

Land Use Permit Checklist

Name of Owner / Contractor Marvin Rowland
Zone RE-20 Parcel # 07-731-0003 Address 2530 E 5950 S.
Subdivision Name Woodland Estates Sub. Unit 2 1st Amend. Lot# 101
Setbacks: Front 30 feet Rear 1 feet Side 10 / 10 feet Parcel/Lot Area 1.27 (acres) / ft²
Township 13 Range 5N Section 23 Qtr. NE Footprint of building ~~208~~ ft²
Yes No NA SN 1W 200

- 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.? - can't find file, no word notes.
- 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 Land use code. For shed only.

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

Additional comments: