



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
September 26, 2024**

The Planning Department of Park City, Utah, will hold a Public Hearing in person at the Marsac Municipal Building, Planning Department Conference Room, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

1. REGULAR AGENDA - 12:00PM

- 1.A. **218 Sandridge Road – Historic District Design Review** – The Applicant Proposes a New Detached Accessory Building and New Addition to a Historic Structure in the Historic Residential – 1 Zoning District. PL-23-05692
(A) Public Hearing; (B) Continue to October 3, 2024
- 1.B. **201 Heber Avenue – Administrative Permit** – The Applicant Proposes a Temporary Change of Occupancy and Outdoor Event for a Private Event to Accommodate Up To 160 Guests and Scheduled to Take Place on September 28, 2024. PL-24-06278
(A) Public Hearing; (B) Action

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

Planning Department Staff Report



Subject: 218 Sandridge Road
Application: PL-23-05692
Author: Jacob Klopfenstein, Planner I
Date: September 26, 2024
Type of Item: Historic District Design Review

Recommendation

(I) Review the proposed Historic District Design Review (HDDR) for 218 Sandridge Road, (II) conduct a public hearing, and (III) continue the public hearing and consideration of the proposed Historic District Design Review to October 3, 2024 to provide additional time for the Applicant to provide information on the proposal.

Description

Applicant: Dennis Hranitzky
Molly Guinan, Applicant's Representative

Location: 218 Sandridge Road

Zoning District: Historic Residential – 1

Adjacent Land Uses: Residential, Public Right-of-Way

Reason for Review: Planning Staff reviews and takes Final Action on Historic District Design Reviews.¹

¹ LMC [§ 15-11-12](#)

Planning Department Staff Report



Subject: 201 Heber Avenue
Application: PL-24-06278
Author: Jacob Klopfenstein, Planner I
Date: September 26, 2024
Type of Item: Administrative Conditional Use Permit

Recommendation

(I) Review the Administrative Conditional Use Permit for a Temporary Change of Occupancy and Outdoor Event, (II) conduct a public hearing, and (III) consider Approving the proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Final Action Letter (Exhibit A).

Description

Applicant: Byron Ellenburg

Location: 201 Heber Avenue (Main & Sky Hotel)

Zoning District: Historic Recreation Commercial (HRC)

Adjacent Land Uses: Commercial

Reason for Review: The Planning Department reviews and takes Final Action on Administrative Conditional Use permits.¹

HCB Historic Commercial Business Zoning District
HRC Historic Recreation Commercial Zoning District.
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

Summary

The Applicant requests an Administrative Conditional Use Permit for a Temporary Change of Occupancy and Outdoor Event for up to 160 guests at the Main & Sky Hotel. The Applicant proposes an event with live music and refreshments from 4 PM to 8 PM on September 28, 2024.

Background

201 Heber Avenue is a hotel and condominium building known as Main & Sky Hotel. The hotel is within the Historic Recreation Commercial (HRC) Zoning District and is part

¹ LMC [§ 15-1-8](#)

of the Union Square Condo First Amended Plat (Exhibit C). The Union Square Condo First Amended Plat also includes the Courchevel Bistro and Depot building.



Figure 1: The Main & Sky Hotel at 201 Heber Avenue.

Analysis

(I) The proposal for a Temporary Change of Occupancy and Outdoor Event, as conditioned, complies with LMC [Chapter 15-2.5](#) Historic Recreation Commercial (HRC) District.

Pursuant to LMC [§ 15-2.5-2\(B\)](#), Outdoor Events and Uses are allowed as a Conditional Use in the HRC District and require an Administrative or Administrative Conditional Use permit.

LMC [§ 15-2.5-6](#) establishes the Heber Avenue Sub-Zone within the HRC District. LMC [§ 15-2.5-6](#) states that properties fronting on the north side of Heber Avenue, and east of Park Avenue, are included in the Heber Avenue Sub-Zone for a depth of 150 feet from the Street Right-of-Way. The Main & Sky Hotel fronts the north side of Heber Avenue approximately 10 feet from the Heber Avenue Right-of-Way.

LMC [§ 15-2.5-6](#) also states that for the Heber Avenue Sub-Zone, all standards of the HRC District apply, except:

- A. The Allowed Uses within the sub-zones are identical to the Allowed Uses in the Historic Commercial Business (HCB) District.
- B. The Conditional Uses within the sub-zone are identical to the Conditional Uses in the HCB District.
- C. The Floor Area Ratio limitation of the HRC District does not apply.

Pursuant to LMC [§ 15-2.6-2\(B\)](#), Outdoor Events and Uses are allowed as a Conditional Use within the HCB Zoning District.

(II) The proposal for a Temporary Change of Occupancy and Outdoor Event, as conditioned, complies with LMC [§ 15-4-20](#) Temporary Change of Occupancy Permits.

Temporary Change of Occupancy Review Criterion	Analysis of Proposal
The Applicant shall provide written notice of the Property Owner's consent to the proposed temporary change of occupancy.	Complies: The Applicant has provided written notice of the owner's (Sky & Main Common LLC) consent to the proposed Temporary Change of Occupancy and Outdoor Event.
The proposed Use shall not preclude Public Use of public Parking Spaces.	Condition of Approval recommended: The Applicant proposes using 27 underground parking spaces for the event, as well as encouraging event guests to park in the China Bridge Parking Garage or on the street. The Applicant also proposes encouraging guests to use public transit or rideshare services. Staff recommends Condition of Approval 1 requiring the Applicant to restrict the number of guests to 75 or fewer at any given time during the event and to require guests to park at the China Bridge Parking Garage so that the private event does not substantially preclude Public Use of public Parking Spaces.
The Applicant shall provide an entrance plan, including patron waiting line capacity. Any Use of exterior space for wait list or lines must be mitigated through the Use of barricades and/or security. Pedestrian International Building Code compliant Access along the public Right-of-way must be	Condition of Approval recommended: The Applicant provided an entrance plan for vehicles entering the underground parking area. Staff recommends Condition of Approval 2 prohibiting the applicant from using public Right-of-Way for waiting areas and requiring the Applicant to use barricades or security for wait lines.

maintained, unless otherwise approved by the Chief Building Official.	
The Use shall not violate Municipal Code Chapter 6-3, the Noise Ordinance.	Condition of Approval recommended: Condition of Approval 3 requires the Use to comply with the Noise Ordinance.
All signage and lighting shall comply with the Sign Code, Title 12, and Illumination, Section 12-4-9.	Complies: The Applicant does not propose any signage or lighting.
The Use shall comply with the Summit County Health Code, the Fire Code, and State regulations on mass gathering.	Condition of Approval recommended: Condition of Approval 4 requires the Use to comply with the Summit County Health Code, the Fire Code, and State regulations on mass gathering.
The Use shall not violate the International Building Code.	Condition of Approval recommended: Condition of Approval 5 requires the Use to comply with the International Building Code.
The Applicant shall submit a delivery plan.	The Applicant indicated that all deliveries will be received in the basement parking lot of the Main & Sky Hotel. Condition of Approval 6 requires the Applicant to receive deliveries utilizing private property, and to minimize street blockages or other disruptions to the public Right-of-Way as a result of deliveries if deliveries on private property are not possible.
The Applicant shall adhere to all applicable City and State licensing requirements.	Condition of Approval recommended: The Applicant has obtained a liquor license and convention sales license from the Finance Department. Condition of Approval 7 requires the Applicant to obtain a Special Permit license from State regulators prior to the event.
The Applicant must have an approved operational permit according to the requirements of the International Fire Code prior to the issue of a temporary change of occupancy permit.	Condition of Approval recommended: Condition of Approval 8 requires the applicant to obtain a Fire Permit prior to the event.
The Property may not be in	Complies: There are no active code compliance

violation of the LMC or International Building Code.	investigations regarding the property that would indicate noncompliance with the LMC or building codes.
Notice shall comply with Section 15-1-21 .	Complies: Courtesy mailing to adjacent property owners is required 10 days prior to Final Action. Staff mailed courtesy notice to adjacent property owners on September 13, 2024.

(III) The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC [§ 15-1-10\(E\)](#).

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Department shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning department may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC [§ 15-1-10](#).

CUP Review Criteria	Analysis of Proposal
Size and location of the Site	Condition of Approval recommended: Condition of Approval 2 prohibits the applicant from using public Right-of-Way for guest waiting areas. The Applicant does not propose any changes that will affect the size of the site.
Traffic considerations including capacity of the existing Streets in the Area	Condition of Approval recommended: Condition of Approval 1 requires the Applicant to restrict the number of guests to 75 or fewer at any given time during the event and to require guests to park at the China Bridge Parking Garage to minimize the traffic impacts of the private event to existing Streets in the Area and so that the private event does not substantially preclude Public Use of public Parking Spaces.
Utility capacity, including Storm Water run-off	The Applicant does not propose any changes that will affect utility capacity or Storm Water run-off.

Emergency vehicle Access	The Applicant does not propose any changes that would affect emergency vehicle Access to the Site.
Location and amount of off-Street parking	Condition of Approval recommended: The Applicant proposes using 27 underground parking spaces located at the Site. Condition of Approval 1 requires the Applicant to restrict the number of guests to 75 or fewer at any given time during the event and to require guests to park at the China Bridge Parking Garage to minimize the traffic impacts of the private event to existing Streets in the Area and so that the private event does not substantially preclude Public Use of public Parking Spaces.
Internal vehicular and pedestrian circulation system	Condition of Approval recommended: Condition of Approval 2 prohibits the Applicant from using public Right-of-Way for guest waiting areas or lines.
Fencing, Screening, and landscaping to separate the Use from adjoining Uses	The Applicant does not propose any changes affecting Fencing, Screening, or Landscaping.
Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots	The Applicant does not propose any changes affecting building mass, bulk, or orientation.
Usable Open Space	The Applicant does not propose any changes that would affect Open Space at the Site.
Signs and lighting	The Applicant does not propose any new signs or lighting.
Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing;	The Applicant does not propose any changes to the physical design of the Site.
Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site	Condition of Approval recommended: Condition of Approval 3 requires the Use to comply with Park City Municipal Code Chapter 6-3, the Noise Ordinance.

Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas	Condition of Approval 6 requires the Applicant to receive deliveries utilizing private property, and to minimize street blockages or other disruptions to the public Right-of-Way as a result of deliveries if deliveries on private property are not possible, and to utilize existing trash receptacles on the Site.
Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities	Complies: The Applicant has obtained a liquor license and convention sales license from the Finance Department that authorize the change in management for the Temporary Change in Occupancy and Outdoor Event.
Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site	The Applicant does not propose any changes to the existing topography of the Site. The Property is not within the Sensitive Lands Overlay.
Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding	General Plan Goal 1.3 outlines the community planning strategy to continue to provide necessary commercial services within City limits by allowing a variety of commercial uses within town. Goal 11.3 outlines the strategy to facilitate the establishment of more year-round visitor attractions within resort neighborhoods and commercial districts of Park City.

Department Review

The Planning Department reviewed this report.

Notice

Staff published notice on the City's website and posted notice to the property on September 16, 2024. Staff mailed courtesy notice to adjacent property owners on September 13, 2024.²

² LMC [§ 15-1-21](#)

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Director may approve the Administrative Conditional Use Permit for 201 Heber Avenue,
- The Planning Director may deny the Administrative Conditional Use Permit for 201 Heber Avenue and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Applicant's Plans

Exhibit C: Union Square Condo First Amended Plat



Planning Department

September 26, 2024

Byron Ellenburg
byron@reefhes.com

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address:

Zoning District: 201 Heber Avenue (Main & Sky Hotel)

Application: Administrative Conditional Use Permit

Project Number: PL-24-06728

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: September 26, 2024

Project Summary: The Applicant Proposes a Temporary Change of Occupancy and Outdoor Event for a Private Event to Accommodate up to 160 Guests and is Scheduled to Take Place on September 28, 2024.

Action Taken

On September 26, 2024, the Planning Director conducted a public hearing and approved the Administrative Conditional Use Permit for 201 Heber Avenue according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 201 Heber Avenue is a hotel and condominium building known as the Main & Sky Hotel.
2. 201 Heber Avenue is within the Historic Recreation Commercial (HRC) Zoning District.
3. 201 Heber Avenue is part of the Union Square Condo First Amended Plat. The Union Square Condo First Amended Plat also includes the Courchevel Bistro Building and Depot building.



