

Planning Commission Land Use Permit

Permit Number: LUP471-2016

Applicant

Name: EDGE HOLDINGS LLC
Address: 1160 S. 690 W.

Owner

Name: EDGE HOLDINGS LLC
Address: 1160 S. 690 W.

Phone:

Phone:

Parcel

Parcel Number: 220140014

Zoning: AV-3

Total Parcel Area: 25.5

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

Address:

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

Section: 20 se

Township: 7n

Range: 1e

Subdivision:

Lot(s):

Proposed Structure: Agriculture Outbuilding

Structure Area Used: 4608

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

of Dwelling Units: 0

of Accessory Bldgs: 0

Off-Street Parking Reqd: 0



Permit Checklist:

Public by/Right of Use Road?

> 200 ft. from Paved Road? Yes

< 4218 ft. above Sea Level? Yes

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? True Case #

Meet Zone Area & Frontage? True

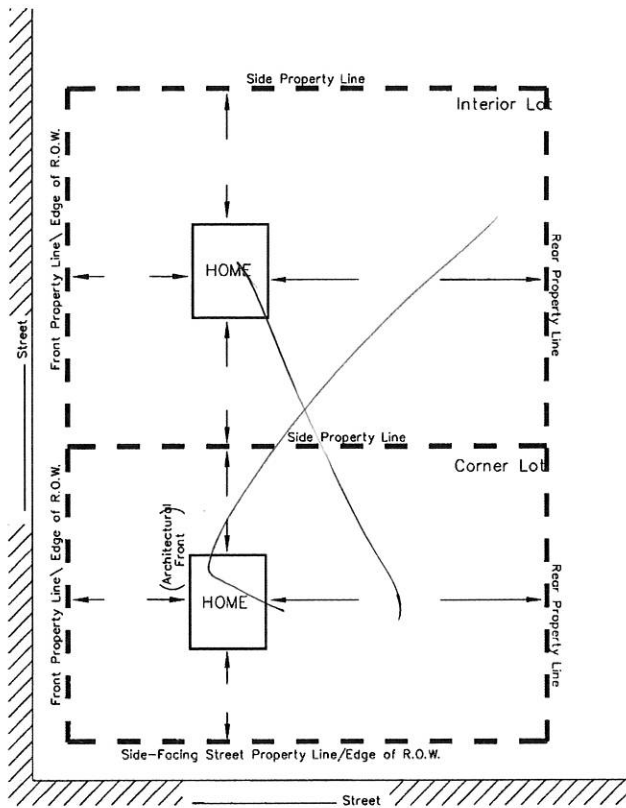
Hillside Review Reqd.? No Case #

Culinary Water District: NA

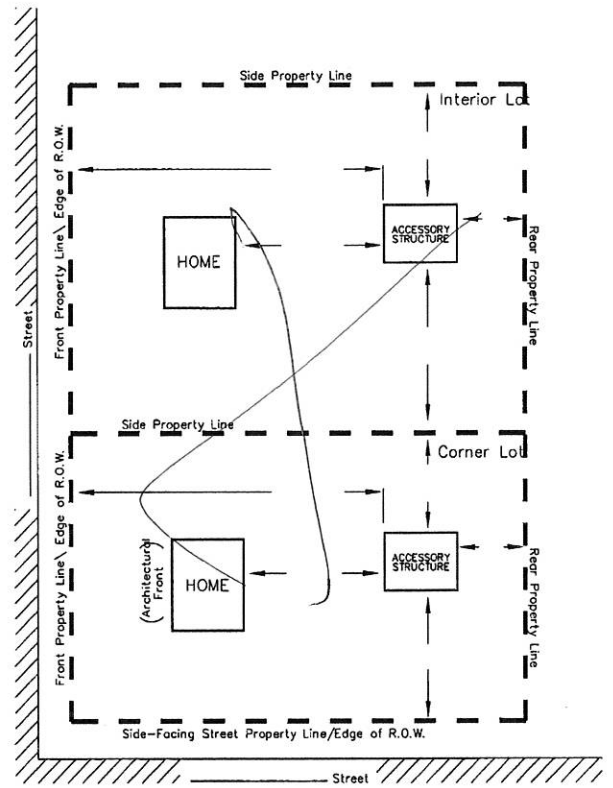
Waste Water System: NA

Comments: Setback minimums are shown on this permit for a large Barn for animals.

