file and of record in the Washington County Recorder's Office, Utah

SG-CIVI-2-CB Lot 2, City View Final Plat Subdivision, St. George, Utah, according to the Official Plat thereof on file and of record in the Washington County Recorder's Office, Utah

SG-CIVI-3-CB Lot 3, City View Final Plat Subdivision, St. George, Utah, according to the Official Plat thereof on file and of record in the Washington County Recorder's Office, Utah

SG-CIVI-4-CB Lot 4, City View Final Plat Subdivision, St. George, Utah, according to the Official Plat thereof on file and of record in the Washington County Recorder's Office, Utah

SG-CIVI-5-CB Lot 5, City View Final Plat Subdivision, St. George, Utah, according to the Official Plat thereof on file and of record in the Washington County Recorder's Office, Utah

PARCELS OWNED BY GREEN GATE VILLAGE INVESTORS, LLP

SG-357-A-2 ST GEORGE CITY SUR PLAT A BLK 25 (SG) Lot: 3 AND:- Lot: 4 N 80 FT W1/2 LOT 3 & E 33 FT N 80 FT LOT 4 BLK 25 PLAT A SGCS

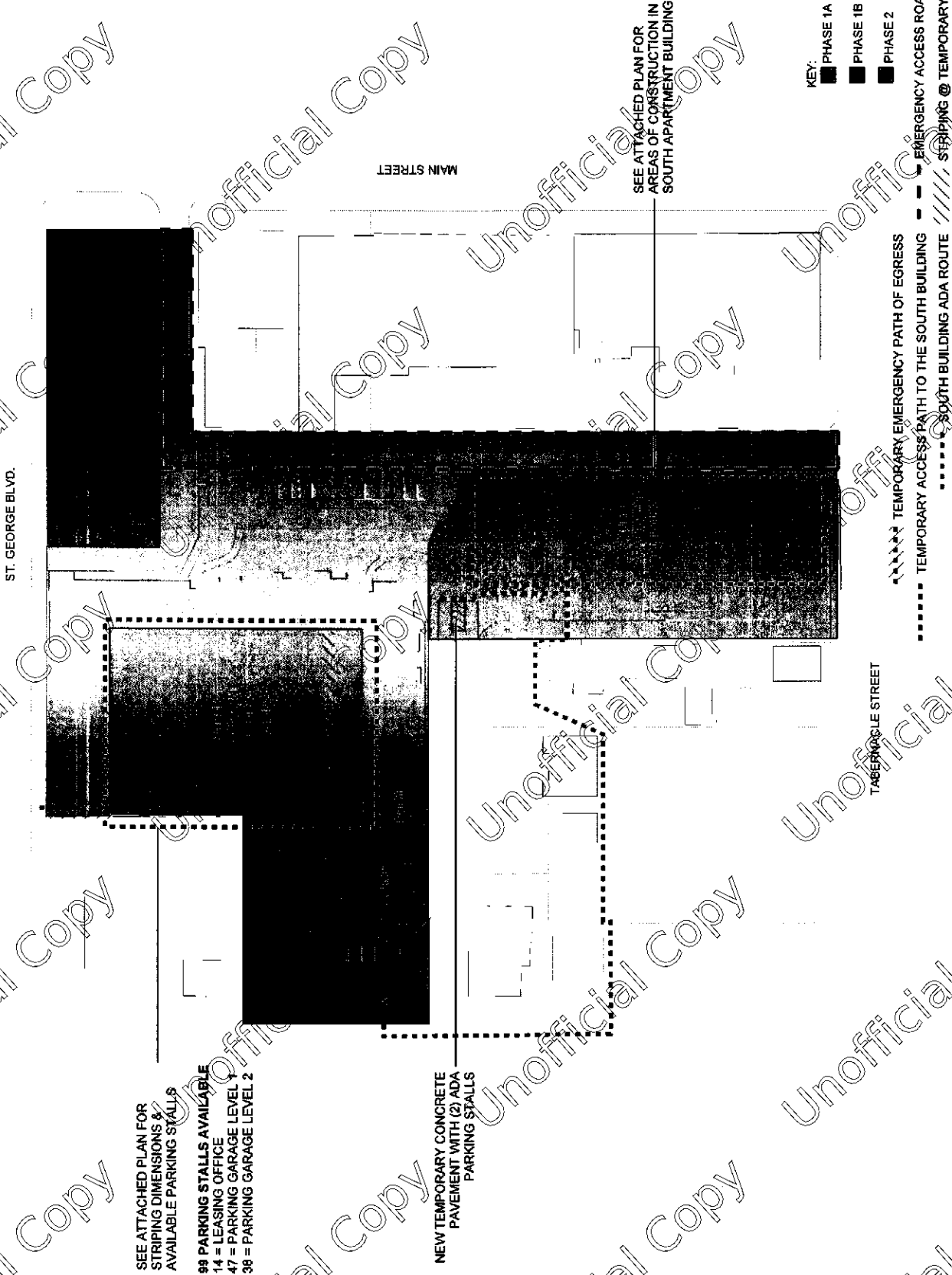
SG-357-B ST GEORGE CITY SUR PLAT A BLK 25 (SG) Lot: 3, Subdivision: ST GEORGE CITY SUR PLAT A BLK 25 (SG) Lot: 4 S 184 FT OF W1/2 LOT 3 & S 184 FT OF E1/2 LOT 4 BLK 25 PLAT A SGCS

