

# BUILDING PERMIT PRE-REVIEW AGREEMENT and NOTICE for The Springs at Coyote Ridge

WHEREAS: Heber City as CITY, and The Springs at Coyote Ridge as APPLICANT/DEVELOPER/OWNER, ("APPLICANT"), and (N/A) as additional independent lot owners ("Lot Owner(s)") are parties to the Development above; and

WHEREAS: APPLICANT and Lot Owner(s) has/ have requested to be allowed to submit documents to begin the building permit review process ahead of completing all essential facilities for the project, which is technically different from the requirements of Heber City Code 15.08.020, and

WHEREAS, notwithstanding said requirement, in consideration for the acknowledgments, releases and obligations by and of the Applicant and potential Lot Owner(s), contained in this Building Permit Pre-Review Agreement and Notice ("Agreement"), Heber City is willing to allow the building permit review process to initiate prior to the completion of all essential facilities;

NOW, THEREFORE, CITY agrees to accept *for review only*, building permit documents for lots in this Subdivision described in Exhibit A, and APPLICANT and Lot Owner(s) agree to release Heber City from any obligation or requirement to issue building permits, and acknowledge(s) that none shall be issued, until, at City's sole discretion, it deems the essential facilities and review process have been completed, all requirements met, and that building permits may be approved.

"Applicant and Lot Owner(s)", as used in this Agreement, shall also refer to the heirs, executors, administrators, successors, and/or assigns of Applicant and Lot Owner(s) respectively.

An additional requirement of the review process for this Subdivision and Project, pursuant to and as a condition of this Agreement and Notice, shall be that Applicant shall cause this Notice to be recorded against the Plat and all lots, specifically to serve as a public record notice of this building permit issuance restriction. It is the specific intention of this notice, to notify these parties and any potential purchasers of the Development and individual lots, of this restriction.

All lot owners of this subdivision shall be required to sign this Agreement. Release of this Notice shall be recorded only after the subdivision has been accepted by the City.

## HEBER CITY:

By: *Bart Mumford*  
Bart Mumford, City Engineer

STATE OF Utah )

COUNTY OF Wasatch : ss.

On the 25<sup>th</sup> day of May, 2021, personally appeared before me *Bart Mumford*, the ~~landowner of the property~~ Heber City Representative described in the above document and duly acknowledged to me that they executed the same.



*Trina N Cooke*  
NOTARY PUBLIC

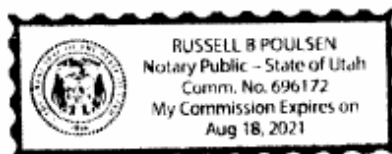
## APPLICANT AND OWNER:

By: *Steve Broadbent*  
STEVE BROADBENT  
(Printed Name)

STATE OF UTAH )

COUNTY OF SALT LAKE : ss.

On the 24<sup>th</sup> day of MAY, 2021, personally appeared before me *Steve Broadbent*, the landowner of the property described in the above document and duly acknowledged to me that they executed the same.



*R. Poulsen*  
NOTARY PUBLIC

Ent 501092 Bk 1357 Pg 1081-1082  
Date: 27-MAY-2021 8:20:27AM  
Fee: \$40.00 Check Filed By: HP  
MARCY M MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
For: THE SPRINGS AT COYOTE RIDGE

**EXHIBIT A**

(Legal Description of Subdivision)

THAT PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; HEBER CITY, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°51'50"E 1794.14 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND S00°00'00"E 267.93 FEET FROM THE WEST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°39'06"E 202.40 FEET; THENCE S78°34'56"E 240.65 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 56.00 FEET, A DISTANCE OF 115.63 FEET, A CHORD DIRECTION OF S41°24'56"E AND A CHORD DISTANCE OF 96.16 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 5.76 FEET, A CHORD DIRECTION OF S89°34'29"E AND A CHORD DISTANCE OF 5.72 FEET; THENCE S78°34'56"E 175.58 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.85 FEET, A CHORD DIRECTION OF S33°34'56"E AND A CHORD DISTANCE OF 16.97 FEET; THENCE S11°25'04"W 201.32 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 535.19 FEET, A DISTANCE OF 121.36 FEET, A CHORD DIRECTION OF S04°55'18"W AND A CHORD DISTANCE OF 121.10 FEET; THENCE S01°37'33"E 48.73 FEET; THENCE S88°26'20"W 582.22 FEET; THENCE N00°00'00"E 410.69 FEET; THENCE S81°49'00"W 59.77 FEET; THENCE N00°20'54"E 150.30 FEET TO THE POINT OF BEGINNING.

CONTAINS 6.896 ACRES IN AREA

TAX ID - 21-5577