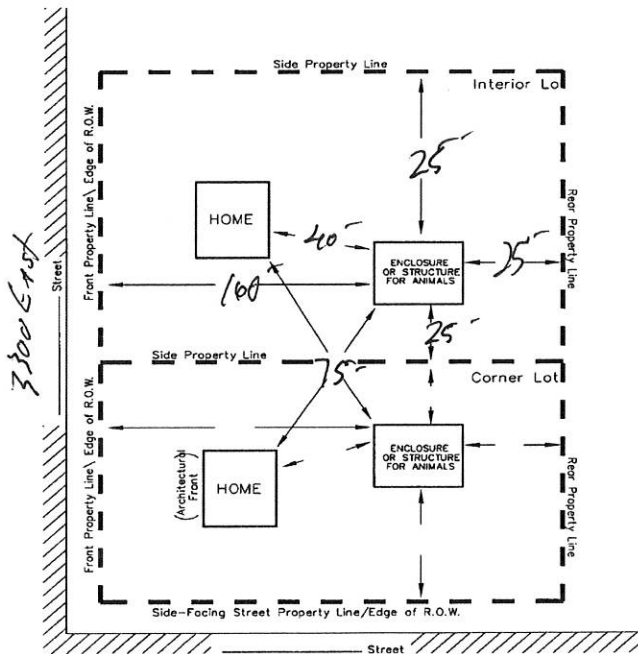
Structure Setback Graphic: Barns, Corrals, or Stables



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] _____ 8/2/16
 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.

[Signature] _____ 8/2/16
 Contractor/Owner Signature of Approval Date



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt	
Receipt Number	19655

Receipt Date
08/02/16

Received From:
RW CUSTOM

Time: 15:18
Clerk: amartin

Description	Comment	Amount
LUP	LAND USE PERMIT	\$100.00

Payment Type	Quantity	Ref	Amount
CREDIT CARD			

AMT TENDERED:	\$100.00
AMT APPLIED:	\$100.00
CHANGE:	\$0.00



Weber County

WEBER COUNTY
AGRICULTURAL BUILDING PERMIT EXEMPTION APPLICATION

Owner's Name: <i>Edge Holding LLC</i>		Date:	Phone Number:	
Owner's Mailing Address: <i>1160 S. 690 W. Ogden UT. 84404</i>				
Property/Building Address:				
Parcel ID Number: <i>22-014-0014</i>	Parcel Area (Acres) <i>25.5</i>	Zoning:	Building Footprint:	Building Height:
Description/Use of Structure: <i>Shed for farm Machinery and separate Barn for Hay storage and some animals</i>				

Qualifying Conditions:

Please verify compliance with each applicable statement below with your initials to show that the requirements for an agricultural exemption have been met:

- J.W.* The proposed structure will be used only for "agricultural use" as defined in this application.
- J.W.* The proposed structure will be used "not for human occupancy" as defined in this application.
- J.W.* The proposed structure will not include electrical, plumbing, or other mechanical work.
- J.W.* The proposed structure will include electrical, plumbing, or other mechanical work and required building permits have been obtained.
- J.W.* The proposed structure will be located in unincorporated Weber County on a parcel of land at least 5.0 acres in area if vacant, or 5.25 acres with a residential dwelling unit.
- J.W.* A site plan showing the proposed structure's location on the parcel, setbacks from other structures on the parcel, and setbacks from property lines has been submitted.

Yes No
 Will the proposed structure be located on property included in an Agriculture Protection Area created under Title 17, Chapter 41, Agriculture and Industrial Protection Areas, of the Utah Code?

I certify that the proposed building, located at the address listed above, is located within unincorporated Weber County, will be used solely in conjunction with agricultural use, and will not be used for human occupancy. I also understand that any plumbing, electrical, or mechanical work in conjunction with this building is not exempted from obtaining a Building Permit.

Nick Weaver (contractor)
Owner's Signature

8/2/2016
Date

Nick Weaver
Print Name

Utah State Code: Title 15A Chapter 1 Section 204 (15A-1-204) Adoption of State Construction Code -- Amendments by commission -- Approved codes -- Exemptions

(7) (a) Except as provided in Subsection (7)(b), a structure used solely in conjunction with agriculture use, and not for human occupancy, is exempt from the permit requirements of the State Construction Code.

