



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

PC Luminary LLC
3575 North Wolf Creek Drive
Eden, UT, 84310

RE: Powder Canyon Condominium PRUD Conditional Use Permit (CUP 36-2006)

Based on LUC 108-4-3(b)(2)g, the Weber County Planning Division has approved a de minimis change to the conditional use permit (CUP 36-2006) known as Powder Canyon PRUD. The change includes an amendment to the architecture style and building materials for Phase 1. Any additional changes to the conditional use permit will need to be formally submitted to the Planning Division for review.



Rick Grover
Weber County Planning Director



Date

Powder Canyon

New proposed architecture and materials

DARK SKY
CHARTRUAVE LIGHTING



BLACK FLAT PANEL
GARAGE DOORS

MAINTENANCE FREE
Exterior Accents



GLASS PANEL
ACCENT WALLS

ARIZONA DRYSTACK



GRAND LODGE BEAMS





FRONT ELEVATION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

POWDERHORN

10-PLEX

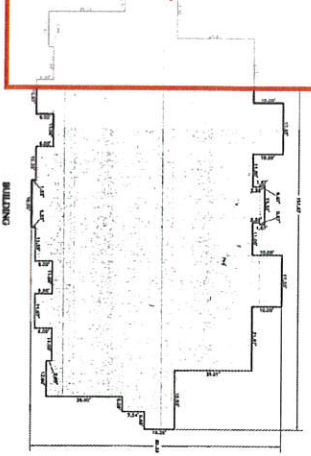


206093
DATE:
10.23.06
DD

Owner Approval: _____
Approval Date: _____

Recorded plat for reference

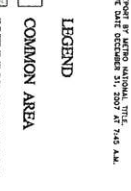
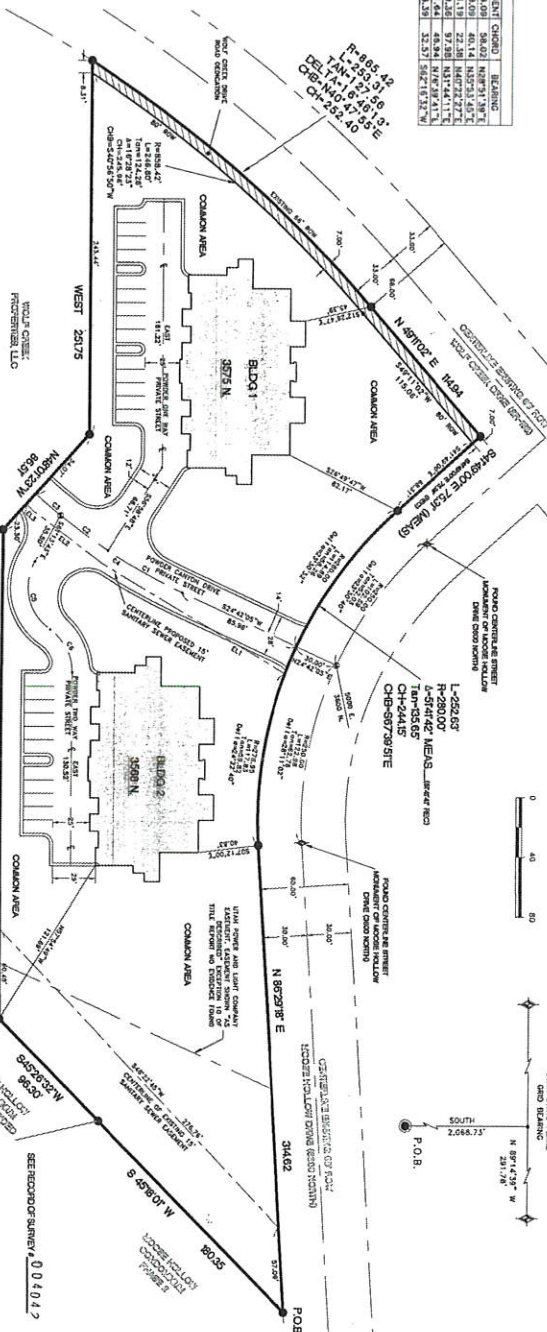
6-8



