



Planning Commission Land Use Permit

Permit Number: LUP184-2015

Applicant

Name: Shannon Merrell
Address: 12949 East Pine Canyon Rd
Phone: 9703610491

Owner

Name:
Address:
Phone:

Parcel

Parcel Number: 230340014
Total Parcel Area:
Address: 12949 PINE CANYON RD E

Zoning:
(*If Zoned S-1, See Specific Height Requirements)

****See Diagram on Back Side for Setbacks**

Section: Township: Range:
Subdivision: Lot(s):

Proposed Structure: RV Pad

Structure Area Used:

Is Structure > 1,000 Sq. Ft.? *If True, Need Certif. Statement

of Dwelling Units: 0 # of Accessory Bldgs: 0 # Off-Street Parking Req'd: 2



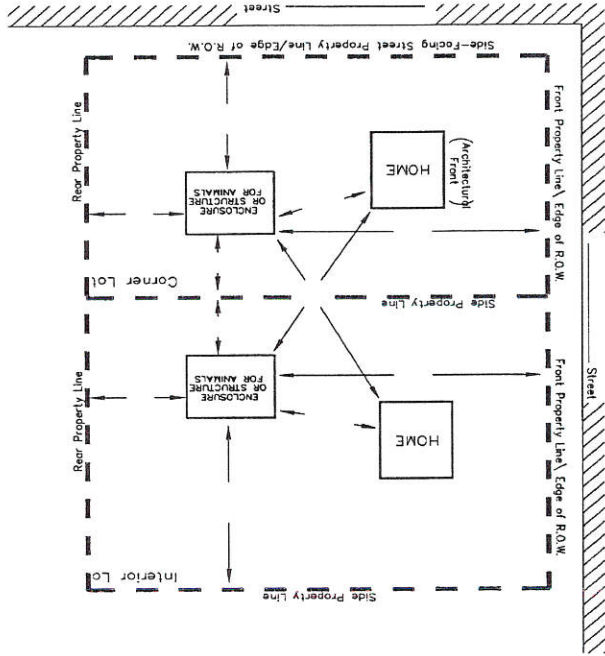
Permit Checklist:

- Public by/Right of Use Road? ?
- > 200 ft. from Paved Road? ?
- < 4218 ft. above Sea Level? Yes Wetlands/Flood Zone? No
- Culvert Required? ? If Yes, Culvert Size:
- *Any Work in the Right of Way requires an Excavation Permit**
- Additional Frontage Req'd.? No OR Special Exception? Case #
- Meet Zone Area & Frontage? True Hillside Review Req'd.? Case #
- Culinary Water District: Well Waste Water System: Individual

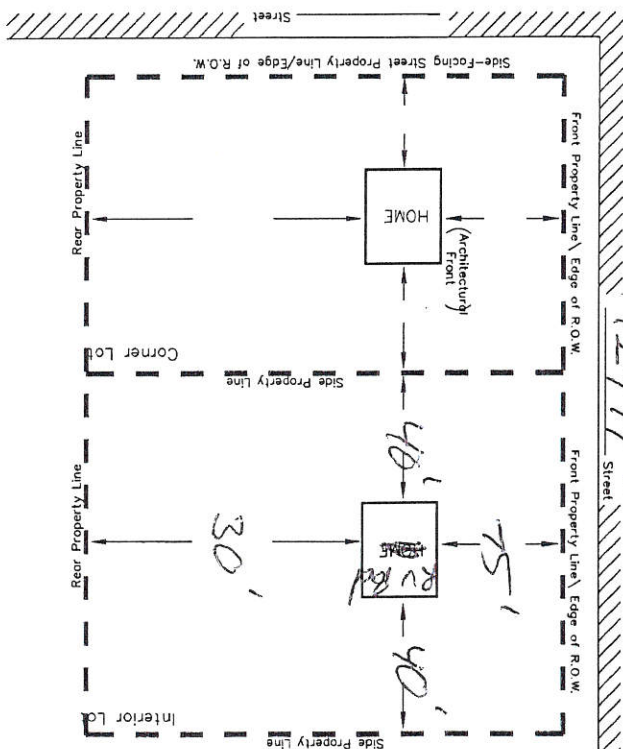
Comments: Permit to park and RV for 180 days

Structure Setback Graphic: RV Pad

MINIMUM YARD SETBACKS
Born, Corral, or Stable



MINIMUM YARD SETBACKS
New Dwelling, Addition, Etc.



