

Weber County Conditional Use Permit Application

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

Date Submitted / Completed 10/25/2017	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
--	-------------------	-----------------------------	--------------------------

Property Owner Contact Information

Name of Property Owner(s) FAIRWAYS AT WOLF CREEK		Mailing Address of Property Owner(s) 5200 S. HIGHLAND DR #101 SLC, UT 84117	
Phone 801-673-5630	Fax N/A		
Email Address (required) RUSS@WATTSENERPRISES.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) RICK EVERSON		Mailing Address of Authorized Person 5200 S. HIGHLAND DR #101 SLC, UT 84117	
Phone 801-897-4880	Fax N/A		
Email Address RICK@WATTSENERPRISES.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name FAIRWAYS AT WOLF CREEK PRUD (FUTURE PHASES)	Total Acreage 15.8	Current Zoning FR-3
Approximate Address 4200 N. SUNRISE DR EDEN, UT 84310	Land Serial Number(s) 22-017-0017	

Proposed Use
SINGLE FAMILY

Project Narrative
 THIS REQUEST IS TO AMEND THE PREVIOUSLY APPROVED CONDITIONAL USE FOR THE FAIRWAYS AT WOLF CREEK PRUD. THE AMENDMENT WILL REDUCE THE DENSITY IN THE MULTI-PHASED PRUD FROM 99 UNITS TO 90 UNITS. THE PROPOSED CONCEPT PLAN FOR THE FUTURE PHASES IS VERY SIMILAR TO THE LATEST APPROVAL (CUP 2016-06). THE DIFFERENCE IS REDUCED DENSITY, LARGER HOMES PLANNED, AND ADDED AMENITIES AND COMMON AREAS. WE ARE ALSO PLANNING THE MAIN ENTRANCE TO THE FUTURE PHASES TO BE DIRECTLY OFF THE FUTURE FAIRWAYS DRIVE ROAD EXTENSION.

Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

THERE ARE NO ANTICIPATED DETRIMENTAL EFFECTS FOR THIS PROPOSAL. THIS IS A SLIGHT CHANGE IN THE CONCEPT PLAN WITH THE MAJOR DIFFERENCE BEING THAT WE ARE REDUCING THE NUMBER OF UNITS IN THE FUTURE PHASE(S) FROM 40 TO 31

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

THE PROPOSED USE WILL COMPLY WITH THE FR-3 ZONE AND THE RIGHTS/RESTRICTIONS ALREADY ESTABLISHED IN THE EXISTING PRUD

Property Owner Affidavit

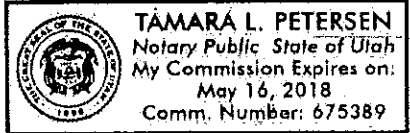
I (We), RUSSELL WATTS, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

[Signature]
(Property Owner)

MANAGER, FAIRWAYS AT WOLF CREEK

(Property Owner)

Subscribed and sworn to me this 25 day of OCT, 2017.



[Signature]
(Notary)

Authorized Representative Affidavit

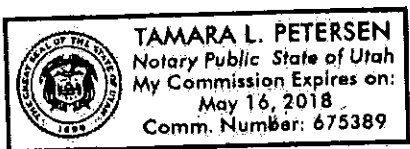
I (We), RUSSELL WATTS, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), RIK EVERTSON, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]
(Property Owner)

MANAGER, FAIRWAYS AT WOLF CREEK

(Property Owner)

Dated this 25 day of OCT, 2017, personally appeared before me Russell Watts, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]
(Notary)