



## 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: LUP190-2017**

Permit Type: Structure  
Permit Date: 06/27/2017

### Applicant

**Name:** Allen Lovato  
**Business:**  
**Address:** 12 N 1050 W  
Clearfield, UT 84015  
**Phone:** 801-940-0213

### Owner

**Name:** Same as applicant  
**Business:**  
**Address:** , UT  
**Phone:**

### Parcel

**Parcel:** 230560012  
**Zoning:** F-10 **Area:** 1.02 **Sq Ft:** **Lot(s):** 88 **Subdivision:** Sunridge Subdivision No.  
**Address:** 6581 N MIDDLE FORK DR HUNTSVILLE, UT 84317 **T - R - S - QS:** 7N - 3E - 06 - NW

### Proposal

<b>Proposed Structure:</b> Storage Shed	<b>Building Footprint:</b> 200
<b>Proposed Structure Height:</b> 10	<b>Max Structure Height in Zone:</b> 25
<b># of Dwelling Units:</b>	<b># of Accessory Bldgs:</b>
<b># Off Street Parking Reqd:</b>	<b>*Is Structure &gt; 1,000 Sq. Ft?</b> N/A
	<b>*If True Need Certif. Statement</b>

### Permit Checklist

<b>Access Type:</b> Across own front lot line	<b>Alternative Access File #</b>
<b>Greater than 4218 ft above sea level?</b> N/A	<b>Wetlands/Flood Zone?</b> N/A
<b>Additional Setback Reqd. ?</b> N/A	<b>Meet Zone Area Frontage?</b> N/A
<b>&gt; 200 ft from paved Road?</b> N/A	<b>Hillside Review Reqd?</b> N/A
<b>Culinary Water District:</b>	<b>Waste Water System:</b>

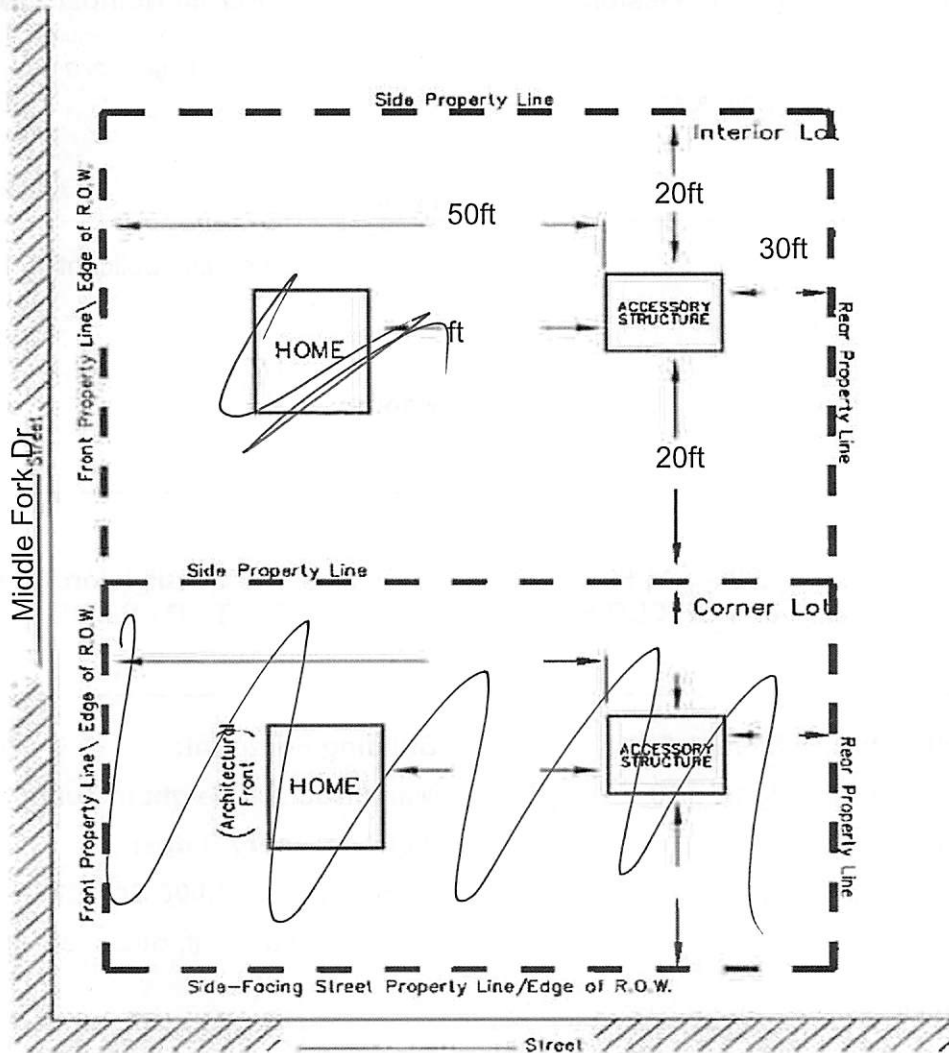
### Comments

Land use permit issued based on compliance with Land Use Code.



