

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 9/7/11	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name Nipko Subdivision	Number of Lots 4
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Approximate Address 5341 No Fork Rd.	Land Serial Number(s) 220040084
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Current Zoning	Total Acreage 3.0	
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Culinary Water Provider Liberty Pipeline	Secondary Water Provider none	Wastewater Treatment Weber Basin septic
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Property Owner Contact Information

Name of Property Owner(s) John A. & Carolie Nipko	Mailing Address of Property Owner(s) P.O. Box 13629 Ogden UT 84412
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Phone 801-430-6582	Fax	
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Email Address jacknipko@hotmail.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) John (Jack) A. & Carolie Nipko	Mailing Address of Authorized Person P.O. Box 13629 Ogden UT 84412
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Phone 801-430-6582	Fax	
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Email Address jacknipko@hotmail.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer Reeve & Assoc. Inc	Mailing Address of Surveyor/Engineer 4155 S. Harkinson Blvd. Ogden UT 84403
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Phone 801-621-3100	Fax 801-621-2666	
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Email Address www.reeve-assoc.com	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail
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Property Owner Affidavit

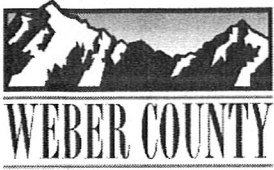
I (We), _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

John A. Nipko
(Property Owner)

(Property Owner)

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

(Notary)



Weber County Public Works Department Official Receipt

Receipt Date 19-SEP-11

11:57:26 AM

Description SUBDIVISION FEES

From Client NIPKO

CHECK 525

Total Received: 525

Empl Id / Receipt Nbr: SM - 21208

Signature

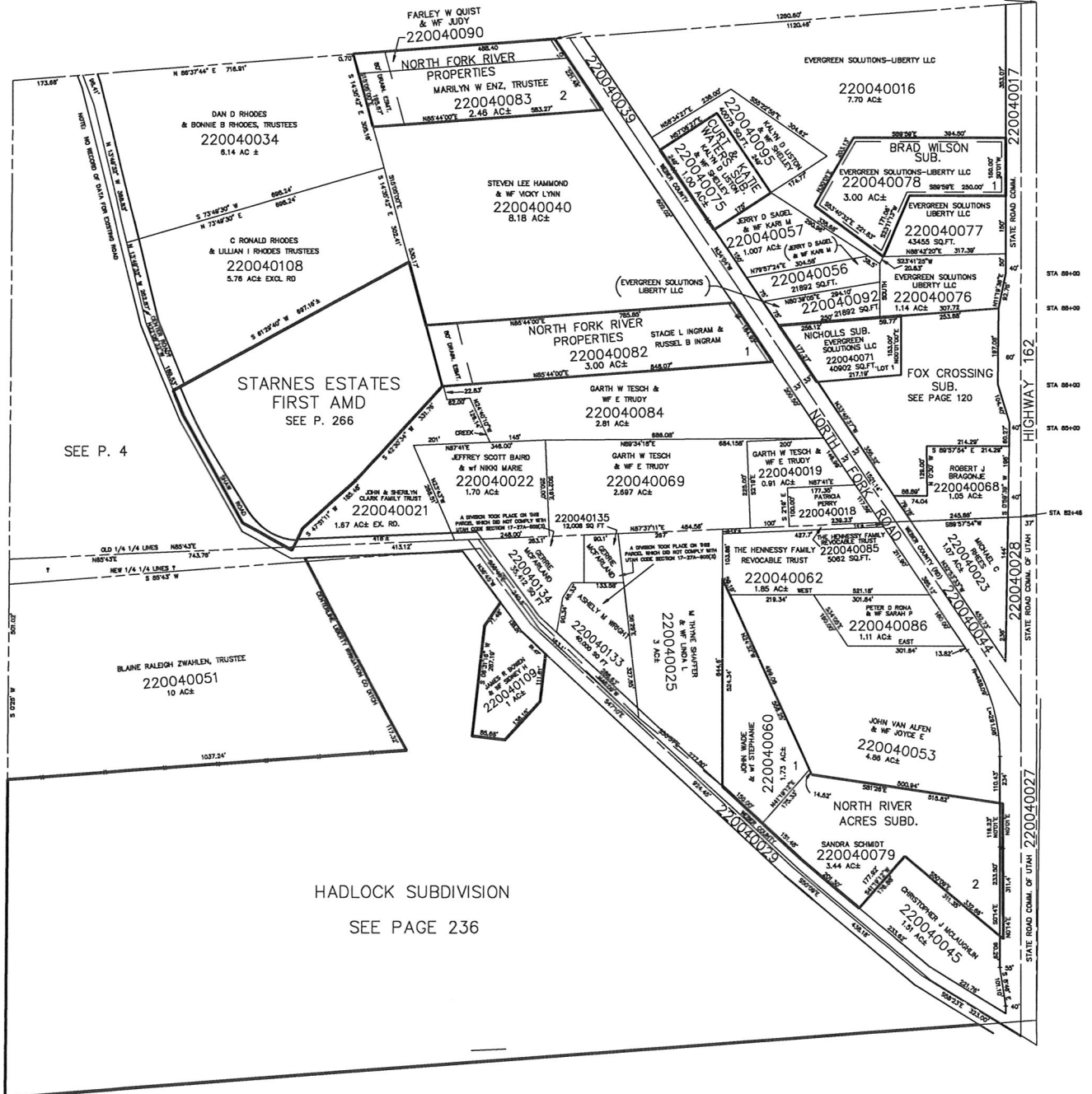
*** Please Retain This Receipt For Your Personal Records ***

