

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 08/13/2024

Issue: DIXON ADU CHATTEL CIRCLE
ACCESSORY DWELLING UNIT (ADU)
Address: 10111 S. Chattel Cir.
File No: PLADU202400137
Applicant: Matt Dixon

Submitted by: Damir Drozdek, Planner III

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** application PLADU202400137 to allow the accessory dwelling unit as proposed.

ACREAGE:	Approximately 1 acre
CURRENT ZONE:	R-1.8 (Single-family residential, 1.8 lots per acre) Zone
CURRENT USE:	Residential
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-1.8 / Single-family home South – R-1.8 / Single-family home West – R-1.8 / Chattel Cir. East – R-2.5 / 3200 West

STANDARD OF REVIEW:

17.130.030.020: REVIEW PROCESS

C. Guesthouse Planning Commission Approval: In addition to the requirements of subsections A and B of this section, guesthouses that propose a floor area greater than thirty five percent (35%) of the living area for the primary dwelling or one thousand five hundred (1,500) square feet shall require review and approval by the Planning Commission.

BACKGROUND:

The applicant is requesting that the Planning Commission approve an accessory dwelling unit (ADU) in a detached building. The ADU will be located on the second floor of the building. The building is currently under construction.

Prior to the construction of the aforementioned detached building, the applicant applied for and was granted a conditional use permit (CUP) and ADU permit in 2022. The CUP application was submitted due to having windows on the second floor and because the building average wall height was exceeding 16'. The CUP permit was approved in May 2022.

The ADU permit was submitted as well because there was a living space on the second floor of the building. However due to its size, the ADU permit application was only reviewed and approved by staff. At the time, the ADU space was less than 1,500 sq. ft. and less than 35% of the living area of the main dwelling. The application was approved in June 2022.

Since then, the applicant was able to get different roof trusses to install above the garage area, which created some usable space above. The applicant wishes to utilize this space and make it a part of the ADU. This will add an extra bedroom and a recreational room to the ADU. The ADU will now have a kitchen, bathroom, a great room, three bedrooms and a recreational room.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The proposed ADU is 1,712 sq. ft. The main dwelling is 7,261 sq. ft. The ADU comes out at 24% of the living area of the main dwelling. However it exceeds 1,500 sq. ft. and thus requires Planning Commission review and approval.

Conclusion:

- The proposed ADU appears to meet or all City standards and thus should be approved.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.


SUPPORT MATERIALS:

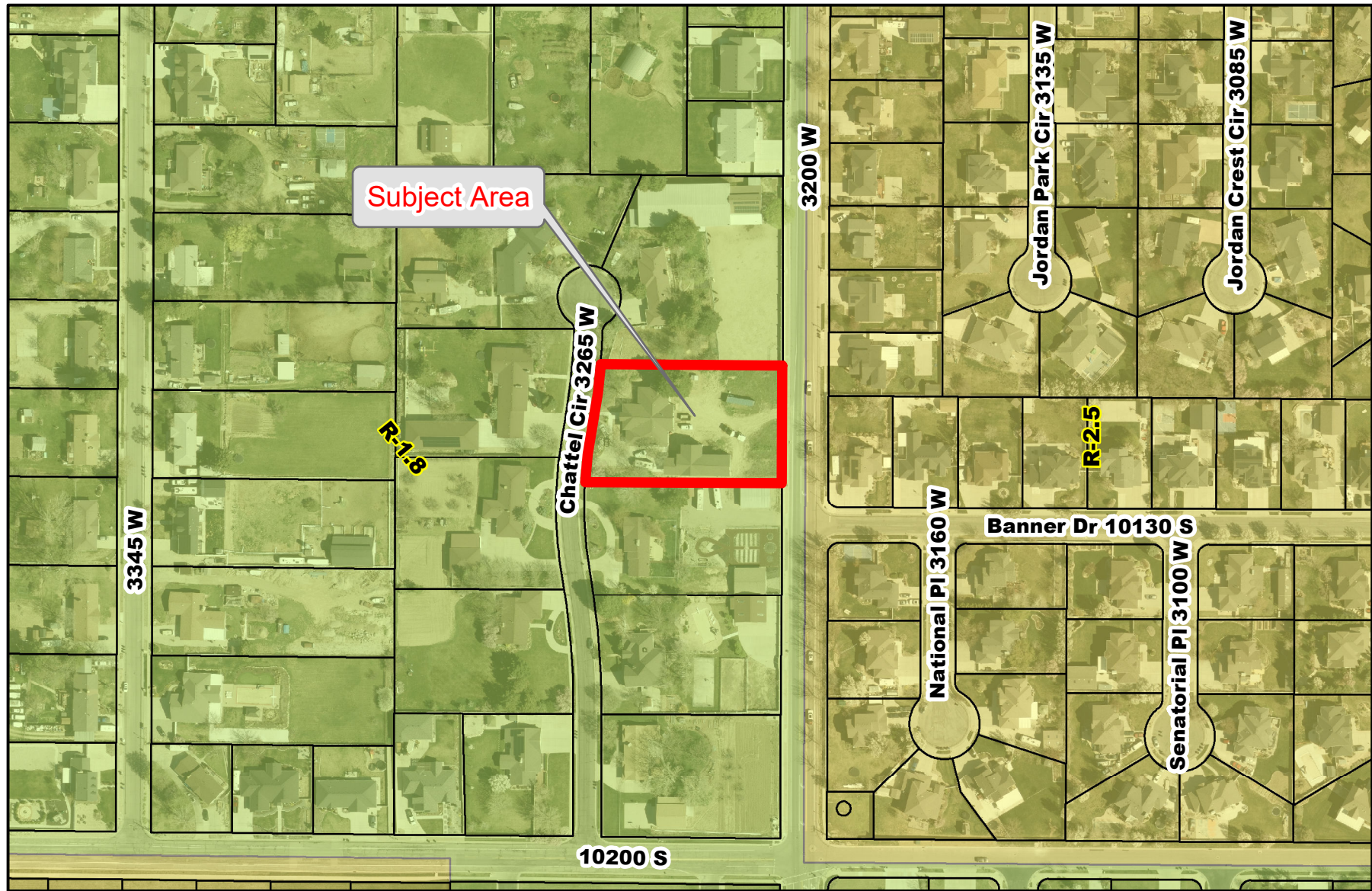
- | | |
|-------------------------------|---|
| • Aerial Map | • Driver's License Proof of Residence |
| • Zoning Map | • Applicant's Brief Project Description |
| • Site Plan | • Applicant's Basement Letter |
| • Floor and Elevation Plans | • May 2022 PC Staff Report |
| • ADU Affidavit | |
| • Current Building Photograph | |




