



Kevin Jacobs
Salt Lake County Assessor

Chris Stavros
Chief Deputy Assessor

April 17, 2019

The Salt Lake County Council
Attn: Richard Snelgrove
2001 South State Street N2-200
Salt Lake City, UT 84190-1010

Re: 2016 Delinquent taxes
Parcel No: 16-35-276-043
Name: Millcreek Canyon Villas
Homeowners Association Inc

Honorable Council Chair Richard Snelgrove,

We recommend that you reduce the 2016 delinquent taxes from \$1,799.37 to \$-0- on the above referenced parcel.

The plat was recorded on October 21, 2014 entry number 11932415 dedicating this parcel to the homeowners association as common area.

If you agree with this recommendation, please notify the Salt Lake County Treasurer's office to abate (refund, if paid) property taxes as indicated plus penalty and interest.

Respectfully,

Kevin Jacobs
Salt Lake County Assessor
Chris Stavros
Chief Deputy Assessor

DC/kh
enclosures

VTDI 16-35-276-043-0000 DIST ACP TOTAL ACRES 0.16
MILLCREEK CANYON VILLAS TAX CLASS UPDATE REAL ESTATE
HOMEOWNERS ASSOCIATION INC HE LEGAL BUILDINGS
% SCOTT WILKEY PRINT U TOTAL VALUE
3711 S GRANDEUR PARK LN NO:
MILLCREEK UT 84109383611 EDIT 1 FACTOR BYPASS
LOC: 3706 S GRANDEUR PARK LN EDIT 0 BOOK 10479 PAGE 3107 DATE 09/26/2016
SUB: MILLCREEK CANYON VILLAS PUD TYPE SUBD PLAT
04/25/2019 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
PARCEL A, MILLCREEK CANYON VILLAS PUD.

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=VTBK 11=RXPN 12=PREV

PIRDM605

SALT LAKE COUNTY TREASURER
STATEMENT OF DELINQUENT TAXES (RS)

02/26/2019
08:57:47

16-35-276-043-0000 PS _____ CATEGORY 202 GENERAL PROP

MILLCREEK CANYON VILLAS
%SCOTT WILKEY
3711 S GRANDEUR PARK LN
MILLCREEK
UT 84109-3836-11

ADDRESS SUPR
ID 21633074

LAST ACTION 02/05/2017 17.07.33 LAST PMT

----- AMOUNTS DUE -----							
YEAR	DST	TAXES	PEN + FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL
2016	17	1,799.37	44.98	010117-022519	.0700	278.02	2,122.37
2017	ACP			010118-022519	.0725		
2018	ACP			010119-022519	.0845		

INTEREST CREDIT
END OF YEAR DATA

RETURN CHECK FEE

ADMIN FEE

TOTAL AS OF 02/26/2019 2,122.37

PF2=PRNT PF3=LST PF4=MENU PF5=SEGS PF6=MEMO PF7=PRV PRCL PF8=NXT PRCL PF9=TRAN
PF10=LEGAL PF11=PRV YRS PF12=NXT YRS PF13=DEFR PF14=PEN/FEE PF15=AUD CERT

2016 16-35-276-043-0000
 MILLCREEK CANYON VILLAS
 HOMEOWNERS ASSOCIATION INC
 978 E WOODOAK LN
 MURRAY UT 84117-7265-78

PARCEL A, MILLCREEK CANYON VILLAS PUD.

2016 16-35-276-043-0000
 ID NUMBER: 0000
 DISTRICT: 17
 B OF E:
 AMEND NOTICE:

ATT GARB: N
 ATT PERS PROP: N
 MTG HLDR: 0000
 BANKRUPT YR:
 APPENDIX YR:

RELIEF
 VETERAN: 0.00
 BLIND: 0.00
 LOC CRC BR: 0.00
 ST CRC BR: 0.00
 INDIGENT: 0.00
 DISABL: 0.00
 HARDSHIP: 0.00

**** PRIOR TAX SALES ****
 ***** TAX SALE *****

T A X C A L C U L A T I O N S

LAND:	125,200		+ RETURNED CHECK:	0.00
+ BUILDINGS:	0		= TOTAL CHARGES:	1,799.37
= FULL MARKET VAL:	125,200		- TAX RELIEF:	0.00
- GREENBLT REDUCT:	0		- PREPAYMENTS:	0.00
- EXEMPT REDUCTION:	0		= TOTAL TAXES DUE:	1,799.37
- STATUTE REDUCT:	0		- COLLECTIONS:	0.00
= RESIDENT EXEMPT:	0		= BALANCE DUE:	1,799.37
= TAXABLE VALUE:	125,200			
- VETERAN EXEMPT:	0		PENALTY AMOUNT:	0.00
- BLIND EXEMPT:	0		RET CK FEE PD:	0.00
= RESIDUAL VALUE:	125,200			
* TAX RATE:	.0143720		REFUND CHECK AMT:	
= COMPUTED TAXES:	1,799.37			