S.E. 1/4
SECTION 7, T.7N., R.1E., S.L.B. & M.

TAXING UNIT: 36

IN WEBER COUNTY
SCALE 1" = 200'

SEE PAGE 4-1



SEE PAGE 4

SEE P. 4

HADLOCK SUBDIVISION
SEE PAGE 236

SEE PAGE 5



WEBER-MORGAN HEALTH DEPARTMENT

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

July 13, 2011

Division Directors
KAY LARRISON, Administration
CLAUDIA PRICE, Nursing & Health Promotion
LOUIS K. COOPER, Environmental Health
COLLEEN JENSON, WIC

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

RE: Nipko Timbercraft Subdivision, 1 Lot
5341 North Fork Rd, Liberty
Parcel #22-004-0084

Gentlemen:

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

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

Soil characteristics, percolation rates of 7 MPI, and ground water table not to exceed 24 inches, fall within the range of acceptability for the installation of a Mound Wastewater Disposal System. 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



LIBERTY PIPELINE COMPANY

3707 North 3500 East
801-745-3649

Liberty, Utah 84310
mike.rhodes@alморrell.com

Date : 16 Sep 2011

Weber County Planning Commission
2380 Washington Blvd.
Ogden, Utah 84401
FAX: 399-8862

Attn: Sean Wilkinson

Mr. Wilkinson,

This letter is to act as verification that culinary water is available from Liberty Pipeline Company for the property described as: Jack and Carolie Nipko, address: 5341 North Fork Road. The parcel number is 220040084.

If further information or verification is needed, please call me at my home: 801-745-2397, Cell 801-389-1951 or at my office: 801-745-3649.

Thank you.

A handwritten signature in black ink, appearing to read "M. Rhodes".

