

**PACKAGE FOR A
BUILDING PERMIT IN
MANILA TOWN LIMITS**

PLEASE RETURN COMPLETED APPLICATION AND ALL NECESSARY INFORMATION TO
THE PLANNING AND ZONING SECRETARY LOCATED IN THE MANILA TOWN OFFICE AT
LEAST 7 DAYS BEFORE REQUESTING PLANNING AND ZONING APPROVAL

THE PLANNING AND ZONING BOARD MEET THE FIRST MONDAY OF EVERY MONTH IN
THE TOWN OF MANILA CONFERENCE ROOM (145 E. HWY 43)

APPLICATION FOR A BUILDING PERMIT

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APPLICATION FOR A BUILDING PERMIT

ALL RESIDENTIAL STRUCTURES/ADDITIONS MUST OBTAIN A BUILDING A BUILDING PERMIT ALL ACCESSORY BUILDINGS OVER 200 SQ. FT. MUST OBTAIN A BUILDING PERMIT. ANY STRUCTURAL MODIFICATIONS TO EXISTING STRUCTURES (IE. ROOFING), REQUIRE A BUILDING PERMIT.

1. BUILDING PERMIT INFO. PACKET

- ALL ITEMS AND FORMS REQUESTED NEED TO BE INCLUDED WITH THE APPLICATION. IF SOMETHING DOES NOT APPLY LIST N/A. FOR MOBILE AND MANUFACTURED HOMES, SUBMIT COPIES OF FLOOR PLANS AND/OR INSTILLATION PLANS ECT. FROM THE MANUFACTURER.

*DETAILED SITE PLAN MUST BE INCLUDED.

CALCULATED AS PER CURRENT STATE GUIDELINES

- (ALL PERMITS ARE ASSESSED A 1% STATE SURCHARGE IN ADDITION TO THE BUILDING/PLAN CHECK FEES)

2. SEWER CONNECTION AND WATER CONNECTION:

- NO BUILDING PERMIT WILL BE APPROVED WITHOUT THE WATER/SEWER CONNECTION VERIFICATION FORM SIGNED BY THE APPROPRIATE PROVIDER AND SUBMITTED WITH THE APPLICATION.

3. BASEMENTS:

- ANY PERSON MAKING APPLICATION FOR A BUILDING PERMIT WHICH INCLUDES A BASEMENT NEEDS TO BE AWARE THAT THE LATERAL SEWER LINES ARE THE PROPERTY OWNERS' RESPONSIBILITY. IF ANY LINE IS NOT INSTALLED DEEP ENOUGH TO PROVIDE SERVICE TO A BASEMENT IT IS THE PROPERTY OWNERS RESPONSIBILITY TO INSTALL ANY EQUIPMENT (PUMPS, ECT.) WHICH MAY BE NEEDED TO ACCESS THE SEWER LINE.

4. MOBILE AND MANUFACTURED HOMES:

- NEED TO OBTAIN A COPY OF THE "MANUFACTURED HOME SET-UP REQUIREMENTS". ANY QUESTIONS REGARDING THESE REQUIREMENTS SHOULD BE DIRECTED TO THE BUILDING INSPECTOR. FOOTING AND FOUNDATION DETAILS MUST BE INCLUDED.

5. SNOW AND WIND LOAD REQUIREMENTS:

SNOW: 30 LBS. GROUND SNOW: 43 LBS

WIND: 80 MPH SEISMIC: ZONE C: FROST DEPTH: 36"

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BUILDING PERMIT INFORMATION

IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO VERIFY THE EXISTENCE AND LOCATION OF ALL RECORDED OR IMPLIED EASEMENTS PRIOR TO CONSTRUCTION. NO STRUCTURE SHALL BE PLACED IN ANY EASEMENT UNLESS SPECIFICALLY AUTHORIZED BY THE EASEMENT HOLDER.

