



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: LUP336-2021

Permit Type: Structure
Permit Date: 10/07/2021

Applicant

Name: Beata Clifford
Business:
Address: 582 S 8600 E
Huntsville, UT 84317
Phone: 801-814-8971

Owner

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

Parcel

Parcel: 211430002
Zoning: AV-3 **Area:** 3 **Sq Ft:** **Lot(s):** 2 **Subdivision:** East Lake Meadows
Address: 582 S 8600 E HUNTSVILLE, UT 84310 **T - R - S - QS:** 6N - 2E - 17 - SE

Proposal

Proposed Structure: Agriculture Exempt Stru **Building Footprint:** 1500
Proposed Structure Height: 15 **Max Structure Height in Zone:** 35
of Dwelling Units: 0 **# of Accessory Bldgs:** 0
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

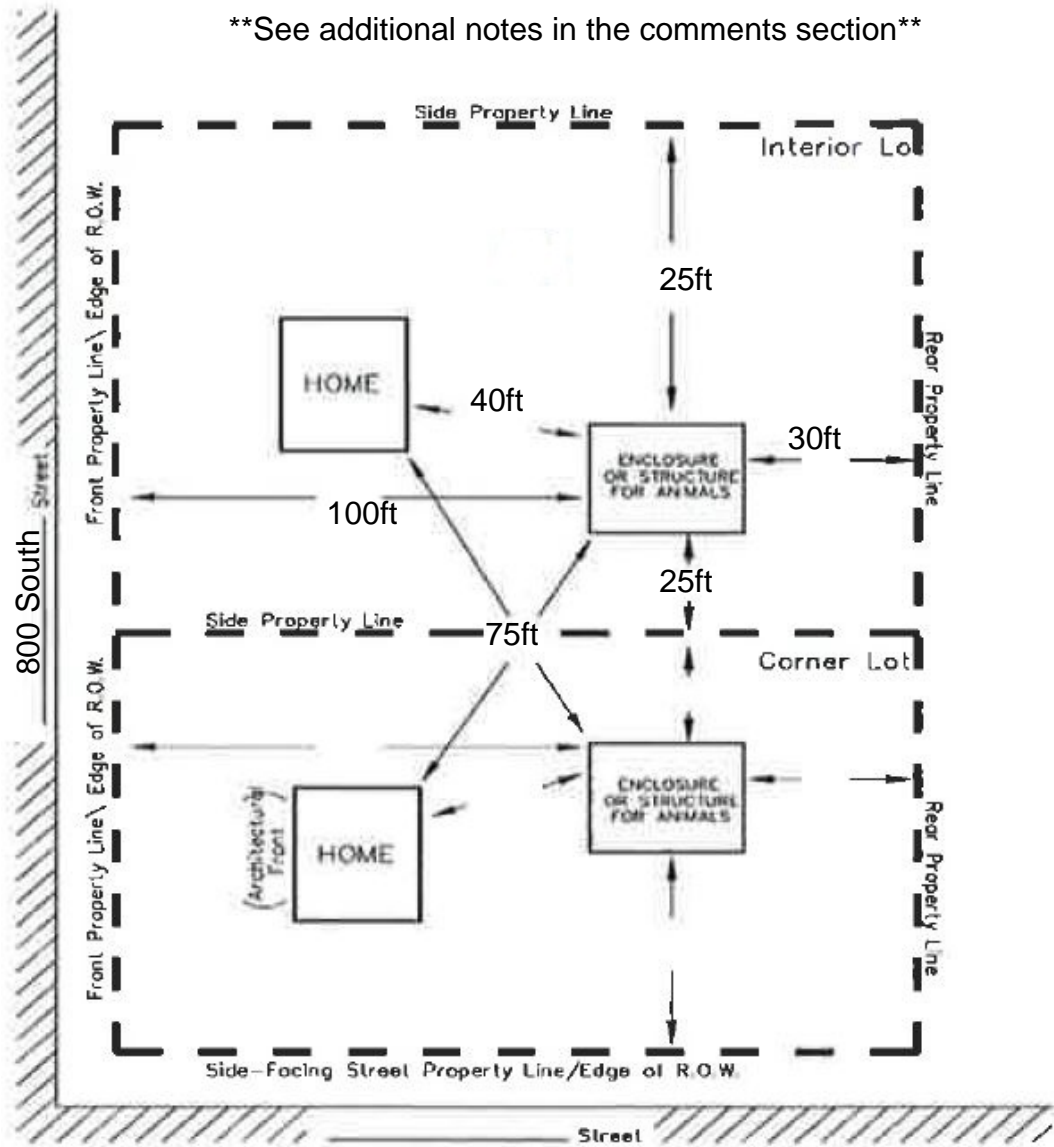
Comments

