



December 22, 2025

Mr. Victor Barnes
Peterson Development
101 South 200 East
Suite 450
Salt Lake City, UT 84111

REFERENCE: 4898 West Copper Hills Parkway request for access.

Dear Mr. Barnes,

This letter is intended to inform you that, after careful consideration by city staff, we have decided to grant you access to New Bingham Highway for the parcel with the tax ID 20-36-278-051-0000, address 4898 West Copper Hills Parkway, based on the following conditions:

1. The commercial driveway must be placed 250 feet from the 4800 West New Bingham Highway northeast intersection end of the curb return.
2. The commercial driveway turning movements will be restricted to Right IN – Right OUT (RIRO).
3. The developer is financially responsible for any additional improvements within the public right-of-way required for the construction of the commercial driveway.

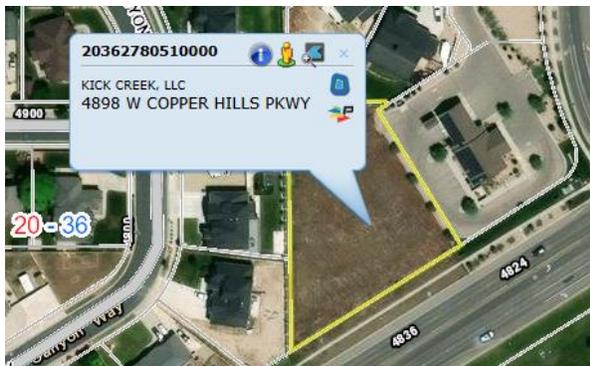


Figure 1: Vicinity map.

If you have any questions, please let me know.
Sincere regards,

Nestor Gallo, PE
Traffic Engineer