

Date: 11/5/2015



Planning Commission Land Use Permit

Page 1 of 2

Printed: 11/5/2015

Permit Number: LUP259-2015

Applicant

Name: James Ortberg

Owner

Name: James Ortberg

Parcel

Parcel Number: 193350001

Zoning: A-1

Total Parcel Area: 4.874 Acres

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

Address: 3936 North 2975 West
Ogden, UT 84404

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

Section: 22

Township: 7N

Range: 2W

Subdivision: Ortberg Subdivision

Lot(s): 1

Proposed Structure: New Outbuilding

Structure Area Used: 160

Is Structure > 1,000 Sq. Ft.?

*If True, Need Certif. Statement

of Dwelling Units: 1

of Accessory Bldgs: 2

Off-Street Parking Req'd: 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 Req'd.?

No

OR Special Exception?

Case #

Meet Zone Area & Frontage?

True

Hillside Review Req'd.?

No

Case #

Culinary Water District:

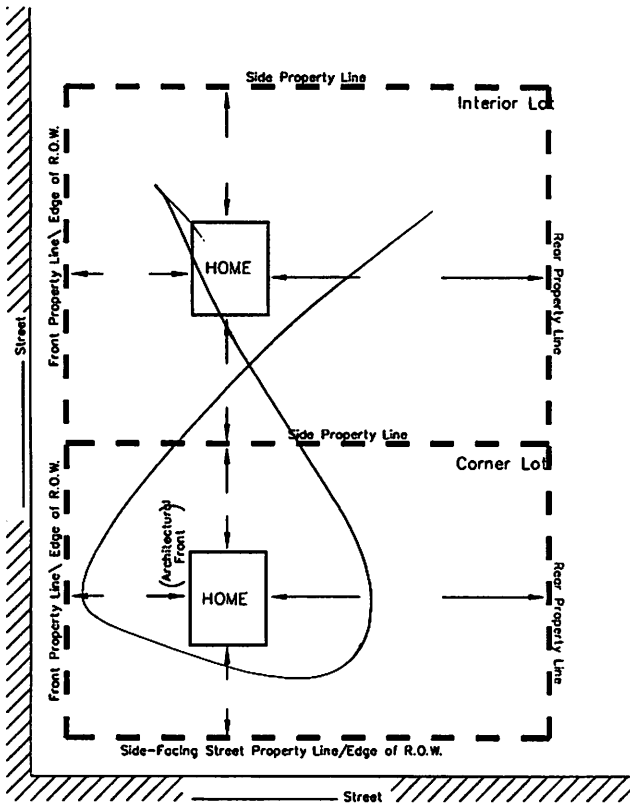
NA

Waste Water System:

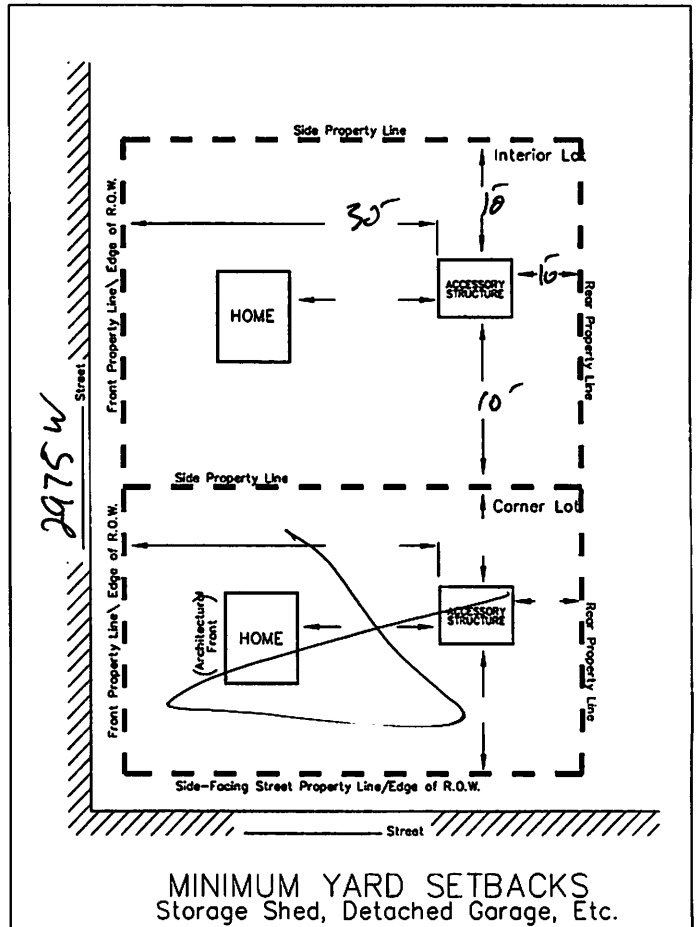
NA

Comments: Minimum setbacks are shown on this permit for a 8 x 20 storage shed (shipping container).

