



# 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: LUP348-2021**

Permit Type: Structure  
Permit Date: 10/19/2021

### Applicant

**Name:** Eden Commercial Holding LLC  
**Business:**  
**Address:** 3632 N Wolf Creek Drive  
Eden, UT 84310  
**Phone:** 801-389-4438

### Owner

**Name:**  
**Business:**  
**Address:** , UT  
**Phone:**

### Parcel

**Parcel:** 222870001  
**Zoning:** CV-2 **Area:** 1.245 **Sq Ft:** **Lot(s):** 1 **Subdivision:** Welcome Center Subdivision  
**Address:** 3632 N WOLF CREEK DR EDEN, UT 84310 **T - R - S - QS:** 7N - 1E - 22 - SW

### Proposal

<b>Proposed Structure:</b> Parking Lot	<b>Building Footprint:</b> 6875
<b>Proposed Structure Height:</b> 0	<b>Max Structure Height in Zone:</b> 35
<b># of Dwelling Units:</b> 0	<b># of Accessory Bldgs:</b> 0
<b># Off Street Parking Req'd:</b> 0	<b>*Is Structure &gt; 1,000 Sq. Ft?</b> N/A
	<b>*If True Need Certif. Statement</b>

### Permit Checklist

<b>Access Type:</b> Front Lot Line	<b>Alternative Access File #</b> N/A
<b>Greater than 4218 ft above sea level?</b> Yes	<b>Wetlands/Flood Zone?</b> No
<b>Additional Setback Req'd. ?</b> No	<b>Meet Zone Area Frontage?</b> Yes
<b>&gt; 200 ft from paved Road?</b> No	<b>Hillside Review Req'd?</b> N/A N/A
<b>Culinary Water District:</b> N/A	<b>Waste Water System:</b> N/A

