

Agenda Item #10

**EXECUTIVE SUMMARY
POCATELLO CITY COUNCIL
MEETING SEPTEMBER 17, 2026**

SUBDIVISION: Northgate Ridge Division 1
FILE: FP26-006
APPLICANT/OWNER: Christopher Adams/Barry Gittleman/Northgate Ridge LLC
SURVEYOR/ENGINEER: Christopher Adams
REQUEST: Final Plat Application
LOCATION: Property east of Portneuf Medical Urgent Care
LOTS/UNITS: 110 Lots

BACKGROUND:

The Council may recall approving a Planned Unit Development (PUD) to develop 20.41 acres (more or less) of parcels RPCPP147101, RPCPP147102, RPCPP147105, RPCPP147106, and a portion of RPCPP147200 to allow for lot size averaging to construct 283 zero lot line townhomes and common area on said lots. The PUD area included Division 1-3. A Preliminary Plat request with a public hearing was held before the Planning & Zoning Commission on August 13, 2025 requesting to subdivide 83-acres (more or less) into 374-lots which included. The subdivisions are to be known as Northgate Ridge Divisions 1-5. **Before you is the Final Plat for Northgate Ridge Division 1 encompassing 19.77-acres (more or less).**

RECOMMENDATION:

A Preliminary Plat request with a public hearing was held before the Planning & Zoning Commission on August 13, 2025 requesting to subdivide 83-acres (more or less) into 374-lots. The Commission decided that the application for Division 1-5 met the criteria for approval as provided under Municipal Code 16.20.050.

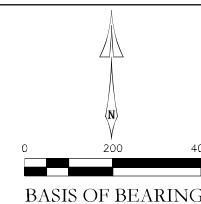
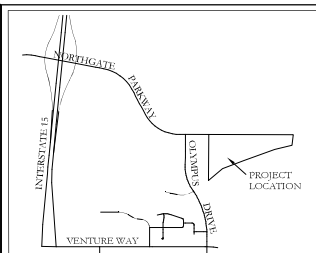
Staff finds that the Final Plat is in substantial conformance with the preliminary plat application, per Code Section 16.24.060, and is compliant with all applicable standards of City Code 16.24

ATTACHMENTS:

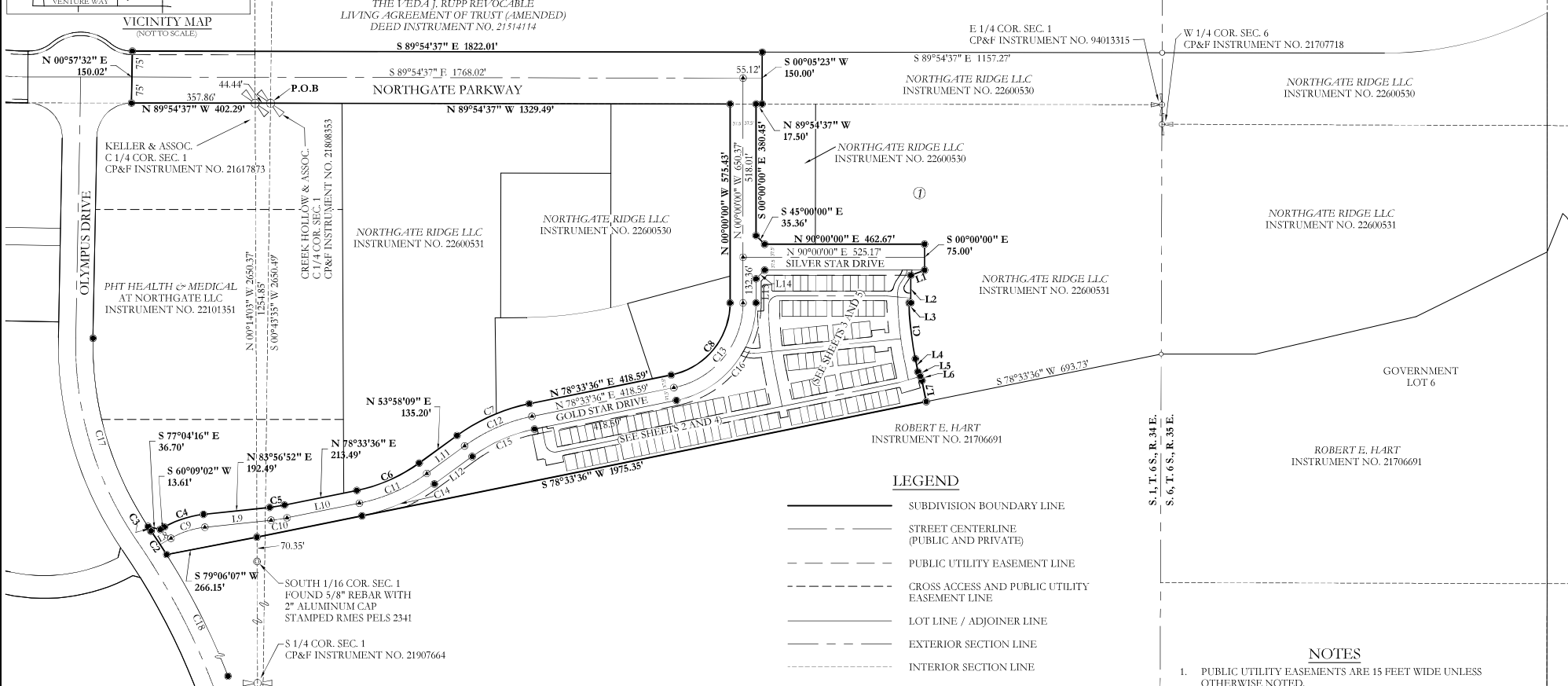
- A. Northgate Ridge Division 1 Final Plat and application material
- B. Planning & Zoning Commission Findings and Decision August 13, 2025
- C. Northgate Ridge Preliminary Plat Divisions 1-5
- C. Northgate Ridge Planned Unit Development Map

ATTACHMENT A
NORTHGATE RIDGE DIVISION 1 FINAL PLAT
SEPTEMBER 17, 2026

NORTHGATE RIDGE DIVISION NO. 1
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST,
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



BASIS OF BEARING
CENTRAL MERIDIAN OF THE EAST ZONE OF THE
IDAHO STATE PLANE COORDINATE SYSTEM



LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE (PUBLIC AND PRIVATE)
- PUBLIC UTILITY EASEMENT LINE
- CROSS ACCESS AND PUBLIC UTILITY EASEMENT LINE
- LOT LINE / ADJOINER LINE
- EXTERIOR SECTION LINE
- INTERIOR SECTION LINE

NOTES

- PUBLIC UTILITY EASEMENTS ARE 15 FEET WIDE UNLESS OTHERWISE NOTED.
- EASEMENTS NOT DEPICTED: ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A DRAINAGE EASEMENT EQUAL TO THE PRIMARY STRUCTURE SETBACK LINE ALONG ALL LOT LINES. LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.
- EASEMENTS NOT DEPICTED: THE CITY IS GRANTED EASEMENT FOR REFUSE PICKUP WITHIN THE CROSS ACCESS AND PUBLIC UTILITY EASEMENT AREA AND PARKING AREAS AS SHOWN HEREON.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	961.00'	163.04'	9°43'14"	S 06°34'47" E	162.84'
C2	2050.00'	81.83'	2°17'13"	N 33°26'40" W	81.82'
C3	950.00'	15.33'	0°55'28"	N 34°07'33" W	15.33'
C4	287.50'	119.41'	23°47'50"	N 72°02'57" E	118.55'
C5	462.50'	43.49'	5°23'16"	N 81°15'14" E	43.47'
C6	462.50'	198.50'	24°35'27"	N 66°15'53" E	196.98'
C7	537.50'	230.69'	24°35'27"	N 66°15'53" E	228.92'
C8	212.50'	291.37'	78°33'36"	N 39°16'48" E	269.07'
C9	250.00'	103.83'	23°47'50"	N 72°02'57" E	103.09'
C10	500.00'	47.02'	5°23'16"	N 81°15'14" E	47.00'
C11	500.00'	214.59'	24°35'27"	N 66°15'53" E	212.95'
C12	500.00'	214.59'	24°35'27"	N 66°15'53" E	212.95'
C13	250.00'	342.78'	78°33'36"	N 39°16'48" E	316.56'
C14	537.50'	230.69'	24°35'27"	N 66°15'53" E	228.92'
C15	462.50'	198.50'	24°35'27"	N 66°15'53" E	196.98'
C16	287.50'	394.20'	78°33'36"	N 39°16'48" E	364.04'
C17	950.00'	576.21'	34°45'07"	N 16°17'15" W	567.42'
C18	2050.00'	1157.20'	32°20'34"	S 16°07'47" E	1141.89'