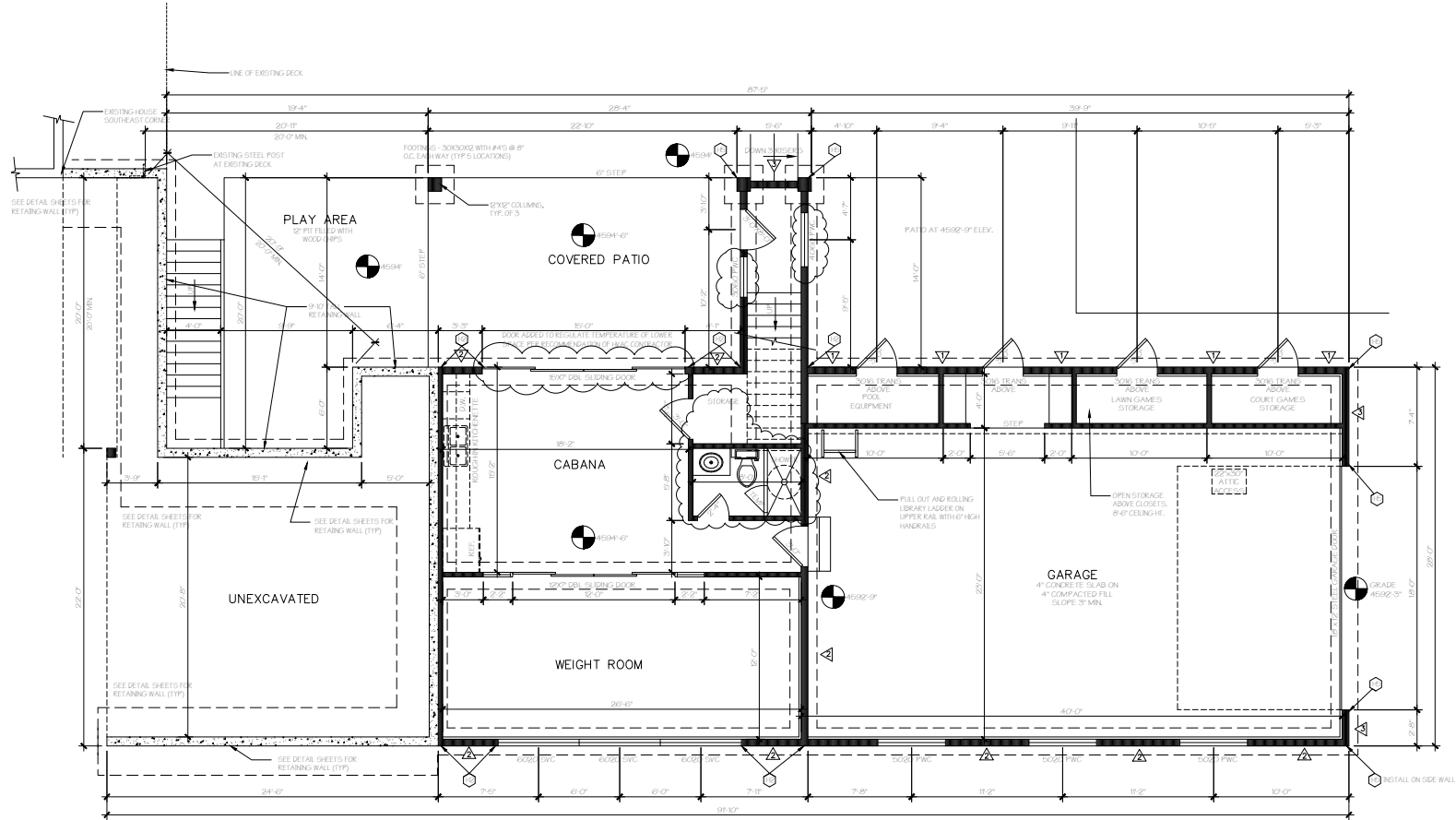
Damir Drozdek, AICP
Planner III



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2024</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <p><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2024</p> 
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LOWER LEVEL DETACHED GARAGE/CABANA
SCALE: 1/4"=1'-0"
765 S.F. UNEXCAVATED
120 S.F. STORAGE
947 S.F. GARAGE

DIXON DETACHED GARAGE

GREEN RIDGE CONSTRUCTION
10111 SOUTH 3265 WEST
SOUTH JORDAN, UTAH
DATE: 28 SEPTEMBER 2021

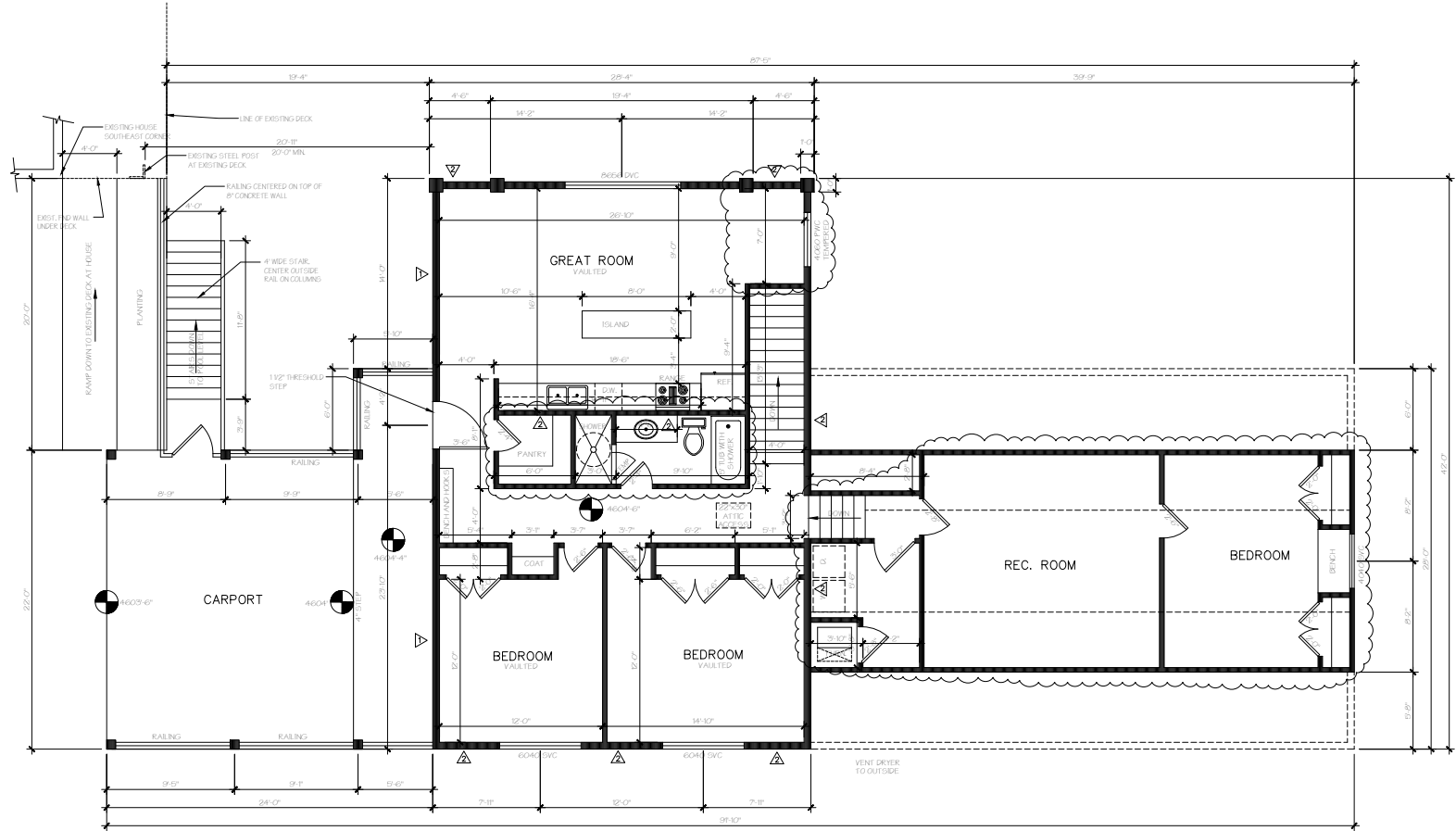
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	3
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CHK'D BY:

