



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: LUP201-2020

Permit Type: Structure
Permit Date: 06/29/2020

Applicant

Name: Mike Choi
Business:
Address: 3697 N. Elkridge Trail, UT 84310
Phone: 832-876-3016

Owner

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

Parcel

Parcel: 221290008
Zoning: RE-15 **Area:** .3955 **Sq Ft:** **Lot(s):** 11 **Subdivision:** Elkhorn Ph. 1
Address: 3697 N. Elkridge Trail Eden, UT 84310 **T - R - S - QS:** 7N - 1E - 23 - SW

Proposal

Proposed Structure: Residential Addition **Building Footprint:** 180
Proposed Structure Height: 25 **Max Structure Height in Zone:** 35
of Dwelling Units: 0 **# of Accessory Bldgs:** 0
Off Street Parking Reqd: 0 ***Is Structure > 1,000 Sq. Ft?** No
***If True Need Certif. Statement**

Permit Checklist

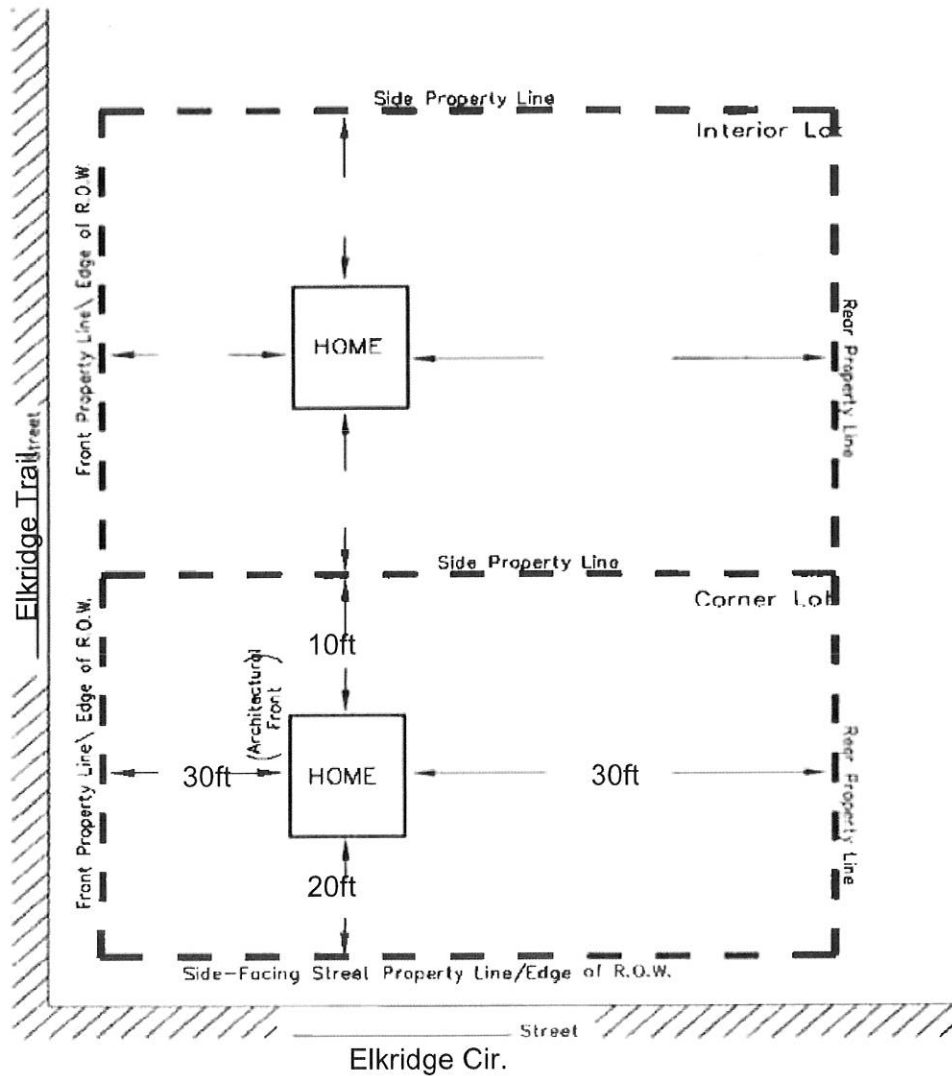
Access Type: Front Lot Line **Alternative Access File #** N/A
Greater than 4218 ft above sea level? Yes **Wetlands/Flood Zone?** No
Additional Setback Reqd. ? No **Meet Zone Area Frontage?** Yes
> 200 ft from paved Road? No **Hillside Review Reqd?** No N/A
Culinary Water District: Wolfcreek Water Comp **Waste Water System:** Wolfcreek Sewer Improve

Comments



Land Use Permit

Structure Setback Graphic: New Dwelling, Addition, Etc.



MINIMUM YARD SETBACKS New Dwelling, Addition, 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.

Scott Perkes

06/29/2020

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.

Contractor/Owner Signature of Approval

Date

Perkes, Scott

From: Mike Choi-Residential Addition
Sent: Monday, June 29, 2020 2:29 PM
To: Steab, Taylor; Perkes, Scott
Subject: Land Use Permit Form

Scott Perkes - Residential Addition	
Permittee Information	Submitted: 06/29/2020
Owner/Contractor, Phone#	Mike Choi, 832-876-3016/ Aaron Scott Construction, 801-690-6376
Zone, Parcel #, Address	RE-15, 221290008, 3697 N. Elkridge Trail
Subdivision Name, Lot #	Elkhorn Phase 1, 11
Culinary water source	Wolfcreek Water Company
Sewer service provider or septic system	Wolfcreek Sewer Improvement District
Setbacks	
Parcel/Lot Area	0.4
Township, Range, Section, 1/4 Section	7N, 1E, 23, SW
Footprint of building, Height	180, 25
Checklist	
Yes	Is the parcel within a geologic or natural hazard study area?
No	Are the required documents included (e.g. Geologic, Geotech)?
Yes	Have you check for notices, easements, buildable area, restrictions, etc.?
Yes	Are the subdivision improvements installed, e.g. hydrants, roadway improvements?
N/A	Are the set-backs met due to increased future right-of-way expansions?
No	Is the property in a UDOT High Priority Route, 1900 West, West Davis Corridor, and Hwy 89 Uintah?
Yes	Site located outside of a stream corridor/Pineview Reservoir set-back area:
Yes	Is the site-plan in compliance with yard set-backs?
Yes	Is the access to the property from their own front lot line?
No	Will the structure interrupt the clear view triangle, other accesses, or no-access lines?
Yes	Does the building height comply with land use code standards?
Yes	Is the site located outside of a Drinking Water Source Protection Zone or is the use compliant with Drinking Water Source Protection Zone Standards?
No	Is the site located outside of an Important Wildlife Habitat Area? If not, attach the Limits of Disturbance (Section 104-28-3).
No	Is there a Zoning Development Agreement associated with this site?
Yes	Is the site located outside of a scenic corridor? If no, see development standards in LUC 104-28-2.
Yes	Is the site located off of a ridge line? If no, see development standards in LUC 104-28-2.

Yes	Is the site free of historic, prehistoric, and/or cultural resources.
Yes	Is the site located outside of a floodplain? If no, are the requirements met?
Yes	Is the site > 4218 in elevation? If no, are requirements met?
N/A	If a single-family dwelling, do the plans meet the standards, e.g. roof slope, storage area, and a full kitchen?
N/A	Is a 2nd Kitchen Covenant required?
N/A	Are the large accessory building requirements met?
N/A	Are the animal setback and other requirements met?
N/A	Is the structure < or = 200 sq. ft.? if yes, send a copy of the LUP to the Assessors Office.
No	Does this qualify as an agricultural structure? Does it qualify for an agricultural exemption? If yes, send a copy of the LUP to the assessors office.
Yes	All projects requiring a Design Review must submit an outdoor lighting plan. Is the project compliant with the Ogden Valley Outdoor Lighting Code LUC 108-16?
Aditonal Comments	
Land use permit Issued? If no, see comments below.	Yes
Owner/contractor contacted? If yes, see comments below.	Yes
Comments	