

Planning Commission Land Use Permit

Permit Number: LUP522-2016

Applicant

Name: Michael Geary
Address: 8343 East Summit Pass

Phone:

Owner

Name: Michael Geary
Address: 8343 East Summit Pass

Phone:

Parcel

Parcel Number: 231300002

Zoning: DRR-1

Total Parcel Area: 2.01 Acres

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

Address: 8343 East Summit Pass

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

Section:SW 5 & NW 8 Township: 7N Range: 2E

Subdivision: Summit Eden Phase 1C Lot(s): 37R

Proposed Structure: Residential

Structure Area Used: 6142

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

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



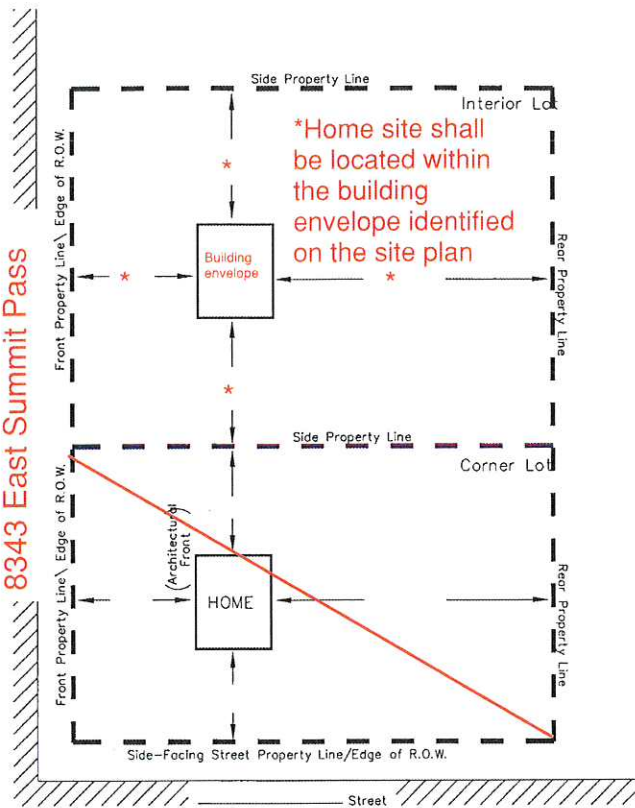
Permit Checklist:

Public by/Right of Use Road?	<u>Yes</u>		
> 200 ft. from Paved Road?	<u>No</u>		
< 4218 ft. above Sea Level?	<u>No</u>	Wetlands/Flood Zone?	<u>No</u>
Culvert Required?	<u>?</u>	If Yes, Culvert Size:	
*Any Work in the Right of Way requires an Excavation Permit			
Additional Frontage Reqd.?	<u>No</u>	OR Special Exception?	False Case #
Meet Zone Area & Frontage?	<u>True</u>	Hillside Review Reqd.?	Yes Case #
Culinary Water District:	<u>Powder Mountain</u>	Waste Water System:	<u>Powder Mountain</u>

Comments: Approval is based on adherence to the HSR approval file# HSR 2016-15 including the following conditions: All excavation shall be observed by an IGES to ensure that the recommendations presented in the Geotechnical and Geological Report have been compiled with. A foundation drains must be installed around below-ground foundations. Landscaping at the site should be drought resistant plants that require minimal watering. Roof runoff devices should be installed to direct all runoff a minimum of 10 feet away from the structure. A substitute slope easement must be submitted prior to receiving CofO if the property is subject to the temporary slope easement along Summit Pass.

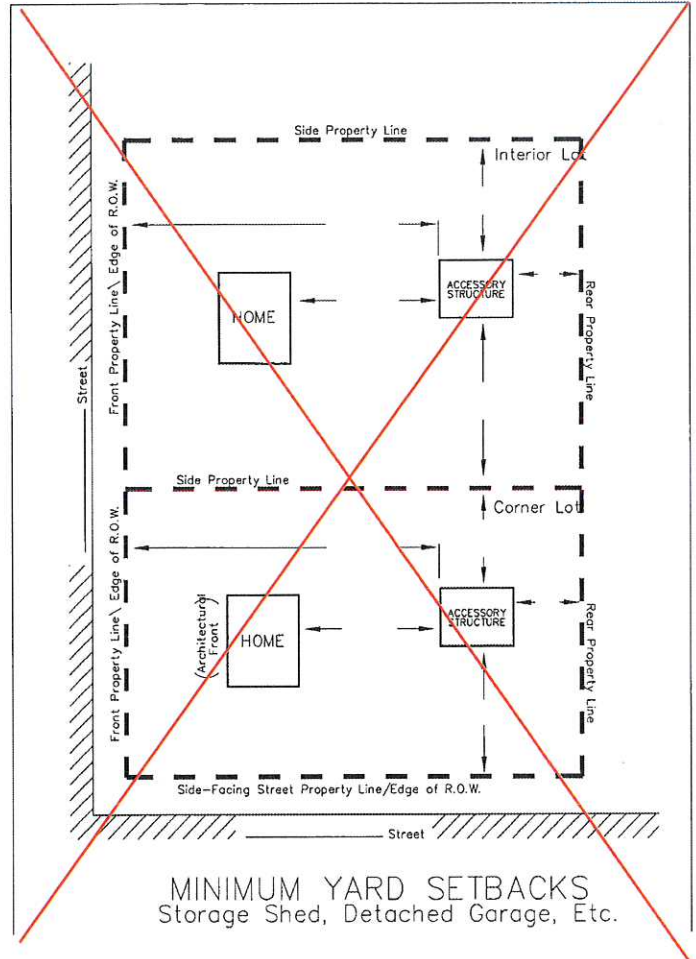
Structure Setback Graphic: New Dwelling, Additions

8343 East Summit Pass

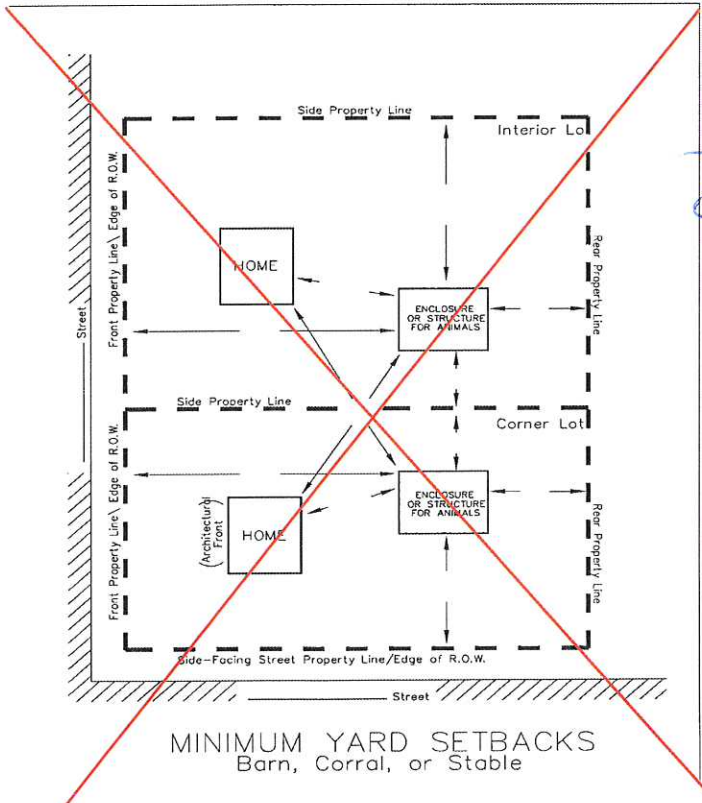


*Home site shall be located within the building envelope identified on the site plan

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] 9/14/10
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