

Check list for the Eden Center/ Little Bear Condos

- Articles of incorporation
- Declaration A copy of the preliminary Condominium Declaration prepared pursuant to 57-8, U.C.A., 1953 as amended, shall be submitted to the Planning Commission along with the preliminary record of survey, for review and approval with respect to the standards for the maintenance, upkeep and operations of roads, the facilities of utility lines and roads, recreational areas, and open spaces in the project.
- Mylars of the condo plat
- Record of survey. This could be just a copy of the plat. As printed on mylar.

As I visited the site and reviewed the submitted cost estimate I have the following concerns.

- 4 Street lights need to be part of the escrow. I saw that the concrete bases were there but the poles were not finished.
- 4 decorative lights need to be part of the escrow. Again, I saw that the concrete bases were there but the poles were not finished.
- Any of the decorative bollards and lights shown on the plan needs to be part of the escrow.
- Curbing on the North side of the entry seems to not be installed. If it is part of the site plan and improvement drawings please include in the escrow.
- A pad for the dumpster area has been put in but the screening or fencing proposed is missing from the escrow.
- Due to the snow it was difficult to see if the asphalt on the private drive attaches to the adjacent parcel to the south. It should abut the lot line. I also could not see the decking and walk ways. They will need to be built as to the plan.
- The cost estimate shows that 22 trees will be used. Only 19 are shown on the plan. This cost could be reduced.
- The cost estimate shows that 132 shrubs will be used. There are 144 5 gallon shrubs shown on the plan. This cost will need to be increased.
- The cost estimate shows that 134 grasses and plantings will be used. There are 156 1 gallon plants shown on the plan. This cost will need to be increased. Isn't there any mulch needed for the planning beds in the cost estimate?
- I was concerned about the finish and stain on the cabins, is the raw pine color the desired finished color for the cabins? The submitted materials list said that they would be "stained a reddish brown/ or light brown color" with "tan chinking". I couldn't see any chinking installed, and the raw pine color isn't light or reddish brown.
- The plans show that the trim around the windows, soffit, and fascia would be brown. What was installed seems to be a lighter color that was proposed. I also did not see the log timber bracing shown over the entries. Will this be added later in construction? The same with the rails on the decking.
- I see that you have chosen to use white doors. Is that the finished color intended? Although white can be used as an accent color, it is not what was proposed. The color renderings submitted show a brown color matching the cabins exterior. The materials list says that they would be a glass store-front door, but doesn't mention that they would be white. The white color doors clearly do not match the style and design of the cabins and the project.
- The sign that was being installed does not match the one submitted. The log frame is similar in material, but completely different in dimension. The one on site is taller than it is wide, while the proposed sign is wider than it is tall.
- As you are aware the gazebo is completely different than the one presented. Does it still meet the 20 foot front setback as the other buildings? Will the gazebo still have the same railings that will match the cabins?

There may be a need to amend the approved site plan to include the differences between what was approved and what is being built. If you would like to discuss these items with the planning staff please let me know. Or we will await a revised cost estimate for the improvements.