



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: LUP59-2021

Permit Type: Structure

Permit Date: 03/08/2021

Applicant

Name: John Jackson

Business:

Address: 1042 S 9150 E
Huntsville, UT 84317

Phone: 443-223-8453

Owner

Name: Same as Applicant

Business:

Address: , UT

Phone:

Parcel

Parcel: 211310006

Zoning: FV-3 **Area:** 3.1405 **Sq Ft:**

Lot(s): 6

Subdivision: Silver Summit Estates

Address: 1042 S 9150 E HUNTSVILLE, UT 84317

T - R - S - QS: 6N - 2E - 21 - NE

Proposal

Proposed Structure: Agriculture Exempt Stru

Building Footprint: 1200

Proposed Structure Height: 14

Max Structure Height in Zone: 35

of Dwelling Units: 0

of Accessory Bldgs: 1

Off Street Parking Reqd: 0

***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. ? No

Meet Zone Area Frontage? Yes

> 200 ft from paved Road? Yes

Hillside Review Reqd? No N/A

Culinary Water District: N/A

Waste Water System: N/A

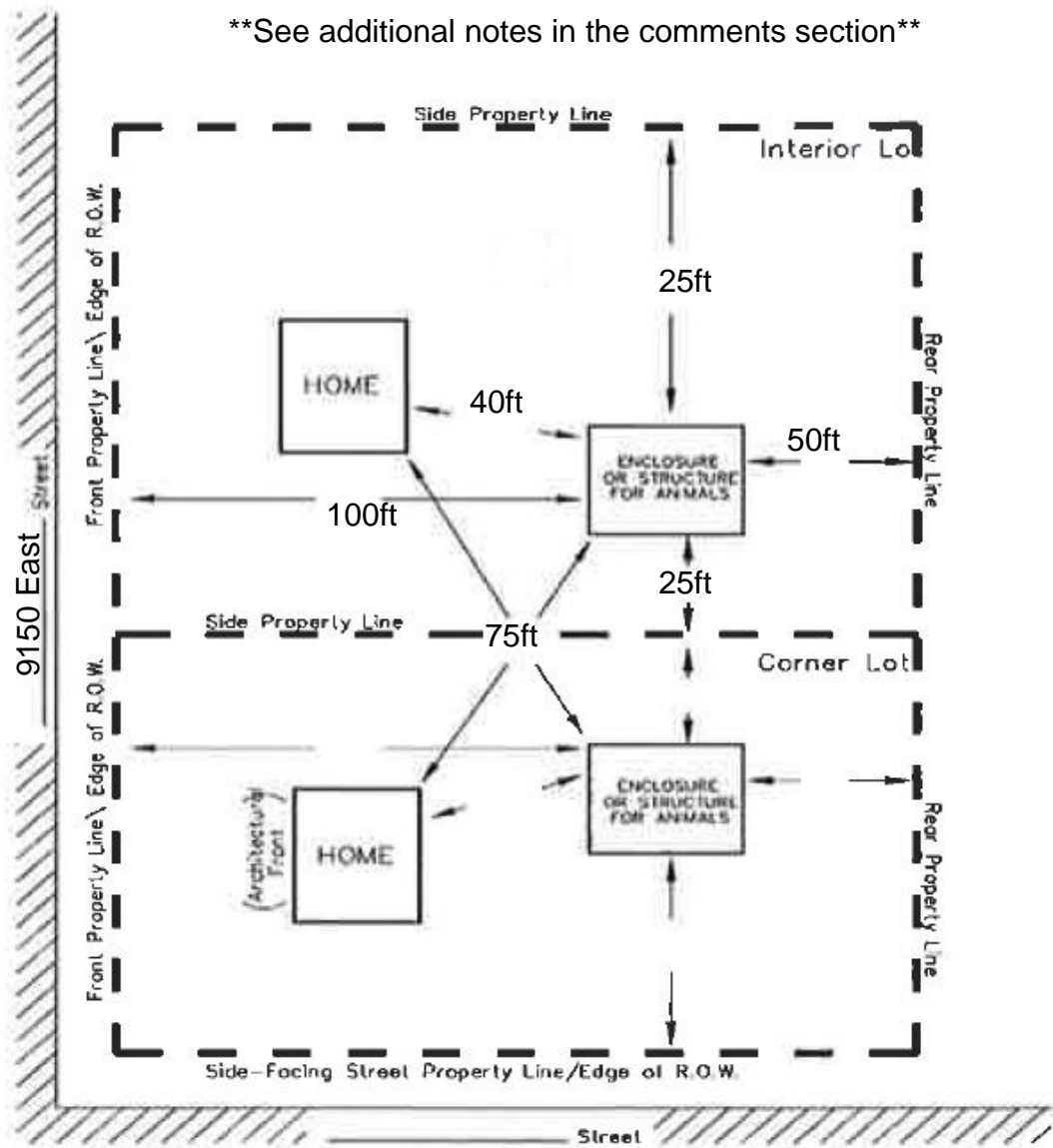
Comments

This structure is agriculturally exempt and may be used for agricultural purposes only. The Weber Morgan Health Dept. has verified that this structure may be used for animal storage purposes if desired. If animal storage is desired, the structure must abide by the animal