



Planning Commission Land Use Permit

Permit Number: LUP449-2016

Applicant

Name: 39 Summit LLC
Address: 314 Lytton Ave Ste 200

Owner

Name: 39 Summit LLC
Address: 314 Lytton Ave Ste 200

Phone:

Phone:

Parcel

Parcel Number: 231300004

Zoning: DRR-1

Total Parcel Area: 2.227 Acres

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

Address: 8365 East Summit Pass
Eden, UT 84310

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

Section: 8

Township: 7N

Range: 2E

Subdivision: Summit Eden Phase 1C

Lot(s): 39R

Proposed Structure: Residential

Structure Area Used: 5650

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

of Dwelling Units: 1 **# of Accessory Bldgs:** 0 **# Off-Street Parking Reqd:** 2



Permit Checklist:

Public by/Right of Use Road?

> 200 ft. from Paved Road? No

< 4218 ft. above Sea Level? Yes

Wetlands/Flood Zone? No

Culvert Required? Yes

If Yes, Culvert Size:

***Any Work in the Right of Way requires an Excavation Permit**

Additional Frontage Reqd.? No

OR Special Exception? False Case #

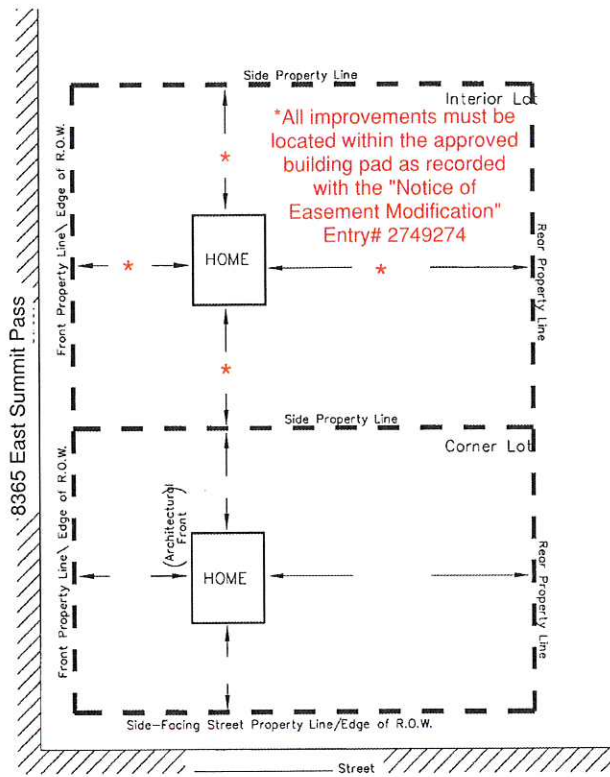
Meet Zone Area & Frontage? True

Hillside Review Reqd.? Yes Case # 2015-04

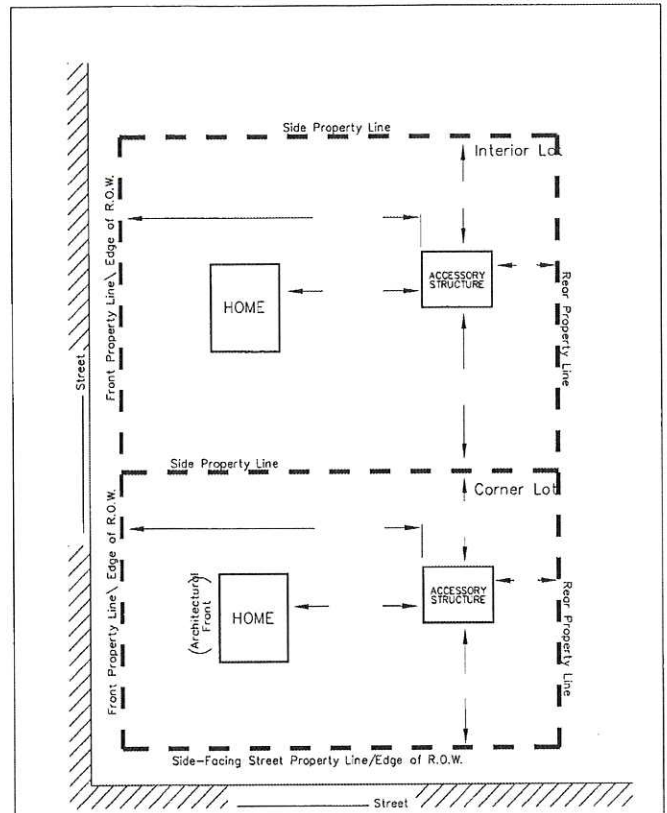
Culinary Water District: Powder Mountain Waste Water System: Powder Mountain

Comments: All site improvements including the location of the single family residence and the final grading/landscaping of the site shall strictly adhere to the recommendations outlined in the Geotechnical Investigation Report prepared by IGES project# 02052-001 dated 6/3/2015 and the Geotechnical Investigation Report-Geology prepared by IGES project# 02132-002 dated November 4, 2015. IGES staff shall be on site to verify compliance with the recommendations identified in the reports during construction of the proposed single family residence. Prior to receiving the final occupancy, a Natural Hazards Notice (to be provided by Weber County) must be signed and recorded with the Weber County Recorder's office per LUC #104-27-5.

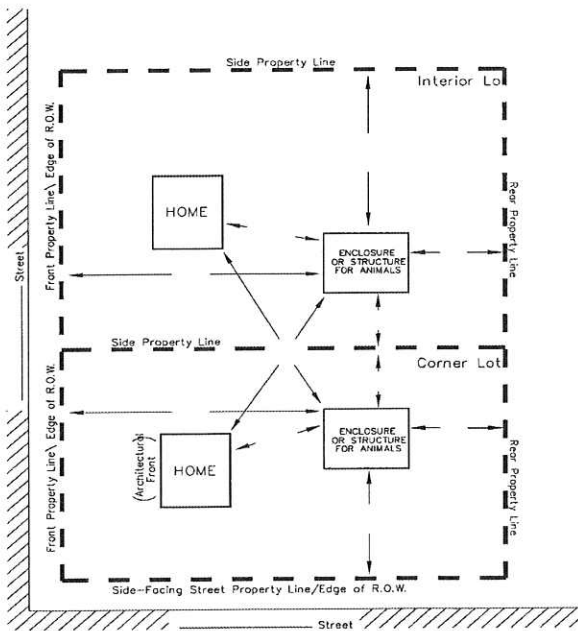
Structure Setback Graphic: New Dwelling, Additions



MINIMUM YARD SETBACKS
New Dwelling, Addition, Etc.



MINIMUM YARD SETBACKS
Storage Shed, Detached Garage, Etc.



MINIMUM YARD SETBACKS
Barn, Corral, or Stable

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.

Andri Kypar 7/7/10
 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