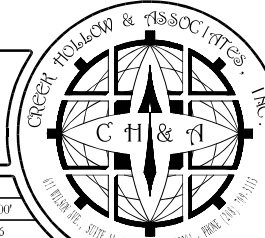
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 69°21'22" W	42.55'
L2	S 00°01'03" E	79.50'
L3	N 90°00'00" W	5.55'
L4	S 11°26'24" E	38.30'
L5	S 26°50'15" E	14.90'
L6	S 20°40'23" E	13.31'
L7	S 11°26'24" E	62.00'
L8	N 60°09'02" E	36.04'
L9	N 83°56'52" E	192.49'
L10	N 78°33'36" E	213.49'
L11	N 33°58'09" E	135.20'
L12	N 53°58'09" E	135.20'
L13	N 00°00'00" W	69.86'
L14	N 45°00'00" E	35.36'



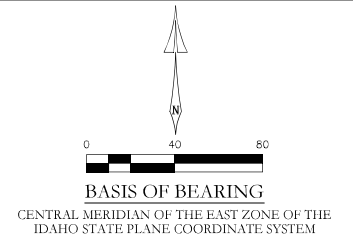
NORTHGATE RIDGE DIV. NO. 1
PLANNED UNIT DEVELOPMENT
SE 1/4 SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M.
BANNOCK COUNTY, IDAHO

JOB NO. 2603.FP	REVISIONS
DRAWN BY: CMA	1
5.27.18	2

SCALE: 1" = 200'
SHEET 1 OF 6



NORTHGATE RIDGE DIVISION NO. 1
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST,
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE (PUBLIC AND PRIVATE)
- PUBLIC UTILITY EASEMENT LINE
- CROSS ACCESS AND PUBLIC UTILITY EASEMENT LINE
- LOT LINE / ADJOINER LINE
- EXTERIOR SECTION LINE
- INTERIOR SECTION LINE
- FOUND 1/2" REBAR WITH CAP STAMPED RMES PELS 2341
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED CH&A PLS 12457
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED CH&A PLS 12457 INSIDE STREET SURVEY VAULT
- SET 1/2" REBAR WITH PLASTIC CAP STAMPED CH&A PLS 12457

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 78°33'36" E	14.00'
L22	N 78°33'36" E	14.00'
L23	S 11°26'24" E	4.46'
L24	S 56°26'24" E	2.83'
L25	N 78°33'36" E	16.00'
L26	S 84°16'48" W	13.45'
L27	N 84°16'48" E	12.44'
L28	N 88°54'28" E	16.00'
L29	N 43°59'35" E	2.82'
L30	N 90°00'00" E	23.36'
L31	S 00°00'00" E	16.50'
L32	S 45°00'00" E	2.83'
L33	N 33°20'59" E	20.56'
L34	S 33°20'59" W	20.15'
L35	S 73°39'54" W	8.15'
L36	S 28°39'54" W	2.83'
L37	S 16°20'06" E	16.00'
L38	N 16°20'06" W	16.04'
L39	N 58°53'15" W	2.71'
L40	S 11°26'24" E	18.50'
L41	S 78°33'36" E	22.33'
L42	N 11°26'24" W	18.50'
L43	S 33°33'36" W	2.83'
L44	S 11°26'24" E	16.00'
L45	N 11°26'24" W	17.25'
L46	N 71°15'15" W	5.47'
L47	S 78°33'36" E	17.53'
L48	N 78°33'36" E	16.00'
L49	N 33°33'36" E	2.83'
L50	N 11°26'24" W	13.46'
L51	S 50°43'12" E	2.83'
L52	S 05°43'12" E	15.95'
L53	N 84°16'48" E	38.00'
L54	N 05°43'12" W	9.39'
L55	N 81°07'24" E	8.34'
L56	S 83°36'40" W	11.46'
L57	N 05°43'12" W	10.78'
L58	S 84°16'48" W	38.00'
L59	S 05°43'12" E	16.02'
L60	S 39°16'48" W	2.83'
L61	N 90°00'00" E	14.22'
L62	N 90°00'00" E	14.12'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C32	1025.00'	51.43'	2°52'30"	N 10°00'09" W	51.43'
C33	89.00'	46.76'	30°06'03"	N 80°40'10" W	46.22'
C34	287.50'	14.09'	2°48'32"	N 50°26'16" E	14.09'
C35	287.50'	14.05'	2°48'02"	N 27°37'59" E	14.05'
C36	61.00'	29.76'	27°57'17"	S 81°44'33" E	29.47'
C37	1025.00'	106.67'	5°57'45"	N 04°01'03" W	106.62'
C38	114.00'	12.16'	6°06'33"	S 86°56'44" E	12.15'
C39	14.00'	20.33'	83°10'56"	N 54°31'05" E	18.59'
C40	64.00'	22.81'	20°25'23"	N 23°08'18" E	22.69'
C41	36.00'	13.42'	21°21'46"	N 22°40'06" E	13.35'
C42	64.00'	29.76'	26°38'27"	S 20°01'46" W	29.49'
C43	14.00'	28.95'	118°28'09"	S 25°53'05" E	24.06'
C44	86.00'	7.35'	4°52'50"	S 87°33'35" E	7.32'
C45	961.00'	45.04'	2°41'07"	N 10°05'50" W	45.04'
C46	961.00'	130.36'	7°46'19"	N 03°11'52" W	130.26'
C47	86.00'	7.92'	5°16'32"	S 87°21'44" E	7.92'
C48	1025.00'	91.59'	5°07'12"	S 03°51'25" E	91.56'
C49	1025.00'	46.35'	2°35'28"	S 10°08'40" E	46.35'

GOLD STAR DRIVE

N 78°33'36" E 382.39'

EAGLE CREST DRIVE (PRIVATE)

NOTES

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PLANNED UNIT DEVELOPMENT

SE 1/4 SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M.
BANNOCK COUNTY, IDAHO

JOB NO. 26033.FP
DRAWN BY: CMA
5.27.26

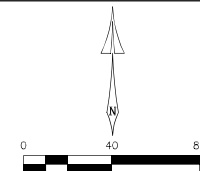
REVISIONS	
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2	

SCALE: 1" = 40'
SHEET 2 OF 6



NORTHGATE RIDGE DIVISION NO. 1

PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST,
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



BASIS OF BEARING

CENTRAL MERIDIAN OF THE EAST ZONE OF THE
IDAHO STATE PLANE COORDINATE SYSTEM

LEGEND

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L29	N 43°59'35" E	2.82'
L30	N 90°00'00" E	23.36'
L31	S 00°00'00" E	16.50'
L32	S 45°00'00" E	2.83'
L33	N 33°20'59" E	20.56'
L34	S 33°20'59" W	20.15'
L35	S 73°39'54" W	8.15'
L36	S 28°39'54" W	2.83'
L37	S 16°20'06" E	16.00'
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C40	64.00'	22.81'
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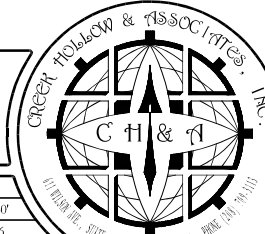
NORTHGATE RIDGE DIV. NO. 1 PLANNED UNIT DEVELOPMENT

SE 1/4 SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M.
BANNOCK COUNTY, IDAHO

JOB NO. 26033.FP
DRAWN BY: CMA
5.27.26

REVISIONS	
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2	

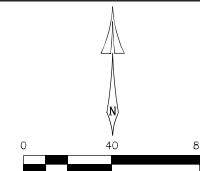
SCALE: 1" = 40'
SHEET 3 OF 6



NORTHGATE RIDGE DIVISION NO. 1

PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST,
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



