



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: LUP177-2021

Permit Type: Structure

Permit Date: 05/24/2021

Applicant

Name: Bob Kirkman
Business:
Address: 4267 N 3150 E
Liberty, UT 84310
Phone: 801-499-2500

Owner

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

Parcel

Parcel: 222250001

Zoning: AV-3 **Area:** 3 **Sq Ft:**
Address: 4267 N 3150 E LIBERTY, UT 84310

Lot(s): 3 **Subdivision:** Ward Acres Ph.2
T - R - S - QS: 7N - 1E - 20 - NW

Proposal

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

Building Footprint: 11564
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. ? No	Meet Zone Area Frontage?	Yes
> 200 ft from paved Road? Yes	Hillside Review Reqd?	No N/A
Culinary Water District: Liberty Pipeline Comp	Waste Water System:	Septic

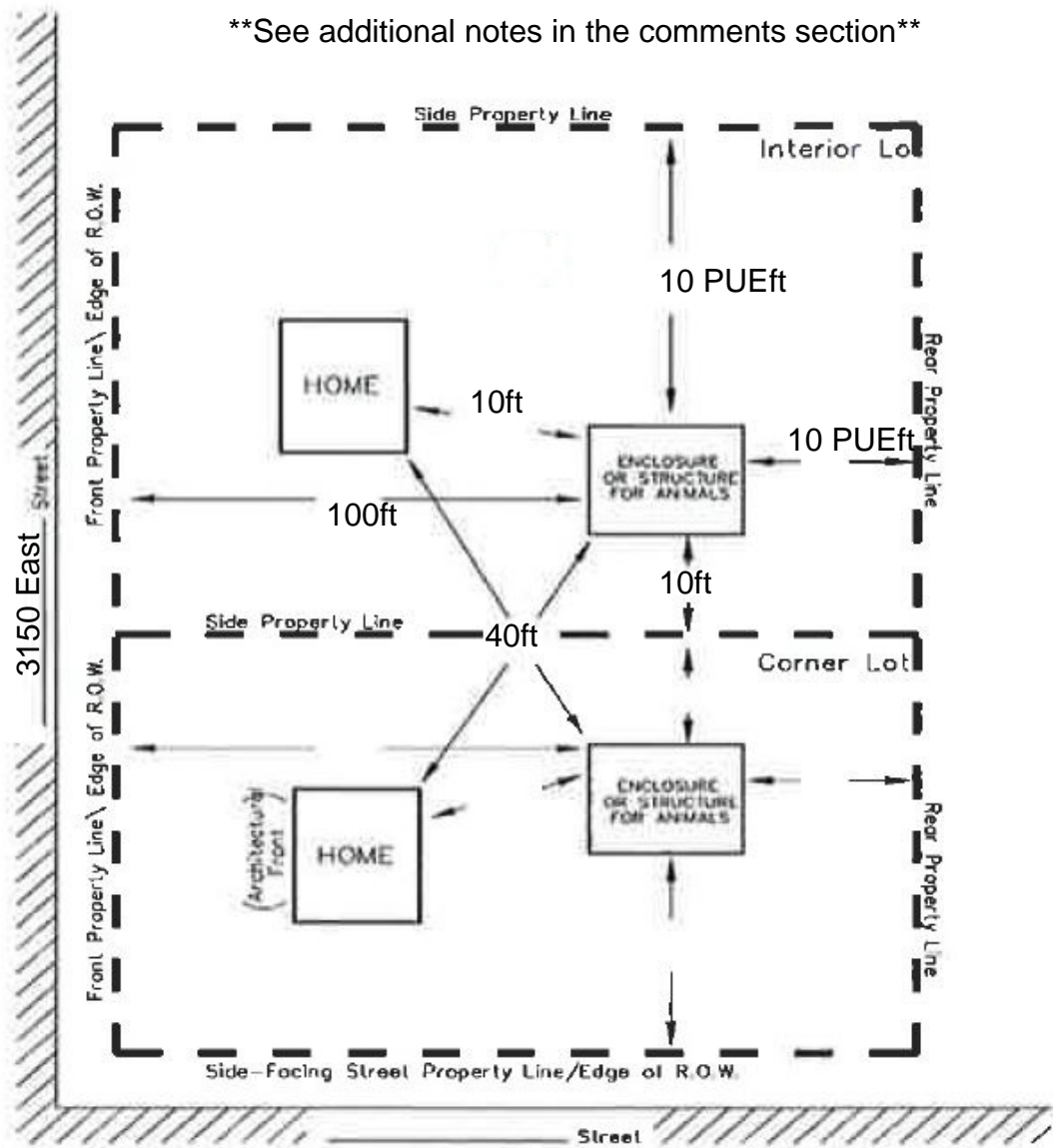
Comments

This accessory structure meets the required setbacks and height for a large accessory building located behind the home as follows: Front Setback = 100', Side Setbacks = 10', Rear Setbacks = 10'. This lot has 10' public utility easements along all four property lines. No part of this structure may encroach into these easements, this includes eaves and foundation footings. This structure has NOT be permitted as an accessory dwelling unit and may not be used for long-term or short-term rentals. All outdoor lighting must comply with LUC Sec. 108-16 for night sky compliance.