(b) (i) Unless exempted by a provision other than Subsection (7)(a), a plumbing, electrical, and mechanical permit may be required when that work is included in a structure described in Subsection (7)(a).

(ii) Unless located in whole or in part in an agricultural protection area created under Title 17, Chapter 41, Agriculture and Industrial Protection Area, a structure described in Subsection (7)(a) is not exempt from a permit requirement if the structure is located on land that is:

(A) within the boundaries of a city or town, and less than five contiguous acres; or

(B) within a subdivision for which the county has approved a subdivision plat under Title 17, Chapter 27a, Part 6, Subdivisions, and less than two contiguous acres.

Utah Code Definitions:

As defined by Section 15A-1-202(1) of the Utah Code "agricultural use" means a use that relates to the tilling of soil and raising of crops, or keeping or raising domestic animals.

As defined by Section 15A-1-202(10) of the Utah Code "not for human occupancy" means use of a structure for purposes other than protection or comfort of human beings, but allows people to enter the structure for maintenance and repair; and the care of livestock, crops, or equipment intended for agricultural use which are kept there.

Weber County Zoning Ordinance Definitions:

Agricultural Parcel: A single parcel of land, at least 5.0 acres in area if vacant, or 5.25 acres with a residential dwelling unit. This definition needs to be fulfilled in order to qualify for the agricultural building exemption.

#22-014-0014

Edge Holdings LLC

1160 S. 690 W STE 4

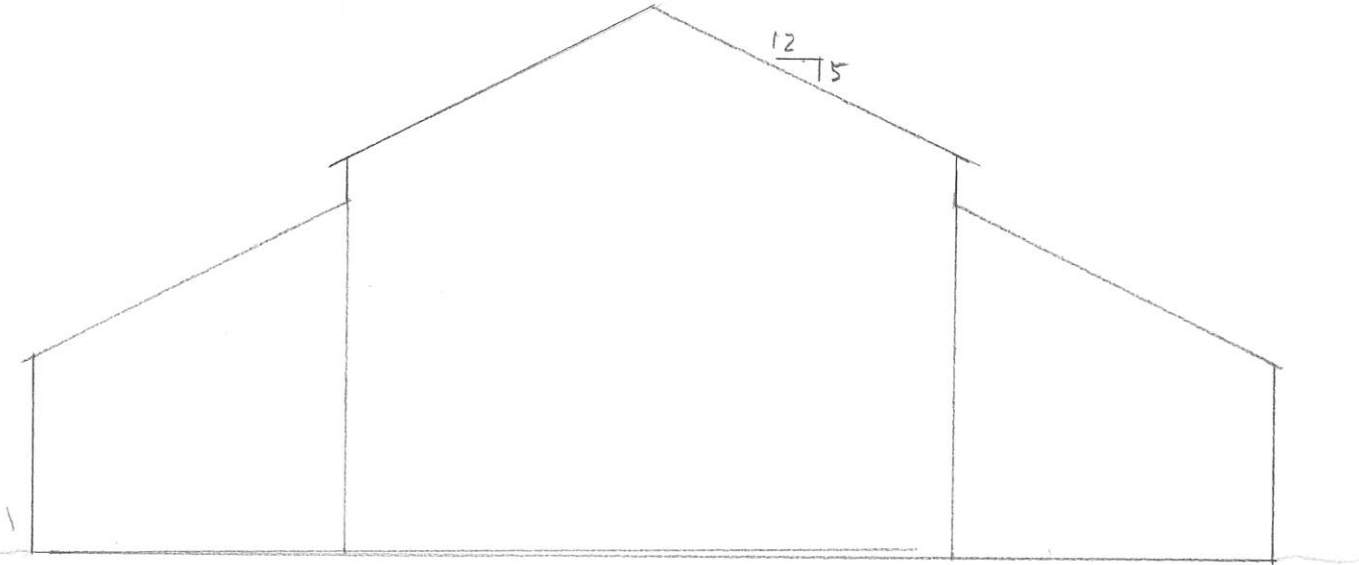
Ogden, Ut. 84404

4,608 # Barn

2,304 # Shed

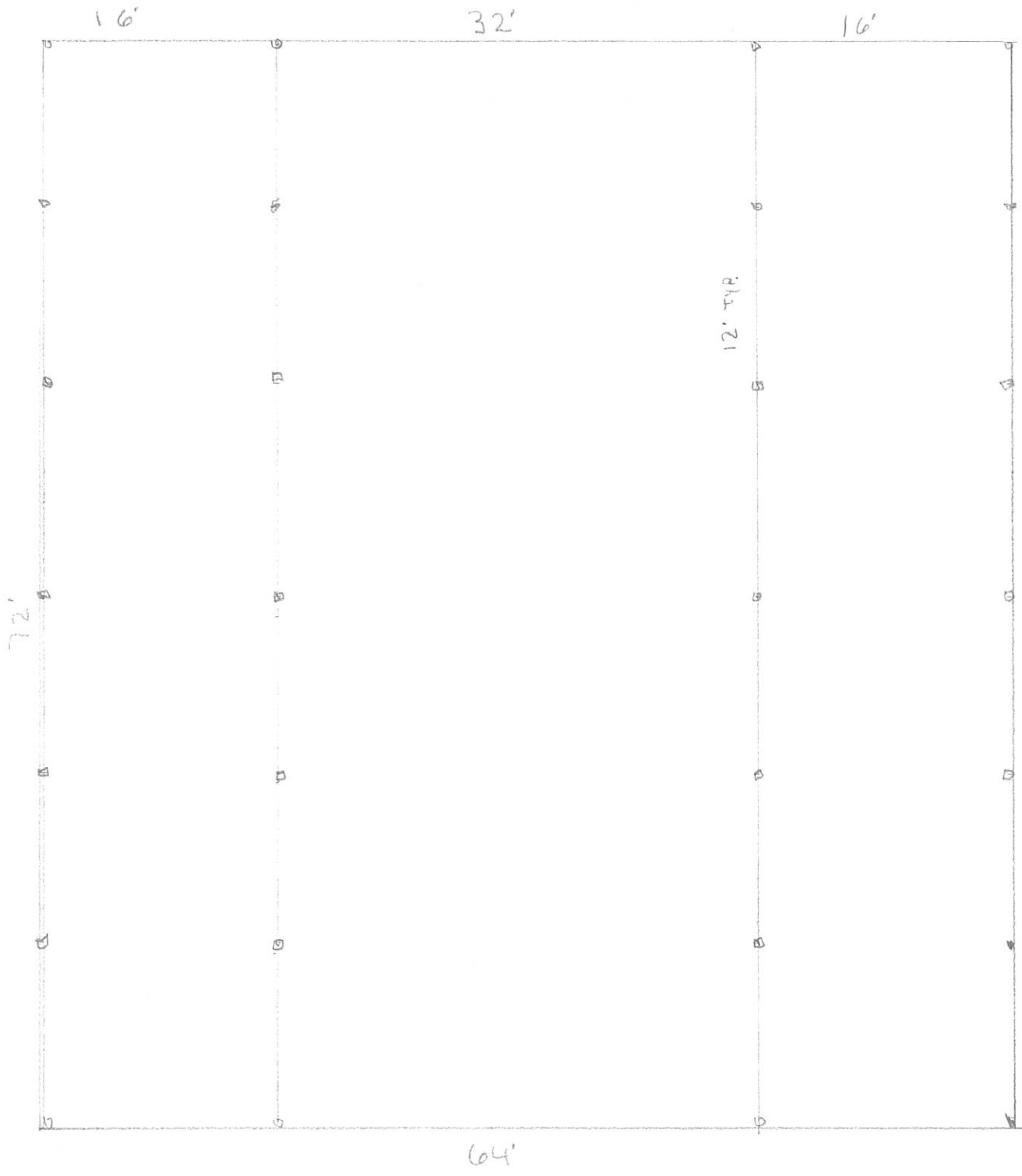
SE 20 7N1E

25.5 Acres



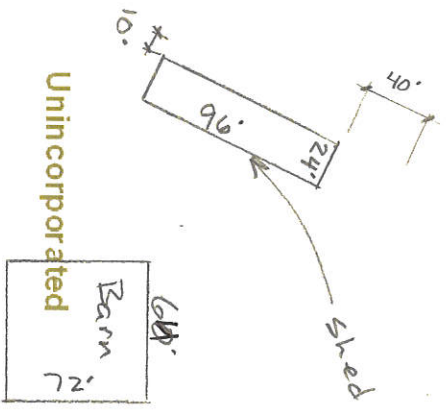
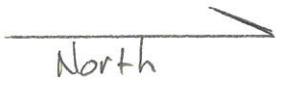
EDGE HOLDINGS

FRONT & REAR ELEV.