This land use permit is for an agriculturally exempt pole barn. The proposed site plan meets the minimum setbacks should the structure be used for animal storage. These minimum setbacks to allow animal storage are as follows: Front = 100', Rear = 30', Sides = 25', Separation from residence = 40', Separation from dwelling on adjacent parcels = 75' (as depicted on the exhibit on the rear of this permit). If animal storage is not desired, the minimum setbacks are reduced to the following: Front and Rear = 30', Sides = 20'. No outdoor lighting was proposed with this submittal. If any outdoor lighting is added to the structure in the future it must comply with the provisions of LUC Sec. 108-16.

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

10/07/2021

Planning Dept. Signature of Approval

Date

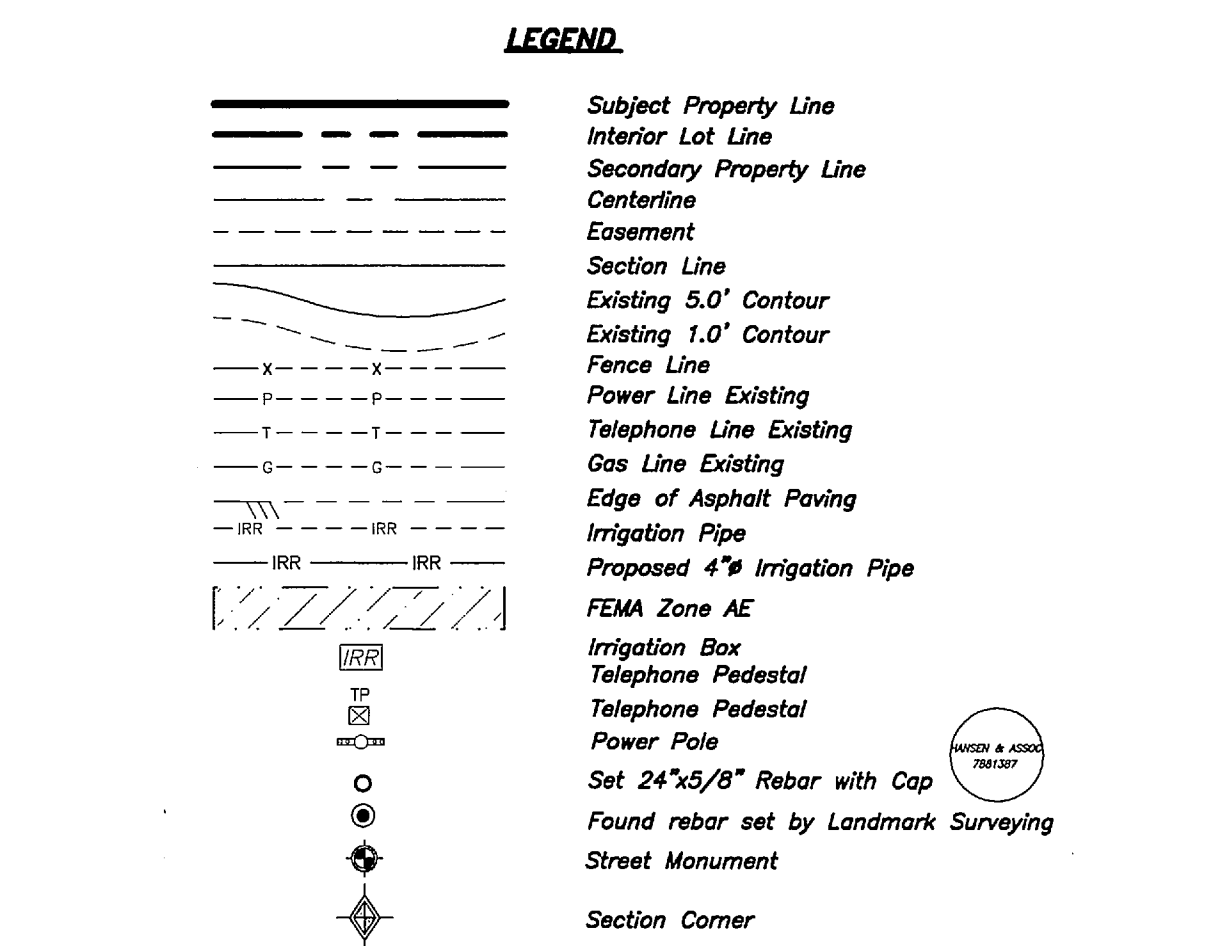
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury.