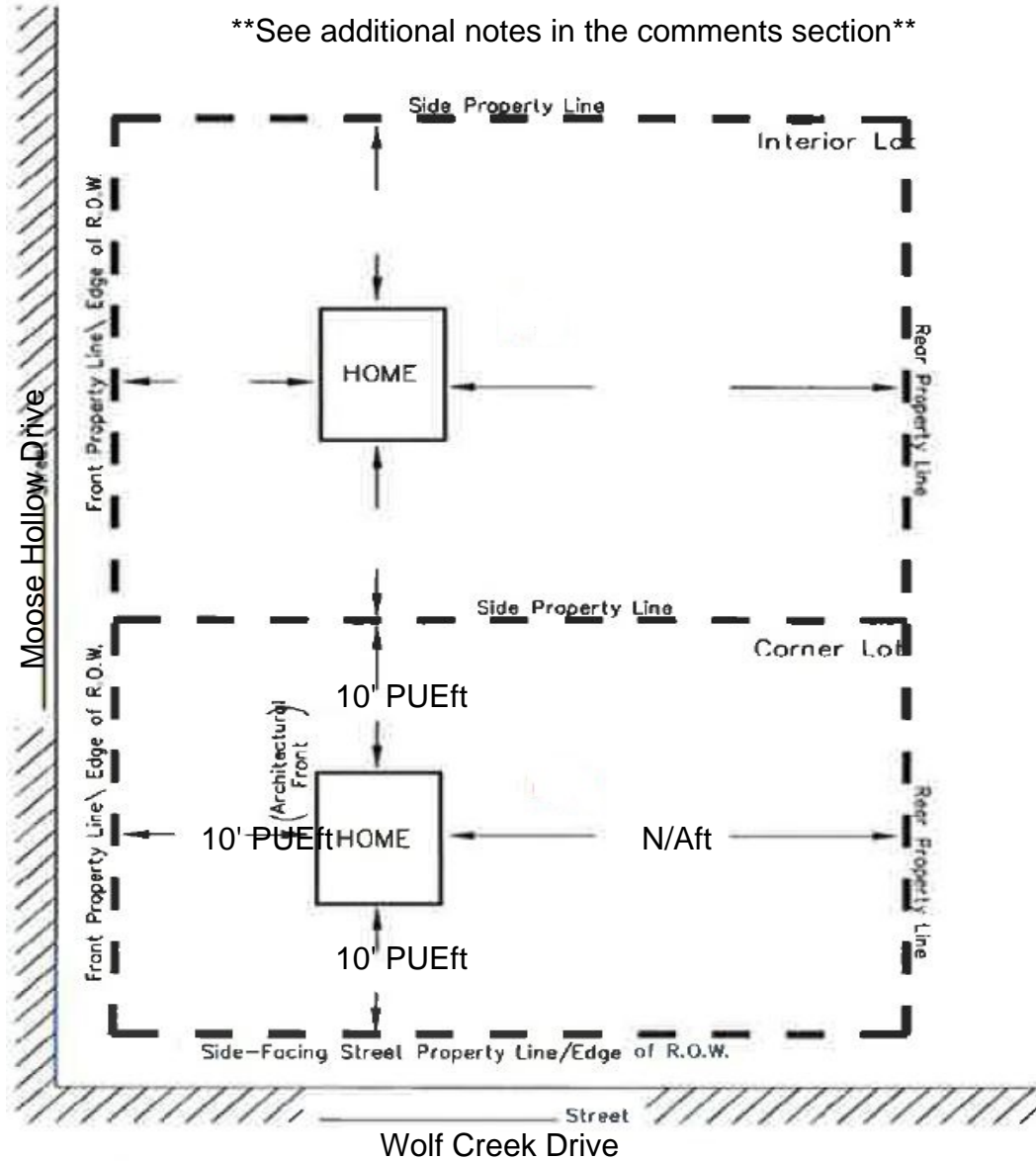
### Comments

This land use permit is for a parking lot expansion to the Mountain Luxury Lodge on the Welcome Center Subdivision lot. The parking space will include 6,875 sq. ft. of new hard surface parking. This land use permit is for the parking and landscaping area. No outdoor lighting or signage was approved as part of the design review approval of this project.

