**Narrative: Access for Private Right of Way**

John Gally Subdivision

***Topography limitations for road advancement:***

* Currently there is a flood plain limitation due to where the Irrigation water flows across the highway – this limitation will be eliminated as we will be tubing and moving the irrigation to a pond at the Northeast corner of lot 2.
* There are no other limitations that are known.
* Lot 3 has a current entrance that has been used for well over 50 years that will service the cattle operation and will be utilized for ranch access for lot 3.

***Impact to Streams and Irrigation:***

* The current stream flow for irrigation will be diverted to tubes that flow on the East side of Property 2, to a pond, thus moving toward a more efficient watering system that is sprinkled instead of ditch flows.
* The river that flows through the middle of the property has flowed for many years and feeds many downstream farms and ranches; we will add a boxed culvert for the private entrance to lot 3 thus not interrupting any of the river flow.
* There is a stream that flows to the East of lot 2 that supports the winter runoff and flood control for Weber County. This water way will not be impacted by development of either lot 2 or 3 and will remain as it currently exists.

***Property Boundary Conditions:***

* The current property is completely fenced and will be surveyed so that all boundaries will be clearly marked.
* The private property to the West is currently owned by myself and my wife thus the development of lots 1 and 2 will not have an effect on the proposed project.
* The property to the East and North of lots 1 and 2 is currently owned by myself and my wife and is registered as Green space with Weber County and is part of our ranch area.

In conclusion, lots 1 and 2 will have a private gated entrance that will egress from highway 162 and into lots 1 and 2 by nearly 45 feet and 30 feet wide, this we are doing for heightened safety for the 2 property owners. Both private driveways will be maintained by the residents. We respectfully request that the County approve our application so that we can proceed with the development.

Regards,

John Gally