SG-358 ST GEORGE CITY SUR PLAT A BLK 25 (SG) Lot: 3 E1/2 LOT 3 BLK 25 PLAT A SGCS.

SG-359 ST GEORGE CITY SUR PLAT A BLK 25 (SG) Lot: 4 S 184 FT OF W1/2 LOT 4 BLK 25 PLAT A SGCS

EXHIBIT B
TEMPORARY ACCESS AND PHASING BOUNDARIES

EXHIBIT 8 PHASE BOUNDARIES



SEE ATTACHED PLAN FOR STRIPING DIMENSIONS & AVAILABLE PARKING STALLS

98 PARKING STALLS AVAILABLE
14 = LEASING OFFICE
47 = PARKING GARAGE LEVEL 1
38 = PARKING GARAGE LEVEL 2

NEW TEMPORARY CONCRETE PAVEMENT WITH (2) ADA PARKING STALLS

SEE ATTACHED PLAN FOR AREAS OF CONSTRUCTION IN SOUTH APARTMENT BUILDING

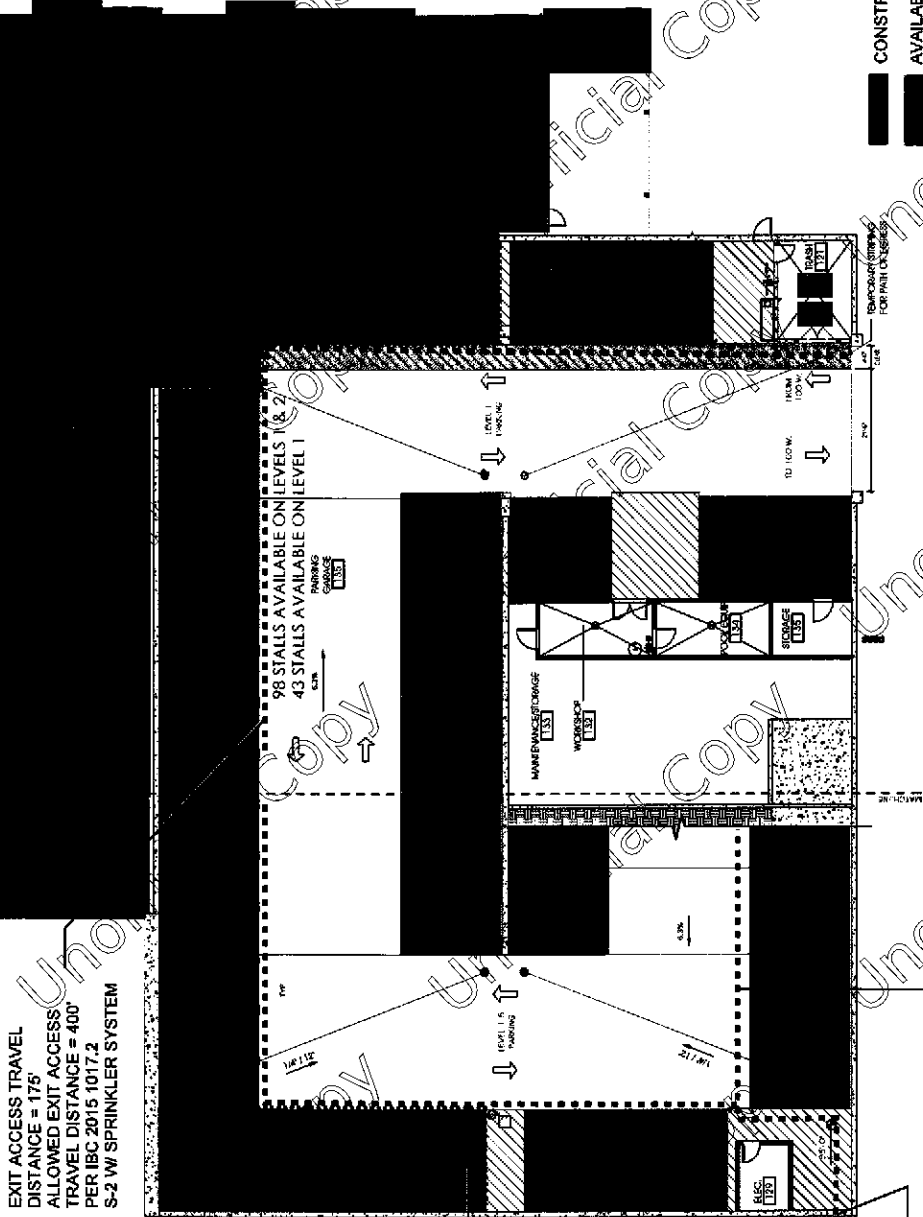
KEY:
■ PHASE 1A
■ PHASE 1B
■ PHASE 2

TEMPORARY EMERGENCY PATH OF EGRESS
TEMPORARY ACCESS PATH TO THE SOUTH BUILDING
EMERGENCY ACCESS ROAD
STRIPING @ TEMPORARY PATH OF EGRESS
SOUTH BUILDING ADA ROUTE

ST. GEORGE BLVD.

MAIN STREET

TABERNAACLE STREET



- CONSTRUCTION ZONE
- AVAILABLE PARKING
- CONSTRUCTION SEPARATION
- TEMPORARY FENCING
- TEMPORARY PATH OF EGRESS
- STRIPING @ TEMPORARY PATH OF EGRESS

