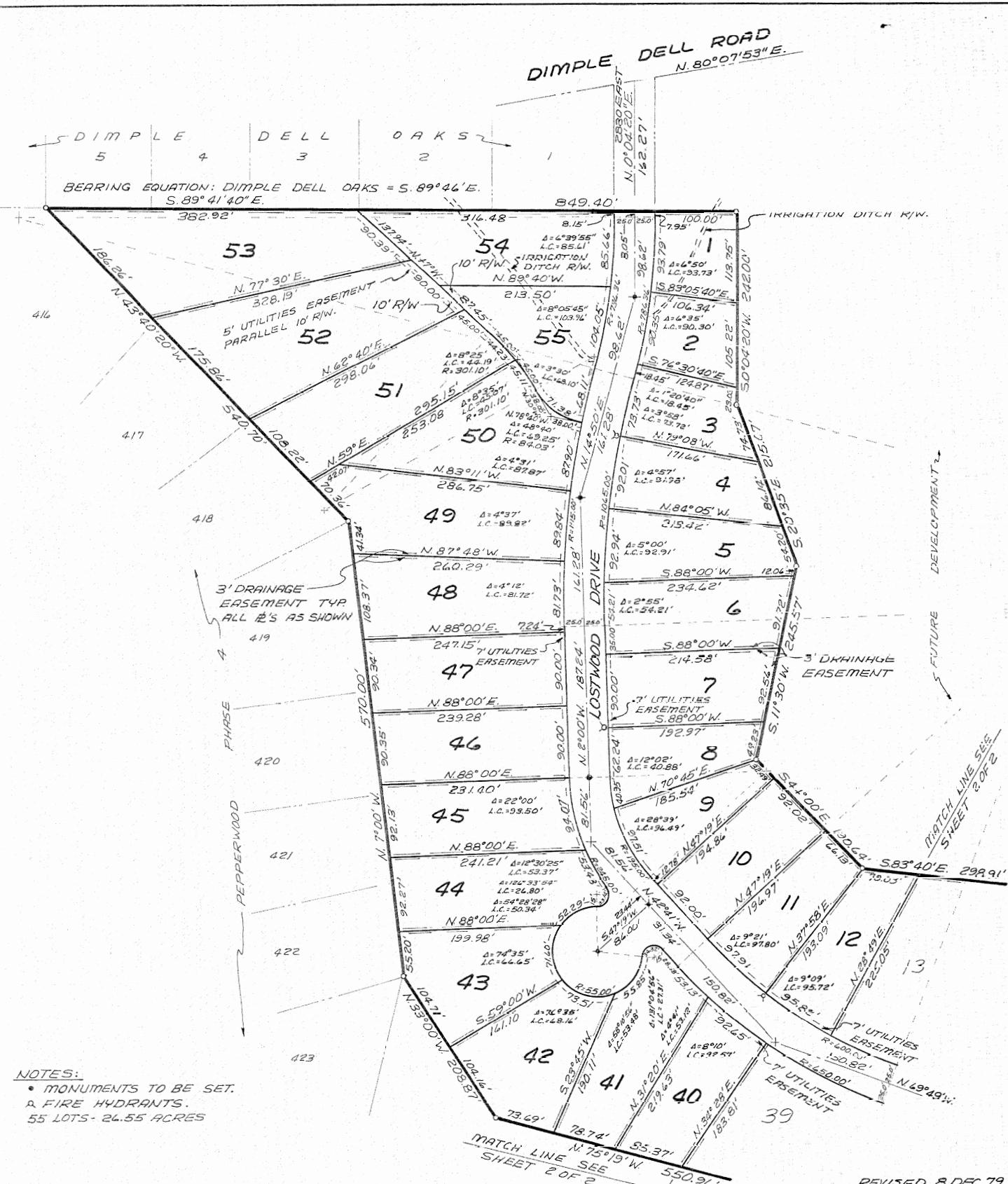


EXHIBIT "A"

SALT LAKE COUNTY SURVEYOR STANDARD SUBDIVISION FORM



LOT #	ADDRESS	SQ. FT.
1	10805 S. LOSTWOOD DRIVE	10,972
2	10819 "	11,105
3	10833 "	12,909
4	10847 "	16,174
5	10861 "	17,543
6	10873 "	20,068
7	10885 "	18,340
8	10899 "	14,016
9	10915 "	13,635
10	10927 "	18,024
11	10939 "	16,052
12	10951 "	16,113
13	THRU 39 SEE SHEET 2 OF 2	
40	10952 S. LOSTWOOD DRIVE	17,366
41	10942 "	21,917
42	10936 "	21,024
43	10930 "	19,911
44	10922 "	22,515
45	10910 "	21,407
46	10894 "	21,181
47	10882 "	21,889
48	10870 "	24,856
49	10858 "	28,867
50	10846 "	25,420
51	10840 "	26,541
52	10834 "	37,321
53	10828 "	37,884
54	10804 "	24,105
55	10822 "	18,800

