

Land Use Permit Checklist

Name of Owner / Contractor Tom Close
Zone M1 Parcel # 100370042 Address 723 S. 7900 W.
Subdivision Name Tom Close Lot# 2

Setbacks: Front 30 feet Rear None feet Side None feet Parcel/Lot Area 10 acres / ft²
Township 6N Range 3W Section 15 Qtr. SW Footprint of building 29,120 ft²
112x260

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 right-of-way requiring an increase in future ROW width? (see LUC § 108-7-19 and § 108-12-15)
- 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)
- Is there a Zoning Development Agreement (ZDA) attached to this parcel?
- 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 plans in compliance with the Ogden Valley Outdoor Lighting code (See Section 108-16-6)?
- 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:

yes

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

yes

Additional comments:

Ag exempt, stall building w/no utilities. No building permit.