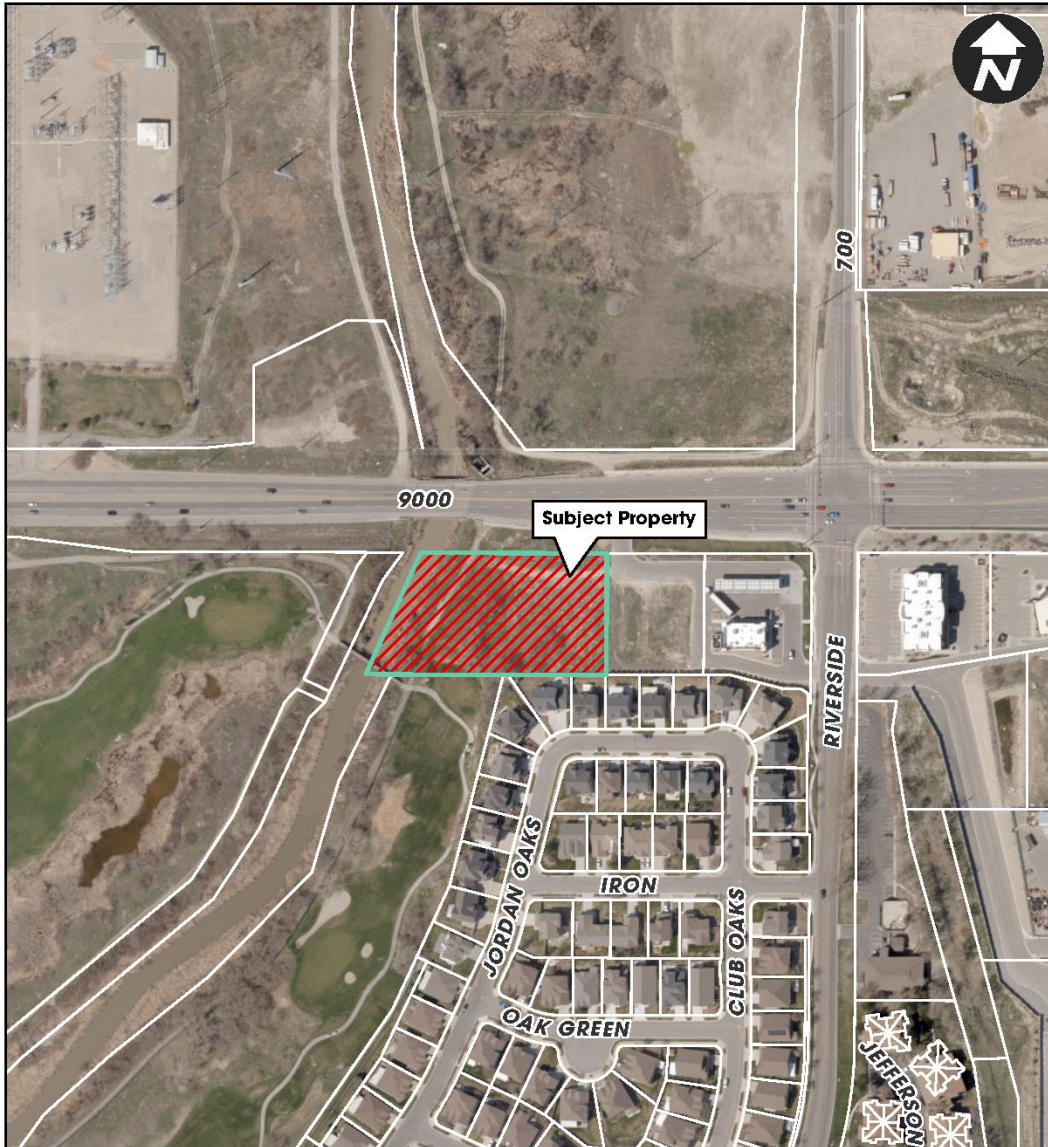


Riverside Park Rezone

Application

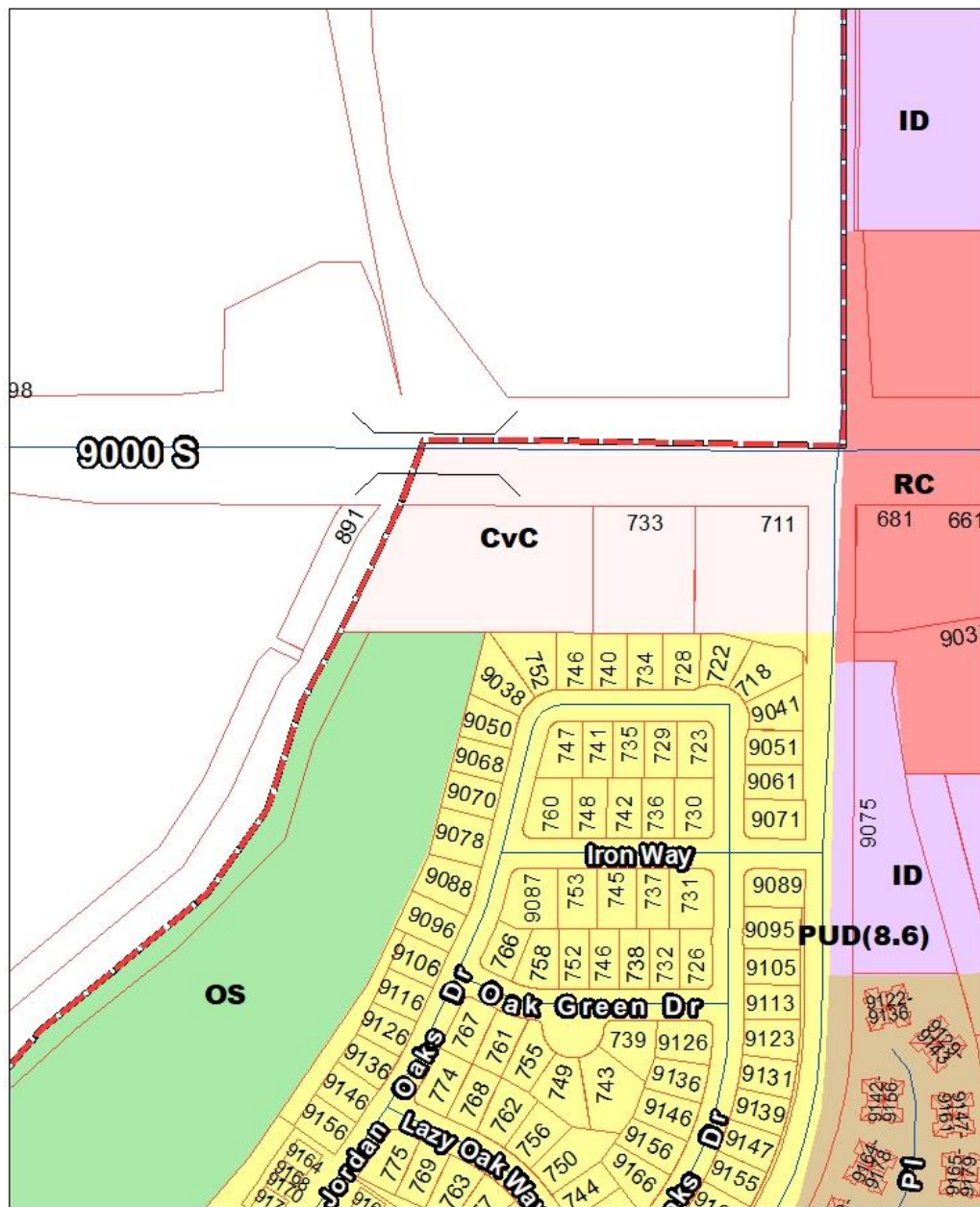
- 9016 S. Riverside Drive
(784 W. 9000 S.)
- 1.78 acres
- CvC to PUD(12)
- File #: REZ11272023-006661



