SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: OCTOBER 13, 2025

FILE OVERVIEW	
Item Name	Autumn Ridge Dental Condominium Preliminary Subdivision
Address	1326 W Shields Ln, South Jordan, UT 84095
File Number	PLPP202600181
Applicant	Shea Bess
Property Owner	SPECTRUM, LLC
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW			
Acreage	0.90 acres		
Recorded Subdivision	9800 South Church Subdivision		
Current Zone	Professional Office (P-O)		
Current Land Use	Dental Office Building		
General Plan Designation	Economic Center (EC)		
Neighboring Properties		*Zone*	*Land Use*
	North	R-2.5	SN
	East	R-1.8	SN
	South	R-3	SN
	West	R-3	SN

ITEM SUMMARY

The applicant is requesting the Planning Commission approve this preliminary subdivision for the Autumn Ridge Dental Office. Staff is **recommending approval** of the application.

SOUTH JORDAN UTAH

TIMELINE

- **August 28, 2026**, the applicant submitted a complete condominium preliminary subdivision application to Staff for review. The application was revised a total of 2 times to address all staff comments. The application was reviewed by the following departments:
    - Planning: Staff reviewed the application and worked with the applicant to revise the preliminary subdivision to conform to applicable city regulations. Resubmitted materials addressed staff comments.
    - Engineering: Staff reviewed the application and worked with the applicant to revise the preliminary subdivision to conform to applicable city regulations. Resubmitted materials addressed staff comments.
    - Building: Staff reviewed the application and worked with the applicant to revise the preliminary subdivision to conform to applicable city regulations. Resubmitted materials addressed staff comments.
    - Fire: Staff reviewed the application and worked with the applicant to revise the preliminary subdivision to conform to applicable city regulations. Resubmitted materials addressed staff comments.

REPORT ANALYSIS

Summary: The proposed condominium subdivision is the latest development application for the Autumn Ridge Dental Office project. The site plan application was approved on February 24, 2026. Subsequently, the building permit was later issued on April 23, 2026. Construction is underway on the one-story building with two units. Unit 1 will be 2,000 square feet; Unit 2 will be 3,257 square feet. One unit will be occupied by Autumn Ridge Dental. The City does not yet know who will occupy the second unit. Any future occupant and use will need to comply with the Bess Dental Development Agreement. The City's Building Department has said that depending on the future occupants of both office condos, additional fire protections may be required on both sides of the shared wall.

FINDINGS AND RECOMMENDATION

Findings:

- This application is subject to the Bess Dental Development Agreement.
- The application complies with all obligations of the development agreement.
- The P-O Zone allows for any size condominium in the zone. There are no specific requirements for either density or condominium size in the zone.

Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code §16.08.

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions listed above.

PLANNING COMMISSION ACTION

Required Action:

Final Decision

Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

Standard of Approval:

Once all application requirements have been met, redline corrections made, revised plans and map submitted and City staff approval given, the preliminary condominium map application will be scheduled for a Planning Commission hearing at which public comment may be given. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment at the public hearing regarding the proposed condominium. The Planning Commission may approve, approve with conditions or if the project does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary condominium map application.

Motion Ready:

I move that the Planning Commission approves:

1. File **No. PLPP202600181**, the Autumn Ridge Dental Condominium Preliminary Subdivision.

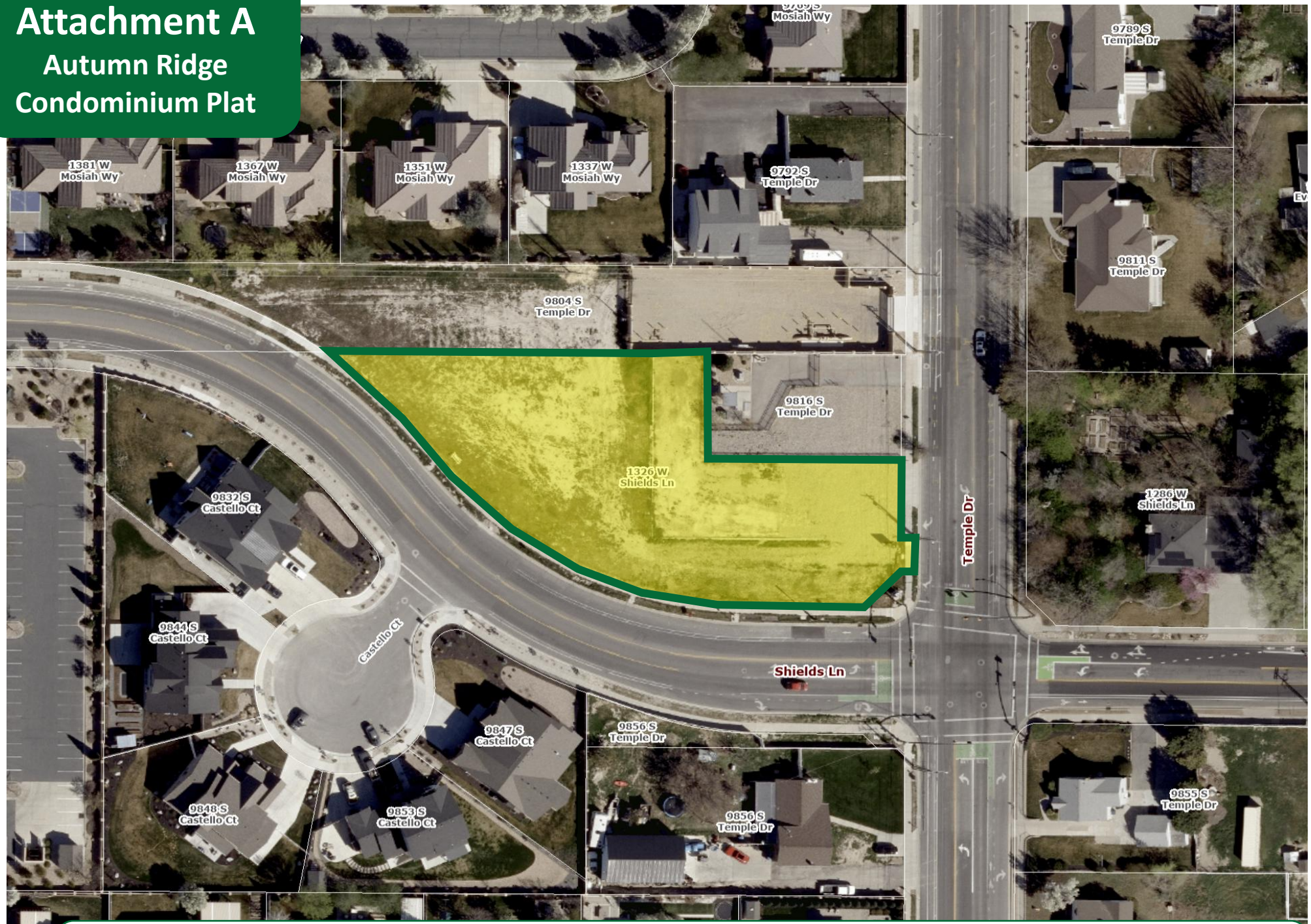
Alternatives:

1. Approval with conditions.
2. Denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

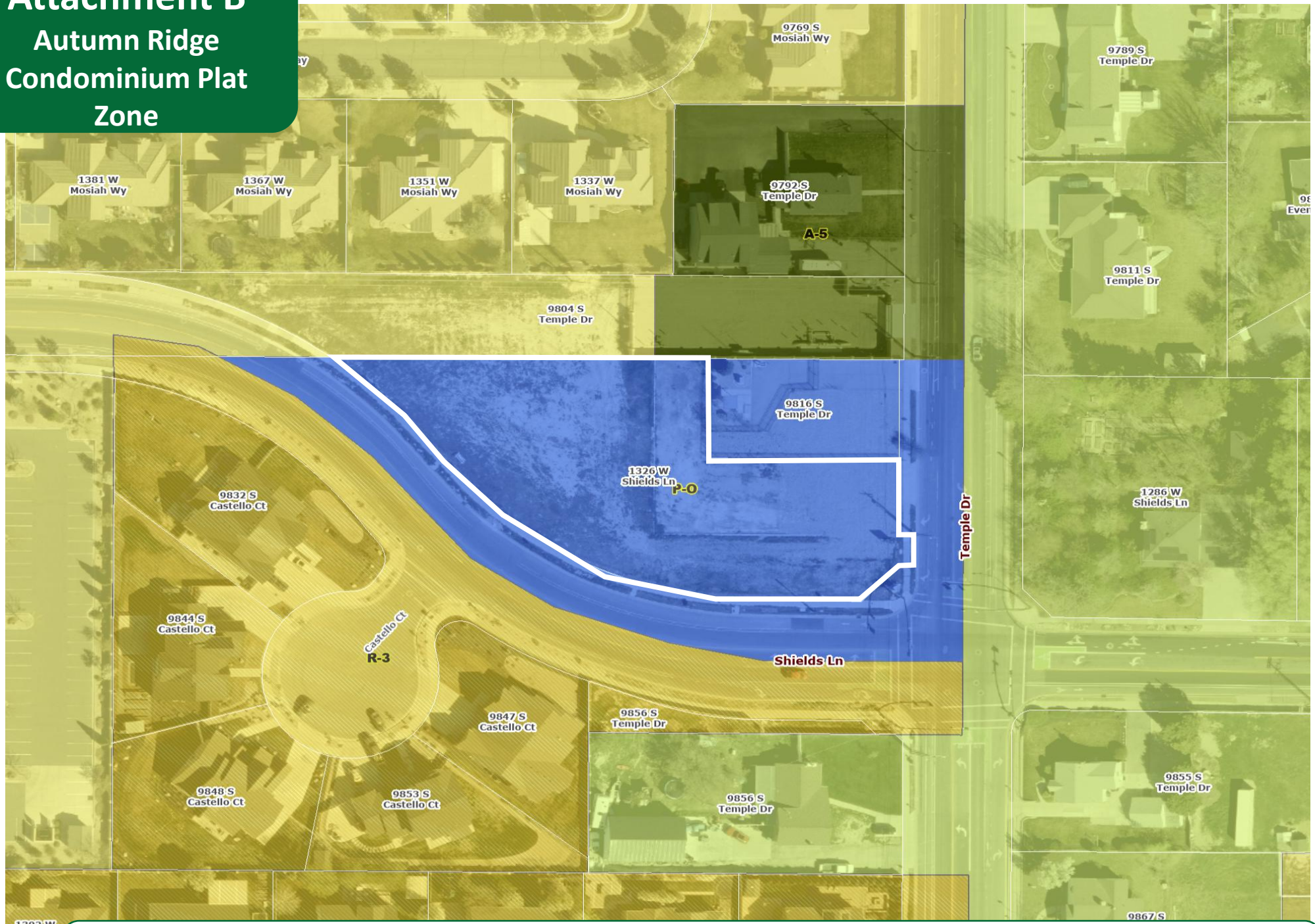
1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Approved Site Plan
4. Attachment D, Proposed Condominium Plat