storage setbacks as follows: Front: 100', Rear: 50' from high water mark of intermittent stream that traverses the rear property line, Sides: 25', Home to structure: 40', Structure to dwellings on adjacent properties: 75'. FEMA floodplain runs along the rear of the property. See the enclosed subdivision plat that shows the extent of this floodplain. The submitted site plan for the placement of this structure shows the structure being located outside of this floodplain. Should the structure be moved into this flood area, it will need to be re-reviewed per the requirements of LUC Sec. 22-5-2(b).

Land Use Permit

Structure Setback Graphic: Barn, Corral, or Stable

****See additional notes in the comments section****



MINIMUM YARD SETBACKS Barn, Corral, or Stable

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

03/08/2021

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.

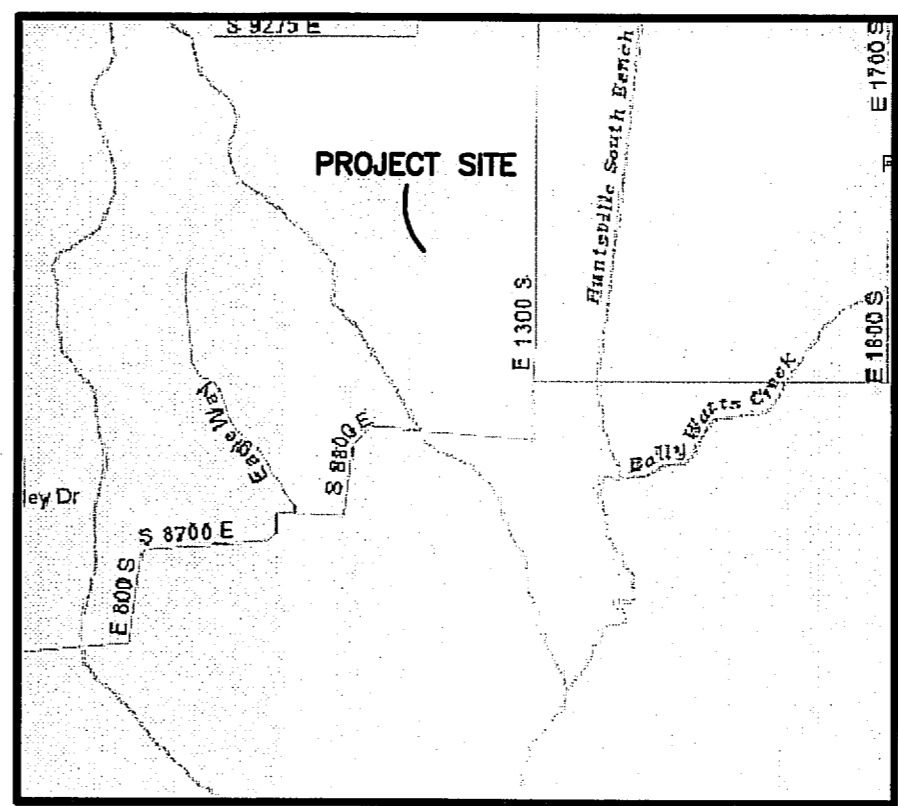
Contractor/Owner Signature of Approval

Date

SILVER SUMMIT ESTATES

DEVELOPER:
MATT LOWE
RIDGELINE ENDOSCOPY CENTER
6028 S RIDGELINE DR, SUITE 203
SOUTH OGDEN, UT 84405
801-648-8829

PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 6 NORTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
MAY, 2014



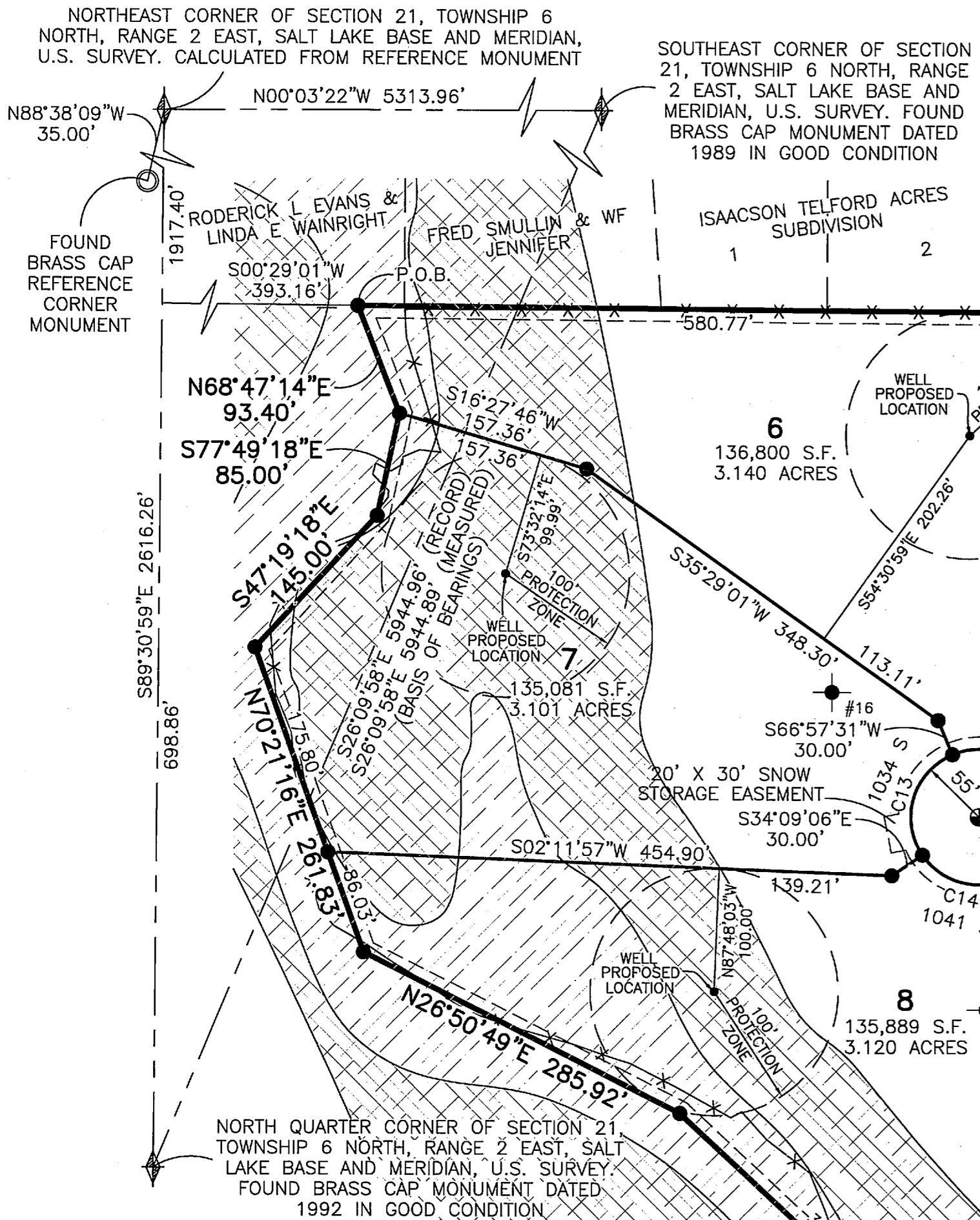
SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-25-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF SILVER SUMMIT ESTATES IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 13th DAY OF May, 2014

150228-2201
UTAH LICENSE NUMBER

Robert D. Kunz
ROBERT D. KUNZ
STATE OF UTAH



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT SILVER SUMMIT ESTATES, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO TO GRANT AND DEDICATE PARCEL A TO WEBER COUNTY AS FUTURE RIGHT OF WAY AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED, THE TEMPORARY TURN AROUND EASEMENT TO BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS.

