

# Planning Commission Land Use Permit

Permit Number: LUP402-2016

### Applicant

**Name:** Froerer Family Investments LLC  
**Address:** 2641 Washington Blvd.  
Suite 101  
**Phone:**

### Owner

**Name:** Froerer Family Investments LLC  
**Address:** 2641 Washington Blvd.  
Suite 101  
**Phone:**

### Parcel

**Parcel Number:** 222860002

**Zoning:** CV-2

**Total Parcel Area:** 24,955

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

**Address:** 2405 N Highway 158  
Eden 84310

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

**Section:** 34 NW      **Township:** 7N      **Range:** 1E

**Subdivision:** Lakeview Business Center Subdivi      **Lot(s):** Lot 2

**Proposed Structure:** Accessory Structure - Pergola

**Structure Area Used:** 144

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

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



### Permit Checklist:

Public by/Right of Use Road?

> 200 ft. from Paved Road?      No

< 4218 ft. above Sea Level?      No

Wetlands/Flood Zone?      No

Culvert Required?      No

If Yes, Culvert Size:

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

Additional Frontage Reqd.?      No

OR Special Exception?      Case #

Meet Zone Area & Frontage?      True

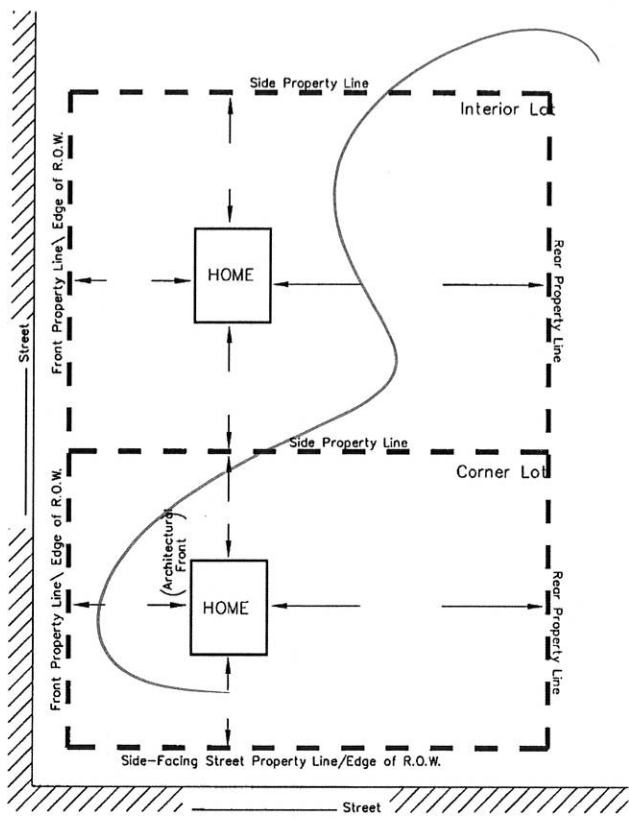
Hillside Review Reqd.?      No      Case #

Culinary Water District:      Eden

Waste Water System:      Individual

**Comments:** Approved according to site plan attached. Related Design Review Files: DR2016-06, CSP1987-01.

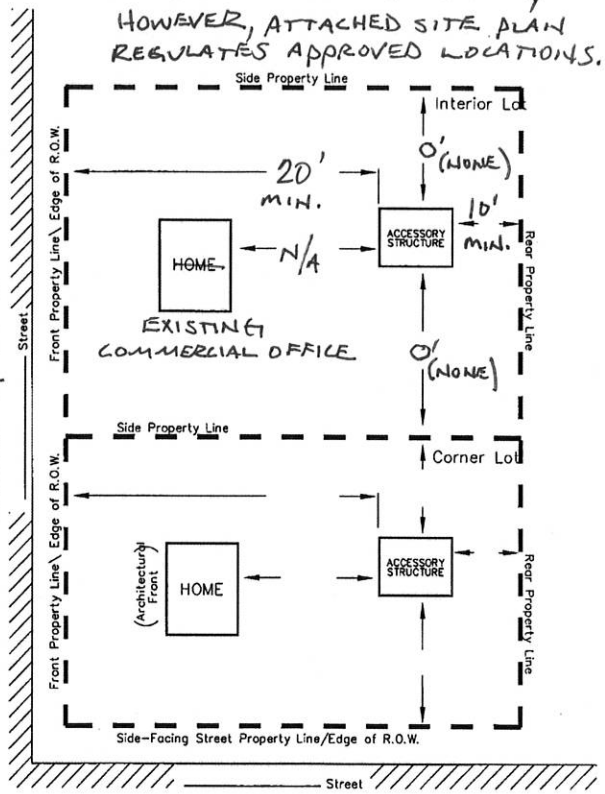
**Structure Setback Graphic:**      Storage Shed, Detached Garage,et



