



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: LUP210-2021

Permit Type: Structure

Permit Date: 06/21/2021

Applicant

Name: Philip Castiglia
Business: Terra Form Utah LLC
Address: 4770 East 2660 North
Eden, UT 84310
Phone: 818-535-0848

Owner

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

Parcel

Parcel: 223280001

Zoning: CV-2 **Area:** 1.272 **Sq Ft:**
Address: 4770 E 2650 N EDEN, UT 84310

Lot(s): 1 **Subdivision:** Mel Clark Subdivision
T - R - S - QS: 7N - 1E - 34 - NW

Proposal

Proposed Structure: Commercial Office Build	Building Footprint: 2400
Proposed Structure Height: 28	Max Structure Height in Zone: 35
# of Dwelling Units: 0	# of Accessory Bldgs: 0
# Off Street Parking Req'd: 4	*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 Req'd. ? No	Meet Zone Area Frontage? Yes
> 200 ft from paved Road? No	Hillside Review Req'd? No N/A
Culinary Water District: Eden Water Company	Waste Water System: Septic

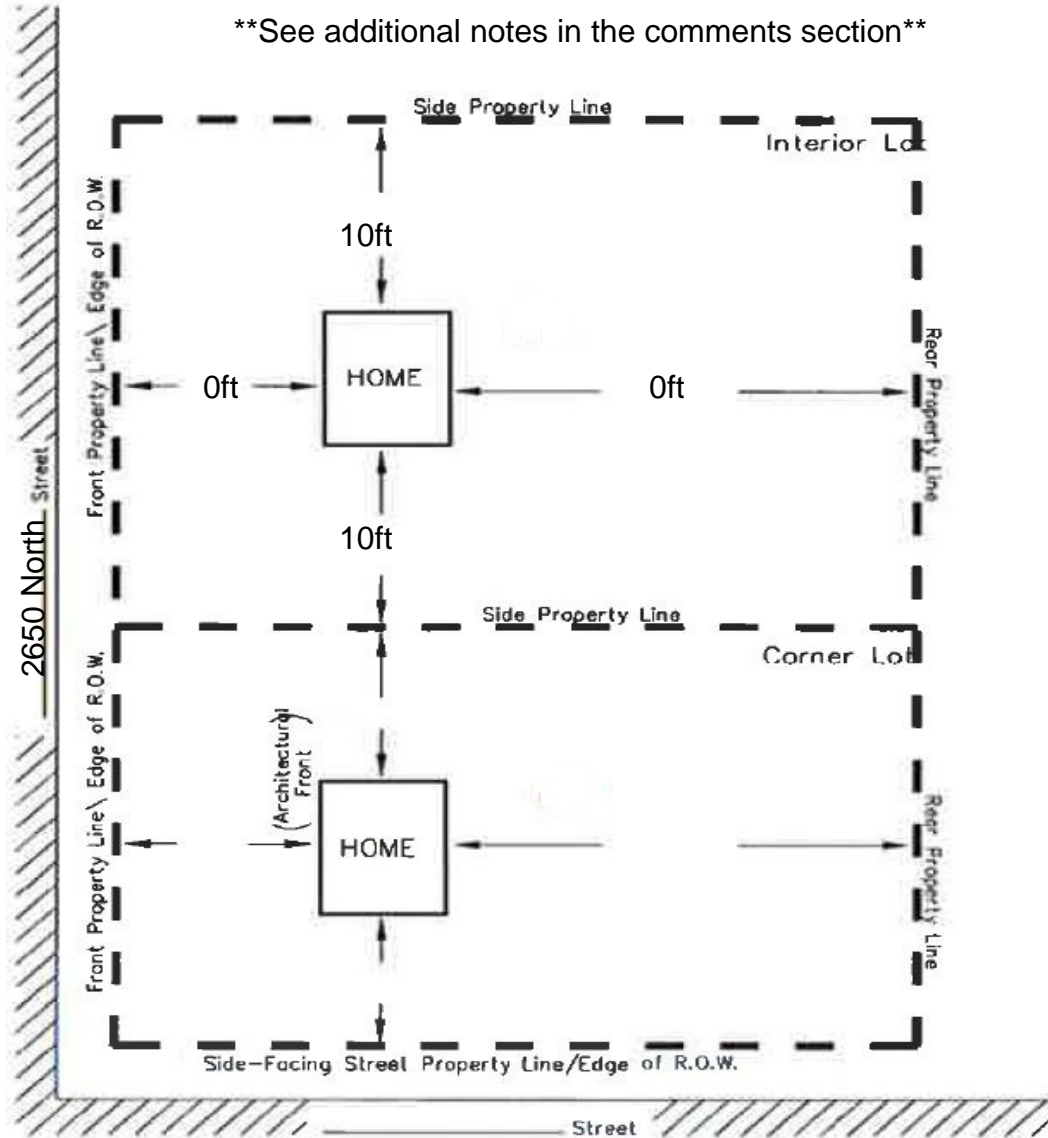
Comments

This land use permit is for a two story office building in the CV-2 Zone. Minimum Setbacks are as follows: Front = 0', Rear = 10', Sides = 10'. The structure has been approved for a Design Review based on architectural, landscaping, lighting, and site plans. This land use permit is conditional on the approved plans being adhered to. A deferral agreement and covenant has been executed and recorded to allow for future Complete Street improvements to be installed by the owner or successor along 177.235' of the lot's frontage with 2650 North Street beginning on the south east corner of the property and extending along the frontage 177.235' to the west. This document can be found with the Weber County Recorders Office as Entry #: 3162432 (06/21/2021).

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

06/21/2021

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

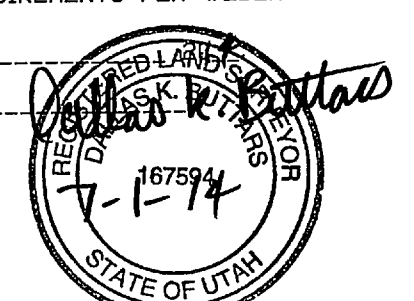
Date

MEL CLARK SUBDIVISION

A PART OF THE N.W. 1/4 OF SEC. 34, T.7 N., R.1 E., S.L.B. & M.
WEBER COUNTY, UTAH

SURVEYORS CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED IN THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.
I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF MEL CLARK SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO 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 RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.
SIGNED THIS 14th DAY OF July 2014
P.L.S. # 167594
SIGNATURE

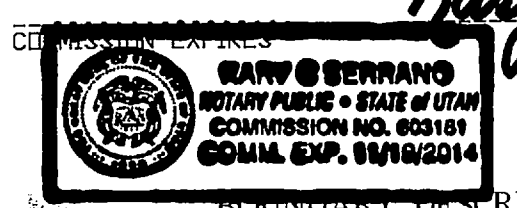


OWNER'S DEDICATION

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 HEREON AND NAME SAID TRACT MEL CLARK SUBDIVISION 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 THROUGHFARES FOREVER. ALSO 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, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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.
SIGNED THIS 30th DAY OF Oct 2014
J. HARRIS TRUST, MELVIN RAY CLARK REVOCABLE TRUST

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)
ON THIS 20th DAY OF 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.
DARY C. BERRANO
NOTARY PUBLIC



BOUNDARY DESCRIPTION

Part of the Northwest quarter of section 34, Township 7 North, Range 1 East, Salt Lake base and Meridian beginning at a point being 0'22'55" West 202.52 feet and North 81'27'25" East 212.32 feet from the Northwest corner of said section 34 and running thence North 1'56'51" East 54.29 feet; thence South 41'03'00" East 230.66 feet; thence North 65'50'00" East 120.77 feet; thence North 65'52'51" East 92.20 feet; thence South 43'12'09" East 206.56 feet; thence South 8'28'37" East 2.45 feet to the North line of 2650 North street; thence South 81'31'22" West 354.47 feet along the North line of said 2650 North street to the Southeast corner of lot 2, Kimbers subdivision; thence the following two (2) courses along the East line of Kimbers subdivision lot 2: (1) North 0'22'00" West 112.55 feet; (2) North 43'01'47" West 213.84 feet to the point of beginning. contains 1.272 acres

