

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	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name <u>Rock Subdivision</u>	Number of Lots <u>2</u>
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Approximate Address <u>2714 Bonneville Terrace Dr. Ogden, UT 84403</u>	Land Serial Number(s) <u>07-090-0002</u>
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Current Zoning <u>R-</u>	Total Acreage <u>1.025 acres</u>
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Culinary Water Provider <u>Utah Highlands Improvement District</u>	Secondary Water Provider <u>Weber Basin Water Conservist</u>	Wastewater Treatment <u>Utah Highlands Sewer Improvement Dist.</u>
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Property Owner Contact Information

Name of Property Owner(s) <u>Tracy Allen & Rock W. Allen, Trustees under the Tracy Allen Living Trust, 2/9/96</u>	Mailing Address of Property Owner(s) <u>2714 Bonneville Terrace Drive Ogden, UT 84403</u>
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Phone <u>801-510-5734</u>	Fax <u>888-589-0476</u>
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Email Address <u>rock@rockallen-law.com</u>	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) <u>Rock W. Allen</u>	Mailing Address of Authorized Person <u>2714 Bonneville Terrace Drive Ogden, UT 84403</u>
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Phone <u>801-510-5734</u>	Fax <u>888-589-0476</u>
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Email Address <u>rock@rockallen-law.com</u>	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 <u>Landmark Surveying, Inc. (Dallas K. Sattars)</u>	Mailing Address of Surveyor/Engineer <u>4646 S. 3500 W. #A-3 West Haven, UT 84401</u>
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Phone <u>801-731-4075</u>	Fax
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Email Address <u>lsurveying@aol.com</u>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Property Owner Affidavit

I (We), Tracy Allen & Rock W. Allen, 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)

Uintah Highlands Improvement District

2401 East 6175 South
Ogden, UT 84403-5344
Phone: 801-476-0945
Fax: 801-476-2012
uhid1@qwestoffice.net

February 10, 2012

Subdivision Planner
Weber County Planning Commission
2380 Washington Blvd.
Ogden, Utah 84401

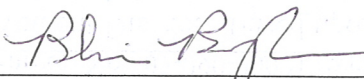
Re: Availability of services for Water and Sanitary Sewer within Uintah Highlands Improvement District for the: Proposed Subdivision for Rock and Tracy Allen

Officials of the Uintah Highlands Improvement District, have been contacted about the proposed planned subdivision of the property owned by Tracy Allen Living Trust for Lot 60, Woodland Estates Subdivision Unit 3, (Parcel No. 07-090-0002), which is located within the boundaries of the Uintah Highlands Improvement District. Based upon the information from the phone conversation with Tracy Allen and under existing conditions, the District hereby states that municipal water and sanitary sewer collection services would be available for the proposed subdivision. The Developer would be responsible to make the connection to the existing services of the District, at the expense of the developer. The lines may be considered private from the connection at the main, which would then be the sole responsibility of the owner. Detailed plans must be submitted and approved and all fees must be paid before a commitment to serve is granted and before construction begins.

This commitment is made expressly subject to the condition that the Developer of the Subdivision shall be required to comply with all applicable development procedures of the District, including, without limitation, the Developer shall agree to construct all water and sewer system improvements within the Subdivision in strict conformance with and subject to the Uintah Highlands Improvement District current 'Public Works Standards', and to abide by all applicable rules and regulations of the District, as the same currently exist, or as they may be amended from time-to-time.

