



# 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: LUP191-2020**

Permit Type: Structure  
Permit Date: 06/25/2020

### Applicant

**Name:** Andrew Zueck  
**Business:**  
**Address:** 4084 W 2400 S  
Taylor, UT 84401  
**Phone:** 801-388-9366

### Owner

**Name:** Same as Applicant  
**Business:**  
**Address:** , UT  
**Phone:**

### Parcel

**Parcel:** 155950002  
**Zoning:** A-1 **Area:** .9183 **Sq Ft:**  
**Address:** 4084 W 2400 S OGDEN, UT 84401

**Lot(s):** 2 **Subdivision:** Mallard Springs  
**T - R - S - QS:** 6N - 2W - 28 - SW

### Proposal

**Proposed Structure:** Large Accessory  
**Proposed Structure Height:** 34  
**# of Dwelling Units:** 0  
**# Off Street Parking Reqd:** 0

**Building Footprint:** 3500  
**Max Structure Height in Zone:** 35  
**# of Accessory Bldgs:** 1  
**\*Is Structure > 1,000 Sq. Ft?** Yes  
\*If True Need Certif. Statement

### Permit Checklist

**Access Type:** Front Lot Line **Alternative Access File #** N/A  
**Greater than 4218 ft above sea level?** Yes **Wetlands/Flood Zone?** No  
**Additional Setback Reqd. ?** Yes **Meet Zone Area Frontage?** Yes  
**> 200 ft from paved Road?** No **Hillside Review Reqd?** No N/A  
**Culinary Water District:** Taylor-West Weber Wat **Waste Water System:** Central Weber Sewer Impro

