

Land Use Permit Checklist

Name of Owner / Contractor Karen Thomas
Zone RE-20 Parcel # 22-240-0010 Address 3877 N. Ridge Rd.
Subdivision Name Eagle Ridge phase 3 Lot# 34
Setbacks: Front 20 feet Rear 10 feet Side 1 / 10 feet Parcel/Lot Area 0.58 acres / ft²
Township 1N Range 1E Section 21 Qtr. SE Footprint of building 192 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?
- ☐ ☐ ☐ Verified that parcel is not on a UDOT High Priority Route? (West Davis Corridor, 1900 W, and HWY 89 in the Uintah Highlands area).
- ☒ ☐ ☐ 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)
- ☐ ☒ ☐ Is there a Zoning Development Agreement (ZDA) attached to this parcel?
- ☒ ☐ ☐ 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.
- ☐ ☐ ☒ Do the plans for the home meet the Ogden Valley Outdoor Lighting (See Section 108-16-6)?
- ☐ ☐ ☒ 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 Ophieken, Assessor's Office a copy of the LUP.
- ☐ ☐ ☒ If agriculture, will structure be built without Agricultural Exemption Form? If no, send Tiffany Ophieken, Assessor's Office a copy of LUP.

Land Use Permit Issued? If **no**, see comments below:

Issued. Any lighting must be compliant with Ogden Valley lighting ordinance.

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

Additional comments: