



# Planning Commission Land Use Permit

Permit Number: LUP112-2013

### Applicant

**Name:** FALCON CREST (HOA) HOMEOWNERS ASSOCI  
**Address:** 2333 S FALCON WAY  
**Phone:** 801-557-5023

### Owner

**Name:** FALCON CREST (HOA) HOMEOWNERS ASSOCI  
**Address:** 2333 S FALCON WAY  
**Phone:** 801-557-5023

### Parcel

**Parcel Number:** 210710004

**Zoning:** FV-3

**Total Parcel Area:** 11.69

(\*If Zoned S-1, See Specific Height Requirements)

**Address:** Approximately 8900 E 1800 S  
HUNTSVILLE, UT 84317

**\*\*See Diagram on Back Side for Setbacks**

**Section:** 28      **Township:** 6N      **Range:** 2E

**Subdivision:** Falcon Crest Subdivision      **Lot(s):** Common Area

**Proposed Structure:** Subdivision Entry Gate

**Structure Area Used:**

**Is Structure > 1,000 Sq. Ft.?**      \*If True, Need Certif. Statement

**# of Dwelling Units:**      **# of Accessory Bldgs:**      **# Off-Street Parking Reqd:**



### Permit Checklist:

Public by/Right of Use Road?

> 200 ft. from Paved Road?      No

< 4218 ft. above Sea Level?      No

Wetlands/Flood Zone?      No

Culvert Required?      No

If Yes, Culvert Size:

**\*Any Work in the Right of Way requires an Excavation Permit**

Additional Frontage Reqd.?      No

OR Special Exception?      Case #

Meet Zone Area & Frontage?      True

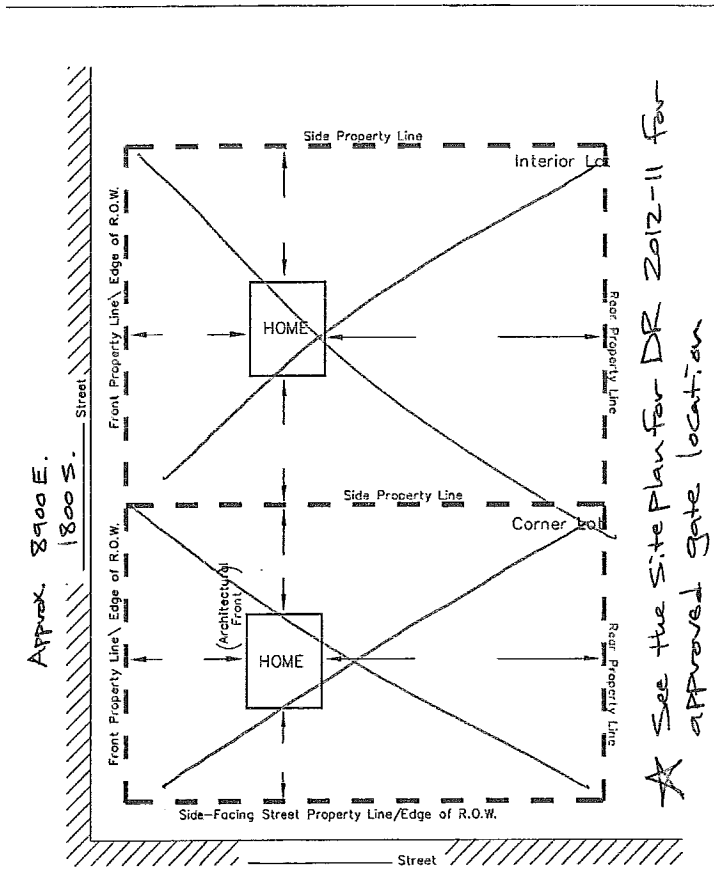
Hillside Review Reqd.?      No      Case #

Culinary Water District:      NA

Waste Water System:      NA

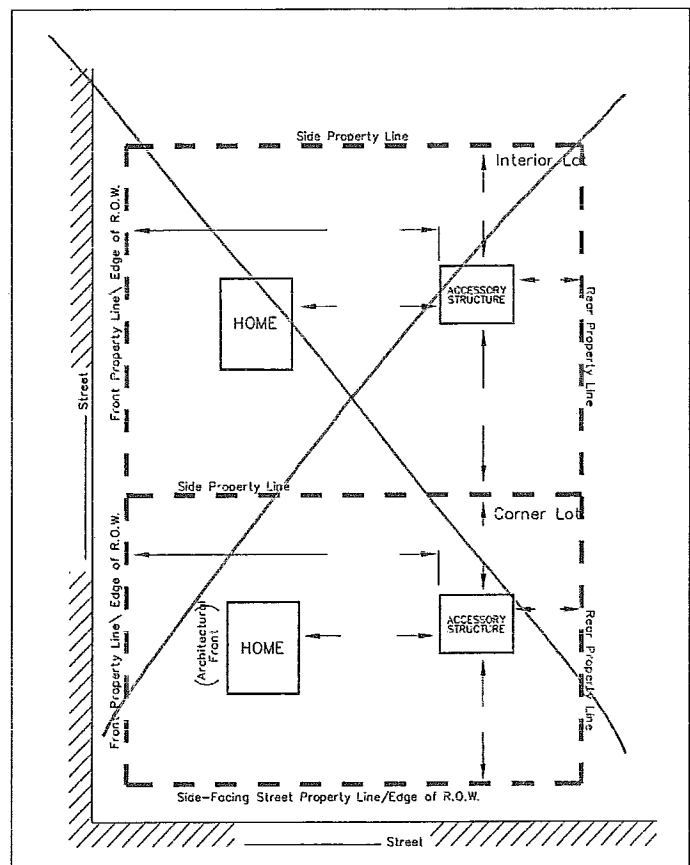
**Comments:** This Land Use Permit is for the Falcon Crest Entry Gate. The gate is required to be built in the location and with the same materials as shown on the approved site plan for DR 2012-11. The gate is required to have a knox box and knox switch as required by the Weber Fire District. Trash dumpsters or other equipment must be appropriately screened and secured.

**Structure Setback Graphic:**

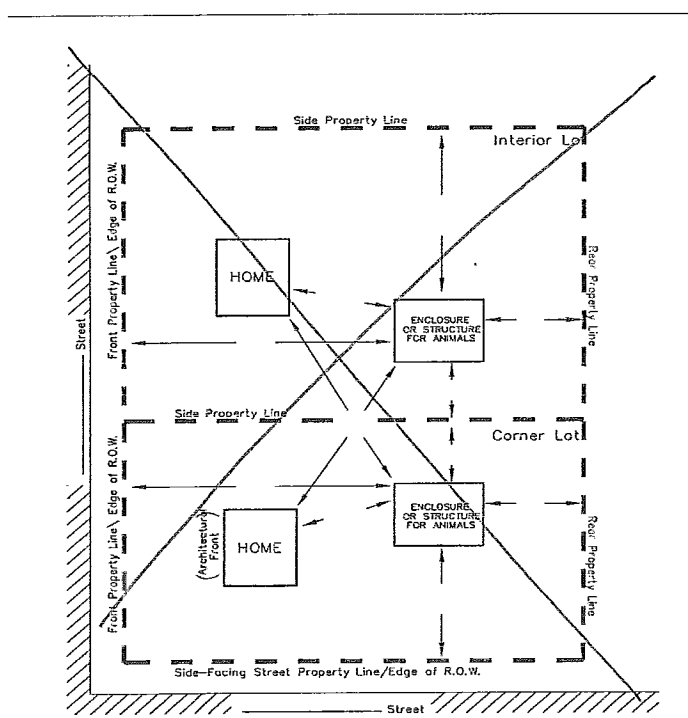


\* See the site plan for DR 2012-11 for approved gate location

MINIMUM YARD SETBACKS  
New Dwelling, Addition, Etc.



MINIMUM YARD SETBACKS  
Storage Shed, Detached Garage, Etc.



MINIMUM YARD SETBACKS  
Barn, Corral, or Stable

**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 the Weber County Health Department prior to installation.

*Am Will*      6/24/13

Planning Dept. Signature of Approval      Date

This permit becomes null and void if use or construction authorized has not commenced within 180 days or if there is a zone change affecting this property. 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. I hereby agree to make the requirements as specified on this permit issued to the owner of land as signed below.

*Brian T. Hall*      June 27, 2013

Contractor/Owner Signature of Approval Date