

27783701

Land Use Permit
(In Accordance With
Chapter 30-1 of the
Uniform Zoning Ord.)

APPLICATION
TO

Conditional Use Permit
(In Accordance With
Chapter 22C-2 of the
Uniform Zoning Ord.)

WEBER COUNTY PLANNING COMMISSION

OGDEN, UTAH

This Application Becomes A Land Use/Conditional Use Permit
When Signed by the Planning Dept. and Applicant

Date of Application AUG 2, 1991 Permit # 205-91

Name of Property Owner RONALD HARPER Phone 745-2323

Billing Address 3912 E. 3300N City EDEN

Business Name Address _____ Business Lic. No. _____

General Contractor SELF Phone _____

Business Address _____

Legal Address 3912 E. 3300N

Address Certificate No. _____ Assessor's Parcel No. 22-022-0071

Lot No. _____ Subd. Name & Number _____

Property Location SW NE 1/4 Of Section No. 28 R. W. W. E.
T. 1N R. 1E

Total Property Area - in Acres of Sq. Ft. 1.9 AC Total Bldg. Site Area Used 152

Proposed Use of Structure/Land Other Person's Storage

Previous Usage of Land or Structure (Past 3 years.) Lot Area

Dwell. Units Now on Lot _____ *Accessory Bldgs. Now on Lot _____

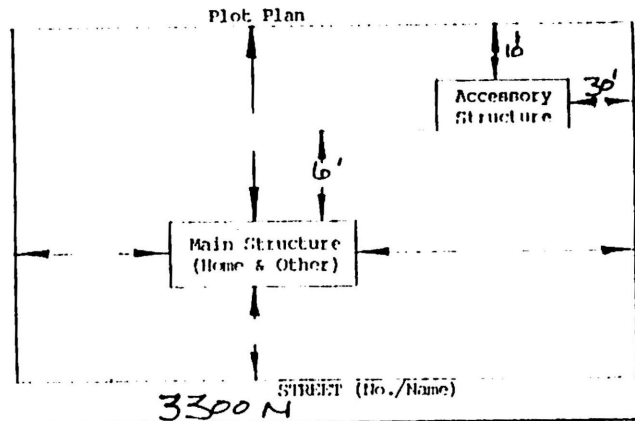
Type of Improvement/Kind of Const. Build

Home Build Remodel _____ Multi- _____
Other Move Convert Use _____ Sign _____

No. of off-street parking spaces: Req'd (Ord. 77-80)
Covered _____ Uncovered _____

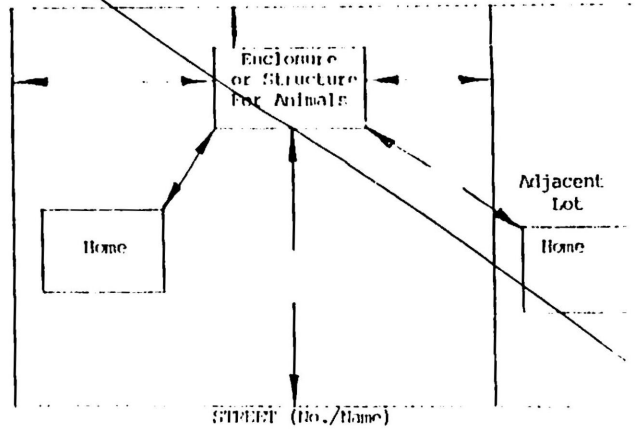
MINIMUM YARD SETBACKS IN FEET FOR MAIN AND ACCESSORY STRUCTURES

| ZONE | MINIMUM LOT AREA | MINIMUM LOT WIDTH |
|------|---------------------|-------------------|
| A-1 | 40,000 ⁺ | 150 FT |



MINIMUM YARD SETBACKS IN FEET FOR ENCLOSURE OR BLDGS. FOR ANIMALS

| ZONE | MINIMUM LOT AREA | MINIMUM LOT WIDTH |
|------|------------------|-------------------|
| | | |



- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (1) Is property part of an approved sub.? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (2) Is there a home or other bldg. presently on the property? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (3) Is certification statement needed for storage bldg. or large private garage? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (4a) Below 4218 Contour (G.S.I.)? (Mor. 7-86) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (4b) Is property in Wetlands? (National Act) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (4c) Is property in Fed. flood zone? (Ord. 3-75) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (5a) Is Fire Hydrant Fee Required? (Ord. 1-88) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (5b) If yes, Wtr. Dist. _____ Fee Req. \$ _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (6) Is Property required to join U.S.A.#1? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) Is property in violation of sub. ord. because of prior non-compliant divisions? (Title 26) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (8a) Is property on public road? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (8b) Public by right of use road? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (8c) Private Road, R.O.W. approved by NOA? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (9) Is road widening (OC Deed) req'd? (Ord. _____) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (9b) Are road improvements substantial? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (9c) Is Agreement acknowledging substandard road R.O.W. and/or improvements required? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) Does property front on official map or masterplan designated arterial or collector road for additional _____ |

The following conditions, as required by County Ordinances must be adhered to:
Storage to be personal equipment only. No other equipment used or storage is permitted.