BASIS OF BEARING

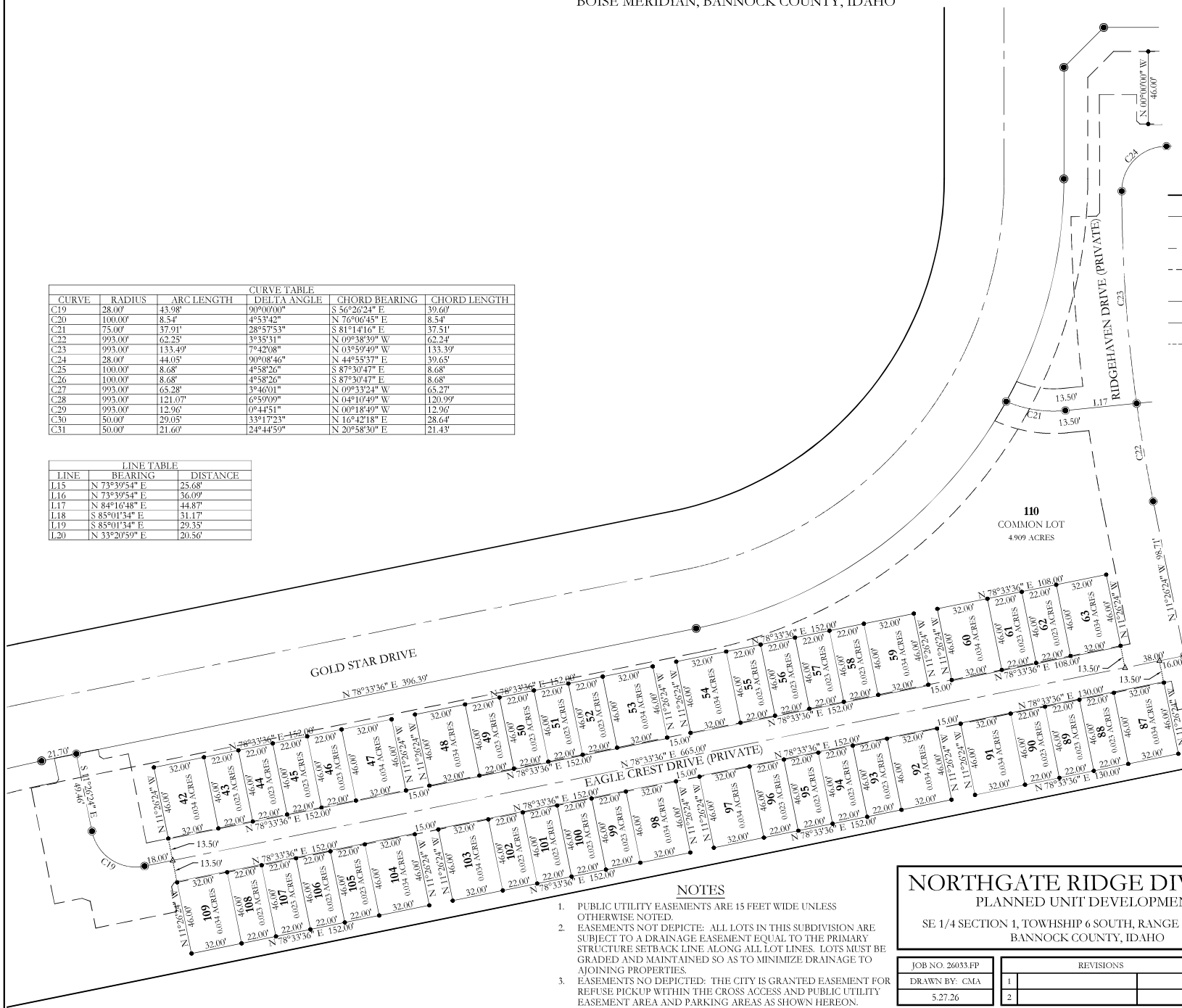
CENTRAL MERIDIAN OF THE EAST ZONE OF THE
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C20	100.00'	8.54'	4°53'42"	N 76°06'45" E	8.54'
C21	75.00'	37.91'	28°57'53"	S 81°14'16" E	37.51'
C22	993.00'	62.25'	3°35'51"	N 09°38'39" W	62.24'
C23	993.00'	133.49'	7°42'08"	N 03°59'49" W	133.39'
C24	28.00'	44.05'	90°08'46"	N 44°55'37" E	39.65'
C25	100.00'	8.68'	4°58'26"	S 87°30'47" E	8.68'
C26	100.00'	8.68'	4°58'26"	S 87°30'47" E	8.68'
C27	993.00'	65.28'	3°46'01"	N 09°33'24" W	65.27'
C28	993.00'	121.07'	6°59'09"	N 04°10'49" W	120.99'
C29	993.00'	12.96'	0°44'51"	N 00°18'49" W	12.96'
C30	50.00'	29.05'	33°17'23"	N 16°42'18" E	28.64'
C31	50.00'	21.60'	24°44'59"	N 20°58'30" E	21.43'

LINE TABLE		
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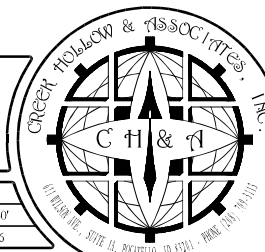
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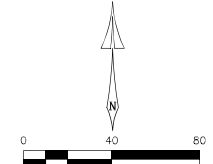
JOB NO. 26033.FP
DRAWN BY: CMA
5.27.26

REVISIONS	
1	
2	

SCALE: 1" = 40'
SHEET 4 OF 6



NORTHGATE RIDGE DIVISION NO. 1
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST,
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



BASIS OF BEARING
CENTRAL MERIDIAN OF THE EAST ZONE OF THE
IDAHO STATE PLANE COORDINATE SYSTEM

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE (PUBLIC AND PRIVATE)
- PUBLIC UTILITY EASEMENT LINE
- CROSS ACCESS AND PUBLIC UTILITY EASEMENT LINE
- LOT LINE / ADJOINER LINE
- EXTERIOR SECTION LINE
- INTERIOR SECTION LINE
- FOUND 1/2" REBAR WITH CAP STAMPED RMES PLS 2341
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED CH&A PLS 12457
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED CH&A PLS 12457 INSIDE STREET SURVEY VAULT
- SET 1/2" REBAR WITH PLASTIC CAP STAMPED CH&A PLS 12457

