

Weber County Alternative Access Application

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

Date Submitted /Completed

5/10/21

Application Fee:

\$350.00

Receipt Number (Office Use)

File Number (Office Use)

Application Type

- ☐ Flag lot access strip
☒ Access by Private Right of Way - EASEMENT
☐ Access at a location other than across the front lot line

Property Owner Contact Information

Name of Property Owner(s)

PINEVIEW WATERSIDE LLC

Mailing Address of Property Owner(s)

3051 W MAPLE LOOP DR STE 325
 LEHI, UT 84043-6516

Phone

801-209-5558

Fax

Email Address (required)

j.hansen@hbaa.law

Preferred Method of Written Correspondence

☒ Email ☐ Fax ☐ Mail

Authorized Person Contact Information

Name of Person Authorized to Represent the Property Owner(s)

C.W. LAND - TODD MEYERS

Mailing Address of Authorized Person

C.W. LAND
 1222 LEGACY CROSSING BLDG #6
 CENTERVILLE, UT 84014

Phone

801-520-4027

Fax

Email Address (required)

todd@c.w.land

Preferred Method of Written Correspondence

☒ Email ☐ Fax ☐ Mail

Property Information

Project Name

THE BASIN

Total Acreage

3.22

Current Zoning

CVR-1

Approximate Address

947 OLD SNOW BASIN RD
 HUNTSVILLE, UTAH 84317

Land Serial Number(s)

2000360035

Proposed Use

13 SINGLE FAMILY DWELLINGS

Project Narrative

Basis for Issuance of Access to a lot/parcel at a location other than across the front lot line:

Access to lots/parcels at a location other than across the front lot line may be approved as the primary access, subject to the following criteria:

Sec. 108-7-32. - Access to a lot/parcel at a location other than across the front lot line.

- (1) The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line.
- (2) It shall be demonstrated that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.

Please provide the following information to support your request for Access to a lot/parcel at a location other than across the front lot line:

- ☐ Attach proof that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.
- ☐ The landowner of record or authorized representative agrees to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

Property Owner Affidavit

I (We), Jonathan Hansen, 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. I (We) understand that an approval of an alternative access application does not grant a legal right to access property that I (we) currently do not own.

Jonathan Hansen, President/Manager
Pineview Waterco, LLC
Property Owner

Property Owner

Subscribed and sworn to me this 11 day of May, 2021.

[Signature] Notary



LUCIANA CHASE
Notary Public - State of Utah
Commission Number: 706965
My Commission Expires on
June 27, 2023

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), CL LAND (TOD MEYERS), 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.

Property Owner

Property Owner

Dated this _____ day of _____, 20____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

Notary