

Weber County Land Use Permit Application

Application submittals are recommended to be submitted with an appointment.
(801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed

Fees (Office Use)

Receipt Number (Office Use)

Property Owner Contact Information

Name CLARKE FARM, LLC		Mailing Address	
Phone	Fax	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address			

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) EJ HARRIS, President		Mailing Address of Authorized Person 6502 E. Summit Rd Huntsville, UT 84317	
Phone 801 388-8500	Fax None	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address ejharris@marketstar.com			

Property Information

Address Approx: 4770 E 2650 N Eden UT 84310		Land Serial Number(s) 22-040-0029	
Subdivision Name	Lot Number	Current Zoning	Acreage
Culinary Water Provider	Secondary Water Provider	Waste Water Provider	Frontage

Detailed Description of Proposed Use/Structure

**Agricultural Building
Pole Barn - 60' x 64'
Contractor - Roper Buildings**

Property Owner Affidavit

I (We), Clarke Farm LLC, 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.

(Property Owner)

President, Clarke Farm, LLC

(Property Owner)

Subscribed and sworn to me this 5th day of November, 2015.



Angela M. Robinson
(Notary)

EXEMPT
AGRICULTURAL BUILDING

Land Use Permit Checklist

Name of Owner / Contractor EJ HARRIS (CLARKE FARM LLC)

Zone AV-3 Parcel # 22-040-0029 Address APPROX. 4770 E. 2650 N

Subdivision Name N/A Lot# N/A

Setbacks Front ~~30~~ 30 feet Rear ~~30~~ 10 feet Side ~~10~~ 10 / ~~10~~ 10 feet
OTHER MAIN TEN TEN

Parcel/Lot Area 56.8 acres / ft² Township / Range 7N. 1E Section 33 NE 1/4

Footprint of building ~~2160~~ 3840 ft²

Yes No

- Lot of Record (Legally created lot)? AG. PARCEL
- Subdivision file pulled and reviewed dedication plat (if applicable) for notices, restrictions, easements, buildable area, etc.?
- Verified that structure(s) meets additional setback if parcel/lot is adjacent to a collector or arterial street requiring an increase in future ROW width?
- Site located outside of a Stream Corridor/Pineview Reservoir setback area or meets additional setback requirements? SHOWN ON SITE PLAN.
- Compliance with yard setbacks demonstrated on site plan?
- Access across own front lot line? AG. PARCEL ALSO, ACCESSES VIA TERMINUS OF A STREET.
- Is the location appropriate for clear-view triangle, other accesses, no-access lines?
- Building height complies with zone standard? 24'
- Site located outside of a Drinking Water Source Protection Zone or meets applicable Drinking Water Code standards? POSSIBLE ZONE 2 ACCORDING TO W.C. HEALTH MAP.
- Site located outside of an Important Wildlife Habitat Area? If no, attach PLD's. (defined in Section 104-28-3 Important wildlife habitat areas)
- Site located outside of a Scenic Corridor? If no, see *Development Standards*.
- Site located off of a Ridgeline? If no, see *Development Standards*.
- Site is free of Historic, Prehistoric, and/or Cultural Resources?
- Site located outside of a floodplain? If no, are the requirements met?
- Is the site >4215 in elevation? If no, are requirements met?
- Is there one kitchen? If no, is a Second Kitchen Covenant is required.
- Are improvements installed i.e., hydrants, turnarounds, road improvements, etc.
- Are the large accessory building requirements met? (See Section 108-7-16)
- Are the animal setback and/or other requirements met?
- Is the shed/structure 200 ft. or under? If yes, send Tiffany Ophiekens, Assessor's Office a copy of the LUP
- If agriculture, will structure be built without Agricultural Exemption Form? If no, send Tiffany Ophiekens, Assessor's Office a copy of LUP
- Is there an Agriculture Protection Area recorded on the parcel?

EXEMPT

✓
YES .