DRAWN BY: TNC



SHEET NO. 1



OPTIONAL ENTRY LEVEL DETACHED GARAGE - FULL SPACE
SCALE: 1/4"=1'-0"

DIXON DETACHED GARAGE

GREEN RIDGE CONSTRUCTION
10111 SOUTH 3285 WEST
SOUTH JORDAN, UTAH
DATE: 28 SEPTEMBER 2021

REVISIONS:	rev. #	:
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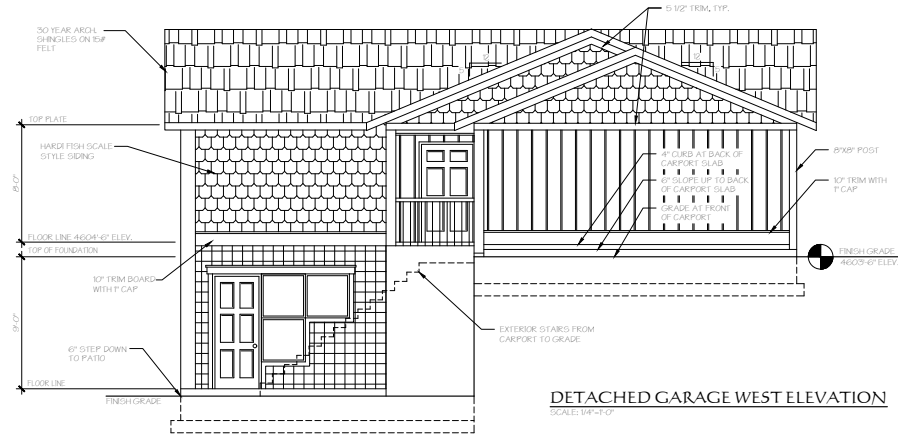
CHK'D BY:

DRAWN BY: TNK

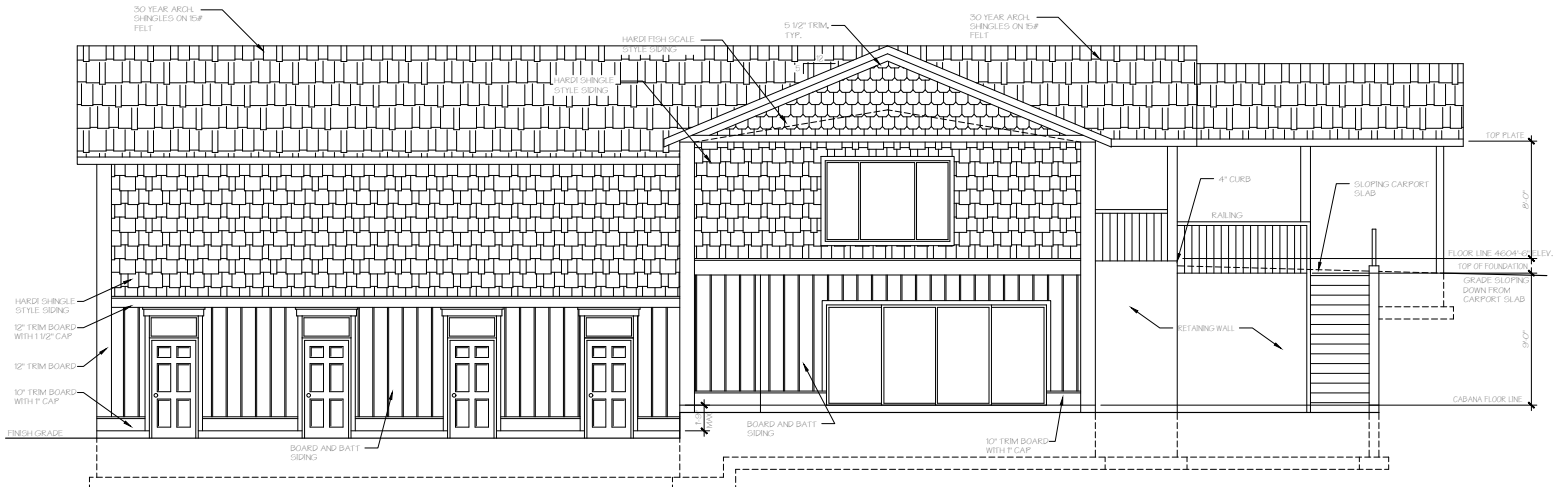


SHEET NO. 2

THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND CONSULTATION BY CLIENTS, CONSULTANTS, CONTRACTORS, GOVERNMENT AGENCIES, AND OTHER PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.



DETACHED GARAGE WEST ELEVATION
SCALE: 3/8\"/>



DETACHED GARAGE NORTH ELEVATION
SCALE: 3/8\"/>

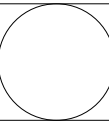
DIXON DETACHED GARAGE

GREEN RIDGE CONSTRUCTION
10111 SOUTH 5265 WEST
SOUTH JORDAN, UTAH
DATE: 28 SEPTEMBER 2021

REVISIONS:	rev. #
date:	
05/14/24	0
	1
	2
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	4

CHK'D BY: []

DRAWN BY: TNK



SHEET NO. 3

THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL TYPING, DRAWINGS, GRAPHIC REPRESENTATION, AND WORDS, THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, REPRODUCED, OR OTHERWISE EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXCLUSIVE WRITTEN PERMISSION FROM THE DESIGN GROUP, INC.

THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS, CONSULTANTS, CONTRACTORS, GOVERNMENT AGENCIES, VENDORS, AND OTHER PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.