BEFORE A BUILDING PERMIT CAN BE ISSUED, THE FOLLOWING ITEMS MUST BE SUBMITTED:

- A.** DETAILED SITE-PLAN. NEEDS TO INCLUDE:
1. DIRECTIONS OF NORTH POINT.
 2. LOT LINES TOGETHER WITH ADJACENT STREETS, ROADS AND RIGHT-OF-WAY.
 3. LOCATION OF ALL EXISTING STRUCTURES, EASEMENTS ON SUBJECT PROPERTY. (COMPLETELY DIMENSIONED, INCLUDING UTILITY LINES, POLES, ECT.)
 4. LOCATION OF PROPOSED CONSTRUCTION AND IMPROVEMENTS, INCLUDING THE LOCATION OF ALL SIGNS.
 5. MOTOR VEHICLE ACCESS, INCLUDING INDIVIDUAL PARKING STALLS, CIRCULATION PATTERNS, CURB, GUTTER, AND SIDEWALK LOCATION. .
 6. NAME, ADDRESS, AND TELEPHONE NUMBER OF BUILDER AND OWNER.
 7. ANY NECESSARY EXPLANATORY NOTES.
 8. PLAT PLAN FROM DAGGETT COUNTY RECORDER'S OFFICE. ONE SET NEEDS TO GO TO THE CONTRACTOR/OWNER, AND ONE SET GOES INTO THE TOWN OF MANILA OFFICE FILE.
 - LOT OF RECORD/ LEGAL DESCRIPTION IS REQUIRED (CAN BE FOUND ON DEED)
 9. ALL OTHER INFORMATION THAT MAY BE REQUIRED AS DETERMINED BY THE BUILDING INSPECTOR AND/OR DEPUTY CLERK.
- B.** AUTHORIZATION FROM THE MANILA PLANNING AND ZONING COMMISSION STATING THAT ALL ZONING AND SET-BACK REQUIREMENTS HAVE BEEN MET. (THE DEPUTY CLERK'S OFFICE WILL SUBMIT THE BUILDING PERMIT APPLICATION TO PLANNING AND ZONING AFTER ALL INFORMATION HAS BEEN RECEIVED.)
- C.** WATER / SEWER CONNECTION, OR WASTEWATER PERMIT VERIFICATION FORM.
- D.** TWO (2) SETS OF PLANS NEED TO BE SUBMITTED WITH THE APPLICATION. ONE ELECTRONIC SET GOES TO THE BUILDING INSPECTOR, AND ONE SET REMAINS IN

APPLICATION FOR A BUILDING PERMIT

THE TOWN OFFICE FILE. EACH SET OF PLANS NEEDS TO INCLUDE THE FOLLOWING (WHERE APPLICABLE):

1. FRONT, REAR, RIGHT AND LEFT SIDE VIEWS.
2. FRAMING OF WALLS AND FLOORS. (VIEWS)
3. SIZE OF ALL BEAMS OVER 6' LONG.
4. FIREPLACE – VIEW OF TYPE OF WOOD STOVE.
5. FLOOR PLANS WITH ALL WINDOW AND DOOR OPENINGS.
6. ROOF FRAMING PLANS.
7. ELECTRICAL, PLUMBING, AND MECHANICAL, WITH HEAT LOSS CALCULATION.
(RESCHECK)
8. FOOTING AND FOUNDATIONS. THIS INCLUDES MOBILE AND MODULAR HOMES.
*(SEE ADDITIONAL INFORMATION)
 - a. * SET-UP REQUIREMENTS FOR MODULAR AND MANUFACTURED HOMES)

E. PROJECTS NOT STARTED WITHIN 180 DAYS OF THE ISSUANCE OF PERMIT MUST CONTACT THE BUILDING INSPECTOR FOR AN EXTENSION OF 180 DAYS.

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LOW DENSITY RESIDENTIAL: ARTICLE 10, SECTION 1003, NUMBERS 2-11

2. Each newly created legal parcel shall have a minimum area of 10,000 square feet.
3. The minimum average width for any lot shall be 60 feet.
4. The minimum depth of the front yard for a main building shall be 20 feet for lots not to exceed nine thousand (9,000) square feet, and 25 feet for lots above nine thousand (9,000) square feet.
5. On corner lots, if the rear yard abuts the side yard of another lot, no structure shall be closer than 6 feet to the rear property line.
6. The minimum depth for the rear yard for a main building shall be 10 feet; and for accessory buildings, shall be 6 feet. However, on corner lots, the minimum rear yard depth shall be 6 feet; and if a corner lot abuts the side yard of another lot, no structure shall be closer than 6 feet to the rear property line.
7. The minimum side yard for any dwelling or a private unattached garage shall be 6 feet. Attached garages are considered part of the main building. Other accessory buildings shall have a minimum side yard of 6 feet.
8. On corner lots, a street side yard which faces on a street, for both main and accessory buildings, shall be not less than 15 feet.
9. The maximum height for a primary residence shall be 25 feet. Building height is measured from the average grade either to the mean height level between the eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface, regardless of roof type.
10. The maximum coverage for any lot for buildings and structures shall not exceed 50 percent.
11. Lots can have a maximum fence height of 6 feet along the side and rear property lines. Fences shall be no higher than 4 feet in front of a main building, except on corner lots where the 4 feet maximum applies from the building setback forward.