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4. The Applicant proposes a Temporary Change of Occupancy and Outdoor Event to accommodate up to 160 guests and to take place from 4 PM to 8 PM on September 28, 2024.
5. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 16, 2024. Staff mailed courtesy notice to property owners within 300 feet on September 13, 2024.
6. The proposal for a Temporary Change of Occupancy and Outdoor Event, as conditioned, complies with LMC Chapter 15-2.5 Historic Recreation Commercial (HRC) District.
 - a. Pursuant to LMC § 15-2.5-2(B), Outdoor Events and Uses are allowed as a Conditional Use in the HRC District and require an Administrative or Administrative Conditional Use permit.
 - b. LMC § 15-2.5-6 establishes the Heber Avenue Sub-Zone within the HRC District. LMC § 15-2.5-6 states that properties fronting on the north side of Heber Avenue, and east of Park Avenue, are included in the Heber Avenue Sub-Zone for a depth of 150 feet from the Street Right-of-Way. The Main & Sky Hotel fronts the north side of Heber Avenue approximately 10 feet from the Heber Avenue Right-of-Way.
 - c. LMC § 15-2.5-6 also states that for the Heber Avenue Sub-Zone, all standards of the HRC District apply, except:
 - i. The Allowed Uses within the sub-zones are identical to the Allowed Uses in the Historic Commercial Business (HCB) District.
 - ii. The Conditional Uses within the sub-zone are identical to the Conditional Uses in the HCB District.
 - iii. The Floor Area Ratio limitation of the HRC District does not apply.
 - d. Pursuant to LMC § 15-2.6-2(B), Outdoor Events and Uses are allowed as a Conditional Use within the HCB Zoning District.
7. The proposal for a Temporary Change of Occupancy and Outdoor Event, as conditioned, complies with LMC § 15-4-20 Temporary Change of Occupancy Permits:
 - a. The Applicant shall provide written notice of the Property Owner's consent to the proposed temporary change of occupancy.
 - i. The Applicant has provided written notice of the owner's (Sky & Main Common LLC) consent to the proposed Temporary Change of Occupancy and Outdoor Event.
 - b. The proposed Use shall not preclude Public Use of public Parking Spaces.



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- i. The Applicant proposes using 27 underground parking spaces for the event, as well as encouraging event guests to park in the China Bridge Parking Garage or on the street. The Applicant also proposes encouraging guests to use public transit or rideshare services. Staff recommends Condition of Approval 1 requiring the Applicant to restrict the number of guests to 75 or fewer at any given time during the event and to require guests to park at the China Bridge Parking Garage so that the private event does not substantially preclude Public Use of public Parking Spaces.
- c. The Applicant shall provide an entrance plan, including patron waiting line capacity. Any Use of exterior space for wait list or lines must be mitigated through the Use of barricades and/or security. Pedestrian International Building Code compliant Access along the public Right-of-way must be maintained, unless otherwise approved by the Chief Building Official.
 - i. The Applicant provided an entrance plan for vehicles entering the underground parking area. Staff recommends Condition of Approval 2 prohibiting the applicant from using public Right-of-Way for waiting areas and requiring the Applicant to use barricades or security for wait lines.
- d. The Use shall not violate Municipal Code Chapter 6-3, the Noise Ordinance.
 - i. Condition of Approval 3 requires the Use to comply with the Noise Ordinance.
- e. All signage and lighting shall comply with the Sign Code, Title 12, and Illumination, Section 12-4-9.
 - i. The Applicant does not propose any signage or lighting.
- f. The Use shall comply with the Summit County Health Code, the Fire Code, and State regulations on mass gathering.
 - i. Condition of Approval 4 requires the Use to comply with the Summit County Health Code, the Fire Code, and State regulations on mass gathering.
- g. The Use shall not violate the International Building Code.
 - i. Condition of Approval 5 requires the Use to comply with the International Building Code.
- h. The Applicant shall submit a delivery plan.



Planning Department

- i. The Applicant indicated that all deliveries will be received in the basement parking lot of the Main & Sky Hotel. Condition of Approval 6 requires the Applicant to receive deliveries utilizing private property, and to minimize street blockages or other disruptions to the public Right-of-Way as a result of deliveries if deliveries on private property are not possible.
 - i. The Applicant shall adhere to all applicable City and State licensing requirements.
 - i. The Applicant has obtained a liquor license and convention sales license from the Finance Department. Condition of Approval 7 requires the Applicant to obtain a Special Permit license from State regulators prior to the event.
 - j. The Applicant must have an approved operational permit according to the requirements of the International Fire Code prior to the issue of a temporary change of occupancy permit.
 - i. Condition of Approval 8 requires the applicant to obtain a Fire Permit prior to the event.
 - k. The Property may not be in violation of the LMC or International Building Code.
 - i. There are no active code compliance investigations regarding the property that would indicate noncompliance with the LMC or building codes.
 - l. Notice shall comply with Section 15-1-21.
 - i. Courtesy mailing to adjacent property owners is required 10 days prior to Final Action. Staff mailed courtesy notice to adjacent property owners on September 13, 2024.
- 8. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).
 - a. Size and location of the Site
 - i. Condition of Approval 2 prohibits the applicant from using public Right-of-Way for guest waiting areas.
 - ii. The Applicant does not propose any changes that will affect the size of the site.
 - b. Traffic considerations including capacity of the existing Streets in the Area
 - i. Condition of Approval 1 requires the Applicant to restrict the number of guests to 75 or fewer at any given time during the event



Planning Department

and to require guests to park at the China Bridge Parking Garage to minimize the traffic impacts of the private event to existing Streets in the Area and so that the private event does not substantially preclude Public Use of public Parking Spaces.

- c. Utility capacity, including Storm Water run-off
 - i. The Applicant does not propose any changes that will affect utility capacity or Storm Water run-off.
- d. Emergency vehicle Access
 - i. The Applicant does not propose any changes that would affect emergency vehicle Access to the Site.
- e. Location and amount of off-Street parking
 - i. The Applicant proposes using 27 underground parking spaces located at the Site. Condition of Approval 1 requires the Applicant to restrict the number of guests to 75 or fewer at any given time during the event and to require guests to park at the China Bridge Parking Garage to minimize the traffic impacts of the private event to existing Streets in the Area and so that the private event does not substantially preclude Public Use of public Parking Spaces.
- f. Internal vehicular and pedestrian circulation system
 - i. Condition of Approval 2 prohibits the Applicant from using public Right-of-Way for guest waiting areas or lines.
- g. Fencing, Screening, and landscaping to separate the Use from adjoining Uses
 - i. The Applicant does not propose any changes affecting Fencing, Screening, or Landscaping.
- h. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots
 - i. The Applicant does not propose any changes affecting building mass, bulk, or orientation.
- i. Usable Open Space
 - i. The Applicant does not propose any changes that would affect Open Space at the Site.
- j. Signs and lighting
 - i. The Applicant does not propose any new signs or lighting.
- k. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing



Planning Department

- i. The Applicant does not propose any changes to the physical design of the Site.
- l. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site
 - i. Condition of Approval 3 requires the Use to comply with Park City Municipal Code Chapter 6-3, the Noise Ordinance.
- m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas
 - i. Condition of Approval 6 requires the Applicant to receive deliveries utilizing private property, and to minimize street blockages or other disruptions to the public Right-of-Way as a result of deliveries if deliveries on private property are not possible, and to utilize existing trash receptacles on the Site.
- n. Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities
 - i. The Applicant has obtained a liquor license and convention sales license from the Finance Department that authorize the change in management for the Temporary Change in Occupancy and Outdoor Event.
- o. Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site
 - i. The Applicant does not propose any changes to the existing topography of the Site.
 - ii. The Property is not within the Sensitive Lands Overlay.
- p. Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding
 - i. General Plan Goal 1.3 outlines the community planning strategy to continue to provide necessary commercial services within City limits by allowing a variety of commercial uses within town.
 - ii. Goal 11.3 outlines the strategy to facilitate the establishment of more year-round visitor attractions within resort neighborhoods and commercial districts of Park City.



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Conclusions of Law

1. The Temporary Change of Occupancy and Outdoor Event comply, as conditioned, with the requirements of the LMC.
2. The Temporary Change of Occupancy and Outdoor Event will be compatible with surrounding Structures in use, scale, mass, and circulation.
3. The effects of any difference in Use or scale for the Temporary Change of Occupancy and Outdoor Event have been mitigated through careful planning.

Conditions of Approval

1. The Applicant shall restrict the number of guests to 75 or fewer at any given time during the event and shall require guests to park at the China Bridge Parking Garage so that the Private Event does not substantially preclude Public Use of public Parking Spaces.
2. Use of the public Right-of-Way for waiting areas or lines is prohibited. The Applicant shall also use barricades or security for wait lines on the Property.
3. The Outdoor Event Use shall comply with Park City Municipal Code Chapter 6-3, Noise Ordinance.
4. The Outdoor Event Use shall comply with the Summit County Health Code, the Fire Code, and State regulations on mass gathering.
5. The Outdoor Event Use shall comply with the International Building Code.
6. The Applicant shall receive deliveries utilizing private property. If deliveries on private property are not possible, the Applicant shall minimize street blockages or other disruptions to the public Right-of-Way as a result of deliveries.
7. The Applicant shall obtain a Special Permit license from State regulators prior to the September 28, 2024 event.
8. The Applicant shall obtain a Fire Permit prior to the September 28, 2024 event.

If you have questions or concerns regarding this Final Action Letter, please call (385) 481-2037 or email jacob.klopfenstein@parkcity.org.

Sincerely,

Rebecca Ward
Planning Director

CC: Jacob Klopfenstein



Planning Department

DRAFT

Planning Staff,

We are planning to host a fall gathering open to the public via RSVP. We will be serving light bites & drinks. We are inviting 160 guests, which would come and go on a flow. They will mingle and use the existing lounge furniture on the deck and inside the room. A musician will play music with existing speaker. We have obtained Local Consent from the PC Finance Dept. and are awaiting our Special Permit license from the Utah DABC. Adjoining room unit 405 is rented for the evening as a poor weather back up space and allow for extra bathrooms (total of 4). Underground parking is available, we will encourage our guests to use the bus system and uber/lyft, or park on street and china bridge. We will note that the Main & Sky property's restaurant, lounge and spa spaces are currently closed. Therefore, any guests attending the event are not actually increasing traffic more than if any of these venues were open.

We remain flexible with details of the CUP, and are more the willing to make suggested changes if needed- this is a learning process for ourselves for future events.

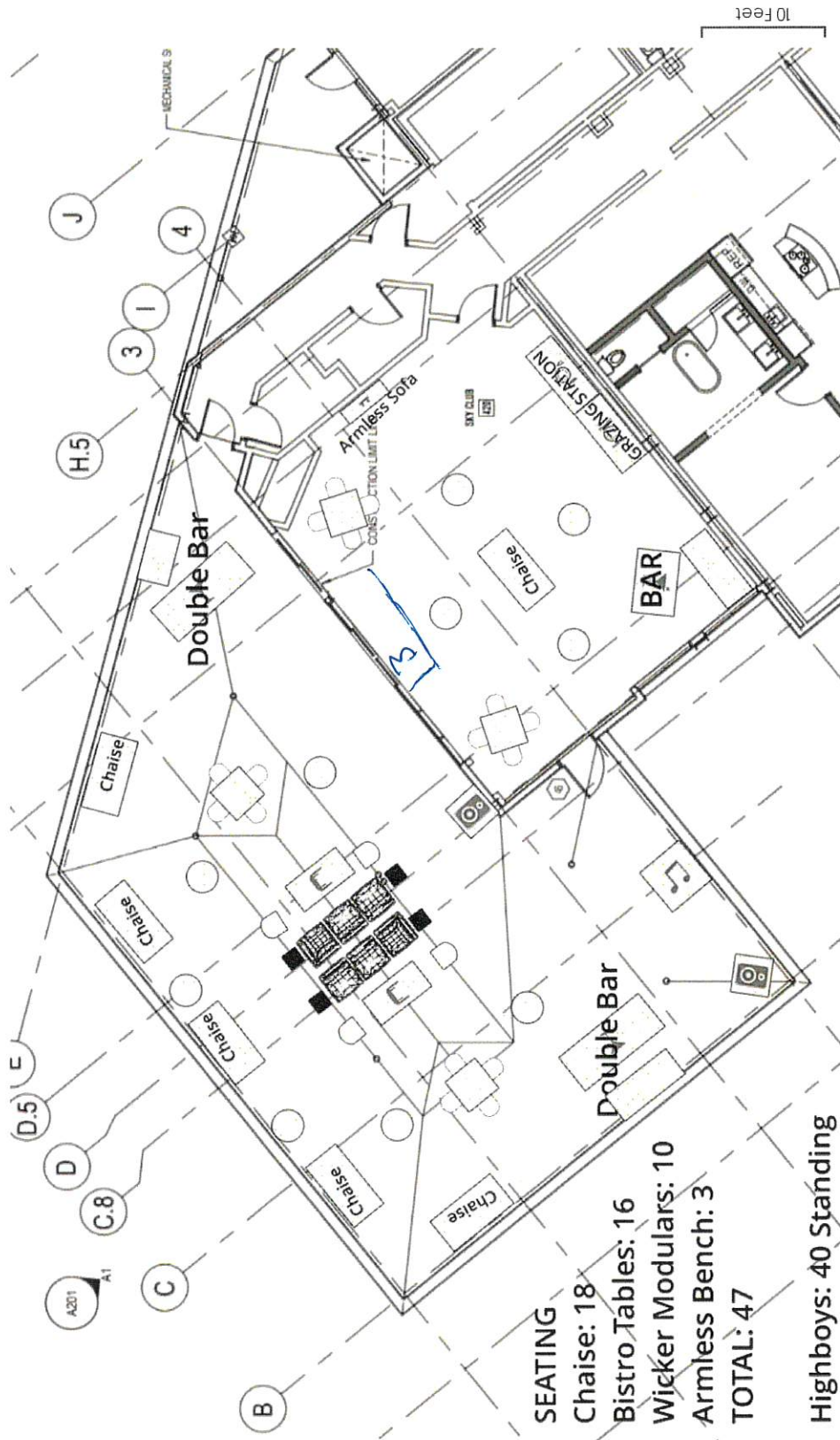
Many Thanks,

Byron Ellenburg

A handwritten signature in blue ink that reads "L. B. Ellenburg". The signature is written in a cursive, flowing style.



