

Planning Commission Land Use Permit

Permit Number: LUP411-2016

Applicant

Name: SMHG Phase 1, LLC
Address: 3632 N Wolf Creek Drive

Phone: 801-745-2054**Owner**

Name: SMHG Phase 1, LLC
Address: 3632 N Wolf Creek Drive

Phone: 801-745-2054**Parcel****Parcel Number:** 161110013-Cache County**Total Parcel Area:** 0.296 Acres

Address: 7914 East Heartwood Drive Unit 13
Eden, UT 84310

Zoning: RR(Cache County Resort Recre:

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

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

Section: 5 **Township:** 7N **Range:** 2E

Subdivision: Summit Eden Ridge Nests-PRUD **Lot(s):** 13

Proposed Structure: Residential**Structure Area Used:** 1024**Is Structure > 1,000 Sq. Ft.?** True *If True, Need Certif. Statement

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

**Permit Checklist:**

Public by/Right of Use Road?

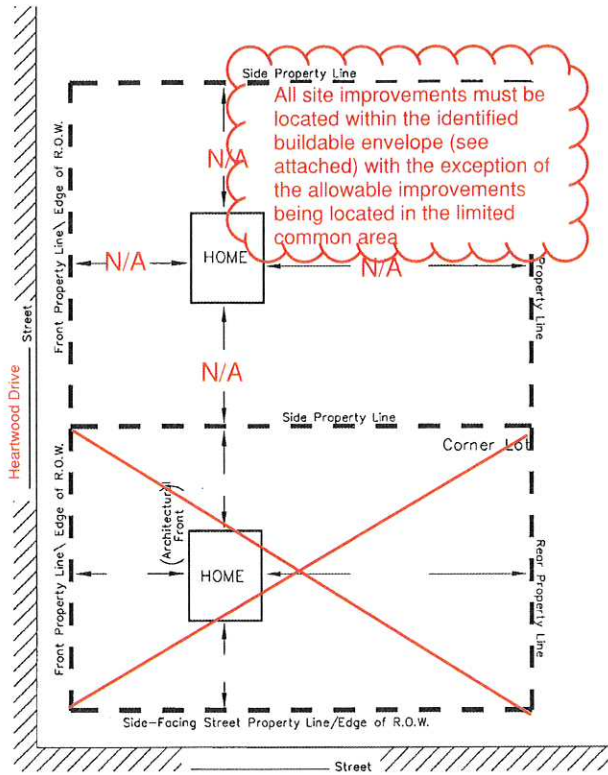
> 200 ft. from Paved Road? Yes< 4218 ft. above Sea Level? YesWetlands/Flood Zone? NoCulvert Required? No

If Yes, Culvert Size:

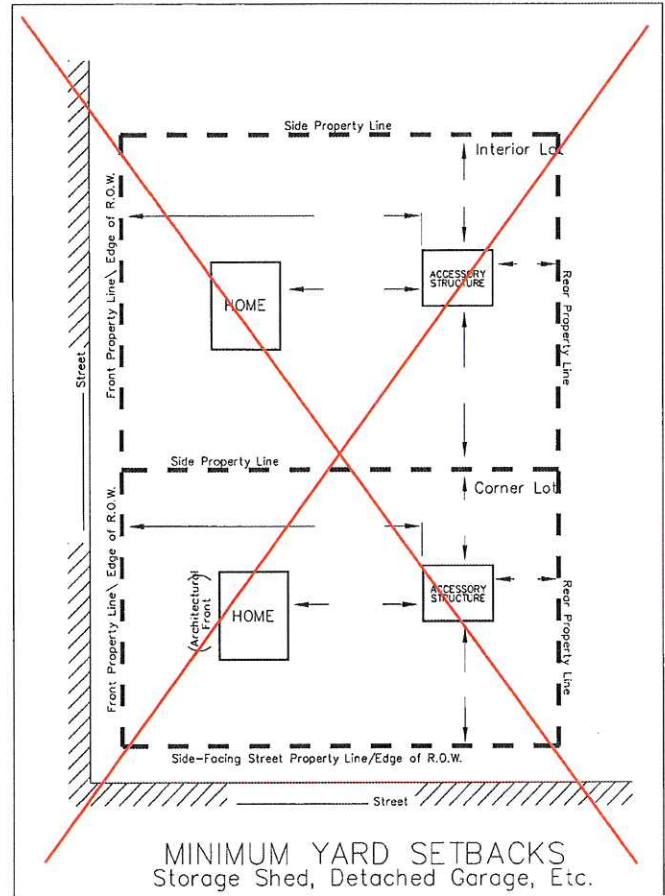
***Any Work in the Right of Way requires an Excavation Permit**Additional Frontage Reqd.? No OR Special Exception? False Case #Meet Zone Area & Frontage? True Hillside Review Reqd.? Yes Case #Culinary Water District: Powder Mountain Waste Water System: Powder Mountain

