

# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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**April 23, 2025  
4:00 p.m.**

- 1. Minutes: 2/12/2025, 3/19/2025/, 3/26/2025**
- 2. Administrative Items**

2.1 **LVS061323P3:** Request for final approval of Stagecoach Estates Subdivision Phase 3, consisting of 28 lots in the R1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401.  
**Staff Presenter:** Tammy Aydelotte

2.2 **LVS061323P4:** Request for final approval of Stagecoach Estates Subdivision Phase 4, consisting of 26 lots in the R-1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401.  
**Staff Presenter:** Tammy Aydelotte

**Adjourn**

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401*

***\*Public comment may not be heard during administrative items. Please contact***

***The Planning Division Project Manager at 801 -399-8374 before the meeting if you have questions or comments regarding an item\****

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374*

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**Minutes of February 12, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.**

**Staff Present:** Tammy Aydelotte; Planner III, Felix Lleverino, Planner II, Tiffany Snider, Secretary

Director Grover was unavailable and He asked Tammy Aydelotte to act in his stead.

1. Minutes: December 27, 2024 January 8, 2025 and January 29, 2025

Tammy Aydelotte states that she would like to put the minutes on hold for Director Grover to review.

**2. Administrative Items**

**2.1 LVC042022:** Consideration and action on a request for final approval of Cameron Pointe Subdivision (6 lots).

**Staff Presenter: Felix Lleverino**

Felix Lleverino states that the applicant requests a reapproval of the Cameron Pointe Subdivision (6 lots) for the purpose of approving the latest sewer plan that has been expanded to accommodate a pressurized sewer line that serves the larger sewer service area. This subdivision proposal will divide the vacant 6.94-acre parcel and create six new building lots. The Planning Division has reviewed Cameron Pointe for conformity to the lot area and width of the A-1 zoning standards and connectivity options for the continuation of future neighborhoods. The single road within Cameron Pointe is designed with a temporary turn-around that will remain so until the parcel to the south is developed, at which time, the county requires connectivity over the Wilson Irrigation Canal. Curbs, gutters, and sidewalks are required within the Cameron Pointe Development and on 4000 West Street and 2375 South Street.

They were granted a 1 year extension by the Planning Commission, they have been working on the ground utilites.

Staff recommends final approval of Cameron Pointe Subdivision consisting of 6 lots. This recommendation is based on the review agency requirements and the following conditions: 1. A Subdivision Improvement Agreement shall accompany the final recorded plat. 2. A Monument Improvement Agreement is completed, under the direction of the County Surveyor’s office. The following findings are the basis for the staff recommendation: 1. Cameron Pointe conforms to the West Central Weber County General Plan. 2. The size and width of each lot comply with the zoning regulations. 3. All review agency approvals will be granted before the final plat is recorded. 4. The sawd in Cameron Village Cluster Subdivision is complete

Tammy Aydelotte states that there are comments from the public and subject to all review agency requirments this item stands approved.

**Adjournment 4:08pm**  
**Respectfully submitted,**  
**Marta Borchert**

**Minutes of March 19, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.**

**Staff Present:** Rick Grover, Planning Director; Tammy Aydelotte; Planner III; Tiffany Snider, Secretary

1. Minutes: December 27, 2024 January 8, 2025 and January 29, 2025

Director Grover approved the minutes as presented.

**2. Administrative Items**

**2.1 UVS082224: Request for final subdivision approval of the Shelter Hill Subdivision, a 39-lot subdivision located in the DRR-1 zone at approximately 6965 E Powder Mountain Road, Eden, UT, 84310. Staff Presenter: Tammy Aydelotte**

Tammy Aydelotte states that 1/14/2015 – Zoning Development Agreement for Summit Group is recorded. 1/12/2019 – First Amendment to Zoning Development Agreement is recorded. 11/30/2022 – Second Amendment to Zoning Development Agreement is recorded. 9/24/2024 – Preliminary approval granted by Ogden Valley Planning Commission 9/24/2024 – Approval granted for minor changes to the concept area development plans where this project is located. The Planning Division recommends final subdivision approval of the Shelter Hill Subdivision. The proposed subdivision is in the DRR-1 zone and will consist of 39 single-family lots, and 60’ wide private roadways. As of the date of this staff report, 229 lots have been recorded within the Powder Mountain Development, under the executed development agreement, recorded 1/14/2015.

Staff recommends final approval of the Shelter Hill Subdivision. This recommendation for approval is subject to all review agency requirements and based on the following conditions: 1. A “Natural Hazards Disclosure” document shall be recorded with the final plat. 2. A signed Improvements Guarantee Agreement shall be recorded with the final plat. This recommendation is based on the following findings: 1. The proposed subdivision conforms to the Ogden Valley General Plan. 2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances. 3. The proposed subdivision will not be detrimental to the public health, safety, or welfare. 4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Director Grover ask the applicant if they have any comments.

Eric Anderson states that he has no comments but he is happy to answer any questions.

Director Grover states that he sees no issues with this and he is recommending approval subject to all condition and finding in the staff report. It stands approved.

**2.2 LVT010325: Consideration and action on a request for final approval of Tyler White Subdivision consisting of 2 lots, located at 4800 W 2200 S, Ogden. Staff Presenter: Tammy Aydelotte**

The application was accepted for review on January 3, 2025. The applicant is requesting final approval of Tyler White Subdivision consisting of 2 lots. The proposal complies with the county land use code and applicable ordinances. The following is an analysis of the proposal and how it complies with the applicable regulations.

## ADMINISTRATIVE REVIEW

The Planning Division recommends approval of Tyler White Subdivision, consisting of 2 lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions: 1. Deferral for curb, gutter, and sidewalk signed by developer prior to recording. 2. Easement for sewer line signed and recorded prior recording final plat. 3. Final approval letter from Taylor West Weber Water. 3 These recommendations based on the following findings: 1. The proposed subdivision conforms to the Western Weber General Plan. 2. The proposed subdivision complies with applicable County ordinances and development agreement.

Director Grover states that he is recommending approval of this based on the conditions and findings outlined in the staff report and modifying #3 the final approval letter be obtained before recordation and this item stand approved.

**Adjournment 4:06pm**  
**Respectfully submitted,**  
**Marta Borchert**

**Minutes of March 26, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.**

**Staff Present:** Rick Grover, Planning Director; Tammy Aydelotte; Planner III; Felix Lleverino, Planner II; Tiffany Snider, Secretary

**1. Administrative Items**

- 1.1 ZDA 2025-01:** Request to approve a modified concept development plan for Area A – Mid Mountain - in the Recorded Development Agreement for Powder Mountain.

**Staff Presenter: Tammy Aydelotte**

1/14/2015 – Zoning Development Agreement for Summit Group is recorded. 1/12/2019 – First Amendment to Zoning Development Agreement is recorded. 11/30/2022 – Second Amendment to Zoning Development Agreement is recorded. Applicant is requesting approval of minor changes to the Mid Mountain Area A Concept Plan to allow for two new lifts in this area. No other changes are proposed with this request. The Planning Division recommends approval of minor changes to the concept area plan for this portion of the Powder Mountain Development (Mid Mountain Area – Area A) are slight and inconsequential. The Second Amendment to the Zoning Development Agreement allows for approval of a more specific/detailed concept development plan to be approved administratively in conjunction with the development area (Area A – Mid Mountain). The Land Use Authority shall first determine if any proposed changes to this concept development plan are only slight and inconsequential (See Exhibit A for overlay of current proposed changes vs. existing approved concept plan). Per the Development agreement, “County approvals for these concept development plans will initially be reviewed and considered by the Land Use Authority. Proposed changes that the Land Use Authority determines are slight and inconsequential, including the details of road locations, building areas, and product types, shall not require amendment of the ZDA, and the Land Use Authority is hereby designated as the approving authority for those changes. Any proposed changes that the Land Use Authority deems are not slight and inconsequential shall be submitted by Developer in the form of a zoning development agreement Staff Report for Administrative Review Weber County Planning Division application and shall be reviewed by the planning commission and the legislative body, following statutory process for legislative amendments to a development agreement.” These proposed changes include relocation/elimination of roadways, and changes to product type (eliminating multifamily and proposing only single-family lots/dwellings in this application).

Staff Recommends approval of the proposed changes to concept area plan for Mid Mountain (Area A), as the proposed changes fall under ‘slight and inconsequential’. This recommendation is based on the following findings: 1. The proposed changes comply with the recorded development agreement and subsequent amendments, specifically, the 2nd Amendment to the Development Agreement. 2. The proposed changes and use comply with the Ogden Valley General Plan.

Director Grover states that he has reviewed this and recommends approval based on the conditions and findings in the staff report.

- 1.2 CUP 2025-03:** Request for de minimus modifications to an approved conditional use permit (CUP 22-05: PRUD Amendment, approved 1/26/2006) in order to update architectural standards. Staff

**Presenter: Tammy Aydelotte**

3/13/1996 - The original PRUD (known as Apple Knoll) received conditional use permit approval

from the Weber County Commission. 2. 7/12/2000 - An amendment to the conditional use permit, for a revised site plan and changes to the housing styles, was approved by the County Commission. 3. 4/16/2002 -The Village at Wolf Creek PRUD subdivision was recorded. 4. 9/4/2018 - De minimis changes, including new architectural designs of multifamily dwellings, to the conditional use permit were approved. 5. 4/23/2019 - The Ogden Valley Planning Commission recommended approval (four to one vote) of the amended conditional use permit (CUP 2019-04). 6. 4/6/2021 - Weber County Commission approved an amendment to the PRUD addressing housing types, short-term rentals, architectural standards, etc... (CUP 2021-06). Previous approvals for this Planned Residential Unit Development included architectural standards. The applicant is seeking a de minimus change to the approved conditional use permit to allow for flexibility/updating in architectural standards. Staff Report to the Weber County Planning Division Weber County Planning Division The specific housing type (Teacher 2) that has been allowed for this lot is not found in the original file. Therefore, the applicant is seeking to allow for a different housing type, not altogether different than other types approved for this development.

The Planning Division recommends approval of de minimus changes to file# CUP #22-05, a request for approval of to allow for modifications to (s): 1. An application for a land use permit shall be submitted. This recommendation is based on the following findings: 1. The proposed use conforms to the Weber County Code. 2. The proposed use will not cause harm to the natural surroundings. 3. The proposed use will not be detrimental to the public health, safety, or welfare by adhering to FCC regulation. 4. The proposed use complies with applicable County ordinances. 5. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Director Grover states that Courtlan the attorney for Ogden Valley determined that garage is it is attached and is not used for habitable area is allowed. He notes that he is okay with what is being proposed however he would like to states that this is a de minimus change to CUP 2022-05 a land use permit application shall be submitted and stand approved based on conditions and findings in the staff report..

**1.3 DR 2025-01:** Request for approval of a design review for the construction of two concrete pads for the placement of Airgas tanks on the south side of the US Fabrication building located at 2382 N Rulon White Blvd. **Staff Presenter: Felix Lleverino**

The applicant is requesting approval of a design review application to construct two new concrete pads designed to support Airgas holding tanks vaporizers and regulation stands that are contained within a chain link perimeter fence. This larger facility is industrial and currently operating as a fabrication business that constructs floor access doors, ladders, hoists, pump tubes, and ladders made of steel, galvanized steel, stainless steel, and aluminum. This corner property utilizes two access points from Rulon White and 2350 North. Right-of-way improvements that are being made to 2350 North Street include removing the existing curbing and replacing it with an approach for drive-up service vehicles.

Staff recommends approval for the construction of two concrete pads for the placement of Airgas tanks on the south side of the US Fabrication. This recommendation is conditioned upon all review agency requirements, and the following conditions: 1. All review agency requirements must be addressed and completed before the written approval of the design review is issued. 2. All of the proper permitting is acquired before construction work may begin. The following findings are the basis for Staff's recommendation: 3. This proposal is listed as a permitted use within the M-1 Zone. 4. This proposal conforms to the Land Use Code of Weber County, Utah. 5. The owners will obtain the

appropriate permits before construction begins.

Director Grover states that he recommends approval based on the findings and conditions in the staff report. This item stands approved.

**1.3 LVT022525:** Consideration and action on an administrative application for final approval of the Tired Iron Subdivision, a single-lot subdivision.

**Staff Presenter: Felix Lleverino**

The applicant is requesting approval for the Tired Iron Subdivision, a single-lot subdivision that is located in the A-1 Zone of the unincorporated Weber County. It is at the request of the applicant to plat this parcel as a residential subdivision lot. The subdivision lot is configured to conform to the A-1 zone site development standards for area and width fronting on 900 South. The 900 South public right of way planned to be widened to 132' in the future, when planning a home site, this should be taken into consideration. The subdivision plat will set aside a 15-foot easement for a potential future public right-of-way adjacent to the portion of land measuring 45' wide. The remaining rear portion of the property contains 11.5 acres of open agricultural land. Culinary water will be provided by Warren-West Warren Water Improvement District and the outdoor watering will be done using irrigation water owned by the Davis Family Farm. Wastewater will be controlled by an individual septic system

Staff recommends final approval of the single-lot Tired Iron Subdivision with the following conditions:

1. All county review agency requirements are satisfied before recording the subdivision plat.
  2. The owner shall enter into a deferral agreement for curb gutter and sidewalk.
- The following findings are the basis for the staff recommendation: 1. The proposed subdivision conforms to the Western Weber General Plan. 2. The proposed subdivision complies with applicable county ordinances.

Director Grover states that he recommends approval based on the findings and conditions in the staff report. This item stands approved.

**Adjournment 4:10pm**

**Respectfully submitted,  
Marta Borchert**



## Analysis

General Plan: The proposal conforms to the Western Weber General Plan by proposing street and pathway/trail connectivity (2022 Western Weber General Plan, Pages 46 - 47). The developer has met with the Western Weber Parks District and offered to donate funds (approximately \$2,000/lot) toward park improvements (Parks and Recreation Principle 1.1, See Western Weber General Plan, pg 129). A letter from the Taylor West Weber Parks District shall be submitted to Weber County, indicating a received donation towards improvement/expansion of the Parks District.

Zoning: The R1-15 zone allows for lot sizes to be as small as 6,000 square feet, as well as minimum lot width to be 60 feet. The area of lots range from 6,000-18,411 square feet.

Culinary water and sanitary sewage disposal: A final will-serve letter has been provided for the sanitary sewer from Central Weber Sewer, for the proposed subdivision, dated 7/31/2023. A final approval letter has been provided by Taylor West Weber Water Improvement District. Per Taylor West Weber, a requirement for final approval for culinary water, is that pressurized secondary water must be provided to each lot. Hooper Irrigation has provided a preliminary will-serve letter (see Exhibit B), dated 7/11/2023.

Review Agencies: The subdivision application will be required to comply with all review agency requirements, including County Engineering's requirements to annex into Central Weber Sewer District, and address any potential wetlands issues, prior to receiving final approval from the County Commission.

Additional Design Standards: The applicant shall comply with the recorded development agreement, and additional requirements from Planning and Engineering regarding street standards, and pathways throughout the development. The recorded development agreement includes pathways, various roadway widths, as well as street trees. The development agreement also spells out 8-foot wide park strips, and 6-inch angular rock mulch. The proposed subdivision does not deviate from the recorded development agreement, nor the preliminary approval already issued.

Street trees are part of this development, per the approved development agreement. Developer shall install high water table street trees along all streets in the subdivision, at an interval so that the specific tree species' canopies touch at their maturity. This improvement shall be either installed or bonded for, prior to appearing before the County Commission for final approval.

Street cross-sections include Streets A, C, and F at 66' wide, including a 10' pathway on one side and a 4' sidewalk on the other. Streets B, D, E at 60' wide with 5' wide sidewalks on each side.

All improvements shall be escrowed for, installed, or a combination of both prior to appearing before the County Commission for final approval.

## Staff Recommendations

Staff recommends final approval of Stage Coach Estates Subdivision Phase 3, consisting of 28 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions:

1. Submittal to the County of an executed agreement regarding open space improvements with the Western Weber Parks District prior to recording the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with applicable county ordinances.

## Exhibits

- A. Proposed final subdivision plat

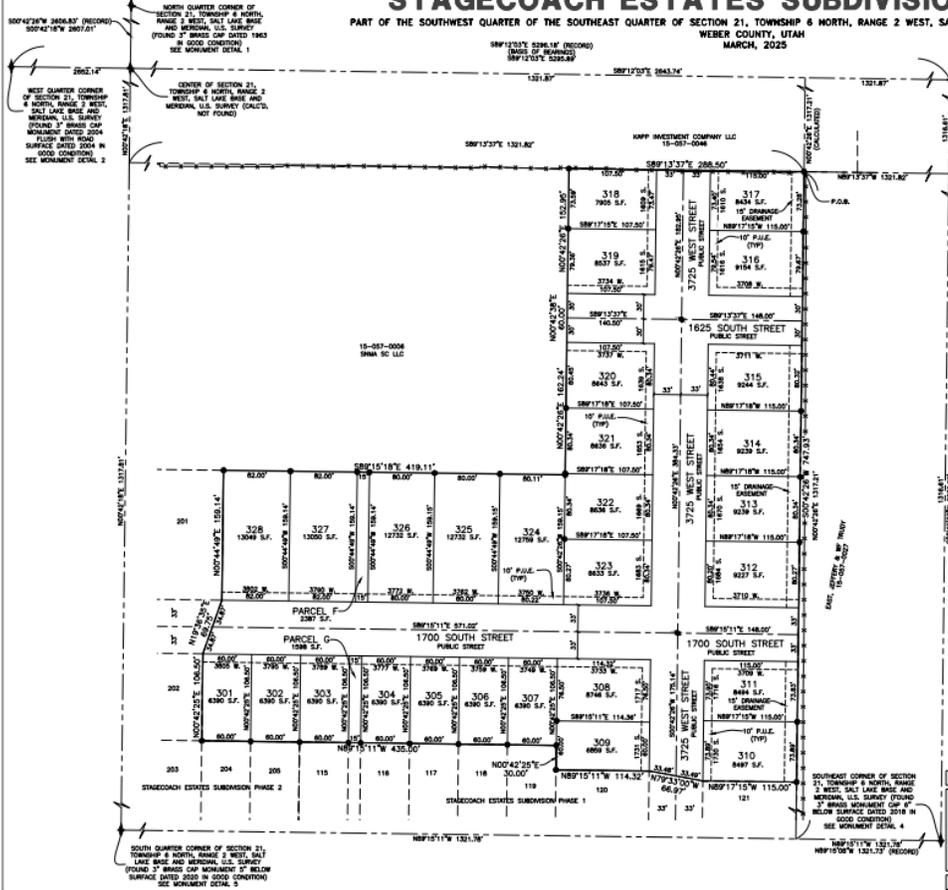
# Area Map





# STAGECOACH ESTATES SUBDIVISION PHASE 3

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
MARCH, 2025





# Staff Report for Administrative Review

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** File No. LVS061323P4: Request for final approval of Stagecoach Estates Subdivision Phase 4, consisting of 26 lots in the R-1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, April 23, 2025

**Applicant:** John Gassman

**File Number:** LVS061323P4

### Property Information

**Approximate Address:** 1800 S 3800 W

**Project Area:** 10.112 acres

**Zoning:** Residential (R1-15) Zone

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 15-057-0006

**Township, Range, Section:** T6N, R2W, Section 21

### Adjacent Land Use

<b>North:</b> Agricultural	<b>South:</b> 1800 South
<b>East:</b> Residential/Agricultural	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Tammy Aydelotte  
 taydelotte@webercountyutah.gov  
 801-399-8794

**Report Reviewer:** FL

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 12, Residential (R-1-15) Zone
- Weber County Land Use Code Title 106 (Subdivisions)

## Background and Summary

5/30/2023 – Development agreement and zoning map amendment application was approved by the County Commission.

6/13/2023 – Subdivision application accepted by Weber County Planning Division.

8/8/2023 – Preliminary approval granted by the Western Weber Planning Commission.

10/10/2023 – Recommendation of final approval for Phase 4 given by Western Weber Planning Commission.

The applicant is requesting final approval of Stagecoach Estates Subdivision Phase 4, consisting of 26 lots, located at approximately 1800 S 3800 W, Ogden. This proposal meets the lot standards requirements of a for the R1-15 Zone.

## Analysis

**General Plan:** The proposal conforms to the Western Weber General Plan by proposing street and pathway/trail connectivity (2022 Western Weber General Plan, Pages 46 - 47). The developer has met with

the Western Weber Parks District and offered to donate funds (approximately \$2,000/lot) toward park improvements (Parks and Recreation Principle 1.1, See Western Weber General Plan, pg 129). A letter from the Taylor West Weber Parks District shall be submitted to Weber County, indicating a received donation towards improvement/expansion of the Parks District.

Zoning: The R-1-15 zone allows for Lot sizes can be as small as 6,000 square feet, as well as minimum lot width to be 60 feet. The area of lots range from 6,390-18,411 square feet.

Culinary water and sanitary sewage disposal: A final will-serve letter has been provided for the sanitary sewer from Central Weber Sewer, for the proposed subdivision (see Exhibit B). A final will-serve letter for culinary water, dated 7/31/2023, (see Exhibit B) has been provided by Taylor West Weber Water Improvement District. Per Taylor West Weber, a requirement for final approval for culinary water, is that pressurized secondary water must be provided to each lot. Hooper Irrigation has provided a preliminary will-serve letter (see Exhibit B), dated 7/11/2023. The culinary water will-serve letter states that the applicant must provide pressurized secondary water to each lot. A condition of approval has been added to the staff recommendation that requires a final approval letter from Hooper Irrigation be submitted prior to receiving final approval from the County Commission.

Review Agencies: The subdivision application will be required to comply with all review agency requirements, including County Engineering's requirements to annex into Central Weber Sewer District, and address any potential wetlands issues, prior to receiving final approval from the County Commission.

Additional Design Standards: The applicant shall comply with the recorded development agreement, and additional requirements from Planning and Engineering regarding street standards, and pathways throughout the development. The recorded development agreement includes pathways, various roadway widths, as well as street trees. The development agreement also spells out 8-foot wide park strips, and 6-inch angular rock mulch. The proposed subdivision does not deviate from the recorded development agreement, nor the preliminary approval already issued.

Street trees are part of this development, per the approved development agreement. Developer shall install high water table street trees along all streets in the subdivision, at an interval so that the specific tree species' canopies touch at their maturity. This improvement shall be either installed or bonded for, prior to appearing before the County Commission for final approval.

Street cross-sections include Streets A, C, and F at 66' wide, including a 10' pathway on one side and a 4' sidewalk on the other. Streets B, D, E at 60' wide with 5' wide sidewalks on each side.

All improvements have been escrowed for and an Improvements Guarantee Agreement is currently being signed by the Developer. Once all required County signatures have been secured, this agreement shall be recorded with the final plat.

## Staff Recommendations

Staff recommends final approval of Stage Coach Estates Subdivision Phase 4, consisting of 26 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions:

1. Submittal to the County of an executed agreement regarding open space improvements with the Western Weber Parks District prior to recording the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with applicable county ordinances.

## Exhibits

- A. Proposed final subdivision plat

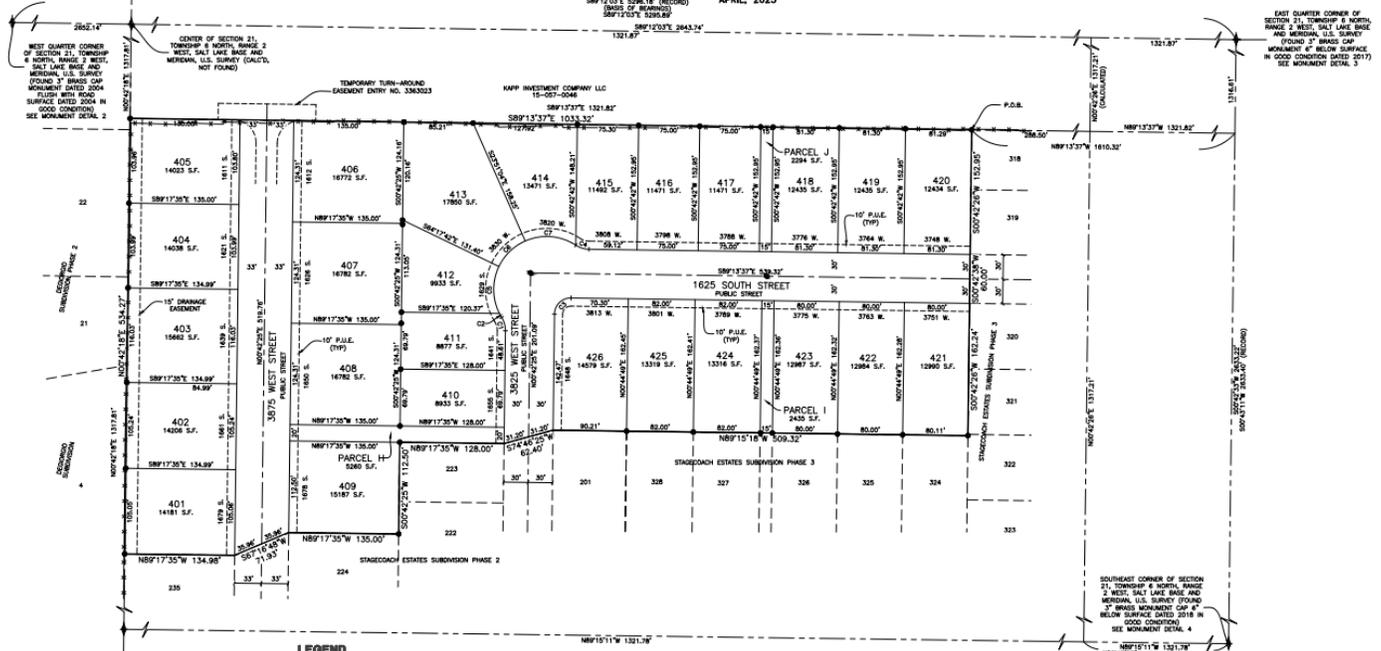
## Area Map





# STAGECOACH ESTATES SUBDIVISION PHASE 4

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
APRIL, 2025



NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT DATED 1963 IN GOOD CONDITION) SEE MONUMENT DETAIL 1

EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 4' BELOW SURFACE IN GOOD CONDITION DATED 2017) SEE MONUMENT DETAIL 3

WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT DATED 2004 FLUSH WITH ROCK SURFACE DATED 2004 IN GOOD CONDITION) SEE MONUMENT DETAIL 2

SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 4' BELOW SURFACE DATED 2018 IN GOOD CONDITION) SEE MONUMENT DETAIL 4

SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 5' BELOW SURFACE DATED 2022 IN GOOD CONDITION) SEE MONUMENT DETAIL 5

**LEGEND**

- SECTION CORNER
- 30" 5/8" x 3/4" IRON AND PLASTIC CAP STAMPED WITH # AND BEARING
- STREET CENTERLINE MONUMENT
- BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY
- DRAINAGE
- SECTION/MONUMENT TR. LINE
- ROAD CENTERLINE
- EXISTING FENCELINE

Scale: 1" = 50'

MONUMENT DETAIL 1 (NOT TO SCALE)

MONUMENT DETAIL 2 (NOT TO SCALE)

MONUMENT DETAIL 3 (NOT TO SCALE)

MONUMENT DETAIL 4 (NOT TO SCALE)

MONUMENT DETAIL 5 (NOT TO SCALE)

**Project Info**

Surveyor: A. FELT

Designer: M. ANDERSON

Begin Date: 03-14-2023

Name: STAGECOACH ESTATES SUBDIVISION PHASE 4

Number: 2025-15

Revision: 4-22-25 E.F.

Date: 4-20-25

**Webb County Recorder**

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_

And Recorded \_\_\_\_\_ Fee For Record \_\_\_\_\_

Of The Official Records, Page \_\_\_\_\_

Recorded For: \_\_\_\_\_

Webb County Recorder \_\_\_\_\_