

Weber County Cluster Subdivision Sketch Plan Endorsement Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Agenda Date	Parcel Number(s) 15-078, 0001, 0035 & 0110	Zoning A-1	Project Acreage 130.78 ACRES
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Applicant Contact Information

Name of Property Owner or Authorized Representative CHRIS HAERTEL	Staff Member Providing Consultation
Email Address chrishaertel1@gmail.com	
Project Address 4000 WEST 2200 SOUTH	

Project Information

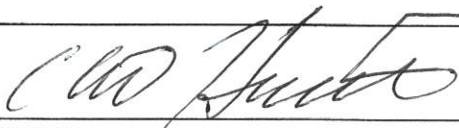
Approximately No. of Lots (Not including Bonus Lots) 124	Approximate Length and Width of Proposed Road Right of Way 12,980 L.F.
Approximate No. of Bonus Lots (that may be requested at preliminary phase) 56	Approximate Road Area 16.91 ACRES
Approximate No. of Total Lots (including Bonus Lots) 180	Approximate Open Space Area 62.09 ACRES
Average Lot Size or Range of Lot Sizes 12,500 S.F.	Existing Adjacent Land Uses (Example: from, neighborhood, etc.) N: RES/AG S: RES/AG E: AG W: RES/AG

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

Please explain your request.

The proposed development is to be a cluster subdivision within the current A-1 zoning ordinance. The proposal will allow us 180 Lots with a 45% bonus. To arrive at the bonus, we are proposing a trail system and open space areas that will be open to the public, a street tree and lighting plan and are reserving 45% open space, which is an additional 15%. The areas listed as "Lot A through Lot YY" are to be 1.00 agricultural parcels that will be sold to adjacent lot owners. There will be a designated 2,500 sq. ft. pad on each parcel to allow a barn or garage to be built upon it. The rest of the property will have to remain free of other buildings. The open space can be fenced but will have an easement attached to it to allow trails to go through the back of each parcel.

Within the common open space areas, we are proposing trails, a pavilion with ~~bathrooms, maintenance shed, outdoor kitchen area, swimming pool,~~ tennis/pickle ball courts, sand volley ball area, children's playground



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 exist under current zoning.



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt

Receipt Number **43223**

Receipt Date
05/03/17

Received From:
Granite Loan Funding

Time: 11:45
Clerk: tbennett

Description	Comment	Amount
Sunset Equestri	Sunset Equestrian	\$50.00

Payment Type	Quantity	Ref	Amount
CHECK		643	

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