Contractor/Owner Signature of Approval

Date

Exploration Pit #1 (UTM Zone 12 Nad 83 437972 E 4567074 N) 0-19" Sandy loam, granular structure, 10% gravel 19-88" Gravelly loamy sand, single grained, 50-75% gravel, cobbles, and boulders Conduct the required percolation test so that the bottom of the percolation test hole is at 36 inches deep from the original grade.

PLAT NOTES: 1- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE. 2- THE VERTICAL DATUM IS NAVD 88. 3- ALL CONSTRUCTION TO COMPLY WITH WEBER COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS.

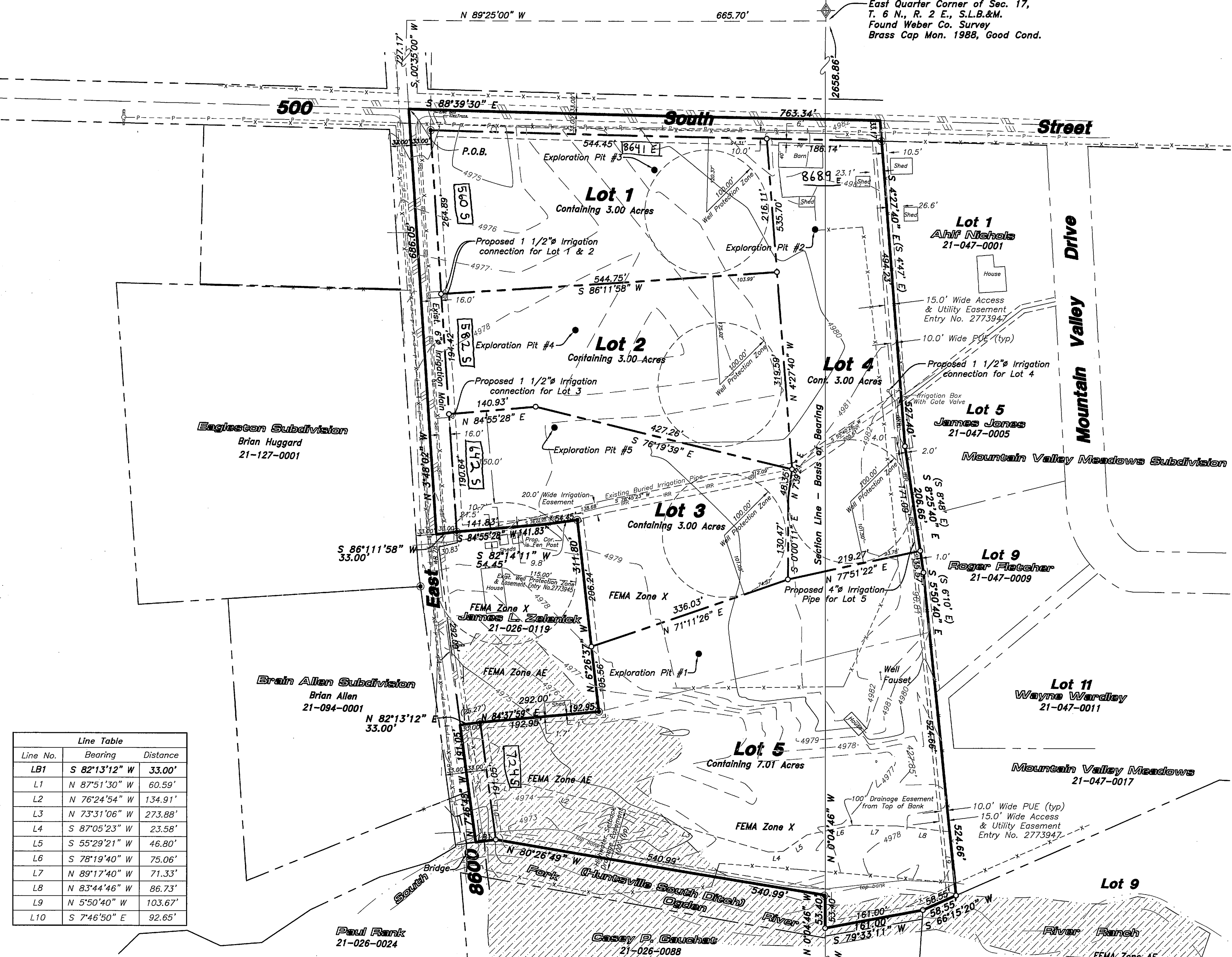


Developer: Brad Dobson bdobson@firstam.com 801-598-2459 Tax Parcels: 21-026-0120 21-026-0121



East Lake Meadows Subdivision

Weber County, Utah A Part of the Southeast Quarter of Section 17, and a Part of the Southwest Quarter of Section 16, Township 6 North, Range 2 East, Salt Lake Base & Meridian March 2016



Line Table with columns: Line No., Bearing, Distance. Rows include LB1, L1 through L10 with specific bearings and distances.

WEBER COUNTY ENGINEER I Herby 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. Signed this 14th Day of SEPTEMBER 2016.

WEBER COUNTY PLANNING COMMISSION APPROVAL This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission. Signed this 15th Day of SEPTEMBER 2016.

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 Herby Approved and Accepted by the Commissioners of Weber County Utah Signed this 16th Day of SEPTEMBER 2016.