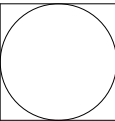
DIXON DETACHED GARAGE

GREEN RIDGE CONSTRUCTION
10111 SOUTH 5265 WEST
SOUTH JORDAN, UTAH
DATE: 28 SEPTEMBER 2021

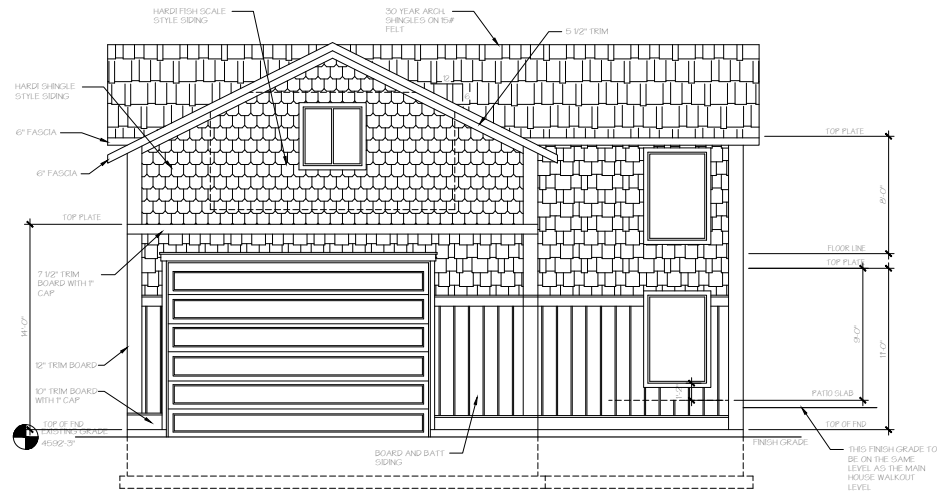
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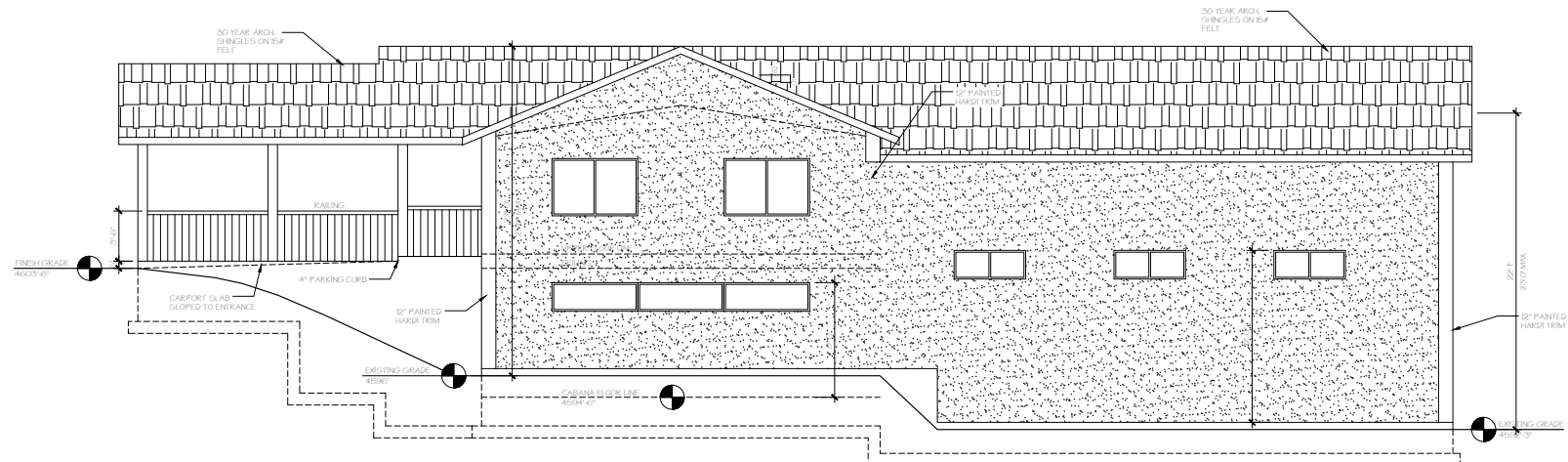
DRAWN BY:



SHEET NO. **4**



DETACHED GARAGE EAST ELEVATION
SCALE: 3/8\"/>



DETACHED GARAGE SOUTH ELEVATION
SCALE: 3/8\"/>

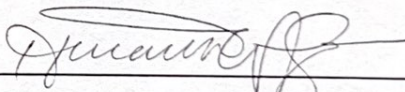
WHEN RECORDED RETURN TO:
CITY OF SOUTH JORDAN
1600 W TOWNE CENTER DRIVE
SOUTH JORDAN, UT 84095

14267548 B: 11506 P: 4896 Total Pages: 2
07/23/2024 10:57 AM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTH JORDAN
1600 W TOWNE CENTER DR SOUTH JORDAN, UT 84095



Accessory Dwelling Unit Affidavit

Harold Matthew Dixon Jr. is the landowner of record of real property (the "subject property") located at 10111 S. Chaffet Circle in the City of South Jordan, Utah (the "City"). The landowner is applying to construct an Accessory Dwelling Unit (as that term is defined in the ordinances of South Jordan City) on the subject property. I am either the owner or co-owner of the subject property or I am the beneficiary of a trust that owns the subject property or I am an owner of a legal entity that owns the subject property. As a condition of receiving all necessary permits and entitlements to construct and use an Accessory Dwelling Unit on the subject property I personally pledge that myself and any co-owners will comply with all regulations of the Accessory Dwelling Unit Floating Zone as set forth in the ordinances of the City and will personally occupy the property as a full time resident. As a further condition of receiving all necessary permits and entitlements to construct and use an Accessory Dwelling Unit on the subject property I authorize annual inspections of the Accessory Dwelling Unit by authorized South Jordan representatives. I understand that this affidavit must be signed, notarized and recorded at the Salt Lake County Recorder's Office before any permit is issued allowing the construction or use of the proposed Accessory Dwelling Unit.


(signature of property owner)

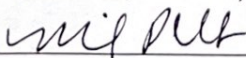
Dated this 23 day of July, 2024

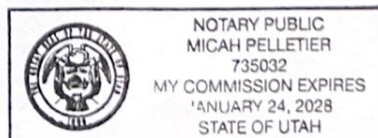
State of Utah)

)ss

County of Salt Lake)

On the 23 day of July, 2024, personally appeared before me Harold Matthew Dixon Jr the signer(s) of the above instrument, who duly subscribed and swore before me that they executed the same.


NOTARY PUBLIC
Residing in Salt Lake County, Utah



**DocQuery****Parcel Number • 27-08-478-002-0000**

Active Parcel Number

Acreage • 1.1500**Address • 10111 S CHATTEL CIR • SOUTH JORDAN • 84095****Owner of Record**

DIXON CHATTEL PROPERTY, LLC,

Legal Description • Property Description For Taxation Purposes Only

LOT 4, CHATTEL ESTATES #2 AMD. 4702-403, 5007-983 5328-0002

[Signature]
7.23.2024

The logo for Salt Lake County Recorder, featuring a stylized 'SL' and the text 'SALT LAKE COUNTY RECORDER'.

Salt Lake County
Rashelle Hobbs, Recorder
2001 South State Street
Suite #N1-600
Salt Lake, UT 84190
(385) 468-8145

Receipt: 24-54319

Product Name	Extended
ADU ACCESS DWELL	\$40.00
RESTRICT COVNT	
Document #	14267548
Book/Page:	B: 11506 P: 4896
# Pages	2
Total	\$40.00
Tender (Cash)	\$40.00
Paid By DIXON CHATTEL PROPERTY, LLC	

Have a great day!

7/23/24 10:57 AM zjorgensen
Workstation: RE-CSHD-DTP



Driver License Address Change - Step 2

Current information on file for: HAROLD MATTHEW DIXON JR

Contact Information

Phone: (801) 910-5900
Email: mattdixon1935@gmail.com

[Edit](#)

Residence (Physical) Address

10111 S CHATTEL CIRCLE
SOUTH JORDAN, UT 84095

[Edit](#)

Mailing Address

3149 E 9800 S
SANDY, UT 84092-4213

[Edit](#)

☐ Yes ☒ No

Would you like to share address changes with the Elections Office to update your voter registration information?

Applicant's Brief Project Description

This planning commission application is submitted as a request for an exception to the 1500 sq. ft. requirement in the municipal code in South Jordan for my project. The application is necessary due to several failures during an initial building permit period opened by a previous builder selected for this project. I will do my best to make this information clear, and concise as possible to assist in your understanding of my request.

The initial permit of this garage / ADU project was started by a builder I selected to do a main house remodel on 10111 S Chattel Circle as well as build the new garage / ADU. As a result of delays and other work related issues the main house was not progressing as I needed it to and decided to tell the builder to stop work on the garage / ADU and focus on completion of the main house. As we were getting into mid to late fall I also needed them to do what was necessary on the garage / ADU to get it ready for snow fall and winter weather. At the time of this request, a foundation had been poured, spot footings done, framing done, roof installed, doors and windows installed and finally outside Dryline paper applied to the exterior. We mutually agreed that they would not continue further with the garage / ADU build and I would finish the project.

In April 2024 I contacted the city and started looking at the garage / ADU project so I could get it finished. At that time it was made known to me that the permit had expired. I was shocked and inquired why it was expired and was made aware that it expired without having completed and passed inspections (the initial builder told me inspections had been completed) which would have extended the permit times available to complete the project. I then applied for a permit as owner builder and started the journey that has brought me to this planning commission meeting today.



Matt Dixon <mattdixon1935@gmail.com>

ADU Basement Letter PRDA202400656

1 message

Matt Dixon <mattdixon1935@gmail.com>

Tue, Jun 25, 2024 at 6:09 PM

To: Damir Drozdek <ddrozdek@sjc.utah.gov>

Cc: Suzanne McArthur <smcarthur@sjc.utah.gov>, Joshua James Best <squash.best@gmail.com>, Matt Dixon <mattdixon1935@gmail.com>, Memory Dixon <memory.dixon1993@gmail.com>

To Whom It May Concern:

This letter is regarding a request by city planner Damir Drozdek concerning the Garage / ADU located on the property 10111 S. Chattel Circle South Jordan UT. 84095. Mr. Drozdek requested a letter be written to declare a definitive statement about the basement area located under the ADU.

The basement area under the ADU on the submitted corrected plan is considered a Cabana area and a designated weight room on those Corrected plans. The original plans showed a half bath with an outside shower area for a future pool rinse off area; however, after consulting with various licensed plumbers bidding the project it was decided that an outside shower area was not advisable and could cause freezing issues. It was determined to add the shower as part of the half bath located in the Cabana area. Also, the plumber groups and all HVAC companies bidding the Cabana area suggested the sliders going into the Cabana area and the weight room for heating purposes in the winter to stabilize the elements and was the best way to prevent possible freezing in the basement area. Those two areas will have split unit wall mounted HVAC's as part of the design to ensure freezing doesn't occur in the Cabana or the weight room.

This area is only for the designated uses noted on the submitted corrected plan (Cabana and weight room), and as such this area **will never be used as a rental space at anytime.**

If there are additional requirements or statements necessary from me I'm willing to provide those items that may required.

Best regards,

Harold Matthew Dixon Jr. (Matt)
801-910-5900 Cell



Matt Dixon <mattdixon1935@gmail.com>

Main House Basement Letter

1 message

Matt Dixon <mattdixon1935@gmail.com>

Wed, Jun 26, 2024 at 8:32 AM

To: Damir Drozdek <ddrozdek@sjc.utah.gov>

Cc: Suzanne McArthur <smcarthur@sjc.utah.gov>, Joshua James Best <squash.best@gmail.com>, Memory Dixon <memory.dixon1993@gmail.com>

**Matt Dixon** <mattdixon1935@gmail.com>

Tue, Jun 25, 6:09 PM (14 hours

to Damir, Suzanne, Joshua, me, Memory

ago)

To Whom It May Concern:

This letter is regarding a request by city planner Damir Drozdek concerning the Main House Basement area located on the property 10111 S. Chattel Circle South Jordan UT. 84095. Mr. Drozdek requested a letter be written to declare a definitive statement about the main house basement area located within the main house.

The basement area of the main house was a submittal under a separate permit and was approved and issued an occupancy by the City of South Jordan and is where we currently reside. The plans indicated an area noted as "Cami's apartment" I believe; however, that designation was not to mean anything other than the area of the home that my daughter would be staying with us. It could have been identified as bedroom #2 basement area or any other bedroom designation on the plans but the designer and builder knew our family only using that terminology for ease, I suppose. That area of our home is not a separate unit locked off from our home's common use at all.

To meet Mr. Drozdek's request I hereby make this declaration that this area is part of our main house basement and for our personal family use and as such this area **will never be used as a rental space at any time. We fully understand the only ADU space on our property is with a separate permit currently being reviewed by city planner, Mr. Drozdek, located above the out garage area.**

If there are additional requirements or statements necessary from me I'm willing to provide those items that may be required.

Best regards,

Harold Matthew Dixon Jr. (Matt)
801-910-5900 Cell

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 5/24/2022

Issue: 10111 S Chattel Circle Accessory Building
CONDITIONAL USE PERMIT

Address: 10111 S Chattel Circle

File No: PLCUP202200067

Applicant: Harvey Val Killian

Submitted by: Ian Harris, Planner I

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Conditional Use Permit application, file number **PLCUP202200067**, allowing the applicant to proceed with a building permit for an accessory building in the rear yard on the parcel located at 10111 S Chattel Circle.

CONDITIONAL USE REVIEW:

Applications for a conditional use permit shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs").

City Code § 17.30.020.I.e.

BACKGROUND:

The parcel referenced is located at 10111 S Chattel Circle. It sits in the R-1.8 zone, and is bordered by the R-2.5 zone to the east. The parcel is approximately 1.03 acres large. It is part of the Chattel Estates 2 subdivision, which was recorded with the county in 1977.

The subdivision exhibits a low-density, light agricultural character. Based on satellite and street view, many nearby parcels contain numerous agricultural uses, including barns, stables, garages, and gardens. Most parcels on Chattel Circle have one or more accessory structures. Several parcels contain accessory structures which roughly match or exceed the height of the primary dwelling.

The property slopes down from west to east, making the heights of the primary structure and proposed accessory structure different depending on where they are measured. The height of the primary dwelling is estimated to be about 24' on average, while the height of the proposed accessory building is approximately 19' on average. The footprint of the proposed accessory building will not exceed to primary dwelling.

Proposal:

The applicant is proposing the construction of an accessory structure in the rear yard. The building would contain a variety of uses in the single structure. The lower level will contain a cabana open to the outdoors, a weight room, and a large garage/workshop area. The second level will be at grade with the ground on the west side where the carport containing ADU parking is located. The ADU itself is just to the east of the carport, though the ground slopes down at this point to show the ADU on the second story.

The ADU portion of the building is located on the second floor with windows which are within 20' on a property line. The windows would be approximately 10' away from the property line. The second floor height is 8' above grade. Because the windows in question are located in bedrooms, they must be opening windows and within easy access in case of fire according to building code. Their location in relation to the property line may only be allowed with the granting of a conditional use permit as stated in §17.30.020.I.3.c

§17.30.020.I.3.c:

Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:

1. Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.
2. The average wall height shall not exceed sixteen feet (16') above grade.