MEDIUM DENSITY RESIDENTIAL: ARTICLE 11, SECTION 1103, NUMBERS 2-11

2. Each newly created legal parcel shall have a minimum area of 8,000 square feet.
3. The minimum average width for any lot shall be 60 feet.
4. The minimum depth of the front yard for a main building shall be 20 feet for lots not to exceed nine thousand (9,000) square feet, and 25 feet for lots above nine thousand (9,000) square feet.
5. On corner lots, if the rear yard abuts the side yard of another lot, no structure shall be closer than 6 feet to the rear property line.

The minimum depth for the rear yard for a main building shall be 10 feet; and for accessory buildings, shall be 6 feet. However, on corner lots, the minimum rear yard depth shall be 6 feet; and if a corner lot abuts the side yard of another lot, no structure shall be closer than 6 feet to the rear property line.

7. The minimum side yard for any dwelling or a private unattached garage shall be 6 feet. Attached garages are considered part of the main building. Other accessory buildings shall have a minimum side yard of 6 feet.

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8. On corner lots, a side yard which faces on a street, for both main and accessory buildings, shall be not less than 15 feet.
9. The maximum height for all buildings and structures shall be 25 feet. Building height is measured from the average grade either to the mean height level between the eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface, regardless of roof type.
10. The maximum coverage for any lot for buildings and structures shall not exceed 50 percent.
11. Lots can have a maximum fence height of 6 feet along the side and rear property lines. Fences shall be no higher than 4 feet in front of a main building, except on corner lots.

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REQUIRED INSPECTIONS

PLEASE ALLOW AT LEAST 24 HOURS NOTICE. INSPECTIONS ARE CONDUCTED ON MONDAYS.

PLEASE PLAN ACCORDINGLY

IT IS THE PERMIT HOLDERS' RESPONSIBILITY TO CONTACT THE TOWN OF MANILA PLANNING AND ZONING SECRETARY TO SCHEDULE INSPECTIONS WITH THE INSPECTORS

R109.3 IT SHALL BE THE DUTY OF THE PERMIT HOLDER OR THEIR AGENT TO NOTIFY THE BUILDING OFFICIAL THAT SUCH WORK IS READY FOR INSPECTION. IT SHALL BE THE DUTY OF THE PERSON REQUESTING ANY INSPECTIONS REQUIRED BY THIS CODE TO PROVIDE ACCESS TO AND MEANS FOR INSPECTION OF SUCH WORK.

WORK SHALL NOT BE DONE BEYOND THE POINT INDICATED IN EACH SUCCESSIVE INSPECTION WITHOUT FIRST OBTAINING THE APPROVAL OF THE BUILDING OFFICIAL. THE BUILDING OFFICIAL, UPON NOTIFICATION, SHALL MAKE THE REQUESTED INSPECTIONS AND SHALL EITHER INDICATE THE PORTION OF THE CONSTRUCTION THAT IS SATISFACTORY AS COMPLETED, OR SHALL NOTIFY THE PERMIT HOLDER OR HIS AGENT WHEREIN THE SAME FAILS TO COMPLY WITH THIS CODE. ANY PORTIONS THAT DO NOT COMPLY SHALL BE CORRECTED AND SUCH PORTION SHALL NOT BE COVERED OR CONCEALED UNTIL AUTHORIZED BY THE BUILDING OFFICIAL.

IT IS THE OWNER'S RESPONSIBILITY TO CALL BLUE STAKES BEFORE ANY DIGGING.

THE FOLLOWING INSPECTIONS ARE REQUIRED:

A SITE INSPECTION IS REQUIRED TO ENSURE THAT ALL SETBACKS ARE ACCORDING TO THE SITE PLAN PROVIDED.

