

Land Use Permit Checklist

Name of Owner / Contractor DAVID O. MCKAY CORPORATION

Zone AV-3 Parcel # 21-007-0012 Address 500 NORTH 7800 EAST

Subdivision Name Ø Lot# Ø

Setbacks: Front 30 feet Rear 30 feet Side 20 / 20 feet Parcel/Lot Area 22.01 (acres) / ft²

Township 6 Range 2E Section 7 Qtr. SE Footprint of building 1152 ft²

Yes No NA

- Is the parcel within a Geologic or Natural Hazards study area?
- If the property is within a Geologic or Natural Hazards study area, are the required documents included with the submittal (e.g. site reconnaissance, geologic report, geotechnical report)?
- Lot of Record (Legally created lot)?
- Is there an Agriculture Protection Area recorded on the parcel?
- Subdivision file pulled and reviewed dedication plat (if applicable) for notices, restrictions, easements, buildable area, etc.?
- Are the subdivision improvements installed i.e., hydrants, turnarounds, road improvements, etc.
- Verified that structure(s) meets additional setback if parcel/lot is adjacent to a collector or arterial street requiring an increase in future ROW width? NO NEED.
- Site located outside of a Stream Corridor/Pineview Reservoir setback area or meets additional setback requirements?
- Compliance with yard setbacks demonstrated on site plan? NEEDS TO SHOW "IRREGULAR" LOT SETBACK BEFORE ISSUING.
- Access across own front lot line?
- Is the location appropriate for clear-view triangle, other accesses, no-access lines?
- Building height complies with zone standard?
- Site located outside of a Drinking Water Source Protection Zone or meets applicable Drinking Water Code standards?
- Site located outside of an Important Wildlife Habitat Area? If no, attach principles of limits of disturbance. (Section 104-28-3)
- Site located outside of a Scenic Corridor? If no, see Development Standards.
- Site located off of a Ridgeline? If no, see Development Standards.
- Site is free of Historic, Prehistoric, and/or Cultural Resources?
- Site located outside of a floodplain? If no, are the requirements met?
- Is the site >4218 in elevation? If no, are requirements met?
- Do the plans for the home meet the standards for Single Family Dwelling e.g. roof slope, storage area, full kitchen? (Section 108-15)
- Is there one kitchen? If no, is a Second Kitchen Covenant is required.
- Are the large accessory building requirements met? (See Section 108-7-16)
- Are the animal setback and/or other requirements met?
- Is the shed/structure 200 ft. or under? If yes, send Tiffany Ophiekens, Assessor's Office a copy of the LUP.
- If agriculture, will structure be built without Agricultural Exemption Form? If no, send Tiffany Ophiekens, Assessor's Office a copy of LUP.

Land Use Permit Issued? If no, see comments below:

Owner / Contractor contacted? If yes, see comments below:

Additional comments:
7800 EAST STREET TAX MAPPED AS IF ROAD HAS "ALREADY" BEEN DEDICATED AT 33' HALF-WIDTHS. NO NEED FOR ADDITIONAL SETBACKS BECAUSE CURRENT GP SHOWS THIS FUTURE ROAD AT 66' TOTAL OR A "MINOR" COLLECTOR.