In addition, while the wall height exceeds 16' above grade in some locations, including where the windows in question are located, it is not believed the average wall height is 16' above grade for the portion of the building within 20' of the property line.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Several nearby parcels contain accessory buildings which match or exceed the height or footprint of the primary dwelling. However, most of these are agricultural in nature.
- Visually, the accessory building is consistent with the character of the surrounding area.
- The building is set back 10', which is the standard for primary structures.
- The windows in question are approximately 80' from the primary structure to the south.
- There is an evergreen tree and additional landscaping on the lot to the south that should block most of the view from the windows into the neighbor's immediate rear yard and home.
- The windows would look primarily onto the east side of the neighbor's rear yard, which contains largely agricultural uses (garage, barn, garden, etc.)
- A 10' public utility easement roughly bisects the property and would run in conflict with the proposed accessory structure. Approval from the Public Works dept. and public utility companies would need to be obtained prior to construction.

Conclusion:

- The proposed accessory building is consistent with the character of the surrounding area and should prove to be non-detrimental to the south neighboring parcel, in line with requirements for the granting of a conditional use permit for the construction of the structure.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** file number PLCUP202200067, granting a conditional use permit for the construction of the accessory building, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Impose conditions subject to requirements set forth within City Code §17.30.020.I.e
- Deny the conditional use permit
- Schedule the decision for a later date
- Make no motion

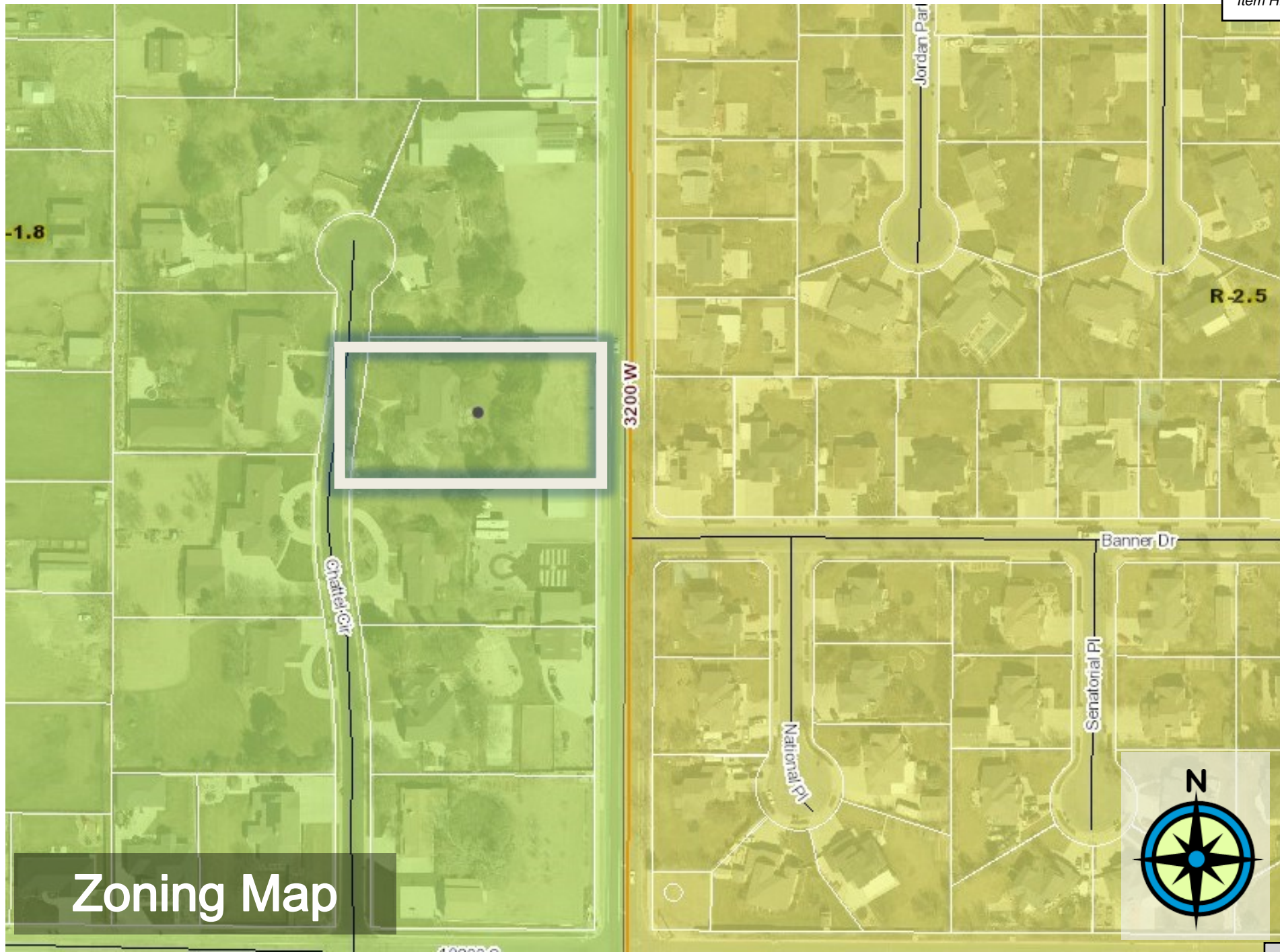
SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Site Plan
- Elevations
- Floorplan

Ian Harris
Planner I
Planning Department



Location Map



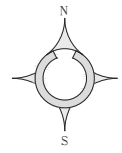
DRAWING TITLE

SITE PLAN

CLIENT

JAY ERWIN
EVERGREEN CONSTRUCTIONCOMPLETION STATUS
PERMIT PLANSPROJECT
DIXON RESIDENCE
10111 S CHATTEL CIRCLE
SOUTH JORDAN, UT

GENERAL



Scale (24" x 36") 1 in. = 10 FT.

REVISIONS:

NO.	DESCRIPTION	DATE

WEBER ENGINEERING
COLLECTIVE

CIVIL • PLANNING • SURVEYING

SALT LAKE CITY, UTAH
PHONE (801) 226-9663

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THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF WEBER ENGINEERING COLLECTIVE AND SHALL NOT BE USED WITHOUT COMPLETE AUTHORIZATION AND WRITTEN SUPPORT.

STAMP

PROJECT NO.

W-22-02

DATE

04/21/22

DRAWN BY: JACOB WEBER, P.E.

CHECK BY:

SHEET NUMBER

C-04

LEGEND

	PROPERTY BOUNDARY
	PUBLIC UTILITY EASEMENTS
	EXISTING ROADWAY / EDGE OF PAVEMENT
	EXISTING BUILDING
	PROPOSED EDGE OF ASPHALT
	PROPOSED NEW OFFICE BUILDING
	EXISTING SIDEWALK / CURB AND GUTTER
	PROPOSED ASPHALT PAVING
	PROPOSED CONCRETE
	PROPOSED LANDSCAPING
	EXISTING FIRE HYDRANT

CHATTEL CIRCLE

EXISTING SIDEWALK (3200 WEST STREET)

L=61.30, R=547.130
D=6,420.4L=107.07, R=1163.010
D=5277.8

N90° 00' 00" W 259.27'

N0° 00' 38" E 167.00'

N90° 00' 00" E 280.19'