SURVEYOR'S CERTIFICATE

I, ROBERT R. GOFF, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 3078, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **LOST CANYON #1** and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S. 35° 25' 56"W 182.30 FT. FROM THE NORTH $\frac{1}{4}$ CORNER STONE OF SECTION 23, T. 3S. - R. 1E., S. L. B. #M. AND RUNNING THENCE N. 74° 08' 16" 282.07 FT. THENCE S. 16° 27' 11" 220.26 FT.; THENCE N. 64° 00' W. 731.01 FT.; THENCE N. 75° 19' W. 550.96 FT.; THENCE N. 33° 00' W. 208.87 FT.; THENCE N. 70° 00' W. 570.00 FT.; THENCE N. 43° 40' W. 540.10 FT.; THENCE S. 00° 04' 20" W. 242.00 FT.; THENCE S. 20° 35' E. 215.07 FT.; THENCE S. 11° 30' W. 245.57 FT.; THENCE S. 44° 00' E. 191.10 FT.; THENCE S. 83° 40' E. 298.91 FT.; THENCE N. 77° 00' E. 50.42 FT.; THENCE S. 17° 30' E. 166.00 FT.; THENCE S. 53° 00' E. 87.59 FT.; THENCE N. 61° 00' E. 223.26 FT.; THENCE S. 15° 52' E. 181.79 FT.; THENCE S. 15° 52' W. 222.00 FT. TO THE P. O. B.

5/19/84
DATE

Robert R. Goff

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

PEPPERWOOD CANYON #1

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof have hereunto set this
16th day of March, A.D., 1980.

BELL MOUNTAIN Corp.
Charles H. Horman, Inc.

CONDITIONS OF APPROVAL ON PAGE 2



ACKNOWLEDGMENT
COUNTY OF SALT LAKE, S.S.
STATE OF UTAH
ON THE 6th DAY OF March, 1980, PERSONALLY
APPEARED BEFORE ME Charles H. Horman

WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT
HE IS/ARE THE PRESIDENT
OF Bell Mountain Corporation
AND THAT THE WITHIN OWNER'S
DEDICATION WAS SIGNED IN BEHALF OF SAID Bell Mountain
Corporation BY AUTHORITY OF THE Board of
Directors AND THE SAID Charles H. Horman

ACKNOWLEDGED TO ME THAT SAID Bell Mountain
Corporation
EXECUTED THE SAME

MY COMMISSION EXPIRES
August 8, 1983
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY
RESIDING IN W. Jordan, Utah

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH, S.S.
County of Salt Lake
On the 6th day of March, 1980, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) or the above Owner's dedication, in number, who duly acknowledged to me that signed it freely and voluntarily and for the uses and purposes therein mentioned.
MY COMMISSION EXPIRES

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

PEPPERWOOD CANYON #1

A SUBDIVISION IN THE S.W. $\frac{1}{4}$ OF SECTION
14 & THE N.W. $\frac{1}{4}$ OF SECTION 23, T. 3S. - R. 1E.,
SALT LAKE RASP & MERINIAN

RECORDED # 3527835

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
Security Title Co.
DATE 1-27-81 TIME 9:50AM BOOK 81-1 PAGE 18
\$5.50 FEE \$
DEPUTY SALT LAKE COUNTY RECORDER

SANDY CITY COUNCIL
PRESENTED TO THE BOARD OF SANDY CITY COUNCILERS
THE 12th DAY OF March
A.D. 1980, AT WHICH TIME THIS SUBDIVISION WAS APPROVED
AND ACCEPTED.

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 20th
DAY OF March, 1980
SANDY CITY ATTORNEY
Michael K. Burton
SANDY CITY CLERK
L. Paul Parry
MAYOR