# Land Use Permit

## Structure Setback Graphic: Storage Shed, Detached Garage, Etc.



### MINIMUM YARD SETBACKS Storage Shed, Detached Garage, 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.

Steven Burton

06/27/2017

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.

*[Handwritten Signature]*  
Contractor/Owner Signature of Approval

06-27-17  
Date

# Weber County Land Use Permit Application

Application submittals are recommended to be submitted with an appointment.  
(801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed <u>6-26-2017</u>	Fees (Office Use)	Receipt Number (Office Use)
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### Property Owner Contact Information

Name <u>Allen &amp; Ellen Lovato</u>		Mailing Address <u>12 N. 1050 W. Clearfield Ut. 84015</u>
Phone <u>801-940-0213</u>	Fax	
Email Address <u>alllov@aol.com</u>		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail

### Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <u>Allen &amp; Ellen Lovato</u>		Mailing Address of Authorized Person <u>12 N. 1050 W. Clearfield Ut. 84015</u>
Phone <u>801-940-0213</u>	Fax	
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail

### Property Information

Address <u>6581 N. Middle Fork Dr. Lot # 88 Sunridge Subdivision #3</u>		Land Serial Number(s) <u>23-056-0012</u>	
Subdivision Name <u>Sunridge</u>	Lot Number <u>88</u>	Current Zoning	Acreage <u>1</u>
Culinary Water Provider	Secondary Water Provider	Waste Water Provider	Frontage <u>212'</u>

Detailed Description of Proposed Use/Structure  
Storage Shed 10 x 20

### Property Owner Affidavit

I (We), Allen & Ellen Lovato, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Allen Lovato  
\_\_\_\_\_  
(Property Owner)

Ellen Lovato  
\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 26th day of June, 20 17.



[Signature]  
\_\_\_\_\_  
(Notary)

**Authorized Representative Affidavit**

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), \_\_\_\_\_, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)



# Land Use Permit Checklist

Name of Owner / Contractor Allen Lovato  
 Zone F-10 Parcel # 230560012 Address 6581 N Middle Fork Rd.  
 Subdivision Name Sunridge sub no. 3 Lot# 88  
 Setbacks: Front 50 feet Rear 30 feet Side 20 / 20 feet Parcel/Lot Area 1.02 acres / ft<sup>2</sup>  
 Township 7N Range 2E Section 6 Qtr. NW Footprint of building 200 ft<sup>2</sup>

**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?
- Verified that parcel is not on a UDOT High Priority Route? (West Davis Corridor, 1900 W, and HWY 89 in the Uintah Highlands area).
- Site located outside of a Stream Corridor/Pineview Reservoir setback area or meets additional setback requirements?
- Compliance with yard setbacks demonstrated on site plan?
- 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:

LUP issued based on compliance with land use code

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

Additional comments:



# FINAL APPROVAL OF INDIVIDUAL WASTEWATER SYSTEM

477 23rd Street  
Ogden, Utah 84401  
OFFICE (801) 399-7160  
FAX (801) 399-7170

June 22, 2017

BYRON L. WHITTEMORE (PAT)

Permit No. **W78183**      **SEEPAGE TRENCH**

Land Serial No.

This is to certify that on **August 09, 1978** the Weber-Morgan Health Department made a final inspection of the individual wastewater disposal system installed at the construction site address of: **LOT 88 SUNRIDGE** in **WEBER COUNTY, UTAH**.

At the time of the final inspection, the wastewater system was found to be in compliance with the requirements of the Weber-Morgan Health Department. Approval to place the above-referenced wastewater system into service is hereby granted to **BYRON L. WHITTEMORE (PAT)**.

This individual wastewater disposal system will require periodic maintenance to keep the system working properly. In addition, care must be taken not to disturb or damage the **SEEPAGE TRENCH**.

If you have any questions or need further assistance please contact this office at (801) 399-7160.

 **LEAS III**  
Representative, Weber-Morgan Health Department



**Weber County Corporation**

Weber County  
2380 Washington Blvd  
Ogden UT 84401

Customer Receipt	
Receipt Number	47939

Receipt Date
06/27/17

Received From:  
allen lovatto

Time: 11:34  
Clerk: amartin

Description	Comment	Amount
ZONING FEES	land use permit	\$50.00

Payment Type	Quantity	Ref	Amount
CREDIT CARD			

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