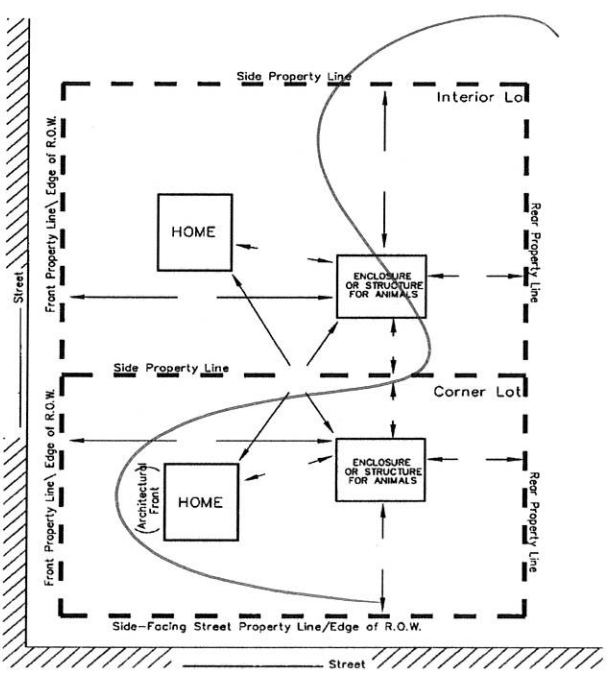
MINIMUM YARD SETBACKS  
New Dwelling, Addition, Etc.

NOTE: MIN. SETBACKS ARE SHOWN;  
HOWEVER, ATTACHED SITE PLAN  
REGULATES APPROVED LOCATIONS.

2405 NORTH  
HIGHWAY 158



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.

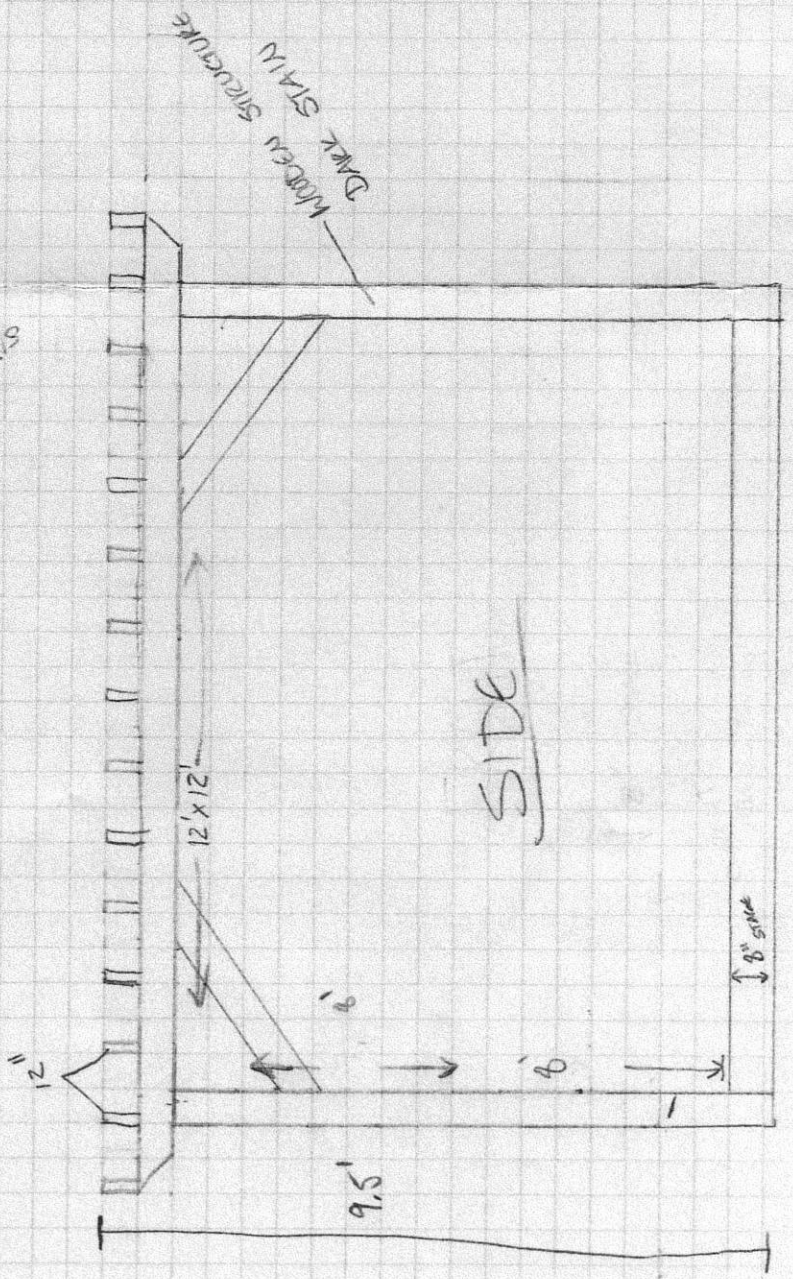
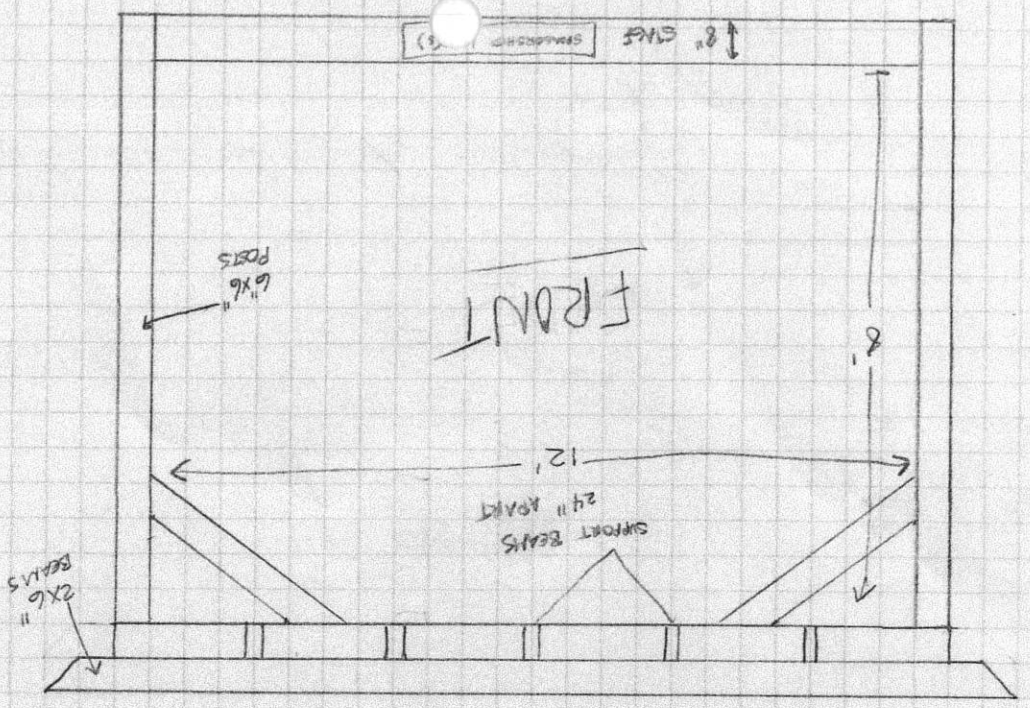
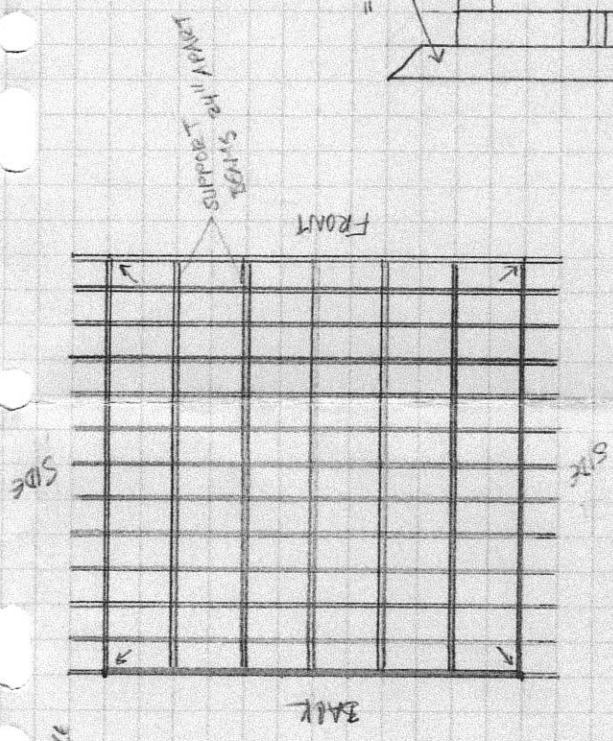
*Scott M. [Signature]* 5/31/2016  
 Planning Dept. Signature of Approval Date

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

FROERER FAMILY INVESTMENTS LLC Series Eden Office  
 LSN → 22.286.0002 (Lot 2 - Lakeview Business  
 CENTER SUBDIVISION)

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FROEGER FAMILY INVESTMENTS LLC SERIES EDEN OFFICE

LSN: 22.286.0002 (LOT 2 - LAKEVIEW BUSINESS CENTER SUBDIVISION)

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