



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: LUP67-2017

Permit Type: Structure
Permit Date: 04/06/2017

Applicant

Name: Chris Phipps
Business:
Address: 2437 N Sierra Dr
Eden, UT 84310
Phone: 3036184469

Owner

Name: Chris Phipps
Business:
Address: 2437 N Sierra Dr
Eden, UT 84310
Phone: 3036184469

Parcel

Parcel: 221680006
Zoning: AV-3 **Area:** .9193 **Sq Ft:** **Lot(s):** 6 **Subdivision:** Eden Acres
Address: 2437 N SIERRA DR EDEN, UT 84310 **T - R - S - QS:** 7N - 1E - 34 - NE

Proposal

Proposed Structure: ^{chicken} Coop for family food pr **Building Footprint:** 190
Proposed Structure Height: 8 **Max Structure Height in Zone:** 35
of Dwelling Units: 1 **# of Accessory Bldgs:** 1
Off Street Parking Req'd: 2 ***Is Structure > 1,000 Sq. Ft?** No
***If True Need Certif. Statement**

Permit Checklist

Access Type: Across own front lot line **Alternative Access File #**
Greater than 4218 ft above sea level? Yes **Wetlands/Flood Zone?** N/A
Additional Setback Req'd. ? Yes **Meet Zone Area Frontage?** Yes
> 200 ft from paved Road? N/A **Hillside Review Req'd?** N/A
Culinary Water District: NA **Waste Water System:** NA

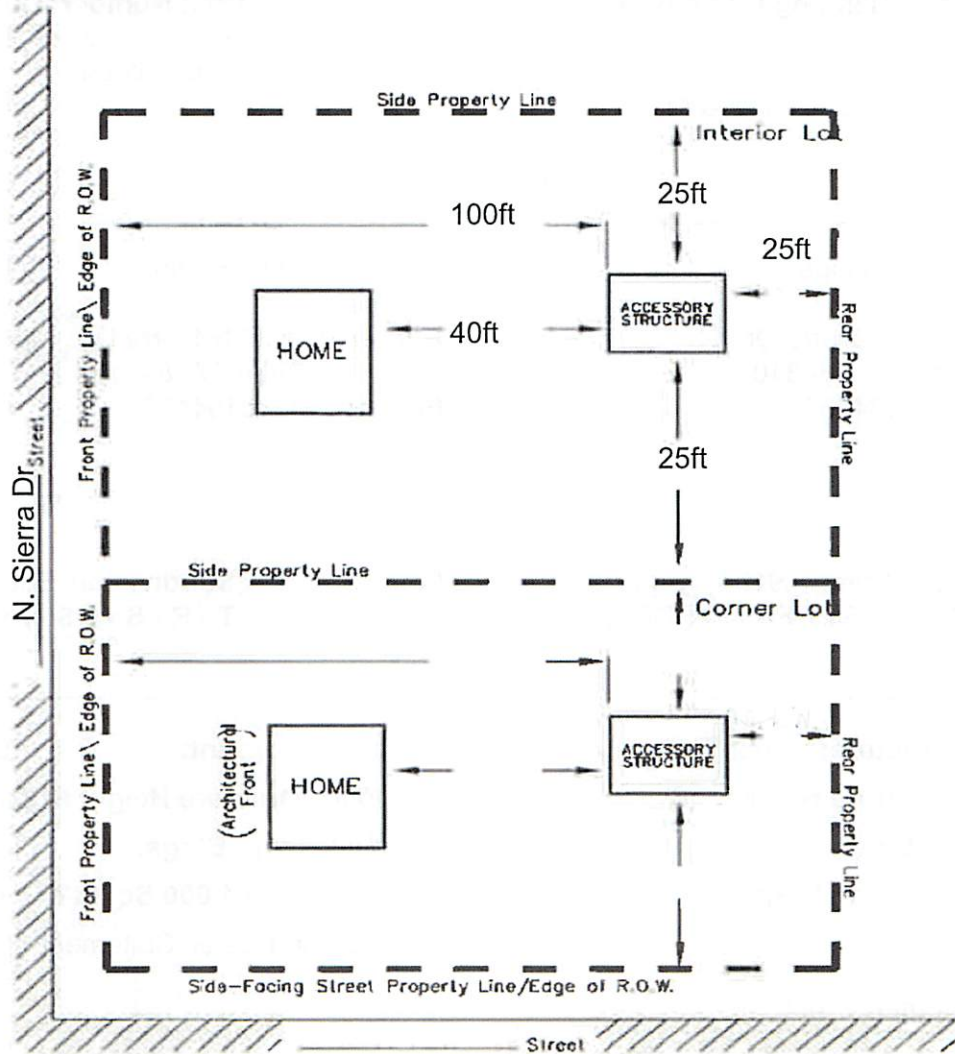
Comments

Land Use Permit issued based on compliance with Weber County Land Use Code.



Land Use Permit

Structure Setback Graphic: Storage Shed, Detached Garage, Etc.



MINIMUM YARD SETBACKS Storage Shed, Detached Garage, Etc.

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

04/06/2017

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

06.23.17

Date

Weber County Land Use Permit Application

Application submittals are recommended to be submitted with an appointment.
(801) 399-8791, 2380 Washington Blvd, Suite 240, Ogden, UT 84401

Date Submitted / Completed
6 April 2017

Fees (Office Use)

Receipt Number (Office Use)

Property Owner Contact Information

Name

Chris Phipps

Mailing Address

2437 N Sierra Drive, Eden UT 84310

Phone

303.618.4469

Fax

Email Address

theptpps@gmail.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

Property Information

Address

2437 N Sierra Drive, Eden UT 84310

Land Serial Number(s)

221680006

Subdivision Name

Eden Acres

Lot Number

6

Current Zoning

AV3

Acreage

.92

Culinary Water Provider

Eden Water

Secondary Water Provider

Wolf Creek

Waste Water Provider

Frontage

Detailed Description of Proposed Use/Structure

Property Owner Affidavit

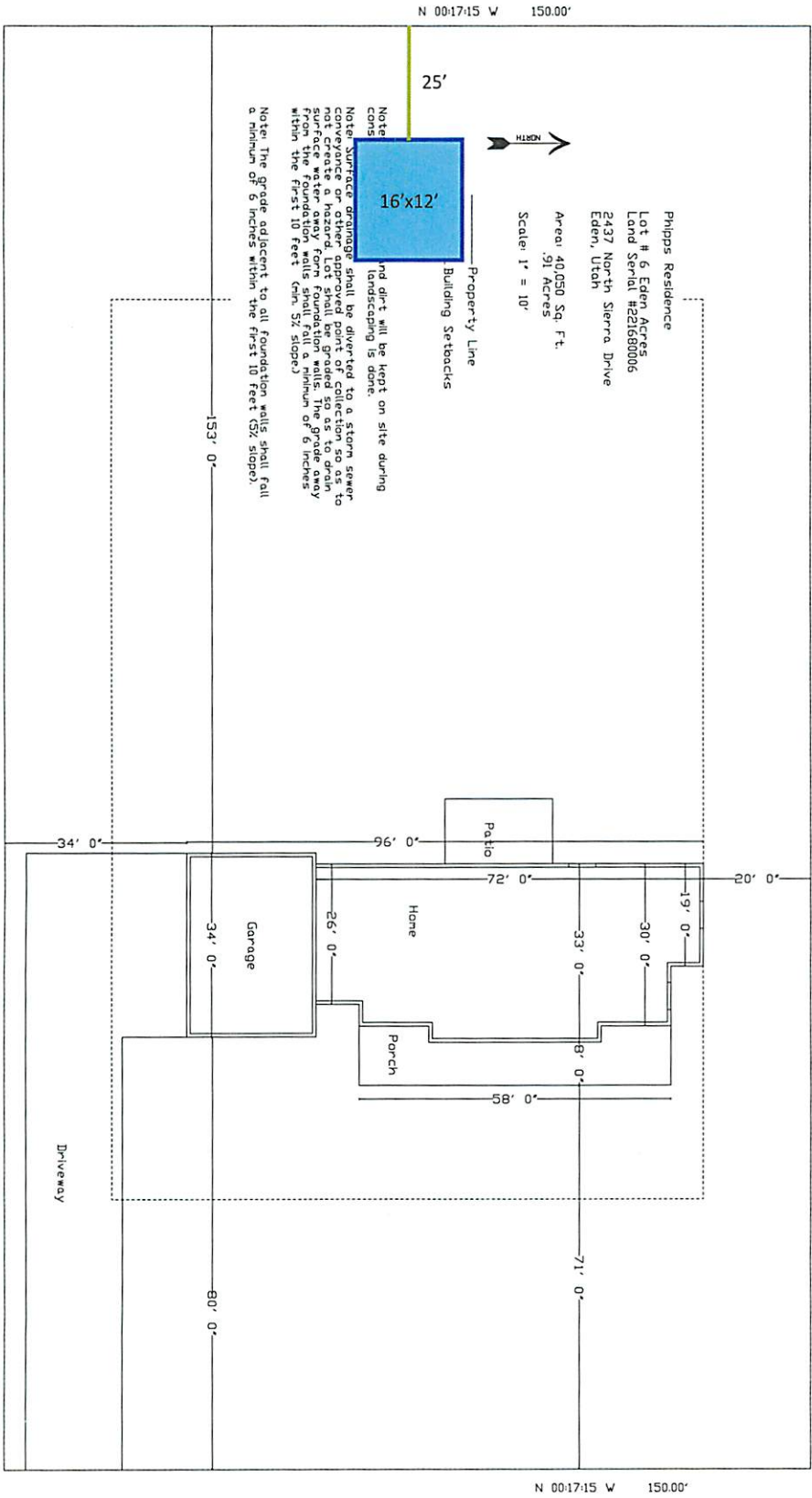
I (we), Chris Phipps, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge


(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20____.

(Notary)



SIERRA DRIVE

Phipps Residence
 Lot # 6 Eden Acres
 Land Serial #221680006
 2437 North Sierra Drive
 Eden, Utah

Area: 40,050 Sq. Ft.
 .91 Acres
 Scale: 1" = 10'

Note: Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lot shall be graded so as to drain from the foundation walls shall fall a minimum of 6 inches within the first 10 feet (min. 5% slope).
 Note: The grade adjacent to all foundation walls shall fall a minimum of 6 inches within the first 10 feet (5% slope).
 Note: and dirt will be kept on site during landscaping is done.

S 89:42:45 W 267.00'

S 89:42:45 W 267.00'

N 00:17:15 W 150.00'

| | | | | |
|--|----------------------------|---|---|---|
| <p>Creative Line L.L.C. 601 East 7000 South CreativeVision.com 801 528-7041</p> | <p>Scale: 1" = 10 Feet</p> | <p>DESCRIPTION: SITE PLAN</p> <p>PHIPPS RESIDENCE 2437 North Sierra Dr. Eden, Utah</p> | <p>General Contractor: Jed Slama 801 430-6622</p> | <p>Homeowner: Chris & Stacy Phipps 303 618-4469 303 862-2225</p> |
|--|----------------------------|---|---|---|



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

| Customer Receipt | |
|------------------|-------|
| Receipt Number | 47749 |

| Receipt Date |
|--------------|
| 06/23/17 |

Received From:
Chris Phipps

Time: 16:15
Clerk: tbennett

| Description | Comment | Amount |
|-----------------|-----------------|---------|
| Land Use Permit | Land Use Permit | \$50.00 |

| Payment Type | Quantity | Ref | Amount |
|--------------|----------|-----|--------|
| CREDIT CARD | | | |

| | |
|---------------|---------|
| AMT TENDERED: | \$50.00 |
| AMT APPLIED: | \$50.00 |
| CHANGE: | \$0.00 |

Land Use Permit Checklist

Name of Owner / Contractor Chris Phipps
Zone AU-3 Parcel # 221680006 Address 2437 N Sierra Dr. Eden
Subdivision Name Eden Acres Lot# 6
Setbacks: Front 100 feet Rear 25 feet Side 25 / 25 feet Parcel/Lot Area 0.92 acres / ft²
Township 7th N Range 1E Section 34 Qtr. NE Footprint of building _____ 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?
- 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:

LUP issued based on compliance with LUC.

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

Additional comments: