



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: LUP230-2017

Permit Type: Structure
Permit Date: 07/31/2017

Applicant

Name: Mark Johnson
Business:
Address: Box 37
Eden, UT 84310
Phone:

Owner

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

Parcel

Parcel: 220420003
Zoning: FV-3 **Area:** 0 **Sq Ft:** **Lot(s):** 6 **Subdivision:** Big Sky Estates No. 1
Address: 2361 N PANORAMA CIR LIBERTY, UT 84310 **T - R - S - QS:** 7N - 1E - 33 - NW

Proposal

Proposed Structure: Accessory Storage Shed **Building Footprint:** 192
Proposed Structure Height: 12 **Max Structure Height in Zone:** 25
of Dwelling Units: **# of Accessory Bldgs:**
Off Street Parking Reqd: ***Is Structure > 1,000 Sq. Ft?** N/A
***If True Need Certif. Statement**

Permit Checklist

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

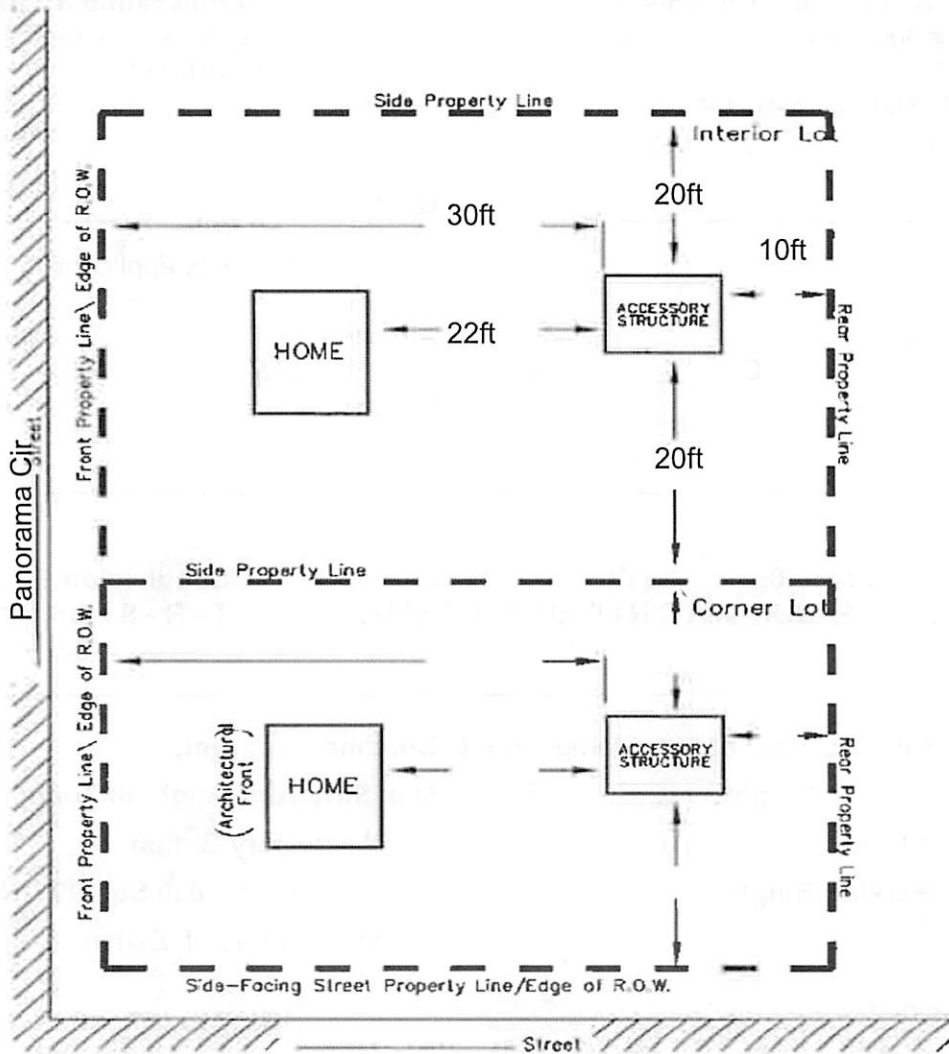
Comments

Land use permit issued based on compliance with Weber County Land Use Code. No geologic report required per LUC 108-22-5.



Land Use Permit

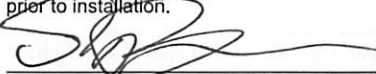
Structure Setback Graphic: Storage Shed, Detached Garage, Etc.



MINIMUM YARD SETBACKS Storage Shed, Detached Garage, Etc.

