

Weber County Subdivision Application

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

Date Submitted / Completed

Fees (Office Use)

\$1250

Receipt Number (Office Use)

20254

File Number (Office Use)

LVL 120610

Subdivision and Property Information

Subdivision Name

Lisa Estates Subdivision, Phase 1 & 2

Number of Lots

5

Approximate Address

350 North 5500 West

Land Serial Number(s)

15-024-0005

15-024-0006

Current Zoning

A-2

Total Acreage

6.53 Acres

Culinary Water Provider

Warren/West Warren Water Improvement Dist.

Secondary Water Provider

Weber Basin Water

Wastewater Treatment

On-site septic system

Property Owner Contact Information

Name of Property Owner(s)

Allan Karras and Jared Preisler & WF Lisa

Mailing Address of Property Owner(s)

Century 21

2609 N. Main

Sunset, UT

84015

Phone

801-564-0909

Fax

Email Address

alkarras@aol.com

Preferred Method of Written Correspondence



Email



Fax



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



Email



Fax



Mail

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer

Reeve & Associates, Inc.

Mailing Address of Surveyor/Engineer

4155 S. Harrison BLVD., STE. 310

Ogden, UT 84403

Phone

801-621-3100

Fax

801-621-2666

Email Address

ccave@reeve-assoc.com

Preferred Method of Written Correspondence



Email



Fax



Mail

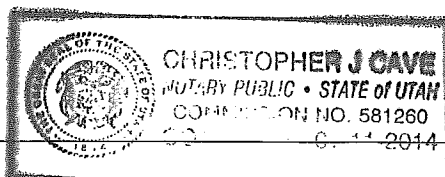
Property Owner Affidavit

I (We), ALLAN KARRAS, 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 6 day of DECEMBER 20 10.

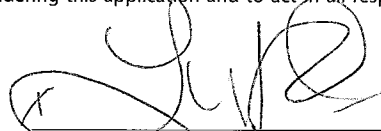


(Notary)

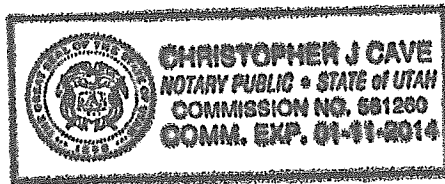
Authorized Representative Affidavit

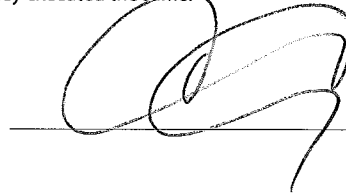
I (We), JARED AND LISA PRIGLER, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), ALAN LARSEN, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in 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 6 day of DECEMBER, 20 10, personally appeared before me CHRISTOPHER J CAVE, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.





(Notary)

ENGLAND, EDWARD

WEBER BASIN WATER CONSERVANCY DISTRICT
APPLICATION FOR TRANSFER OF CLASS D ALLOTMENT

The undersigned, being all of the owners and lienholders of the following First Described Lands to which 200 acre-feet of water have been allotted by Petition and Order, recorded in Book 2156, Page 1745, Re-allocation and Order recorded in Book _____, Page _____, of the records of Weber County, Utah, and the owners of the following described lands to which the water is to be transferred, hereby apply for the transfer of said 200 acre-feet of water and the lien created thereby to the lands and in the amounts more particularly described under "Descriptions of Lands with Quantities as Transferred".

FIRST DESCRIBED LANDS:

10-035-0003, BENCHLAND FARMS LTD., 200 A.F.
PART OF THE SOUTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING AT THE INTERSECTION OF SOUTH LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF 5900 WEST STREET, RUNNING THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER TO THE CENTER OF SECTION 13, THENCE NORTH TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID NORTHEAST QUARTER THENCE EAST 1286 FEET, THENCE NORTH 89D41'38" EAST 296 FEET, THENCE NORTH 87D56'23" EAST 685.33 FEET, MORE OR LESS, THENCE SOUTH 318 FEET, THENCE NORTH 89D56'23" EAST 273.67 FEET TO THE WEST LINE OF 5900 WEST STREET, THENCE SOUTH 212 FEET, MORE OR LESS, TO THE NORTH LINE OF JOHNSON ESTATE, THENCE NORTH 89D17'38" WEST, 273.67 FEET, THENCE SOUTH 89D45'59" WEST 100 FEET, THENCE SOUTH 89D17'38" EAST, 273.67 FEET, THENCE SOUTH 0D45'59" WEST, 499.49 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF LANDS WITH QUANTITIES AS TRANSFERRED

15-024-0002, BENCHLAND INVESTMENT LTD. & ALLANKARRAS, 63.6 A.F.
PART OF THE SOUTHEAST QUARTER OF SECTION 7, AND PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING 1582.5 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, THENCE EAST 2250 FEET TO CENTER OF WEBER RIVER, THENCE NORTH 30D17' EAST ALONG RIVER 365 FEET, THENCE NORTH 52D47' EAST 250 FEET TO SECTION LINE, THENCE NORTH 59D30' EAST ALONG RIVER 425 FEET, THENCE WEST 435 FEET TO POINT 150 RODS EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 7, THENCE SOUTH 21.33 RODS, THENCE WEST 150 RODS, THENCE SOUTH 416 FEET TO BEGINNING, CONTAINING 24.6 ACRES.

15-024-0003, BENCHLAND INVESTMENT LTD. & ALLANKARRAS, 21.3 A.F.
PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING 1420.5 FEET NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE EAST 2195 FEET, MORE OR LESS, TO CENTER OF WEBER RIVER, THENCE NORTH 16D5' EAST 168 FEET ALONG CENTER OF SAID RIVER, THENCE WEST 2250 FEET, THENCE SOUTH 162 FEET TO BEGINNING, CONTAINING 8.2 ACRES.

15-024-0005, BENCHLAND INVESTMENT LTD. & ALLANKARRAS, 53.6 A.F.
PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT NORTH 0D18'53" EAST 972.54 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, AS PER BOUNDARY LINE AGREEMENT, RUNNING THENCE SOUTH 89D11'12" EAST 1027.13 FEET ALONG SAID FENCE, THENCE SOUTH 0D08'55" EAST 211.17 FEET, THENCE SOUTH 0D09'25" WEST 159.53 FEET, MORE OR LESS, THENCE EAST TO THE CENTER OF WEBER RIVER, THENCE NORTHEASTERLY ALONG RIVER TO A POINT NORTH 119.5 FEET AND EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 7, THENCE WEST TO THE SECTION LINE, THENCE SOUTH 226.96 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 20.72 ACRES.

15-024-0006, BENCHLAND INVESTMENT LTD. & ALLANKARRAS, 61.5 A.F.
PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 0D18'53" EAST 549.39 FEET ALONG THE QUARTER SECTION LINE, THENCE NORTH 89D49'40" EAST 584.01 FEET, THENCE SOUTH 89D33'54" EAST 725.80 FEET, THENCE SOUTH 89D39'26" EAST 419.57 FEET, AS PER BOUNDARY LINE AGREEMENT, THENCE NORTH 0D09'25" EAST 339.31 FEET, MORE OR LESS, THENCE EAST TO CENTER OF WEBER RIVER, THENCE SOUTHWESTERLY ALONG CENTER OF OVER 665 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE WEST 1680 FEET TO BEGINNING.

ENGLAND, EDWARD

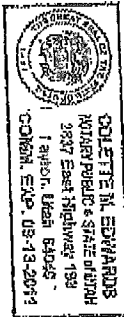
Applicants agree to be bound by all of the terms and conditions of the original Petition and Order, which by reference shall be deemed, incorporated into the Transfer Order entered hereon. The terms and conditions of the original petition will automatically change to reflect the current District Wholesale Secondary Water rates when the use of the water is upgraded from its current agricultural use to an M & I use.

Dated 7-29-09

William F. England
Edward England
OWNERS

STATE OF UTAH)
COUNTY OF DAVIS)

On this 27th day of July, 2009, personally appeared before me William F. England & Edward England the signers of the above instrument, who duly acknowledged to me that they executed the same.



Collette M. Edwards
Notary Public
Residing at
My commission expires

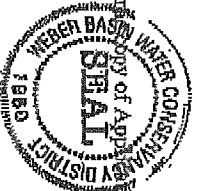
ORDER ON APPLICATION

Application having been made for the transfer of 200 acre-feet of water and the lien created by the allotment thereof as described in the above application, which application is in proper form, and all parties interested in such allotment having been given notice thereof and the time and place of hearing thereon, and after hearing by the Board of Directors of Weber Basin Water Conservancy District, it is hereby determined that the granting of such application is in the best interests of the District, and it is hereby ORDERED that such application be granted under the same terms and conditions as in the original Petition and Order for allotment of water which by reference are deemed incorporated herein, except that the water shall hereafter be allotted to the lands above described as set forth under the heading "Description of Land with Quantities as Transferred, and the lien created by such original petition and order is transferred to and shall hereafter attach to the tract described under the heading "Description of Lands with Quantities as Transferred."

WEBER BASIN WATER CONSERVANCY DISTRICT
By *Stephen A. Osguthorpe*
Stephen A. Osguthorpe, Chairman

I hereby certify that the above is a true and correct copy of Application for Transfer and Order entered thereon by the Board of Directors of Weber Basin Water Conservancy District.

