

Wasatch County, State of Utah

## Certificate of Zoning Verification

**Thomas J. Keeling and Janice Keeling**

This Certificate issued on this 16th day of November 2016, pursuant to the Revised Zoning Ordinance of Wasatch County, State of Utah, for the building or use located at:

**OWC-0626-0-029-035 (0.5 Acres)**

**Zone M**

This is to certify that the building or use of land has been inspected and has been found to comply with the requirements of the Revised Zoning Ordinance of Wasatch County, State of Utah. Through review, it has been determined the lot was created in 1961, prior to the enactment of a county zoning code. At the time the lot was created it already had two homes on it. The parcel listed above is one parcel as per recorded deed and the planning office has determined that this would qualify as a lot of record and has one building right associated with it. This parcel's boundary description shall not be altered in any form without contacting the Wasatch County Planning Department. Failure to do so may void this certificate.

**Authorized use:** Two single-family dwellings are allowed on this property, subject to the following:

[Requirements for this lot listed on subsequent pages]

Signed: \_\_\_\_\_

Travis Hair, Wasatch County Planner

- 1) This certificate sets forth the uses of land and buildings for which a building permit has been issued, no other use of the land or buildings will be made other than those specifically authorized, applicant and successors will continue to occupy the land and buildings in accordance with the laws and ordinances of Wasatch County, State of Utah.
- 2) This clearance is only by the Planning and Zoning Department. Construction of a single family dwelling still requires approval of a complete building permit application by the Building, Health, and Fire Departments, and approval of a site plan by our Planning Office, for appropriate setbacks and height regulations.
- 3) Until and unless a Special Service District allows this property to hook onto water and sewer, this lot must be served by a septic tank and drainfield, which must be approved by the Wasatch County Health Department. This lot may have areas that can be approved for drainfields if an investigation supervised by the local health department shows this lot is suitable. At such time as any public utilities become available (within 300'), you are required to hook-up as soon as reasonably possible.
- 4) Applicant shall submit a scaled, detailed site plan, with a building permit application, indicating all property lines, roads, road center, dwelling location, driveway, driveway width, all existing structures, bodies of water including streams, canals, and rivers.
- 5) Property may have high ground water and may not be suitable for a basement
- 6) Building proposal and land use must comply with all standards found in the applicable zoning (A-20) and any other applicable county requirements.
- 7) The lot must have an approved culinary water source.
- 8) Dwellings within 50' feet of the high water elevation of a 100-year flood in or near FEMA flood zones or within 50' feet of any wetlands will require a Conditional Use Permit and approval by the Wasatch County Planning Commission to receive approval for a Building Permit. A flood study may be required before the issuance of a building permit to this parcel if the Planning Staff feels that it is necessary to assure that the house is outside of any potential flood areas.
- 9) As the existing buildings are legally non-conforming the continued use for two homes is permitted. However, if an owner wishes to replace the buildings, the footprint must be equal to or lesser than the existing footprint and cannot be any less conforming to setbacks than the current buildings.

**Legal Description:**

BEG 2.10 CH E & 8.95 CH N.02°30'E OF SW COR SE1/4NW1/4 SEC 29, T3S, R5E, SLM;  
N.02°30'E 9 RD; E 10 RD; S 94.50 FT; E 72 FT; S 54 FT; W 237 FT TO BEG. LESS  
0.13 ACRE R/W. NET AREA 0.50 ACRE

**ACKNOWLEDGMENT**

State of Utah )  
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County of Wasatch )

On the 16<sup>th</sup> day of November 2016 Travis Hair personally appeared before me, the undersigned Notary Public, In and for said County of Wasatch, in said State of Utah, the signer(s) of the above document, duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Sherry Lawrence  
Notary Public



Residing in Wasatch County.

My Commission Expires: Jan. 11, 2020