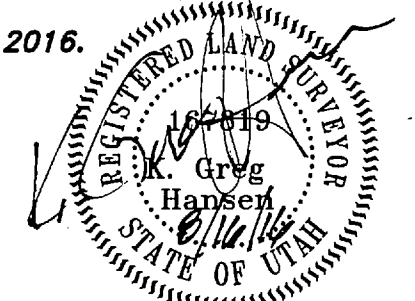
WEBER COUNTY SURVEYOR I Herby Certify that the Weber County Surveyor's Office has Reviewed this Plat for Mathematical Correctness, Section Corner Data, and for Harmony with the Lines and Monuments on Record in County Offices. The Approval of this Plat by the Weber County Surveyor does not Relieve the Licensed Land Surveyor who Executed this Plat from the Responsibilities and/or Liabilities Associated Therewith. Signed this 31st Day of August 2016.

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 Affect Signed this 1st Day of SEPTEMBER 2016.

WEBER-MORGAN HEALTH DEPARTMENT I Herby 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 1st Day of SEPTEMBER 2016.

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do Herby Certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act: and I Have Completed a Survey of the Property Described on this Plat in Accordance with Section 17-23-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Herby Subdivided said Tract into Five (5) Lots, know Hererafter as East Lake Meadows in Weber County, Utah, and have been Correctly Drawn to the Designated Scale and is 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 Herby Certify that the Requirements of all Applicable Statutes and Ordinances of Weber County Concerning Zoning Requirements Regarding Lot Measurements have been Complied with.