EDGE HOLDINGS
Plan

22-014-0014



FOXES MEADOWS

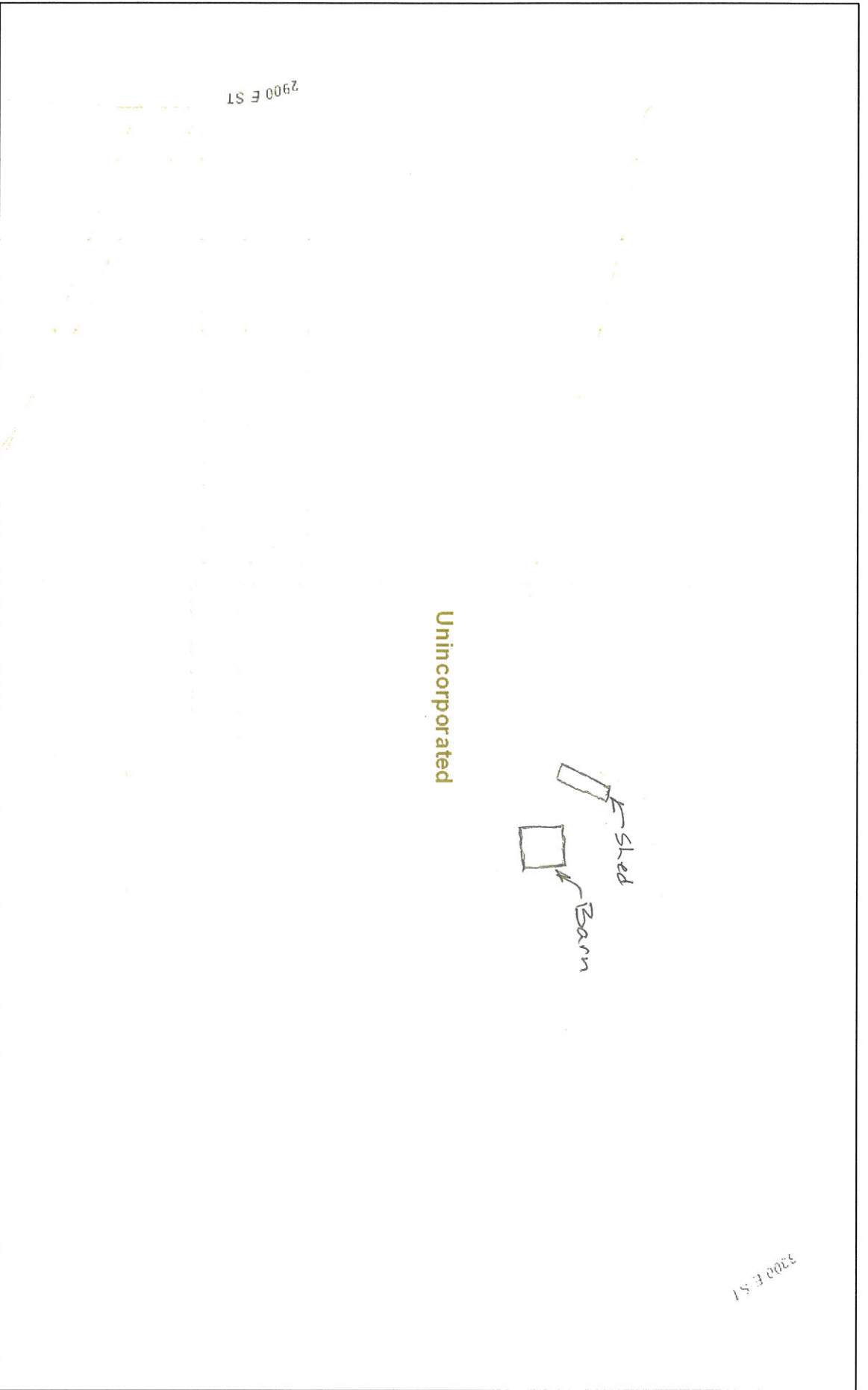
July 18, 2016

Street Labels

City Labels



22-014-0014

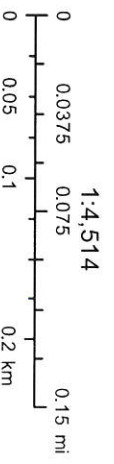


July 18, 2016

Street Labels

City Labels

EDGAR HAWKINS



Top chord 2x6 DF-L 2100F-1.8E
 Bot chord 2x6 DF-L 2100F-1.8E
 Webs 2x4 DF-L Stud : W3 2x4 DF-L(N) #1/#2:
 : Lt Wedge 2x6 DF-L(N) #1/#2:: Rt Wedge 2x6 DF-L(N) #1/#2:

Wind loads and reactions based on MWFRS with additional C&C member design.
 In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows:
 CHORD SPACING(IN OC) START(FT) END(FT)
 TC 24 -1.42 33.42
 BC 120 0.15 31.85

Apply purfins to any chords above or below fillers at 24" OC unless shown otherwise above.

Uplifts based on an elevation at or above 4000 ft.

Bottom chord checked for 10.00 psf non-concurrent bottom chord live load applied per IRC-12 section 301.5.

Trusses to be spaced at 48.0" OC maximum.

Deflection meets L/240 live and L/190 total load. Creep increase factor for dead load is 1.50.

Truss designed for unbalanced snow load based on Pg=78.57 psf, C1=1.00, Ce=1.00, CAT II & Pf=55.00 psf.

Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and WTC) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7 or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions.

ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSIR/PT1, or for handling, shipping, installation & bracing of trusses.

A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSIR/PT1 Sec.2.

For more information see this job's general notes page and these web sites:
 ITWBCG: www.itwbcg.com; TPI: www.tpi.com; WTC: www.wtc.com; ICC: www.iccsafe.org

PLT. TYP.-WAIVE

DESIGN CRIT=IRC2012/PTI2007 FT/RT=20%/0%/5/0

QTY= 17 TOTAL= 17

REV. 16.01.01B.0614.20

SEQ = 473177
 SCALE = 0.1875

REF

DATE 07-19-2016

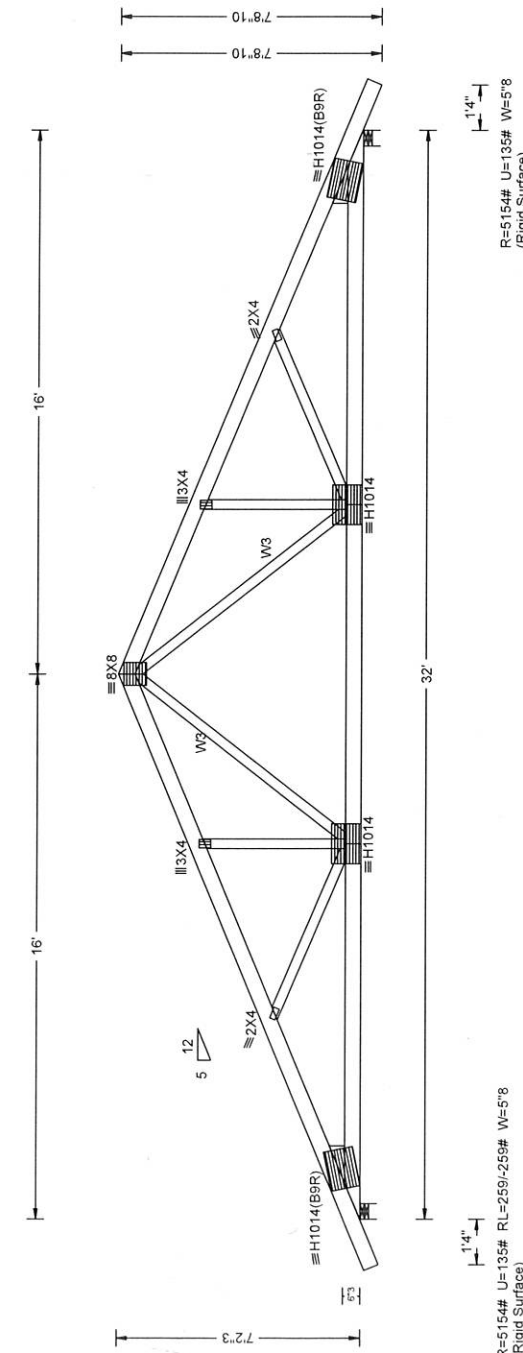
DRWG

JJ

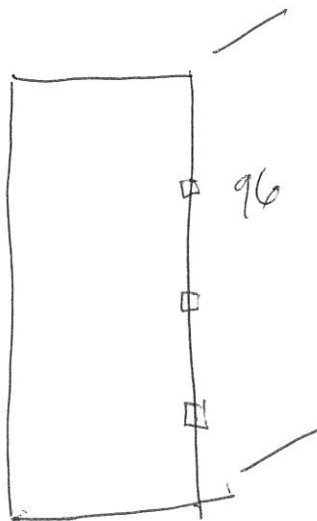
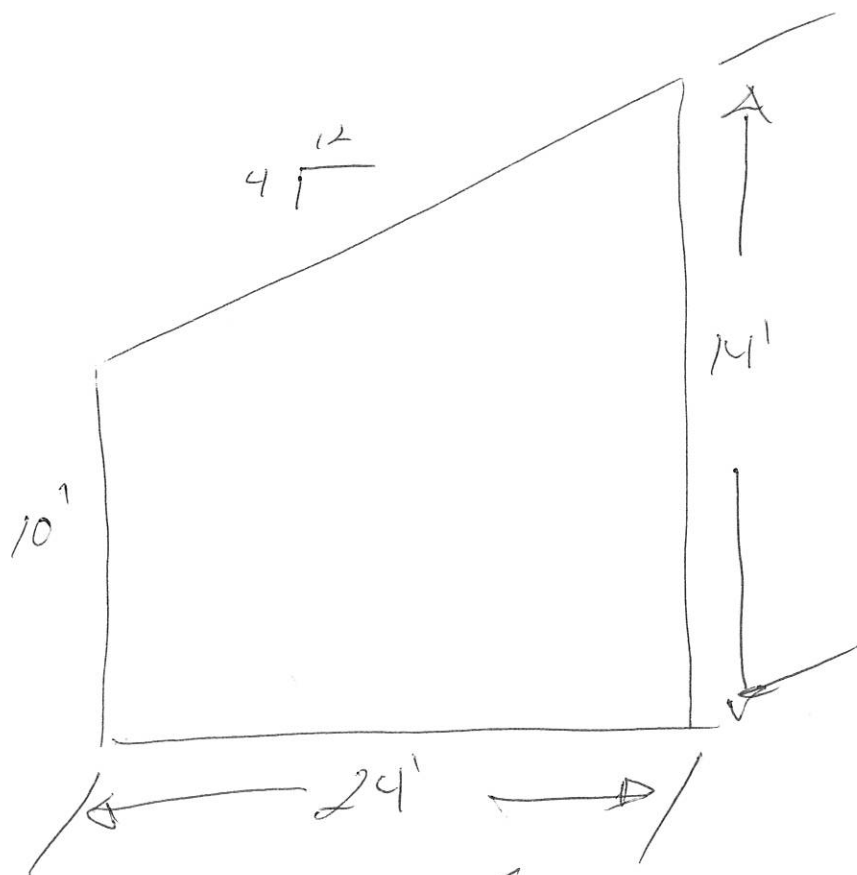
O/A LEN. 32

JOB #: Q4795

TYPE COMN



PLT. TYP.-WAIVE	DESIGN CRIT=IRC2012/PTI2007 FT/RT=20%/0%/5/0	QTY= 17 TOTAL= 17	REV. 16.01.01B.0614.20	SEQ = 473177 SCALE = 0.1875
REF	DATE 07-19-2016	DRWG	JJ	O/A LEN. 32
JOB #:	Q4795	TYPE	COMN	
TC LL	55.0psf	TC DL	10.0psf	
BC DL	7.0psf	BC LL	0.0psf	
TOT.LD.	72.0psf	DUR.FAC.	1.15	
SPACING	48.0"			



Top chord 2x6 DF-L 2100F-1.8E
 Bot chord 2x6 DF-L 2100F-1.8E
 Webs 2x4 DF-L Stud W8 2x4 DF-L(N) #1/#2:
 -L1 Wedge 2x6 DF-L(N) #1/#2::R1 Wedge 2x6 DF-L(N) #1/#2:

Truss designed to support 1-0-0 top chord outlookers and cladding load not to exceed 10.00 PSF one face and 48.0" span opposite face. Top chord must not be cut or notched.

Bottom chord checked for 10.00 psf non-concurrent bottom chord live load applied per IRC-12 section 301.5.

Trusses to be spaced at 48.0" OC maximum.

Deflection meets L/240 live and L/190 total load. Creep increase factor for dead load is 1.50.

