



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: LUP283-2017

Permit Type: Structure
Permit Date: 08/29/2017

Applicant

Name: Judy Wolthuis
Business:
Address: 1726 N Mountain Rd
North Ogden, UT 84414
Phone: 782-3437

Owner

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

Parcel

Parcel: 210210070
Zoning: F-5 **Area:** 2.98 **Sq Ft:**
Address: *UT 9852 E 200 S*
Huntsville

Lot(s): **Subdivision:**
T - R - S - QS: 6N - 2E - 15 - NW

Proposal

Proposed Structure: Accessory shed
Proposed Structure Height: 6
of Dwelling Units:
Off Street Parking Reqd:

Building Footprint: 192
Max Structure Height in Zone: 25
of Accessory Bldgs:
***Is Structure > 1,000 Sq. Ft?** N/A
***If True Need Certif. Statement**

Permit Checklist

Access Type: Across own front lot line
Greater than 4218 ft above sea level? N/A
Additional Setback Reqd. ? N/A
> 200 ft from paved Road? N/A
Culinary Water District:

Alternative Access File #
Wetlands/Flood Zone? N/A
Meet Zone Area Frontage? N/A
Hillside Review Reqd? N/A
Waste Water System:

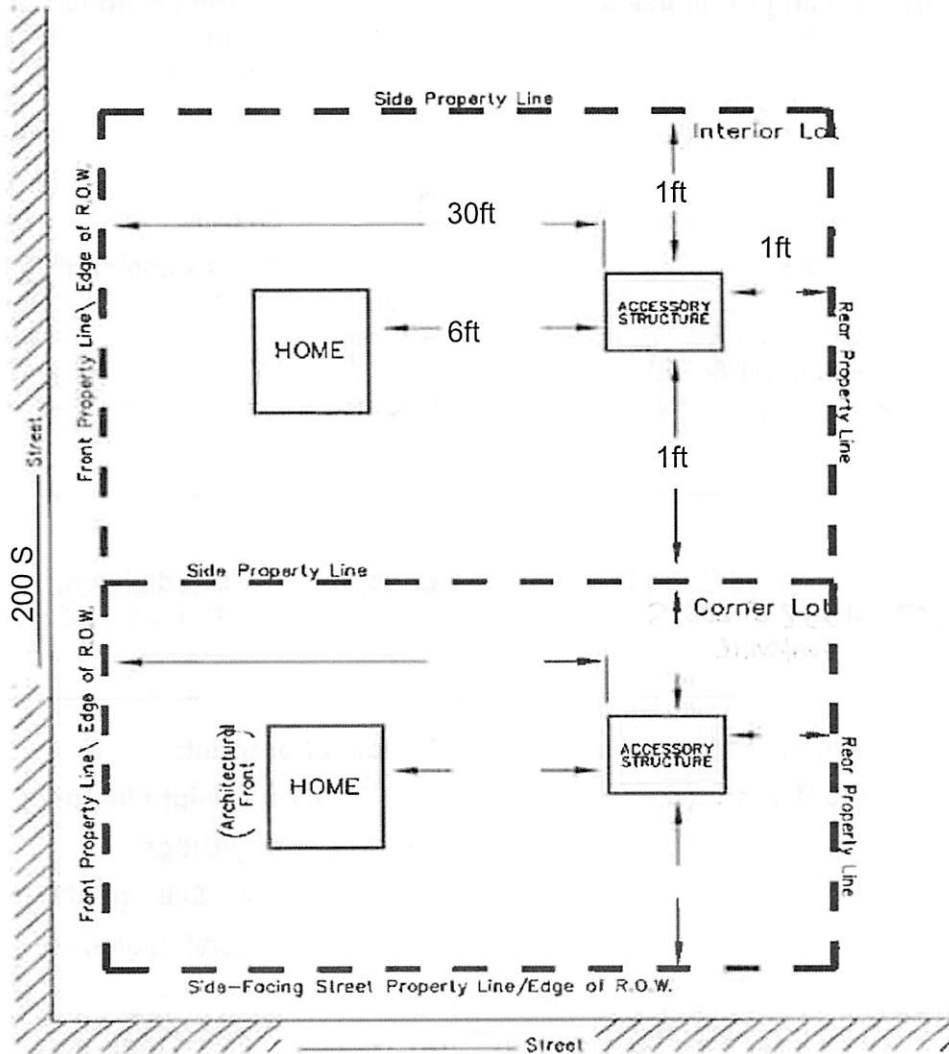
Comments

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.

[Signature] 08/29/2017
 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.

[Signature] 08/29/17
 Contractor/Owner Signature of Approval 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	Fees (Office Use)	Receipt Number (Office Use)
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Property Owner Contact Information

Name <u>Bart + Judy Wolthuis</u>		Mailing Address
Phone <u>801-782-3437</u>	Fax	<u>1726 N. Mountain Rd. N. Ogden, UT 84414</u>
Email Address		
		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>Judy Wolthuis</u>		Mailing Address of Authorized Person
Phone <u>801-782-3437</u>	Fax	<u>1726 N. Mountain Rd. N. Ogden, UT 84414</u>
Email Address		
		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail

Property Information

Address <u>9852 E. 200 S (Hwy 39) Huntsville 84317</u>		Land Serial Number(s) <u>21-021-0070 + 21-021-0071</u>	
Subdivision Name	Lot Number	Current Zoning <u>Residential Agriculture</u>	Acreage <u>approx. 6 acres</u>
Culinary Water Provider <u>Well</u>	Secondary Water Provider <u>Gross Ditch - Huntsville Mountain Canal</u>	Waste Water Provider <u>Septic</u>	Frontage

Detailed Description of Proposed Use/Structure

12x16 (6ft Height)
Shed

Property Owner Affidavit

I (We), Judy Wolthuis, 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.

Judy Wolthuis
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 29th day of August, 2017.



Kelli Ayala
(Notary)

Land Use Permit Checklist

Name of Owner / Contractor Judy Wolthuis
Zone AV-3 Parcel # 21-021-0070 Address 9852 E 2005, Huntsville
Subdivision Name N/A Lot# N/A
Setbacks: Front 30 feet Rear 1 feet Side 1 / 00 feet Parcel/Lot Area 2.98 acres / ft²
Township 6N Range 2E Section 15 Qtr. NW 1 Footprint of building 192 ft²

Yes No NA

- Lot of Record (Legally created lot)?
- Is there an Agriculture Protection Area recorded on the parcel?
- Is the parcel within a Geologic or Natural Hazards study area? If so has it been cleared for approval?
- Subdivision file pulled and reviewed dedication plat (if applicable) for notices, restrictions, easements, buildable area, etc.?
- Are 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?
- 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 LUC.

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

Additional comments:



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt	
Receipt Number	53554

Receipt Date
08/29/17

Received From:
Judy Wolthuis

Time: 10:47
Clerk: tbennett

Description	Comment	Amount
Land Use Permit	Land Use Permit	\$60.00

Payment Type	Quantity	Ref	Amount
CASH			

AMT TENDERED:	\$60.00
AMT APPLIED:	\$60.00
CHANGE:	\$0.00