



# 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: LUP274-2021**

Permit Type: Structure  
Permit Date: 08/10/2021

### Applicant

**Name:** Raymond Higuera  
**Business:**  
**Address:** 5389 N. 3325 E.  
Liberty, UT 84310  
**Phone:** 8016288490

### Owner

**Name:** Same as Owner  
**Business:**  
**Address:** , UT  
**Phone:**

### Parcel

**Parcel:** 223940001  
**Zoning:** AV-3 **Area:** 6.02 **Sq Ft:**  
**Address:** 5389 N 3325 E Liberty, UT 84310

**Lot(s):** 1 **Subdivision:** Higuera Subdivision  
**T - R - S - QS:** 7N - 1E - 8 - SW

### Proposal

**Proposed Structure:** Ag Exempt Pole Barn  
**Proposed Structure Height:** 31  
**# of Dwelling Units:** 0  
**# Off Street Parking Reqd:** 0

**Building Footprint:** 3000  
**Max Structure Height in Zone:** 35  
**# of Accessory Bldgs:** 0  
**\*Is Structure > 1,000 Sq. Ft?** No  
**\*If True Need Certif. Statement**

### Permit Checklist

**Access Type:** Front Lot Line  
**Greater than 4218 ft above sea level?** Yes  
**Additional Setback Reqd. ?** No  
**> 200 ft from paved Road?** No  
**Culinary Water District:** N/A

**Alternative Access File #** N/A  
**Wetlands/Flood Zone?** No  
**Meet Zone Area Frontage?** Yes  
**Hillside Review Reqd?** No N/A  
**Waste Water System:** N/A

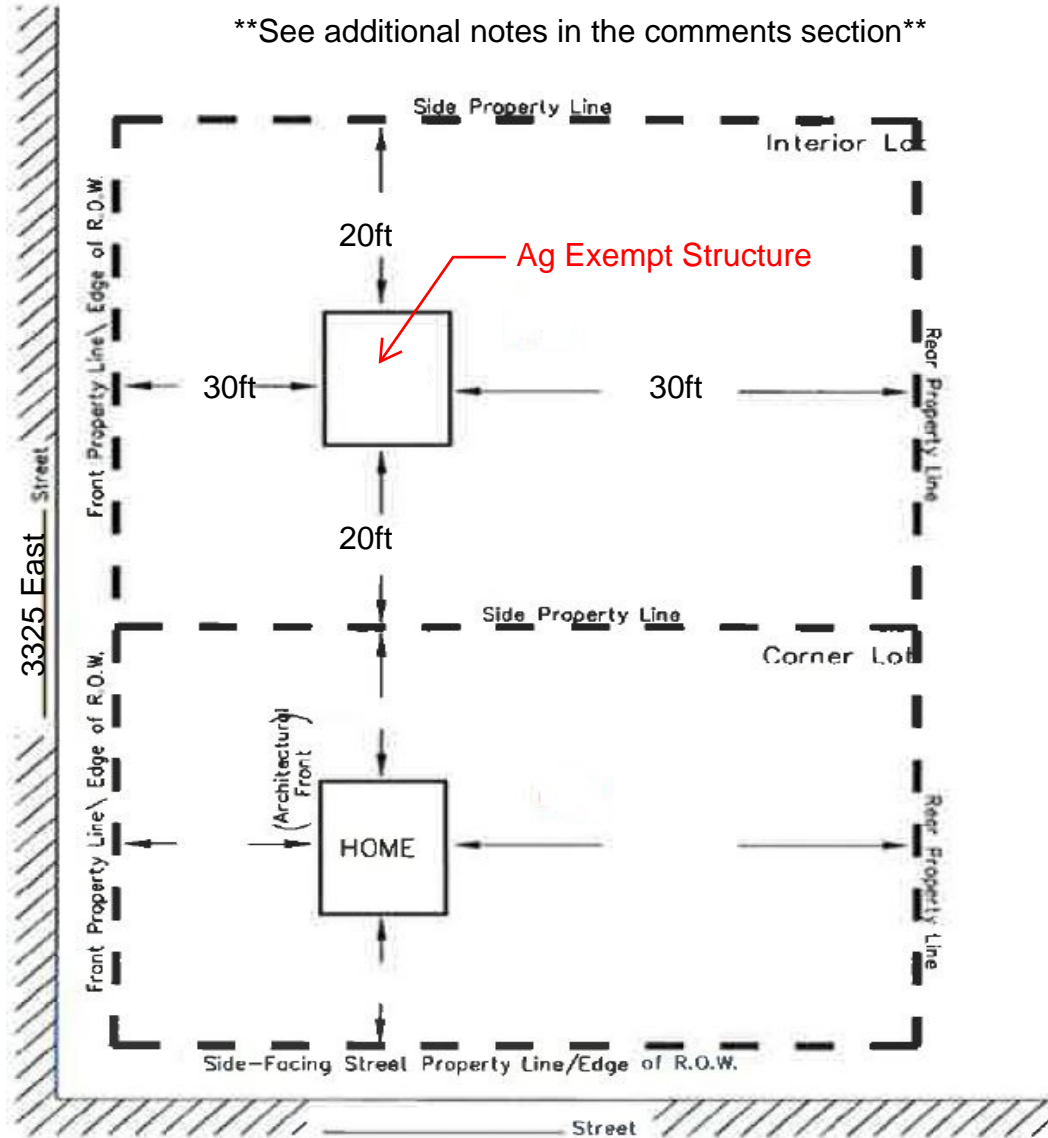
### Comments

This land use permit is for an agriculturally exempt structure. The structure is NOT PROPOSED for animal storage. As such, the structure must meet the minimum setbacks for a primary structure (other than a dwelling) for the AV-3 zone as follows: Front and Rear = 30', Sides = 20'.

# Land Use Permit

## Structure Setback Graphic: New Dwelling, Addition, Etc.

**\*\*See additional notes in the comments section\*\***



## 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**

**08/10/2021**

Planning Dept. Signature of Approval

Date

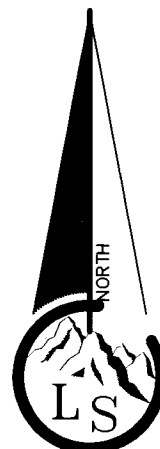
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury.

Contractor/Owner Signature of Approval

Date

# HIGUERA SUBDIVISION

PART OF THE SW 1/4 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - MARCH 2021