R109.1.1 – FOOTING, FOUNDATION – INSPECTION OF THE FOUNDATION SHALL BE MADE AFTER POLES OR PIERS ARE SET OR TRENCHES OR BASEMENT AREAS ARE EXCAVATED AND ANY REQUIRED FORMS ERECTED AND ANY REQUIRED REINFORCING STEEL IS IN PLACE AND SUPPORTED PRIOR TO THE PLACING OF CONCRETE. THE FOUNDATION INSPECTION SHALL INCLUDE EXCAVATIONS FOR THICKENED SLABS INTENDED FOR THE SUPPORT OF BEARING WALLS, PARTITIONS, STRUCTURAL SUPPORTS, OR EQUIPMENT AND SPECIAL REQUIREMENTS FOR WOOD FOUNDATION.

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R109.1.2 – PLUMBING, MECHANICAL, GAS, AND ELECTRICAL SYSTEMS – ROUGH INSPECTION OF PLUMBING, MECHANICAL, GAS, AND ELECTRICAL SYSTEMS SHALL BE MADE PRIOR TO COVERING OR CONCEALMENT, BEFORE FIXTURES OR APPLIANCES ARE SET OR INSTALLED, AND PRIOR TO FRAMING INSPECTION.

EXCEPTIONS: BACK FILLING OF GROUND-SOURCE HEAT PUMP LOOP SYSTEMS TESTED IN ACCORDANCE WITH SECTION M2105.1 PRIOR TO INSPECTION SHALL BE PERMITTED.

R109.1.3 – FLOODPLAIN INSPECTION – FOR CONSTRUCTION IN AREAS PRONE TO FLOODING AS ESTABLISHED BY TABLE R301.2(1), UPON PLACEMENT OF THE LOWEST FLOOR, INCLUDING BASEMENTS, AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, THE BUILDING OFFICIAL SHALL REQUIRE SUBMISSION OF DOCUMENTATION, PREPARED AND SEALED BY A REGISTERED DESIGN PROFESSIONAL, OF THE ELEVATION OF THE LOWEST FLOOR, INCLUDING BASEMENTS.

R109.1.4 – FRAME AND MASONRY INSPECTION – INSPECTIONS OF FRAMING AND MASONRY CONSTRUCTION SHALL BE MADE AFTER THE ROOF, MASONRY, ALL FRAMING, FIRE STOPPING, DRAFT STOPPING, AND BRACING ARE IN PLACE. AND, AFTER THE PLUMBING, MECHANICAL, AND ELECTRICAL ROUGH INSPECTIONS ARE APPROVED.

R109.1.5 – IN ADDITION TO THE INSPECTIONS CALLED FOR ABOVE, THE BUILDING OFFICIAL MAY MAKE OR REQUIRE ANY OTHER INSPECTIONS TO ASCERTAIN COMPLIANCE WITH THIS CODE AND OTHER LAWS ENFORCED BY THE BUILDING OFFICIAL.

R109.1.6 – FINAL INSPECTIONS – FINAL INSPECTION SHALL BE MADE AFTER THE PERMITTED WORK IS COMPLETE AND PRIOR TO OCCUPANCY.

*****SPECIAL INSPECTIONS ARE REQUIRED FOR FIRE-RESISTANCE-RATED, REINFORCED, MASONRY, INSULATING CONCRETE, AND CONVENTIONALLY FORMED CONCRETE WALLS.*****

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BUILDING PERMIT CONTACT LIST

ANY QUESTIONS REGARDING BUILDING REQUIREMENTS, SET BACKS, ZONING,
OR INFORMATION REGARDING WASTE WATER / SEWER OR CULINARY WATER
SHOULD BE DIRECTED TO THE FOLLOWING:

- MANILA PLANNING & ZONING:

- SECRETARY 1-435-784-3143

-TOWN OF MANILA: (CULINARY WATER / SEWER)

- PUBLIC WORKS: 1-435-778-0038

-BUILDING INSPECTOR:

- RESIDENTIAL/COMMERCIAL INSPECTOR: 1-435-219-7545 (MATT TATE)

-DAGGETT COUNTY:

- PLANNING AND ZONING: 1-435-784-3222
- RECORDER: 1-435-784-3180

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BUILDING PERMIT APPLICATION WORKSHEET