Tage I. Bantz
Tage I. Bantz, PE
General Manager/CEO





WEBER-MORGAN HEALTH DEPARTMENT

GARY M. HOUSE, M.P.H.
Health Officer / Director

April 7, 2010

Division Directors
KAY LARRISON, Administration
CLAUDIA PRICE, Nursing & Health Promotion
JOE DECARIA, Environmental Health
COLLEEN JENSON, WIC

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Lisa Estates Ph 1, Lot 1
450 N. 5500 W., Warren
Parcel #15-024-0005

Gentlemen:

The plans and supporting information for the above-referenced subdivision have been reviewed.

Culinary water will be provided by the West Warren Warren Water District, an extension of an existing approved community water system. **A Letter from the water supplier is required.**

Soil characteristics, percolation rates of 45 MPI, and ground water table not to exceed 12 inches, fall within the range of acceptability for the installation of a Mound Wastewater Disposal System. The maximum trench depth is limited to 0 inches. The Mound is to be engineered by a designer certified by this office and plans are to be submitted for approval prior to issuance of an individual wastewater disposal permit.

Documentation showing the **Deed Covenant and Restriction** is recorded will be required before a permit will be issued. Mound Wastewater Disposal Systems are required to maintain a bi-annual operating permit issued by the Health Department.

Plans for the construction of any wastewater disposal system is to be prepared by a Utah State Certified individual and submitted to this office for review prior to issuance of a wastewater disposal permit.

All subdivision plats submitted for review are to show the location of exploration pits and percolation tests. Key number or letter designation will be provided by this office along with logs of soil horizons and final percolation rates. Mylars submitted for signature without this information will be returned.

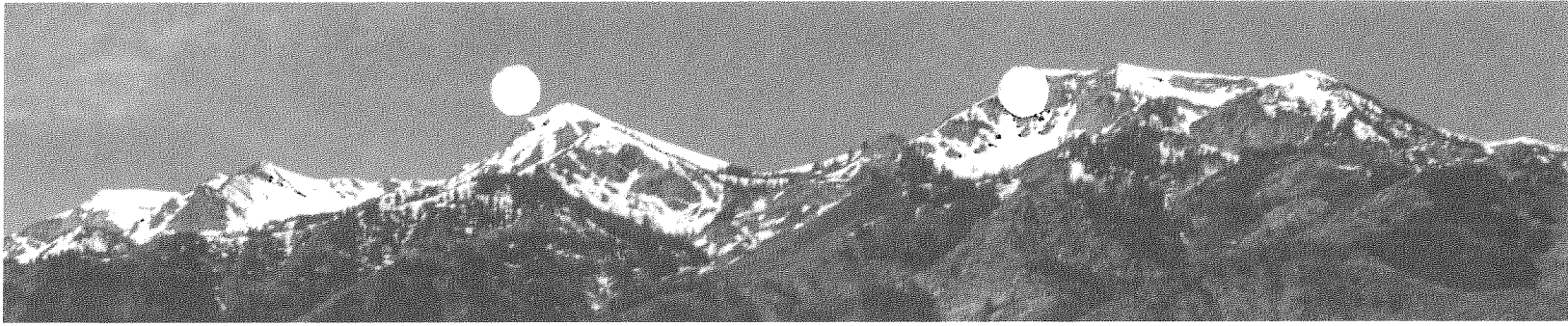
Each on-site individual wastewater disposal system must be installed in accordance with Onsite Wastewater Systems Rule, R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan Health Department policies. Final approval will be given only after an on-site inspection of the completed project and documentation of a yearly Operation & Maintenance contract is supplied to the Health Department.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Summer Day, LEHS
Environmental Health Division

SD/jc



WEBER-MORGAN HEALTH DEPARTMENT

GARY M. HOUSE, M.P.H.
Health Officer / Director

April 7, 2010

Division Directors
KAY LARRISON, Administration
CLAUDIA PRICE, Nursing & Health Promotion
JOE DECARIA, Environmental Health
COLLEEN JENSON, WIC

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Lisa Estates Ph 2, Lots 2-5
350 N. 5500 W., Warren
Parcel #15-024-0006

Gentlemen:

The plans and supporting information for the above-referenced subdivision have been reviewed.

Culinary water will be provided by the West Warren Warren Water District, an extension of an existing approved community water system. **A Letter from the water supplier is required.**

Soil characteristics, percolation rates of 60 MPI, and ground water table not to exceed 12 inches, fall within the range of acceptability for the installation of a Mound Wastewater Disposal System. The maximum trench depth is limited to 0 inches. The Mound is to be engineered by a designer certified by this office and plans are to be submitted for approval prior to issuance of an individual wastewater disposal permit.

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Sincerely,

Summer Day, LEHS
Environmental Health Division

SD/jc

Important Home Owner Information

(Contractors, please ensure your client receives this information.)

The follow information details your responsibilities under Utah Administrative Code R317-4, Administrative Rules for Onsite Wastewater Systems, and the Weber-Morgan Health Department Onsite Wastewater Treatment Systems Regulation.

Due to the characteristics of your property, Utah State and Weber-Morgan Health Department regulations require the use of an Alternative Onsite Wastewater Treatment System to treat all wastewater generated on the property. Your property has been required to use either a Mound Treatment System or a Packed-Bed Media Treatment System.

As the owner of an Alternative Onsite Wastewater Treatment System, you are subject to the following requirements;

1. **Operating Permit** You are required to have an operating permit. The first operating permit will be issued when your system has completed the construction inspections, received final operational approval, and a contract has been signed with a Contract Service Provider to conduct the required maintenance inspections. The fee for this permit is collected when the Construction Permit is obtained.
2. **Operating Permit Renewal** Operating permits are to be renewed every two years. Permits will not be renewed if the inspections and sampling have not been completed or if the system has been deemed non-compliant as per rule. You will receive renewal notifications prior to the permit expiration. Late fees will be imposed when expired permits are not renewed. Permit fees will be doubled for 30 days overdue, tripled for 60 days overdue, and quadrupled for 90 days overdue. Failure to renew the Operating Permit will result in the Health Department conducting all required inspections and sampling and billing the property owner for the costs incurred.
3. **Contract Service Provider** You are required to maintain a service contract with a company that will conduct the required inspections and sampling of your system. Contract Service Providers are certified by the Health Department. A list of certified companies is available upon request.
4. **Inspection Requirements**
 - a. **Mound System** Mound Systems are required to be inspected every six months for the lifetime of the system. Inspections shall include a visual inspection of the mound, pump chamber and effluent filter, head pressure readings at each lateral end, and an evaluation of daily wastewater amounts discharged to the mound.

Attention: Chris Cave
Fax: 801-621-2666

From: West Warren-Warren WID
Connie Judkins

Letter in intent to service culinary water for the Lisa/Fenster subdivision in Warren, Utah.

Total pages (3)

Should you need to contact me before 4:00 PM today, please call 801-620-4579.

Thank You
CJ

WEST WARREN-WARREN WATER IMPROVEMENT DISTRICT
5783 WEST 950 NORTH
WARREN, UTAH 84404
801-731-1702 801-731-2029

October 29, 2010

On Behalf of Allan Karras for;
The Lisa Estates/Fenster Farms subdivision.
Located on 5500 West in Warren, Utah.

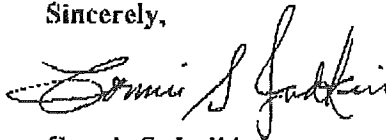
To Whom It May Concern:

Consistent with our policies, and at the direction of the Board, the West Warren-Warren Water Improvement District agrees to provide culinary water to the proposed "Lisa Estate/Fenster Farms" sub-division located on 5500 West in Warren, Utah subject to the following conditions:

- Developer must provide proof that bonding in an amount of not less than 110% of the total cost of the project is in place and will remain irrevocably in place for the duration of the project.
- Developer must provide proof that a satisfactory secondary water system is installed, completed, inspected and tested as agreed by the parties and as set out on the approved plot plans for this project.
- Developer must provide proof, subject to inspection by the District, that all culinary water lines, meter boxes, fire hydrants and/or other equipment necessary to complete the culinary water line for the project have been installed conformance with the engineering standards and specifications of the District.
- Payment of all necessary connection and impact fees for culinary water, associated with each individual residence prior to occupancy.
- Developer must acknowledge, by his signature below accepting his copy of this letter, the receipt and applicability of the District's engineering standards and specifications.

Should you have questions or comments, please contact the district clerk at 801-731-1702 after 4:00 PM weekdays or weekends.

Sincerely,



Connie S. Judkins
District Clerk

RG/csj

WEST WARREN-WARREN WATER IMPROVEMENT DISTRICT
5783 WEST 950 NORTH
WARREN, UTAH 84404
801-731-1702 801-731-2029

October 29, 2010

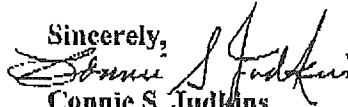
On Behalf of Allan Karras for:
The Lisa Estates/Fenster Farms subdivision.
Located on 5500 West in Warren, Utah.

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Sincerely,

Connie S. Judkins
District Clerk

RG/esj

Allan Karras