

**PLANNING AND ZONING
AUGUST 2, 2022
MEETING PACKET**



Ferron City Planning Commission Meeting Agenda 08-02-2022
Commission Room – Ferron City Hall
20 East Main Street, Ferron Utah
Phone - (435) 384-2350 Fax - (435) 384-2557 Web - ferroncity.org

Notice is hereby given that the Planning Commission of Ferron City, Emery County, Utah, will hold the regular Meeting on Tuesday August 2, 2022 commencing at 7:00 p.m. at the City Hall.

1. CALL TO ORDER

2. APPROVAL OF MINUTES Minutes dated July 5, 2022

REVIEW OF BUSINESS LICENSES

- 3. Smiling Sunbeams Childcare** Alyscia Burr
- 4. What's Poppin** Kimberly Howes or Stephanie Howes

REVIEW OF ZONING CLEARANCE APPLICATIONS

- 4. Britton & Josie Childs**

DISCUSSION ITEMS/REVIEW

- 5. Update on checklists for New Construction**
Review of RV Statues update
Other Items as Needed

6. ADJOURNMENT

The public is invited to attend all Planning Commission Meetings and Work Sessions. In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify City Recorder, Barbara Bowles, at (435) 384-2350 at least 24 hours prior to the meeting.

I, the undersigned duly appointed Recorder of Ferron City, hereby certify that the foregoing notice of agenda was posted at the Ferron City Hall, Ferron Post Office, on the internet at www.ferroncity.org and the Public Notice Website August 1, 2022.

Barbara Bowles
Ferron City Recorder



Ferron City Planning Commission Meeting Minutes 07-05-2022
Commission Room – Ferron City Hall
20 East Main Street, Ferron Utah
Phone - (435) 384-2350 Fax - (435) 384-2557 Web - ferroncity.org

Present:

Commissioner Chair Liz Nielson
Commissioner Stephanie Howes

Commissioner Byron Thompson
Commissioner/ Council Member Brad Richman

Also Present:

Barbara Bowles, Recorder

Council Member Troy Winter

Sue Jones

1. CALL TO ORDER

Commissioner Chair Nielson called the meeting to order at 7:00 pm. Roll Call.

2. BUSINESS ITEM

Barbara Bowles, Recorder Ferron City

Reminder about City Emails. They had been set up months ago. Handout with email addresses and generic password. Commissioners were advised that once they signed in, they would be prompted to change their password. Beginning August 1, 2022, all packets will be emailed to these email addresses. In the past it has been allowed for commissioners to come in and view packets prior to meeting. Now that we will be emailing the packets, we will not have to come in early to review the information and we won't need to be here early. No need to unlock the doors or be here until 7 p.m.

It was discussed that with the above being enforced and the need for retraction of personal information on business applications and zoning applications that instead of the Friday before it should be the Tuesday before that everything turned in for a Planning and Zoning meeting.

It was suggested that a check off list be made for new business licenses and also for new home builds. No longer will we communicate via text. It was explained that it was for the Planning Commissions Safety. It is considered electronic communication and is subject and considered public records.

3. APPROVAL OF MINUTES

Minutes approved as written for June 7, 2022

REVIEW OF BUSINESS LICENSES

4. What's Poppin - Kimberly Howes or Stephanie Howes

-Commissioner Howes excused herself from this item as she is a co-owner of the business.

-This item will be tabled due to as of 3:22 p.m. this afternoon it could not be verified that the business was registered with the State of Utah.

-Stephanie Howes will check with her business partner about the status of the registration.

REVIEW OF ZONING CLEARANCE APPLICATIONS

- 5. Ryan Snow -** They did go to the County and divided the property. There is enough property and two lots now. One build per lot. They brought in warranty deeds. Set Backs. Front Set Back needs to be 30 ft. A Call was made to Ryan. Advised that everything looked good. He was advised that he would need to be 30 feet back from his front property line.

Commissioner Richman motioned to approve with the change on the application TO 30 feet from the front property line for the set back. Commissioner Howes seconded the motion. The motion carried unanimously.

6. **Sue Jones** – The planning commission reviewed and approved the plans.

Commissioner Thompson motioned to approve, and **Commissioner Richman** seconded the motion. The motion carried unanimously.

REVIEW OF REZONING APPLICATIONS

7. **EM ARAGON**

- After the decision of the Appeals Authority of the variances Ms. Aragon requested a rezoning.
- Advised we did have a email authorization to proceed.
- Rezoning was explained by Commissioner Chair Nielson
- Access to the property was discussed.
- Easements were discussed.
- Title search.

Commissioner Thompson made a motion to suggest that a title search be done to make sure that there is access. **Commissioner Howes** seconded the motion.

DISCUSSION ITEMS/REVIEW

Brought to the attention the two different applications for planning and zoning applications. Permission to clean up the planning and zoning paperwork.

ADJOURNMENT

Commissioner Thompson made a motion to adjourn the planning and zoning meeting for July 5, 2022 at 7:56 p.m. **Commissioner Richman** seconded the motion.

ATTEST:

Commission Chair Liz Nielson

Barbara Bowles
Ferron City Recorder



BUSINESS LICENSE APPLICATION

Please submit the completed form and all applicable attachments to the Ferron City Hall at PO Box 820, 20 East Main Street, Ferron, UT 84523.