POWDER CANYON CONDOMINIUM PROJECT, PHASE 1 CONDOMINIUM PLAT

NIGHTLY RENTALS ARE PERMITTED PER CUP 12-36-06
PART OF THE SOUTHWEST 1/4 OF SECTION 22
T1N, R1E, S18&M, US SURVEY
WEBER COUNTY, UTAH
SHEET 1 OF 6

CURVE LENGTH	RADIUS	DELTA	TANGENT CHORD	BEARING
C1	38.00	90.00	27.19	S20.00° E
C2	40.00	90.00	28.00	S18.43° E
C3	40.00	90.00	28.00	S18.43° E
C4	40.00	90.00	28.00	S18.43° E
C5	40.00	90.00	28.00	S18.43° E
C6	40.00	90.00	28.00	S18.43° E
C7	40.00	90.00	28.00	S18.43° E
C8	40.00	90.00	28.00	S18.43° E
C9	40.00	90.00	28.00	S18.43° E
C10	40.00	90.00	28.00	S18.43° E



LEGEND
 [Symbol] BUILDING FOOTPRINT
 [Symbol] COMMON AREA
 [Symbol] ROAD DEDICATION

NARRATIVE
 THIS IS TO CORRECT THE CONDOMINIUM PLAT RECORDING OF THE CONDOMINIUM PROJECT PLAT FROM THE CONDOMINIUM PROJECT PLAT AS THE RECORDING OF THE CONDOMINIUM PROJECT PLAT WAS FOUND TO BE IN ERROR. THE RECORDING OF THE CONDOMINIUM PROJECT PLAT WAS FOUND TO BE IN ERROR DUE TO A CLERICAL ERROR IN THE RECORDING OF THE CONDOMINIUM PROJECT PLAT. THE RECORDING OF THE CONDOMINIUM PROJECT PLAT IS HEREBY RECORDED AS CORRECTED.

Prepared By
Garland Engineering
 5875 S. ADAMS AVE. PARKWAY
 COVINGTON, UT 84002
 (801) 741-0202

Garland Engineering

Counties Recorder
 Weber County, Utah
 3/12/2008

SUPERVISOR CERTIFICATE

BOUNDARY DESCRIPTION

SECTION	DESCRIPTION
1	1/4 CORNER SEC 22
2	1/4 CORNER SEC 22
3	1/4 CORNER SEC 22
4	1/4 CORNER SEC 22
5	1/4 CORNER SEC 22
6	1/4 CORNER SEC 22
7	1/4 CORNER SEC 22
8	1/4 CORNER SEC 22
9	1/4 CORNER SEC 22
10	1/4 CORNER SEC 22
11	1/4 CORNER SEC 22
12	1/4 CORNER SEC 22

OWNERS CERTIFICATE OF CONSENT TO RECORD

I, the undersigned, being the owner of the above described premises, do hereby consent to the recording of the above described plat and to the payment of the recording fee thereon. I understand that the recording of this plat will constitute a public record and that the same will be subject to the provisions of the Utah Condominium Act, Utah Code, Title 67, Chapter 2, and that I am aware of the consequences of the recording of this plat. I am not aware of any other persons who have an interest in the above described premises and I am not aware of any other persons who have a claim against the above described premises. I understand that the recording of this plat will constitute a public record and that the same will be subject to the provisions of the Utah Condominium Act, Utah Code, Title 67, Chapter 2, and that I am aware of the consequences of the recording of this plat. I am not aware of any other persons who have an interest in the above described premises and I am not aware of any other persons who have a claim against the above described premises. I understand that the recording of this plat will constitute a public record and that the same will be subject to the provisions of the Utah Condominium Act, Utah Code, Title 67, Chapter 2, and that I am aware of the consequences of the recording of this plat. I am not aware of any other persons who have an interest in the above described premises and I am not aware of any other persons who have a claim against the above described premises.

