|  |
| --- |
| WC Logo.emf  *Code Enforcement* *Weber County Planning Division*  |
|  |
| **Synopsis** |
|  |
| **Application Information** |  | **Violations** |
| **Type of Violation**: 1. No Land Use or Building Permits.  |  C:\Users\ihennon\Pictures\2014-10-23 10232014\10232014 009.JPG |
| **Date:** Monday October 27, 2014 |
| Property Owner: Joel H Hewson |
| **File Number:** 27102014 |
| **Land Information** |
| **Approximate Address:** 342 Ogden Canyon |
| **Zoning:** Forest Residential Zone F-R-1 |
|  **Land Use:** Residential/ Forest |
| **Parcel Identification Number:** 200290004 |
|  |

|  |
| --- |
|  |
|  |  |
|  Mr. Hewson, |  |

It has come to our attention you are out of compliance with the Unincorporated Weber County Land Use Code, Title 102 chapter 4-4 Land Use Permit required, Title 104 chapter 13, Forest Residential Zone FR-1, and the International Residential Code R113.1 Unlawful acts.

 We appreciate that you may not be aware that there are ordinances in place governing your property; these standards were developed to maintain the safety in your community. There are issues with your property, no land use or building permit has been issued for your awning/canopy. In order to build you must have permits which have been approved by the appropriate County agencies. Until the appropriate permits are issued your for awning/canopy it is illegal and needs to be removed, because of set back issues you may not be able to have your awning/canopy in that particular spot.

***Title 102-chapter 4-4 Land Use Permit***

*In order to verify zoning requirements and setbacks for permitted or conditional uses, no structure, including agricultural structures, shall be constructed, changed in use, or altered, as provided or as restricted in the Weber County Zoning Ordinance, until and unless a Land Use Permit is approved and issued by the Planning Director or designee.*

***International Residential Code R113.1 Unlawful acts.***

*It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.*

**Please have this matter taken care off within 14 days of the date of this letter or this will be sent to the Weber County’s Attorney’s office for further action and criminal review.**

Nothing in this notice should be seen as prohibiting the County from taking immediate action in this matter to protect public health, safety, and the general welfare.

I will be happy to assist you with any questions you may have regarding this matter or about the Weber County Land Use Code. You can contact me at (801-399-8762)

*ENC:-Unincorporated Weber County Land Use Code, Title 102.chapter 4-1-7*

*Title 104, chapter 13 Forest Residential Zone FR-1,* *International Residential Code R113.1 Unlawful acts.*

 Iris Hennon, Code Enforcement Officer

Weber County Planning Commission.