COLLECTIONS

PREPAY: 0.00
 PAYMENT: 0.00
 REC/TRN:
 REC DATE:
 MACH/RUN:
 PAID PROTEST: N

-----> END OF PARCEL: 16-35-276-043-0000 <----- END OF PARCEL

12371670
9/23/2016 11:00:00 AM \$11.00
Book - 10479 Pg - 3107
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 1 P.

Mail Recorded Deed and Tax Notice To:
Millcreek Canyon Villas Homeowners Association, Inc.
978 East Woodoak Lane
Salt Lake City, UT 84117



QUIT CLAIM DEED

Ivory Development, LLC

GRANTOR(S) of Salt Lake City, State of Utah, hereby QUIT-CLAIMS to

Millcreek Canyon Villas Homeowners Association, Inc., a Utah non-profit corporation

GRANTEE(S) of Salt Lake County, State of Utah, for the sum of TEN and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

All of Parcel A and Parcel B, MILLCREEK CANYON VILLAS P.U.D., according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TAX ID NUMBERS 16-35-276-043 & 16-35-276-048 (for reference purposes only)

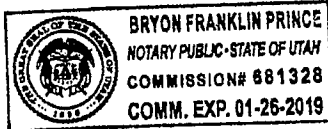
Dated this 23 day of September, 2016.

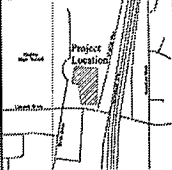
Ivory Development, LLC

By: Christopher P. Gamvroulas, President

State of Utah
County of Salt Lake

On the 23 day of September, 2016, personally appeared before me Christopher P. Gamvroulas, who acknowledged himself to be the President of Ivory Development, LLC, a Utah limited liability company, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



MOISTURE MAP

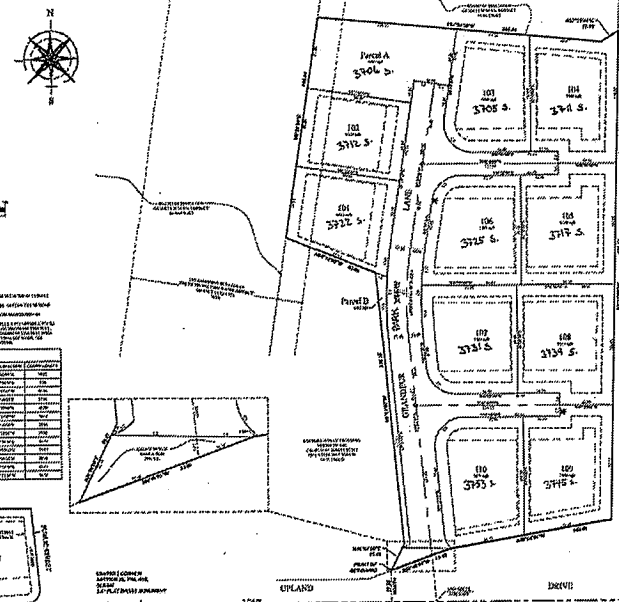
GRAPHIC SCALE

LEGEND

NOTES

Lot	Area	Volume	Notes
101	10,000	100,000	
102	10,000	100,000	
103	10,000	100,000	
104	10,000	100,000	
105	10,000	100,000	
106	10,000	100,000	
107	10,000	100,000	
108	10,000	100,000	
109	10,000	100,000	
110	10,000	100,000	
111	10,000	100,000	
112	10,000	100,000	
113	10,000	100,000	
114	10,000	100,000	
115	10,000	100,000	
116	10,000	100,000	
117	10,000	100,000	
118	10,000	100,000	
119	10,000	100,000	
120	10,000	100,000	

TYPICAL BUILDING FOOTPRINTS



RECORDS OF SURVEY

ARCHITECT PACKAGE APPROVAL

ENGINEER'S SIGNATURE APPROVAL

MILL CREEK CANYON VILLAS P.U.D.

RECORDED # 11932415

76-35-22, 16-35-23-000 492.00

plat recorded 10/21/2014
entry 11932415



SECTION MONUMENT (FOUND)
STREET MONUMENT (TO BE SET)
PROPOSED FIRE HYDRANT

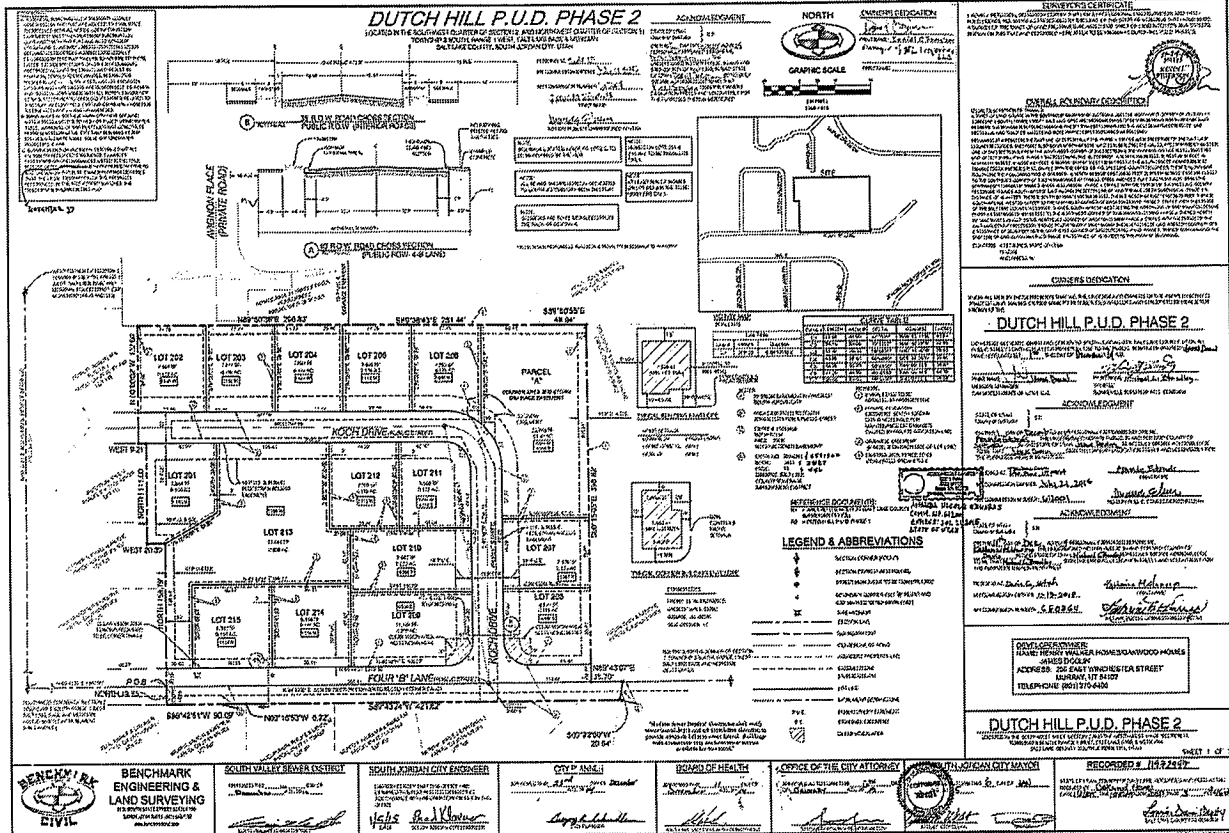
NOTES:

1. #5 REBAR AND CAP (FOCUS ENG.) TO BE SET AT ALL LOT CORNERS. LEAD PLUG TO BE SET IN TOP OF CURB AT EXTENSION OF SIDE LOT LINES.
2. PARCEL A IS HEREBY DEDICATED TO, AND WILL BE MAINTAINED BY, THE MILLCREEK CANYON VILLAS HOME OWNERS ASSOCIATION AS DRAINAGE RETENTION.
3. PARCEL B IS HEREBY DEDICATED TO THE MILLCREEK CANYON VILLAS HOME OWNERS ASSOCIATION AS LANDSCAPING/OPEN SPACE.
4. THE INCLUSION OF IMPROVEMENTS (STREET LIGHTS, FIRE HYDRANTS, PRIVACY WALLS, ETC.) NOT RELATED TO THE SIMULTANEOUS CONVEYANCES (NEW LOTS) CREATED AS THE RESULT OF THE RECORDING OF THIS PLAT, ARE SHOWN HEREON STRICTLY AT THE REQUEST OF WEST JORDAN CITY. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THEIR INSTALLATION, NOR DOES IT PURPORT TO REFLECT THEIR FINAL LOCATION. SEE PROJECT DESIGN DRAWINGS FOR FURTHER DETAILS REGARDING THESE NON-PLAT ITEMS.

Line Table

Curve Table

27-02-376-041



Board letter