



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

Permit Number: LUP274-2017

Permit Type: Structure
Permit Date: 08/22/2017

Applicant

Name: Carol Polakoff
Business:
Address: 5786 Daybreak Ridge
Eden, UT 84310
Phone: 301-905-8001

Owner

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Business:
Address: 5786 Daybreak Ridge
Eden, UT 84310
Phone: 301-905-8001

Parcel

Parcel: 231520017
Zoning: DRR1 **Area:** .0207 **Sq Ft:** 900 **Lot(s):** 17 **Subdivision:** Village Nests East at Pwd
Address: 5786 Daybreak Ridge Eden, UT 84310 **T - R - S - QS:** 7N - 2E - 8 - NE

Proposal

Proposed Structure: Single Family Dwelling **Building Footprint:** 576
Proposed Structure Height: 20 **Max Structure Height in Zone:** 35
of Dwelling Units: 1 **# of Accessory Bldgs:** 0
Off Street Parking Reqd: 1 ***Is Structure > 1,000 Sq. Ft?** N/A
***If True Need Certif. Statement**

Permit Checklist

Access Type: Across own front lot line **Alternative Access File #**
Greater than 4218 ft above sea level? Yes **Wetlands/Flood Zone?** No
Additional Setback Reqd. ? No **Meet Zone Area Frontage?** Yes
> 200 ft from paved Road? No **Hillside Review Reqd?** No
Culinary Water District: PMWSID **Waste Water System:** PMWSID

Comments

Land use permit issuance is based on representations made on plans and other documents. This permit is not valid until the County Engineer's Office determines, consistent with requirements provided by the land use code, that the minimum amount of infrastructure has been constructed.

No specific setbacks due to this lot being a "building pad" dedicated on a PRUD plat. Building must be contained within "building pad" except that projections may occur in the "limited common" space that is designated for such purposes on the recorded plat. The proposed building complies as proposed.

All geology requirements and recommendations (provided by IGES Report Project No. 01628-015) must be followed. Included is the requirement to have an IGES staff member on-site to verify compliance with report requirements and recommendations.



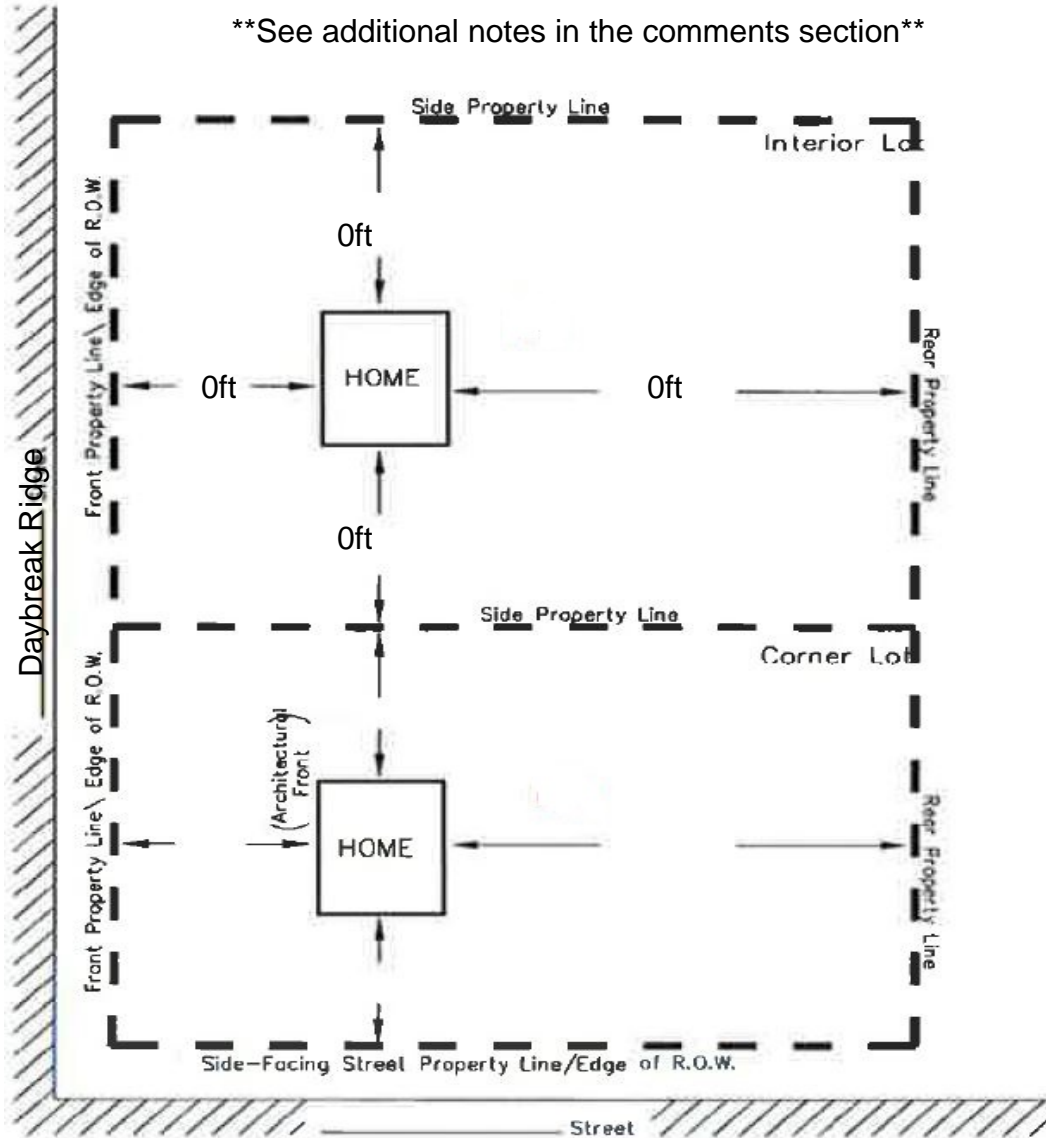
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The Powder Mountain Development Agreement recommends high-efficiency wood burning systems when wood is used. Maximum dwelling height allowed in the DRR1 Zone is 35'.

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Structure Setback Graphic: New Dwelling, Addition, Etc.

****See additional notes in the comments section****



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.

Scott Mendoza

08/22/2017

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