1. DATE OF APPLICATION: _____ 2. DATE WORK STARTS: _____

3. APPLICANT NAME: _____

4. LOT NUMBER: _____ ZONING: _____ PARCEL NUMBER: _____

5. BUILDING ADDRESS: _____

6. SETBACKS: FRONT _____ SIDE _____ SIDE _____ REAR _____

- SQUARE FOOTAGE COVERED: _____ (THIS INCLUDES STRUCTURES OVER 200 SQUARE FEET)

7. COST OF CONSTRUCTION: _____

8. TYPE OF BUILD: **(CIRCLE ONE)**

SINGLE FAMILY HOME	CONDO	COMMERCIAL	APARTMENTS	TOWNHOMES	OTHER:
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9. TYPE OF BUILD PROCESS: **(CIRCLE ONE)**

NEW	ADDITION	ALTER	DEMOLISH	OTHER:
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10. OWNER OF PROPERTY : _____ PHONE: _____

- MAILING ADDRESS: _____

11. ARCHITECT/ENGINEER: _____ PHONE: _____

- MAILING ADDRESS: _____

12. GENERAL CONTRACTOR: _____ PHONE: _____

- BUSINESS ADDRESS: _____

- STATE LIC. NO.: _____ CITY LIC. NO.: _____

13. ELEC. CONTRACTOR: _____ PHONE: _____

- BUSINESS ADDRESS: _____

- STATE LIC. NO. : _____ CITY LIC. NO: _____

14. PLUMBING CONTRACTOR: _____ PHONE: _____

- BUSINESS ADDRESS: _____

- STATE LIC. NO. : _____ CITY LIC. NO: _____

15. MECHANICAL CONTRACTOR: _____ PHONE: _____

- BUSINESS ADDRESS: _____

- STATE LIC. NO. : _____ CITY LIC. NO: _____

16. OTHER CONTRACTORS/NOTES:

*** SEE NEXT PARAGRAPH FOR MORE INFO: ***

***PLEASE NOTE THAT CONTRACTORS STATE LICENSE NUMBER AND CITY/COUNTY BUSINESS LICENSE NUMBER MUST BE INCLUDED, OR A PERMIT WILL NOT BE**

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ISSUED. IF YOU ARE USING A GENERAL CONTRACTOR AND ARE DOING THE WORK YOURSELF, PLEASE LIST "SELF" AS THE CONTRACTOR.

ZONING APPROVAL

ONLY PLANNING & ZONING COMPLETE:

SETBACK REQUIREMENTS:

MAIN DWELLING: FRONT YARD _____ REAR YARD _____ SIDE YARDS _____
ACCESSORY BUILDING: FRONT YARD _____ REAR YARD _____ SIDE YARDS _____

BY SIGNING THIS FORM, I CERTIFY THAT I HAVE EXAMINED THE ENCLOSED PLOT PLAN AND HAVE DETERMINED THAT IT MEETS ALL ZONING AND SETBACK REQUIREMENTS OF THE MANILA TOWN PLANNING & ZONING BOARD IN REGARDS TO THE BUILDING PERMIT BEING ISSUED TO THE APPLICANT ABOVE.

APPROVED _____ DENIED _____ (IF DENIED, EXPLAIN)

MEETING DATE _____

DATED _____

SIGNATURE _____

WATER / SEWER CONNECTION VERIFICATION FORM

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THE FOLLOWING APPLICANT IS APPLYING FOR A BUILDING PERMIT. BEFORE THE PERMIT CAN BE ISSUED, THE WATER AND/OR SEWER SERVICE PROVIDER MUST SIGN THIS FORM INDICATING THAT PLANS HAVE BEEN SUBMITTED AND REVIEWED (IF APPLICABLE) AND THAT ALL FEES ASSOCIATED WITH THIS CONNECTION HAVE BEEN PAID OR SATISFACTORY ARRANGEMENTS HAVE BEEN MADE TO THE PROVIDER.

APPLICANT _____ DATE: _____

MAILING ADDRESS _____

TELEPHONE _____

PROPERTY ADDRESS _____

PARCEL NUMBER _____

Other notes:

ADMIN DOES FOLLOWING:

TOWN OF MANILA WATER / SEWER DISTRICT:

WATER CONNECTION APPROVED & FEES PAID YES _____ NO _____

SEWER CONNECTION APPROVED & FEES PAID YES _____ NO _____

SIGNATURE OF AUTHORIZED REPRESENTATIVE DATE

*****PLEASE CLARIFY PLOT LAYOUT PRINT/DRAWING WITH MANILA PLANNING AND ZONING SECRETARY PRIOR TO MEETING, EXAMPLES MAY BE PROVIDED*****

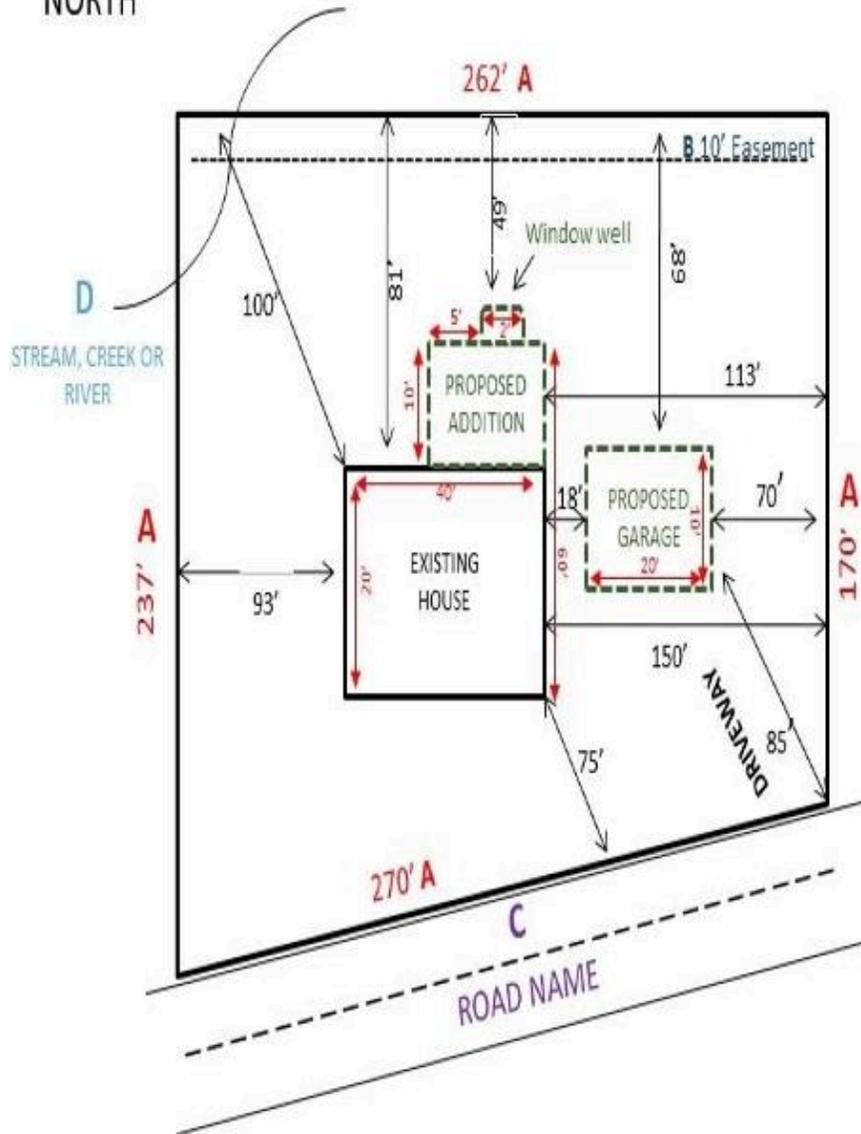
APPLICATION FOR A BUILDING PERMIT

SAMPLE PLOT MAP [8 1/2 X 11]



NORTH

Job site address: 123 Any Street, Manila
 Property Owner: John & Jane Doe
 Owner's Phone #: 555-555-5555



CHECK LIST

- North Arrow
- Plot Plan Scale
- Property Owner Info
- Parcel No. & Zoning
- A** Property Dimensions
- B** Easements
- C** Roads and Streets
- D** Stream, Creek or River

- ✓ Existing Buildings
- ✓ Proposed Buildings

↕ Use Arrows to show distance from buildings to setbacks

□ Use solid lines to indicate existing structures

□ Use dotted lines to indicate Proposed structures



UTAH DEPARTMENT OF COMMERCE
 Division of Professional Licensing

Bureau of Investigations
 160 E 300 S
 PO Box 146741
 Salt Lake City UT 84114-6741
 Email to: mailto:dopltech@utah.gov
 or Fax to 801-530-6301