Zoning

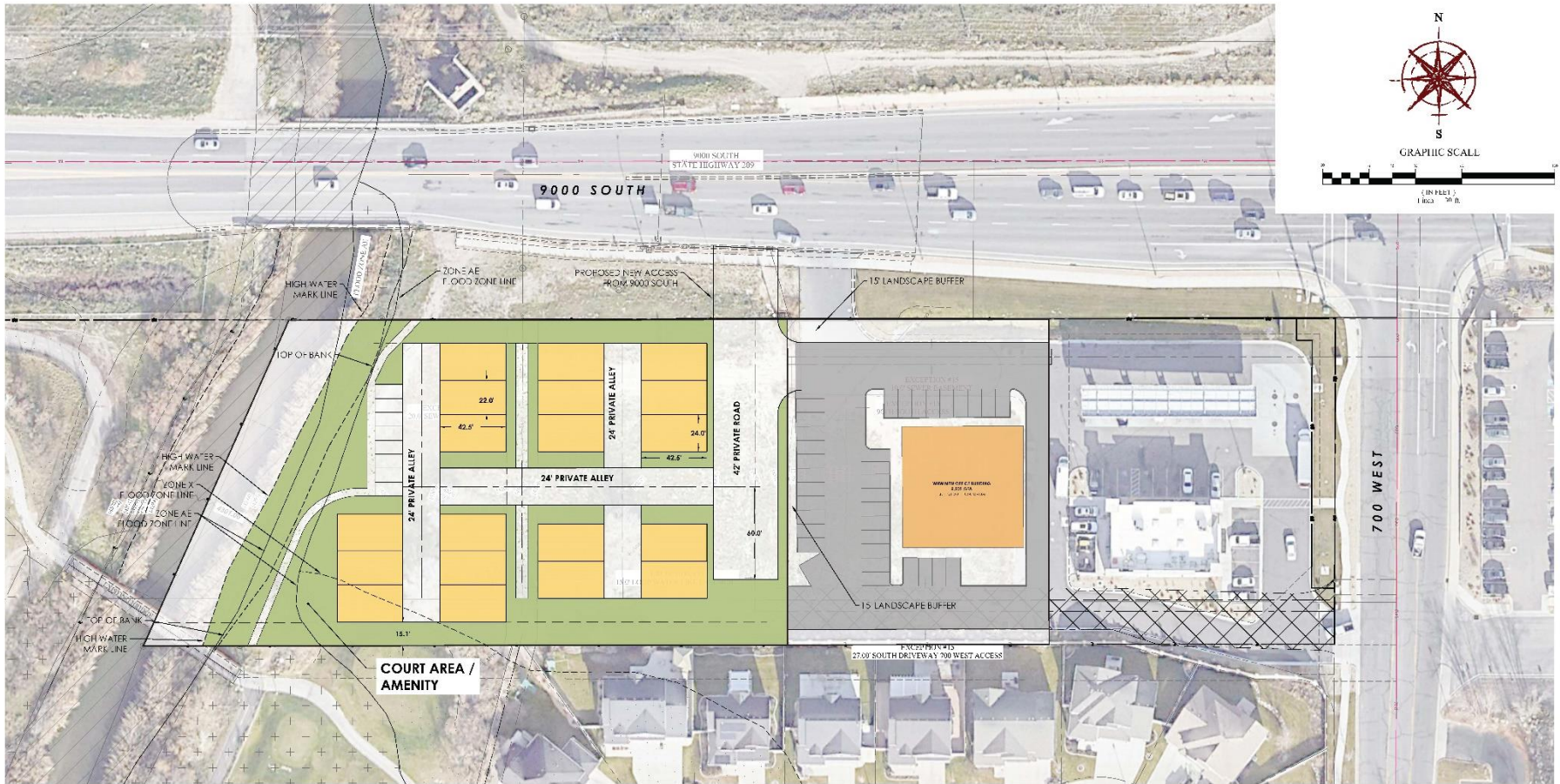
Surrounding Zone Districts

- North: ID
(vacant)
- East: CvC
(office building)
- South: OS & PUD(8.6)
(golf course, single-family homes)
- West: P-C
(Jordan River-West Jordan)



