

# Weber County Conditional Use Permit Application

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

Date Submitted / Completed 3/23/16	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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## Property Owner Contact Information

Name of Property Owner(s) FAIRWAYS AT WOLF CREEK		Mailing Address of Property Owner(s) 5200 S. HIGHLAND DR #101 SLC, UT 84117	
Phone 801 673 5630	Fax N/A		
Email Address (required) RUSS@WATTSENTERPRISES.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) RICK EVERSON		Mailing Address of Authorized Person 5200 S. HIGHLAND DR #101 SLC, UT 84117	
Phone 801 897 4880	Fax N/A		
Email Address RICK@WATTSENTERPRISES.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Property Information

Project Name FAIRWAYS PHASE 4 & 5	Total Acreage 15.8 AC	Current Zoning FA-3
Approximate Address 4200 N. SUNRISE DR EDEN, UT 84310	Land Serial Number(s) 22-017-0017	

Proposed Use SINGLE FAMILY

Project Narrative

THE FINAL TWO PHASES IN THE FAIRWAYS AT WOLF CREEK PRUD, COMBINING FOR 40 LOTS. PHASES 1-3 ARE PLATTED WITH ROADS AND UTILITIES CONSTRUCTED AND APPROX 85% OF THE 80 HOMES ARE CONSTRUCTED. FAIRWAYS HAS HOMES RANGING FROM 1,700-4,600 SF SOME WITH BASEMENTS AND SOME PATIO HOMES.

### Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

FAIRWAYS AT WOLF CREEK PRUD IS A MASTER PLANNED COMMUNITY WITH A ZONING DEVELOPMENT AGREEMENT IN PLACE. THE CONDITIONAL USE REQUEST IS TO MOVE 5 UNITS FROM FAIRWAYS TO TRAPPERS AND TO HOLD 11 UNITS IN RESERVE THEREBY REDUCING FAIRWAYS DENSITY FROM 115 UNITS TO 99 UNITS (15% REDUCTION).

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

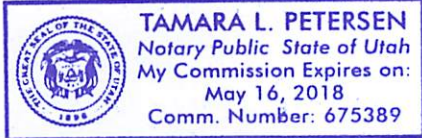
THE PROPOSED USE WILL COMPLY WITH THE FR-3 ZONE, AND THE RIGHTS/RESTRICTIONS OF A PRUD.

**Property Owner Affidavit**

I (We), RUSSELL WATTS, 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)      MANAGER, FAIRWAYS AT WOLF CREEK (Property Owner)

Subscribed and sworn to me this 23 day of March, 20 16



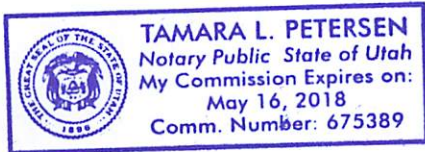
[Signature] (Notary)

**Authorized Representative Affidavit**

I (We), RUSSELL WATTS, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), LUCK EVERSON, 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)      MANAGER, FAIRWAYS AT WOLF CREEK (Property Owner)

Dated this 23 day of March, 20 16, personally appeared before me Russell Watts, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature] (Notary)