

Weber County Access Exception Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791, 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted /Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
---------------------------	-------------------	-----------------------------	--------------------------

Application Type

Access by Private Right of Way

Access at a location other than across the front lot line

Property Owner Contact Information

Name of Property Owner(s)

Lance & Marie Parks

Mailing Address of Property Owner(s)

2827 Bybee Drive

Uintah, UT 84403

Phone

801-390-7415

Fax

N/A

Email Address (required)

parksmanagement@live.com

Preferred Method of Written Correspondence

Email Fax Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)

Trevor C. Anderson

Mailing Address of Authorized Person

2780 S. 1415 W.

Syracuse, UT 84075

Phone

801-529-3887

Fax

N/A

Email Address (required)

trevor.c.anderson@gmail.com

Preferred Method of Written Correspondence

Email Fax Mail

Property Information

Project Name

Cedar Cove Estates Amendment #4

Total Acreage

1.471

Current Zoning

Residential

Approximate Address

6696 S. 2850 E., Uintah, UT 84403

Land Serial Number(s)

Proposed Use

Single Family Residence

Project Narrative

Lot 28-A in the Cedar Cove Estates 3rd Amendment is in the process of being subdivided, see attached Cedar Cove Estates 4th Amendment. Because the lot is less than 3 acres, which is required by the county to create a "flag" lot, the only way that the lot to the south, lot 34, will work is to have an access easement place on lot 33.

Property Owner Affidavit

I (We), Lance & Marie Parks, 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.

[Signature] Property Owner [Signature] Property Owner
Subscribed and sworn to me this 4th day of April, 2016.

[Signature] Notary

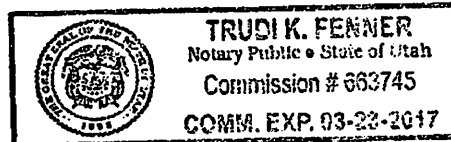


Authorized Representative Affidavit

I (We), Lance & Marie Parks, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Trevor C. Anderson, 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.

[Signature] Property Owner [Signature] Property Owner
Dated this 4th day of April, 2016, personally appeared before me Lance & Marie Parks, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

[Signature] Notary



Basis for Issuance of Access by Private Right of Way

Lots/parcels which do not have frontage on a street, but which have access by a private right-of-way or access easement may, under certain circumstances, use a private right-of-way or access easement as the primary access. Approval is subject to the applicant demonstrating compliance with the following criteria and conditions:

- a. The lot/parcel is a bona-fide agricultural parcel that is actively devoted to an agricultural use that is the main use; or
- b. Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions. Please explain the substantial evidence:

Currently lot 28-A in the Cedar Cove Estates subdivision is granted access via 2850 East and is surrounded by lots 25, 26, 27 and 29. In the rear of the lot is a 150' easement set by the U.P.R.R. Co. Track line as shown in the attached Cedar Cove Estates 3rd Amendment. Upon the creation of the new lots 33 and 34, out of the original lot 28-A, lot 33 will have the same access as the original lot 28 via 2850 East. However, lot 34 will not have access via any roads as shown in the attached Cedar Cove Estates 4th Amendment.

No current or future road can access lot 34 due to the current homes located on all surrounding lots and the easement that is located to the south. As a result the only means possible to access lot 34 is to place an access easement across lot 33. This access easement will be located across the front property line of lot 33 and will grant access to lot 34 via 2850 East.

Without this access easement lot 34 will be inaccessible via any means now or in the future. No access can be granted through any of the attached lots as they all of homes currently constructed and no access is possible through the property owned by the railroad in the rear.

Attach proof to this application that the agricultural parcel or other lot/parcel has appropriate and legal access due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.

The landowner of record or authorized representative agrees to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.