SIGNED THIS 14th DAY OF May, 2014

Matt Lowe
MATT LOWE, PRESIDENT
PARK CITY PREMIER PROPERTIES LLC

- LEGEND**
- SECTION CORNER
 - SET 5/8" x 24" REBAR AND CAP STAMPED REEVE & ASSOCIATES
 - FOUND REFERENCE MONUMENT
 - SET CENTERLINE MONUMENT
 - TEST PIT LOCATION
 - BOUNDARY LINE
 - LOT LINE
 - ADJOINING PROPERTY
 - EASEMENTS
 - SECTION LINE
 - ROAD CENTERLINE
 - EXISTING FENCE
 - EXISTING PAVEMENT
 - EXISTING FEMA FLOOD PLAIN (PANEL #49057C0500E)
 - PROPOSED FEMA FLOOD PLAIN
- NOTES**
- RETENTION PONDS WILL BE MAINTAINED BY THE LOT OWNER FOR PERPETUITY

BOUNDARY DESCRIPTION

PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N00°03'22"W 5313.96 FEET AND N89°30'59"W 1917.40 FEET AND S00°29'01"W 393.16 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE S00°24'19"W 1497.33 FEET ALONG A BENDED KNEE FARMS THE FOLLOWING TWO (2) COURSES (1) N89°29'39"W 205.80 FEET ALONG A FENCE AND (2) S00°30'21"W 668.26 FEET ALONG A FENCE TO THE CENTERLINE OF 1300 SOUTH STREET; THENCE N89°28'21"W ALONG SAID CENTERLINE, 648.81 FEET; THENCE N00°05'41"W 1573.85 FEET ALONG A FENCE; THENCE N42°57'10"E 551.68 FEET; THENCE N26°50'49"E 285.92 FEET; THENCE N70°21'16"E 261.83 FEET; THENCE S47°19'18"E 145.00 FEET; THENCE S77°49'18"E 85.00 FEET; THENCE N68°47'14"E 93.40 FEET TO THE POINT OF BEGINNING, CONTAINING 42.507 ACRES

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	220.00'	116.19'	114.85'	59.49'	N15°13'30"W	30°15'38"
C2	195.00'	102.99'	101.80'	52.73'	N15°13'30"W	30°15'38"
C3	170.00'	89.78'	88.74'	45.97'	N15°13'30"W	30°15'38"
C4	230.00'	121.47'	120.07'	62.19'	S15°13'30"E	30°15'38"
C5	205.00'	108.27'	107.02'	55.43'	S15°13'30"E	30°15'38"
C6	180.00'	95.07'	93.82'	48.67'	S15°13'30"E	30°15'38"
C7	180.00'	95.07'	93.82'	48.67'	S04°31'58"E	8°52'33"
C8	225.00'	112.27'	110.97'	57.93'	S08°58'45"W	18°08'53"
C9	250.00'	125.00'	123.65'	64.95'	S08°58'45"W	18°08'53"
C10	275.00'	137.77'	136.32'	71.97'	S08°58'45"W	18°08'53"
C11	300.00'	150.54'	148.99'	79.01'	S42°53'35"W	49°40'47"
C12	55.00'	27.50'	27.50'	13.75'	N22°20'45"E	90°46'28"
C13	55.00'	27.50'	27.50'	13.75'	N73°35'48"W	101°06'37"
C14	55.00'	27.50'	27.50'	13.75'	S12°06'39"W	87°28'30"
C15	30.00'	15.00'	15.00'	7.50'	N06°47'12"W	49°40'47"

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S26°09'58"E

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" x 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