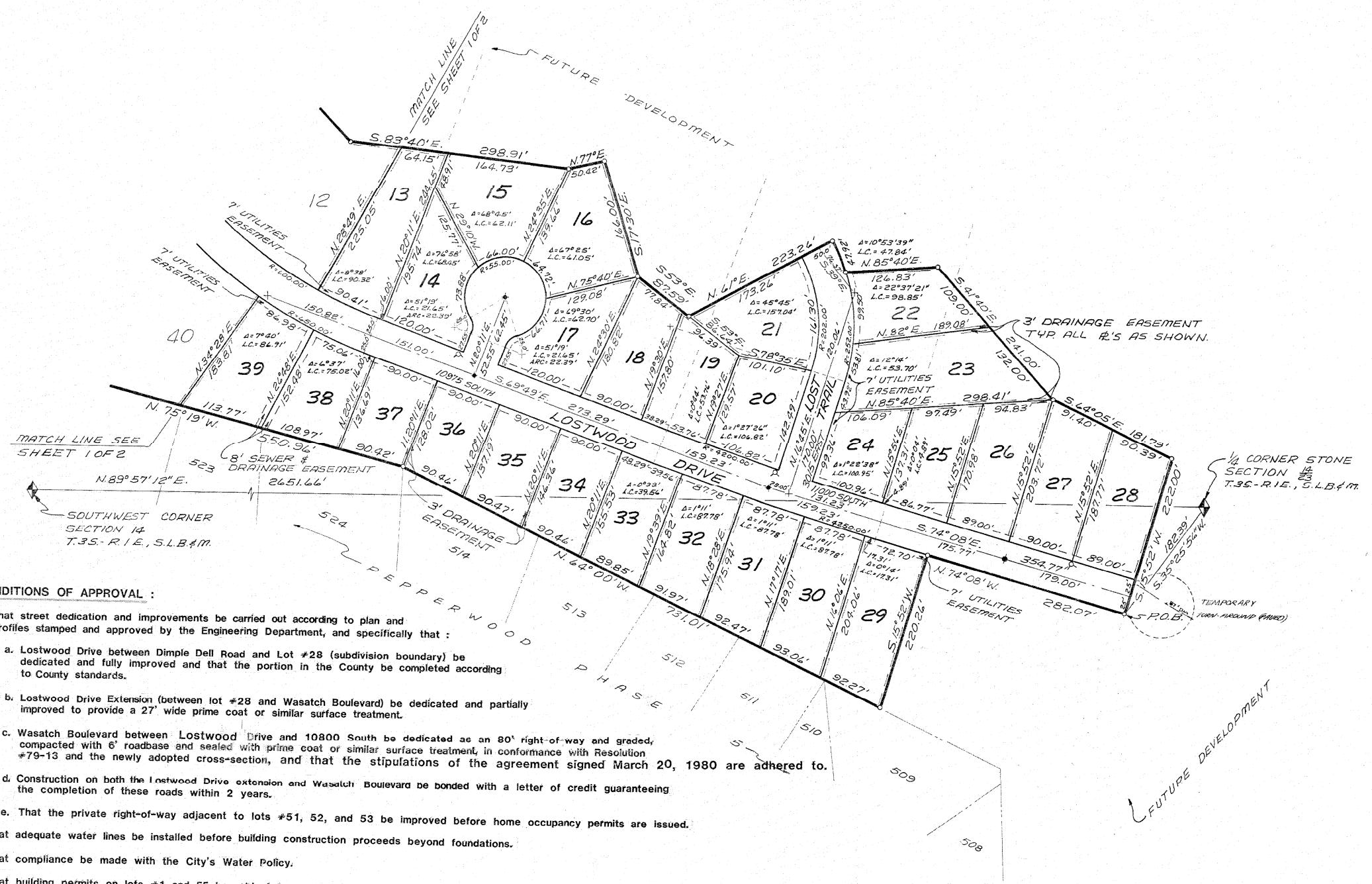
PLANNING COMMISSION
APPROVED THIS 20th DAY OF
December, 1980, BY THE SANDY
CITY PLANNING COMMISSION.
Chairman Sandy City Planning Comm.
Kurt R. Mervin
DIRECTOR, S. L. CO. BOARD OF HEALTH
FLOOD CONTROL COORDINATOR

BOARD OF HEALTH
APPROVED THIS 3rd DAY OF
December, 1980, A.D. 1980
FLOOD CONTROL DEPT.
APPROVED THIS 5th DAY OF
December, 1980, A.D. 1980
FLOOD CONTROL COORDINATOR

ENGINEERS' CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS
EXAMINED THIS PLAT AND IT IS CORRECT IN
ACCORDANCE WITH INFORMATION ON FILE
IN THIS OFFICE.

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 20th
DAY OF March, 1980
SANDY CITY ATTORNEY
Michael K. Burton
SANDY CITY CLERK
L. Paul Parry
MAYOR

EXHIBIT "A"



CONDITIONS OF APPROVAL :

1. That street dedication and improvements be carried out according to plan and profiles stamped and approved by the Engineering Department, and specifically that :
 - a. Lostwood Drive between Dimple Dell Road and Lot #28 (subdivision boundary) be dedicated and fully improved and that the portion in the County be completed according to County standards.
 - b. Lostwood Drive Extension (between lot #28 and Wasatch Boulevard) be dedicated and partially improved to provide a 27' wide prime coat or similar surface treatment.
 - c. Wasatch Boulevard between Lostwood Drive and 10800 South be dedicated as an 80' right-of-way and graded, compacted with 6' roadbase and sealed with prime coat or similar surface treatment, in conformance with Resolution #79-13 and the newly adopted cross-section, and that the stipulations of the agreement signed March 20, 1980 are adhered to.
 - d. Construction on both the Lostwood Drive extension and Wasatch Boulevard be bonded with a letter of credit guaranteeing the completion of these roads within 2 years.
 - e. That the private right-of-way adjacent to lots #51, 52, and 53 be improved before home occupancy permits are issued.
2. That adequate water lines be installed before building construction proceeds beyond foundations.
3. That compliance be made with the City's Water Policy.
4. That building permits on lots #1 and 55 be subject to acceptable home placement plans and/or approved re-alignment of the existing ditch.
5. That acceptable grading and home placement plans be submitted to the Engineering Department for all lots, in conformance with Section 15-9-7H of the Hillsides Ordinance, before building permits are issued and that the hillsides remain substantially undisturbed, with any proposed grading or vegetation removal by residents to be approved by the City.
6. That all lots conform to the flood control stipulations of the Declaration of Covenants, conditions and restriction for Lost Canyon Phase I. And, pursuant to applying for a building permit, each property owner shall submit a flood control plan for his lot as described in the approved Salt Lake County Flood Control Plan for this subdivision and shall construct on said lot such facilities as approved by Sandy City and/or Salt Lake County Flood Control.
7. That the developer fully apprise potential builders and/or residents of the above requirements.