Attachment A
Autumn Ridge Condominium Plat



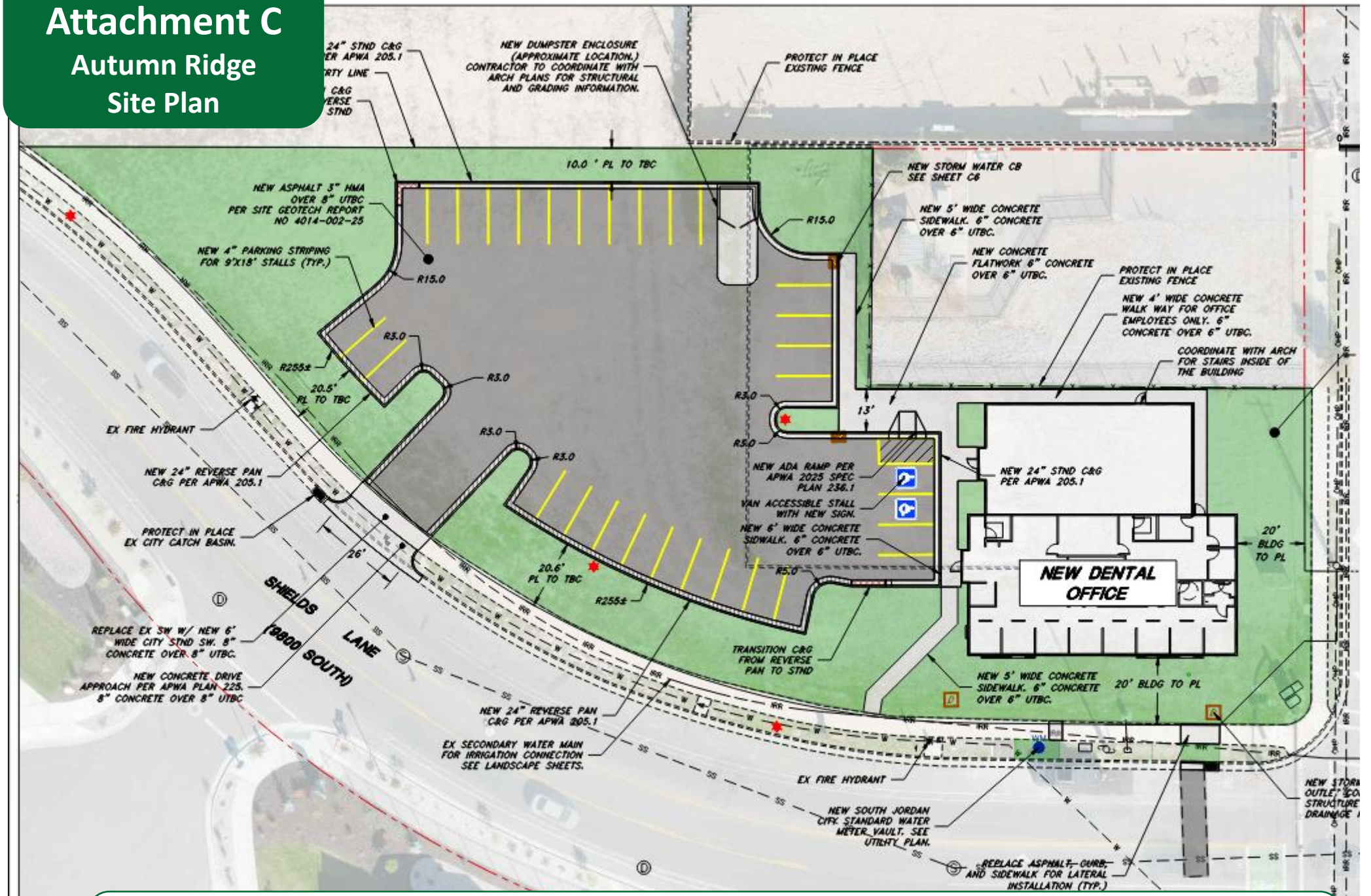
Aerial location map showing the Autumn Ridge Dental parcel highlighted in yellow with a green border at 1326 W Shields Lane. The irregular, undeveloped lot is situated at the northwest corner of the intersection of Shields Lane and Temple Drive, bordered by a curving roadway to the south and west and commercial parking to the north and east.

Attachment B
Autumn Ridge Condominium Plat Zone



Aerial zoning map showing the parcel at 1326 W Shields Lane outlined in white, designated in blue as an office zone (P-O). The property is bounded to the north by an A-5 agriculture zone (dark green), to the west and south by single-family residential zones (R-3 in dark yellow and E-2.5 in light yellow), and to the east across Temple Drive by an R-1.8 single-family residential zone (light green).

Attachment C
Autumn Ridge
Site Plan



Approved site plan for the new dental office facility situated along Shields Lane. The single-story building footprint occupies the southeast portion of the site, with pedestrian concrete walkways and dedicated green landscape buffers along the south, east, and north perimeter boundaries. An asphalt parking lot with standard 9-by-18-foot stalls and designated van-accessible ADA parking spaces extends to the west and northwest, accessed via a concrete driveway approach connecting to Shields Lane.

Attachment D
Autumn Ridge
Exterior Elevations









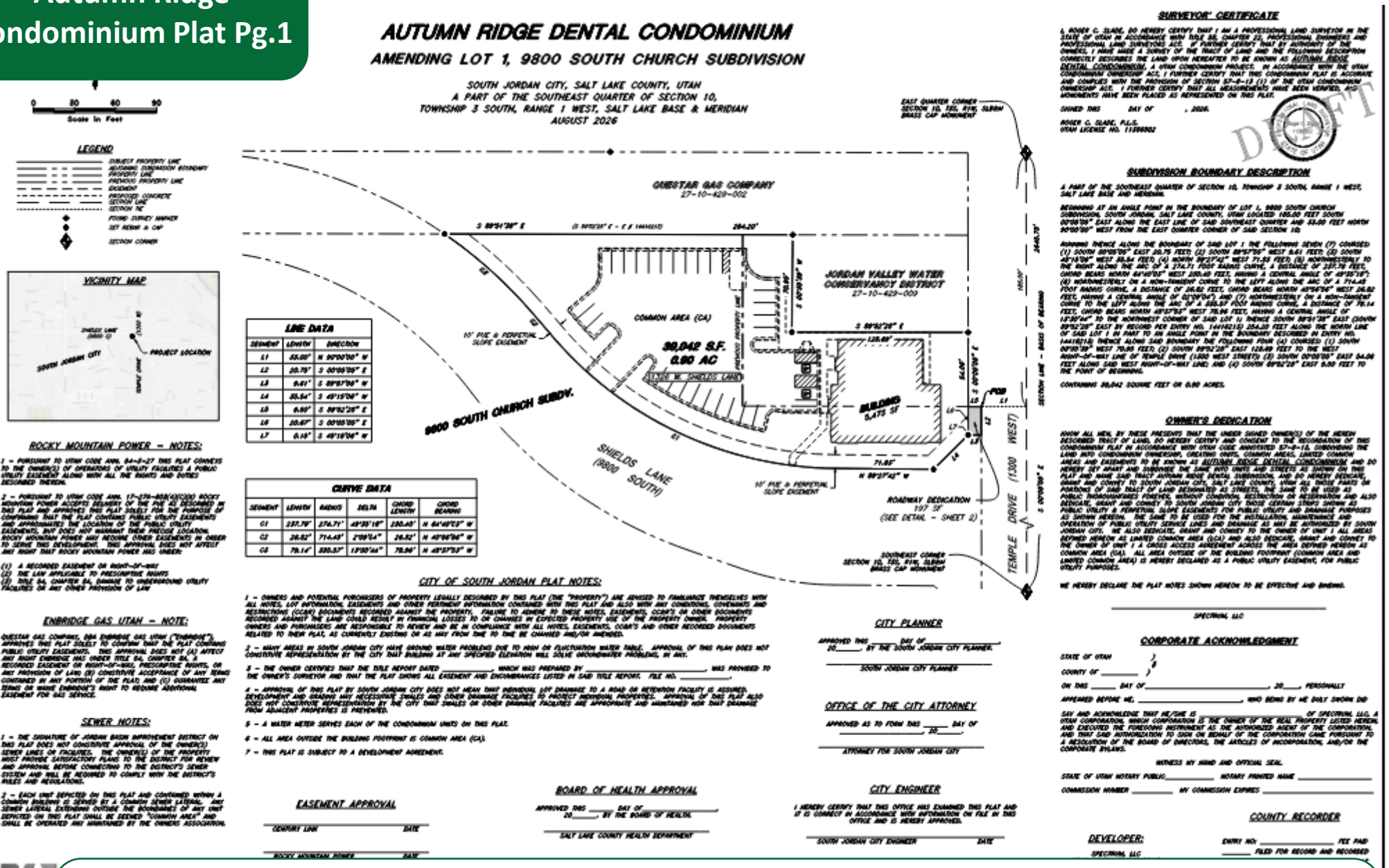


NICHOLS NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 (801)487-3330

BESS DENTAL OFFICE
9816 SOUTH TEMPLE DRIVE
SOUTH JORDAN, UT. 84095

Architectural rendering sheet for the Bess Dental Office at 9816 South Temple Drive, prepared by Nichols Naylor Architects. The sheet details a contemporary single-story commercial building featuring a dynamic butterfly roofline, vertical white board-and-batten siding, dark textured panels, brick/stone wainscoting along the base, and large glass storefront entries and windows.

Attachment E
Autumn Ridge Condominium Plat Pg.1



AUTUMN RIDGE DENTAL CONDOMINIUM

AMENDING LOT 1, 9800 SOUTH CHURCH SUBDIVISION

SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
AUGUST 2026

Scale in Feet: 0, 30, 60, 90

LEGEND

VICINITY MAP

SOUTH JORDAN CITY

PROJECT LOCATION

SHIELDS LANE (9800 SOUTH)

LINE DATA

SEGMENT	LENGTH	DIRECTION
L1	55.00'	N 90°00'00" W
L2	20.75'	S 00°00'00" E
L3	9.61'	S 89°57'00" W
L4	85.54'	S 49°15'00" W
L5	6.00'	S 89°52'28" E
L6	20.67'	S 00°00'00" E
L7	6.18'	S 49°15'00" W

CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	237.78'	274.71'	49°35'18"	230.48'	N 64°45'23" W
C2	26.82'	714.49'	2°09'14"	26.82'	N 40°56'56" W
C3	79.14'	885.57'	12°46'44"	78.96'	N 48°37'53" W

GUESTAR GAS COMPANY
27-10-429-002

JORDAN VALLEY WATER CONSERVANCY DISTRICT
27-10-429-009

COMMON AREA (CA)

30,042 S.F.
0.90 AC

1326 W. SHIELDS LANE

BUILDING
5,473 SF

9800 SOUTH CHURCH SUBDV.

10' PUE & PERPETUAL SLOPE EASEMENT

ROADWAY DEDICATION
197 SF
(SEE DETAIL - SHEET 2)

TEMPLE DRIVE (1300 WEST)

EAST QUARTER CORNER SECTION 10, T3S, R1W, SLB&M BRASS CAP MONUMENT

SOUTHEAST CORNER SECTION 10, T3S, R1W, SLB&M BRASS CAP MONUMENT

SECTION LINE - BASIS OF BEARING

POB

ROCKY MOUNTAIN POWER – NOTES:

1 – PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2 – PURSUANT TO UTAH CODE ANN. 17-27A-603(4)(C)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR ANY OTHER PROVISION OF LAW

ENBRIDGE GAS UTAH – NOTE:

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR MAKE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENT FOR GAS SERVICE.

SEWER NOTES:

1 – THE SIGNATURE OF JORDAN BASIN IMPROVEMENT DISTRICT ON THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE OWNER(S) SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.

2 – EACH UNIT DEPICTED ON THIS PLAT AND CONTAINED WITHIN A COMMON BUILDING IS SERVED BY A COMMON SEWER LATERAL. ANY SEWER LATERAL EXTENDING OUTSIDE THE BOUNDARIES OF ANY UNIT DEPICTED ON THIS PLAT SHALL BE DEEMED "COMMON AREA" AND SHALL BE OPERATED AND MAINTAINED BY THE OWNERS ASSOCIATION.

CITY OF SOUTH JORDAN PLAT NOTES:

1 – OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST THE PROPERTY. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS, CC&R'S OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&R'S AND OTHER RECORDED DOCUMENTS RELATED TO THEIR PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.

2 – MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.

3 – THE OWNER CERTIFIES THAT THE TITLE REPORT DATED _____, WHICH WAS PREPARED BY _____, WAS PROVIDED TO THE OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENT AND ENCUMBRANCES LISTED IN SAID TITLE REPORT. FILE NO. _____.

4 – APPROVAL OF THIS PLAT BY SOUTH JORDAN CITY DOES NOT MEAN THAT INDIVIDUAL LOT DRAINAGE TO A ROAD OR RETENTION FACILITY IS ASSURED. DEVELOPMENT AND GRADING MAY NECESSITATE SWALES AND OTHER DRAINAGE FACILITIES TO PROTECT INDIVIDUAL PROPERTIES. APPROVAL OF THIS PLAT ALSO DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT SWALES OR OTHER DRAINAGE FACILITIES ARE APPROPRIATE AND ADEQUATE FOR THAT DRAINAGE FROM ADJACENT PROPERTIES IS PREVENTED.

5 – A WATER METER SERVES EACH OF THE CONDOMINIUM UNITS ON THIS PLAT.

6 – ALL AREA OUTSIDE THE BUILDING FOOTPRINT IS COMMON AREA (CA).

7 – THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT.

EASEMENT APPROVAL

CENTURY LINK — DATE

ROCKY MOUNTAIN POWER — DATE

BOARD OF HEALTH APPROVAL

APPROVED THIS ____ DAY OF _____, 20____, BY THE BOARD OF HEALTH.