● "CONSTRUCTION AREA NO PUBLIC ACCESS" SIGN

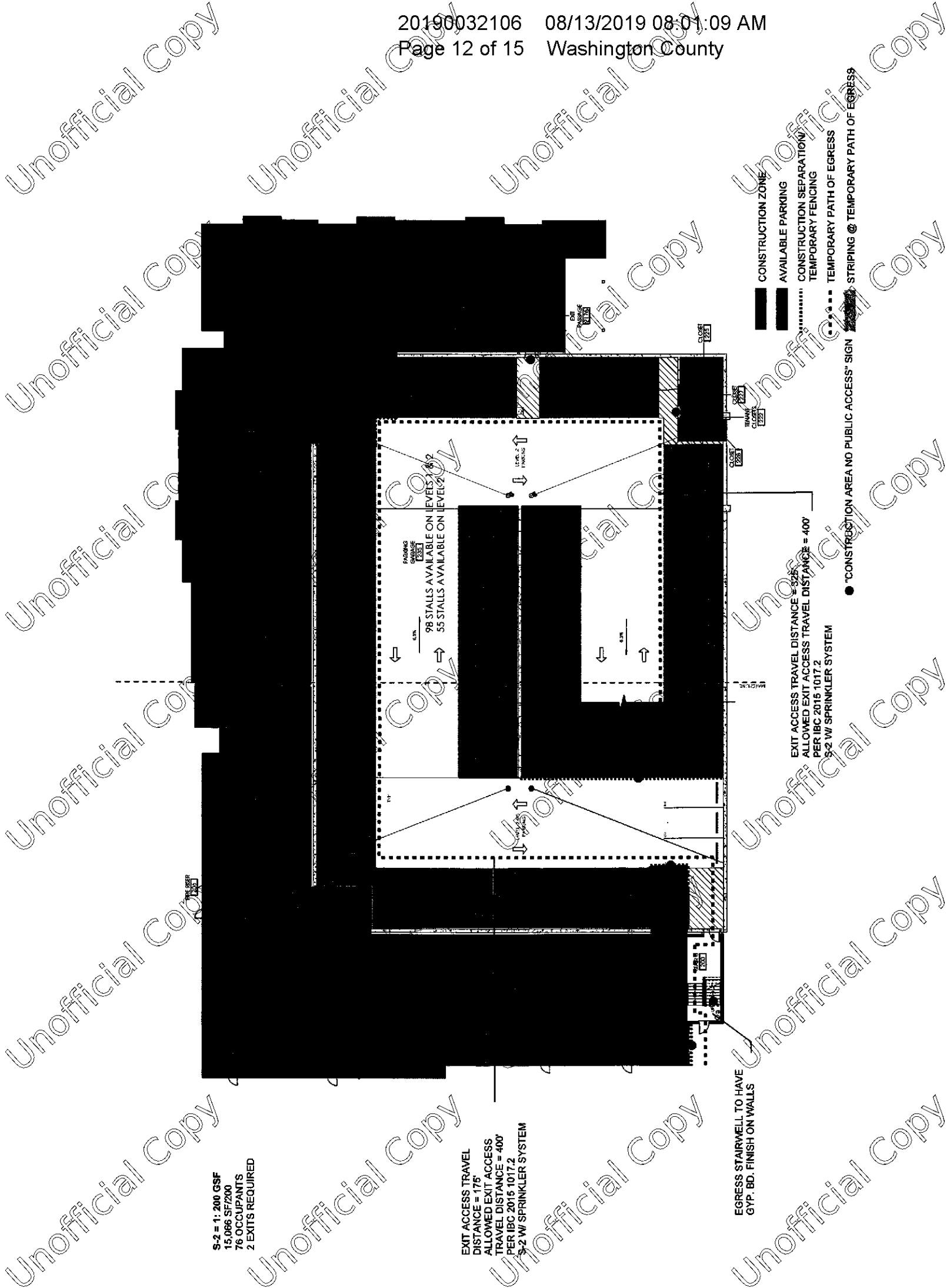
EXIT ACCESS TRAVEL DISTANCE = 175'
 ALLOWED EXIT ACCESS TRAVEL DISTANCE = 400'
 PER IBC 2015 1017.2
 S-2 W/ SPRINKLER SYSTEM

S-2 W/ 200 GSF
 18,790 SF/2000
 84 OCCUPANTS
 2 EXITS REQUIRED

EXIT ACCESS TRAVEL DISTANCE = 175'
 ALLOWED EXIT ACCESS TRAVEL DISTANCE = 400'
 PER IBC 2015 1017.2
 S-2 W/ SPRINKLER SYSTEM

DOOR IS EMERGENCY EXIT ONLY
 EXIT ACCESS TRAVEL DISTANCE = 325'
 ALLOWED EXIT ACCESS TRAVEL DISTANCE = 400'
 PER IBC 2015 1017.2
 S-2 W/ SPRINKLER SYSTEM

Unofficial Copy



S-2 = 1: 200 GSF
15,066 SF/200
76 OCCUPANTS
2 EXITS REQUIRED

EXIT ACCESS TRAVEL
DISTANCE = 175'
ALLOWED EXIT ACCESS
TRAVEL DISTANCE = 400'
PER IBC 2015 1017.2
S-2 W/ SPRINKLER SYSTEM