PROPOSED CHICKEN COOP

PROPOSED EQUIPMENT SHED

PROPOSED PAVES

PROPOSED 8" FENCE AND GATE

GREEN HOUSE

PROPOSED HOUSE ADDITION

NEW CONCRETE WALKWAY

EXISTING HOUSE FOOTPRINT

PROPOSED CONCRETE PATIO

PROPOSED POOL

EXISTING PEAR TREE

NEW TREES

INSTALL CONCRETE RAMP

EXISTING CONCRETE DRIVEWAY

TRAILER (FOR CONSTRUCTION)

PROPOSED CONCRETE (CAR PORT AREA)

POOL CABANA

PROPOSED GARAGE

INSTALL ROLLING GATE

PROPOSED CONCRETE (4" OVER 6" BASE COURSE)

PROPOSED 8" PRECAST WALL

EXISTING IRRIGATION STRUCTURE

PROPOSED 8" FENCE AND GATE

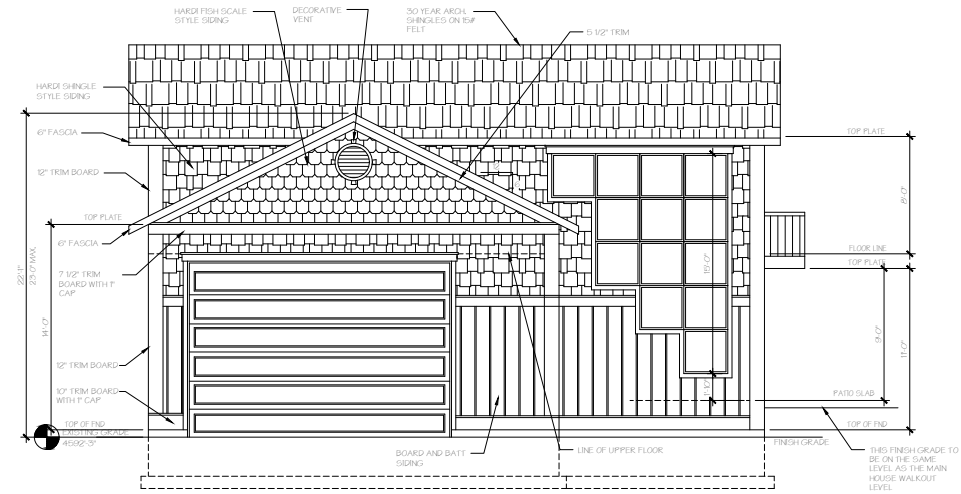
EXISTING 8" FENCE (TO BE REMOVED)

INSTALL CONCRETE CURB AND GUTTER

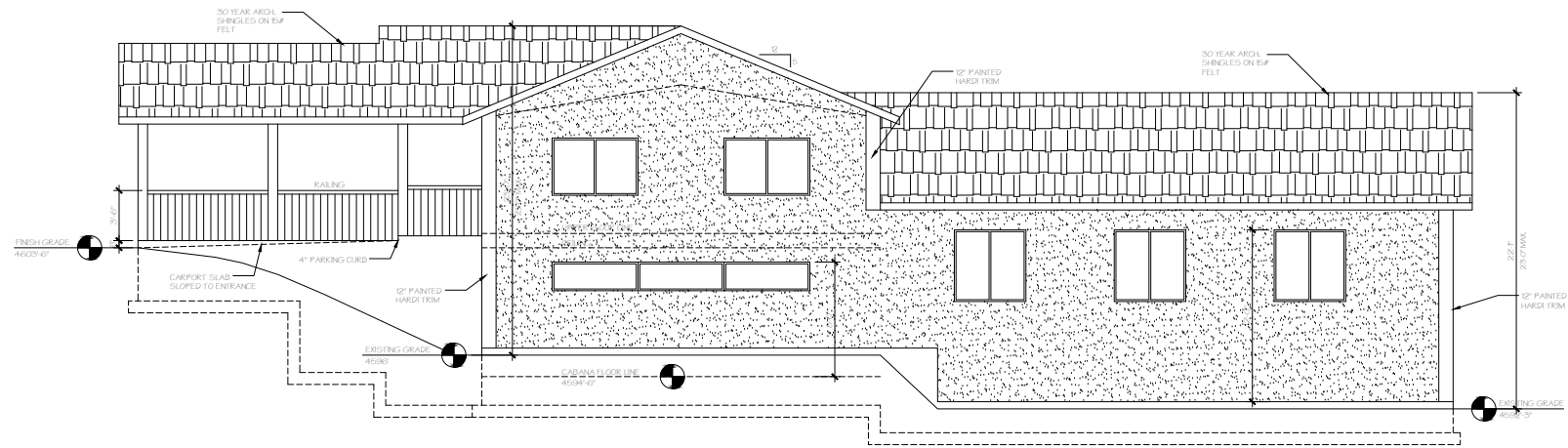
INSTALL PRECAST FENCE ON PROPERTY BOUNDARY

THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL TITLES, DRAWINGS, SPECIFICATIONS, AND NOTES, ARE PRELIMINARY & CAN NOT BE USED, REPRODUCED, OR OTHERWISE EXPLOITED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM KELLY BUILDERS LLC.

THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND CONSULTATION BY CLIENTS ONLY. CONSULTANTS, CONTRACTORS, GOVERNMENT AGENCIES, VENDORS, AND OTHER PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.



DETACHED GARAGE EAST ELEVATION
SCALE: 1/4"=1'-0"



DETACHED GARAGE SOUTH ELEVATION
SCALE: 1/4"=1'-0"

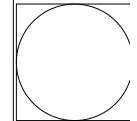
DIXON DETACHED GARAGE

GREEN RIDGE CONSTRUCTION
10111 SOUTH 1265 WEST
SOUTH JORDAN, UTAH
DATE: 28 SEPTEMBER 2021

REVISIONS:	date:	rev. #
XX/XX/XX		0
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CHK'D BY: _____