Dated this 10th day of February, 2012.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

By: 
District Manager



WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** REPRINT ***

Date: 07-MAR-2012

Receipt Nbr: 636

ID# 2344

Employee / Department: MIKE BOSCH - 4181 - PLANNING

Monies Received From: ROCK ALLEN

Template: PUBLIC WORKS

Description: SUBDIVISION SUBMITTAL

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	_____	.00
Total Coin	\$	_____	.00
Total Debit/Credit Card	\$	_____	.00
Pre-deposit	\$	_____	.00
Total Checks	\$	_____	720.00
Grand Total	\$	=====	720.00

Account Number	Account Name	Comments	Total
2012-01-4148-3419-0564-000	SURVEYOR'S SUBDIVISION FEE		200.00
2012-01-4149-3419-0564-000	ENGINEERING SUBDIV. FEES		200.00
2012-01-4181-3419-0550-000	ZONING FEES		120.00
2012-01-4181-3419-0564-000	PLANNING SUBDIVISION FEES		200.00
TOTAL \$			720.00

Check Amounts

720.00

Total Checks: 1

Total Check Amounts: \$ 720.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***

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 checked="" type="radio"/>	<input type="radio"/>	* <u>Uintah Highlands Improvement District</u>
<input checked="" type="radio"/>	<input type="radio"/>	* <u>Weber Basin Water Conservancy District</u>
<input type="radio"/>	<input checked="" type="radio"/>	* <u>Rocky Mountain Power</u>
<input checked="" type="radio"/>	<input type="radio"/>	* <u>Century Link</u>
<input type="radio"/>	<input checked="" type="radio"/>	* <u>Questar Gas Company</u>
<input type="radio"/>	<input checked="" type="radio"/>	* <u>Weber County School District</u>
<input type="radio"/>	<input type="radio"/>	** <u>Weber 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 send it to Weber Pathways



Weber County Planning Division

AGENCY REVIEW OF SUBDIVISIONS

1. Agency Uintah Highlands Improvement District Date March 9, 2012
2. Agency Address 2401 E. 6175 S., OGDEN UT 84403-5299
3. Checked by: Blaine Brough Position _____
4. Under existing conditions, the development of this subdivision:
 - Is feasible as shown
 - Is not feasible
 - Is feasible with requirements shown on returned plan
5. Comments: _____

Subdivision Name & Address: Rock Subdivision, 2714 Bonneville Terrace Drive, Ogden UT 84403

Number of Lots: 2 LOTS

Developer's Name & Address: Rock W. Allen, 2714 Bonneville Terrace Drive, Ogden UT 84403

Property I.D. # 07-090-0002

Phone: (801) 510-5734

Preliminary Review

Final Review

Preliminary & Final Review

Please review the attached proposed subdivision plan for:

- | | |
|--|--|
| <input type="checkbox"/> Future development of the area | <input type="checkbox"/> Fire hydrant locations (existing and proposed.) |
| <input type="checkbox"/> Dedication of streets legal description, property ownership | <input type="checkbox"/> Future school requirements |
| <input type="checkbox"/> Availability of culinary water system | <input type="checkbox"/> Engineering related special problems |
| <input type="checkbox"/> Availability of secondary water | <input type="checkbox"/> Availability of utility and right-of-ways |
| <input type="checkbox"/> Water Source (Well) | <input type="checkbox"/> Soils Information (S.C.S.) |
| <input type="checkbox"/> Septic system approval | <input type="checkbox"/> Sewer District Approval |
| <input type="checkbox"/> Other | |

--Please respond to this review request **by returning this form** and the attached plan **within 5 days** to:

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

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

Thank You, _____



Weber County Planning Division

AGENCY REVIEW OF SUBDIVISIONS

1. Agency Weber County Health Department Date March 9, 2012

2. Agency Address _____

3. Checked by: Brian or Michelle Position _____

4. Under existing conditions, the development of this subdivision:

- Is feasible as shown
 Is not feasible
 Is feasible with requirements shown on returned plan

Comments: _____

Subdivision Name & Address: Rock Subdivision, 2714 Bonneville Terrace Drive, Ogden UT 84403

Number of Lots: 2 LOTS

Developer's Name & Address: Rock W. Allen, 2714 Bonneville Terrace Drive, Ogden UT 84403

Property I.D. # 07-090-0002

Phone: (801) 510-5734

Preliminary Review

Final Review

X Preliminary & Final Review

Please review the attached proposed subdivision plan for:

- | | |
|--|--|
| <input type="checkbox"/> Future development of the area | <input type="checkbox"/> Fire hydrant locations (existing and proposed.) |
| <input type="checkbox"/> Dedication of streets legal description, property ownership | <input type="checkbox"/> Future school requirements |
| <input type="checkbox"/> Availability of culinary water system | <input type="checkbox"/> Engineering related special problems |
| <input type="checkbox"/> Availability of secondary water | <input type="checkbox"/> Availability of utility and right-of-ways |
| <input type="checkbox"/> Water Source (Well) | <input type="checkbox"/> Soils Information (S.C.S.) |
| <input type="checkbox"/> Septic system approval | <input type="checkbox"/> Sewer District Approval |
| <input type="checkbox"/> Other | |

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Thank You, Kary Serrano



Weber County Planning Division

AGENCY REVIEW OF SUBDIVISIONS

1. Agency CENTURY LINK Date March 9, 2012
2. Agency Address 431 26TH STREET, OGDEN UT 84401
3. Checked by: Gary Weaver Position _____
4. Under existing conditions, the development of this subdivision:
 - Is feasible as shown
 - Is not feasible
 - Is feasible with requirements shown on returned plan
5. Comments: _____

Subdivision Name & Address: Rock Subdivision, 2714 Bonneville Terrace Drive, Ogden UT 84403

Number of Lots: 2 LOTS

Developer's Name & Address: Rock W. Allen, 2714 Bonneville Terrace Drive, Ogden UT 84403

Property I.D. # 07-090-0002 Phone: (801) 510-5734

Preliminary Review
 Final Review
 Preliminary & Final Review

Please review the attached proposed subdivision plan for:

- | | |
|--|---|
| <input type="checkbox"/> Future development of the area
<input type="checkbox"/> Dedication of streets legal description, property ownership
<input type="checkbox"/> Availability of culinary water system
<input type="checkbox"/> Availability of secondary water
<input type="checkbox"/> Water Source (Well)
<input type="checkbox"/> Septic system approval
<input type="checkbox"/> Other | <input type="checkbox"/> Fire hydrant locations (existing and proposed.)
<input type="checkbox"/> Future school requirements
<input type="checkbox"/> Engineering related special problems
<input type="checkbox"/> Availability of utility and right-of-ways
<input type="checkbox"/> Soils Information (S.C.S.)
<input type="checkbox"/> Sewer District Approval |
|--|---|

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

Thank You, Kary Serrano



Weber County Planning Division

AGENCY REVIEW OF SUBDIVISIONS

1. Agency Weber Basin Water Conservancy District Date March 9, 2012
2. Agency Address 2837 E. Highway 193, LAYTON UT 84040
3. Checked by: Mark Anderson, Secondary
4. Under existing conditions, the development of this subdivision:
 - Is feasible as shown
 - Is not feasible
 - Is feasible with requirements shown on returned plan
5. Comments: _____

Subdivision Name & Address: Rock Subdivision, 2714 Bonneville Terrace Drive, Ogden UT 84403

Number of Lots: 2 LOTS

Developer's Name & Address: Rock W. Allen, 2714 Bonneville Terrace Drive, Ogden UT 84403

Property I.D. # 07-090-0002

Phone: (801) 510-5734

Preliminary Review

Final Review

Preliminary & Final Review

Please review the attached proposed subdivision plan for:

- | | |
|--|--|
| <input type="checkbox"/> Future development of the area | <input type="checkbox"/> Fire hydrant locations (existing and proposed.) |
| <input type="checkbox"/> Dedication of streets legal description, property ownership | <input type="checkbox"/> Future school requirements |
| <input type="checkbox"/> Availability of culinary water system | <input type="checkbox"/> Engineering related special problems |
| <input type="checkbox"/> Availability of secondary water | <input type="checkbox"/> Availability of utility and right-of-ways |
| <input type="checkbox"/> Water Source (Well) | <input type="checkbox"/> Soils Information (S.C.S.) |
| <input type="checkbox"/> Septic system approval | <input type="checkbox"/> Sewer District Approval |
| <input type="checkbox"/> Other | |

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

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

Thank You, _____