# Land Use Permit

## Structure Setback Graphic: New Dwelling, Addition, Etc.

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



### MINIMUM YARD SETBACKS New Dwelling, Addition, 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**

**10/19/2021**

\_\_\_\_\_  
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

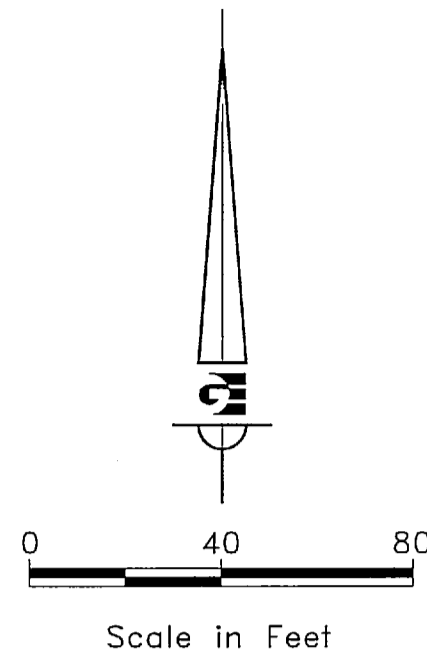
\_\_\_\_\_  
Date

SL-89

# WELCOME CENTER SUBDIVISION

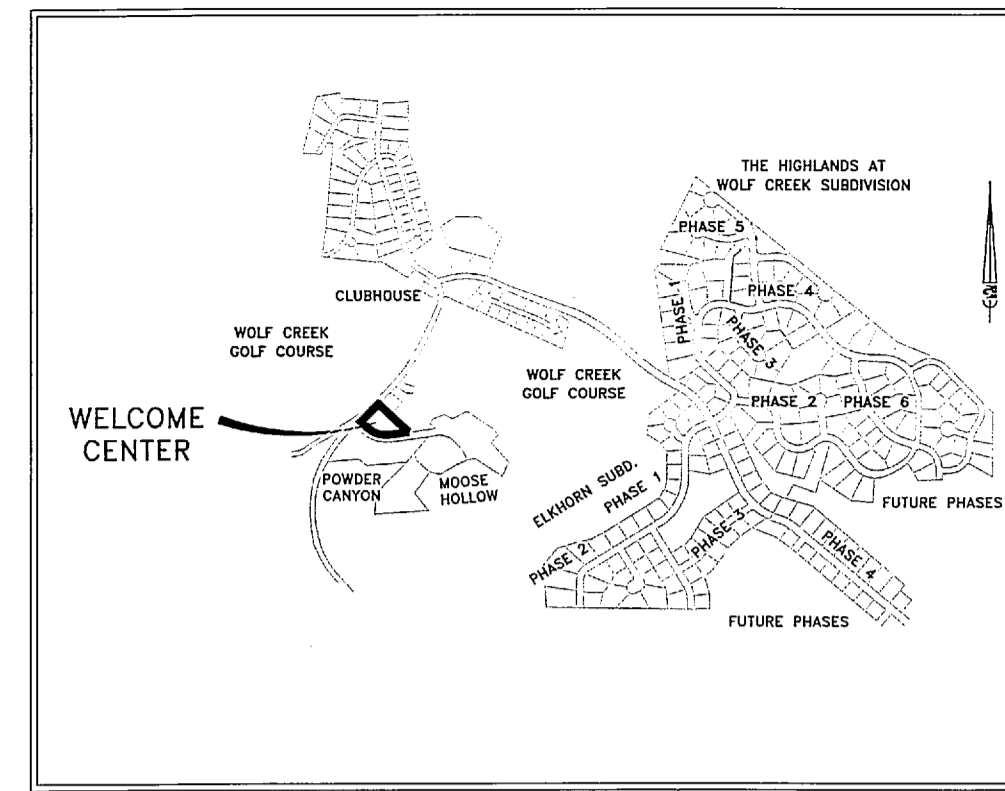
A PART OF THE SOUTHWEST 1/4 OF SECTION 22,  
T7N, R1E, SALT LAKE BASE & MERIDIAN,  
WEBER COUNTY, UTAH

MAY 2008



R= 818.61'  
L= 15.37'  
D= 104°32'  
T= 7.68'  
CH DIR= N 55°24'24" E  
CH= 15.37'

R= 220.00'  
L= 198.49'  
D= 51°41'42"  
T= 106.58'  
CH DIR= N 67°39'51" W  
CH= 191.83'



VICINITY MAP

### NARRATIVE:

THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAT WAS REQUESTED BY WOLF CREEK PROPERTIES LC FOR THE PURPOSE OF ESTABLISHING AND SUBDIVIDING THE LOCATION OF THE BOUNDARY OF THE SUBJECT PROPERTY AS SHOWN, FROM A LARGER PARCEL OF LAND. WEBER COUNTY SECTION CORNER MONUMENTS WERE FOUND, AS SHOWN ON PLAT, AND USED TO ESTABLISH THE SUBJECT PROPERTY. SURVEYS IN THE AREA PERFORMED BY GARDNER ENGINEERING AND HANSEN & ASSOCIATES WERE LOCATED ON THE GROUND AND USED TO DETERMINE THE BOUNDARY LINES OF THE SUBJECT PROPERTY. THE RIGHT OF WAY LINE OF WOLF CREEK DRIVE WAS ESTABLISHED BY HOLDING THE EXTENSION OF THE RIGHT OF WAY LINE AS SHOWN ON THE POWDER CANYON CONDOMINIUM PROJECT, PHASE 1 CONDOMINIUM PLAT AS DIRECTED BY THE WEBER COUNTY SURVEYORS OFFICE. A LINE BEARING N89°07'30"W BETWEEN THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SECTION 22, T7N, R1E, S&B&M, U.S. SURVEY WAS USED AS THE BASIS OF BEARING.

### NOTES:

- BUILDING SHOWN AS CONSTRUCTED.
- ALL TIE LINES SHOWN FROM PROPERTY LINES TO BUILDINGS ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
- #5 REBAR 24" LONG AND YELLOW PLASTIC SURVEY CAPS TO BE SET AT EXTERIOR BOUNDARY CORNERS.

### SURVEYOR'S CERTIFICATE

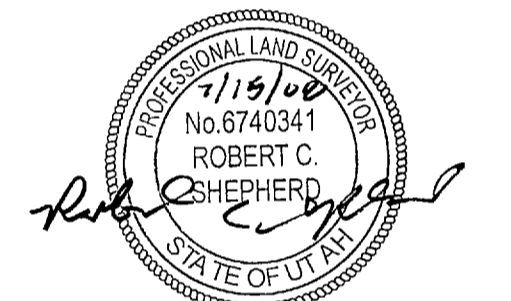
I, ROBERT C. SHEPHERD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6740341 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING OF THE STATE OF UTAH ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. MONUMENTS WILL BE PLACED AS REPRESENTED ON THE PLAT. EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION AND ZONING ORDINANCE REGULATIONS OF WEBER COUNTY.

### BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF WOLF CREEK DRIVE (UTAH STATE ROUTE 158) AND THE NORTH RIGHT RIGHT OF WAY LINE OF MOOSE HOLLOW DRIVE (3600 NORTH), SAID POINT BEING N 89°07'30" W 822.57' ALONG THE SOUTH SECTION LINE AND NORTH 765.26' FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22; RUNNING THENCE THE FOLLOWING TWO COURSES ALONG THE BOUNDARY LINE OF SAID WOLF CREEK DRIVE, AS SHOWN ON DEDICATION PLAT AS RECORDED IN BOOK 31 ON PAGE 25 OF WEBER COUNTY RECORDS,

N 49°11'02" E	191.57 FEET	AND
N 41°05'50" W	8.64 FEET	TO A POINT ON THE SOUTH BOUNDARY OF SAID WOLF CREEK DRIVE AS SHOWN ON DEDICATION PLAT AS RECORDED IN BOOK 15 ON PAGE 7 OF WEBER COUNTY RECORDS; THENCE
NORTHEASTERLY	15.37 FEET	ALONG A CURVE OF SAID BOUNDARY (RADIUS=818.61' DELTA=1°04'32" TANGENT=7.68' CHORD=15.37' CHORD BEARING=N55°24'24"E); TO THE SOUTH BOUNDARY LINE OF THAT PROPERTY DESCRIBED IN THAT WARRANTYDEED RECORDED AS ENTRY NO 1079678 IN THE WEBER COUNTY RECORDERS OFFICE; THENCE
S 43°27'53" E	355.86 FEET	ALONG SAID SOUTH BOUNDARY LINE AND ITS SOUTHEASTERLY EXTENSION; TO THE NORTHERLY RIGHT OF WAY LINE OF MOOSE HOLLOW DRIVE (3600 NORTH) AS RECORDED ON THE MOOSE HOLLOW CONDOMINIUM PHASE 1 PLAT; THENCE ALONG SAID MOOSE HOLLOW DRIVE THE FOLLOWING THREE COURSES:
S 86°29'18" W	170.12 FEET	TO A TANGENT CURVE TO THE RIGHT; THENCE
WESTERLY	198.49 FEET	ALONG SAID CURVE (RADIUS=220.00' DELTA=51°41'42" TANGENT=106.58' CHORD=191.83' CHORD BEARING=N67°39'51"W); TO A TANGENT LINE; THENCE
N 41°49'00" W	74.27 FEET	TO THE POINT OF BEGINNING.

