

Weber County Access Exception Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791, 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted /Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Application Type

Access by Private Right of Way
 Access at a location other than across the front lot line

Property Owner Contact Information

Name of Property Owner(s) <i>John/December Cope</i>		Mailing Address of Property Owner(s) <i>7715 W 900S West Warren UT 84404</i>
Phone <i>801-452-3437</i>	Fax	
Email Address (required) <i>copej@compassminerals.com</i>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person
Phone	Fax	
Email Address (required)	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name <i>Cope subdivision</i>	Total Acreage <i>5.78</i>	Current Zoning
Approximate Address <i>7713 W 900S West Warren UT 84404</i>	Land Serial Number(s)	

Proposed Use

Home

Project Narrative

my family and I would like to build in this western Weber county location, we have purchased land from my father and it has been a long time dream of my family and him.

- we have subdivided to have 150' of frontage on the right-of-way, we also have a letter saying Rocky Mountain power stating they will service the site.*
- we have filed with health department for septic tank use. Soil sample is complete and filed. Ground water monitoring pipes will go in late September*
- culinary water has been ran from 900s to 7715 & 7711, fire hydrant is located 100' from the property*
- we believe it to be unfeasible to make this a county rd to service 2 homes*
- Elevation of home site is 4220 ft along east end of property.*

• The right-of-way is currently being used for two other home sites

Thank you John Cope

Basis for Issuance of Access by Private Right of Way

Lots/parcels which do not have frontage on a street, but which have access by a private right-of-way or access easement may, under certain circumstances, use a private right-of-way or access easement as the primary access. Approval is subject to the applicant demonstrating compliance with the following criteria and conditions:

- a. The lot/parcel is a bona-fide agricultural parcel that is actively devoted to an agricultural use that is the main use; or
- b. Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions. Please explain the substantial evidence:

Attach proof to this application that the agricultural parcel or other lot/parcel has appropriate and legal access due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.

The landowner of record or authorized representative agrees to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

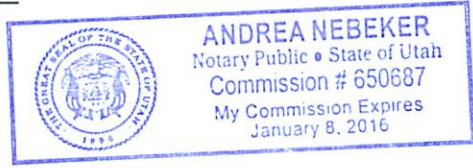
Property Owner Affidavit

I (We), John Cope - December Cope, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

John Cope Property Owner December Cope Property Owner

Subscribed and sworn to me this 11 day of September, 2015.

Andrea Nebeker Notary



Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

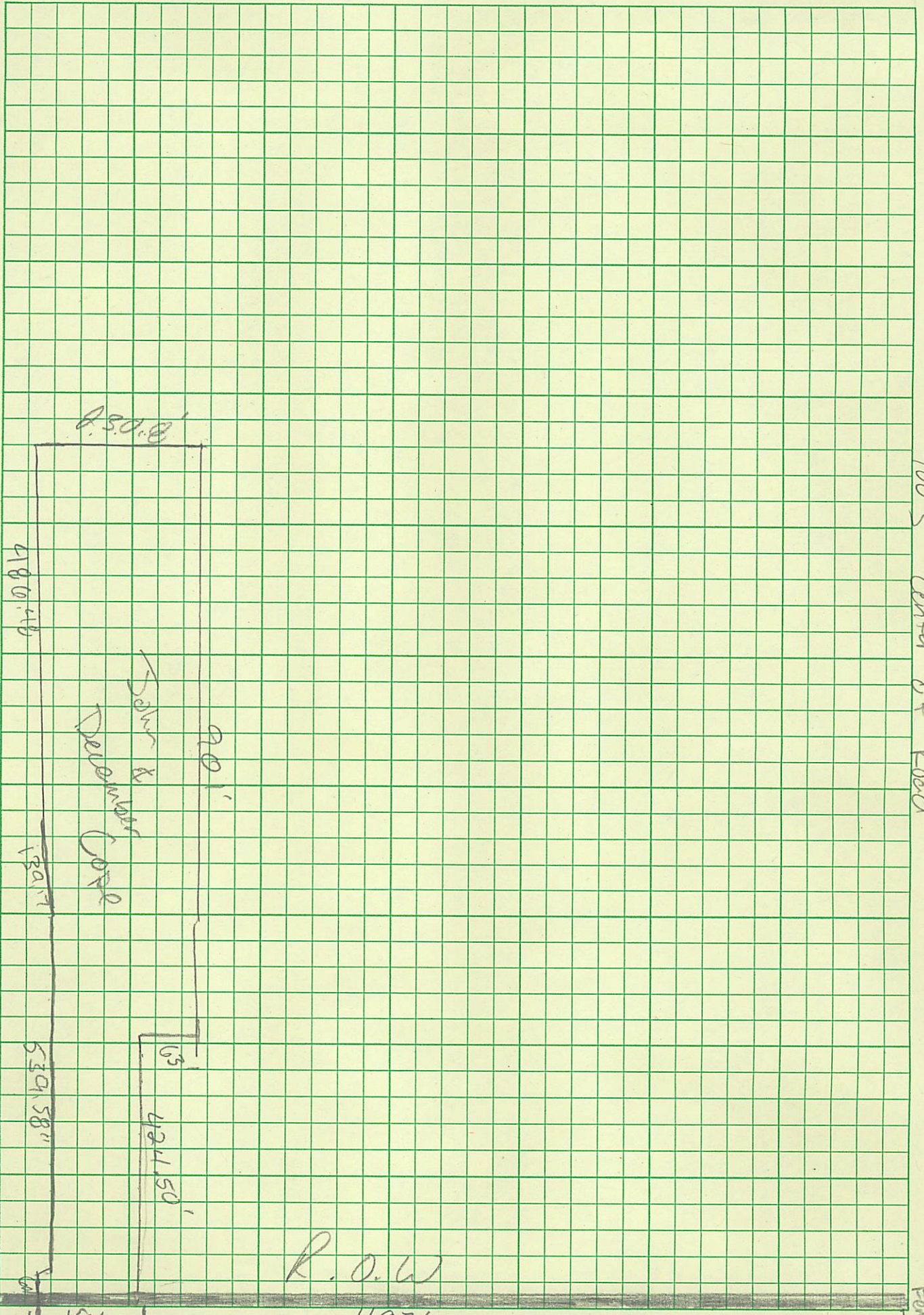
_____ Property Owner _____ Property Owner

Dated this ____ day of _____, 20__, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

_____ Notary

150' x 40'

900 S Center of Road



90' to Four Feet

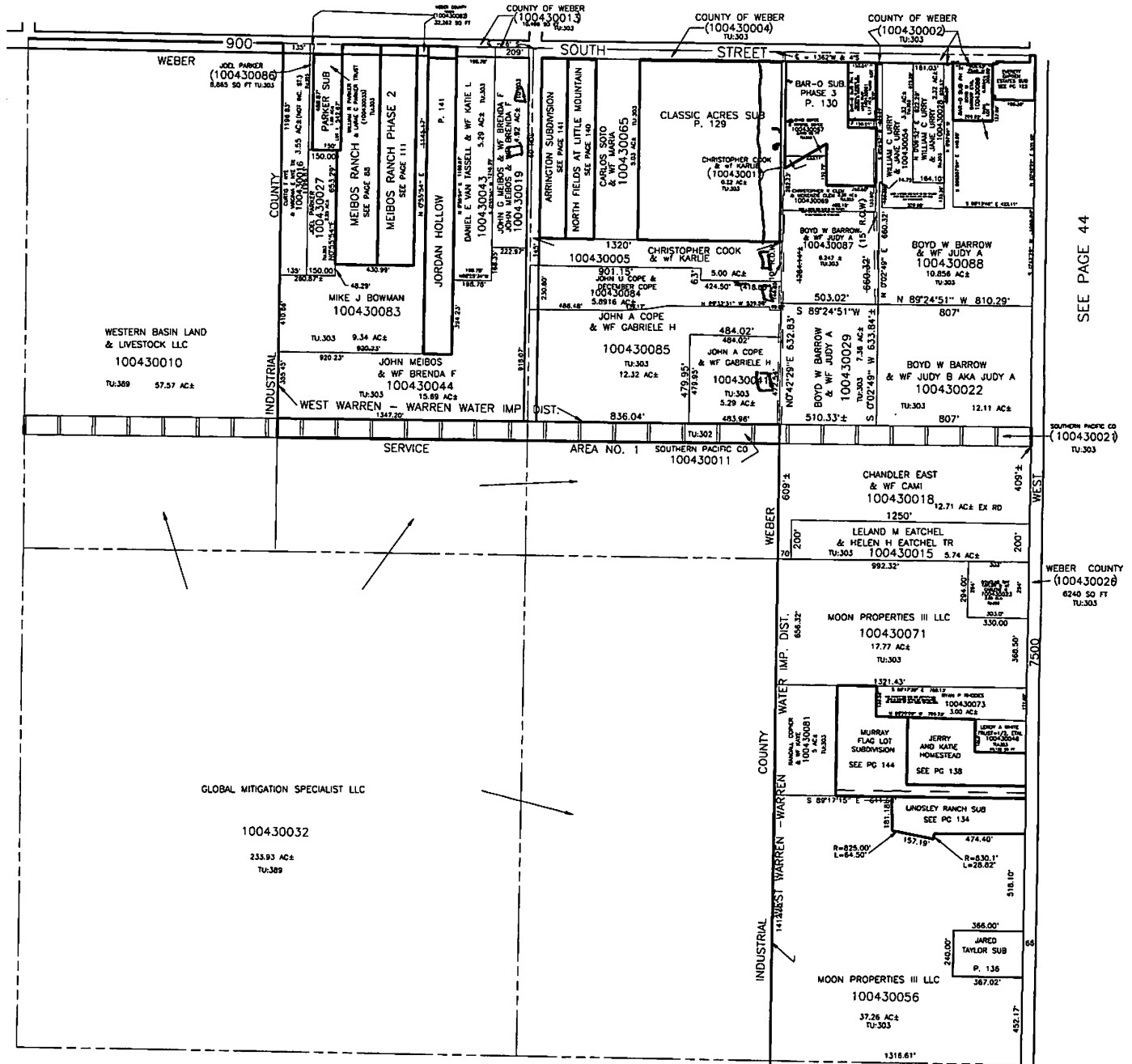
SECTION 22, T.6N., R.3W., S.L.B.& M.

IN WEBER COUNTY

SCALE 1" = 400'

TAXING UNITS: 302,303,389

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