CURVE	RADIUS	ARC LENGTH	CURVE TABLE		
			DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C19	28.00'	43.98'	90°00'00"	S 56°26'24" E	39.60'
C20	100.00'	8.54'	4°53'42"	N 76°00'45" E	8.54'
C21	75.00'	37.91'	28°57'53"	S 81°14'16" E	37.51'
C22	993.00'	62.25'	3°35'31"	N 09°38'39" W	62.24'
C23	993.00'	133.49'	7°42'08"	N 03°59'49" W	133.39'
C24	28.00'	44.05'	90°08'46"	N 44°55'37" E	39.65'
C25	100.00'	8.68'	4°58'26"	S 87°30'47" E	8.68'
C26	100.00'	8.68'	4°58'26"	S 87°30'47" E	8.68'
C27	993.00'	65.28'	3°46'01"	N 09°33'24" W	65.27'
C28	993.00'	121.07'	6°59'09"	N 04°10'40" W	120.99'
C29	993.00'	12.96'	0°44'51"	N 00°18'49" W	12.96'
C30	50.00'	29.05'	33°17'23"	N 16°42'18" E	28.64'
C31	50.00'	21.60'	24°44'59"	N 20°58'30" E	21.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N 73°39'54" E	25.68'
L16	N 73°39'54" E	36.09'
L17	N 84°16'48" E	44.87'
L18	S 85°01'34" E	31.17'
L19	S 85°01'34" E	29.35'
L20	N 33°20'59" E	20.56'

NOTES

- PUBLIC UTILITY EASEMENTS ARE 15 FEET WIDE UNLESS OTHERWISE NOTED.
- EASEMENTS NOT DEPICTED: ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A DRAINAGE EASEMENT EQUAL TO THE PRIMARY STRUCTURE SETBACK LINE ALONG ALL LOT LINES. LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.
- EASEMENTS NOT DEPICTED: THE CITY IS GRANTED EASEMENT FOR REFUSE PICKUP WITHIN THE CROSS ACCESS AND PUBLIC UTILITY EASEMENT AREA AND PARKING AREAS AS SHOWN HEREON.

NORTHGATE RIDGE DIV. NO. 1
PLANNED UNIT DEVELOPMENT

SE 1/4 SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M.
BANNOCK COUNTY, IDAHO

JOB NO. 2603.FP
DRAWN BY: CMA
5.27.26

REVISIONS	
1	
2	

SCALE: 1" = 40'
SHEET 5 OF 6



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST,
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

OWNER: SHAUN MENCHACA, PRESIDENT/CEO
PORTNEUF HEALTH TRUST

I, CHRISTOPHER ADAMS, A REGISTERED LAND SURVEYOR OF THE STATE OF IDAHO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE LAND DESCRIBED IN THE ACCOMPANYING BOUNDARY DESCRIPTION AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE IDAHO LAND SURVEYING ACT. I FURTHER CERTIFY THAT THE ACCOMPANYING MAP CORRECTLY DEPICTS THE DIVISION OF THE LAND AS MARKED UP ON THE GROUND, THAT THE MONUMENTS SHOWN CONFORMS WITH THAT SET OR FOUND UPON THE GROUND, AND THAT THE PERTINENT PROVISIONS OF THE IDAHO LAND SURVEYING ACT AND ALL LOCAL ORDINANCES PERTAINING THERETO HAVE BEEN COMPLIED WITH.



ATTACHMENT B

**PLANNING & ZONING COMMISSION FINDINGS
AND DECISION AUGUST 13, 2026**

ATTACHMENT C
NORTHGATE RIDGE PRELIMINARY PLAT
DIVISIONS 1-5

NORTHGATE RIDGE

A SUBDIVISION LOCATED IN
NE 1/4 & SE 1/4 OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B. M., BANNOCK COUNTY, IDAHO
NW 1/4 & SW 1/4 OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B. M., BANNOCK COUNTY, IDAHO

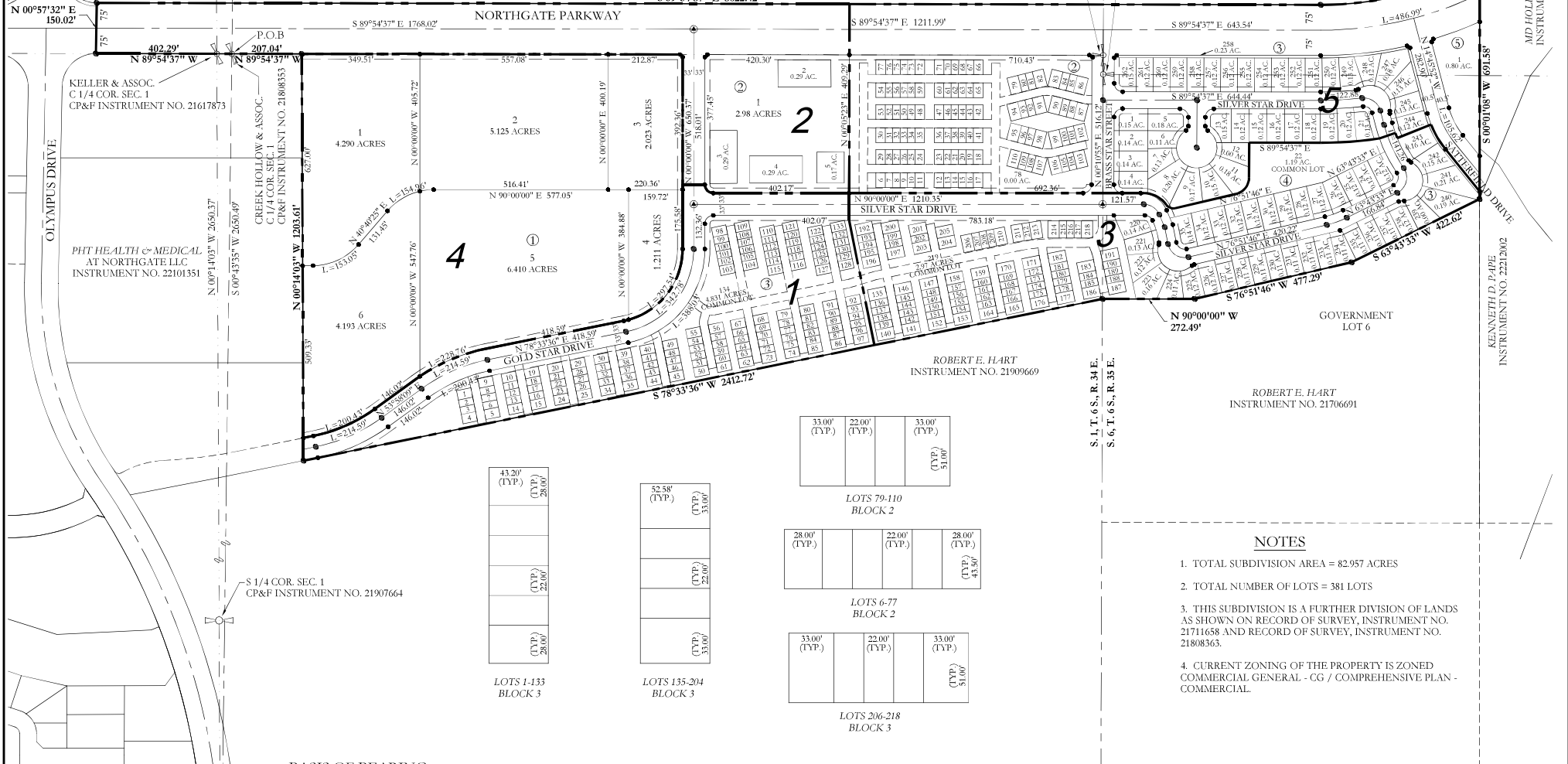
RUPP, HAROLD L. SR. TRUST
DEED INSTRUMENT NO. 21514114

