



Land Use Permit

Weber County Planning Commission

2380 Washington Blvd. STE 240
Ogden, UT 84401
Phone: (801) 399-8791 FAX: (801) 399-8862
webercountyutah.gov/planning

Permit Number: LUP116-2017

Permit Type: Structure
Permit Date: 05/12/2017

Applicant

Name: Randy Giordano
Business:
Address: 7852 W 900 S
Ogden, UT 84404
Phone: 8017311300

Owner

Name: Same as applicant
Business:
Address: , UT
Phone:

Parcel

Parcel: 100370008

Zoning: A-1 **Area:** 1.0 acres **Sq Ft:**
Address: , UT
7812 W 900 S, Ogden, UT 84404
Proposal

Lot(s): N/A **Subdivision:** N/A
T-R-S-QS: ^ - - -
^ N 3W 1S SE

Proposed Structure: Ag building

Proposed Structure Height: 25

of Dwelling Units:

Off Street Parking Reqd:

Building Footprint: 3360

Max Structure Height in Zone: 25

of Accessory Bldgs:

***Is Structure > 1,000 Sq. Ft?** No

***If True Need Certif. Statement**

Permit Checklist

Access Type: Across own front lot line

Greater than 4218 ft above sea level? Yes

Additional Setback Reqd. ? No

> 200 ft from paved Road? N/A

Culinary Water District:

Alternative Access File #

Wetlands/Flood Zone? No

Meet Zone Area Frontage? N/A

Hillside Review Reqd? N/A

Waste Water System:

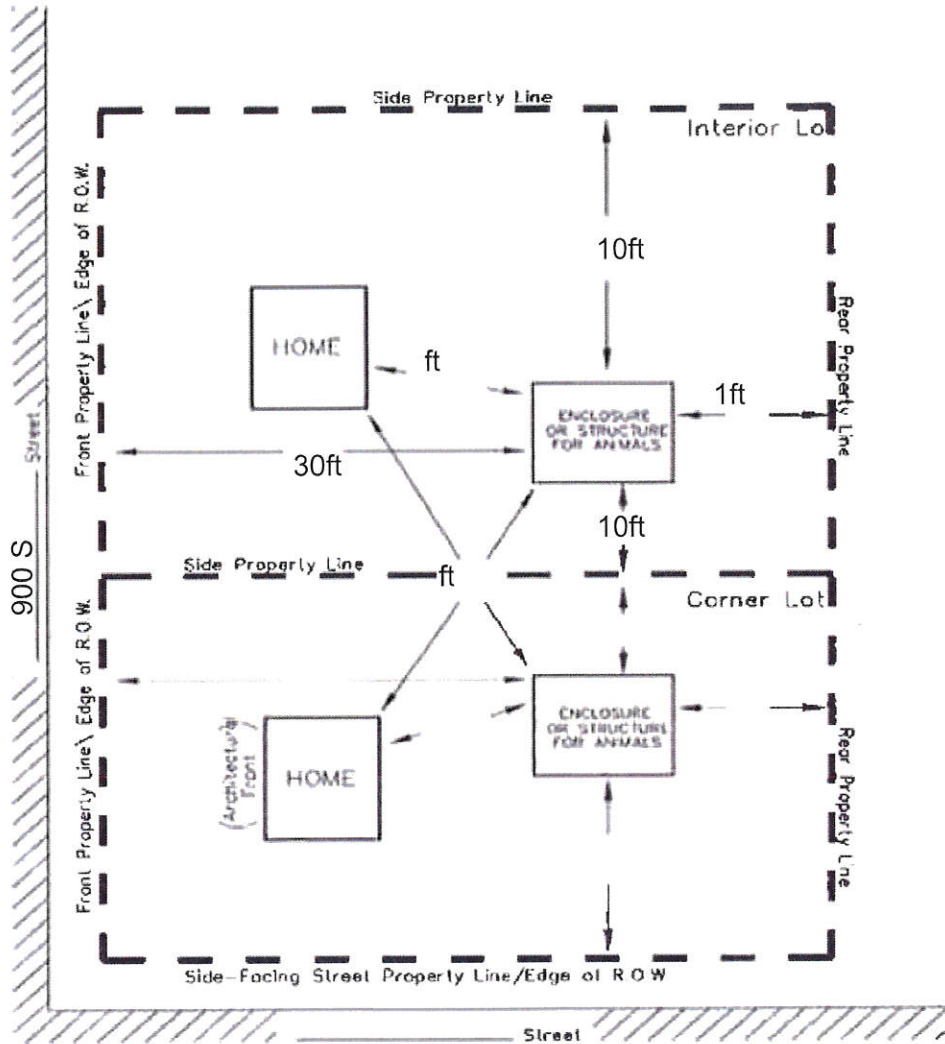
Comments

Land use permit issued based on compliance with land use code.



Land Use Permit

Structure Setback Graphic: Barn, Corral, or Stable



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 Weber County Health Department prior to installation.


 Planning Dept. Signature of Approval

05/12/2017

Date

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.


 Contractor/Owner Signature of Approval

Date

Land Use Permit Checklist

Name of Owner / Contractor Randy Giordano
Zone A-1 Parcel # 100370008 Address 7852 W 900S
Subdivision Name NA Lot# _____

Setbacks: Front 30 feet Rear 1 feet Side 10 / 10 feet Parcel/Lot Area 10 acres/ft²
Township 6N Range 3W Section 15 Qtr. SE Footprint of building 3360 ft²

Yes No NA

- Is the parcel within a Geologic or Natural Hazards study area?
- If the property is within a Geologic or Natural Hazards study area, are the required documents included with the submittal (e.g. site reconnaissance, geologic report, geotechnical report)?
- Lot of Record (Legally created lot)?
- Is there an Agriculture Protection Area recorded on the parcel?
- Subdivision file pulled and reviewed dedication plat (if applicable) for notices, restrictions, easements, buildable area, etc.?
- Are the subdivision improvements installed i.e., hydrants, turnarounds, road improvements, etc.
- Verified that structure(s) meets additional setback if parcel/lot is adjacent to a collector or arterial street requiring an increase in future ROW width?
- Verified that parcel is not on a UDOT High Priority Route? (West Davis Corridor, 1900 W, and HWY 89 in the Uintah Highlands area).
- Site located outside of a Stream Corridor/Pineview Reservoir setback area or meets additional setback requirements?
- Compliance with yard setbacks demonstrated on site plan?
- Access across own front lot line?
- Is the location appropriate for clear-view triangle, other accesses, no-access lines?
- Building height complies with zone standard?
- Site located outside of a Drinking Water Source Protection Zone or meets applicable Drinking Water Code standards?
- Site located outside of an Important Wildlife Habitat Area? If no, attach principles of limits of disturbance. (Section 104-28-3)
- Site located outside of a Scenic Corridor? If no, see Development Standards.
- Site located off of a Ridgeline? If no, see Development Standards.
- Site is free of Historic, Prehistoric, and/or Cultural Resources?
- Site located outside of a floodplain? If no, are the requirements met?
- Is the site >4218 in elevation? If no, are requirements met?
- Do the plans for the home meet the standards for Single Family Dwelling e.g. roof slope, storage area, full kitchen? (Section 108-15)
- Is there one kitchen? If no, is a Second Kitchen Covenant is required.
- Are the large accessory building requirements met? (See Section 108-7-16)
- Are the animal setback and/or other requirements met?
- Is the shed/structure 200 ft. or under? If yes, send Tiffany Ophiekens, Assessor's Office a copy of the LUP.
- If agriculture, will structure be built without Agricultural Exemption Form? If no, send Tiffany Ophiekens, Assessor's Office a copy of LUP.

Land Use Permit Issued? If **no**, see comments below:

Issued based on compliance with LUC.

Owner / Contractor contacted? If **yes**, see comments below:

Additional comments:

