

Weber County Cluster Subdivision Sketch Plan Endorsement Application

Agenda Date	Parcel Number 15-088-0035	Zoning A-1	Project Acreage 13.12 Acres
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Applicant Contact Information

Name of Property Owner or Authorized Representative E. Hal Christensen Alpine Engineering & Construction, LLC	Staff Member Providing Consultation
Email Address ehchristensen@comcast.net	
Project Address 2665 South 3500 West Taylor, Utah 84401	

Project Information

Approximately No. Lots (Not Including Bonus Lots) 12	Approximate Length and Width Proposed Road Right of Way 1,170 ft. of Proposed Road @ 60 ft. ROW
Approximate No. of Bonus Lots (that may be requested at preliminary Phase) 6	Approximate Road Area 1.62 acres
Approximate No of Total Lots (including Bonus Lots) 18	Approximate Open Space Area 5.75 acres
Average Lot Size or Range of Lot Sizes 0.319 acres (13,915 ft ²) Average Lot Size 0.200 acres (8,700 ft ²) to 0.689 acres (30,500 ft ²) Range Lot Size	Existing Adjacent Land Uses (Example: from, neighborhood, etc.) N: Irrigated Agriculture S: Irrigated Agriculture E: Residential w/1.0+acre Lots W: Irrigated Agriculture

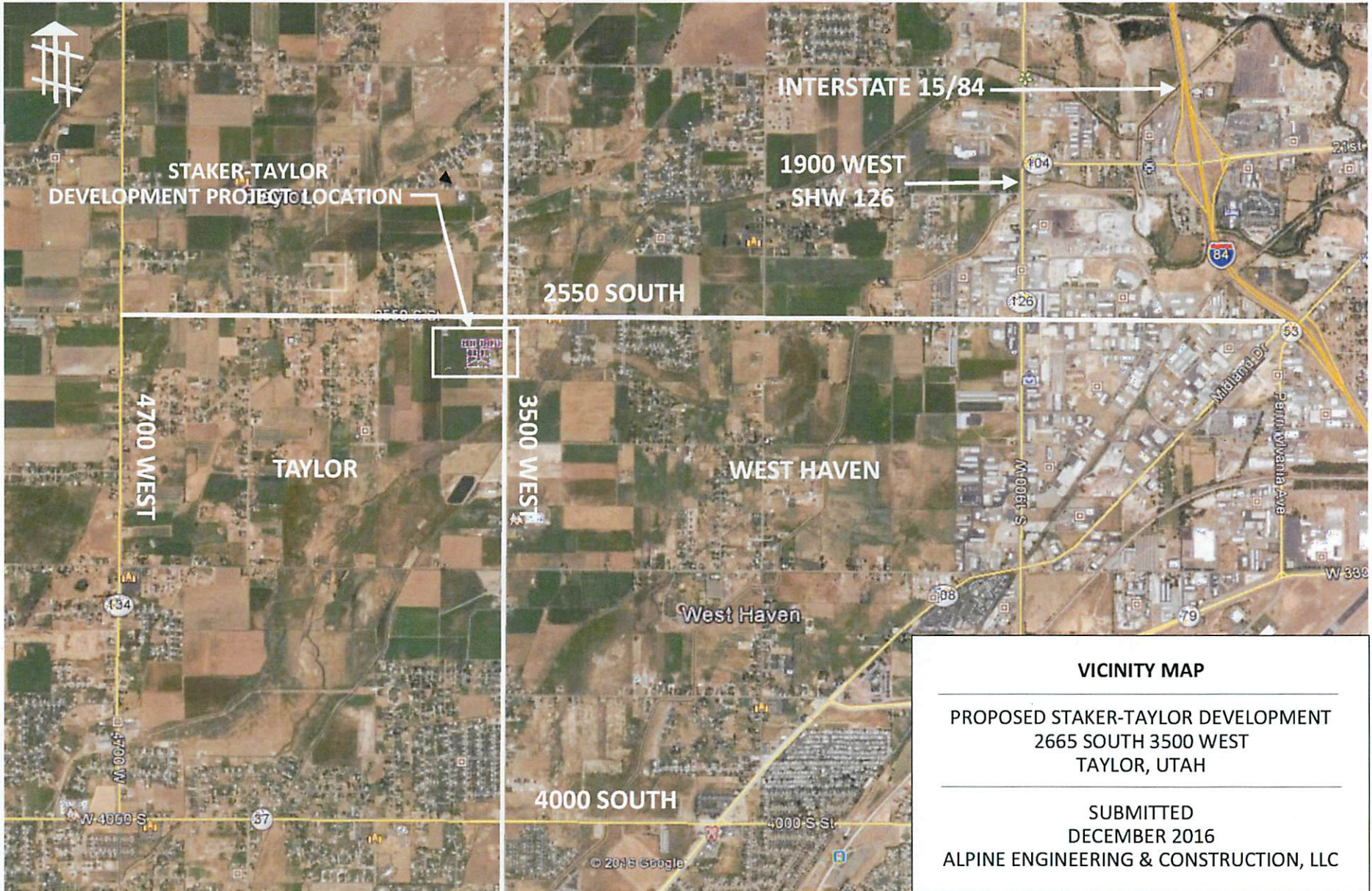
Applicant Narrative (Including plans related to proposed use(s) and improvements within open space parcels)

Please Explain your request.

The attached Conceptual Sketch Plan for an 18 Lot Cluster Subdivision is hereby submitted for review by the Weber County Department of Engineering and Planning Division for endorsement by the Western Weber County Planning Commission. The Subdivision has been drawn within 13.12 acres of, what is currently, irrigated farmland presently in the A-1 landuse Zone. The overall Subdivision has been layed out in accordance with Chapter 3-Cluster Subdivisions of the Weber County Code of Ordinances. The Subdivision allows for 5.75 acres of developable property (as divided into marketable residential building lots) and 5.75 acres of open space that includes both residential development Common Areas and agricultural Preservation Parcels in addition to 1.62 acres of access road/street right of way. The Common Area is proposed to be improved as landscaped buffers between three clusters of building lots as shown on the attached Conceptual Sketch Plan. The Preservation Parcels is proposed to be sold to one or multiple building lot, or home, owners for the purpose of pasturing agricultural livestock.

Signature

I certify that I am signing this application form as the owner or authorized representative of the subject property and that all information submitted is true and correct to the best of my knowledge. Further, I understand and acknowledge that a sketch plan endorsement from the Planning Commission does not constitute a subdivision approval and does not vest or grant entitlements beyond those that currently exists under current zoning.





Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt	
Receipt Number	33846

Receipt Date
01/19/17

Received From:
Hal Christensen

Time: 14:24
Clerk: tbennett

Description	Comment	Amount
Alpine Cluster	Alpine Cluster Sub	\$50.00

Payment Type	Quantity	Ref	Amount
CHECK		13682357	

AMT TENDERED: \$50.00
AMT APPLIED: \$50.00
CHANGE: \$0.00