12949 East Pine Canyon Rd

NOTICE FOR APPLICANT (Please Read Before Signing)

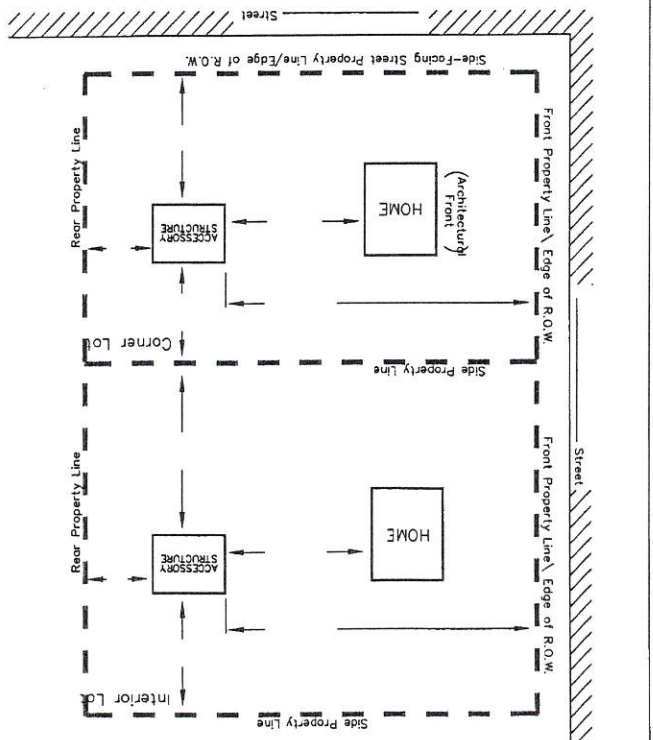
Proposals for the installation of an individual water supply and for a sanitary waste disposal system (septic tank) for any structure designed for human occupation must be approved by the Weber County Health Department prior to installation.

Planning Dept. Signature of Approval _____ Date _____

This permit becomes null and void if use or construction authorized has not commenced within 180 days or if there is a zone change affecting this property. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury. I hereby agree to make the requirements as specified on this permit issued to the owner of land as signed below.

Contractor/Owner Signature of Approval Date _____

MINIMUM YARD SETBACKS
Storage Shed, Detached Garage, Etc.



Guy & Shannon MEERELL 970-361-0449



FINAL APPROVAL OF INDIVIDUAL WASTEWATER SYSTEM

477 23rd Street
Ogden, Utah 84401
OFFICE (801) 399-7160
FAX (801) 399-7170

June 29, 2007

RONNIE GARCIA
5833 S 4025 W
ROY, UT 84067-

Permit No. W100461 AT GRADE

This is to certify that on **June 29, 2007** the Weber-Morgan Health Department made a final inspection of the individual wastewater disposal system installed at the construction site address of: **12949 E PINE CANYON RD** in **WEBER COUNTY, UTAH**.

At the time of the final inspection, the wastewater system was found to be in compliance with the requirements of the Weber-Morgan Health Department. Approval to place the above-referenced wastewater system into service is hereby granted to **RONNIE GARCIA**.

This individual wastewater disposal system will require periodic maintenance to keep the system working properly. In addition, care must be taken not to disturb or damage the **AT GRADE**. The attached document will provide you with information on the proper care and maintenance of this wastewater disposal system.

If you have any questions or need further assistance please contact this office at (801) 399-8381.


Representative, Weber-Morgan Health Department

Sec. 104-9-2. - Permitted uses.

The following uses are permitted in Forest Zones F-5, F-10, and F-40:

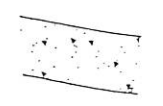
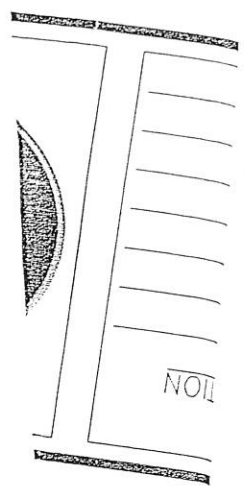
- (1) Agriculture.
- (2) Cluster subdivisions, which comply with the requirements of title 108, chapter 3.
- (3) Grazing and pasturing of animals, limited to one horse or cow per acre of land exclusively dedicated to the animal. The keeping of animals and fowl for family food production. Golf course, except miniature golf courses.
- (4) Home occupations.
- (5) Public parks and recreation grounds. Public campgrounds and picnic areas meeting the requirements of the Forest Campground Ordinance of Weber County; public buildings.
- (6) One recreational vehicle, temporarily parked on a lot or parcel for periodic short-term intervals of less than 180 days for recreational use only and not for longer term placement nor for full time living. The following additional conditions shall apply:
 - a. The lot has a minimum area of five acres in the F-5, ten acres in the F-10, and 40 acres in the F-40 Zone or is determined to be a legally approved or legal nonconforming lot or parcel or cluster subdivision and meet the minimum lot size, frontage, and setback requirements for all zones in this chapter.
 - b. County environmental health department approval as to waste disposal by an approved septic tank and drain field with approved connection to the R.V., and a land use permit from the county planning commission for each unit, which shall expire after 180 days from date of issue, and including only the following accessory uses: not more than one storage shed of not more than 200 square feet per lot, not to include electrical or plumbing connections; prepared R.V. parking pad; raised deck of not more than two feet in height adjacent to the R.V. parking pad; one outdoor camp fireplace; picnic table and chairs and tent type screens.
 - c. A second recreation vehicle may be placed on any lot, parcel, legal nonconforming lot or parcel as qualified in subsection (6)b of this section containing a minimum area of two acres excluding land known as common land and/or open space.
 - d. The following state and local division of health codes and requirements are complied with:
 1. International Utah Plumbing Code.
 2. Rules and regulations relating to public water supplies.
 3. Code of Waste Disposal Regulations.
 4. Code of Solid Waste Disposal Regulations.
 5. Recreation regulations.
- (7) Signs shall comply with title 110, chapter 2, Ogden Valley signs, if located within the Ogden Valley area.
- (8) Accessory buildings and uses customarily incidental to the primary use.
- (9) Single-family residences.
- (10) Facilities for persons with a disability meeting the requirements of section 108-7-13

(11) Private stables, not to exceed one horse per acre.

(12) Household pets.

(Ord. of 1956, § 8-2; Ord. No. 96-35; Ord. No. 99-21; Ord. No. 2001-4; Ord. No. 2003-14; Ord. No. 2009-15; Ord. No. 2010-20; Ord. No. 2014-14, 5-20-2014)

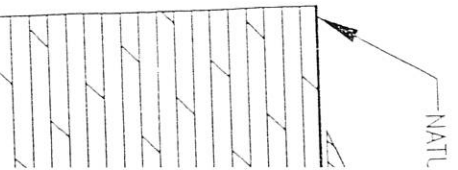
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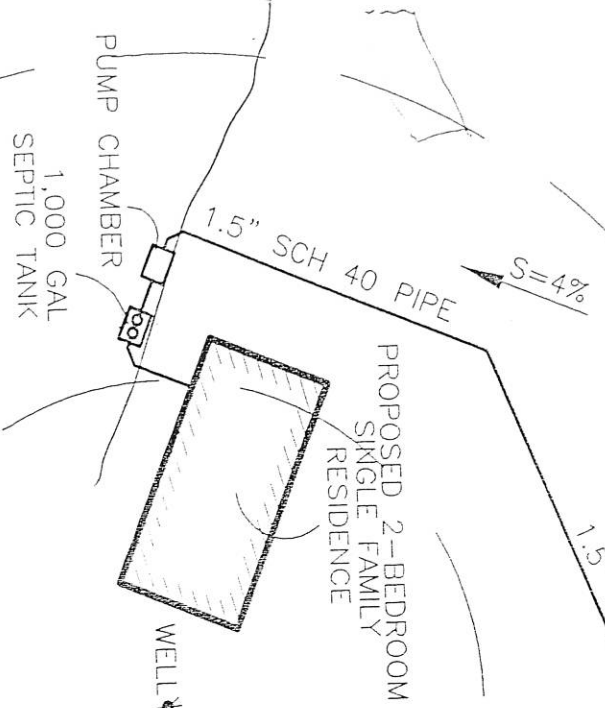
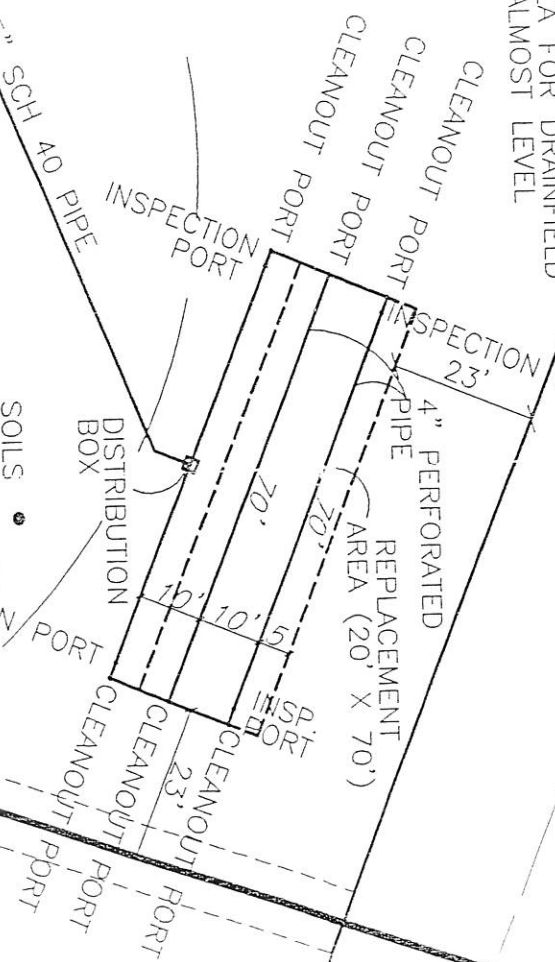
Pine Canyon Road

AREA FOR DRAINFIELD
ALMOST LEVEL
199.04' PORT



SOILS
EXPLORATION
PIT

SOILS
EXPLORATION
PIT



GRAVEL,
OR SLAG,
3/4" TO

S 18°53'30" W
514.25'

50' OFFSET
100' OFFSET

S=4%

S=4%

PUMP CHAMBER
1,000 GAL
SEPTIC TANK

PROPOSED 2-BEDROOM
SINGLE FAMILY
RESIDENCE

WELL

1.5" SCH 40 PIPE

1.5" SCH 40 PIPE

INSPECTION
PORT

CLEANOUT PORT
CLEANOUT PORT
CLEANOUT PORT

INSPECTION
PORT

CLEANOUT PORT
CLEANOUT PORT
CLEANOUT PORT

4" PERFORATED
PIPE
REPLACEMENT
AREA (20' X 70')

INSPECTION
PORT

199.04' PORT

NATL.