



Weber County Planning Division

Lot Combination Administrative Approval

Site Plan Name: Lot Combination 2011-01 Combining Lots 1 and 2 of Dominion Cove Subdivision.

Date Submitted: March 8, 2011

Land Serial Number: 07-372-0001 and 07-372-0002

Approximate Address: 5654 South 2300 East Uintah Bench

Planning Division Staff Review: Jim Gentry

Background

The lot combination process allows property owners to combine lots within approved subdivision as one lot as far as zoning. The lot combination does not erase lot lines or remove easements. The lot combination allows property owners to build across the lot line between the two lots, if there are no easements.

The property owner is proposing to combine Lot 1 and 2 of Dominion Cove as one lot as far as zoning. The property is zoned Residential RE-20 which requires 20,000 sq. ft. lots. Each lot is one acre or larger. A home is currently located on lot one. Area and frontage requirements of Weber County Zoning Ordinance Chapter 3 Residential Zones RE-15 and RE-20 have been met.

Planning Division Review

▪ **Are the applicable requirements of the Weber County Zoning Ordinance complete?**

Lot combination designation recognizes two or more lots within an approved subdivision as one lot for building purposes. This does not allow creation of additional lots, and the original lot lines as recorded do not change. The lots have to conform to current zoning or be part of a cluster subdivision. The Planning Director can administratively approve Lot Combination Application.

All area and frontage requirements of Weber County Zoning Ordinance Chapter 3 Residential Zones RE-15 and RE-20 have been met.

▪ **Are review agency conditions and requirements complete?**

There are no additional agencies requirements.

▪ **Are additional conditions or requirements necessary for approval of this Review?**

1. This application does not remove any lot lines or easements. No building or structure can be erected

on any utility easements.

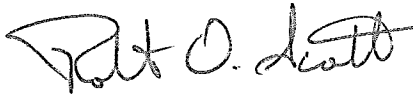
2. If the combination is undone all applicable zoning ordinance requirements will have to be met.

Planning Division Findings

- The application was submitted and deemed complete on March 8, 2011.
- The requirements of Chapter 3 Residential Zones RE-15 and RE-20 have been met.
- This amendment is consistent with the existing subdivision ordinances.

Based upon the findings listed above, Lot Combination of Lot 1 and 2 of Dominion Cove Subdivision is hereby approved.

Date of Administrative Approval: March 10, 2011



Robert O. Scott
Weber County Planning Director

Exhibits

- A. Copy of the application.
- B. Copy of the recorder's plat.

The exhibits are part of the file and are considered the approved documents associated with this application.