Comments: The structure must be located within the approved building envelope with the allowable elements to be located in the limited common area. The land use permit approval must adhere to the approved Hillside Review file HSR #2015-03 and all recommendations per the geologic and geotechnical reports prepared by IGDES dated September 16, 2014 and identified as Project No. 01628-008 as attached. Prior to receiving the final occupancy, a Natural Hazards Notice (to be provided by Weber County) must be signed & recorded with the Weber County Recorder's office by the property owner per LUC # 104-27-5.

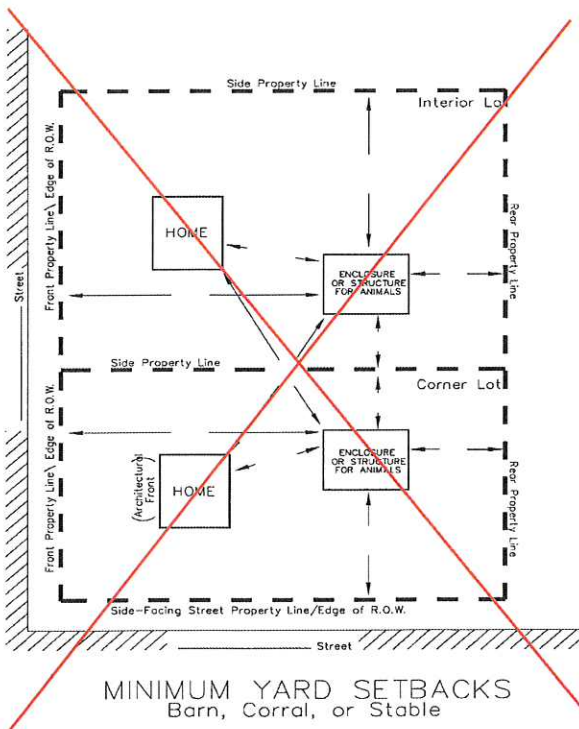
Structure Setback Graphic: New Dwelling, Additions



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.

Anda Kippou 6/7/16

 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

02-21

SUMMIT EDEN RIDGE NESTS-PRUD AMENDMENT 1

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN JANUARY 2016

FOUND NEBER COUNTY LINE MONUMENT PER HEBER COUNTY SURVEYOR 2013. GOOD CONDITION

(N 89°56'51" W 1840.00' RECORDED) STATE PLANE GRID PER NEBER COUNTY SURVEY OFFICE N 89°56'51" W 1830.07'