Cvent



Proposed conditions



LEGEND

- 444 SCORED CONCRETE
- 444 UNFINISHED COLORED CONCRETE
- CONCRETE
- ACCENT BANDS
- CONCRETE WALKS
- PAVED CUT STONE PATIWS
- BOULDERING
- STREET LIGHT
- UPLIGHTING
- FENCING

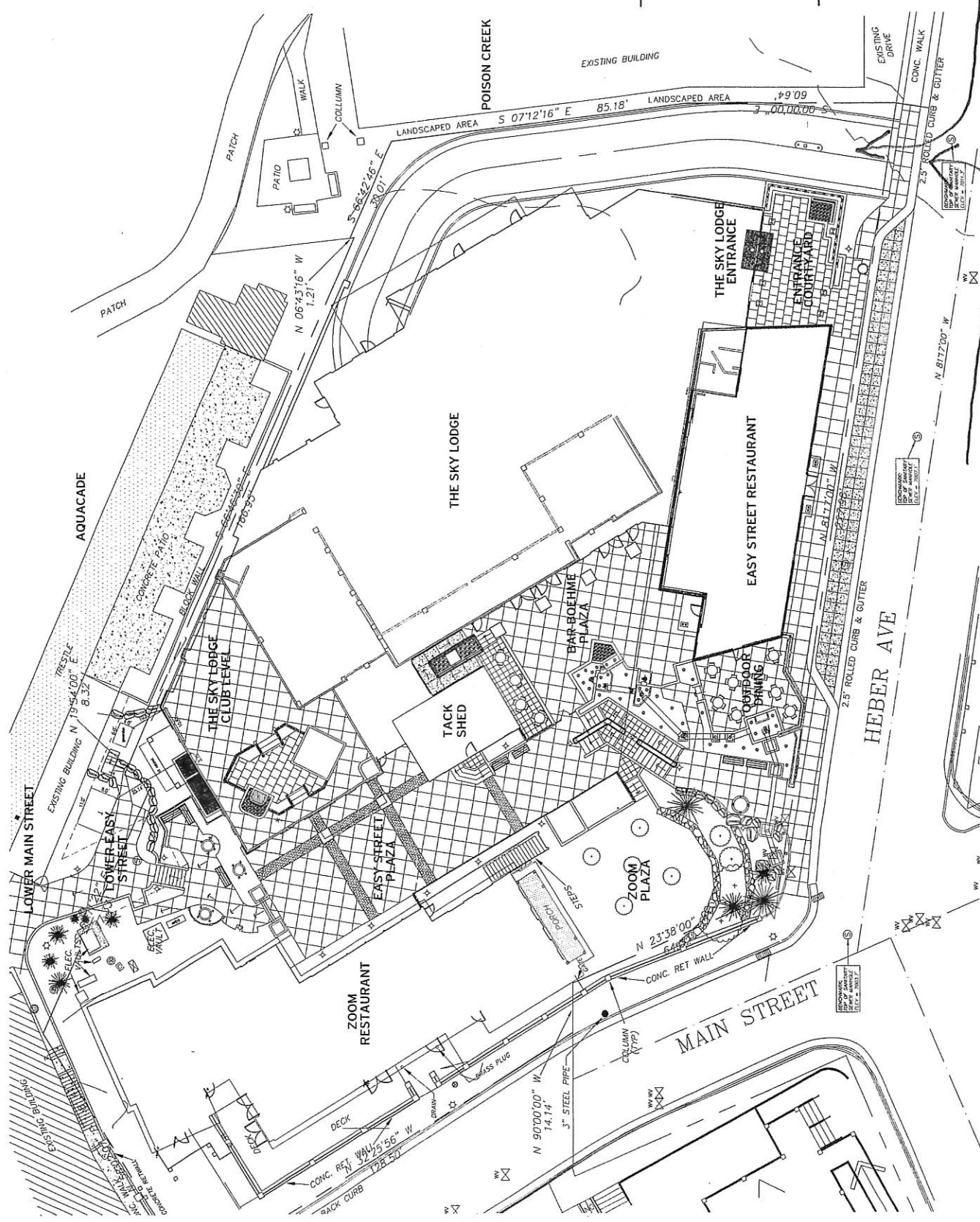
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 RECEIVED EASY STREET PLAZA - ADDENDUM #99 - AUG 14
 RECEIVED EASY STREET PLAZA - ADDENDUM #100 - AUG 14

ELLIOTT MAHONEY
 landscape architecture
 200 MAIN STREET, SUITE 200
 PARK CITY, UT 84301
 TEL: 435.266.1111
 FAX: 435.266.1112
 WWW.ELLIOTTMAHONEY.COM

ADDENDUM #6
 DATE: 08/14/14
 PROJECT: THE SKY LODGE
 DRAWN BY: [signature]
 CHECKED BY: [signature]
 SCALE: AS SHOWN
 SHEET: 1 OF 1

CLOUDLINE RESORTS
THE SKY LODGE
EASY STREET PLAZA
 201 HEBER AVENUE
 PARK CITY, UT 84301

SKY LODGE CONDOMINIUM/HOTEL
FINAL SITE PLAN
C-101
 COPYRIGHT © 2014 ELLIOTT MAHONEY



Flow for Underground Parking









LINE	BEARING	LENGTH
L1	N 06°43'16" W	1.21'
L2	N 24°01'26" W	1.47'
L3	S 65°58'34" W	2.17'
L4	S 58°15'15" W	8.00'
L5	S 30°42'02" E	1.00'
L6	N 59°18'24" E	12.24'
L7	N 30°42'13" W	5.00'
L8	S 30°41'46" E	5.00'
L9	S 59°17'47" W	8.82'
L10	S 81°17'10" E	7.72'
L11	S 25°54'22" E	6.31'
L12	N 58°53'16" E	4.79'
L13	S 23°48'38" W	6.50'
L14	S 30°42'45" E	12.62'
L15	S 58°53'16" W	4.83'
L16	S 10°23'54" W	2.83'
L17	N 09°14'05" E	2.57'

KIMBALL ART CENTER

CIL HEBER AVENUE

20 0 20 40 FEET

BASIS OF BEARING
N 66°54'00" E 200.01'

UTAH POWER ACCESS REQUIREMENTS

Easy Street Partners and all successors agree to maintain access, including snow removal, to accommodate a 10-wheel dump truck, electric utility vehicles, and a GROVE TMS700E Crane, or the like (capable of lifting 13,000 pounds), for normal day-to-day and emergency maintenance and repair of Utah Power Electrical Facilities. Easy Street Partners and all successors will also accept liability for any damage created along said access as may occur, whether during normal day-to-day or emergency ingress and egress operations.

SILVER QUEEN HOTEL

FOUND STREET MONUMENT
SIXTH STREET AND PARK AVENUE

227.98'
 N 81°17'00" W 241.74'
 CIL HEBER AVENUE
 Benchmark: Top of Sewer Manhole
 Elev. = 7007.1'

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- See sheet 12 of 12 for table of total unit square footage.
- Existing Depot Building and Lumber Building refers to Historically protected structures that pre date the construction of the Union Square project.
- All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.

LEGEND

SF - REPRESENTS SQUARE FEET.
F.P. - REPRESENTS FIREPLACE.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.

FIRST AMENDED CONDOMINIUM PLAT UNION SQUARE

A UTAH CONDOMINIUM PROJECT

LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SURVEYOR'S CERTIFICATE

I, Christopher R. Braun, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 5152604 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner, this First Amended Condominium Plat of UNION SQUARE, a Utah Condominium Project in accordance with the Utah Condominium Act. I further certify the buildings and property are shown correctly.

Christopher R. Braun L.S. 5152604
3/3/09
Date

BOUNDARY DESCRIPTION

A parcel of land located within the South half of the Northeast quarter and North half of the Southeast quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Park City, Summit County, Utah, more particularly described as follows:

Beginning at the Southwest corner of Lot 16, Block 50, Amended Park City Survey, on file and of record in the office of the Summit County Recorder, said point lies West, 90.71 feet and South, 58.93 feet from Southwest corner of the Southeast quarter of the Northeast quarter of said Section 16; thence along the westerly line of said Lot 16 and the easterly right-of-way of Main Street, North 23°38'00" West a distance of 64.32 feet to the Northwest corner of said Lot 16; thence leaving said Block 50, West a distance of 14.14 feet along said right-of-way to a point on the boundary of the First Amended Subdivision Plat of The Town Lift Site; thence continuing along said right-of-way and said boundary North 32°25'56" West a distance of 128.50 feet; thence leaving said right-of-way, along said boundary North 58°02'07" East a distance of 81.41 feet; thence leaving said boundary South 66°11'22" East a distance of 77.33 feet; thence North 19°54'00" East a distance of 8.32 feet; thence South 66°46'30" East a distance of 166.95 feet; thence North 06°43'16" West a distance of 1.21 feet to a point on the boundary of Poison Creek Mercantile Condominium Project, on file and of record in the office of the Summit County Recorder; thence along said boundary South 66°42'46" East a distance of 30.01 feet; thence continuing along said boundary South 07°12'16" East a distance of 85.18 feet; thence continuing along said boundary South a distance of 60.64 feet to a point on the northerly right-of-way of Heber Avenue; thence leaving said Poison Creek boundary and along said right-of-way North 81°17'00" West a distance of 227.98 feet; to the point of beginning.
Contains 49,435.63 square feet, 1.13 acres

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that the undersigned owner of the herein described tract of land, hereby certifies that it has caused this survey to be made and this First Amended Condominium Plat of UNION SQUARE to be prepared and consents to the recordation of this Condominium Plat. The undersigned hereby submits the land to the Utah Condominium Ownership Act and dedicates all utility and public easements shown on this Condominium Plat in accordance with an irrevocable offer of dedication. I certify that buildings shown on this plat, but not under construction at the time this plat is recorded, will, when completed, be substantially as shown on the plat.

EASY STREET PARTNERS, LLC

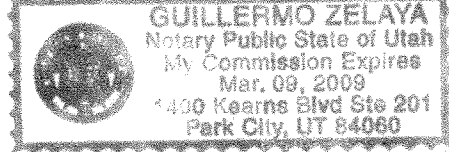
By:
 William H. Shoaf
 Its: Manager

ACKNOWLEDGMENT

State of Utah
 County of Summit

On this 3 day of March, 2009, personally appeared before me, the undersigned Notary Public, in and for said County and State, William H. Shoaf, being duly sworn, acknowledged to me that he is the manager of EASY STREET PARTNERS, LLC, and that he signed the above Owner's Dedication and Consent to Record on behalf of EASY STREET PARTNERS, LLC, the record owner of the land.

Guillermo Zelaya
 Notary Public
 My commission expires: March 9, 09



RESERVATION OF COMMON AREAS

In recording this First Amended Condominium Plat of Union Square, a Utah condominium project, the Declarant has designated certain areas of land as driveways and common areas, intended for the use by the owners for ingress, egress, recreation and other related activities. The designated areas are not dedicated hereby for the use by the general public, but are reserved for the owners as more fully outlined in the Declaration of Condominium for Union Square (the "Declaration"). The Declaration is hereby incorporated and made a part of this Condominium Plat and becomes effective upon the date this Condominium Plat is recorded in official records of Summit County, Utah.
This note does not apply to the public pedestrian access easement shown hereon.

JOB NO. 01408 File: UNIONSQ-S1

SHEET 1 OF 12

PARK CITY SURVEYING

2041 SIDEWINDER DRIVE, SUITE 1
P.O. Box 682993
PARK CITY, UTAH 84068
(435) 649-2918

BY:
 B.W.R.D.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 3rd DAY OF March, 2009 A.D.

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 11th DAY OF November, 2009 A.D.

BY:
 CHAIRMAN

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 8th DAY OF June, 2009 A.D.

BY:
 PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 3rd DAY OF July, 2009 A.D.

BY:
 PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 4th DAY OF December, 2009 A.D.

BY:
 PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 4th DAY OF December, 2009 A.D.

BY:
 MAYOR

879382

RECORDED

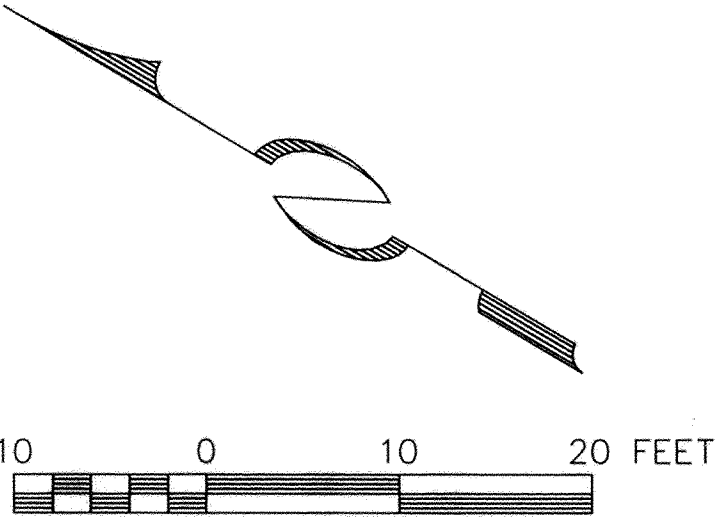
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Equity Title
DATE: 8/3/09 TIME: 2:09 BOOK: 6 PAGE: 6
P.M.