PLEASE TYPE OR PRINT LEGIBLY

Business Information		
Status: ☒ New Business ☐ Location Change ☐ Name Change ☐ Ownership Change ☐ Renewal		
Business Name: Smiling Sunbeams Childcare		
Owner's Name: Aluscia Burr		
Manager's Name: Aluscia Burr		
Business Street Address and PO Box: [REDACTED]		
Business Telephone: [REDACTED]		Fax: [REDACTED]
Type of Organization: ☒ Sole Proprietorship ☐ Partnership ☐ Corporation ☐ LLC		
Type of Business: ☐ Commercial Wholesale ☐ Commercial Retail ☐ Construction / Contractor ☒ Services ☐ Short-Term Rental ☐ Restaurant/Fast Food ☐ Sexually Oriented		
Opening Date: Aug 1st 2022	Business Hours: 7-5	Days of Week: Mon-Fri
Detailed Description of Business Activity: Primary child care for school age children (0-12 yrs)		
APPROVALS: (Please sign and date)		
Office Use Only		LICENSE # _____
License Administrator _____		* Fire Chief Attached
Planning Commission _____		Health Dept. _____
Building Inspector _____		Other _____

Business Tax Information

State Sales Tax ID:	Federal Tax ID:
State License Type:	State License No. (Attach Copy if applicable)
Beer License Needed ☒ No ☐ Yes If yes check the following: ☐ Class A ☐ Class B ☐ Class C	
Background Check ☐ No ☒ Yes (If yes, please sign consent or attach proof)	Bond ☒ No ☐ Yes (If yes, please attach proof)

Owner Information

Owner's Name: Alyscia Burr

Owner's Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

E-mail: [REDACTED] Contact info: [REDACTED]

Manager Information

Manager's Name: Alyscia Burr

Manager's Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

E-mail: [REDACTED]

Corporations: If any, please complete this section

List all Officers & Titles:	Home Address:	Home Phone:

I understand that completion of this application does not constitute the approval to operate a business. I agree to conduct said business in accordance with all state and local laws and swear under penalty of law that the information contained in this application is true and correct.

Alyscia Burr 7-12-2022
Signature of Owner Date

Alyscia Burr Owner
Please Print Name Title

Please allow at least 10 business days to process the application

SMILING SUNBEAMS CHILDCARE

[Update this Business](#)

Entity Number: 12941017-0151

Company Type: DBA

Address: 2205 [REDACTED] UT 84522

State of Origin:

Registered Agent: Alyscia Burr

Registered Agent Address:

2205 [REDACTED]
[REDACTED]
[REDACTED]

[View Management Team](#)

Status: Active

[Purchase Certificate of Existence](#)

Status: Active  as of 07/14/2022

Renew By: 07/31/2025

Status Description: Current

The "Current" status represents that a renewal has been filed, within the most recent renewal period, with the Division of Corporations and Commercial Code.

Employment Verification: Not Registered with Verify Utah

[View Filed Documents](#)

History

Registration Date: 07/14/2022

Last Renewed: N/A

Additional Information

NAICS Code: 9999 **NAICS Title:** 9999-Nonclassifiable Establishment

[<< Back to Search Results](#)

Business Name:

FERRON CITY FIRE DEPARTMENT FIRE SAFETY INSPECTION REPORT

Business Name: Smiling Sunbeams Child Care Inspection Date: 7-28-22
Business Address: 220 S. 460 W Apt: _____ Business Phone: 659-0500

No.	Violations	No.	Locations/Remarks	Cleared
ACCESS				
1	☒ Maintain fire lane free of obstructions			/ /
2	☒ Provide address numbering which is visible from street			/ /
3	☒ Provide Supra box and/or keys for fire dept. access			/ /
EXITING				
4	☒ Remove obstructions at exits, doors, aisles, corridors, stairways, etc.			/ /
5	☒ Exit door to open without a key or any special knowledge or effort			/ /
6	☒ Provide sign over main exit door(s) to remain open during business hours			/ /
7	☒ Repair non-operable exit door hardware			/ /
8	☒ Remove obstructions from door required to be closed			/ /
9	☒ Remove locks & latches from doors with panic hardware			/ /
10	☒ Remove storage from attic, under-floor and concealed spaces			/ /
11	☒ Provide/maintain exit sign/emergency lighting			/ /
FIRE EXTINGUISHERS				
12	☒ Have fire extinguisher serviced and tagged			/ /
13	☒ Provide/mount fire extinguisher as indicated			/ /
14	☒ Provide clear access to fire extinguisher			/ /
15	☒ Post a sign indicating fire extinguisher location			/ /
FIRE PROTECTION SYSTEMS				
16	☒ Maintain 3 foot clearance for access/use of fire appliances/equipment			
17	☒ Secure all system control valves in the open position			
18	☒ Replace damaged, corroded or painted sprinkler heads/ Fire department connection (FDC) caps			
19	☒ Provide annual certification for sprinkler/standpipe system	1 st	/ /	
20	☒ Provide sprinkler coverage in unprotected areas	2 nd	/ /	
21	☒ Provide spare fire sprinkler heads and/or compatible wrench	Refer to FCC	/ /	
22	☒ Hood and duct extinguishing system to be serviced and tagged	3 rd	/ /	
23	☒ Remove grease from hood, duct, and filters (keep clean)	Refer to FCC	/ /	
FIRE ALARM SYSTEMS				
24	☒ Maintain, repair, inspect, and/or test fire alarm system	Final clearance	/ /	
FIRE SEPARATIONS				
25	☒ Repair holes in required fire resistive construction		/ /	
26	☒ Provide/repair self or automatic closing fire rated assemblies		/ /	
ELECTRICAL				
27	☒ Discontinue use of extension cords		/ /	
28	☒ Install permanent wiring for fixed or stationary appliance		/ /	
29	☒ Provide cover plates for all junction boxes		/ /	
30	☒ Remove exposed wiring or protect in approved conduit		/ /	
31	☒ Provide clear work space at all electrical panels. Label electrical room and breaker switches in electrical panel.		/ /	
32	☒ Maintain wiring in good condition and protect from damage.		/ /	
FLAMMABLE LIQUIDS - COMPRESSED GASES				
33	☒ Provide flammable liquid storage cabinet or reduce storage		/ /	
34	☒ Remove all fueled vehicles or equipment from buildings		/ /	
35	☒ Secure compressed gas cylinders / Identify gas in cylinder		/ /	
STORAGE - HOUSEKEEPING				
36	☒ Arrange storage in an orderly manner to provide access/egress		/ /	
37	☒ Remove combustible storage from boiler, mechanical, or electrical rooms		/ /	
38	☒ Reduce storage to 24 " below ceiling or 18" below fire sprinklers		/ /	
39	☒ Provide approved metal container from oily rag storage		/ /	
40	☒ Remove waste & rubbish material from the premises daily		/ /	
41	☒ Keep dumpster 5-feet away from buildings		/ /	
42	☒ Clearance from ignition sources		/ /	
MISCELLANEOUS				
43	☒ Other violations and comments		/ /	
No violations noted this date - Thank you for being safe				