Michael D. Rhodes
President LPC

cc: Jodi Davis

Staff process checklist for minor subdivisions (as defined in the Weber County Subdivision Ordinance 26-1-3.20)
approved by staff

Date

- _____ Confirm that the proposal meets the definition for a minor subdivision
- _____ Confirm that the subdivision meets the requirement for the zone for which it is proposed
- _____ Determine if the application meets requirements of the subdivision ordinance
- _____ Make sure that the application has been filled out completely with the appropriate fees paid
- _____ Make sure that the required documents (water, waste water, and electronic copies) have been submitted
- _____ Send application to review agencies
- _____ Provide the applicant with a copy of the staff report that has been prepared in response to the application at least 3 days in advance of any meetings
- _____ Either approve, deny, or refer subdivision to the Planning Commission for approval
If referred to the Planning Commission, follow *Checklist for subdivisions that require Planning Commission Recommendation* below
- _____ Send applicant notice of decision
- _____ Send subdivision mylar to agencies for signatures
- _____ Prepare appropriate county covenants for recording with the subdivision plat

Staff process checklist for subdivisions requiring Planning Commission recommendation (vacating, deferrals, amendments, and subdivisions that do not meet the requirements of a minor subdivision)

Date

- _____ Confirm that the subdivision meets the requirements for the zone for which it is proposed
- _____ Determine if the application meets the requirements of the subdivision ordinance
- _____ Make sure that the application has been filled out completely with the appropriate fees paid
- _____ Make sure that the required documents (water, waste water, and electronic copies) have been submitted
- _____ Send application to review agencies
- _____ Provide the applicant with a copy of staff report that has been prepared in response to the application at least 3 days in advance of any meetings
- _____ Provide notice of public meeting with the Planning Commission for recommendation to County Commission
- _____ Conduct meeting allowing broad input from the applicant. Findings based on applicant's compliance with the Ordinances
- _____ Preserve the record of the proceedings to document the law and evidence that was considered by the land use authority
- _____ Send applicant notice of decision
- _____ Review subdivision plat to ensure that all agency comments have been addressed
- _____ Request financial guarantee for subdivision improvements
- _____ Have financial guarantee reviewed by the engineering office and if accepted, have Legal Counsel review and sign documents
- _____ Send subdivision mylar to agencies for signatures
- _____ Prepare staff report for County Commission (legislative body) agenda one week prior to meeting for approval and acceptance of the financial guarantee and any road dedication
- _____ Notify applicant of meeting
- _____ Prepare appropriate county covenants for recording with the subdivision plat
- _____ Have the owner(s) of record sign the plat in front of a notary
- _____ Owner(s) and staff go to the recorder's office to record plat and documents



Weber County Planning Division

WEBER COUNTY AGENCY REVIEW SUBDIVISIONS

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input checked="" type="radio"/>	ENGINEERING
<input type="radio"/>	<input checked="" type="radio"/>	SURVEYORS
<input type="radio"/>	<input checked="" type="radio"/>	ASSESSORS
<input type="radio"/>	<input checked="" type="radio"/>	TREASURERS
<input type="radio"/>	<input checked="" type="radio"/>	HEALTH
<input type="radio"/>	<input checked="" type="radio"/>	FIRE

OTHER AGENCY REVIEW

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input type="radio"/>	* <u>Liberty Pipeline Company</u>
<input type="radio"/>	<input type="radio"/>	* _____
<input type="radio"/>	<input type="radio"/>	* <u>Rocky Mountain Power</u>
<input type="radio"/>	<input type="radio"/>	* <u>Qwest</u>
<input type="radio"/>	<input type="radio"/>	* <u>Questar Gas Company</u>
<input type="radio"/>	<input type="radio"/>	* <u>Weber County School District</u>
<input type="radio"/>	<input type="radio"/>	** <u>Ogden Valley Pathways</u>

--If processing by paper, please respond to this review request **by returning this form** and the attached plan **within 14 days** to:

Weber County Planning Commission, 2380 Washington Blvd., Ste 240, Ogden, UT 84401-1473

--If processing through Miradi, submit your response **within 14 days**

-- If you have any questions or need further information, please call 399-8791, Fax 399-8862

Thank You, Kary Serrano

* - Preliminary/Final Approval

** - Only if subdivision is new in the Ogden Valley