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

05/24/2021

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.

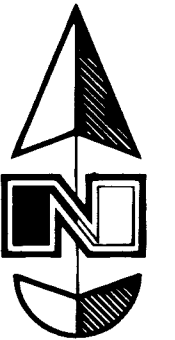
Contractor/Owner Signature of Approval

Date

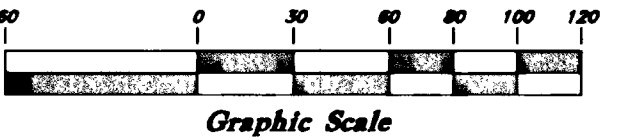
Ward Acres Subdivision Phase 2

A part of the Northwest 1/4 of Section 20, T7N, R1E, SLB&M, U.S. Survey

Liberty-Nordic Valley Township, Weber County, Utah



Scale: 1" = 60'



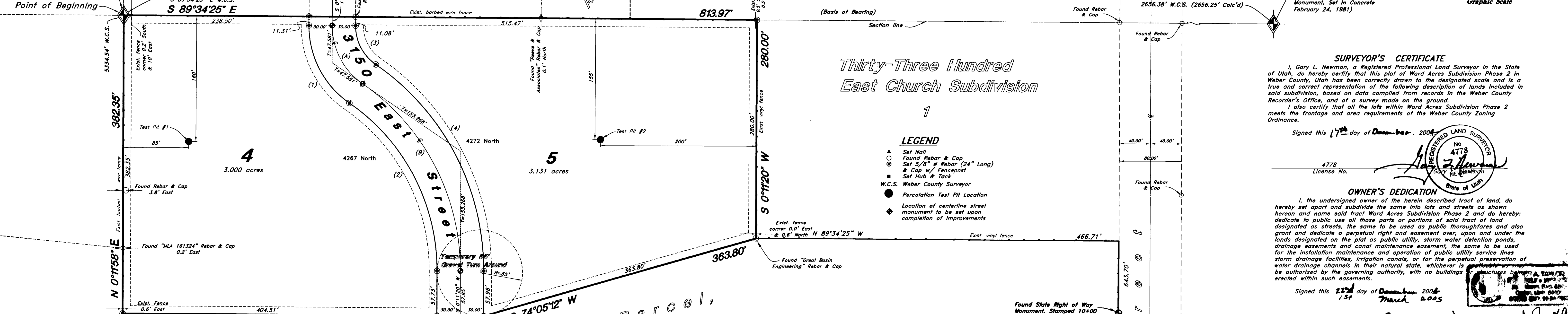
Northwest corner of Section 20, T7N, R1E, SLB&M, U.S. Survey, (Found Weber County Brass Cap Monument, Set in Concrete January 19, 1981)

48 Bailey Acres Cluster Subdivision Phase 2

19 Bailey Acres Cluster Subdivision Phase 1

Common Area

North 1/4 corner of Section 20, T7N, R1E, SLB&M, U.S. Survey, (Found Weber County Brass Cap Monument, Set in Concrete February 24, 1981)



Thirty-Three Hundred East Church Subdivision

LEGEND

- Set Nail
- Found Rebar & Cap
- Set 5/8" x Rebar (24" Long) & Cap w/ Fencespost
- Set Hub & Tack
- W.C.S. Weber County Surveyor
- Percolation Test Pit Location
- Location of centerline street monument to be set upon completion of improvements

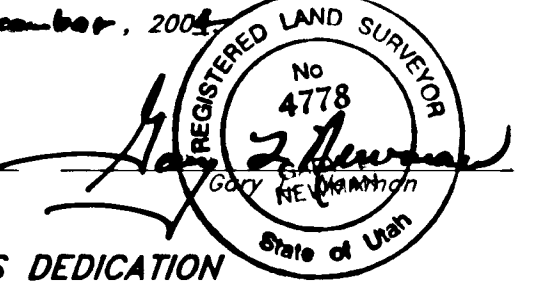
PROPERTY LINE CURVE DATA		CENTERLINE CURVE DATA	
(1)	(2)	(A)	(B)
A = 55°43'43"	A = 55°42'50"	A = 55°43'43"	A = 55°42'50"
R = 120.00'	R = 260.00'	R = 90.00'	R = 290.00'
L = 116.72'	L = 252.82'	L = 87.54'	L = 281.99'
LC = 112.17'	LC = 242.98'	LC = 84.13'	LC = 271.01'
S 27°33'38" E	S 27°40'05" E	S 27°39'38" E	S 27°40'05" E
T = 47.581'	T = 153.268'	T = 47.581'	T = 153.268'
(4)	(3)		
A = 55°42'50"	A = 55°43'43"		
R = 320.00'	R = 60.00'		
L = 311.16'	L = 58.36'		
LC = 299.05'	LC = 56.09'		
S 27°40'05" E	S 27°39'38" E		

Remaining Agricultural Parcel, Not Approved for Development at This Time

SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Ward Acres Subdivision Phase 2 in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground.

