



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: LUP304-2020

Permit Type: Structure
Permit Date: 09/03/2020

Applicant

Name: CHARLES OSMAN
Business:
Address: 4337 N 2900 E
Eden, UT 84310
Phone: 801-389-6555

Owner

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

Parcel

Parcel: 220080074
Zoning: FV-3 **Area:** 7.372 **Sq Ft:**
Address: , UT

Lot(s): 1 **Subdivision:** Osman Home Subdivision
T - R - S - QS: 7N - 1E - 18 -

Proposal

Proposed Structure: SFD
Proposed Structure Height: 26
of Dwelling Units: 1
Off Street Parking Reqd: 2

Building Footprint: 2760
Max Structure Height in Zone: 35
of Accessory Bldgs: 0
***Is Structure > 1,000 Sq. Ft?** N/A
***If True Need Certif. Statement**

Permit Checklist

Access Type: Across front lot line
Greater than 4218 ft above sea level? N/A
Additional Setback Reqd. ? N/A
> 200 ft from paved Road? N/A
Culinary Water District: Liberty Water

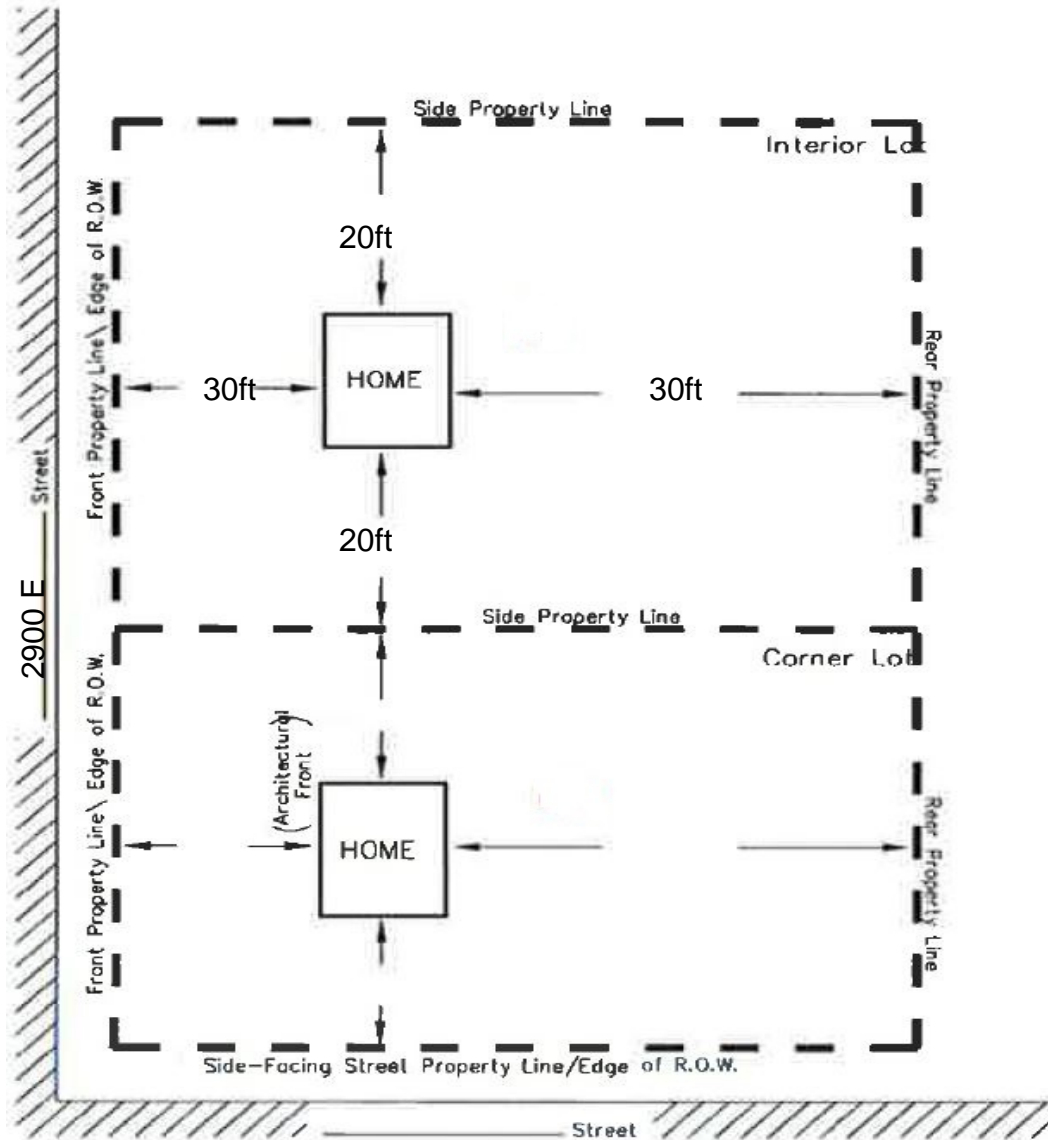
Alternative Access File # N/A
Wetlands/Flood Zone? N/A
Meet Zone Area Frontage? N/A
Hillside Review Reqd? N/A N/A
Waste Water System: Septic

