

# ZONING

Lot is located in Zone: RE-15, Residential Zone, per Zoning Map. (Information Provided by the Pleasant View Planning Commission at http://www.pleasantviewcity.com/images/stories/February%202012%20Code.pdf)

The purpose of the RE-15 zone classification is to provide regulated areas for single family residential use under qualifying medium density as described in the General Plan. (Ord. 2008-16 dated 11/21/08;

### 18.09.040 Site Development Standards.

- 1. Interior lots: 15,000 square foot minimum
- 2. Corner lots: 16.000 sauare foot minimum
- B. Lot Width. Minimum lot width at a distance thirty feet back from the front lot line shall be one hundred feet.
- C. Yard-Front. Minimum yard setback shall be thirty feet. Except the setback may be the average of existing buildings where 50% of the street frontage is developed, but in no case less than twenty feet.PLEASANT VIEW CITY TITLE 18 -ZONING
- D. The minimum side yard for any dwelling shall be ten feet and the total width of the two required side yards shall not be less than twenty-four feet. Other main buildings shall have a minimum side yard of twenty feet and the total width of the two required side yards shall be not less than forty feet. The minimum side yard for a private garage shall be ten feet, except that private garages and other accessory buildings, located at least six feet in the rear of the main building may have a minimum side yard of one foot, provided that no private garage or other accessory building shall be located closer than ten feet to a dwelling on an adjacent lot. On corner lots, the side yard, which faces on a street for both main and accessory buildings, shall be not less than twenty feet, or the average of existing buildings where more than fifty percent of the frontage is developed, but in no case less than fifteen feet.
- E. Yard-Rear. The minimum depth of the rear yard for any main building shall be thirty feet, and for accessory buildings one foot, providing that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to
- F. Yard-General. The minimum setback requirement of any yard for any building which abuts 600 West, 1000 West or 1100 West shall be 40 feet. The City Council may waive this special setback requirement in those circumstances where a new project is dedicating and constructing the right of way as shown in the General Plan. (Ord. 2008-16 dated 11/21/08; prior codes see below)

### 18.09.050 Housing Standards.

- 1. Minimum shall be one story or ten feet.
- 2. Maximum shall be two and one-half stories or thirty-five feet.
- B. Single family homes shall incorporate the following:
- 1. A minimum of 50% of each structure's exterior surface as masonry (brick, stone or stucco.)
- 2. A minimum of a 2 car garage is required.

3. Roof materials shall be constructed of architectural shingles that simulated the depth of wood shingles or may be constructed of tile or other materials approved by the Planning Commission.

4. Minimum 5:12 roof pitch.

5. No more than 2 homes with the same or very similar architecture shall be allowed adjacent to each other.

6. All homes shall have a minimum finished square footage of 1500 above grade with at least 800 square feet per floor. (Ord. 2008-16 dated 11/21/08; prior codes see below)

# PROPERTY LINE CURVE DATA

(1)	(2)	(3)
$A = 6^{\circ}30'47''$ R = 1044.60' L = 118.74' LC = 118.68' $S 42^{\circ}33'21'' E$	$\Delta = 6°30'26"$ $R = 1044.60'$ $L = 118.64'$ $LC = 118.57'$ $S 36°02'45"$	$\Delta = 0^{\circ}15'29''$ $R = 1044.60'$ $L = 4.71'$ $LC = 4.71'$ $S 32^{\circ}39'48'' E$
$(4)$ $\Delta = 11^{\circ}40'24''$ $R = 330.00'$ $L = 67.23'$ $LC = 67.12'$ $5 26^{\circ}41'51'' E$	$ \begin{array}{rcl} (5) \\ \Delta &=& 11^{\circ}23'21" \\ R &=& 255.00' \\ L &=& 50.69' \\ LC &=& 50.61' \\ N &26^{\circ}33'20" W \end{array} $	

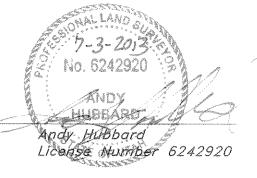
### CERTIFICATION

To Country Fields, Ivory Homes, Mountain View Title & Escrow Company.

The ALTA/ACSM survey will meet the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM, and NSPS in 2011, shall meet the accuracy requirements of an urban survey, and shall include Optional Table "A" items 1, 2, 3, 4, (each Parcel), 6(b), 7(b), 8, 11(b), & 16.

The field work was completed on 3 June, 2013.

Date of Plat or Map: 17 June, 2013.



### BOUNDARY DESCRIPTION

All of Lots 77 through 81. Country Fields Phase No. 3, Pleasant View City, Weber County, Utah, according to the official plat thereof.

### EXCEPTIONS TO COVERAGE

### Exception 8

Said property is included within the following boundaries and is subject to any charges and assessments levied by them as a result of services provided.

WEBER BASIN WATER CONSERVANCY DISTRICT, MOSQUITO ABATEMENT DISTRICT, DAVIS COUNTY LIBRARY, THE CENTRAL DAVIS SEWER DISTRICT, BENCHLAND WATER, SOUTH DAVIS RECREATION. CENTERVILLE CITY.

### Exception 9

AGREEMENTS AND EASEMENTS TO USE WATER DISTRIBUTION SYSTEMS. OF CANALS, DITCHES. PIPELINES AND FACILITIES OF WEBER AND BOX ELDER CONSERVATION DISTRICT By and Between: THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES AND THE WEBER-BOX ELDER CONSERVATION DISTRICT, A CORPORATION Recorded: May 17, 1996

Entry Number: 1406842 Book: 1806 Page: 2917 Exact location not disclosed Recorded: May 17, 1996 Entry Number: 1406843 Book: 1806 Page: 2925 Recorded: May 17, 1996 Entry Number: 1406846 Book: 1806 Page: 2928 Recorded: May 17, 1996 Entry Number: 1406848 Book: 1806 Page: 1938 Recorded: January 6, 2006 Entry Number: 2153139 Case No: 122166

## Exception 10

Notes, Conditions and/or Restrictions as disclosed on proposed dedication plat, including

ditches, reservoirs, utilities, canals, pip lines, power, telephone, sewer,. Gas or water

# Exception 11

A ten (10) foot Public Utility and Drainage Easement over and across said lots as disclosed on dedication plat.

# Exception 12

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COUNTRY FIELDS SUBDIVISION PHASE 3 Dated: June 18, 2012

Recorded: July 11, 2012 Entry Number: 2585083

But omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national

Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap

origin unless and only to the extent that said covenant (a) is exempt under Chapter 42,

# NOTE:

1. 10' Public Utility and Drainage Easements each side of Property line as indicated by dashed lines, unless otherwise shown. 2. There is no observed evidence of recent earth work, building construction or building additions.

# E SHE SHEET SHEET

C.M.P. R.C.P. CONC RWALL SMH WV CB	Edge of Concrete Retaining Wall Sewer Manhole Water Valve Catch Basin	e	Set Nail in Curb Set 5/8"ø Rebar (24" Long) & Cap w/ Fencepost Found Rebar & cap w/ Fence Found Rebar & Cap Set Hub & Tack Monument to be set
TC SW GAS GUY BLDG NG	Top of Curb Sidewalk Gas line Marker Guy Wire Building Corner Natural Ground Fire Hydrant	. /	Existing Fence Non-Radial Line Radial Line Radial Line Weber County Surveyor Section Monument
	R.C.P. CONC RWALL SMH WV CB DV TC SW GAS GUY BLDG NG	R.C.P. Reinforced Concrete Pip CONC Edge of Concrete RWALL Retaining Wall SMH Sewer Manhole WV Water Valve CB Catch Basin DV Diversion Box TC Top of Curb SW Sidewalk GAS Gas line Marker GUY Guy Wire BLDG Building Corner NG Natural Ground Q Fire Hydrant	R.C.P. Reinforced Concrete Pipe CONC Edge of Concrete RWALL Retaining Wall SMH Sewer Manhole WV Water Valve CB Catch Basin DV Diversion Box TC Top of Curb SW Sidewalk (N/R) GAS Gas line Marker (Rad) GUY Guy Wire W.C.S. BLDG Building Corner NG Natural Ground Q Fire Hydrant

Light Pole

Deciduous Tree

Coniferous Tree

Power Pole w/guy



# FLOOD ZONE DESIGNATION

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0200E dated 16 December, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

17 Jun, 2013

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