0 62.5 125 250 375 500 Feet





RIVERSIDE PARK PUD 12 concept plan

SANDY CITY, SALT LAKE COUNTY
9/23/2024
22-0187

GENERAL PROPERTY INFO

TOTAL ACREAGE	1.8 ACRES
RESIDENTIAL ACREAGE	1.6 ACRES (EXCLUDES RIVER)
CURRENT ZONING	CVC
FLOOD ZONE	ZONE X, ZONE AE

CONCEPT YIELD

UNIT COUNT	19
TOTAL DENSITY	11.9 UNITS/ACRE

PROPOSED OPEN SPACE

COMMON O.S.	0.69 ACRES (43.4%)
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PROPOSED PARKING

GARAGE PARKING	38 STALLS
GUEST PARKING	8 STALLS
TOTAL PARKING	46 STALLS

ZONE & LOT REQUIREMENTS

PROPOSED ZONE	RM
FRONT SETBACK	20'
REAR SETBACK	20'
SIDE SETBACK	15'

PARKING REQUIREMENTS

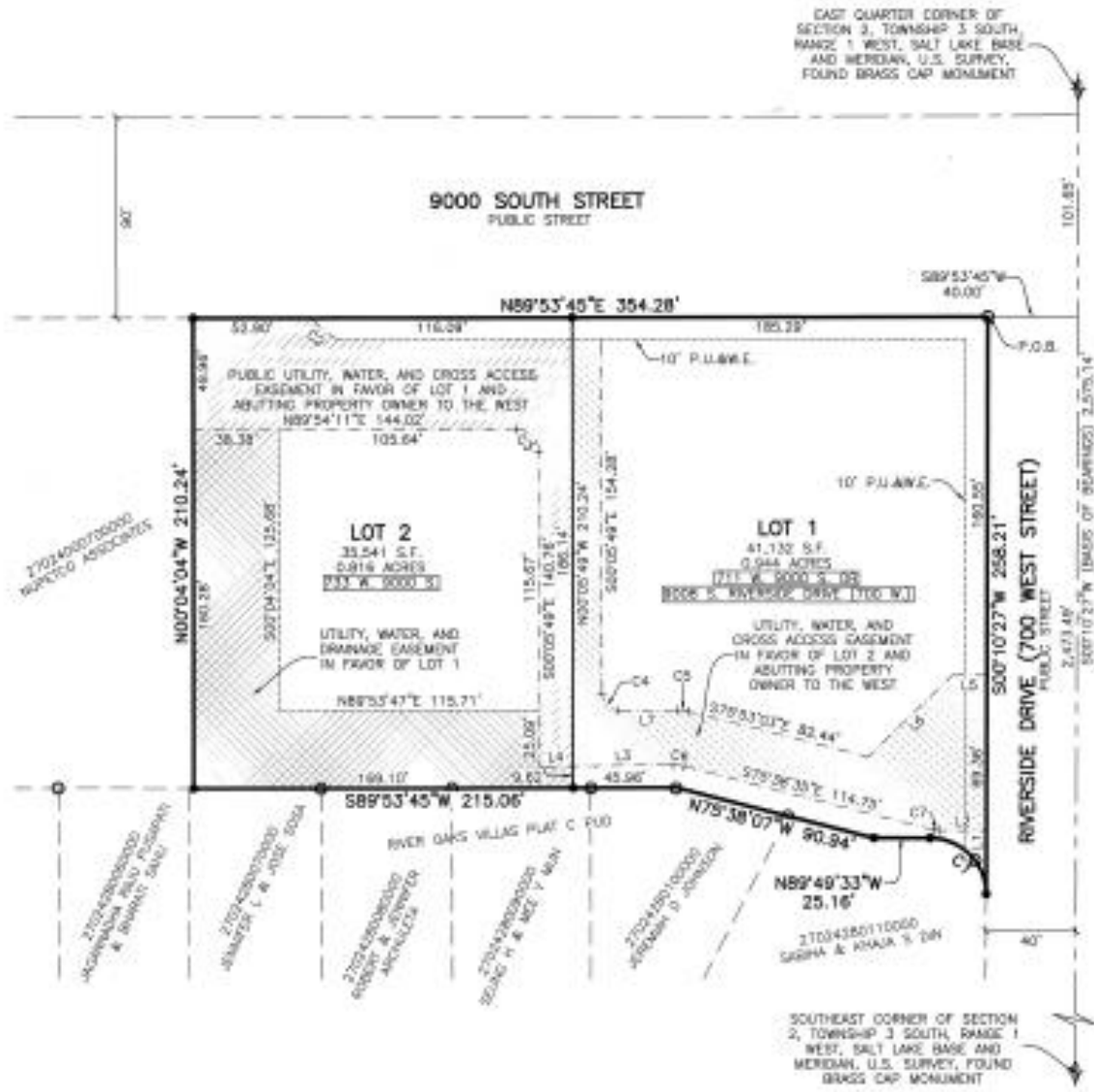
REQ. PARKING	2 STALLS/UNIT (38 STALLS)
REQ. GUEST PARKING OPTION 1:	2 DRIVEWAY STALLS/UNIT (38 DRIVEWAY STALLS)
REQ. GUEST PARKING OPTION 2:	0.25 STALLS/UNIT AFTER FIRST 5 UNITS (4 GUEST STALLS)
TOTAL REQ. STALLS OPTION 1:	76 STALLS
TOTAL REQ. STALLS OPTION 2:	42 STALLS