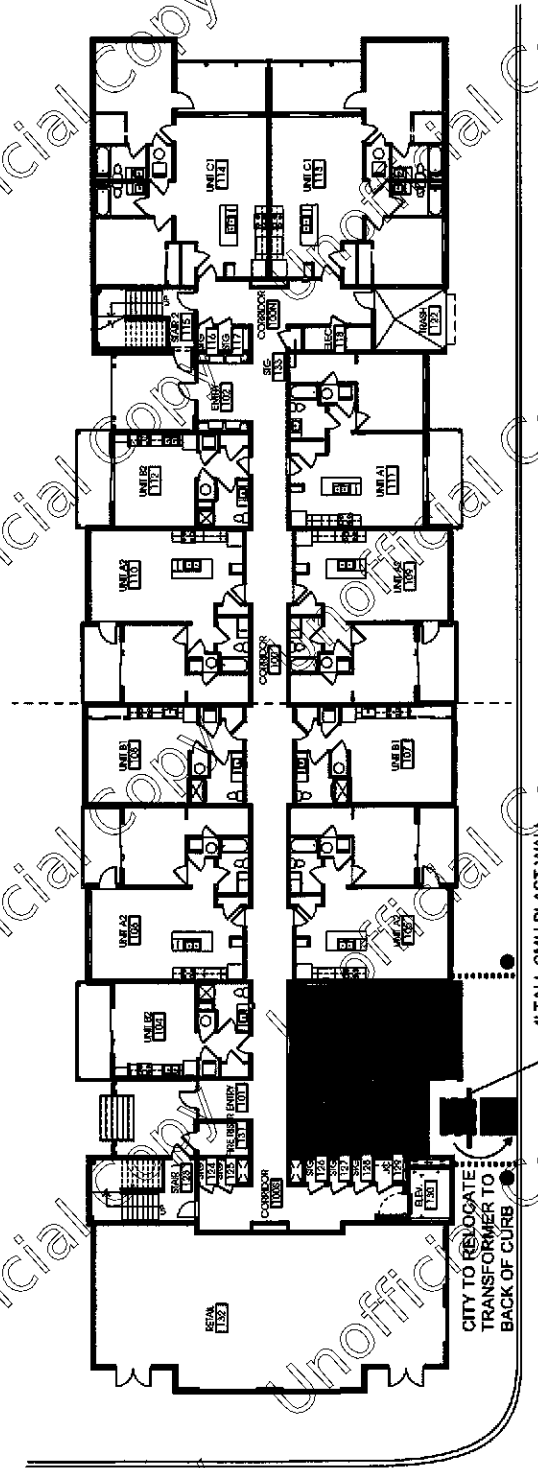
EGRESS STAIRWELL TO HAVE
GYP. BD. FINISH ON WALLS

PARKING GARAGE
LEVEL 2
98 STALLS AVAILABLE ON LEVEL 2
55 STALLS AVAILABLE ON LEVEL 2

EXIT ACCESS TRAVEL DISTANCE = 325'
ALLOWED EXIT ACCESS TRAVEL DISTANCE = 400'
PER IBC 2015 1017.2
S-2 W/ SPRINKLER SYSTEM

- CONSTRUCTION ZONE
- AVAILABLE PARKING
- CONSTRUCTION SEPARATION / TEMPORARY FENCING
- TEMPORARY PATH OF EGRESS
- STRIPING @ TEMPORARY PATH OF EGRESS

