



## Land Use Permit

### Weber County Planning Commission

2380 Washington Blvd. STE 240

Ogden, UT 84401

Phone: (801) 399-8791 FAX: (801) 399-8862

[webercountyutah.gov/planning](http://webercountyutah.gov/planning)

**Permit Number: LUP224-2017**

Permit Type: Structure

Permit Date: 07/27/2017

### Applicant

**Name:**

**Business:** Powdercat Townhomes, LLC

**Address:** 11180 Sunrise Valley Drive, Ste 300  
Preston, VA 20191

**Phone:** 703-994-0931

### Owner

**Name:**

**Business:** Powdercat Townhomes, LLC

**Address:** 11180 Sunrise Valley Drive, Ste 300  
Preston, VA 20191

**Phone:** 703-994-0931

### Parcel

**Parcel:** 231500003

**Zoning:** DRR-1 **Area:** .0365 **Sq Ft:** 1593

**Address:** 8451 East 5800 North Eden, UT 84310

**Lot(s):** 126

**Subdivision:** Summit Eden Ph1C #4

**T - R - S - QS:** 7N - 2E - 8 - NE

### Proposal

**Proposed Structure:** Townhome

**Proposed Structure Height:** 34

**# of Dwelling Units:** 1

**# Off Street Parking Reqd:** 1

**Building Footprint:** 1073

**Max Structure Height in Zone:** 75

**# of Accessory Bldgs:** 0

**\*Is Structure > 1,000 Sq. Ft?** Yes

**\*If True Need Certif. Statement**

### Permit Checklist

**Access Type:** Front lot line

**Greater than 4218 ft above sea level?** Yes

**Additional Setback Reqd. ?** No

**> 200 ft from paved Road?** No

**Culinary Water District:** PMWSD

**Alternative Access File #** N/A

**Wetlands/Flood Zone?** No

**Meet Zone Area Frontage?** Yes

**Hillside Review Reqd?** No

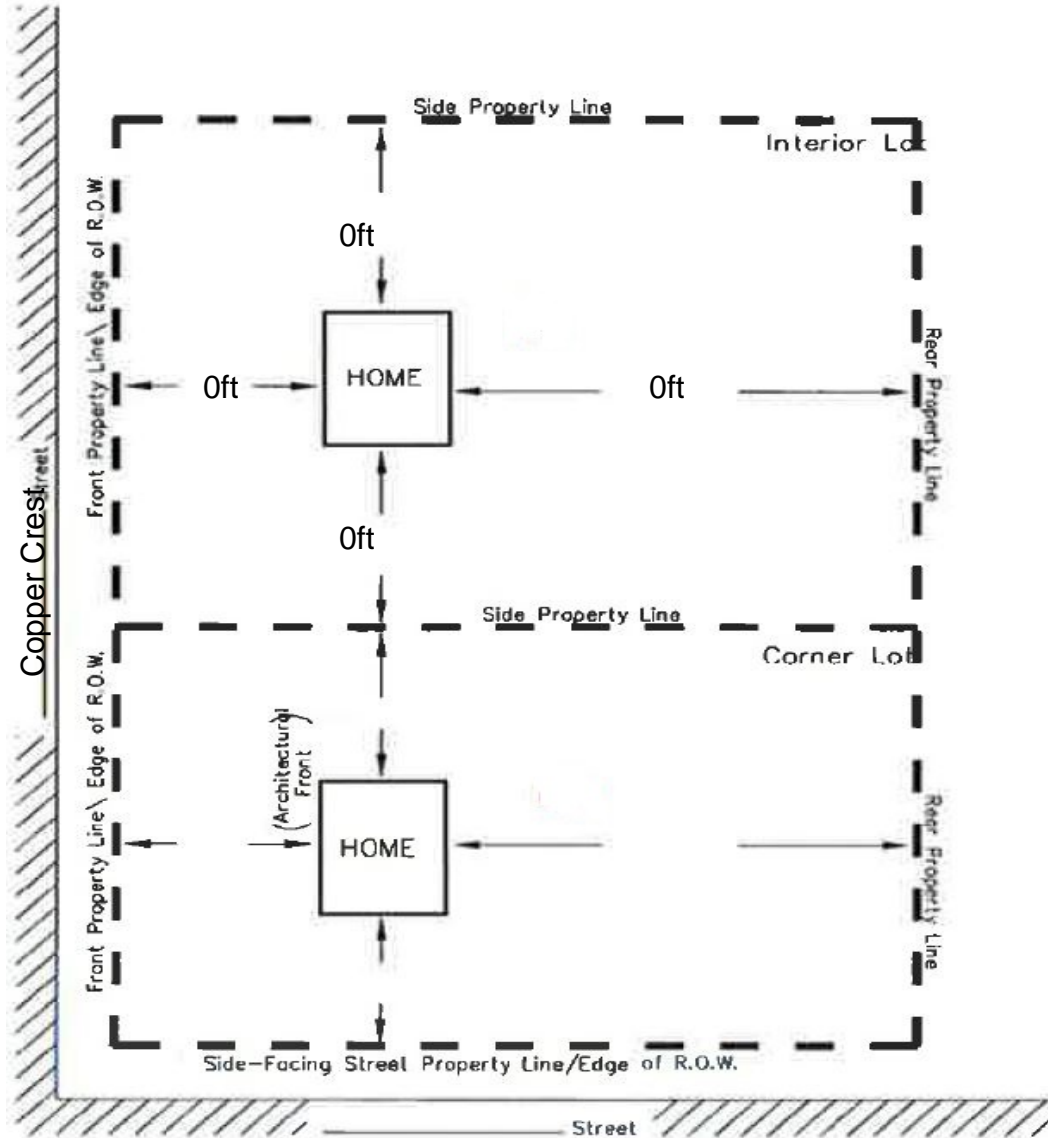
**Waste Water System:** PMWSD

### Comments

A geologic hazards assessment has been performed and a report has been prepared by IGES dated January 16, 2017, identified as Project #01628-022. All site development will need to adhere to the geologic and geotechnical recommendations in the report. IGES engineering geologist and geotechnical engineer must observe the foundation excavation for the proposed townhome to confirm the absence of adverse geologic conditions in the area. Prior to issuing the Certificate of Occupancy, Weber County will record a "Notice of Natural Hazards Disclosure" against the property for future property owners information.

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## Structure Setback Graphic: New Dwelling, Addition, Etc.



## MINIMUM YARD SETBACKS New Dwelling, Addition, Etc.

### 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 Weber County Health Department prior to installation.

Ronda Kippen

07/27/2017

Planning Dept. Signature of Approval

Date

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.

Contractor/Owner Signature of Approval

Date