RIVERSIDE COMMONS SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 SANDY CITY, SALT LAKE COUNTY, UTAH
 JUNE, 2020



I, TREVOR J. HATCH, SURVEYOR IN THE PROFESSIONAL ENGINEERING COMPLETED A SURVEY OF SECTION 17-23-11 MONUMENTS, AS RE SUBDIVISION IN 2001 THE DESIGNATED 9 DESCRIBED LANDS RECORDS IN THE BY ME ON THE GR STATUTES AND OR REQUIREMENTS AND SIGNED THIS 3RD

9031945
 UTAH LICENSE

LEGAL DESCRIPTION
 COMMITMENT DATE

THE LAND REFERRE
 UTAH, AND IS DESO

BEGINNING AT THE
 WEST LINE OF 700
 ALONG THE SECTION
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 AND MERIDIAN AND
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 WEST 25.16 FEET;
 WEST 215.06 FEET;
 9000 SOUTH STREE
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[Signature]
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STATE OF UTAH
 COUNTY OF David

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Spencer VICTOR
 AND Monica
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RIVERSIDE COMMONS SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 SANDY CITY, SALT LAKE COUNTY, UTAH
 JUNE, 2020

NOTICE TO PURCHASERS

AN EASEMENT IN FAVOR OF THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES (ENTRY #4386606, BOOK 10879, PAGE 1781) TO USE THE EXISTING WATER DISTRIBUTION SYSTEM OF CANALS, DITCHES, PIPELINES AND APPURTENANT WORKS.

THE EXACT LOCATION OF THIS EASEMENT IS NOT DISCLOSED.

LEGEND

- = BOUNDARY LINE
- = LOT LINE
- = EASEMENT
- = EASEMENT CENTERLINE
- = FUTURE GRANT OF EASEMENT ENTRY NO. 12962313

