



# Planning Commission Land Use Permit

Permit Number: LUP465-2016

### Applicant

Name: Evan Mendelsohn  
Address: 1041 Market St #306

### Owner

Name: Evan Mendelsohn  
Address: 1041 Market St #306

Phone:

Phone:

### Parcel

Parcel Number: 231320004

Zoning: DRR-1

Total Parcel Area: 1293 square feet

(\*If Zoned S-1, See Specific Height Requirements)

Address: 7914 East Heartwood Drive  
Eden, UT 84310

**\*\*See Diagram on Back Side for Setbacks**

Section: 6 (SE1/4)

Township: 7N

Range: 2E

Subdivision: Summit Eden Ridge Nests Amend 1 Lot(s): 4

Proposed Structure: Residential

Structure Area Used: 1092

Is Structure > 1,000 Sq. Ft.? True \*If True, Need Certif. Statement

# of Dwelling Units: 1 # of Accessory Bldgs: 0 # Off-Street Parking Reqd: 2



### Permit Checklist:

Public by/Right of Use Road?

> 200 ft. from Paved Road? No

< 4218 ft. above Sea Level? No

Wetlands/Flood Zone? No

Culvert Required? No

If Yes, Culvert Size:

**\*Any Work in the Right of Way requires an Excavation Permit**

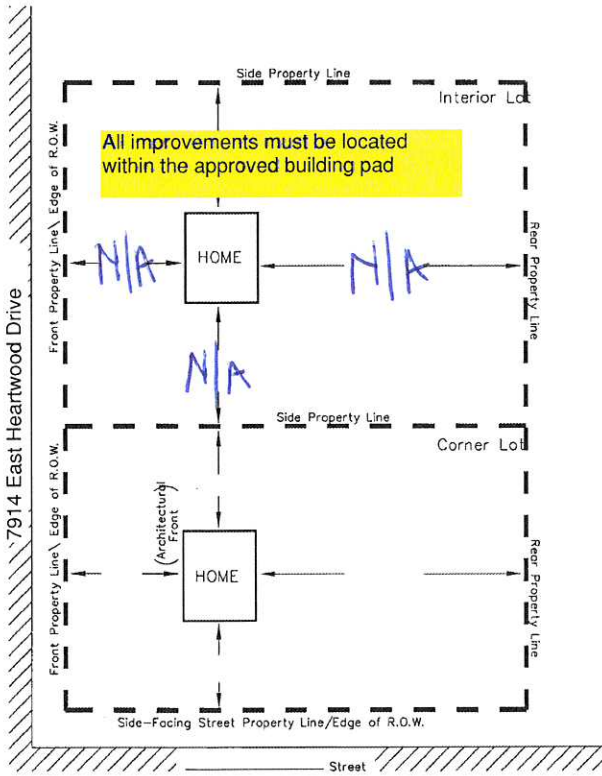
Additional Frontage Reqd.? No OR Special Exception? False Case #

Meet Zone Area & Frontage? True Hillside Review Reqd.? No Case #

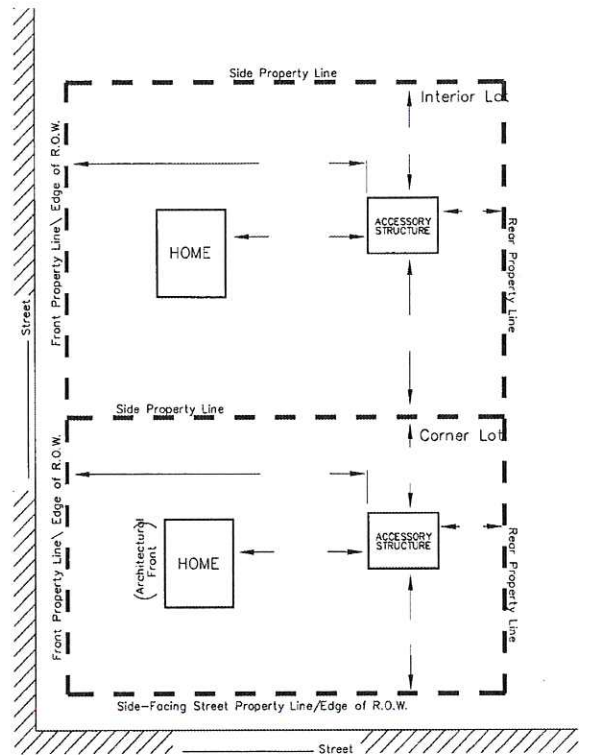
Culinary Water District: Powder Mountain Waste Water System: Powder Mountain

**Comments:** All site development needs to be in compliance with the Geotechnical and Geologic Hazards Investigation Report for The Ridge Nests Development performed by IGES dated 7/15/2016 (IGES Project# 01628-008). A copy of the report is included as part of the Land Use Permit and will be available for review with the Weber County Planning and Building Division upon request. Prior to receiving the final occupancy, a Natural Hazards Notice (to be provided by Weber County) must be signed and recorded with the Weber County Recorder's office per LUC #104-27-5.

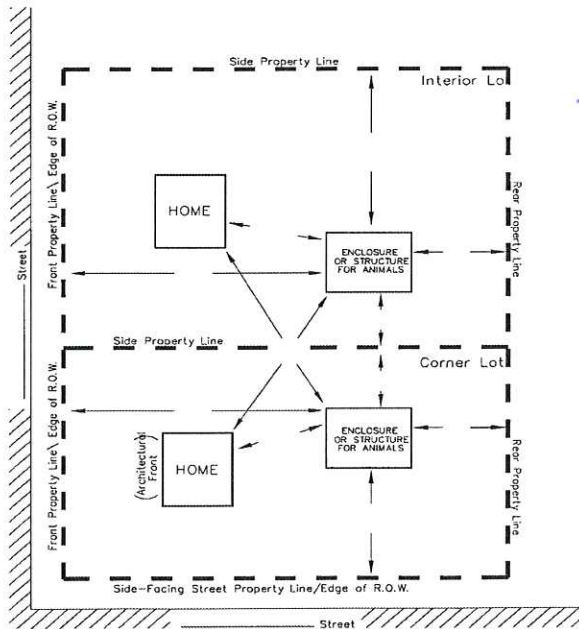
Structure Setback Graphic: New Dwelling, Additions



MINIMUM YARD SETBACKS  
New Dwelling, Addition, Etc.



MINIMUM YARD SETBACKS  
Storage Shed, Detached Garage, Etc.



MINIMUM YARD SETBACKS  
Barn, Corral, or Stable

**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 the Weber County Health Department prior to installation.

*[Signature]* 7/26/16  
 Planning Dept. Signature of Approval Date

This permit becomes null and void if use or construction authorized has not commenced within 180 days or if there is a zone change affecting this property. 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. I hereby agree to make the requirements as specified on this permit issued to the owner of land as signed below.

Contractor/Owner Signature of Approval Date