\$387.00
 FEE
 Betty Walloughly
 RECORDER
 Deputy

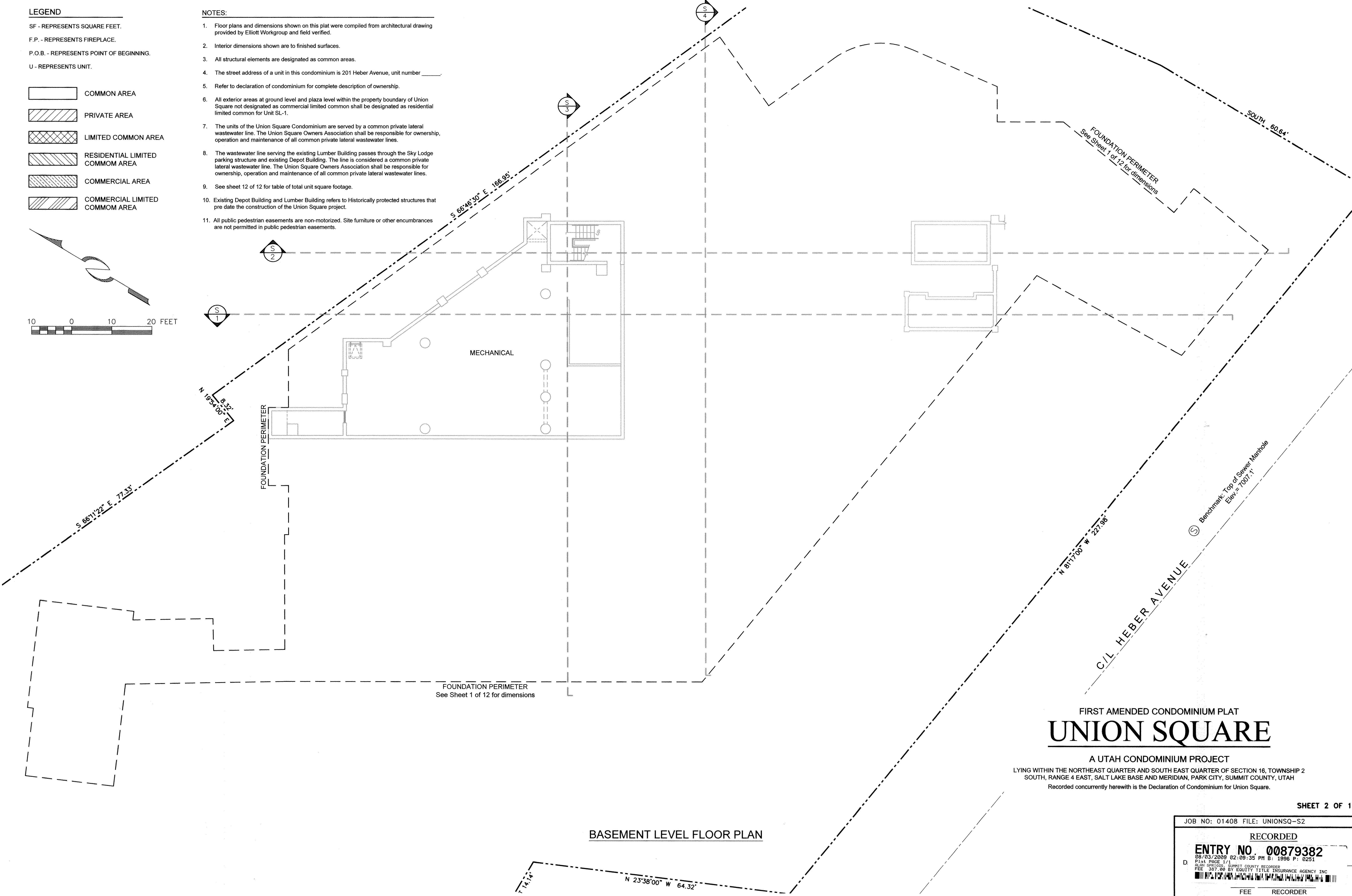
LEGEND

SF - REPRESENTS SQUARE FEET.
F.P. - REPRESENTS FIREPLACE.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMOM AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMOM AREA



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FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 2 OF 12

JOB NO: 01408 FILE: UNIONSQ-S2

RECORDED
ENTRY NO. 00879382
08/03/2009 02:09:35 PM B: 1996 P: 0251
FEE: 307.00 BY EQUITY TITLE INSURANCE AGENCY INC
FEE RECORDER

LEGEND

SF - REPRESENTS SQUARE FEET.

F.P. - REPRESENTS FIREPLACE.

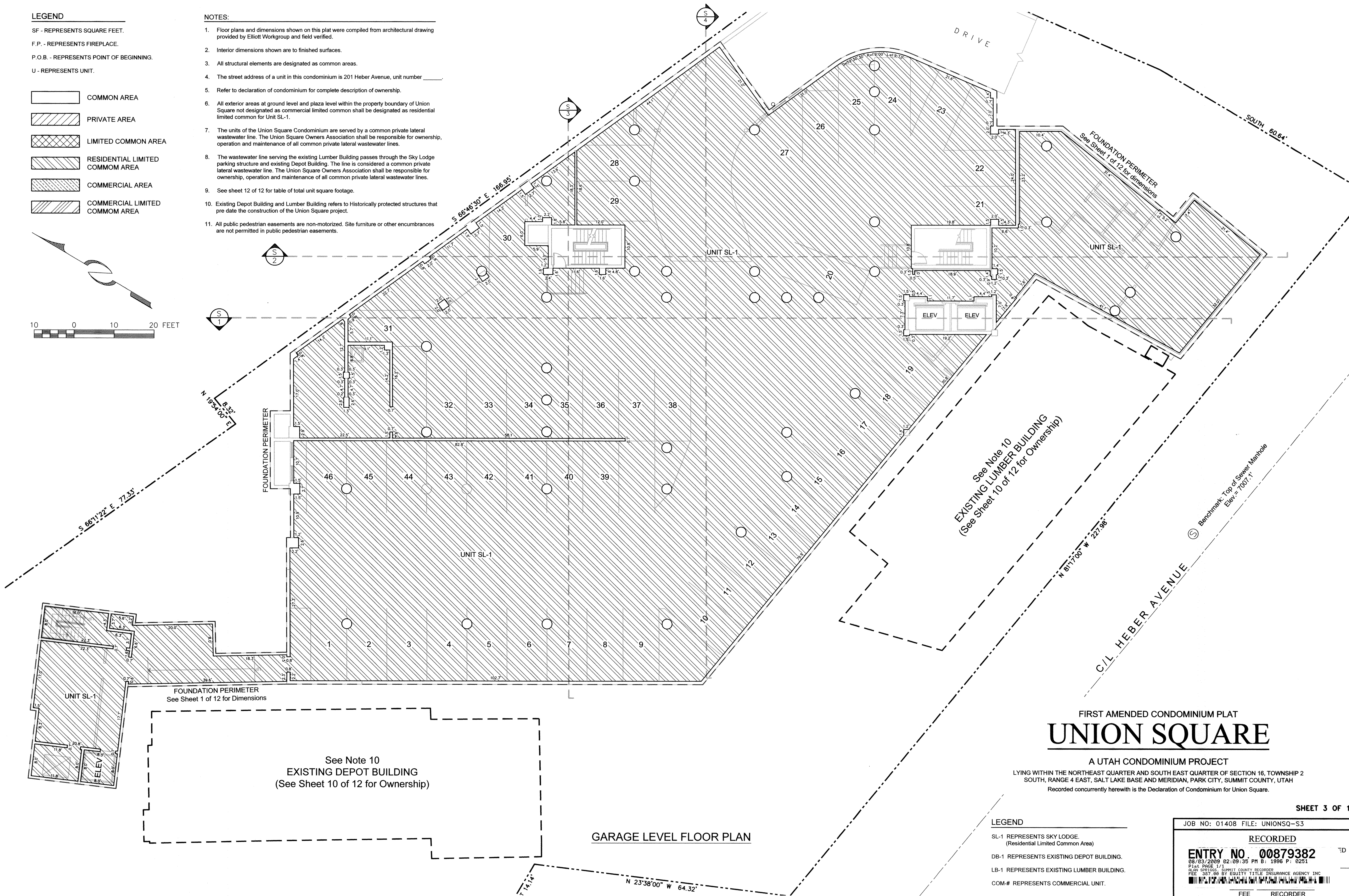
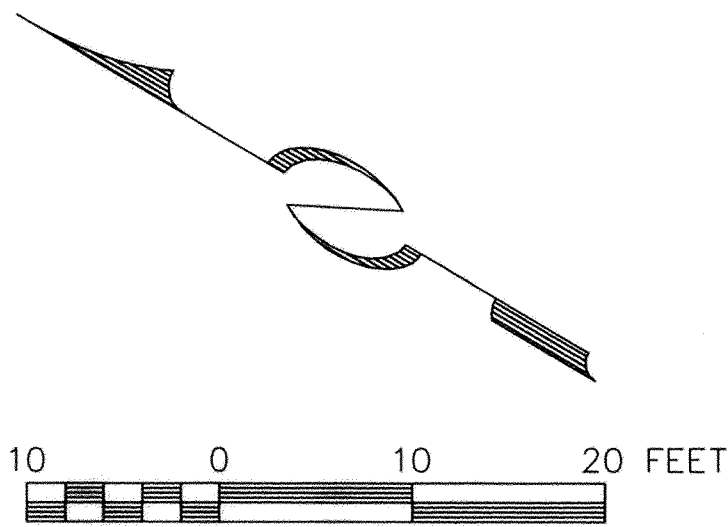
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UNION SQUARE

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SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

LEGEND

- SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
- DB-1 REPRESENTS EXISTING DEPOT BUILDING.
- LB-1 REPRESENTS EXISTING LUMBER BUILDING.
- COM-# REPRESENTS COMMERCIAL UNIT.

SHEET 3 OF 12

JOB NO: 01408 FILE: UNIONSQ-S3

RECORDED

ENTRY NO. 00879382

08/03/2009 02:09:35 PM B: 1996 P: 0251

PLAT PAGE 1/1

FILED 08/03/2009 SUMMIT COUNTY RECORDER

FEE: \$07.00 BY EQUITY TITLE INSURANCE AGENCY INC

RECORDER

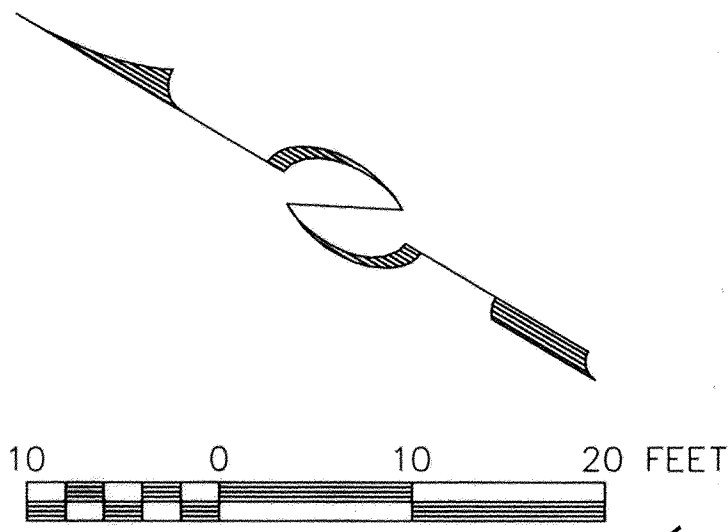
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UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
106	1,245
ADA 202	1,015
204	1,233
COM-1	3,783
COM-2	549

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
106	4,671.89	5,229.13
ADA 202	4,696.92	5,140.29
204	4,695.90	5,208.28
COM-1	4,569.01	5,267.58
COM-2	4,558.53	5,197.58

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM

LEGEND

SF - REPRESENTS SQUARE FEET.

F.P. - REPRESENTS FIREPLACE.