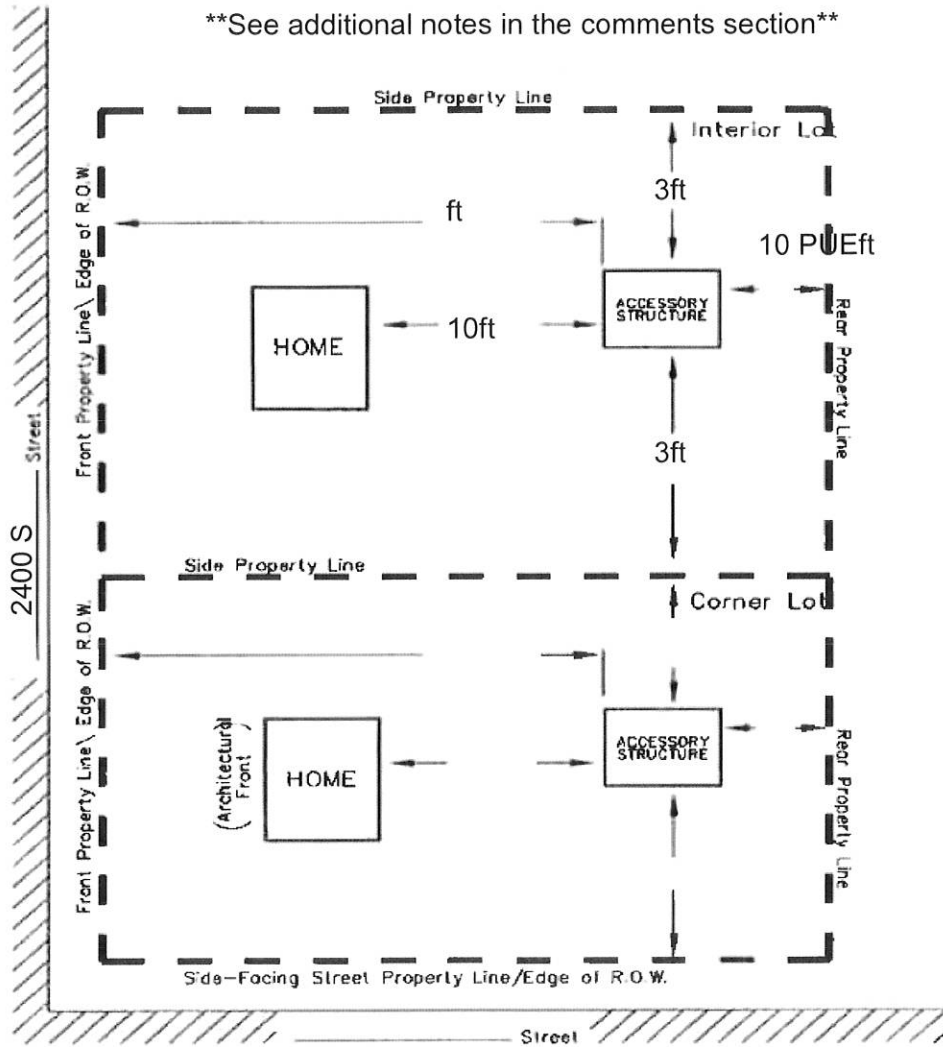
### Comments

Due to the proposed building being located at least 100' from a property line adjacent to a street and at least 40' from an dwelling on an adjacent lot, the minimum side setback may be reduced to 3' and the maximum height may be increased to 35'.



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## 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.

Scott Perkes

06/25/2020

Planning Dept. Signature of Approval

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

Date

**Perkes, Scott**

**From:** Andrew Zueck-Large Accessory  
**Sent:** Thursday, June 25, 2020 2:11 PM  
**To:** Steab, Taylor; Perkes, Scott  
**Subject:** Land Use Permit Form

<b>Scott Perkes - Large Accessory</b>	
<b>Permittee Information</b>	<b>Submitted: 06/25/2020</b>
Owner/Contractor, Phone#	Andrew Zueck, 801-388-9366/ Same as Owner,
Zone, Parcel #, Address	A-1, 155950002, 4084 W 2400 S
Subdivision Name, Lot #	Mallard Springs, 2
Culinary water source	Taylor-West Weber Water District
Sewer service provider or septic system	Central Weber Sewer Improvement District
Setbacks	F: 30', R: 10' PUE, S: 3'
Parcel/Lot Area	0.918
Township, Range, Section, 1/4 Section	6N, 2W, 28, SW
Footprint of building, Height	3500, 34'
<b>Checklist</b>	
No	Is the parcel within a geologic or natural hazard study area?
No	Are the required documents included (e.g. Geologic, Geotech)?
Yes	Have you check for notices, easements, buildable area, restrictions, etc.?
Yes	Are the subdivision improvements installed, e.g. hydrants, roadway improvements?
N/A	Are the set-backs met due to increased future right-of-way expansions?
No	Is the property in a UDOT High Priority Route, 1900 West, West Davis Corridor, and Hwy 89 Uintah?
Yes	Site located outside of a stream corridor/Pineview Reservoir set-back area:
Yes	Is the site-plan in compliance with yard set-backs?
Yes	Is the access to the property from their own front lot line?
No	Will the structure interrupt the clear view triangle, other accesses, or no-access lines?
Yes	Does the building height comply with land use code standards?
Yes	Is the site located outside of a Drinking Water Source Protection Zone or is the use compliant with Drinking Water Source Protection Zone Standards?
Yes	Is the site located outside of an Important Wildlife Habitat Area? If not, attach the Limits of Disturbance (Section 104-28-3).
No	Is there a Zoning Development Agreement associated with this site?
Yes	Is the site located outside of a scenic corridor? If no, see development standards in LUC 104-28-2.
Yes	Is the site located off of a ridge line? If no, see development standards in LUC 104-28-2.

Yes	Is the site free of historic, prehistoric, and/or cultural resources.
Yes	Is the site located outside of a floodplain? If no, are the requirements met?
Yes	Is the site > 4218 in elevation? If no, are requirements met?
N/A	If a single-family dwelling, do the plans meet the standards, e.g. roof slope, storage area, and a full kitchen?
N/A	Is a 2nd Kitchen Covenant required?
Yes	Are the large accessory building requirements met?
N/A	Are the animal setback and other requirements met?
No	Is the structure < or = 200 sq. ft.? if yes, send a copy of the LUP to the Assessors Office.
No	Does this qualify as an agricultural structure? Does it qualify for an agricultural exemption? If yes, send a copy of the LUP to the assessors office.
N/A	All projects requiring a Design Review must submit an outdoor lighting plan. Is the project compliant with the Ogden Valley Outdoor Lighting Code LUC 108-16?
<b>Additional Comments</b>	
Land use permit Issued? If no, see comments below.	Yes
Owner/contractor contacted? If yes, see comments below.	Yes
Comments	Due to the proposed building being located at least 100' from a property line adjacent to a street and at least 40' from an dwelling on an adjacent lot, the minimum side setback may be reduced to 3' and the maximum height may be increased to 35'.