NARRATIVE

This survey was performed to create a 1 lot subdivision as shown. It is a 3 acre minimum zone and a variance with Weber County has been granted. The South boundary is held to the 2650 North right of way as dedicated in 1986 (entry # 989712) and is rotated to the state plane grid bearing system. The West boundary is held to the East line of lot 2, Kimbers subdivision as recorded. The East boundary is matched to the bearing and distance call on the current deeds. The chain link fence is not on the boundary line and was most likely placed conveniently away from an existing ditch. Basis of bearing is State plane grid bearings as shown on Weber County records.

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 THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

005052

RECORD OF SURVEY #

N.W. COR. 34
T7N, R1E, SLB&M
WEBER COUNTY BRASS
CAP 1986 GOOD COND.

N 1/4 COR. 34
T7N, R1E, SLB&M
WEBER COUNTY BRASS
CAP 1962 FAIR COND.

STATE PLANE GRID BEARING
BASIS OF BEARING
S89°35'03"E
RECORD 2667.67'

NOTE:

NOTE TO PROPERTY OWNER: POTENTIAL RISK ZONE THIS PROPERTY IS ADJACENT TO THE EDEN IRRIGATION COMPANY CANAL, IS IN AN AREA PREVIOUSLY IDENTIFIED TO THE WEBER COUNTY PLANNING COMMISSION AS A POTENTIAL RISK ZONE. THE POTENTIAL RISK ZONE IS DUE TO LOCATION, ELEVATION AND WATER VOLUME WITH RESPECT TO THE PROPERTY AND CANAL.

THIS SUBDIVISION WAS THE SUBJECT OF A WEBER COUNTY BOARD OF ADJUSTMENT DECISION GRANTED AS A PART OF CASE # BOA2013-04. THE LANDOWNER HAS VOLUNTARILY AGREED TO NOT USE THE REMAINDER PARCELS ACREAGE/SQUARE FOOTAGE TOWARDS ANY FUTURE DENSITY CALCULATIONS AND HAS FURTHER DESCRIBED THIS DESIRE IN A NOTICE OF VARIANCE RECORDED ON THE PROPERTY.

22-046-0030
REMAINDER PARCEL
NOT APPROVED FOR DEVELOPMENT
3.57 ACRES TOTAL

22-021-0134

22-121-0002
KIMBERS SUBD.
LOT 2

KIMBERS SUBD.
LOT 1

22-046-0062

SCALE: 1" = 40'

Ø = 5/8"Ø x 24" REBAR WITH
CAP STAMPED 167594

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 _____ DAY OF _____, 2014.
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 2014.
SIGNATURE
Planning Director

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 15th DAY OF July, 2014.
SIGNATURE

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 PREPARED THIS PLAT FROM THE RESPONSIBILITIES AND LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS 18th DAY OF July, 2014.
SIGNATURE
DARY C. BERRANO

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 _____ DAY OF _____, 2014.
TITLE: CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST:

DEVELOPER:
E.J. HARRIS 801-388-8500
6502 E. SUMMIT COVE, HUNTSVILLE, UT.
84317

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 _____ DAY OF _____, 2014.
SIGNATURE

LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE 801-731-4075 info@landmarksurveyingutah.com

CLIENT: E.J. HARRIS 801-388-8500
6502 E. SUMMIT COVE, HUNTSVILLE, UT.
84317

LOCATION: N.W. 1/4 SEC. 34, T.7N, R.1E, S.L.B.&M.
SURVEYED: SEPT. 2013

REVISIONS:	DRAWN BY: DB
02-05-14	CHECKED BY:
	DATE: 9-9-13
	FILE: 3350

WEBER COUNTY RECORDER
ENTRY # 2708799 FEE \$30.00
FILED FOR RECORD & RECORDED THIS 30th DAY OF OCTOBER 2014 AT 4:20PM IN BOOK 76 OF RECORDS PAGE 61
ERNEST ROWLEY
WEBER COUNTY RECORDER
BY Kasea B. Little
DEPUTY