DATE: 3/12/2008

SIGNATURE: _____

OWNERS DEDICATION

THE UNDERSIGNED, BEING THE OWNER OF THE ABOVE DESCRIBED PREMISES, DO HEREBY DEDICATE THE ABOVE DESCRIBED PREMISES TO THE PUBLIC AND TO THE USE OF THE PUBLIC AS A ROAD. I understand that the dedication of this road will constitute a public record and that the same will be subject to the provisions of the Utah Condominium Act, Utah Code, Title 67, Chapter 2, and that I am aware of the consequences of the dedication of this road. I am not aware of any other persons who have an interest in the above described premises and I am not aware of any other persons who have a claim against the above described premises. I understand that the dedication of this road will constitute a public record and that the same will be subject to the provisions of the Utah Condominium Act, Utah Code, Title 67, Chapter 2, and that I am aware of the consequences of the dedication of this road. I am not aware of any other persons who have an interest in the above described premises and I am not aware of any other persons who have a claim against the above described premises.

DATE: 3/12/2008

SIGNATURE: _____

WEBER COUNTY ATTORNEY
 I HAVE EXAMINED THE FINANCIAL STATEMENTS AND OTHER INFORMATION RELATIVE TO THE ABOVE DESCRIBED PROJECT AND I AM Satisfied THAT THE PROJECT IS IN ACCORDANCE WITH THE APPLICABLE STATUTES AND RULES OF THE COUNTY AND I AM NOT PROVIDING ANY OPINION AS TO THE LEGAL EFFECT OF THE PROJECT.

DATE: 3/12/2008

SIGNATURE: _____

WEBER COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE RECORDED PUBLIC IMPROVEMENT STANDARDS AND SPECIFICATIONS FOR THE PROJECT ARE IN ACCORDANCE WITH THE APPLICABLE STATUTES AND RULES OF THE COUNTY AND I AM NOT PROVIDING ANY OPINION AS TO THE LEGAL EFFECT OF THE PROJECT.

DATE: 3/12/2008

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WEBER COUNTY COMMISSIONER APPROVAL
 THIS IS TO CERTIFY THAT THE COMMISSIONER HAS REVIEWED THE PROJECT AND HAS APPROVED THE PROJECT FOR RECORDING. I understand that the recording of this project will constitute a public record and that the same will be subject to the provisions of the Utah Condominium Act, Utah Code, Title 67, Chapter 2, and that I am aware of the consequences of the recording of this project. I am not aware of any other persons who have an interest in the above described premises and I am not aware of any other persons who have a claim against the above described premises. I understand that the recording of this project will constitute a public record and that the same will be subject to the provisions of the Utah Condominium Act, Utah Code, Title 67, Chapter 2, and that I am aware of the consequences of the recording of this project. I am not aware of any other persons who have an interest in the above described premises and I am not aware of any other persons who have a claim against the above described premises.

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NOTES:

1. THE CONDOMINIUM PLAT IS BEING RECORDED CONCURRENTLY WITH AN INSTRUMENT THAT PROVIDES FOR THE ASSIGNMENT OF THE PROJECT TO THE DEVELOPER. THE DEVELOPER IS THE ASSIGNED PUBLIC IMPROVEMENT STANDARDS AND SPECIFICATIONS FOR THE PROJECT ARE IN ACCORDANCE WITH THE APPLICABLE STATUTES AND RULES OF THE COUNTY AND I AM NOT PROVIDING ANY OPINION AS TO THE LEGAL EFFECT OF THE PROJECT.

2. THE DEVELOPER IS THE ASSIGNED PUBLIC IMPROVEMENT STANDARDS AND SPECIFICATIONS FOR THE PROJECT ARE IN ACCORDANCE WITH THE APPLICABLE STATUTES AND RULES OF THE COUNTY AND I AM NOT PROVIDING ANY OPINION AS TO THE LEGAL EFFECT OF THE PROJECT.

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