Comments

This Land Use Permit has been amended from a Primary Agricultural Structure use to a Single-Family Residential Dwelling use. The setback requirements for a single-family residence in the FV-3 zone are as follows: Front & Rear = 30', Sides = 20'. This property is located in a geologic hazards area and is subject to the recommendations contained in the Geologic Hazards Evaluation, prepared by Western Geologic, dated June 25, 2020 (project No. 5426, on file at the Weber County Planning Division offices). This structure is also subject to LUC Sec. 108-16 for all outdoor lighting. An outdoor lighting plan has been submitted and approved as part of the Land Use Permit re-issuance. Any future changes to any outdoor lighting on this structure must first be approved through the Weber County Planning Division.

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

09/03/2020

Planning Dept. Signature of Approval

Date

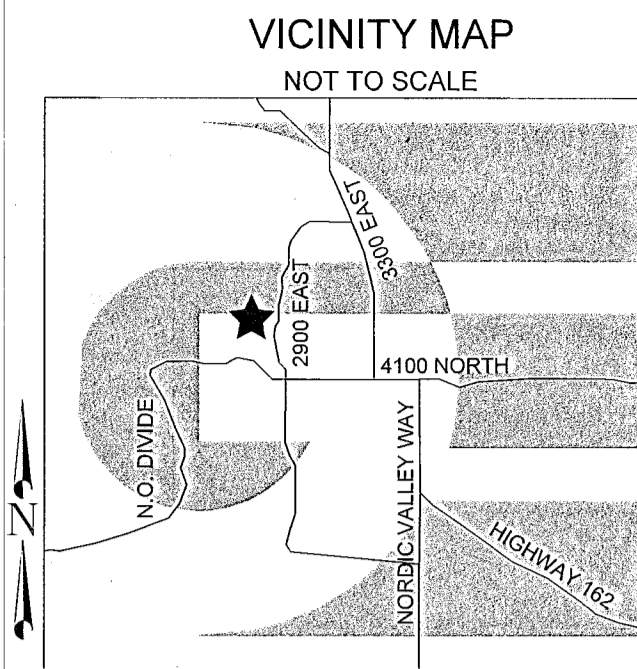
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury.