NOTICE TO APPLICANT

Proposals for the installation of an individual water supply and for a sanitary waste disposal system (septic tank) for a person occupied building must be approved by the County Health Officer prior to installation.

Proposed Use of Structure/Land: Other Personal Storage

Previous Usage of Land or Structure (Past 3 years.): Blag.

well. Units Now on Lot: Lot Area

*Accessory Bldg. Now on Lot: _____

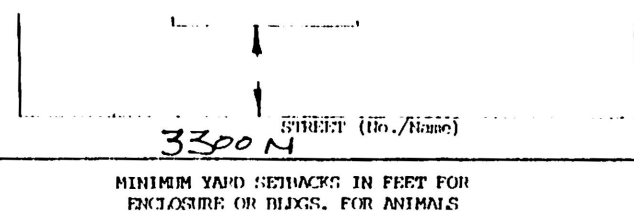
Type of Improvement/Kind of Const.:

| | | | |
|-------|-------|-------------|---------|
| Home | Build | Remodel | Admitt. |
| Other | Move | Convert Use | Sign |

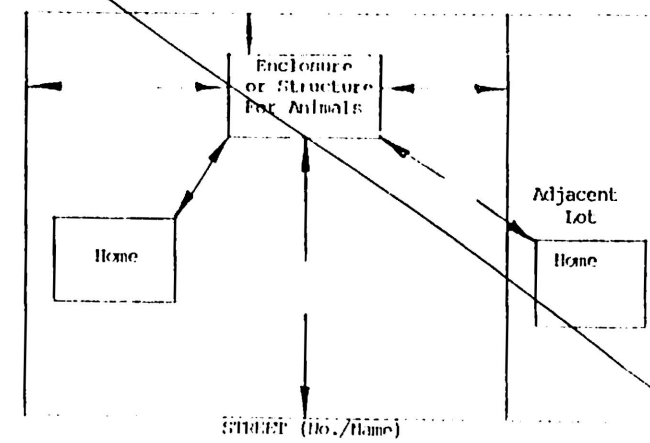
No. of off-street parking spaces: _____

Req'd (Ord. 27-80): _____

Covered: _____ Uncovered: _____



| ZONE | MINIMUM LOT AREA | MINIMUM LOT WIDTH |
|------|------------------|-------------------|
| | | |



- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (1) Is property part of an approved sub.? |
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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) Is property in violation of sub. ord. because of prior non-compliant divisions? (Title 26) |
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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (9b) Are road improvements substandard? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (9c) Is Agreement acknowledging substandard road R.O.W. and/or improvements required? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) Does property front on official map or masterplan designated arterial or collector road for additional front yard setback? (Ord. 23-21 & 23-18) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) Is a deed required for street widening? (Ord. _____) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (12a) Is Curb, Gutter, & Sidewalk required? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (12b) In it to be deferred by Def. Agreement? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (13) Does property meet zoning area and frontage requirements? Area, <u>89</u> Pt./Acres [<u>9</u>] frontage <u>250</u> ft. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (14) Hillside Review Board approval required? (Ord. 3-71) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (15a) Is property to be connected to a public sewer? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (15b) Is connection fee to CWSID paid? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (15c) Amount of connection fee to U.S.A. #1 sewer to be paid with Bldg. Permit \$ _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (16) Culvert size |
- Assignment by County Engineer
Size _____

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NOTICE TO APPLICANT

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Planning Dept. Signature of Approval: [Signature] Date: 8/2/91

This permit becomes null and void if use or construction authorized not commenced within 180 days for Land Use Permit, 1 Yr. for Cond. or a zone change affecting this property. I hereby certify that I read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this lot will be complied with whether specified herein or not.

The granting of a permit does not presume to give authority to void or cancel the provisions of any other state or local law regulating land use or construction. I hereby acknowledge that it is a violation of the Zoning Ordinance to reduce the above described property below the minimum lot and width specified.

I make this statement under penalty of perjury. I hereby agree to the requirements as specified on this permit issued to the owner of land as signed below.

Signature of Contractor or Other Authorized Agent: [Signature] Date: 8/2/91

Signature of Owner: [Signature] Date: 8/2/91