Emergency Contact Information & Telephone Number(s):

Re-inspection dates	Inspector
1 st	/ /
2 nd	/ /
Refer to FCC	/ /
3 rd	/ /
Refer to FCC	/ /
Final clearance	/ /

Thank you for your assistance and cooperation in allowing the Ferron City Fire Dept. to visit your facility and for minimizing The fire and life loss in your community.

The above items have been noted and need to be corrected.

We would like to return in _____ days from the date of this notice to verify that these items have been corrected.

If you have any questions, please contact us at (435) 749-1225

SIGNATURE OF RECIPIENT:
Shyria Burr

RECIPIENT'S NAME:
☒ Owner ☐ manager ☐ employee ☐ other

Inspection Completed By:
[Signature]

Owner / Occupant



BUSINESS LICENSE APPLICATION

Please submit the completed form and all applicable attachments to the Ferron City Hall at PO Box 820, 20 East Main Street, Ferron, UT 84523.

PLEASE TYPE OR PRINT LEGIBLY

Business Information		
Status: ☒ New Business ☐ Location Change ☒ Name Change ☐ Ownership Change ☐ Renewal		formerly Drive t-1
Business Name: What's Poppin'		
Owner's Name: Howes Kimberley or Stephanie Howes		
Manager's Name: Kimberley Howes or Stephanie Howes		
Business Street Address and PO Box: [REDACTED]		
City: [REDACTED]		Phone: [REDACTED]
Fax: [REDACTED]		E-mail: [REDACTED]
Type of Organization: ☐ Sole Proprietorship ☒ Partnership ☐ Corporation ☐ LLC		
Type of Business: ☐ Commercial Wholesale ☐ Commercial Retail ☐ Construction / Contractor ☐ Services ☐ Home Occupation ☐ Restaurant/Fast Food Establishment ☐ Sexually Oriented		
Opening Date: 7-1-2022	Business Hours: Random	Days of Week: Random
Detailed Description of Business Activity: mobile trailer providing "dirty" sodas, energy drinks, popcorn, baked goods (food at events only) (flavored sodas)		
Office Use Only		LICENSE # _____
APPROVALS: (Please sign and date)		
License Administrator _____	Fire Chief _____	
Planning Commission _____	Health Dept. _____	
Building Inspector _____	Other _____	

Business Tax Information

State Sales Tax ID:	Federal Tax ID:
State License Type:	State License No. (Attach Copy if applicable)
Beer License Needed ☐ No ☐ Yes If yes check the following: ☐ Class A ☐ Class B ☐ Class C	
Background Check ☐ No ☐ Yes (If yes, please sign consent or attach proof)	Bond ☐ No ☐ Yes (If yes, please attach proof)

Owner Information

Owner's Name: <u>Kimberley Howes or Stephanie Howes</u>		
Owner's Street Address and PO Box: <u>[REDACTED] UT</u>		
City: <u>[REDACTED]</u>	Zip Code: <u>84677</u>	PO Box: <u>[REDACTED]</u>
E-Mail: <u>[REDACTED]</u>		
Date of Birth: <u>4.7.1982</u>		

Manager Information

Manager's Name: <u>Stephanie Howes or Kimberley Howes</u>		
Manager's Street Address and PO Box: <u>[REDACTED]</u>		
City: <u>[REDACTED]</u>	Zip Code: <u>[REDACTED]</u>	PO Box: <u>[REDACTED]</u>
Date of Birth: <u>[REDACTED]</u>		

Corporations, Partnerships or LLC Please complete this section

List all Officers:	Home Address:	Home Phone:
Title:	Date Of Birth:(MM/DD/YYYY)	Drivers License No. (Please include a copy)

I understand that completion of this application does not constitute the approval to operate a business. I agree to conduct said business in accordance with all state and local laws and swear under penalty of law that the information contained in this application is true and correct.

Kimberley Howes 6.30.2022
 Signature of Owner Date

Kimberley Howes
 Please Print Name Title

Please allow at least 10 business days to process the application

We are asking for a business license for the city of Ferron to be able to do random "pop-ups" in the city ~~off~~ with permission from the mayor. We also own the building at 38 W. Main and could park there.