Contractor/Owner Signature of Approval

Date

OSMAN SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
AUGUST 2020

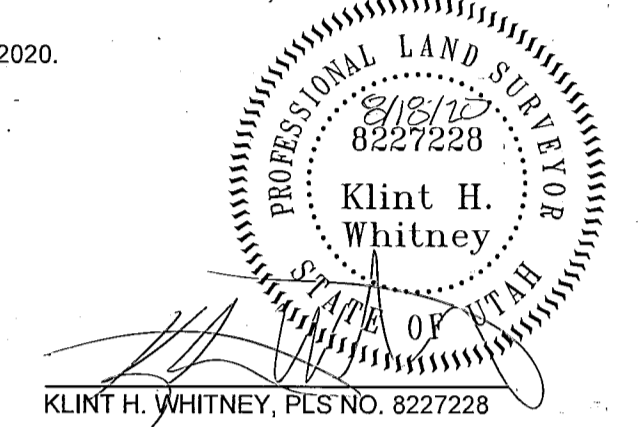


BOUNDARY DESCRIPTION
A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHWEST CORNER OF THE STEVE RICH SUBDIVISION BEING LOCATED NORTH 00°11'08" EAST 163.50 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER; RUNNING THENCE NORTH 00°11'08" EAST 284.53 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF THE HIDDEN SPRINGS RIDGE SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID HIDDEN SPRINGS RIDGE SUBDIVISION SOUTH 89°46'46" EAST 1134.54 FEET; THENCE SOUTH 02°35'04" EAST 101.14 FEET; THENCE SOUTH 21°07'37" WEST 203.85 FEET TO THE NORTHEAST CORNER OF SAID STEVE RICH SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID STEVE RICH SUBDIVISION NORTH 89°24'28" WEST 1066.60 FEET TO THE POINT OF BEGINNING. CONTAINING 7.374 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS OSMAN SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 18TH DAY OF AUGUST, 2020.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

OSMAN SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, IRRIGATION, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES EXISTING IRRIGATION LINES, AND STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF _____ 2020.

Charles G. Osman
BY: CHARLES G. OSMAN
Jenae Osman
BY: JENAE OSMAN

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this 3 day of Sept, 2020, before me *Ann J. Morley* A Notary Public, personally appeared CHARLES G. OSMAN, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

705242
EXP. 3/18/23
STAMP

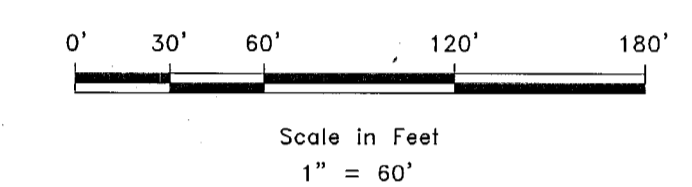
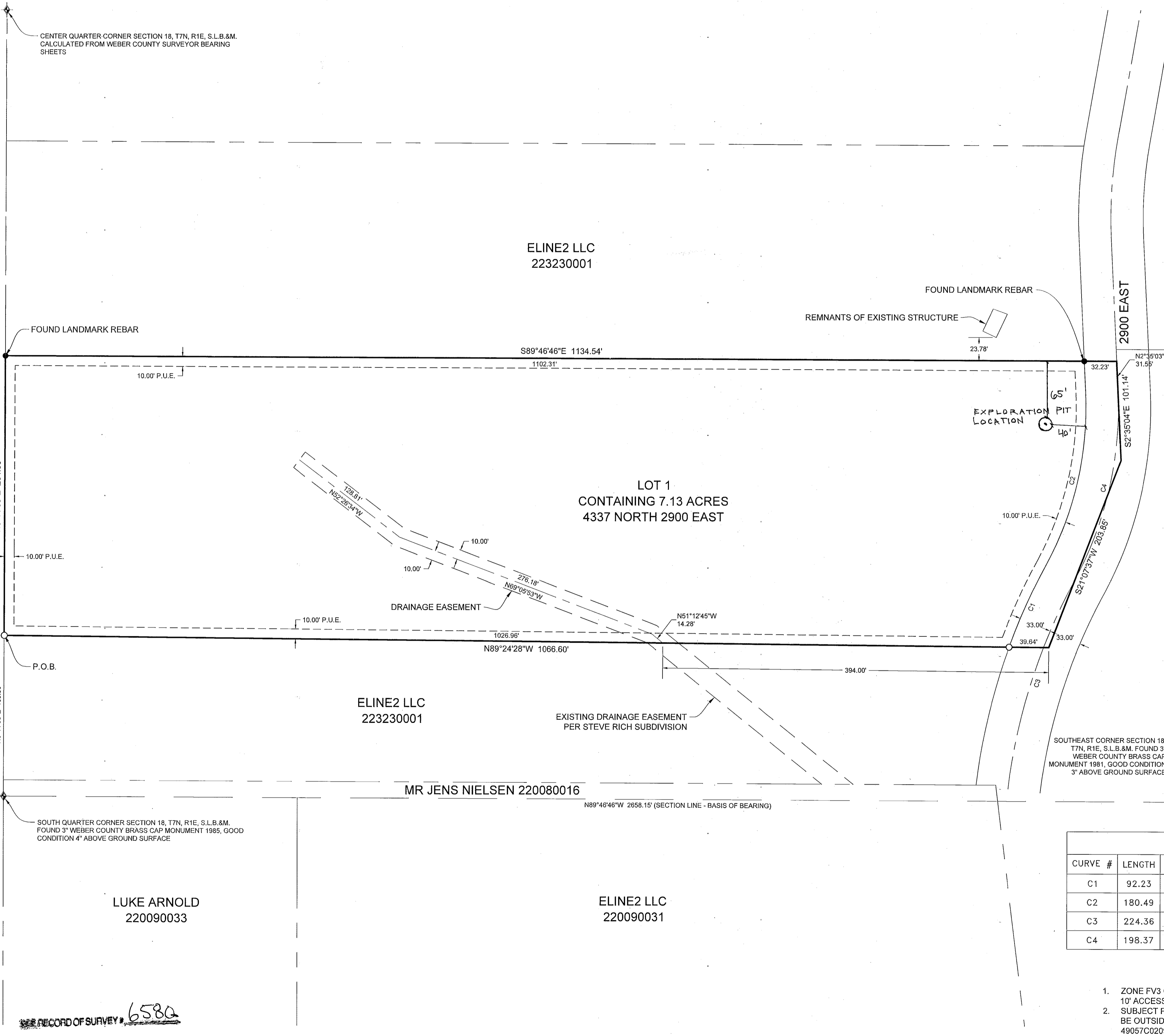
Ann J. Morley
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
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Ann J. Morley
NOTARY PUBLIC



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND PROPERTY CORNER
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

- EXPLORATION PIT #1
- 0-31" LOAM, GRANULAR STRUCTURE
- 31"-78" CLAY LOAM, MASSIVE STRUCTURE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	92.23	630.18	8°23'09"	S24° 16' 38"W	92.15
C2	180.49	333.00	31°03'16"	N12° 56' 34"E	178.29
C3	224.36	597.18	21°31'32"	S17° 42' 26"W	223.04
C4	198.37	366.00	31°03'16"	N12° 56' 34"E	195.95

NOTES

- ZONE FV3 CURRENT YARD SETBACKS: FRONT 30', SIDE 20', REAR 30' MAIN BUILDING 10' ACCESSORY BUILDING.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0209F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
- 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.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CHARLES OSMAN. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°46'46" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 2900 EAST STREET WAS ESTABLISHED BY THE WEBER COUNTY SURVEY DEPARTMENT. THE DEDICATED PLATS OF HIDDEN SPRINGS RIDGE SUBDIVISION, STEVE RICH SUBDIVISION, AND THE OLD WHISPERING OAKS SUBDIVISION WERE ALSO USED TO DETERMINE THE BOUNDARY.

WEBER COUNTY SURVEYOR: I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS 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 18 DAY OF AUGUST, 2020.

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 _____, 2020.

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 24 DAY OF August, 2020.

WEBER COUNTY COMMISSION ACCEPTANCE: THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS 28 DAY OF Aug, 2020.

WEBER COUNTY PLANNING COMMISSION APPROVAL: THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS 30 DAY OF SEPT, 2020.

WEBER - MORGAN HEALTH DEPARTMENT: I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS 27 DAY OF August, 2020.

DEVELOPER: CCAZCO DEVELOPMENT, CHARLES OSMAN, 4337 N 2900 E, LIBERTY UTAH, 801-389-6555

COUNTY RECORDER: ENTRY NO. 2082233, FEE PAID \$50, FILED FOR AND RECORDED 13-SEP-2020, AT 12:14 PM IN BOOK 88 OF OFFICIAL RECORDS, PAGE 94, RECORDED FOR CHARLES OSMAN, LEANN H. KILTS, COUNTY RECORDER.

GARDNER ENGINEERING CIVIL & LAND PLANNING MUNICIPAL LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066