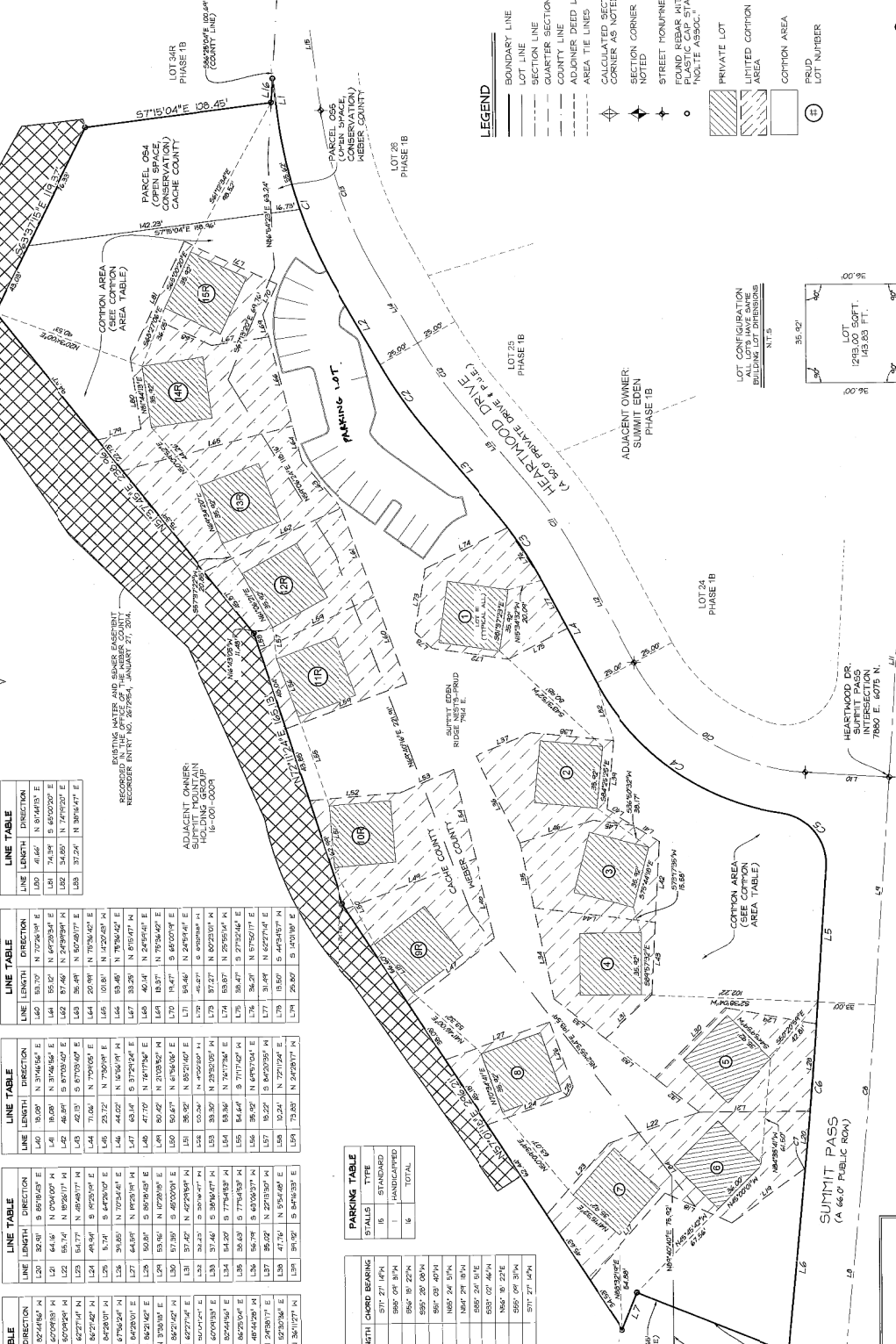
NORTHWEST CORNER BEST POINT FOUND 1944 BRASS CAP, GOOD CONDITION

S 72°54'07" W 2076.56' SOUTH 1090.71' (TIE) EAST 160.36' (TIE)

NORTHEAST CORNER SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (CLOSING CORNER 17.68' SOUTH)

EAST QUARTER CORNER SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN FOUND 1941 GLD BRASS CAP, GOOD CONDITION

BOUNDING MATTER AND BEARS EASTWEST RECORD IN THE OFFICE OF THE NEBER COUNTY RECORDERS ENTRY NO. 20798A, JANUARY 27, 2014.