Signed this 7th day of December, 2005



OWNER'S DEDICATION

I, the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract Ward Acres Subdivision Phase 2 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 grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat 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 lines, storm drainage facilities, irrigation canals, or for the perpetual preservation of water drainage channels in their natural state, whichever is indicated on the plat.

Signed this 22nd day of December, 2005

Anthony Ward
Margaret C. Ward Family Living Trust

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 20, Township 7 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey:
Beginning at the Northwest corner of said Quarter Section; running thence South 89°34'25" East 813.97 feet along the north line of said Section to the northwest corner of Thirty-Three Hundred East Church Subdivision, in Weber County, Utah; thence South 0°11'58" West 280.00 feet along the west line of said subdivision; thence South 74°05'12" West 363.80 feet; thence North 89°34'25" West 464.51 feet to the west line of said Quarter Section; thence North 0°11'58" East 382.35 feet along said west line to the point of beginning.

REMAINDER DESCRIPTION

(NOT SURVEYED)
A part of the Northwest Quarter of Section 20, Township 7 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey:
Beginning at a point on the west line of said Quarter Section, which is 382.35 feet South 0°11'58" West along said line from the Northwest corner of said Section 20; running thence South 89°34'25" East 464.51 feet; thence North 74°05'12" East 363.80 feet to the southwest corner of Thirty-Three Hundred East Church Subdivision, in Weber County, Utah; thence South 89°34'25" East 466.71 feet; thence South 0°13'05" West 643.70 feet; thence North 57°57'25" West 308.76 feet; thence North 89°30'55" West 64.10 feet; thence North 38°10'25" West 308.76 feet along an existing fence to a fence corner; thence North 87°43'55" West 452.00 feet along an existing fence corner; thence 7 courses along an existing fence as follows: South 3°23'55" East 167.24 feet; South 15°49'05" West 30.60 feet; South 31°36'05" West 48.30 feet; South 3°43'55" East 36.30 feet; thence North 74°15'25" West 114.20 feet; North 41°02'25" West 207.70 feet and North 57°12'25" West 121.93 feet to the section line; thence North 0°11'58" East 183.08 feet along said line to the point of beginning.

NARRATIVE:

This survey and subdivision was requested by Mr. Anthony Ward for the purpose of platting two (2) residential lots.
Brass Cap monuments were found at the Northwest corner and the North 1/4 corner of Section 20, T7N, R1E, SLB&M, U.S. Survey. A line bearing South 89°34'25" East between these two monuments was used as the basis of bearings.
The following documents recorded at the Weber County Recorder's Office, Weber County, Utah, were relied upon for preparation of this survey: Special Warranty Deed in Book 2262, Page 1237, Entry No. 1873898 and Thirty-Three Hundred East Church Subdivision in Book 53, Page 97, Entry No. 1773371.
Lot corners were monumented as depicted on this plat.

NOTE:

10' wide Public Utility and Drainage Easements each side of property line as indicated by dashed lines, or as otherwise shown.

ACKNOWLEDGMENT

State of Utah
County of _____
On the _____ day of _____, 2005, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, One (1) in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.
Residing at: Roy, Utah
Commission Expires: 11-26-07

WEBER COUNTY RECORDER
ENTRY NO. 2008265
FILED FOR RECORD AND RECORDED 01-MAR-2005 at 2:00 PM IN BOOK 601 OF OFFICIAL RECORDS, PAGE 9 RECORDED FOR MARGARET C. WARD, TR.
DOUG CROFTS
WEBER COUNTY RECORDER
BY: Karla B. Jittle
DEPUTY

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 5th day of February, 2005
Director, Weber-Morgan Health Department

WEBER COUNTY COMMISSION ACCEPTANCE
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this 15th day of February, 2005
Chair, Weber County Commission

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 the county offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or obligations imposed thereon.
Signed this 4th day of February, 2005

WEBER COUNTY ENGINEER
I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.
Signed this 7th day of February, 2005

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 8th day of Feb, 2005

WEBER COUNTY PLANNING COMMISSION APPROVAL
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the 25th day of Jan, 2005
Chair, Weber County Planning Commission

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
5746 South 1475 East - Suite 200
Ogden, Utah 84403
P.O. Box 150048, Ogden, Utah 84415
Ogden (801)384-8515 Salt Lake City (801)251-0222 Fax (801)382-7544