SITE SOIL INFORMATION

EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 (12T) 438748 E 4566002 N) 0-18" SANDY LOAM, GRANULAR STRUCTURE, 10% GRAVEL (HIGH ORGANICS) 18-29" GRAVELLY SANDY LOAM, GRANULAR STRUCTURE, 30% GRAVEL 29-78" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL	EXPLORATION PIT #8 (41.24689 N 111.72882 W, DATUM NAD 83) 0-18" SANDY LOAM, MASSIVE STRUCTURE, 5% GRAVEL 18-84" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 70-80% GRAVEL
EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 (12T) 438749 E 4566091 N) 0-18" SANDY LOAM, GRANULAR STRUCTURE, 5-10% GRAVEL (HIGH ORGANICS) 18-23" SANDY LOAM, MASSIVE STRUCTURE, 5-10% GRAVEL 23-72" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 60-70% GRAVEL	EXPLORATION PIT #9 (41.24684 N 111.72938 W, DATUM NAD 83) 0-28" SANDY LOAM, MASSIVE STRUCTURE, 5% GRAVEL 28-88" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 70-80% GRAVEL
EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 (12T) 438896 E 4566032 N) 0-18" SANDY LOAM, GRANULAR STRUCTURE, 5-10% GRAVEL 18-78" INTERBEDDED SANDY LOAM, MASSIVE STRUCTURE, GRAVELLY LOAMY SAND, SINGLE GRAINED, 60-70% GRAVEL	EXPLORATION PIT #10 (41.24685 N 111.72883 W, DATUM NAD 83) 0-22" SANDY LOAM, MASSIVE STRUCTURE, 5% GRAVEL 28-88" INTERBEDDED LOAMY SAND & GRAVELLY LOAMY SAND, 70-80% GRAVEL
EXPLORATION PIT #4 (41.24272 N 111.72921 W, DATUM NAD 83) 0-32" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 15% GRAVEL, ORGANICS 32-93" INTERBEDDED LOAMY SAND & GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 70% GRAVEL	EXPLORATION PIT #11 (41.24593 N 111.72938 W, DATUM NAD 83) 0-24" SANDY LOAM, MASSIVE STRUCTURE, 10% GRAVEL 24-80" INTERBEDDED LOAMY SAND & GRAVELLY LOAMY SAND, 70-80% GRAVEL
EXPLORATION PIT #5 (41.24263 N 111.73013 W, DATUM NAD 83) 0-27" GRAVELLY SANDY LOAM, MASSIVE 70-80% GRAVEL, ORGANICS 27-101" INTERBEDDED LOAMY SAND & GRAVELLY LOAM SAND, SINGLE GRAIN STRUCTURE, 70% GRAVEL	EXPLORATION PIT #12 (41.24532 N 111.73011 W, DATUM NAD 83) 0-26" SANDY LOAM, MASSIVE STRUCTURE 26-84" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 70% GRAVEL
EXPLORATION PIT #6 (41.24489 N 111.72786 W, DATUM NAD 83) 0-16" SANDY LOAM, MASSIVE STRUCTURE, 5% GRAVEL 16-90" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 70% GRAVEL	EXPLORATION PIT #13 (41.24481 N 111.73136 W, DATUM NAD 83) 0-34" SANDY LOAM, MASSIVE STRUCTURE 34-96" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 70% GRAVEL
EXPLORATION PIT #7 (41.24690 N 111.72789 W, DATUM NAD 83) 0-18" SANDY LOAM, MASSIVE STRUCTURE 18-30" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 60% GRAVEL 30-85" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 70% GRAVEL	EXPLORATION PIT #14 (41.24475 N 111.73135 W, DATUM NAD 83) 0-30" SANDY LOAM, MASSIVE STRUCTURE 30-45" LOAMY SAND, MASSIVE STRUCTURE 45-100" GRAVELLY LOAMY SAND, SINGLE GRAIN, 70% GRAVEL
	EXPLORATION PIT #15 (41.14786 N 111.43792 W, DATUM NAD 83) 0-22" SANDY LOAM, MASSIVE STRUCTURE, 5% GRAVEL 28-88" INTERBEDDED LOAMY SAND & GRAVELLY LOAMY SAND, 70-80% GRAVEL
	EXPLORATION PIT #16 (41.14830 N 111.43724 W, DATUM NAD 83) 0-22" SANDY LOAM, MASSIVE STRUCTURE, 5% GRAVEL 28-88" INTERBEDDED LOAMY SAND & GRAVELLY LOAMY SAND, 70-80% GRAVEL

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS 19th DAY OF May, 2014.

Will
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

John
WEBER COUNTY ENGINEER 5/15/14

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC UTILITIES AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS 20 DAY OF May, 2014

Jan M. Zimmerman
CHAIRMAN, WEBER COUNTY COMMISSION

April
CHIEF DEPUTY

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT MAKE THE LICENSED LAND SURVEYOR WHO EXERCISES THIS PLAT FROM THE RESPONSIBILITIES AND OBLIGATIONS ASSOCIATED THEREWITH.

SIGNED THIS 13th DAY OF May, 2014

Robert D. Kunz
WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 14th DAY OF May, 2014

Clifford
WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS 15th DAY OF May, 2014

Summer Day
WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. 2657292 Fee Paid \$48.00 Filed For Record And Recorded, 21 MAY 2014 At 12:38 PM in Book 75 Of The Official Records, Page 79

Recorded For:
Ernest D. Rowley
Weber County Recorder
Janeen Smiel
Deputy.