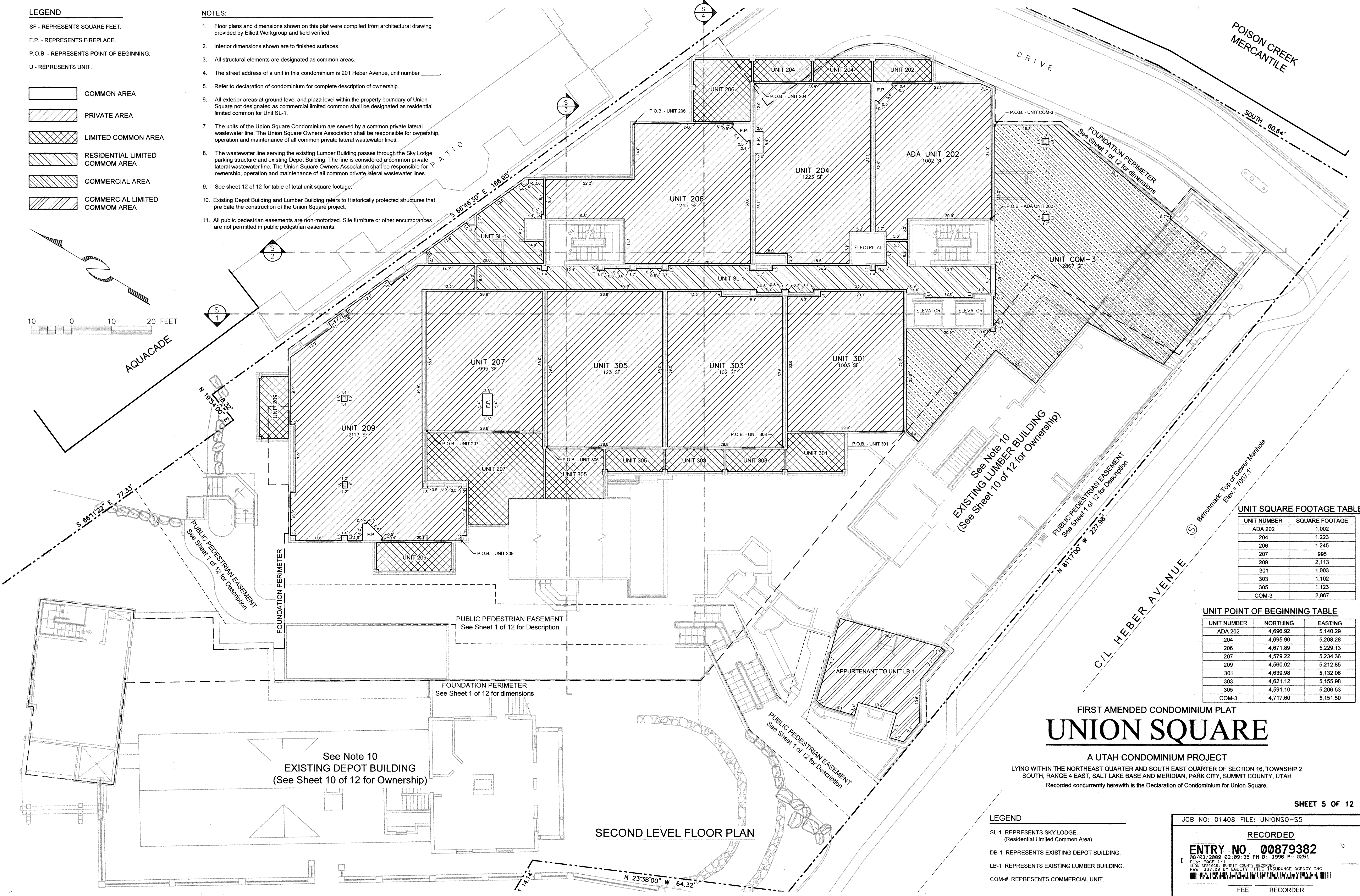
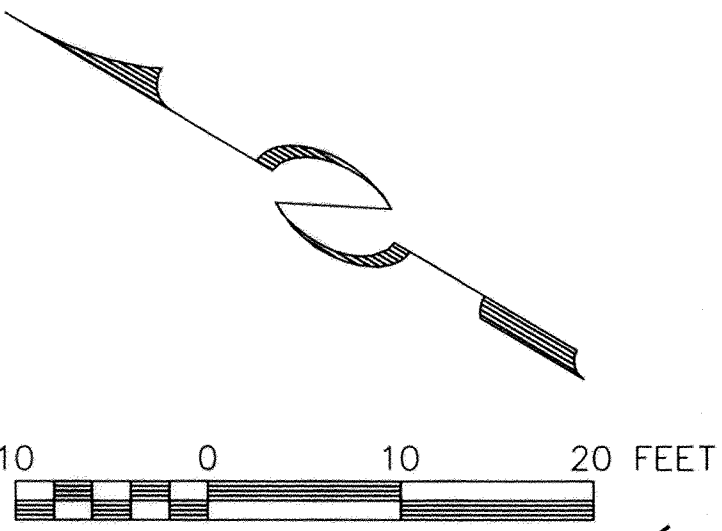
P.O.B. - REPRESENTS POINT OF BEGINNING.

U - REPRESENTS UNIT.

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMOM AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMOM AREA

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9. See sheet 12 of 12 for table of total unit square footage.
10. Existing Depot Building and Lumber Building refers to Historically protected structures that pre date the construction of the Union Square project.
11. All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.



UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
ADA 202	1,002
204	1,223
206	1,245
207	995
209	2,113
301	1,003
303	1,102
305	1,123
COM-3	2,867

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
ADA 202	4,696.92	5,140.29
204	4,695.90	5,208.28
206	4,671.89	5,229.13
207	4,579.22	5,234.36
209	4,560.02	5,212.85
301	4,639.98	5,132.06
303	4,621.12	5,155.98
305	4,591.10	5,206.53
COM-3	4,717.60	5,151.50

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

LEGEND

- SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
- DB-1 REPRESENTS EXISTING DEPOT BUILDING.
- LB-1 REPRESENTS EXISTING LUMBER BUILDING.
- COM-# REPRESENTS COMMERCIAL UNIT.

SHEET 5 OF 12

JOB NO: 01408 FILE: UNIONSQ-S5

RECORDED

ENTRY NO. 00879382

08/03/2009 02:09:35 PM B: 1996 P: 0251
PLAT PAGE 1/1
SUBMIT COUNTY RECORDER
FEE \$397.00 BY EQUITY TITLE INSURANCE AGENCY INC.

FEE RECORDER

LEGEND

SF - REPRESENTS SQUARE FEET.

F.P. - REPRESENTS FIREPLACE.

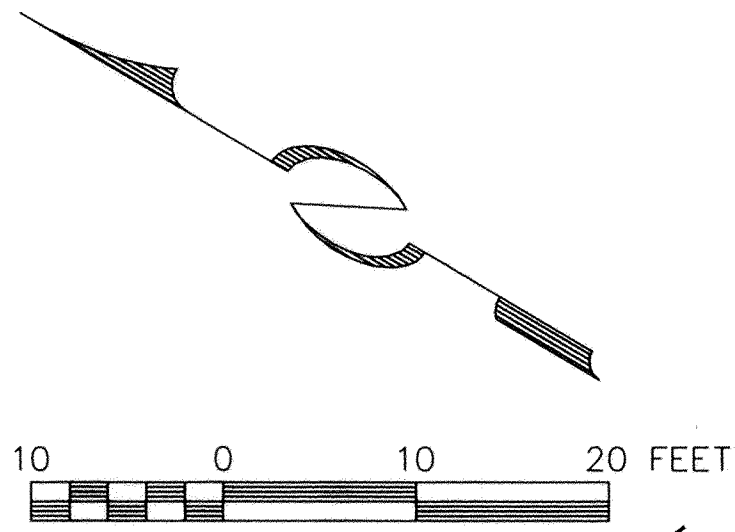
P.O.B. - REPRESENTS POINT OF BEGINNING.

U - REPRESENTS UNIT.

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMON AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMON AREA

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AQUACADE

S 66°11'22" E 77.35'

N 19°00'00" E 8.32'

FOUNDATION PERIMETER
See Sheet 1 of 12 for dimensions

UNIT 309
2113 SF

UNIT 309
2113 SF

UNIT 309
2113 SF

UNIT 309
2113 SF

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UNIT SL-1

UNIT SL-1

UNIT SL-1

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UNIT SL-1

UNIT 306
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UNIT 402
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See Note 10
EXISTING DEPOT BUILDING
(See Sheet 10 of 12 for Ownership)

See Note 10
EXISTING DEPOT BUILDING
(See Sheet 10 of 12 for Ownership)

See Note 10
EXISTING DEPOT BUILDING
(See Sheet 10 of 12 for Ownership)

See Note 10
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EXISTING DEPOT BUILDING
(See Sheet 10 of 12 for Ownership)

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(See Sheet 10 of 12 for Ownership)

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(See Sheet 10 of 12 for Ownership)

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(See Sheet 10 of 12 for Ownership)

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(See Sheet 10 of 12 for Ownership)

See Note 10
EXISTING DEPOT BUILDING
(See Sheet 10 of 12 for Ownership)

See Note 10
EXISTING DEPOT BUILDING
(See Sheet 10 of 12 for Ownership)

THIRD LEVEL FLOOR PLAN

N 23°38'00" W 64.32'

N 23°38'00" W 64.32'

N 23°38'00" W 64.32'

N 23°38'00" W 64.32'

N 23°38'00" W 64.32'

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT

LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

Recorded concurrently herewith is the Declaration of Condominium for Union Square.

LEGEND

- SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
- DB-1 REPRESENTS EXISTING DEPOT BUILDING.
- LB-1 REPRESENTS EXISTING LUMBER BUILDING.
- COM-# REPRESENTS COMMERCIAL UNIT.

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
207	1,008
301	979
303	1,091
305	1,100
306	1,245
309	2,113
402	1,233
404	1,210

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
207	4,579.22	5,234.36
301	4,639.98	5,132.06
303	4,621.12	5,155.98
305	4,591.10	5,206.53
306	4,671.89	5,229.13
309	4,560.02	5,212.85
402	4,726.01	5,157.57
404	4,695.90	5,208.28

SHEET 6 OF 12

JOB NO: 01408 FILE: UNIONSQ-S6

RECORDED

ENTRY NO. 00879382

08/03/2009 02:09:35 PM B: 1996 P: 0251

PLAN PAGE 1/1

PLAN SPONSOR: SUMMIT COUNTY RECORDER

FEE: \$87.00 BY EQUITY TITLE INSURANCE AGENCY, INC.

FEE RECORDER

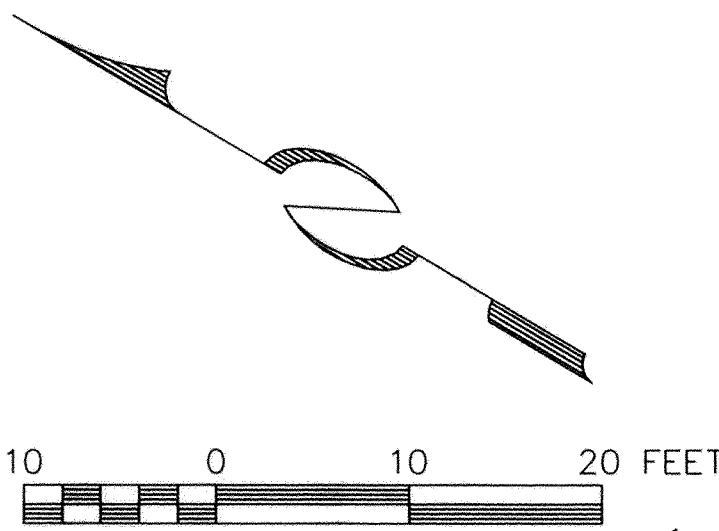
LEGEND

SF - REPRESENTS SQUARE FEET.
F.P. - REPRESENTS FIREPLACE.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.

- COMMON AREA
PRIVATE AREA
LIMITED COMMON AREA
RESIDENTIAL LIMITED COMMON AREA
COMMERCIAL AREA
COMMERCIAL LIMITED COMMON AREA

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AQUACADE

WALKWAY

S 66°11'22" E 71.33'

N 19°30'00" E 8.32'

S 66°46'30" E 166.95'

PATIO

FOUNDATION PERIMETER
See Sheet 1 of 12 for dimensions

APPURTENANT TO UNIT COM-4

UNIT COM-4
11140 SF

P.O.B. - UNIT SC-1

UNIT 405
1083 SF

UNIT 403
1064 SF

UNIT 401
977 SF

UNIT 406
1245 SF

UNIT 402
1225 SF

UNIT 306
UNIT 404
UNIT 404
UNIT 402

FOURTH LEVEL FLOOR PLAN

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

LEGEND

- SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
DB-1 REPRESENTS EXISTING DEPOT BUILDING.
LB-1 REPRESENTS EXISTING LUMBER BUILDING.
COM-# REPRESENTS COMMERCIAL UNIT.

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
401	977
402	1,225
403	1,064
404	1,199
405	1,083
406	1,245
COM-4	1,140

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
401	4,639.98	5,132.06
402	4,726.01	5,157.57
403	4,621.12	5,155.98
404	4,695.90	5,208.28
405	4,591.10	5,206.53
406	4,671.89	5,229.13
COM-4	4,579.26	5,234.31

SHEET 7 OF 12

JOB NO: 01408 FILE: UNIONSQ-S7

RECORDED

ENTRY NO. 00879382

08/03/2009 02:09:35 PM B: 1996 P: 0251
PLAN PAGE 1/1
PLAN SERVICES: SUMMIT COUNTY RECORDERS
FEE: \$57.00 BY EQUITY TITLE INSURANCE AGENCY INC

FEE RECORDER

LEGEND

SF - REPRESENTS SQUARE FEET.

F.P. - REPRESENTS FIREPLACE.