SALT LAKE COUNTY HEALTH DEPARTMENT

CITY ENGINEER

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

SOUTH JORDAN CITY ENGINEER — DATE

CITY PLANNER

APPROVED THIS ____ DAY OF _____, 20____, BY THE SOUTH JORDAN CITY PLANNER.

SOUTH JORDAN CITY PLANNER

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS ____ DAY OF _____, 20____.

ATTORNEY FOR SOUTH JORDAN CITY

SURVEYOR' CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND AND THE FOLLOWING DESCRIPTION CORRECTLY DESCRIBES THE LAND UPON HEREAFTER TO BE KNOWN AS AUTUMN RIDGE DENTAL CONDOMINIUM, A UTAH CONDOMINIUM PROJECT, IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT IS ACCURATE AND COMPLIES WITH THE PROVISION OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT ALL MEASUREMENTS HAVE BEEN VERIFIED, AND MONUMENTS HAVE BEEN PLACED AS REPRESENTED ON THIS PLAT.

SIGNED THIS ____ DAY OF _____, 2026.

ROGER C. SLADE, P.L.S.
UTAH LICENSE NO. 11598802

DRAFT

SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT AN ANGLE POINT IN THE BOUNDARY OF LOT 1, 9800 SOUTH CHURCH SUBDIVISION, SOUTH JORDAN, SALT LAKE COUNTY, UTAH LOCATED 195.00 FEET SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 33.00 FEET NORTH 89°00'00" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 10;

RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 00°00'00" EAST 20.75 FEET; (2) SOUTH 89°57'00" WEST 9.61 FEET; (3) SOUTH 49°15'00" WEST 85.54 FEET; (4) NORTH 89°27'42" WEST 71.85 FEET; (5) NORTHWESTERLY TO THE RIGHT ALONG THE ARC OF A 274.71 FOOT RADIUS CURVE, A DISTANCE OF 237.78 FEET, CHORD BEARS NORTH 64°45'23" WEST 230.48 FEET, HAVING A CENTRAL ANGLE OF 49°35'18"; (6) NORTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 714.49 FOOT RADIUS CURVE, A DISTANCE OF 26.82 FEET, CHORD BEARS NORTH 40°56'56" WEST 26.82 FEET, HAVING A CENTRAL ANGLE OF 02°09'14"; AND (7) NORTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 885.57 FOOT RADIUS CURVE, A DISTANCE OF 79.14 FEET, CHORD BEARS NORTH 48°37'53" WEST 78.96 FEET, HAVING A CENTRAL ANGLE OF 12°46'44" TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°52'28" EAST (SOUTH 89°52'28" EAST BY RECORD PER ENTRY NO. 14416218) 254.20 FEET ALONG THE NORTH LINE OF SAID LOT 1 IN PART TO AN ANGLE POINT IN THE BOUNDARY DESCRIBED IN ENTRY NO. 14416218; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°00'39" WEST 70.95 FEET; (2) SOUTH 89°52'28" EAST 128.69 FEET TO THE WEST RIGHT-OF-WAY LINE OF TEMPLE DRIVE (1300 WEST STREET); (3) SOUTH 00°00'00" EAST 54.06 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; AND (4) SOUTH 89°52'28" EAST 9.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 39,042 SQUARE FEET OR 0.90 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN, BY THESE PRESENTS THAT THE UNDER SIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY CERTIFY AND CONSENT TO THE INCORPORATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS TO BE KNOWN AS AUTUMN RIDGE DENTAL CONDOMINIUM AND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT AUTUMN RIDGE DENTAL SUBDIVISION, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, WITHOUT CONDITION, RESTRICTION OR RESERVATION AND ALSO DEDICATE, GRANT AND CONVEY TO SOUTH JORDAN CITY THOSE CERTAIN STRIPS BEING AS PUBLIC UTILITY & PERPETUAL SLOPE EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH JORDAN CITY. WE ALSO DEDICATE, GRANT AND CONVEY TO THE OWNER OF UNIT 1 ALL AREAS DEFINED HEREON AS LIMITED COMMON AREA (LCA) AND ALSO DEDICATE, GRANT AND CONVEY TO THE OWNER OF UNIT 1 A CROSS ACCESS AGREEMENT ACROSS THE AREA DEFINED HEREON AS COMMON AREA (CA). ALL AREA OUTSIDE OF THE BUILDING FOOTPRINT (COMMON AREA AND LIMITED COMMON AREA) IS HEREBY DECLARED AS A PUBLIC UTILITY EASEMENT, FOR PUBLIC UTILITY PURPOSES.

WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING.

SPECTRUM, LLC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
: S
COUNTY OF _____)

ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE/SHE IS _____ OF SPECTRUM, LLC, A UTAH CORPORATION, WHICH CORPORATION IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE CORPORATION, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE CORPORATION CAME PURSUANT TO A RESOLUTION OF THE BOARD OF DIRECTORS, THE ARTICLES OF INCORPORATION, AND/OR THE CORPORATE BYLAWS.

WITNESS MY HAND AND OFFICIAL SEAL.

STATE OF UTAH NOTARY PUBLIC _____ NOTARY PRINTED NAME _____

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED

DEVELOPER:

SPECTRUM, LLC

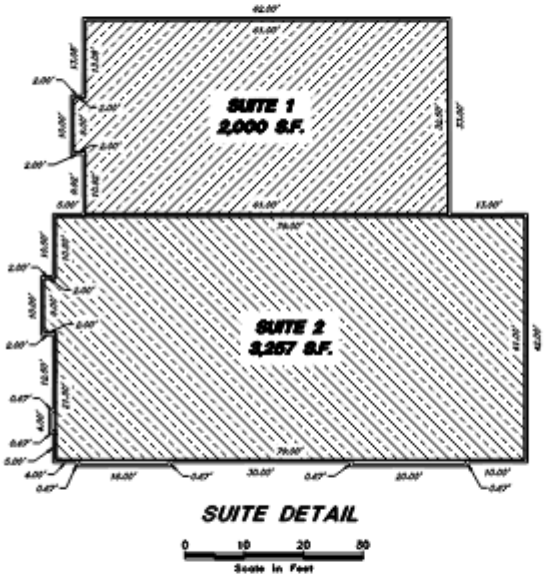
JONES & ASSOCIATES

Condominium plat map sheet dated August 2026 for a 39,042-square-foot (0.90-acre) parcel located at 1326 W Shields Lane in South Jordan, Utah. The drawing illustrates a single commercial building footprint of 5,473 square feet situated on the eastern side along Temple Drive (1300 West), bordered to the west and north by a shared Common Area encompassing surface parking stalls, drive aisles, and slope easements. Surrounding content includes a boundary description, vicinity map, line and curve tables, municipal notes, and standard approval signature blocks.

Attachment F
Autumn Ridge Condominium Plat Pg.2

AUTUMN RIDGE DENTAL CONDOMINIUM
AMENDING LOT 1, 9800 SOUTH CHURCH SUBDIVISION

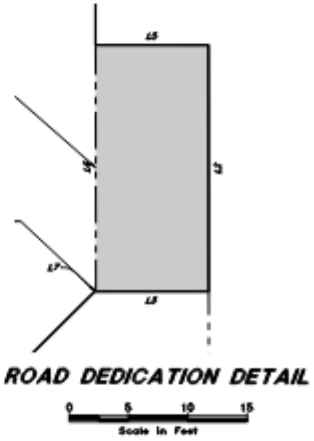
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
AUGUST 2026



SUITE DETAIL



BUILDING ELEVATIONS



ROAD DEDICATION DETAIL

LEGEND

DRAFT

COUNTY RECORDER

JONES & ASSOCIATES CONSULTING

Condominium plat sheet 2 detailing the internal unit layout, vertical building elevations, and right-of-way dedication for the proposed commercial structure. The suite layout divides the building into two condominium spaces: Suite 1 comprising 2,000 square feet on the north side and Suite 2 comprising 3,257 square feet on the south side, accompanied by dimensioned perimeter wall measurements. A corresponding building elevations diagram illustrates schematic cross-sections noting finished vertical clearances of 11.75 feet for Suite 1 and 12.00 feet for Suite 2, while an adjacent inset diagram outlines a rectangular road dedication segment along the property frontage