Our trailer is mobile.

We will also attend random events throughout the county.

We will be serving flavored ^{"pop"}soda, popcorn, & baked goods.

There is not a set schedule, it will be random dates and times that we would "pop-up"

We are running under a DBA at this time. "What's Poppin"

Stephanie Howes will be representing our business proposal as I, Kimberley Howes, will be at work but can call in if need be.

If this is not approved we will still attend county events.

Thank you for your consideration

Kimberley & Stephanie

6.30.2022

-We will not have paid employees, it will be family ran

7/5/22, 3:22 PM

Search Results for "what's poppin'" - Utah Business Search - Utah.gov



Search Results for "what's poppin'"

Business Name:

The business name "what's poppin'" appears to be available! To find out, register the business name "what's poppin'" »

NOTE: There MAY be similar names that are not distinguishable from the name you submitted, therefore it is possible that the name may not be available. Read more about Naming Standards & Conventions

No results found for "what's poppin'"



Search Results for "what's poppin'"

Business Name:

The business name "what's poppin'" appears to be available! To find out, register the business name "what's poppin'" »

NOTE: There MAY be similar names that are not distinguishable from the name you submitted, therefore it is possible that the name may not be available. Read more about Naming Standards & Conventions

No results found for "what's poppin'"

FERRON CITY ZONING CLEARANCE APPLICATION

Please read this form carefully to ensure all the information requested is properly submitted. Failure to do so will result in the application being rejected for review until all the information is clearly provided.

The Planning Commission (PC) meetings are held at 5:30 p.m. on the 2nd and 4th Thursday of each month unless posted otherwise. Please contact the PC Secretary to confirm the date your application will be approved. After approval is received from Ferron City, the applicant submits the Zoning Clearance Application documents and blue prints to the Emery County Building Inspector in the county building in Castle Dale to obtain the building permit and pay the appropriate fees.

Please Print:

Name of Property Owner Billion + Josie Childs Phone 435-722-2842

Mailing Address: 1011 10th St Building Site Address 1011 10th St

Contractor's Name _____ Phone _____

Complete and provide all of the following information:

Check the Property Zone:

☐	RA-1 Residential-Agricultural	☒	R-1-10,000 Residential
☐	R-1-7500 Residential	☐	R-2-7500 Residential
☐	R-3-7500 Residential	☐	CC-1 Central Commercial
☐	H-1 Highway Commercial	☐	

1. Provide a current copy of the legal description of the property along with proof of ownership. This can be obtained from the Emery County Recorder's Office.

2. Complete description and scope of the proposed project:

3. A Plot Plan is required for all new construction projects, additions, remodels, etc. to show the dimensions of the lot, label existing and proposed structures, front, back, and side setbacks for all the structures from property lines, utilities, etc. (Use graph paper and refer to the Plot Plan example drawing as a guide). Show north on the map.

Fill in the information below pertaining to the proposed project:

Lot Size 77,972.4 Square Feet
1.79 acres

Setbacks:

*Front _____ Feet Rear _____ Feet *Side _____ Feet

*Front and Side setbacks abutting city rights-of-way are measured from the edge of the city's right-of-way closest to the property.

4. A Cross Section Drawing of the project is required to show what work is being done and the materials being used for compliance verification. Please prepare a drawing to provide a description of the materials to be used. (For example: What will be used on the exterior finish and the interior finish; what is being used to frame the structure; what type of roofing materials will be used, etc. An example of a Cross Section Drawing is included.)

5. Circle existing city utilities on the property: Culinary Water Secondary Water Sewer

If services do not exist, have you received approval from Ferron City and the Castle Valley Special Service

District to install the utilities? ☒ yes ☐ no

Have you obtained the required number of water shares for your project and submitted the share holder certificates to the Ferron City Hall? ☐ yes ☒ no

Have all the connection fees been paid to Ferron City? ☐ yes ☒ no

List the utilities and the size of connections that will be installed:

Size _____	Amount paid \$ _____
Size _____	Amount paid \$ _____
Size _____	Amount paid \$ _____

6. Attach a set of blue prints for the project for review by the Planning and Zoning Commission and for the Building Inspector to use to see if the construction is in compliance with all the codes.

Applicant's Signature certifies that all the above information is true and accurate to the best of their knowledge.

Property Owner's Signature

[Signature]

Date 7-12-22

Contractor's Signature

Date

Approved by:

Planning Commission

Date

Ferron City Mayor

Date

Recording requested by:
South Eastern Utah Title Company-Price

After Recording Return To:
BRITTON CHILDS and JOSIE CHILDS
P.O. Box 1224
Ferron, UT 84403

File Number: 2021-C-1196
Parcel ID: 01-0116-0078

Ent 424544 Page 1 of 2
Date: 26-FEB-2021 1:50:57PM
Fee: \$40.00 Charge Filed By: BL
JOSIE K. STILSON, Recorder
EMERY COUNTY CORPORATION
For: SOUTHEASTERN UTAH TITLE CO

Warranty Deed

FAH X LLC, a Utah Limited Liability Company, (henceforth referred to as "Grantor") of EMERY County, State of Utah, hereby CONVEYS and WARRANTS to BRITTON CHILDS and JOSIE CHILDS, husband and wife, (henceforth referred to as "Grantee") for the sum of ten dollars and other good and valuable consideration, the following described tract of land in EMERY County, State of Utah, to-wit:

A Parcel of land situated in the Northwest Quarter of Section 16, Township 20 South Range 7 East, SLB&M, Emery County, Utah, and being more particularly described as follows:

Beginning at a point which is the Northwest corner of Parcel No. 39, Plot B, Ferron Townsite Survey, said point lies 49.50 feet South 00°50'42" East along Section line and 49.50 feet North 89°20'55" East from the Northwest corner of Section 16, Township 20 South, Range 7 East, SLB&M, and running thence South 00°50'42" East 117.19 feet along the West boundary of said Parcel 39 to the existing centerline of Ferron Creek; thence South 42°16'42" East 64.78 feet along said creek; thence South 61°39'22" East 237.87 feet along said creek; thence South 43°40'36" East 84.83 feet along said creek; thence North 342.81 feet; thence South 89°20'55" West 313.13 feet to the point of beginning.

Subject to a drainage easement to allow for natural or irrigation runoff from nearby properties along existing, natural, or practical routes, as disclosed on the survey prepared by Ware Surveying, LLC.

Also, subject to any prescriptive easement resulting from the placement of the Ferron Canal and Irrigation Company water line, as disclosed on the survey prepared by Ware Surveying, LLC.

Part of Tax Parcel No. 01-0116-0078

Subject to easements, reservations and restrictions however evidenced.

20th In Witness Whereof, FAH X LLC the said, **Grantor**, hereunto set by hands and seals this day of February, 2021.

FAH X LLC, a Utah Limited Liability Company

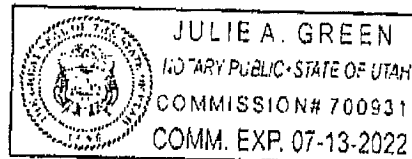
GREGORY KILLPACK, Managing Member

STATE OF UTAH
COUNTY OF Emery

On this 20th day of February, 2021, personally appeared, GREGORY KILLPACK whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he is the Managing Member of FAH X LLC and said document was signed by them on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Managers acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

Julie A. Green
Notary Public



July 1, 2022

EMERY COUNTY CORPORATION Tax Roll Master Record

11:36:50AM

Parcel: 01-0116-0076		Entry: 424544	
Name: CHILDS,BRITTON			
c/o Name: CHILDS,JOSIE			
Address 1: [REDACTED]		Property Address: [REDACTED]	
Address 2:		FERRON, UT 84523-0000	
City State Zip: FERRON UT 84523-0122		Acres: [REDACTED]	
Mortgage Co			
Status: Active	Year: 2022	District: 005 FERRON	0.016800

Owners	Interest	Entry	Date of Filing	Comment
CHILDS,BRITTON		424544	02/26/2021	
CHILDS,JOSIE		424544	02/26/2021	

Property Information	2022 Values & Taxes				2021 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LV01 LAND VACANT	1.79	19,974	19,974	335.56	0	0	0.00
Totals:	1.79	19,974	19,974	335.56	0	0	0.00

**** ATTENTION !! **** Tax Rates for 2022 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2022 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)		2022 Taxes:	335.56	2021 Taxes:	0.00
		Special Fees:	0.00	Review Date	
		Penalty:	0.00	06/29/2021	
		Abatements: (	0.00)		
		Payments: (	0.00)		
		Amount Due:	335.56	NO BACK TAXES!	

NO BACK TAXES

EMERY COUNTY TREASURER / DEPUTY

signature

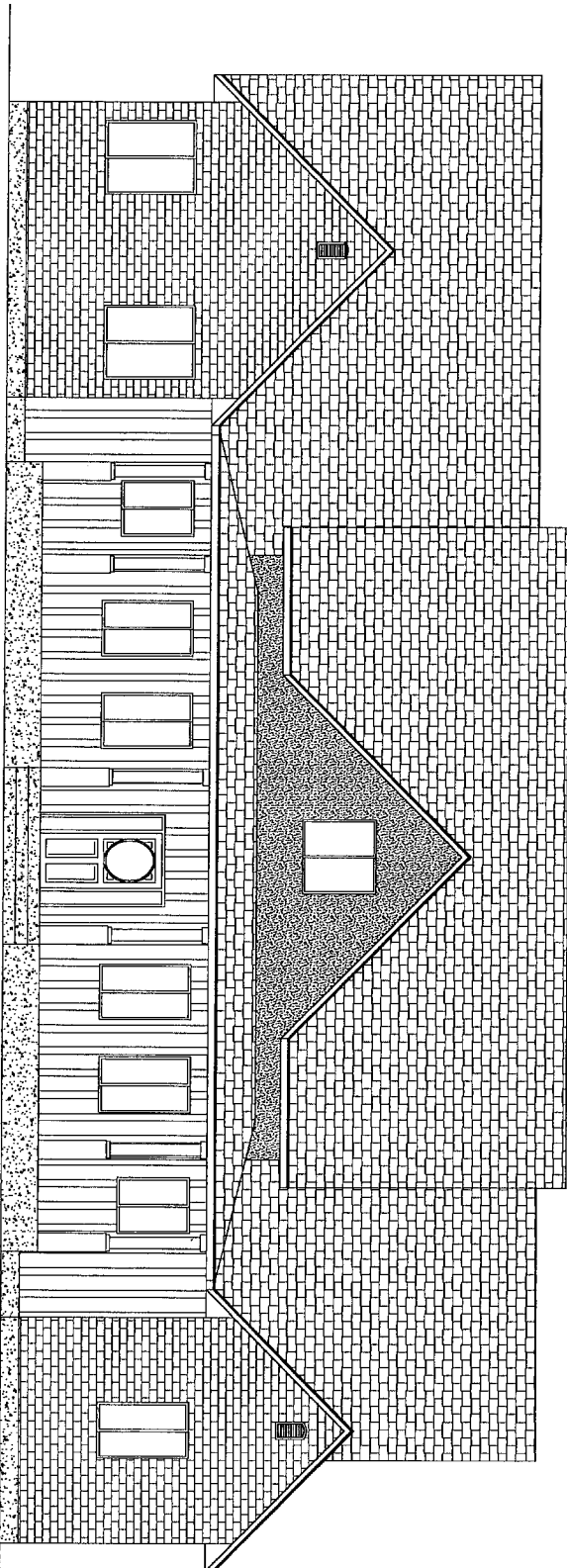
DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

A PARCEL OF LAND SITUATED NW/4, SEC 16, TWP 20 S, R 7 E, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEG AT NW COR, PARCEL 39, PLOT B, FERRON TOWNSITE SURVEY, SAID PT LIES 49.50 FT S 00°50'42"E ALONG SEC LINE & 49.50 FT N 89°20'55"E NW COR, SEC 16, TWP 20 S, R 7 E; S 00°50'42"E 117.19 FT ALONG W BNDRY, SAID PARCEL 39 TO THE EXISTING CEN LINE OF FERRON CREEK; S 42°16'42"E 64.78 FT ALONG SAID CREEK; S 61°39'22"E 237.87 FT ALONG SAID CREEK; S 43°40'36"E 84.83 FT ALONG SAID CREEK; N 342.81 FT; S 89°20'55"W 313.13 FT TO BEG. 1.79 ACRES.

History

SEG FROM 1-116-78(2022)



GENERAL CONSTRUCTION NOTES:

INDEX

SHEET 1 - COVER PAGE
SHEET 2 - PLOT PLAN
SHEET 3 - MAIN FLOOR PLAN
SHEET 4 - MAIN FLOOR ELECTRICAL PLAN
SHEET 5 - ELEVATIONS
SHEET 6 - FOUNDATIONS/FLOOR FRAMING PLAN
SHEET 7 - BONUS ROOM
SHEET 8 - ROOF PLAN

THE PURCHASER OF THIS PLAN AND SERVICE AS OFFICIAL NOTICE THAT THE PURCHASER KNOWS BUILDING DOES HEREBY RELEASE BROADBENT DRYDEN AND DESIGN LLC, ITS OFFICERS, AGENTS, AND EMPLOYEES FROM ANY AND ALL LEGAL CLAIMS OF NEGLIGENCE, LIABILITY, OR DAMAGES THAT MAY ARISE PRIOR TO, DURING THE CONSTRUCTION OF, AND ANYTIME THEREAFTER, THE STRUCTURE IS COMPLETED.

NEW RESIDENCE FOR: BRITTON AND JOSIE CHILDSE
FERRON, UTAH

COVER PAGE

DRAWN BY: B. HUNTSMAN	DATE: AUGUST 06, 2002
CHECKED BY:	SCALE: NT6

REVISIONS	BY:	SHEET NUMBER: SHEET NO. 1 OF 6

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[illegible][illegible][illegible]