● "CONSTRUCTION AREA NO PUBLIC ACCESS" SIGN



- "CONSTRUCTION AREA NO PUBLIC ACCESS" SIGN
- CONSTRUCTION ZONE
- CONSTRUCTION SEPARATION/TEMPORARY FENCING

CITY TO RELOCATE
TRANSFORMER TO
BACK OF CURB

4' TALL CMU BLAST WALL

PERMIT WHEN SIGNED & PAID

ALL ITEMS WITH ASTERISK * MUST BE FILLED OUT

*Date of Application 7/25/19		Date Received JUL 26 2019		Date Issued		Permit Number 50932	
*Name of Applicant NASATCH COMMERCIAL BUILDERS				BUILDING FEE SCHEDULE		Valuation	
*Phase 2		*Subd Name & Number CITY VIEW		*Rough Basement Sq Ft		Special Approvals	
Bldg Address 57 W ST. GEORGE BOULEVARD				*Finish Basement Sq Ft		City Zoning Approval	
*Cost of Construction SEE		*Assessor Parcel No. 54-CIV-2-CB		*2nd Floor Sq Ft		Board of Adjustment PC	
Single Family <input type="checkbox"/>		Condo <input type="checkbox"/>		*Garage Carport Sq Ft		Health Department	
MFG <input type="checkbox"/>		Commercial <input type="checkbox"/>		Type of Bldg Const		Fire Department	
Apartments <input checked="" type="checkbox"/>		Townhomes <input type="checkbox"/>		*No Bldgs		R Value Walls/Roof	
Owner Builder <input type="checkbox"/>		Custom <input type="checkbox"/>		*No of Stories		Soil Report	
Spec <input type="checkbox"/>		Other <input type="checkbox"/>		*No of Bedrooms		Flood Plain	
# of Units		*Construction		*No of Baths		Sewer or Septic Tank	
Alter <input type="checkbox"/>		New <input checked="" type="checkbox"/>		*No of Dwellings		City Engineer (off site)	
*Owner of Property 54 BOULEVARD MULTIFAMILY, LLC		Phone 801-655-1998		Type of Construction		Max Occ Load	
*Mailing Address 180 N UNIVERSITY AVE, STE 200		City PROVO, UT 84601		Frame <input checked="" type="checkbox"/>		Fire Sprinkler	
Architect/Engineer AJC / BUSH & BUSHALL		Phone 801-466-8818 / 435-873-2337		Brick <input type="checkbox"/>		Yes <input checked="" type="checkbox"/>	
*General Contractor NASATCH COMMERCIAL BUILDERS		Phone 801-961-1007		Block <input type="checkbox"/>		No <input type="checkbox"/>	
Business Address 40 E GALLIVAN AVE STE 200		*State Lic 9945095-6601		Concrete <input type="checkbox"/>			
*E-Mail jlyon@nasatchcb.com		*City Lic SLC		Steel <input type="checkbox"/>			
*Electrical Contractor HUNT ELECTRIC		Phone 801-975-8844		1. Impact		2. Connection	
Business Address 1863 ALEXANDER ST, SUIT, UT		*State Lic 118556321		1. Electrical (Amps)		3 Permit Fee	
*Plumbing Contractor LARSEN PLUMBING		Phone 435-685-2947		Water			
Business Address 713 E FACTORY DR, SG, UT		*State Lic 5036000-5601		Sewer Local Collection			
*Mechanical Contractor PRECISION HVAC		Phone 801-930-5712		Sewer Regional			
Business Address 6337 S RICHMOND DR, HOVACAN, UT		*State Lic 970162-5501		Park & Rec			
Other Contractor				Streets			
Type of Improvements				Drainage			
No. Offstreet Parking Spaces		Covered		Fire			
		Un-Covered		Police			
Minimum Setbacks In Feet From Property Lines				SUBTOTAL			
Front		Side		2. Water Meter (Size)			
Side		Rear		Electrical Overhead /UG			
				Other			
				SUBTOTAL			
				3. Bldg. Permit			
				Plan Check			
				Ut. D.O.C.			
				HCP			
				Other			
				SUBTOTAL			
				TOTAL			

This application does not become a permit until signed below

SPECIAL CONDITIONS / COMMENTS
 Min. Floor Elevation to be no less than 12 inches above back of curb or crown of road.
To SEPARATE PARKING STRUCTURE LEVELS 1-2 FROM REMAINDER OF NORTH BUILDING (PERMIT 5372)
FEES PAID ON PERMIT 5372
801-592-2115
MATT HANSEN (REG)

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction of work is suspended or abandoned for a period of 180 days at any time 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 within 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 of Contractor or Authorized Agent
Matt Hansen Date: **7/25/19**
 Signature of Owner (if owner)
Not a signature Date: _____
THIS PERMIT IS FOR BALANCE OF PARKING STRUCTURE ABOVE LEVEL 1 & 2 ONLY

PERMIT WHEN
 SIGNED & PAID

ALL ITEMS WITH ASTERISK * MUST BE FILLED OUT

* Date of Application 7/25/19			Date Received	Date Issued	Permit Number 50933
* Name of Applicant NASATCH COMMERCIAL BUILDERS			* Min Floor Sq Ft	BUILDING FEE SCHEDULE * Total Sq Ft	Valuation
* Phase	* Lot# 4	* Subd. Name & Number CITY VIEW	* Rough Basement Sq Ft	Special Approvals	
Bldg Address 38 W. TABERNACLE ST			* Finish Basement Sq Ft	City Zoning Approval	
* Cost of Construction			* End Floor Sq Ft	Board of Adjustment PC	
Assessor Parcel No. 5A-CIV-4-CB			* Garage Carport Sq Ft	Health Department	
Single Family <input type="checkbox"/> Condo <input type="checkbox"/> MFC <input type="checkbox"/> Commercial <input type="checkbox"/>			Type of Bldg Const	Sec. Group	Fire Department
Apartments <input checked="" type="checkbox"/> Townhomes <input type="checkbox"/> Spec <input type="checkbox"/> Other <input type="checkbox"/>			* No Bldgs	R Value Walls Roof	Soil Report
Owner Builder <input type="checkbox"/> Custom <input type="checkbox"/>			* No of Stories	R R	Flood Plain
* # of Units 1			* No of Bedrooms	SWPPP	
* Construction Alter <input type="checkbox"/> New <input checked="" type="checkbox"/> Addition <input type="checkbox"/>			* No of Baths	Sewer or Septic Tank	
* Owner of Property SG BOLLIVARD MULTIFAMILY, LLC			* No of Dwellings	City Engineer (off site)	
Phone 801-655-1998			Type of Construction	Max Dec Load	
* Mailing Address 180 N UNIVERSITY AVE, STE 200			Frame <input checked="" type="checkbox"/> Brick <input checked="" type="checkbox"/> Stucco <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/>	Fire Sprinkler Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
City PROVO, UT 84601			Brick <input type="checkbox"/> Block <input type="checkbox"/> Concrete <input type="checkbox"/> Steel <input type="checkbox"/>		
Architect/Engineer AIC / SUSAN B. HOGUELL			1. Impact		
Phone 801-466-8818 / 435-673-2337			2. Connection		
* General Contractor NASATCH COMMERCIAL BUILDERS			3. Permit Fee		
Phone 801-961-1007			1. Electrical (Amps)		
Business Address 40 E GALLIVAN AVE, STE 200			Water		
* State Lic. <input checked="" type="checkbox"/> City Lic. <input checked="" type="checkbox"/>			Sewer Local Collection		
* E-Mail jlyon@nasatchcb.com			Sewer Regional		
* Electrical Contractor HUNT ELECTRIC			Park & Rec		
Phone 801-975-8844			Streets		
Business Address 1863 ALEXANDER ST, SUITE 119			Drainage		
* State Lic. <input checked="" type="checkbox"/> City Lic. <input checked="" type="checkbox"/>			Fire		
* Plumbing Contractor LARSEN PLUMBING			Police		
Phone 435-685-2997			SUBTOTAL →		
Business Address 713 E. FACTORY DR, SG, UT			2. Water Meter (Size)		
* State Lic. <input checked="" type="checkbox"/> City Lic. <input checked="" type="checkbox"/>			Electrical Overhead /UG		
* Mechanical Contractor PRECISION HVAC			Other		
Phone 801-930-5712			SUBTOTAL →		
Business Address 6337 S HIGHLAND DR, HOLLAND, UT			3. Bldg. Permit		
* State Lic. <input checked="" type="checkbox"/> City Lic. <input checked="" type="checkbox"/>			Plan Check		
Other Contractor			Ut. D.O.C.		
Type of Improvements			HCP		
No. Offstreet Parking Spaces			Other		
Covered			SUBTOTAL →		
Un-Covered			TOTAL		
Minimum Setbacks In Feet From Property Lines			This application does not become a permit until signed below		
Front			Plan Chk OK By		
Side			Signature of approval		
Side			Date		
Rear					

SPECIAL CONDITIONS / COMMENTS

Min. Floor Elevation to be no less than 12 inches above back of curb or crown of road.

TO SEPARATE UNIT 103 FROM THE REMAINDER OF THE SOUTH BUILDING DUE TO TRANSFORMER RELOCATION (PERMIT 53723)

Fees were paid on ~~BLDG ORIGINAL~~ building permit

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction of work is suspended or abandoned for a period of 180 days at any time 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 of Contractor or Authorized Agent

Matt Lyon
 Signature of Owner (if owner)

Date

7/25/19

Date

Permit is for separate permit for unit 103 only