CONTAINS: 54,233 SQ. FT. / 1.245 ACRES



7/15/2008

DATE

SIGNATURE

SEAL

### OWNER'S SUBDIVISION DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN HEREON AND NAME SAID TRACT **WELCOME CENTER SUBDIVISION**, AND DO HEREBY:

- (A) ROADWAY DEDICATION  
DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS A ROAD DEDICATION ALONG WOLF CREEK DRIVE, THE SAME TO BE USED AS A PUBLIC THOROUGHFARE.
- (B) PUBLIC UTILITY EASEMENT  
GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY AND STORM WATER EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND STORM DRAINAGE FACILITIES, AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

WOLF CREEK PROPERTIES, L.C.,  
a Utah limited liability company

Date: 7/23/08

By: *Steven Roberts*  
Name: Steven Roberts  
Managing Member

Prepared By:

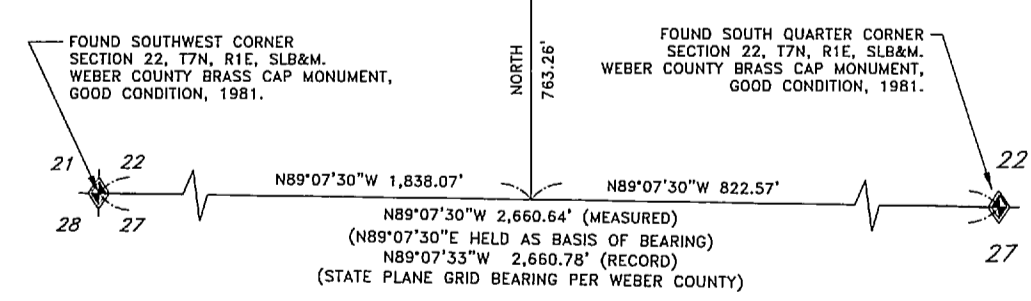


5875 S. ADAMS AVE. PARKWAY  
OGDEN, UT 84405  
(801)476-0202

### COUNTY RECORDER

2355614  
ENTRY NO. FEE PAID  
30<sup>th</sup> FILED FOR RECORD AND  
RECORDED 23-Jul-2008 AT 3:35 PM  
IN 108 BOOK OF OFFICIAL  
RECORDS, PAGE 25  
FOR WOLF CREEK PROPERTIES LC  
Ernest D Rowley  
COUNTY RECORDER  
BY *Ernest D Rowley*  
DEPUTY

68-75



SEE RECORD OF SURVEY # 004079

### OWNER/DEVELOPER

WOLF CREEK PROPERTIES, L.C.  
ATTN: ERIC HOUSEHOLDER  
3923 WOLF CREEK DRIVE  
EDEN, UTAH 84310  
(801) 781-4119

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 22 DAY OF July, 2008

*Eric Householder*  
CHAIRMAN, WEBER COUNTY PLANNING 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 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 LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 21<sup>st</sup> DAY OF July 2008  
*Robert C. Shepherd*  
WEBER COUNTY SURVEYOR

### 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 22 DAY OF July 2008

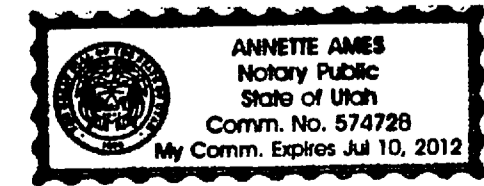
*Eric Householder*  
CHAIRMAN, WEBER COUNTY COMMISSION

TITLE: Admin. Assistant

ATTEST: *Fatima Fanelius*

### ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF WEBER } SS  
ON THIS 23 DAY OF July 2008,  
PERSONALLY APPEARED BEFORE ME STEVEN ROBERTS, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS PRESIDENT OF WOLF CREEK PROPERTIES, L.C., AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID L.C., AND HE ACKNOWLEDGED TO ME THAT SAID L.C. EXECUTED THE SAME.



*Annette Ames*  
NOTARY PUBLIC

### 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 \_\_\_ DAY OF \_\_\_ 2008

SIGNATURE

### 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 23<sup>rd</sup> DAY OF July 2008

*Curt Christensen*  
SIGNATURE