Land Use Permit Issued? If no, see comments below:

Owner / Contractor contacted? If yes, see comments below:

Additional comments:

Date:



Planning Commission

Page 1 of 2

Land Use Permit

Printed: 4/5/2016

Permit Number: LUP346-2016

Applicant

Name: CLARKE FARM LLC 1/2
Address: 6502 EAST SUMMIT ROAD

Phone:

Owner

Name: CLARKE FARM LLC 1/2
Address: 6502 EAST SUMMIT ROAD

Phone:

Parcel

Parcel Number: 220400029

Zoning: AV-3

Total Parcel Area: 56.80

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

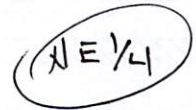
Address: 4770 East 2650 North
Eden, Ut 84310

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

Section: 33

Township: 7n

Range: 1E



Subdivision:

Lot(s):

Proposed Structure: Agricultural Accessory Building

Structure Area Used: 3840

Is Structure > 1,000 Sq. Ft.?

*If True, Need Certif. Statement

of Dwelling Units: 0

of Accessory Bldgs: 1

Off-Street Parking Req'd:



Permit Checklist:

Public by/Right of Use Road?

> 200 ft. from Paved Road? Yes

< 4218 ft. above Sea Level?

Wetlands/Flood Zone? NA

Culvert Required? NA

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:

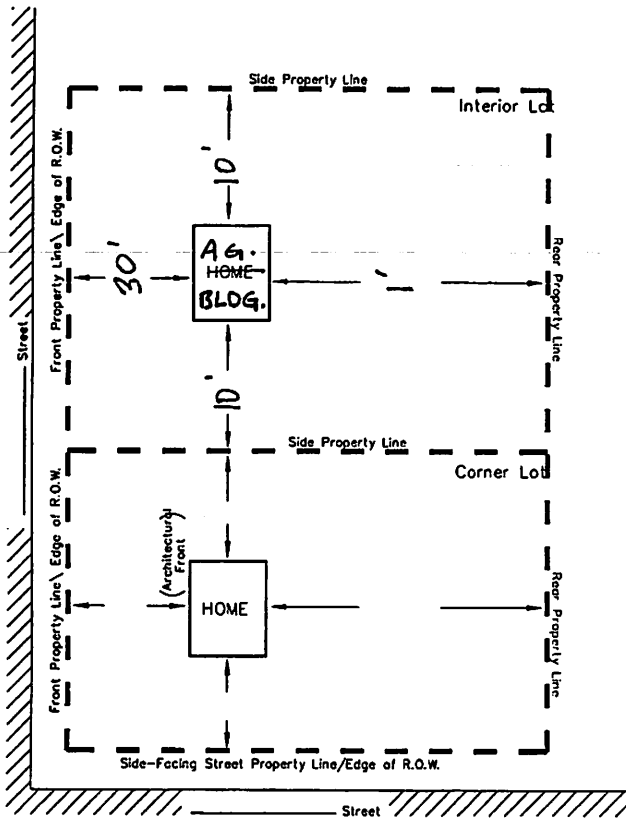
Waste Water System:

Comments: Agriculturally exempt structure on 56.80 acre ag. parcel. Processed as an "accessory" building to the main agricultural use. This is not a "large accessory building" and is not subject to Section 108-7-16. Structure is limited to 25 feet in height. Front setback is a minimum of 30 feet; side setback is a minimum of 10 feet; rear setback is a minimum of 1 foot. Structure is not located in Eden Water Company's protection zone. This was verified by the Weber-Morgan Health Department 4-5-2016 by Summer Day who provided a map.

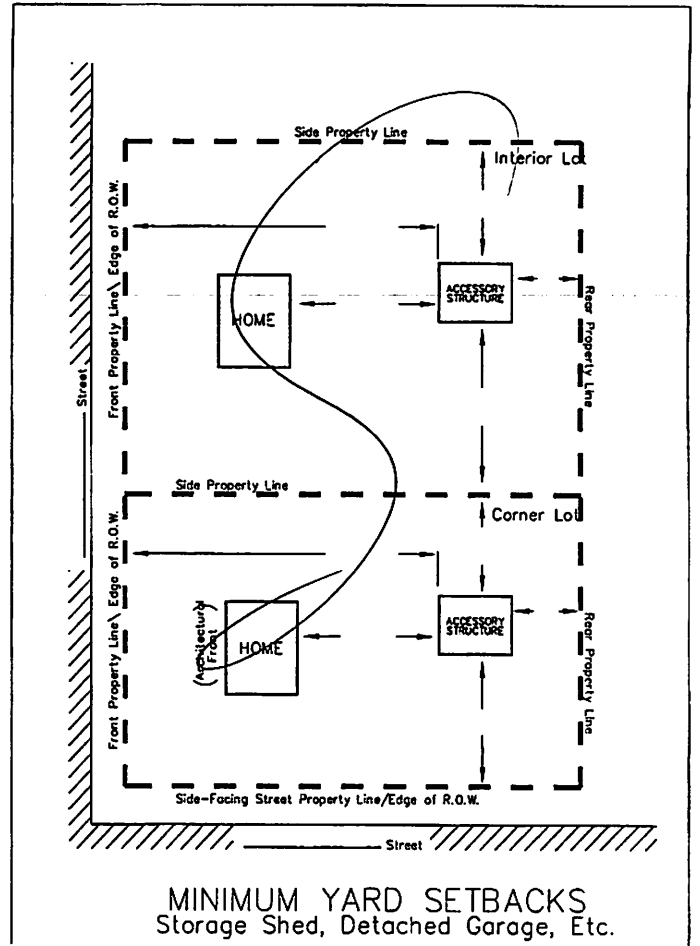
Structure Setback Graphic:

Agricultural Outbuilding

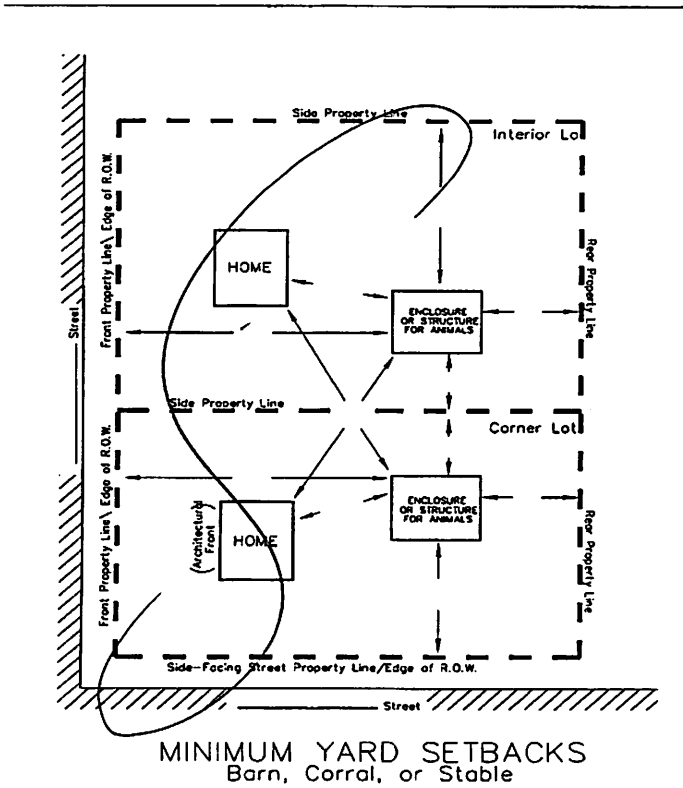
APPROX. 4770 EAST
2650 NORTH



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.

[Signature] 4/5/2016
 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