LOT#	ADDRESS	SQ. FT.
1	THRU 12 SEE SHEET 1 OF 2	
13	2925 E. LOSTWOOD DRIVE	18,545
14	2937 "	15,819
15	2945 E.	17,853
16	2957 "	18,108
17	2961 E. LOSTWOOD DRIVE	15,407
18	2975 "	13,971
19	2987 "	13,224
20	3001 "	16,821
20	109825. LOST TRAIL	"
21	1094 "	16,103
22	10961 "	14,516
23	10973 "	24,065
24	10985 "	11,828
24	3025 E. LOSTWOOD DRIVE	"
25	3037 "	14,115
26	3051 "	16,674
27	3065 "	17,617
28	3079 "	16,010
29	3034 "	19,184
30	3022 "	17,635
31	3010 "	16,346
32	2996 "	15,240
33	2984 "	14,185
34	2972 "	13,584
35	2960 "	12,760
36	2948 "	11,934
37	2936 "	11,912
38	2924 "	14,300
39	2912 "	"
40	THRU 55 SEE SHEET 1 OF 2	16,366

PEPPERWOOD CANYON # 1
 A SUBDIVISION IN THE S.W. $\frac{1}{4}$ OF SECTION 14
 & THE N.W. $\frac{1}{4}$ OF SECTION 23, T.3S.-R1E., S.L.B.M.

RECORDED #3527835
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED
 AND FILED AT THE REQUEST OF
 SECURITY TITLE CO.
 DATE 1-27-81 TIME 9:50AM BOOK 81-1 PAGE 18
 \$67.50 FEE

SALT LAKE COUNTY RECORDER

REVISED 8 DEC. 79

SHEET 2 OF 15 SHEETS

Q-1-1-10

8-1-18
2014



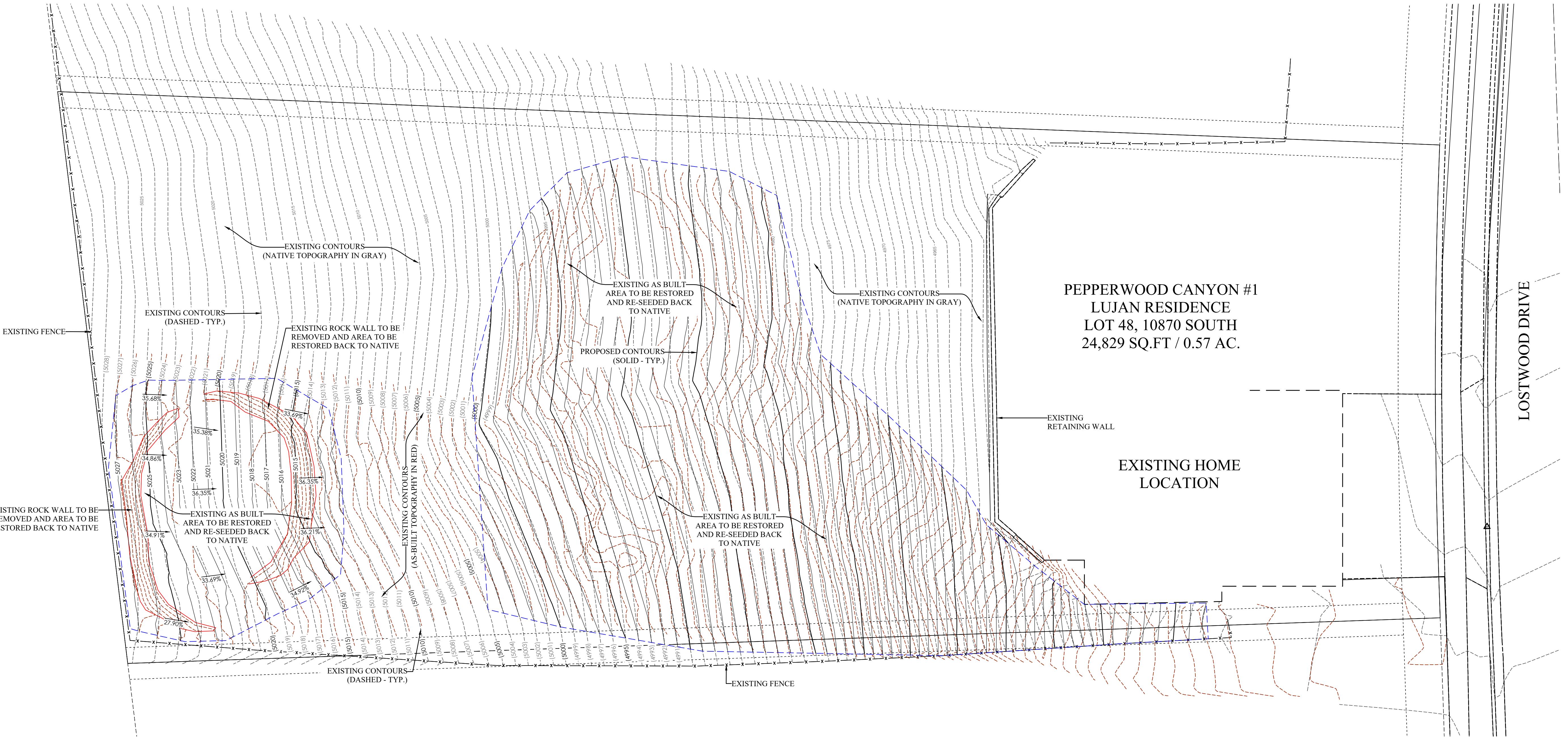
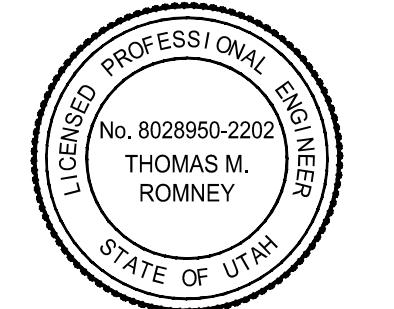
GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