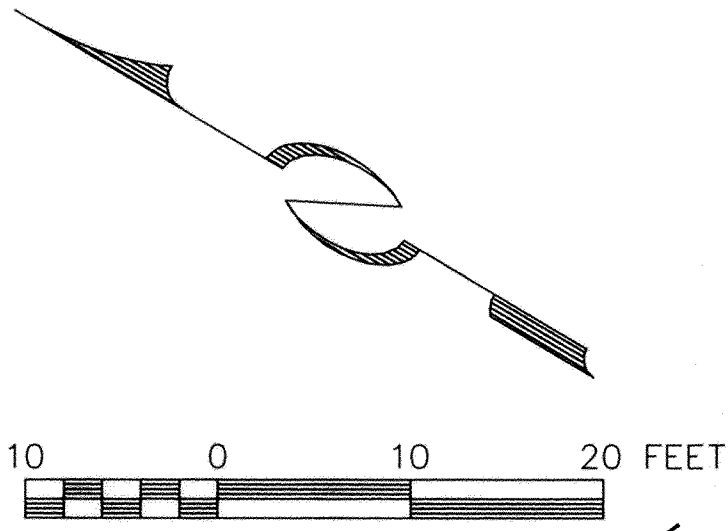
P.O.B. - REPRESENTS POINT OF BEGINNING.

U - REPRESENTS UNIT.

- COMMON AREA
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AQUACADE

N 19°54'00" E

FOUNDATION PERIMETER

DECK BELOW

UNIT 507

1258 SF

P.O.B. - UNIT 507

UNIT 405

1088 SF

P.O.B. - UNIT 405

UNIT 403

1080 SF

P.O.B. - UNIT 403

UNIT 401

977 SF

P.O.B. - UNIT 401

UNIT 504

1199 SF

P.O.B. - UNIT 504

UNIT 502

967 SF

P.O.B. - UNIT 502

UNIT 506

1246 SF

P.O.B. - UNIT 506

UNIT SL-1

1199 SF

ELECTRICAL

ELEVATOR

ELEVATOR

See Note 10
EXISTING DEPOT BUILDING
(See Sheet 10 of 12 for Ownership)

FIFTH LEVEL FLOOR PLAN

See Note 10
EXISTING LUMBER BUILDING
(See Sheet 10 of 12 for Ownership)

N 81°17'00" W 227.98'

C/L HEBER AVENUE

Benchmark: Top of Sewer Manhole
Elev. = 7007.1'

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
401	977
403	1,080
405	1,088
502	967
504	1,199
506	1,246
507	1,258

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
401	4,639.98	5,132.06
403	4,621.12	5,155.98
405	4,591.10	5,206.53
502	4,726.01	5,157.57
504	4,695.90	5,208.28
506	4,671.89	5,229.13
507	4,579.73	5,233.51

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT

LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 8 OF 12

LEGEND

- SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
- DB-1 REPRESENTS EXISTING DEPOT BUILDING.
- LB-1 REPRESENTS EXISTING LUMBER BUILDING.
- COM.# REPRESENTS COMMERCIAL UNIT.

JOB NO: 01408 FILE: UNIONSQ-S8

RECORDED

ENTRY NO. 00879382

08/03/2009 02:09:35 PM B: 1996 P: 0251

PLAT PAGE 1/1

D/

PLAT SERVICES: SUMMIT COUNTY RECORDS

FEE: \$87.00 BY EQUITY TITLE INSURANCE AGENCY, INC.

FEE RECORDER

LEGEND

SF - REPRESENTS SQUARE FEET.

F.P. - REPRESENTS FIREPLACE.

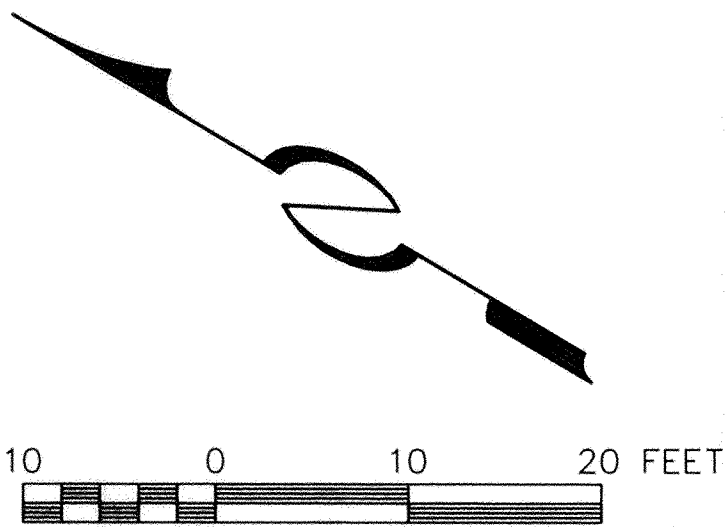
P.O.B. - REPRESENTS POINT OF BEGINNING.

U - REPRESENTS UNIT.

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMOM AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMOM AREA

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AQUACADE

N 19°3'00" E 8.32'

S 66°11'22" E 71.33'

FOUNDATION PERIMETER
See Sheet 1 of 12 for dimensions

DECK BELOW

DECK BELOW

DECK BELOW

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DECK BELOW

See Note 10
EXISTING DEPOT BUILDING
(See Sheet 10 of 12 for Ownership)

FOUNDATION PERIMETER
See Sheet 1 of 12 for dimensions

SIXTH LEVEL FLOOR PLAN

N 23°38'00" W 64.32'

DRIVE

FOUNDATION PERIMETER
See Sheet 1 of 12 for dimensions

POISON CREEK
MERCANTILE

SOUTH 60.64'

See Note 10
EXISTING LUMBER BUILDING
(See Sheet 10 of 12 for Ownership)

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
502	968
603	2,477
504	1,210
506	858

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
502	4,725.92	5,157.73
603	4,599.52	5,211.45
504	4,695.90	5,208.28
506	4,648.71	5,240.74

LEGEND

- SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
- DB-1 REPRESENTS EXISTING DEPOT BUILDING.
- LB-1 REPRESENTS EXISTING LUMBER BUILDING.
- COM-# REPRESENTS COMMERCIAL UNIT.

SHEET 9 OF 12

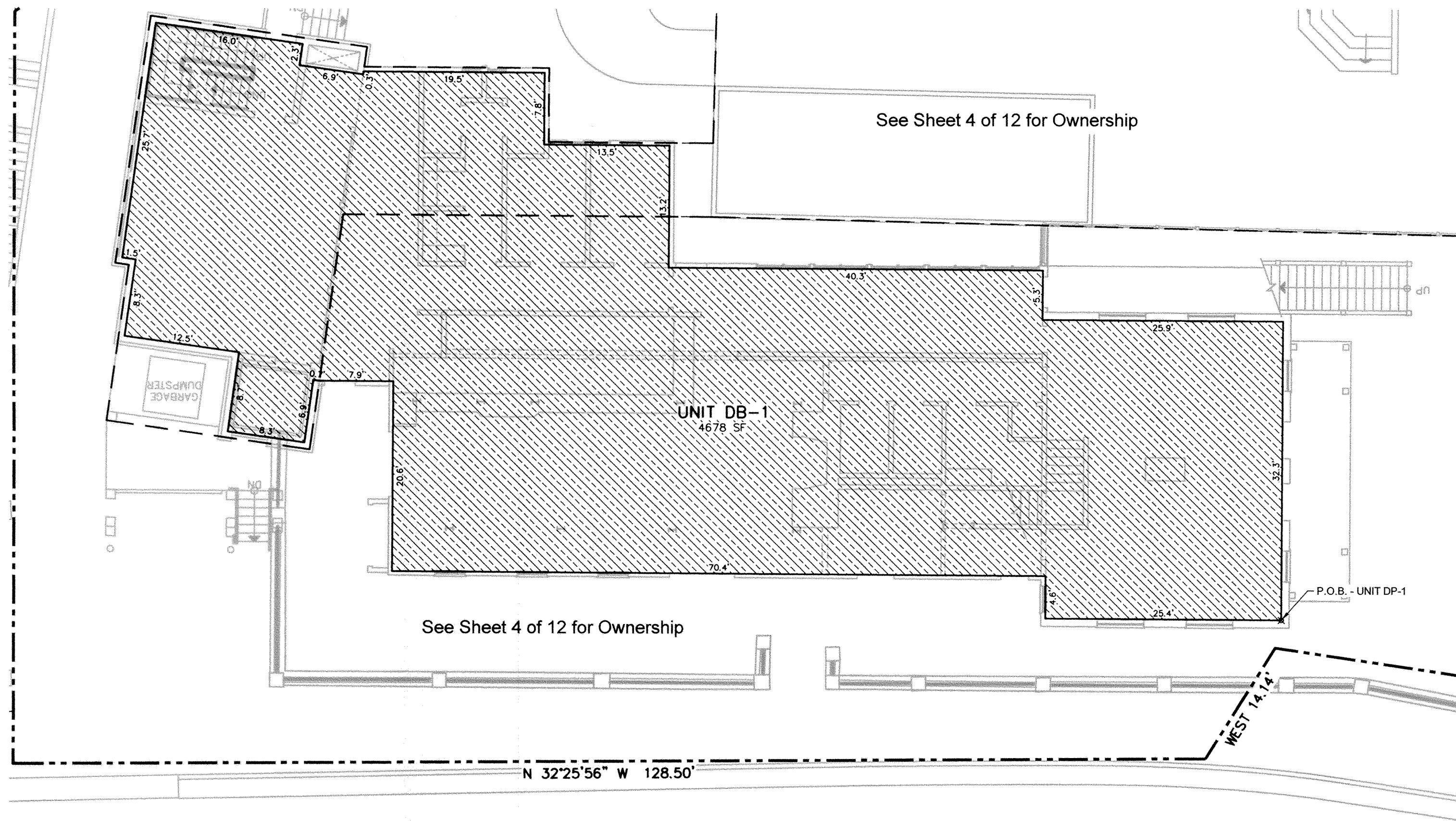
JOB NO: 01408 FILE: UNIONSQ-S9

RECORDED

ENTRY NO. 00879382

08/03/2009 02:09:35 PM B: 1996 P: 0251
PLAT PAGE 1/1
D. ALAN SPRINGS SUPPLY COUNTY RECORDER
FEE: 367.00 BY EQUITY TITLE INSURANCE AGENCY INC

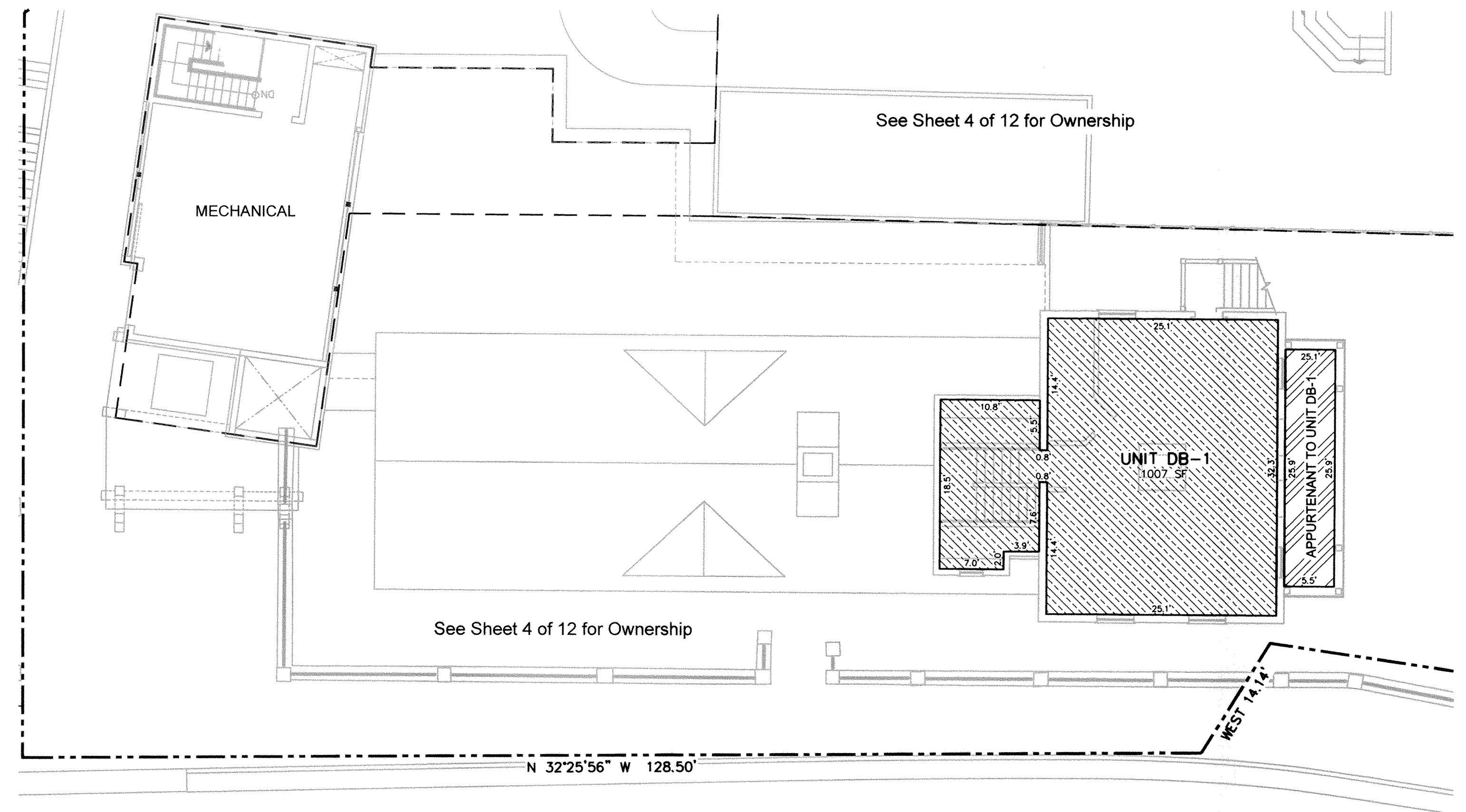
FEE RECORDER



DEPOT BUILDING GROUND LEVEL FLOOR PLAN

LEGEND

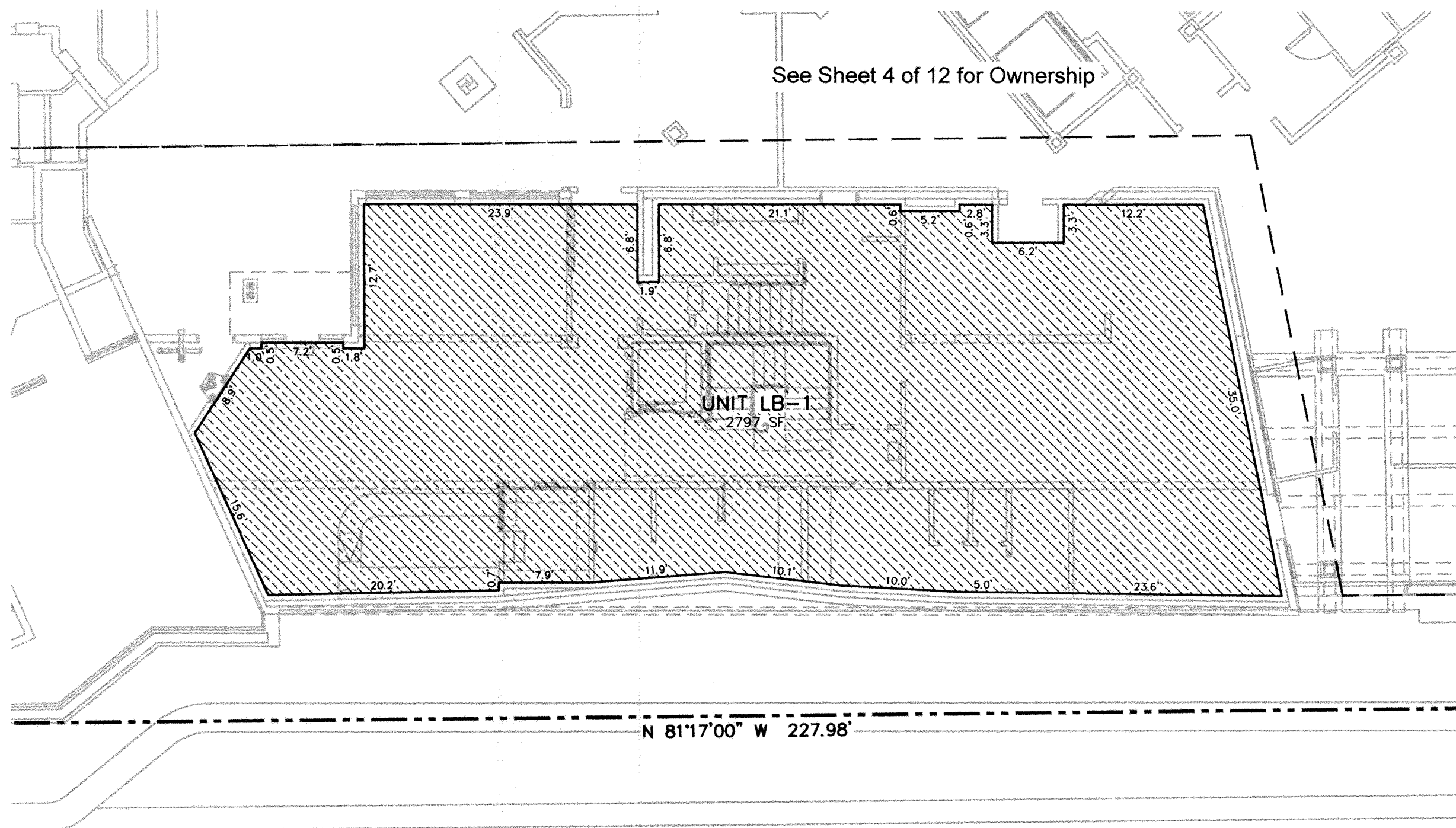
- SF - REPRESENTS SQUARE FEET.
F.P. - REPRESENTS FIREPLACE.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.



DEPOT BUILDING UPPER LEVEL FLOOR PLAN

LEGEND

- SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
DB-1 REPRESENTS EXISTING DEPOT BUILDING.
LB-1 REPRESENTS EXISTING LUMBER BUILDING.
COM-# REPRESENTS COMMERCIAL UNIT.



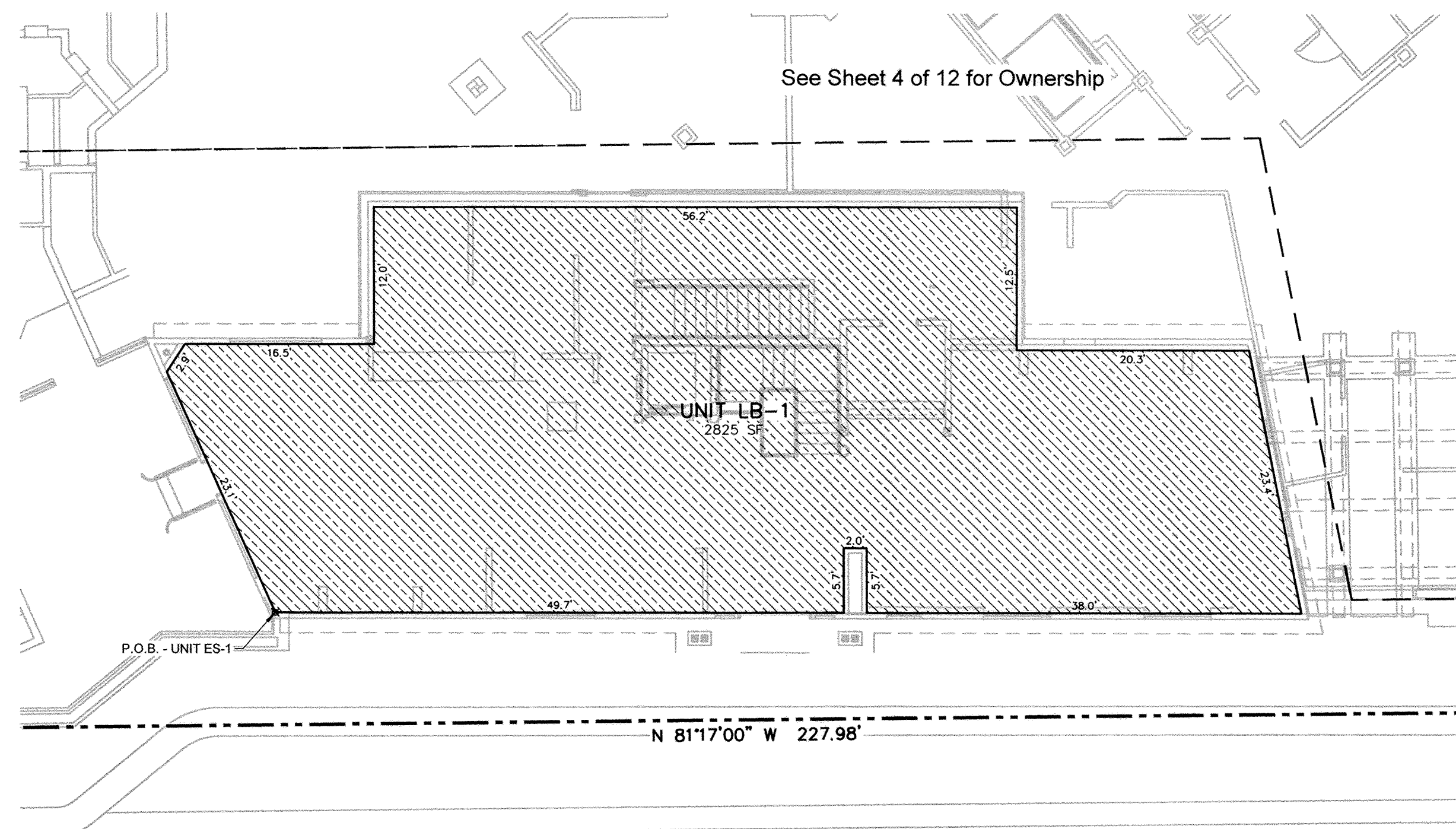
LUMBER BUILDING GROUND LEVEL FLOOR PLAN

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	GROUND LEVEL	UPPER LEVEL	TOTAL
DB-1	4,678	1,007	5,685
LB-1	2,797	2,825	5,622

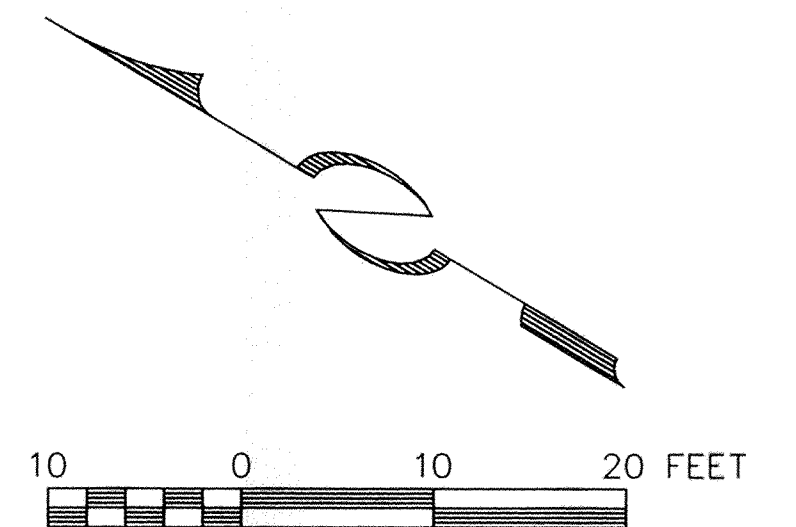
UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
DB-1	4,503.07	5,157.93
LB-1	4,598.69	5,096.79



LUMBER BUILDING UPPER LEVEL FLOOR PLAN

- COMMON AREA
PRIVATE AREA
LIMITED COMMON AREA
RESIDENTIAL LIMITED COMMON AREA
COMMERCIAL AREA
COMMERCIAL LIMITED COMMON AREA



FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 10 OF 12

JOB NO: 01408 FILE: UNIONSQ-S10

RECORDED

ENTRY NO. 00879382

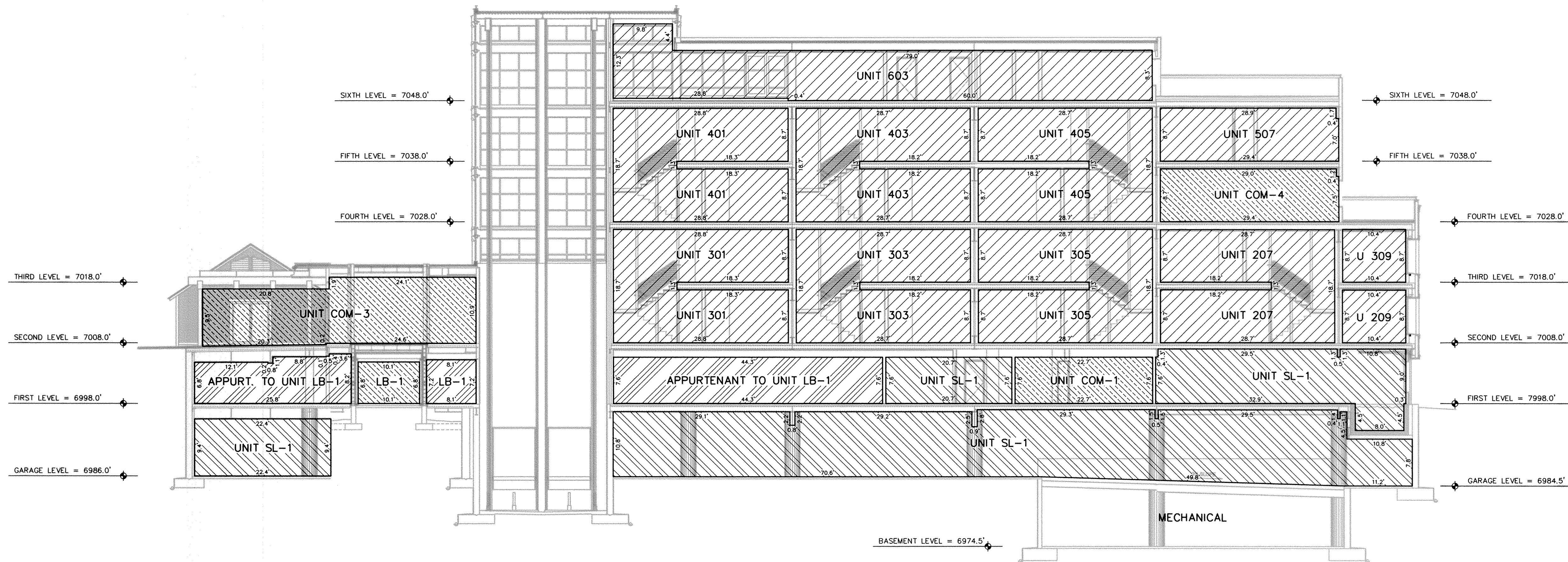
08/03/2009 02:09:35 PM B: 1996 P: 0251

PLAN PRICE 1/1

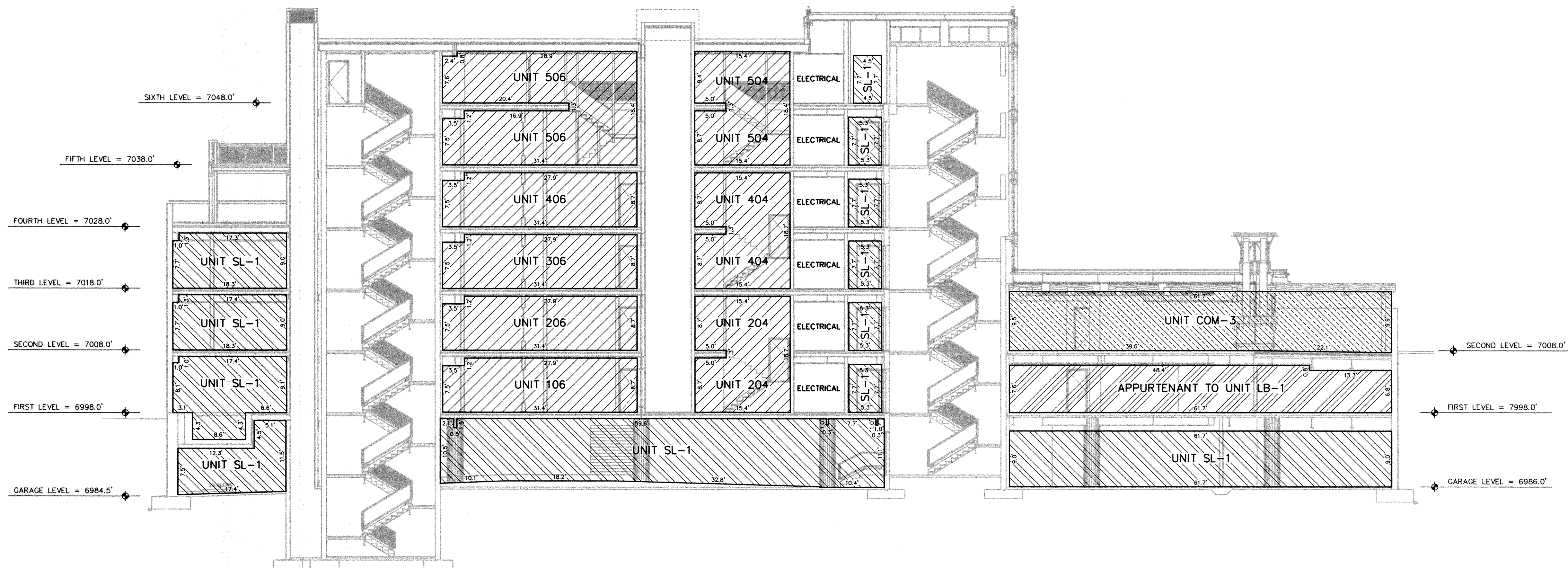
ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE: 397.00 BY EQUITABLE TITLE INSURANCE AGENCY, INC.

FEE RECORDER



SECTION S-1



SECTION S-2

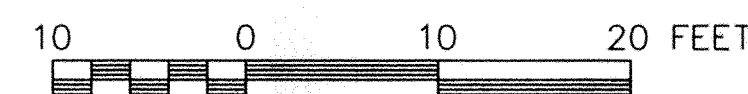
LEGEND

- SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
- DB-1 REPRESENTS EXISTING DEPOT BUILDING.
- LB-1 REPRESENTS EXISTING LUMBER BUILDING.
- COM-# REPRESENTS COMMERCIAL UNIT.

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMON AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMON AREA

LEGEND

- SF - REPRESENTS SQUARE FEET.
- F.P. - REPRESENTS FIREPLACE.
- P.O.B. - REPRESENTS POINT OF BEGINNING.
- U - REPRESENTS UNIT.



NOTES:

1. Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Workgroup and field verified.
2. Interior dimensions shown are to finished surfaces.
3. All structural elements are designated as common areas.
4. The street address of a unit in this condominium is 201 Heber Avenue, unit number _____.
5. Refer to declaration of condominium for complete description of ownership.
6. All exterior areas at ground level and plaza level within the property boundary of Union Square not designated as commercial limited common shall be designated as residential limited common for Unit SL-1.
7. The units of the Union Square Condominium are served by a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
8. The wastewater line serving the existing Lumber Building passes through the Sky Lodge parking structure and existing Depot Building. The line is considered a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
9. See sheet 12 of 12 for table of total unit square footage.
10. Existing Depot Building and Lumber Building refers to Historically protected structures that pre date the construction of the Union Square project.
11. All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.

FIRST AMENDED CONDOMINIUM PLAT UNION SQUARE

A UTAH CONDOMINIUM PROJECT

LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 11 OF 12

JOB NO: 01408 FILE: UNIONSQ-S11

RECORDED

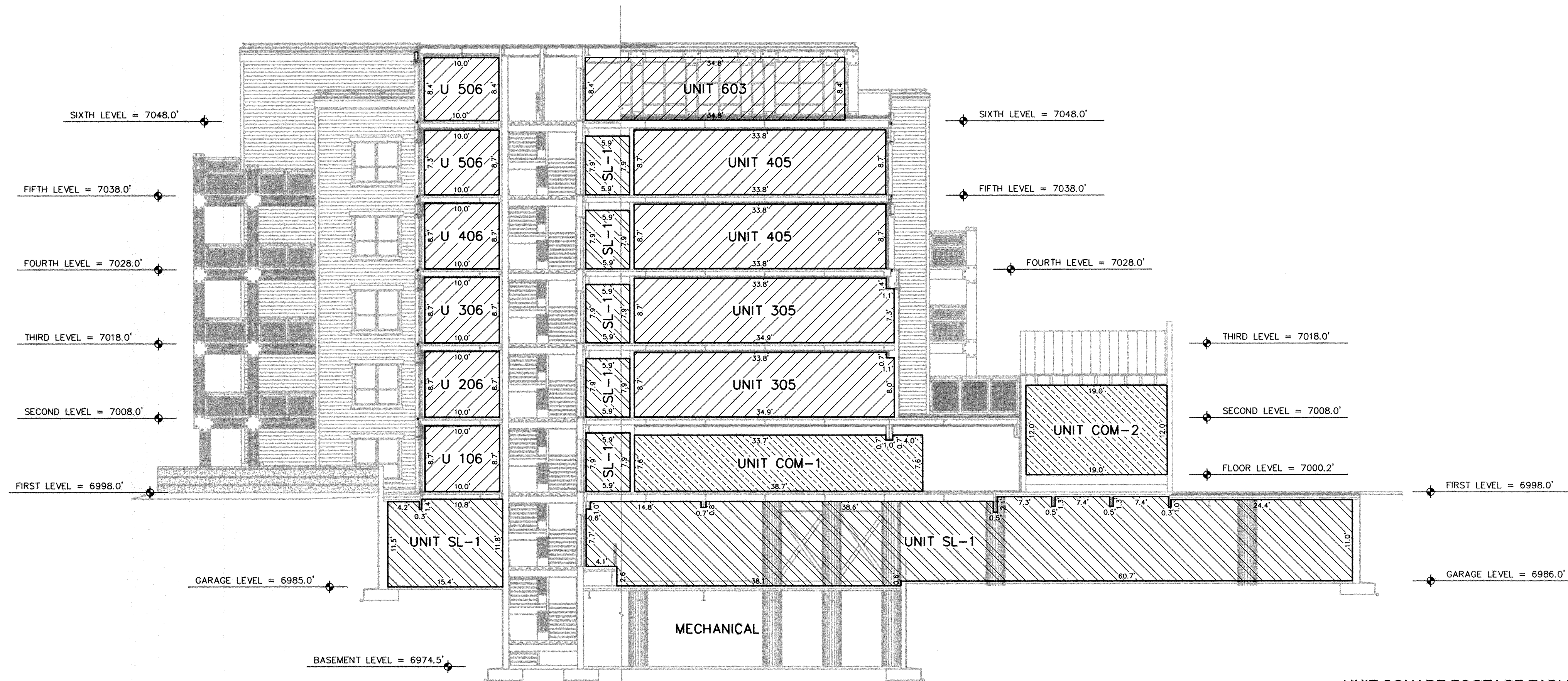
ENTRY NO. 00879382

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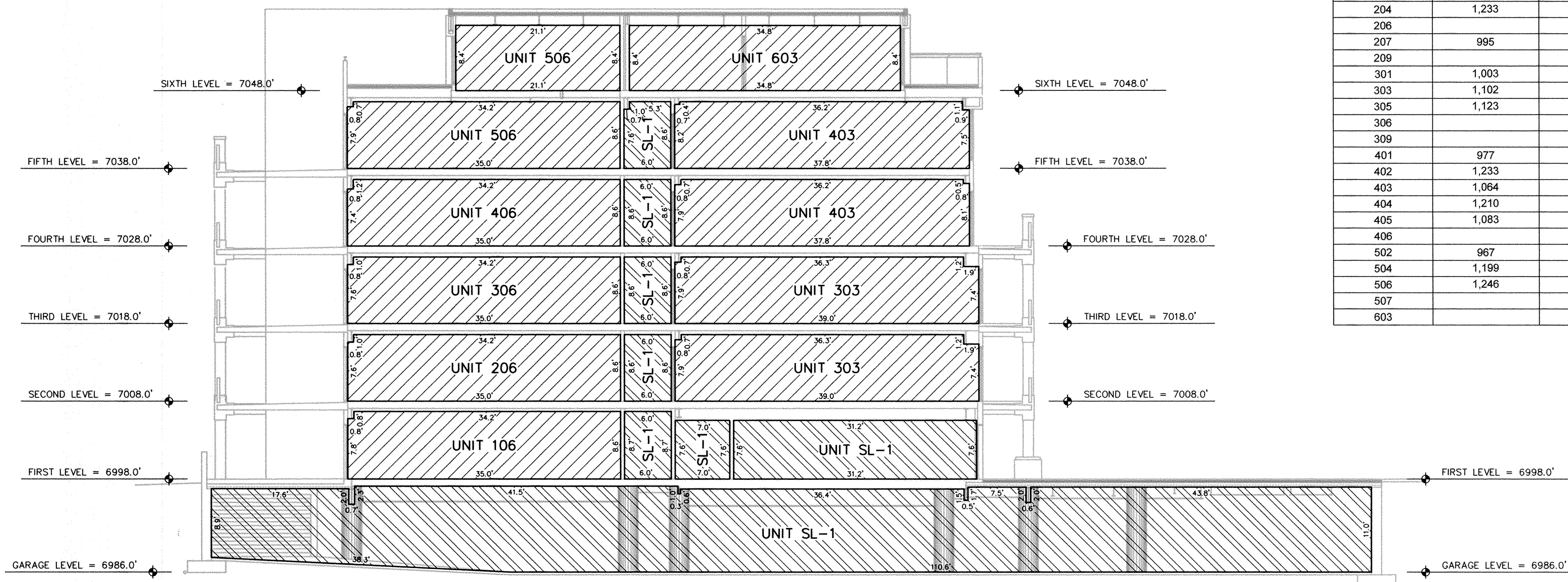
PLAT PAGE 1/1

RECEIVED BY EQUITY TITLE INSURANCE AGENCY INC

FEE RECORDER



SECTION S-3



SECTION S-4

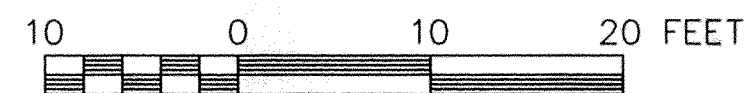
LEGEND

SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
DB-1 REPRESENTS EXISTING DEPOT BUILDING.
LB-1 REPRESENTS EXISTING LUMBER BUILDING.
COM-# REPRESENTS COMMERCIAL UNIT.

COMMON AREA
PRIVATE AREA
LIMITED COMMON AREA
RESIDENTIAL LIMITED COMMON AREA
COMMERCIAL AREA
COMMERCIAL LIMITED COMMON AREA

LEGEND

SF - REPRESENTS SQUARE FEET.
F.P. - REPRESENTS FIREPLACE.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.



NOTES:

- Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Workgroup and field verified.
- Interior dimensions shown are to finished surfaces.
- All structural elements are designated as common areas.
- The street address of a unit in this condominium is 201 Heber Avenue, unit number _____.
- Refer to declaration of condominium for complete description of ownership.
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- See sheet 12 of 12 for table of total unit square footage.
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- All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 12 OF 12

JOB NO: 01408 FILE: UNIONSQ-S12

RECORDED

ENTRY NO. 00879382

08/03/2009 02:09:35 PM B. 1998 P. 0251

PLAT PAGE 1/1

BY EQUITY TITLE INSURANCE AGENCY INC

FEE RECORDER