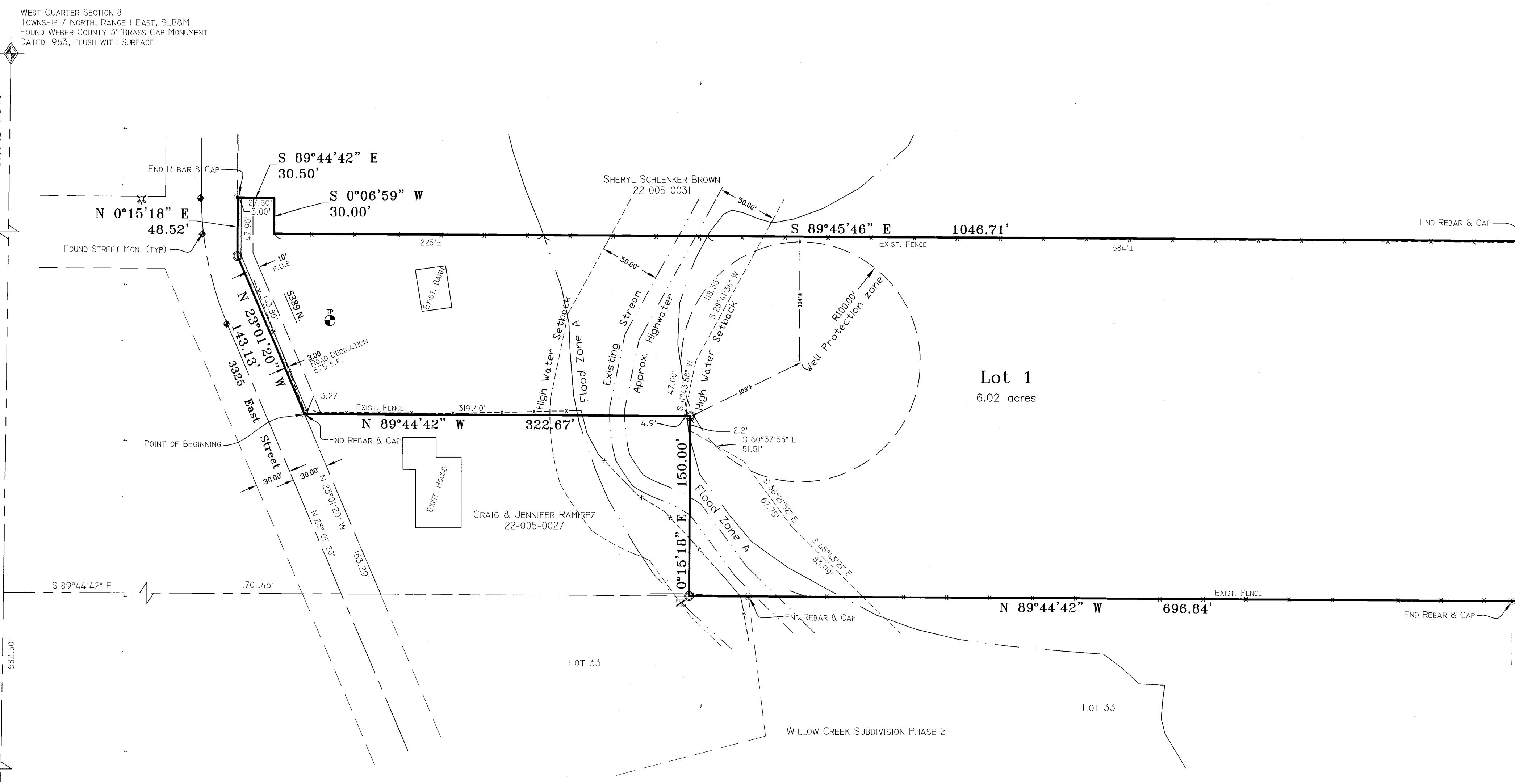


Scale ~ 1" = 60'  
0 60 120

### Legend

- X---X--- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- EXISTING CREEK BANK
- FLOOD ZONE LINE
- ◆ FND SECTION CORNER
- ▲ FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- r RECORD DATA
- md MEASURED DATA
- ROAD/STREET DEDICATION

- NOTE:**
- Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec. 106-1-8(c)(5)]
  - Flood Plain information is determined from Flood Insurance Rate Map, Map No. 49057C0226F, Panel 0226F, Effective Date: June 2, 2015. No Base flood Elevations are identified on map. Floodplain area is designated as non-buildable for residential and commercial structures. Any construction performed in the floodplain area will need to meet the requirements of Title 12, Flood Damage Prevention Ordinance. [WCO 106-1-8(c)(6)]
  - Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.



### OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots and streets as shown or noted hereon and name said tract HIGUERA SUBDIVISION. (As used herein the term Local Entity is the same as defined in UCA 67-10-6.5)

We hereby dedicate a right-of-way to the Local Entity, designee(s), successor(s), or assign(s) for the purpose of public use all those parts or portions of said tract of land designated as public street(s) and/or public road(s), the same to be used as public thoroughfares. And further dedicate grant and convey an easement over, upon and under said street(s) or and/or road(s) as public utility corridors as may be authorized by the Local Entity.

We hereby grant and convey a perpetual right and easement over, upon and under the lands designated hereon as Public Utility Easement (PUE), storm water detention/retention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements without authorization of the governing entity.

### Individual Acknowledgement

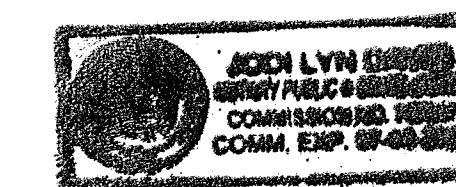
IN WITNESS WHEREOF, the hand of said Grantor(s), this 23 day of April, 2021.

*Raymond E. Higuera*  
RAYMOND E. HIGUERA  
*Chelsey P. Higuera*  
CHELSEY P. HIGUERA

STATE OF UTAH )  
                          ) SS  
COUNTY OF WEBER )  
WHEREAS, the foregoing instrument was acknowledged, subscribed, and sworn before me on the date first above written and personally appeared before me the above named signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

THEREFORE, as a Notary Public commissioned in Utah, Witness my hand and official seal.

*Jodi Lynn*  
Notary Signature  
(print name below signature):  
My Commission Expires: 7-3-2023



### BOUNDARY DESCRIPTION

A part of the southwest Quarter of Section 8, Township 7 North, Range 1 East, Salt Lake Base and Meridian; Beginning at a point which is 1682.50 feet North 0°15'13" East along the Section Line, 1701.45 feet South 89°44'42" East and 163.29 feet North 23°01'20" West from the Southwest corner of said Section 8, said point also being on the East right-of-way of 3350 East Street; and running thence along said right-of-way the following two (2) courses: (1) North 23°01'20" West 143.13 feet and (2) North 0°15'18" East 48.52 feet; thence South 89°44'42" East 30.50 feet; thence South 0°06'59" West 30.00 feet; thence South 89°45'46" East 1046.71 feet to a rebar and cap marking the Southeast corner of that parcel defined by Warranty Deed Entry #2099170 dated April 26, 2005 of Weber County Records, said point being on the East line of said Quarter Section and in line with a fence extended to the South; thence along said East line, fence line extended and fence line South 0°29'08" West 300.32 feet to the North line extended of Willow Creek Subdivision Phase 2; thence along said North line North 89°44'42" West 696.84 feet to the Southeast corner of that parcel defined by Warranty Deed Entry #2584022 dated July 2, 2012 of Weber County Records; thence along said parcel the following two (2) courses: (1) North 0°15'18" East 150.00 feet and (2) North 89°44'42" West 322.67 feet to the point of beginning.

Contains 263,483 s.f. of 6.05 Acres

### NARRATIVE

The purpose of this survey is to create a one (1) lot subdivision as shown.

Documents used to aid in this survey:

- Weber County Tax Plat 22-005 (current and prior years).
- Deeds of record as found in the Weber County Records Office for parcels 022-005-0027, 22-005-0031, 22-005-0036.
- Plots of Record: 21-003 Liberty Bell Ranchettes Subdivision Phase 1, 21-099 Willow Creek Subdivision Phase 1, 21-100 Willow Creek Subdivision Phase 2, 22-093 Liberty Bell Ranchettes Subdivision Phase 2, 67-010 Saddleback Range.
- Record of Survey's: #3406, #4076, #4723, #5118.

Record descriptions were rotated and adjusted to fit existing evidences. Original Deed description for subject parcel has over a ten foot closure error which has been resolved in this survey. West property lines have been established by deed and found street monuments for 5400 North Street and 3350 East Street. North, East and South lines are established by deed, neighboring survey plats and found fence line and rebar and cap evidences. The highwater setback courses are shown at the request of the County Surveyor's office per WCO 106-1-5(c)(6) and their interpretation thereof. The County code nor County officials have been clear if this labeling of course bearings and dimensions is a permanently located easement/setback, or if in the event of flooding or other natural causes that alter the location of the stream and the highwater mark this easement/setback is relocated to the new course of the stream.

Basis of bearing is state plane grid from monument as shown.

PERC TABLE		
HOLE #	DEPTH, in.	SOILS EVALUATION WEBER COUNTY HEALTH DEPT. #14069
1	0-24"	Loam, Blocky Structure, 40% Gravel to Cobble
	24-104"	Gravelly Coarse Loamy Sand with Coarse Sand Lens, Single Grain, to Weak Massive Structure, 75% Gravel and Cobble

### WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this 10 day of May, 2021.

*Jim Harvey*  
Chairman, Weber County Commission  
Attest: \_\_\_\_\_  
Title: Weber County Clerk

SEE RECORD OF SURVEY # 6834

### WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems. Signed this 3 day of May, 2021.

*[Signature]*  
Director, Weber-Morgan Health Department

### WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the 7 day of May, 2021.

*[Signature]*  
Chairman, Weber County Planning Commission

### WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature \_\_\_\_\_

### WEBER COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith. Signed this 23 day of April, 2021.

*[Signature]*  
Weber County Surveyor

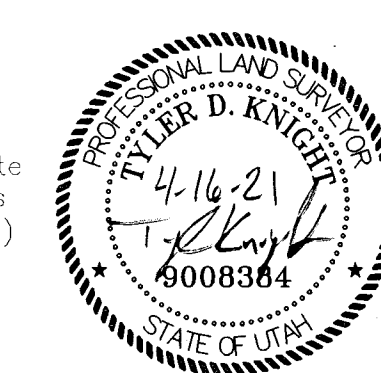
### WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this 7 day of May, 2021.

*[Signature]*  
Signature

### SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. Monuments have been placed as represented on the plat.



<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p>		<p>4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075</p>	
<p><b>DEVELOPER: Ray Higuera</b> Address: 4752 E. 3900 N. Eden UT 84310</p>		<p><b>Weber County Recorder</b> Entry no. <u>3164640</u></p>	
<p>SW 1/4 of Section 8, Township 7 North, Range 1 East, Salt Lake Base and Meridian.</p>		<p>Subdivision</p>	
<p>Revisions</p>	<p>DRAWN BY: TK CHECKED BY: TK DATE: 11/19/2020 PROJ: 4105</p>	<p>Filed for record and recorded on <u>19</u> day of <u>May</u>, 20<u>21</u> at <u>7:22 PM</u> in book <u>90</u> of official records, on page <u>622</u></p>	
<p>Signature _____</p>		<p>County Recorder: Leann H Kilts By Deputy: <i>[Signature]</i> Fee paid: <u>60.00</u></p>	