NOTES:

1. DRAINAGE SWALES SHALL BE INSTALLED ALONG THE SIDE AND REAR PROPERTY LINES AS REQUIRED. SWALES SHALL REMAIN UNALTERED AND BE MAINTAINED BY THE PROPERTY OWNER.
2. ALL WINDOW WELLS TO BE 6" BELOW TOP OF FOUNDATION AND A MINIMUM OF 3" ABOVE FINISHED GRADE.
3. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, INCLUDING THE ELEVATION OF THE SEWER LATERAL.
5. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5.0%) R401.3
6. ROOF DRAINAGE TO BE CONVEYED (AS MUCH AS POSSIBLE) TO THE FRONT OF THE HOUSE AND TO THE STREET.
7. PROVIDE LANDINGS ON BOTH SIDES OF ALL EXTERIOR DOORS. LANDINGS MUST BE 36" DEEP (MIN.) R311.8
8. A TRASH DUMPSTER AND PORTABLE CONSTRUCTION TOILET SHALL BE PROVIDED AT ALL NEW CONSTRUCTION SITES.
9. ANY WORK IN THE PUBLIC WAY SHALL CONFORM TO APWA 2017 STANDARD PLANS AND SPECIFICATIONS.
10. IT IS NOT ANTICIPATED THAT ANY CONSTRUCTION IN THE PUBLIC WAY WILL BE REQUIRED FOR THE PROJECT.
11. NOTIFY BLUE STAKES (801) 208-2100 OR BLUESTAKES.ORG

FOCUS
ENGINEERING AND SURVEYING, LLC
6019 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focus-es.com



**PEPPERWOOD CANYON #1
LOT 48
10870 SOUTH LOSTWOOD DRIVE, CITY, UTAH
SITE PLAN**

REVISION BLOCK	#	DATE	DESCRIPTION
1	####	####	####
2	####	####	####
3	####	####	####
4	####	####	####
5	####	####	####
6	####	####	####

SITE PLAN

Scale:	1:100	Drawn:	TS
Date:	5/23/2025	Job #:	24-0434
Sheet:	SP-1		Z-2024-0434-Lujan Residence.dwg

EXHIBIT "B"

6 / 4
LOFTSIXFOUR

GENERAL NOTES:

ALL TREES TO RECEIVE A COMMERCIAL PLASTIC MESH TREE GUARD - PER A.M. LEONARD HORTICULTURE OR APPROVED EQUAL TO PROTECT ALL TREES FROM WILDLIFE - PER SANDY CITY COMMENT (TYP. ALL TREES)

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
TREES				
	QUERCUS TURBINELLA / SHRUB OAK	2" CAL.	B&B	27
GROUND COVERS				
	CABIN SEED MIX	SEED		10,491 SF