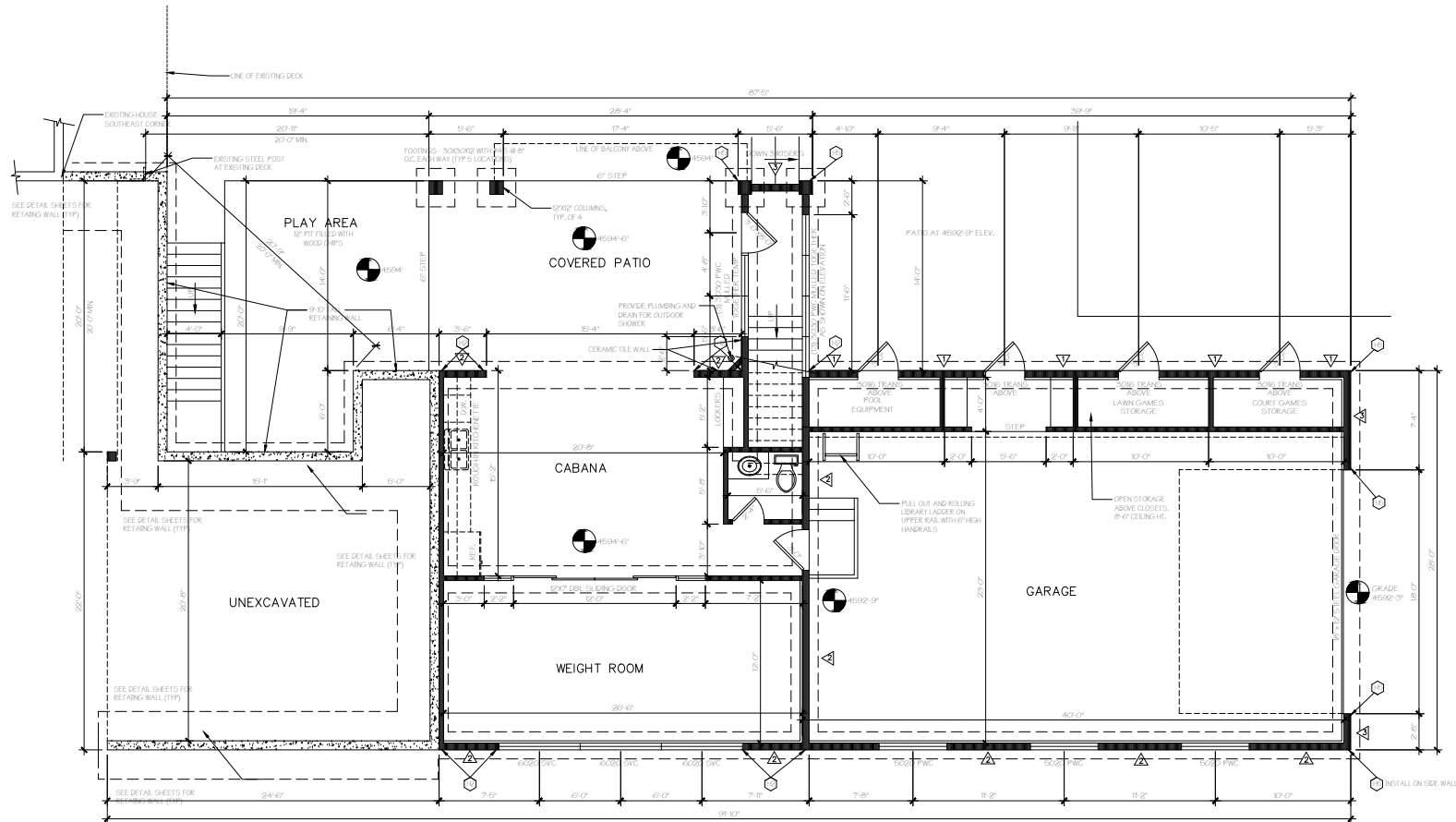
DRAWN BY: TDK



SHEET NO. 4

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LOWER LEVEL DETACHED GARAGE/CABANA
SCALE: 1/8"=1'-0"

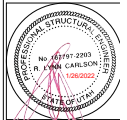
DIXON DETACHED GARAGE

GREEN RIDGE CONSTRUCTION
1011 SOUTH 1265 WEST
SOUTH JORDAN, UTAH
DATE: 28 SEPTEMBER 2021

REVISIONS:	rev. #
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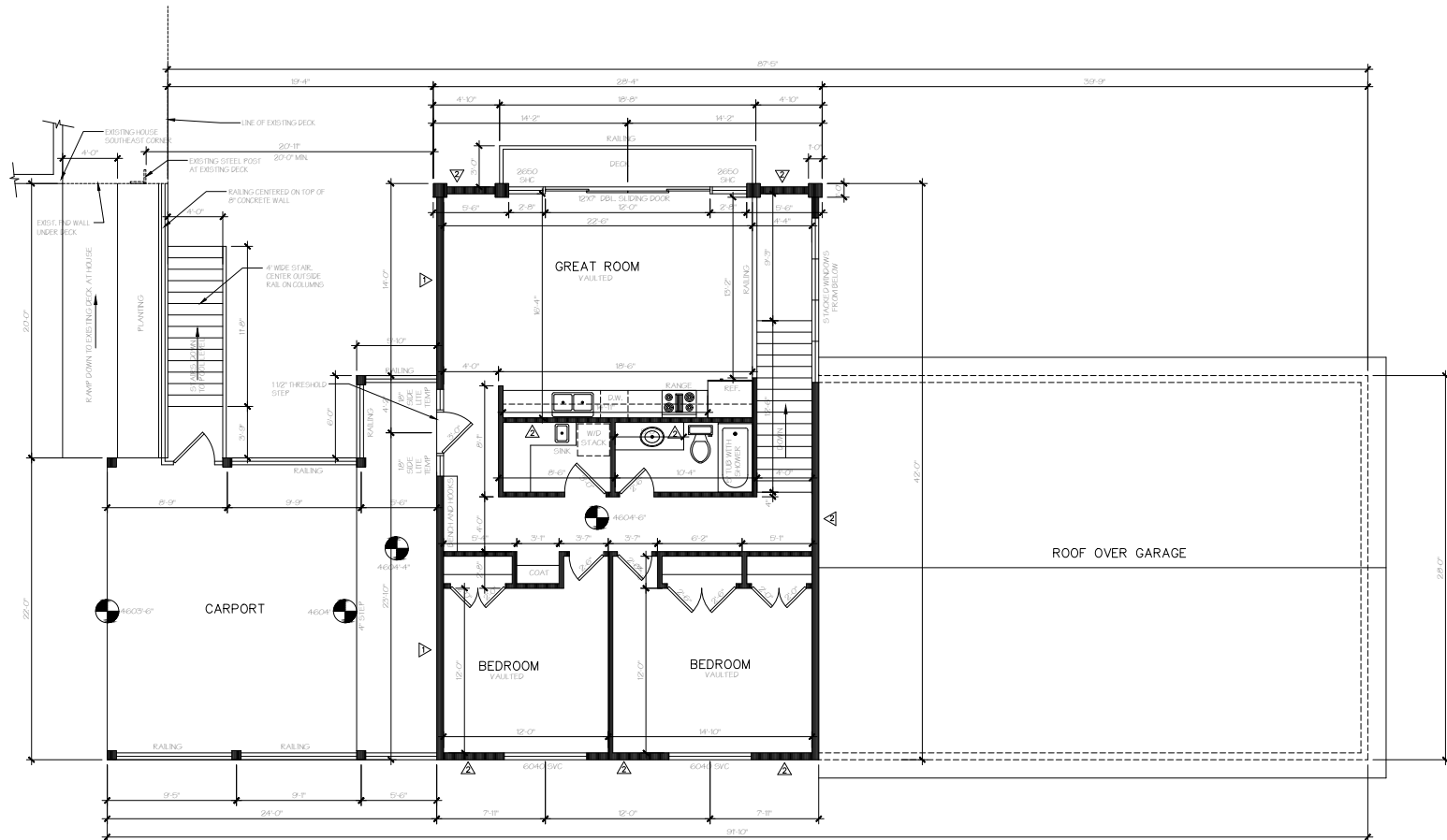
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SHEET NO. 1

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ENTRY LEVEL DETACHED GARAGE/CABANA
SCALE: 1/4"=1'-0"

1057 LIVING SPACE (S.F.)
587 S.F. STORAGE ABOVE GARAGE

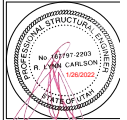
DIXON DETACHED GARAGE

GREEN RIDGE CONSTRUCTION
1011 SOUTH 1265 WEST
SOUTH JORDAN, UTAH
DATE: 28 SEPTEMBER 2021

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CHK'D BY:

DRAWN BY: TNK



SHEET NO. 2