NEW RESIDENCE FOR: BRITTON AND JOEIE CHILDS
FERRON, UTAH

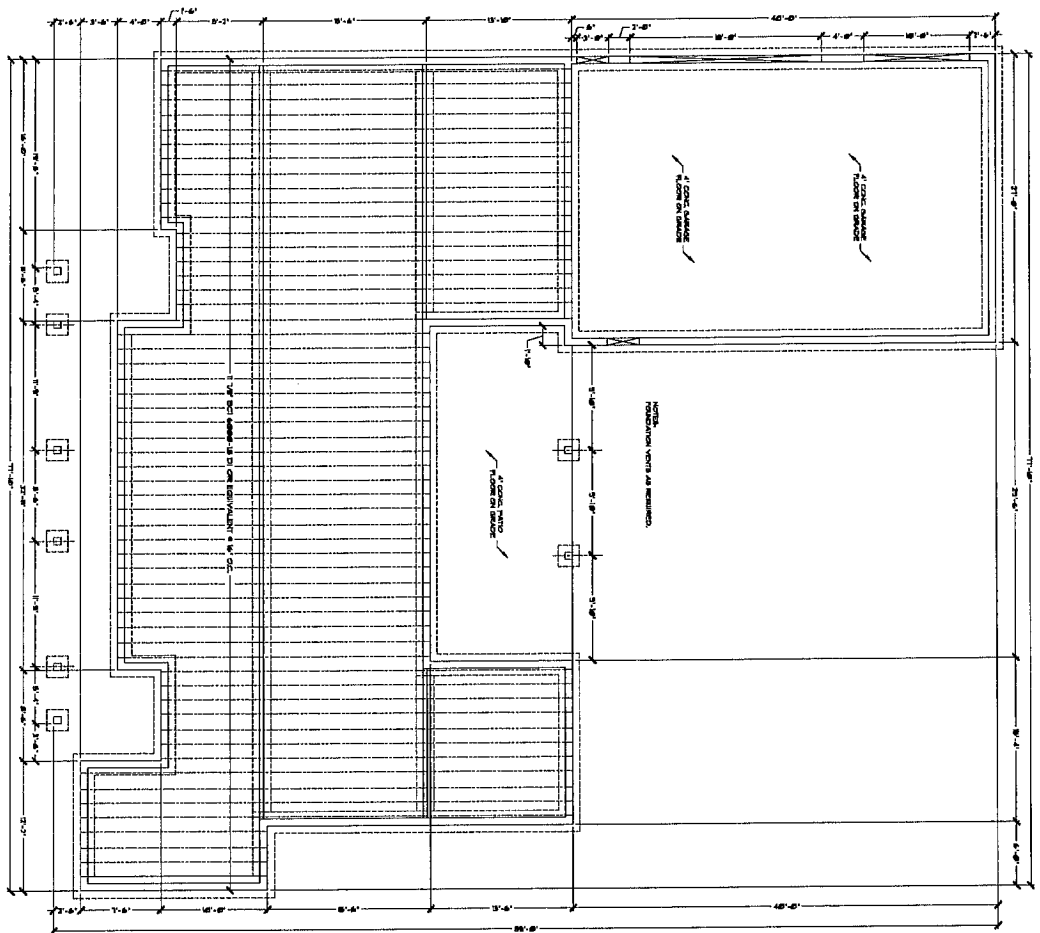
FOUNDATION/FLOOR FRAMING PLAN

DRAWN BY: B. HUNTERMAN
CHECKED BY:

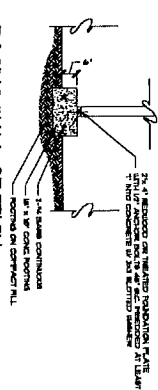
DATE: AUGUST 06, 2021
SCALE: 3/16" = 1'-0"

REVISIONS:

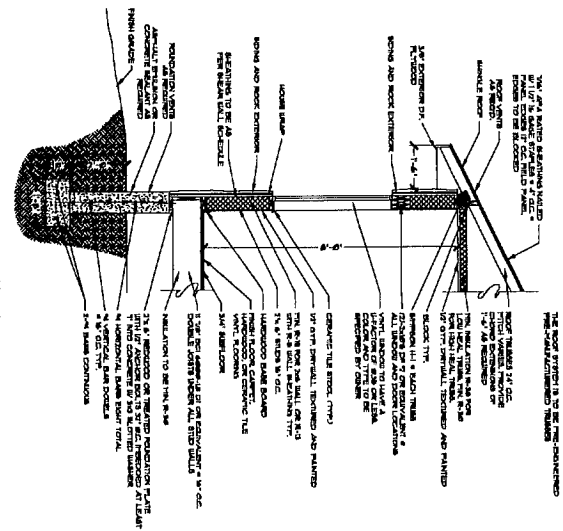
SHEET NUMBER:
SHEET NO. 6 OF 8

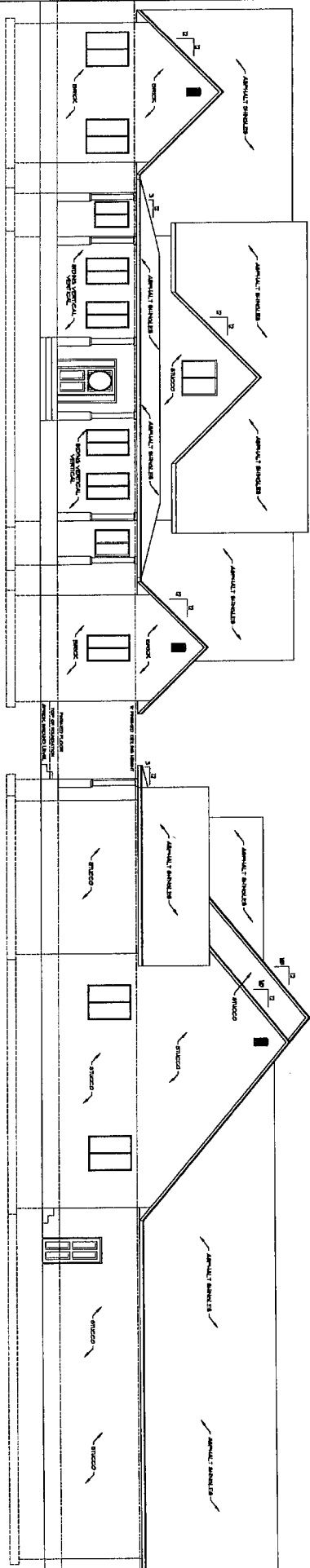


BEARING WALL SECTION

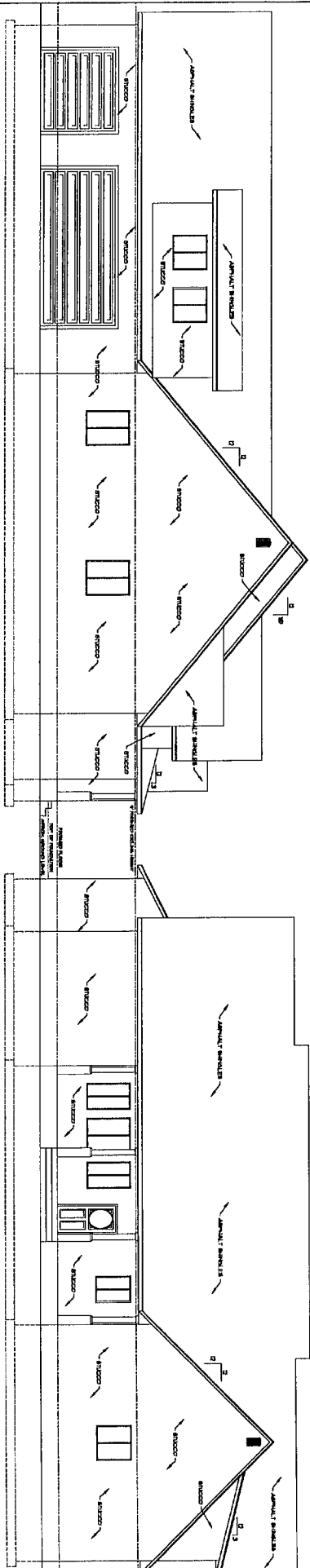


TYPICAL WALL SECTION





FRONT ELEVATION



LEFT ELEVATION

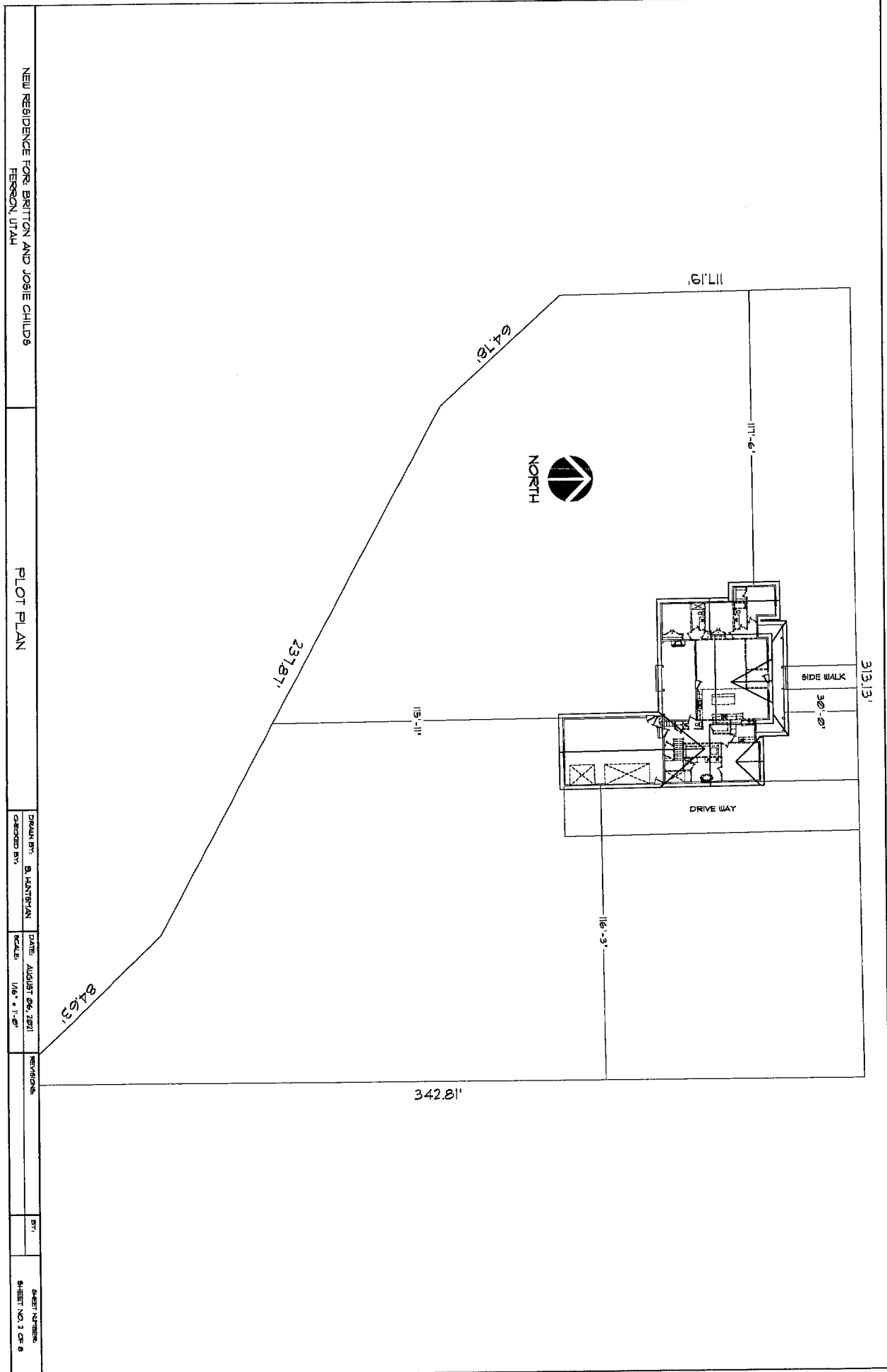
RIGHT ELEVATION

REAR ELEVATION

NEW RESIDENCE FOR: BRITTON AND JOSIE CHILDS
FERRO, UTAH

ELEVATIONS

DESIGN BY: B. HARTMAN	DATE: AUGUST 06, 2021	REVISIONS:	SHEET NUMBER: 8-SHEET NO. 5 OF 8
CHECKED BY:	SCALE: 3/16" = 1'-0"		



NEW RESIDENCE FOR BRITTON AND JOSIE CHILDS
FERRO, UTAH

PLOT PLAN

DRAWN BY: B. HANSTMAN
CHECKED BY:

DATE: AUGUST 06, 2001
SCALE: 1/8" = 1'-0"

REVISIONS:

BY:

SHEET NUMBER:
SHEET NO. 1 OF 8