DESIGNING OUTDOOR
LIVING EXPERIENCES.
A: 9500 S 500 W STE 215
SANDY, UT 84070
P: 801.878.4717
W: LOFTSIXFOUR.COM



LANDSCAPE

5197921

Brandon A

Reed

STATE OF UTAH

REGISTERED
LANDSCAPE
DESIGNER
5197921
Brandon A
Reed
10870 S 500 W STE 215
SANDY, UT

LOSTWOOD DRIVE

NOT FOR CONSTRUCTION

SHEET #	TITLE #	REVEGETATION PLAN
1	LP101	



LOT 47

PROPERTY LINE

EXISTING
LANDSCAPE
PROTECT-IN-PLACE

REVEGETATION LINE

EXISTING
LANDSCAPE
PROTECT-IN-PLACE

REVEGETATION LINE

PROPERTY LINE

BRANDON
LUJAN
RESIDENCE

LOT 49

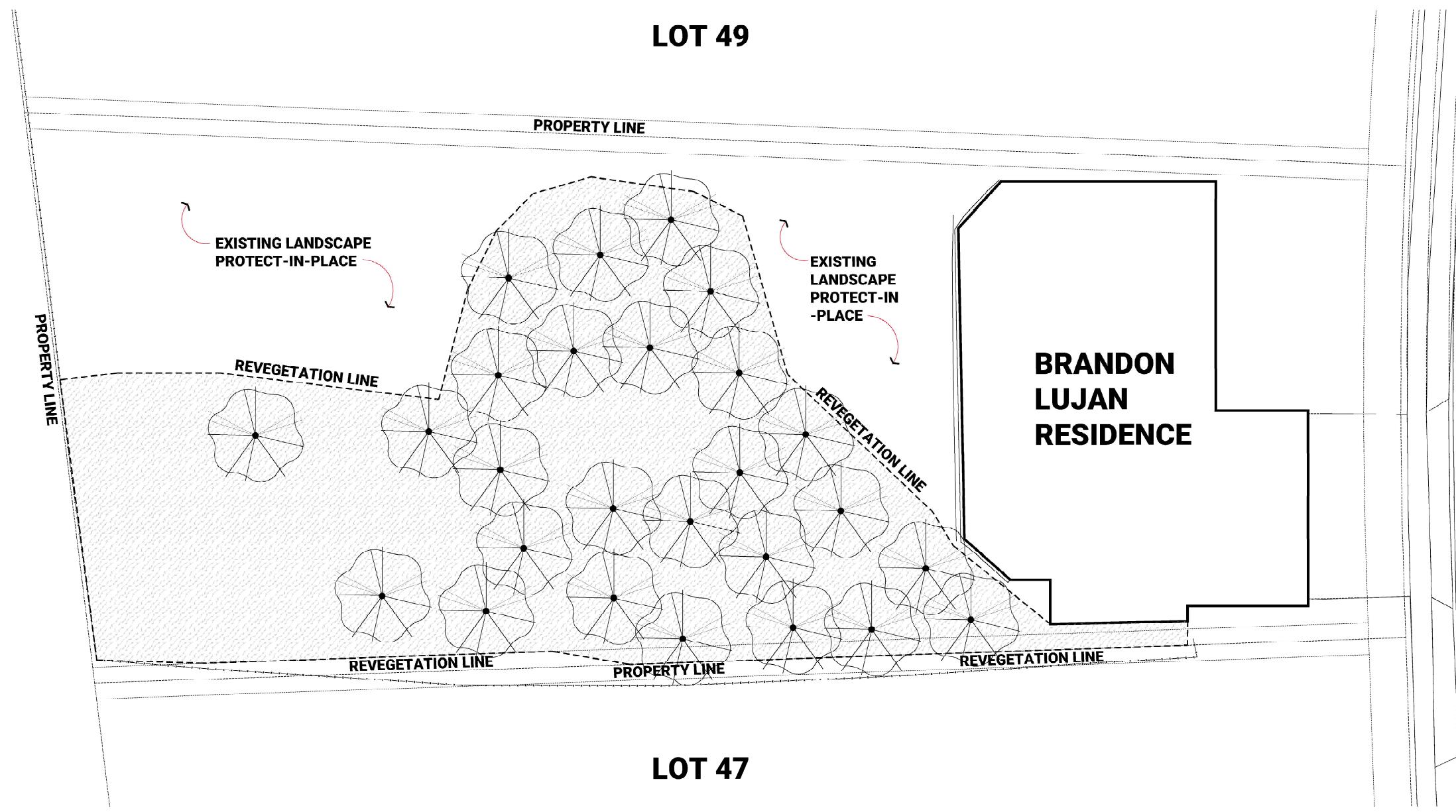
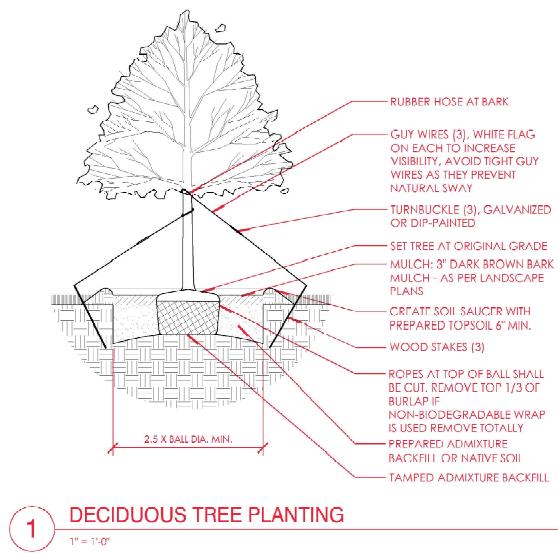


EXHIBIT "B"