PARCEL #	LOT #	ACRES	SOFT
1	0.000	0.000	0.000
2	0.000	0.000	0.000
3	0.000	0.000	0.000
4	0.000	0.000	0.000
5	0.000	0.000	0.000
6	0.000	0.000	0.000
7	0.000	0.000	0.000
8	0.000	0.000	0.000
9	0.000	0.000	0.000
10	0.000	0.000	0.000
11	0.000	0.000	0.000
12	0.000	0.000	0.000
13	0.000	0.000	0.000
14	0.000	0.000	0.000
15	0.000	0.000	0.000

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	106.42	276.00	122°52'	107.72	S 71° 27' 47" W
C2	46.00	276.00	90°00'	46.00	S 90° 00' 00" W
C3	46.00	276.00	90°00'	46.00	S 90° 00' 00" W
C4	21.67	152.00	153°00'	101.59	S 85° 28' 58" W
C5	21.67	152.00	153°00'	101.59	S 85° 28' 58" W
C6	46.00	276.00	90°00'	46.00	S 90° 00' 00" W
C7	21.67	152.00	153°00'	101.59	S 85° 28' 58" W
C8	100.00	100.00	90°00'	100.00	S 90° 00' 00" W
C9	100.00	100.00	90°00'	100.00	S 90° 00' 00" W
C10	100.00	100.00	90°00'	100.00	S 90° 00' 00" W
C11	100.00	100.00	90°00'	100.00	S 90° 00' 00" W
C12	48.64	250.00	107°00'	49.58	S 95° 05' 37" W
C13	98.57	250.00	223°20'	97.93	S 71° 27' 47" W

SPACES	TYPE
1	STANDARD
1	HANDICAPPED
2	TOTAL

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COUNTY	TOTAL ACRES	TOTAL SOFT	COMMON AREA	AREA LIMITED COMMON AREA	OPEN SPACE AREA	OPEN SPACE AREA
HEBER	1.791	75.744	1.055	46.364	21.454	0.04
CACHE	1.396	60.710	0.884	21.055	20.322	0.081
						1.906

SMHG PHASE 1, LLC.
3632 N. WOLFCREEK DR.
EDEN, UT 84310

Sheet 2 of 2

NV5

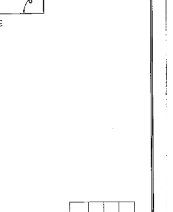
NOTICE VERTICAL LINE

STATE OF UTAH, COUNTY OF KANE
CACHE COUNTY RECORDER
REQUEST OF: **SMHG PHASE 1, LLC**
DATE: **10/26/16** TIME: **11:21**
BOOK: **160** PAGE: **20**
FEE: **16.00**

LEAH M. KYLE
CACHE COUNTY RECORDER

LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- COUNTY LINE
- ADJOINER DEED LINES
- AREA TIE LINES
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- STREET MONUMENT
- PLASTIC CAP STAMPED 'MOLTE ASSOC.'
- PRIVATE LOT
- LIMITED COMMON AREA
- COMMON AREA
- FRUIT LOT NUMBER



ADJACENT OWNER: SUMMIT EDEN PHASE 1B

ADJACENT OWNER: HEARWOOD DRIVE (A 60' PRIVATE ROWE PLE)

ADJACENT OWNER: HEARWOOD DR. INTERSECTION 7860 E. 6075 N.

ADJACENT OWNER: CHEER COUNTY

ADJACENT OWNER: SUPPLY MOUNTAIN HOLDING GROUP 18-001-0004

ADJACENT OWNER: UNIVERSITY OF UTAH

ADJACENT OWNER: UNIVERSITY 23-012-0108 N22203161E 94.54'

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