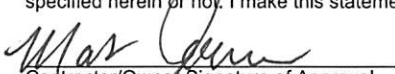
NOTICE FOR APPLICANT (Please Read Before Signing)

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

07/31/2017
 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

7-31-2017
 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

Fees (Office Use)

50⁰⁰

Receipt Number (Office Use)

Property Owner Contact Information

Name

Mark Johnson

Mailing Address

Box 37 Eden UT 84310

Phone

801 745 3774

Fax

—

Email Address

—

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

2361 Panamerma Dr.

Land Serial Number(s)

220420003

Subdivision Name

Big Sky Estates #1

Lot Number

#6

Current Zoning

FV-3

Acreage

1.11

Culinary Water Provider

Nordix Valley Water

Secondary Water Provider

—

Waste Water Provider

—

Frontage

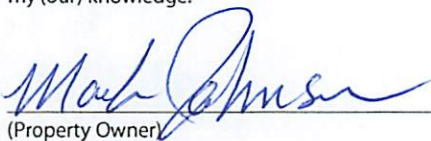
202'

Detailed Description of Proposed Use/Structure

12' X 16' Shed for snowblowers, mower, camping gear, junk storage, canoe, raft, tools

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.



(Property Owner)

(Property Owner)

Subscribed and sworn to me this 1 day of Aug, 202017

(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, 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 _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

Weber County Land Use Permit Application

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Date Submitted / Completed

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Lot Number

Current Zoning

Acreage

Culinary Water Provider

Secondary Water Provider

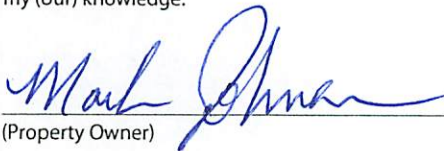
Waste Water Provider

Frontage

Detailed Description of Proposed Use/Structure

Property Owner Affidavit

I (we) Mark Johnson, 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 31 day of July, 2017.




(Notary)

Authorized Representative Affidavit

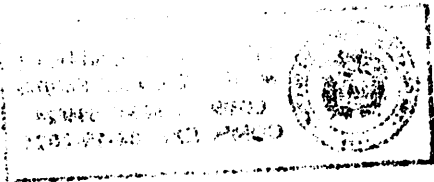
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(Property Owner)

(Property Owner)

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

(Notary)



Land Use Permit Checklist

Name of Owner / Contractor Mark Johnson
Zone FV-3 Parcel # 22-042-003 Address 2361 Panorama Cir
Subdivision Name Big Sky Estates no. 7 Lot# 6
Setbacks: Front 30 feet Rear 10 feet Side 20 / 20 feet Parcel/Lot Area 1.11 (acres) / ft²
Township 7N Range 1E Section 33 Qtr. NW Footprint of building 192 ft²

- | Yes | No | NA | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lot of Record (Legally created lot)? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is there an Agriculture Protection Area recorded on the parcel? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the parcel within a Geologic or Natural Hazards study area? If so has it been cleared for approval? <u>Exempt 108-22-5</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Subdivision file pulled and reviewed dedication plat (if applicable) for notices, restrictions, easements, buildable area, etc.? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are improvements installed i.e., hydrants, turnarounds, road improvements, etc. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Site located outside of a Stream Corridor/Pineview Reservoir setback area or meets additional setback requirements? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Compliance with yard setbacks demonstrated on site plan? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Access across own front lot line? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the location appropriate for clear-view triangle, other accesses, no-access lines? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Building height complies with zone standard? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Site located outside of a Drinking Water Source Protection Zone or meets applicable Drinking Water Code standards? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Site located outside of an Important Wildlife Habitat Area? If no, attach principles of limits of disturbance. (Section 104-28-3) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Site located outside of a Scenic Corridor? If no, see Development Standards. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Site located off of a Ridgeline? If no, see Development Standards. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Site is free of Historic, Prehistoric, and/or Cultural Resources? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Site located outside of a floodplain? If no, are the requirements met? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the site >4218 in elevation? If no, are requirements met? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Do the plans for the home meet the standards for Single Family Dwelling e.g. roof slope, storage area, full kitchen? (Section 108-15) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is there one kitchen? If no, is a Second Kitchen Covenant is required. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are the large accessory building requirements met? (See Section 108-7-16) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are the animal setback and/or other requirements met? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the shed/structure 200 ft. or under? If yes, send Tiffany Ophiekens, Assessor's Office a copy of the LUP. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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 land use code. NO geologic study required per LUC 106-22-5, non habitable.

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

Additional comments:



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt	
Receipt Number	50704

Receipt Date
07/31/17

Received From:
Mark Johnson

Time: 13:36
Clerk: tbennett

Description	Comment	Amount
Land Use Permit	Land Use Permit	\$60.00

Payment Type	Quantity	Ref	Amount
CASH			

AMT TENDERED: \$60.00
AMT APPLIED: \$60.00
CHANGE: \$0.00