6 / 4
LOFTSIXFOUR



DESIGNING OUTDOOR LIVING EXPERIENCES.	
A:	9500 E 500 W STE 215 SANDY, UT 84070
P:	801.878.4717
W:	LOFTSIXFOUR.COM
THE DESIGNER AND LANDSCAPE ARCHITECT INCLUDES A SITE PLAN AND A DETAILED DESIGN. THESE ARE REPLICATED ON THE DRAWINGS. THESE ARE NOT TO SCALE. THE DRAWINGS ARE FOR THE DESIGNER'S USE ONLY. NO THE DESIGNER'S USE ONLY. WHEN PREPARED FOR CONSTRUCTION, THE DRAWINGS SHALL BE DRAWN TO THE APPROPRIATE PRACTICAL DRAWING STANDARDS. VERSIONS OF THE DRAWINGS ARE TO BE ACCURATE AND UP-TO-DATE.	
 # 5197921 Brandon A. Reed	

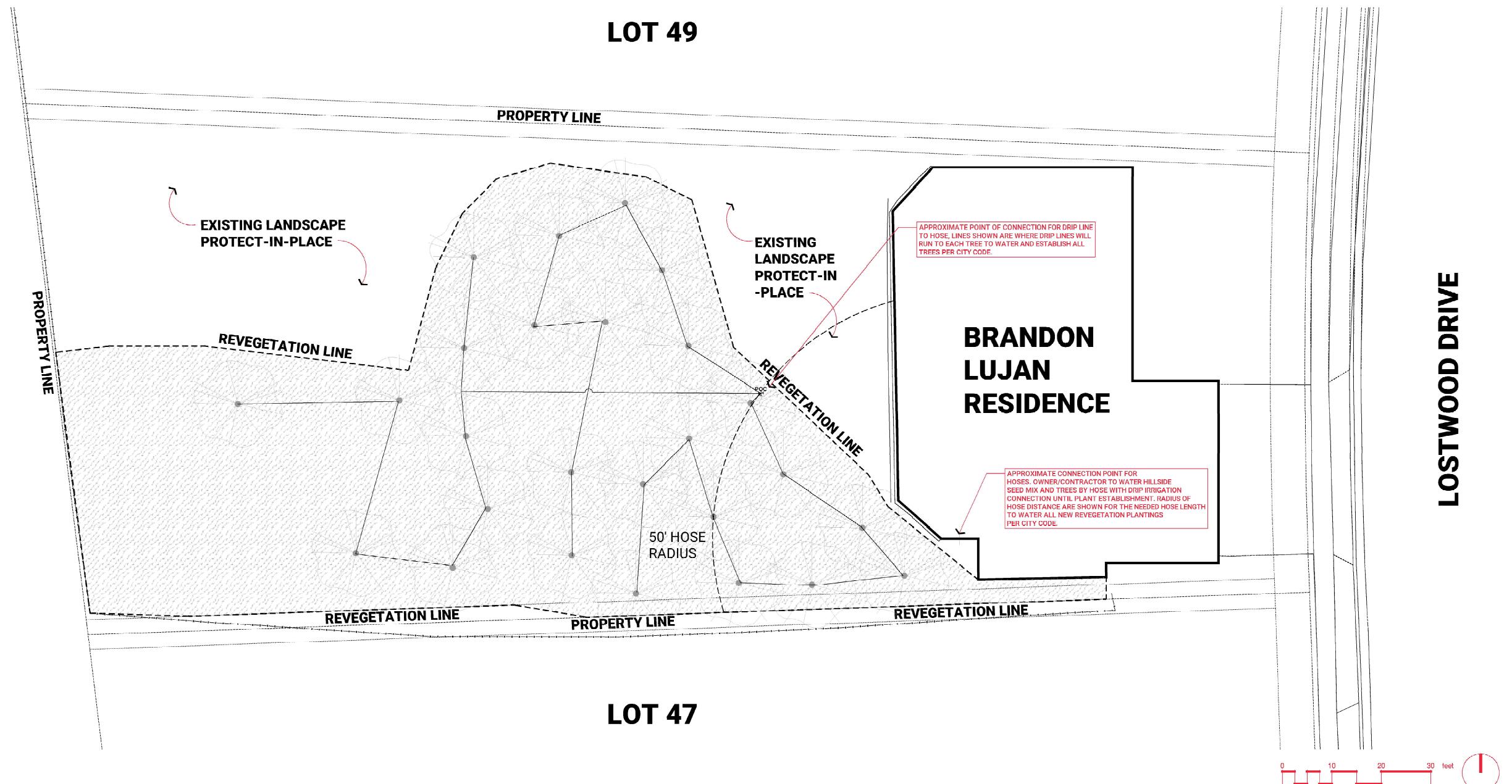
LUJAN RESIDENCE 10870 SOUTH LOSTWOOD DRIVE SANDY / UT	
SHEET <i>#</i> LP501	TITLE <i>#</i> PLANTING DETAILS
DATE <i>#</i> 05/30/25	
REVISIONS <i>#</i> <hr/> <hr/> <hr/>	
PROJECT NO. <i>#</i> 2512	
DRAWN BY <i>#</i> NKJ	
CHECKED BY <i>#</i> BAR	
<hr/> <hr/> <hr/> <hr/>	

NOT FOR CONSTRUCTION
SHEET <i>#</i>
LP501

EXHIBIT "B"

6 / 4

LOFTSIXFOUR



DESIGNING OUTDOOR
LIVING EXPERIENCES.
A: 9500 S 500 W STE 215
SANDY, UT 84070
P: 801 878 4717
W: LOFTSIXFOUR.COM

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REGARDING THE INFORMATION CONTAINED IN THIS
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OR FITNESS FOR A PARTICULAR PURPOSE ARE MADE.