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 500 SOUTH STREET AND THE CENTERLINE OF 8600 EAST STREET BEING A POINT LOCATED 665.70 FEET SOUTH 89°25'00" WEST AND 727.17 FEET SOUTH 00°35'00" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 17 BEING A WEBER COUNTY BRASS CAP MONUMENT; RUNNING THENCE SOUTH 88°39'30" EAST 763.34 FEET ALONG SAID CENTERLINE OF 500 SOUTH STREET TO THE NORTHWEST CORNER OF MOUNTAIN VALLEY MEADOWS SUBDIVISION FILED AS ENTRY NO. 573528 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG SAID WEST BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 04°27'40" EAST SOUTH 4°47' EAST BY RECORD) 527.40 FEET; (2) SOUTH 08°25'40" EAST (SOUTH 8°48' EAST BY RECORD) 206.66 FEET; AND (3) SOUTH 05°50'40" EAST (SOUTH 6°10' EAST BY RECORD) 524.66 FEET TO THE NORTH BOUNDARY LINE OF RIVER RANCH FILED AS ENTRY NO. 1963391 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE SOUTH 85°50'00" WEST BY RECORD) 58.55 FEET ALONG SAID NORTH BOUNDARY LINE; THENCE SOUTH 78°31'11" WEST 161.00 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°04'46" WEST 53.40 FEET ALONG SAID EAST LINE; THENCE NORTH 80°26'49" WEST 540.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF 8600 EAST STREET; THENCE SOUTH 82°13'12" WEST 33.00 FEET TO THE CENTERLINE OF SAID 8600 EAST STREET; THENCE NORTH 07°48'48" WEST 191.05 FEET ALONG SAID CENTERLINE; THENCE NORTH 82°13'12" EAST 33.00 FEET TO AN EXISTING FENCE LINE BEING A POINT ON THE SOUTH BOUNDARY LINE OF THE JAMES L. ZELENKIC PROPERTY FILED AS ENTRY NO. 2773943 IN THE FILES OF THE WEBER COUNTY RECORDERS OFFICE; THENCE ALONG THE BOUNDARY LINE OF SAID ZELENKIC PROPERTY THE FOLLOWING FOUR (4) COURSES: (1) NORTH 84°37'59" EAST 192.85 FEET ALONG SAID FENCE LINE; (2) NORTH 05°58'37" WEST 31.80 FEET TO AN EXISTING FENCE LINE; (3) SOUTH 82°14'11" WEST 54.45 FEET ALONG AN EXISTING FENCE LINE; AND (4) SOUTH 84°55'28" WEST 141.83 FEET ALONG AN EXISTING FENCE LINE TO THE EAST RIGHT-OF-WAY LINE OF 8600 EAST STREET; THENCE SOUTH 86°11'58" WEST 33.00 FEET TO THE CENTERLINE OF 8600 EAST STREET; THENCE NORTH 03°48'02" WEST 686.05 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 20.23 ACRES.

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the Five Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Brad Dobson. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 17, Township 6 North, Range 2 East, S.L.B.&M. The basis of bearing is the East line of the Southeast Quarter of said Section which bears North 00°04'46" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

OWNER'S DEDICATION AND CERTIFICATION

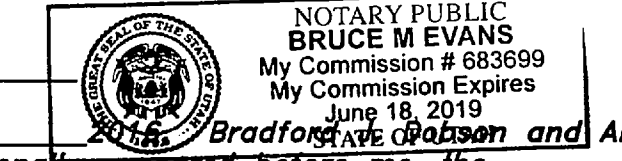
Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided into lots and streets, as shown on this plat and name said tract East Lake Meadows and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 17-27a-807, Utah code, without condition, restriction or reservation to Weber County, Utah, all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and also dedicate to Weber County a perpetual right and easement over, upon and under the lands designated hereof 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 channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements in witness we have here unto set our signature this 18 day of August 2016.

CORPORATE ACKNOWLEDGMENT

State of Utah County of Box Elber On the 18th day of August 2016, Brad Dobson and Amy M. Dobson, husband and wife, personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that they are the owners of East Lake Land & Water LLC and that they signed the above owner's dedication, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

AGRICULTURAL NOTE

Agriculture is the preferred use in the Agriculture Zones. Agriculture operations as specified in the zoning ordinance for a particular zone are permitted at any time including the operation of farm machinery and no allowed agriculture use shall be subject to restriction on that it interferes with activities of future residents of this subdivision



Notary public

WEBER COUNTY RECORDER

ENTRY NO. 2815297 FEE PAID \$35.00 FILED FOR RECORD AND RECORDED 16-SEP-2016 2:45 PM IN BOOK 79 OF OFFICIAL RECORDS, PAGE 85 RECORDED FOR EASTLAKE MEADOWS LEANN H. KILTS COUNTY RECORDER BY: [Signature] DEPUTY