

# Planning Commission Land Use Permit

Permit Number: LUP593-2016

### Applicant

Name: SMHG Phase 1, LLC  
Address: 3632 N. Wolf Creek Drive

Phone:

### Owner

Name: SMHG Phase 1, LLC  
Address: 3632 N Wolf Creek Drive

Phone: 801-745-2054

### Parcel

Parcel Number: 231470002

Zoning: DRR-1

Total Parcel Area:

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

Address: 7766 East Horizon Run Bldg# 3  
Eden, UT 84310

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

Section: 6 SE

Township: 7N

Range: 2E

Subdivision: Horizon Neighborhood at Powder Mountain

Lot(s): 3

Proposed Structure: Residential

Structure Area Used: 1500

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

# of Dwelling Units: 1 # of Accessory Bldgs: 0 # Off-Street Parking Req'd: 1



### Permit Checklist:

Public by/Right of Use Road?

> 200 ft. from Paved Road? No

< 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 Req'd.? N/A OR Special Exception? False Case #

Meet Zone Area & Frontage? True Hillside Review Req'd.? No Case #

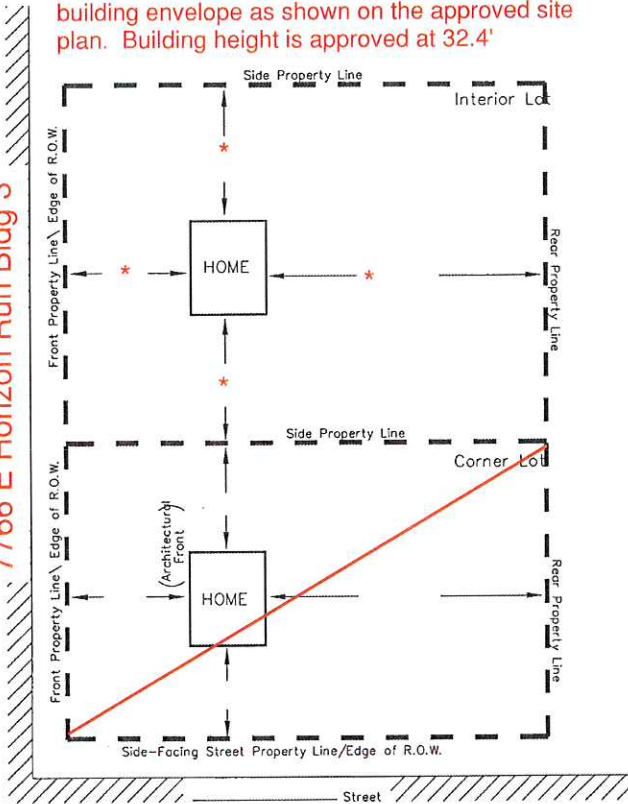
Culinary Water District: Powder Mountain Waste Water System: Powder Mountain

**Comments:** All site improvements including the location of the single family residence and the final grading/landscaping of the site shall strictly adhere to the recommendations outlined in the Geologic Hazards Assessment Report from IGES Project# 01628-013 dated August 3, 2016. It is recommended that IGES is present during the excavation of the home site to evaluate the site specific soil conditions which will allow IGES to make any necessary modifications to the recommendations outlined in the report if differing conditions are encountered during excavation. Prior to receiving the final occupancy, a Natural Hazards Notice (to be provided by Weber County) must be signed and recorded with the Weber County Recorder's office per LUC #104-27-5.

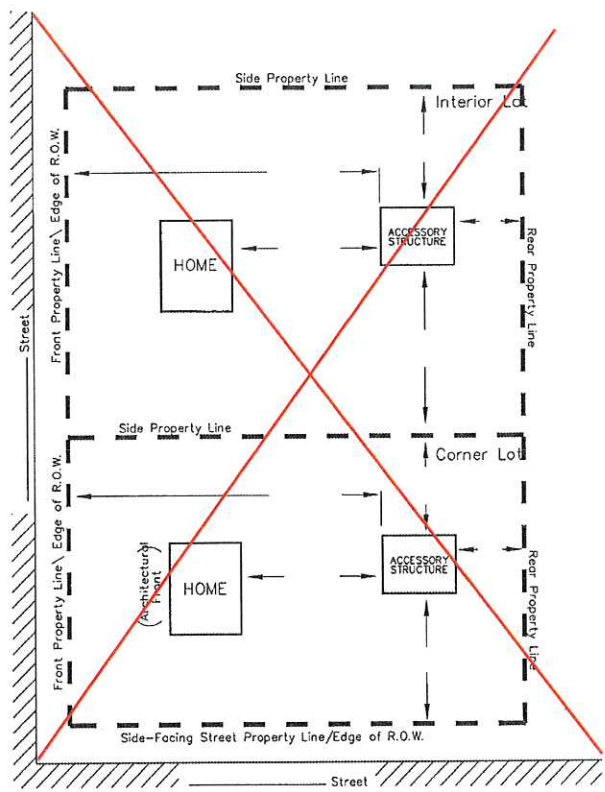
Structure Setback Graphic: New Dwelling, Additions

7766 E Horizon Run Bldg 3

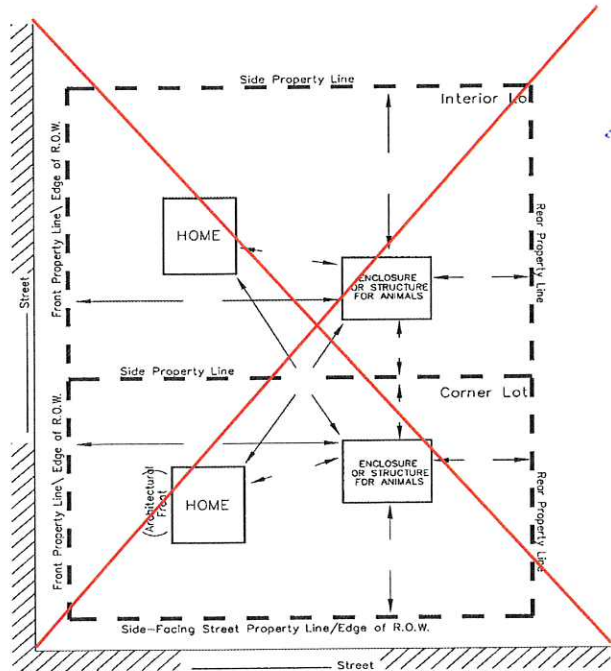
\*The home must be located within the approved building envelope as shown on the approved site plan. Building height is approved at 32.4'



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]* \_\_\_\_\_ 12/1/10  
 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