Truss designed for unbalanced snow load based on Pg=78.57 psf, C1=1.00, Cg=1.00, CAT II & P=55.00 psf.

All plates are 2X4 except as noted.
 11.5 mph wind, 15.00 ft mean hgt, ASCE 7-10, CLOSED bldg, Located anywhere in roof, RISK CAT II, EXP C, wind TC DL=6.0 psf; wind BC DL=4.2 psf.

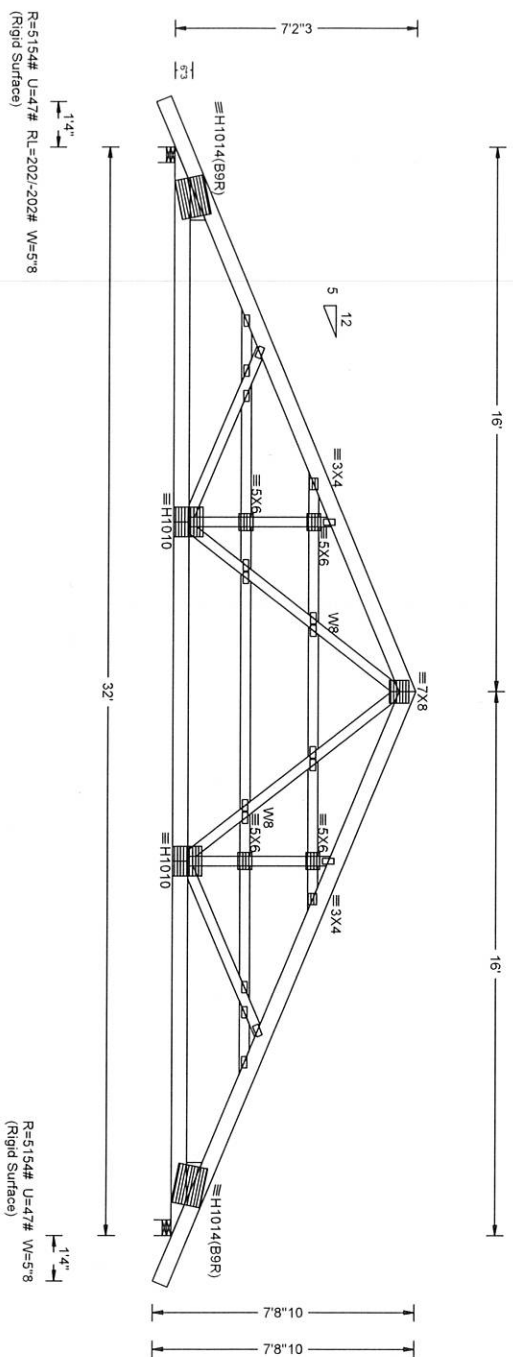
Wind loads and reactions based on MWFRS with additional C&C member design.

In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows:

CHORD	SPACING(IN OC)	START(FT)	END(FT)
TC	24	-1.42	33.42
BC	120	0.15	31.85

Apply purlins to any chords above or below fillers at 24" OC unless shown otherwise above.

Uplifts based on an elevation at or above 4000 ft.



PLT. TYP. -WAVE

DESIGN CRIT=IRC2012/PRJ-2007 FTRT=206(M)/510

QTY= 2 TOTAL= 2

REV. 16.01.01B.0614.20

SEO = 473179
 SCALE = 0.1875

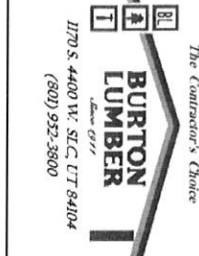
****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
 IMPORTANT FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS.**

Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and WTCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7 or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 1604-Z for standard plate positions.

ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSITRP 1, or for handling, shipping, installation & bracing of trusses.

A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer Per ANSITRP 1 Sec.2.

For more information see this job's general notes page and these web sites:
 ITWBCG: www.itwbcg.com; TPI: www.tpiinst.org; WTCA: www.sbcindustry.com; ICC: www.iccsale.org



TC LL	55.0psf	REF
TC DL	10.0psf	DATE 07-19-2016
BC DL	7.0psf	DRWG
BC LL	0.0psf	JJ
TOT.LD.	72.0psf	O/A LEN. 32
DUR.FAC.	1.15	JOB #: Q4795
SPACING	48.0"	TYPE GABL