5197921

Brandon A

Reed

LUJAN RESIDENCE
10870 S 200 E
SANDY / UT

DATE: 05/20/25
PROJECT: LI
DRAWN BY: NK
CHECKED BY: BAR

LI101

NOT FOR CONSTRUCTION

TEMPORARY IRRIGATION PLAN

LI101

EXHIBIT "C"

Aerial Photos

Year 2025



Year 2022



EXHIBIT “C”

September 2024:

Unauthorized alteration into the protected slope and a stop work order is issued.



EXHIBIT "C"

October 2024
Site Visit Inspection



**SANDY CITY PUBLIC WORKS**

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

City Engineer Recommendation Letter

DATE: June 12, 2025
TO: Melissa Anderson, Zoning Administrator
FROM: Britney Ward, P.E., Assistant Public Works Director/City Engineer
SUBJECT: 10870 S Lostwood Dr, SPX05162025-006969

Britney Ward

Background:

In March of 1980, 10870 S Lostwood Dr was platted as Lot 48 of the Pepperwood Canyon 1 subdivision. Notably, the plat's Condition of Approval 5 requires grading plans in conformance with Sandy's Hillside Ordinance, to be submitted to the City and approved before building permits are issued. Further, it requires that the hillsides remain substantially undisturbed, and any grading or vegetation removal be approved by the City. Subsequently, a house site plan for Lot 48 was approved and constructed. The subject property is located within Sandy's Sensitive Area Overlay Zone.

Recent Development:

In September of 2024, the city was alerted to unauthorized grading into the protected slope of this lot. Investigations revealed that the homeowner engaged a contractor to build level backyard areas, install a playground, and provide access trails. The contractor took the liberty to cut into the protected slope to access higher ground and rearrange boulders on the hillside to use as retention for a level playground area. In addition, extensive mature native landscaping was removed and wide access cuts were made.

Following the discovery, a Violation Notice and Stop Work Order were promptly issued for the property. In response, the city collaborated with the owners of Lot 48 to submit a plan to restore the disturbed slope. Mrs. Heidi Lujan and Mr. Brandon Lujan, the owners of Lot 48, have included the restoration of the affected area in the proposed plan.

Restoration Plan:

The restoration plan involves the following:

- Restoring the terrain to its original contours, aligning it as closely as feasible to its former undisturbed state.
- Implementation of erosion control measures to safeguard the region until the native vegetation fully reestablishes itself.
- Scattering the boulders from the retained areas sporadically over the hillside to represent the natural ground as removing the boulders completely will cause further damage to the hillside.
- Revegetate the hillside with plant species matching those of the adjacent undisturbed area.



SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

- Safeguarding the residual scrub oak.

The overarching objective is to restore the original protected slope without making any alterations to the existing plat.

Recommendation:

Having assessed the details of the restoration proposal, Sandy City Engineering recommends the Planning Commission's approval of this restoration plan for 10870 S Lostwood Drive.

EXHIBIT "D"



SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

Exhibit "B"

2025 Aerial Map



EXHIBIT "D"



SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

2024 Aerial Map



September 2024
Site Photo

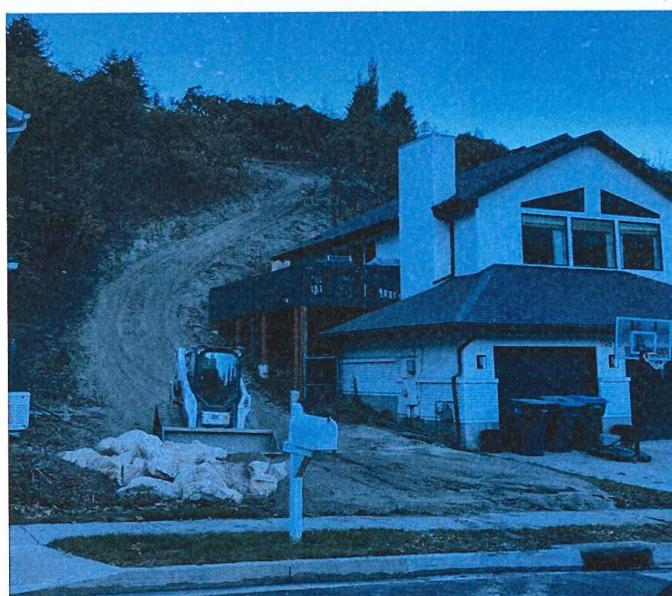


EXHIBIT "D"



SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

Contour Map