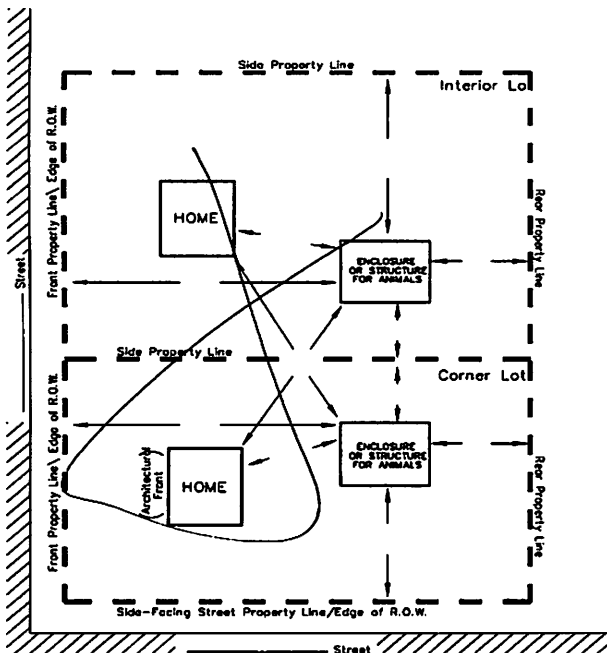
Structure Setback Graphic: Storage Shed, Det. Minimum setbacks are shown on this permit for a



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] 11/5/15
 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.

[Signature] 11-5-15
 Contractor/Owner Signature of Approval Date

LUP# 259-2015

Weber County Land Use Permit Application

Application submittals are recommended to be submitted with an appointment.
(801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 4/5/15	Fees (Office Use)	Receipt Number (Office Use)
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Property Owner Contact Information

Name James Ortberg	Mailing Address 1170 W 700 S Cloadfield, UT 84015
Phone 801-682-6596	Fax
Email Address jortberg@aol.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)	Mailing Address of Authorized Person
Phone	Fax
Email Address	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

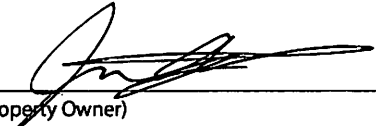
Property Information

Address 3936 N 2975 W Fair West, UT 84404	Land Serial Number(s) 19-335-0001		
Subdivision Name Ortberg	Lot Number	Current Zoning A1	Acreage 5.05'
Culinary Water Provider	Secondary Water Provider	Waste Water Provider	Frontage

Detailed Description of Proposed Use/Structure
8x20 Storage buildings

Property Owner Affidavit

I (We), James Ortberg, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.



(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20____

(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

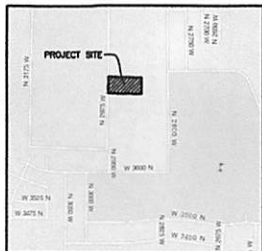
(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

ORTBERG SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
APRIL, 2015



VICINITY MAP
NO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN A FOUND WEBER COUNTY 3" BRASS CAP MONUMENT AT THE NORTHEAST CORNER AND A FOUND WEBER COUNTY 3" BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N89°40'08"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION. BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE SOUTH AND EAST BOUNDARIES WERE FIXED BY THE ADJOINING SUBDIVISION AND MATCHED EXISTING OCCUPATION. THE NORTH BOUNDARY WAS FIXED BY DEED, WHICH MATCHES OCCUPATION. THE CENTERLINE OF 2975 WEST STREET WAS DETERMINED BY EXTENDING THE LINE USED BY J & L NELSON SUBDIVISION 1ST AMENDMENT, AS RECORDED WITH THE WEBER COUNTY RECORDER.