RUPP, HAROLD L. SR. TRUST
DEED INSTRUMENT NO. 21514114

E 1/4 COR. SEC. 1
CP&F INSTRUMENT NO. 94013315

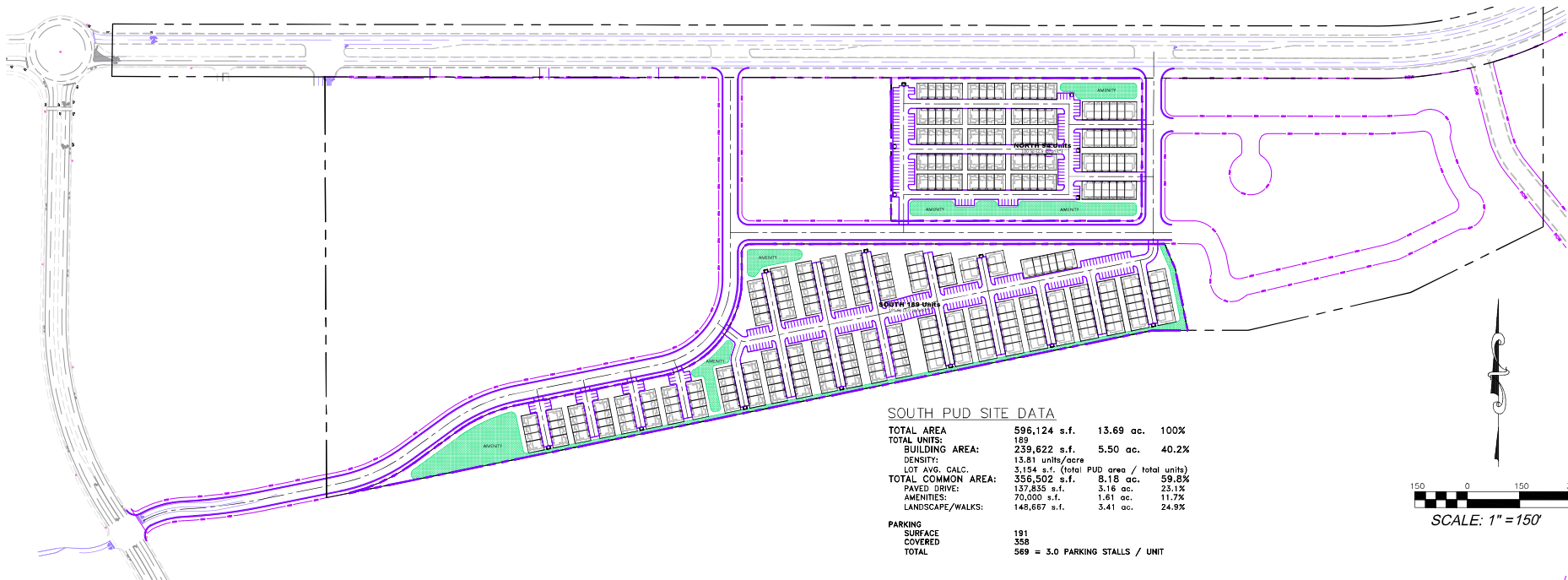
W 1/4 COR. SEC. 6
CP&F INSTRUMENT NO. 21707718

DELTA = 28°03'37"
RADIUS = 1000.00'
ARC = 486.99'



ATTACHMENT D

**NORTHGATE RIDGE PLANNED UNIT
DEVELOPMENT MAP**



NORTH PUD SITE DATA

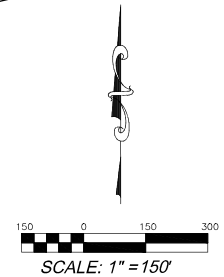
TOTAL AREA	293,164 s.f.	6.73 ac.	100%
TOTAL UNITS:	94		
BUILDING AREA:	116,563 s.f.	2.68 ac.	39.8%
DENSITY:	13.97 units/acre		
LOT AVG. CALC.	3,119 s.f. (total PUD area / total units)		
TOTAL COMMON AREA:	176,601 s.f.	4.05 ac.	60.2%
PAVED DRIVE:	82,784 s.f.	1.90 ac.	28.2%
AMENITIES:	32,300 s.f.	0.74 ac.	11.0%
LANDSCAPE/WALKS:	61,517 s.f.	1.41 ac.	21.0%

PARKING			
SURFACE	100		
COVERED	188		
TOTAL	288	= 2.9 PARKING STALLS / UNIT	

SOUTH PUD SITE DATA

TOTAL AREA	596,124 s.f.	13.69 ac.	100%
TOTAL UNITS:	189		
BUILDING AREA:	239,622 s.f.	5.50 ac.	40.2%
DENSITY:	13.81 units/acre		
LOT AVG. CALC.	3,154 s.f. (total PUD area / total units)		
TOTAL COMMON AREA:	356,502 s.f.	8.18 ac.	59.8%
PAVED DRIVE:	137,835 s.f.	3.16 ac.	23.1%
AMENITIES:	70,000 s.f.	1.61 ac.	11.7%
LANDSCAPE/WALKS:	148,667 s.f.	3.41 ac.	24.9%

PARKING			
SURFACE	191		
COVERED	358		
TOTAL	549	= 3.0 PARKING STALLS / UNIT	



APPROVED CIVIL ENGINEER Please approved solely as to City requirements and for sufficiency of engineering design for the job.	
DATE: 7/16/2025	REV: 1
SCALE: 1"=150'	DESCRIPTION: NORTHGATE RIDGE CONCEPTUAL PLAN
DRAWN BY: PSF	PROJECT NO.: SL2517
CHECKED BY: PSF	
DEVELOPED BY: CONNOR PARTNERS LLC	
PC: BOB WILSON	
TEL: 801-278-1000	
ENGINEERED BY: CONNOR PARTNERS LLC	
P.O. BOX 2233, LAYTON, UT 84041	
TEL: 801-891-9376	
SHEET C103	