BOUNDARY DESCRIPTION

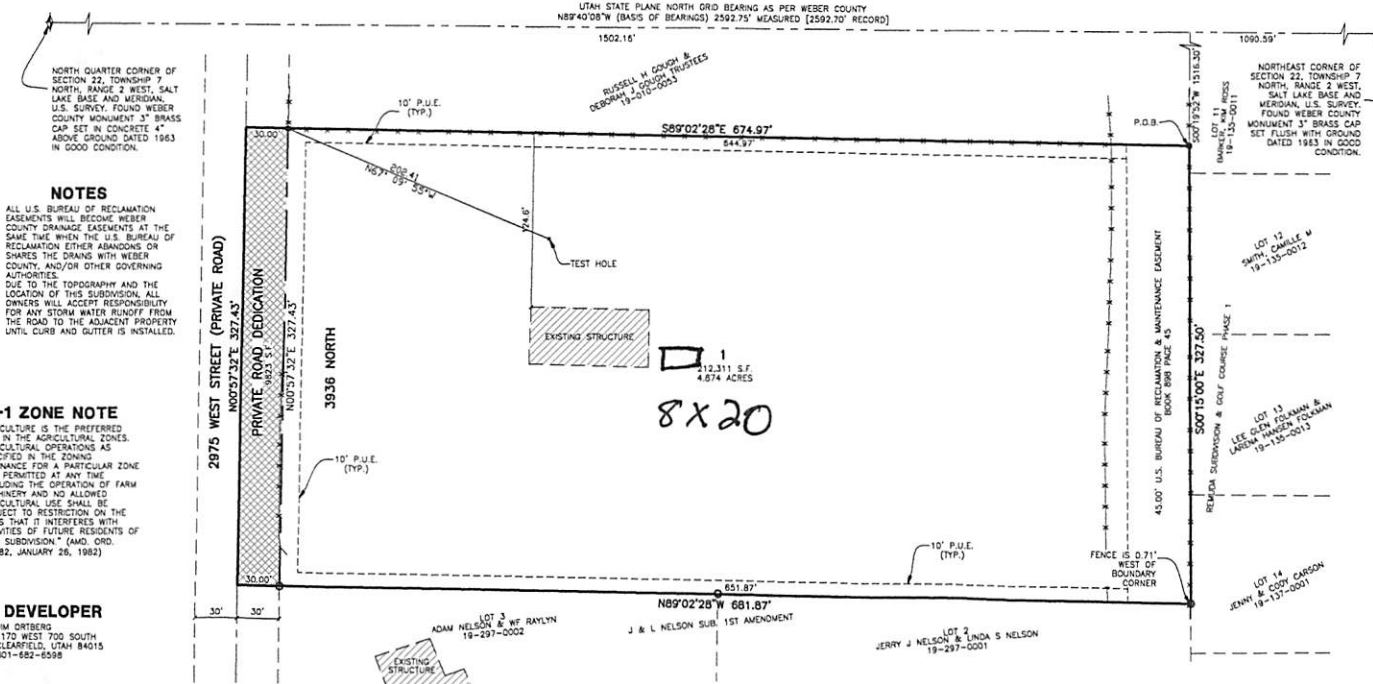
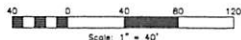
PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF REMUDA SUBDIVISION AND GOLF COURSE PHASE 1, SAID POINT BEING N89°40'08"W ALONG THE SECTION LINE 1090.56 FEET AND S00°19'54"W 1518.30 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 22, THENCE S00°15'00"E ALONG SAID WEST LINE OF REMUDA SUBDIVISION AND GOLF COURSE PHASE 1 327.50 FEET TO THE NORTH LINE OF J & L NELSON SUBDIVISION 1ST AMENDMENT; THENCE N89°02'28"W ALONG SAID NORTH LINE OF J & L NELSON SUBDIVISION 1ST AMENDMENT 681.87 FEET TO THE CENTERLINE OF 2975 WEST STREET (A PRIVATE ROAD); THENCE N00°57'32"E ALONG SAID CENTERLINE 327.43 FEET TO THE SOUTH LINE OF THE GOUGH PROPERTY; THENCE S89°02'28"E ALONG SAID SOUTH LINE OF THE GOUGH PROPERTY 874.97 FEET TO THE WEST LINE OF SAID REMUDA SUBDIVISION AND GOLF COURSE PHASE 1 ALSO THE POINT OF BEGINNING.

CONTAINING 222,134 SQUARE FEET, 5.099 ACRES

LEGEND

- SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- FOUND REBAR & CAP MARKED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- ROAD CENTERLINE
- EXISTING FENCELINE
- EXISTING DITCH
- PRIVATE STREET EASEMENT
- EXISTING STRUCTURE
- PUBLIC UTILITY EASEMENT



NOTES

1. ALL U.S. BUREAU OF RECLAMATION EASEMENTS WILL BECOME WEBER COUNTY DRAINAGE EASEMENTS AT THE SAME TIME WHEN THE U.S. BUREAU OF RECLAMATION EITHER ABANDONS OR SHARES THE DRAINING WITH WEBER COUNTY, AND/OR OTHER GOVERNING AUTHORITIES.
2. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE CURB TO THE ADJACENT PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

A-1 ZONE NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY AND ALL ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. (AMD ORD. #3-82, JANUARY 26, 1982)

DEVELOPER

JIM ORTBERG
1170 WEST 700 SOUTH
CLEARFIELD, UTAH 84015
801-882-8598

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ, 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 HOLDING LICENSE # 150228; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THEIR BEARS, THEIR GRANITIES AND MONUMENTS AS REPRESENTED ON THIS PLAT AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HERETOBE TO BE KNOWN AS ORTBERG SUBDIVISION IN WEBER COUNTY, UTAH, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED THIS _____ DAY OF _____, 20____

150228
UTAH LICENSE NUMBER ROBERT D. KUNZ

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT ORTBERG SUBDIVISION, AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANITIES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREET (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS TO BE MAINTAINED BY A LOT (L) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANITIES, SUCCESSOR, OR ASSIGNS AND ALSO TO DRAIN AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS

SIGNED THIS _____ DAY OF _____, 20____

JAMES ORTBERG
JEANNIE K. ORTBERG

ACKNOWLEDGMENT

STATE OF UTAH } ss.
COUNTY OF _____ }
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DO ACKNOWLEDGE TO ME THEY WERE SIGNED FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH } ss.
COUNTY OF _____ }
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY WERE SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info

Surveyor: R. KUNZ
Designer: E. BOCHÉ
Begin Date: 02-27-15
Name: ORTBERG SUBDIVISION
Number: 6475-01
Revision: 1-40
Checked: _____

Webster County Recorder

Entry No. _____ Fee Paid _____
Filed For Record _____
As Recorded _____
At _____ in Book _____
of the Official Records, Page _____
SIGNED THIS _____ DAY OF _____, 20____

Recorded For: _____
Webster County Recorder _____ Deputy.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DEEPLY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 20____

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION _____

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER _____

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.

SIGNED THIS _____ DAY OF _____, 20____

CHAIRMAN, WEBER COUNTY COMMISSION _____

ATTEST _____

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 _____ DAY OF _____, 20____

WEBER COUNTY SURVEYOR _____

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 AFFECT.

SIGNED THIS _____ DAY OF _____, 20____

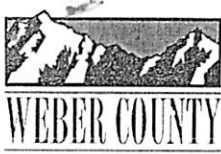
WEBER COUNTY ATTORNEY _____

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 _____ DAY OF _____, 20____

WEBER-MORGAN HEALTH DEPARTMENT _____



WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** REPRINT ***

Date: 05-NOV-2015

Receipt Nbr: 4706

ID# 34258

Employee / Department: MONALISA - 4181 - PLANNING
Monies Received From: JAMES ORTBERG
Template: PUBLIC WORKS
Description: 15E302

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	_____	.00
Total Coin	\$	_____	.00
Total Debit/Credit Card	\$	_____	.00
Pre-deposit	\$	_____	.00
Total Checks	\$	_____	97.47
Grand Total	\$	=====	97.47

Account Number	Account Name	Comments	Total
2015-08-4181-3419-0550-000	ZONING FEES		50.00
2015-08-4241-3221-0000-000	BUILDING PERMIT		47.47
TOTAL \$			97.47

Check Amounts

97.47

Total Checks: 1

Total Check Amounts: \$ 97.47

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***