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Blue Stakes of Utah 811 would like to remind everyone to “Call 811 Before You DIG” this not only applies to the professional contractor but to all homeowners. Anyone who wants to put a shovel, or any other kind of digging equipment in the ground is required by law to Call 811 or contact www.bluestakes.org to “Submit a Locate Request” to have the underground utility lines located and marked with paint and/or flags. This is for everyone’s safety. It’s a FREE service. Protecting the underground facilities that we all rely on every day is a shared responsibility. Please do your part and remember to contact Blue Stakes at least two full business days before beginning your digging project. Check out our website for more information www.bluestakes.org and to download our APP and Excavators’ Guidebook.

APWA UNIFORM COLOR CODE	
RED	Electric Power Lines, Cables, Conduit and Lighting Cables
YELLOW	Gas, Oil, Steam, Petroleum or Gaseous Materials
ORANGE	Communication, Alarm or Signal Lines, Cables or Conduit
BLUE	Potable Water
PURPLE	Redeamed Water, Irrigation and Slurry Lines
GREEN	Sewers and Drain Lines
WHITE	Proposed Excavation
PINK	Temporary Survey Marking

 www.bluestakes.org 

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CHECK LIST

NAME: _____ CONTRACTOR _____

ADDRESS OF BUILDING: _____

REGULAR/CORNER LOT LOT SIZE: _____

BUILDING SQUARE FOOTAGE COVERED: _____ TOTAL USAGE: _____%

SET BACKS: FRONT: _____ SIDES: _____ & _____ REAR: _____

REQUIRED ON FILE:

1. RECORD OF LOT FROM COUNTY
2. BUILDING PERMIT
3. OWNER/BUILDER CERTIFICATION IF APPLICABLE
4. BUILDING AND FOUNDATION PLANS

PLOT MAP REQUIREMENTS:

1. MEASUREMENTS FROM PROPERTY LINES TO PROPOSED BUILDING
2. PROPERTY OWNERS NAME AND CONTACT INFO
3. ADDRESS OF PROPERTY
4. NOTE OF SCALE OF PLOT MAP
5. NORTH POINT
6. LOT LINES, ADJACENT STREETS, RIGHT OF WAYS
7. LOCATION OF ALL EXISTING STRUCTURES INCLUDING UTILITY LINES
EASEMENTS AND POLES
8. LOCATION OF PROPOSED CONSTRUCTION PROJECTS, INCLUDING SIGNS
AND SURVEY MARKERS
9. MOTOR VEHICLE ACCESS, INDIVIDUAL PARKING STALLS, CIRCULATION
PATTERNS, SIDEWALK LOCATIONS, CURB AND GUTTER IF APPLICABLE
10. REGULAR OR CORNER LOT
11. BUILDING HEIGHT
12. SEPARATE PLANS DRAWING WATER AND SEWER LINES

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SETBACK CHEAT SHEET

SETBACKS ARE MEASURED FROM THE PROPERTY LINE, TAKING INTO ACCOUNT EASEMENTS AND RIGHT OF WAYS. NO STRUCTURES ARE ALLOWED TO BE CONSTRUCTED ON ANY UTILITY LINE, EASEMENT, OR RIGHT OF WAY. IT IS THE PROPERTY OWNERS RESPONSIBILITY TO KNOW AND ABIDE BY THE GIVEN SETBACKS. IT IS THE OWNERS RESPONSIBILITY TO CONTACT DAGGETT COUNTY, MANILA PUBLIC WORKS, AND BLUESTACKS TO VERIFY BUILDABLE SPACE AVAILABILITY.

1. RESIDENTIAL- RURAL DISTRICT (R-R) (SECTION 902)

- **FRONT SETBACK:** MINIMUM 25 FT
 - **SIDE SETBACK:** MINIMUM 10 FT FOR INTERIOR LOTS; 15 FEET FOR CORNER LOTS.
 - **REAR SETBACK:** MINIMUM 30 FT FOR PRIMARY BUILDINGS; 6 FT FOR ACCESSORY BUILDINGS
-

2. RESIDENTIAL- LOW DENSITY DISTRICT (R-L) (SECTION 1003)

- **FRONT SETBACK:**
 - LOTS UP TO 9,000 SQUARE FEET: MINIMUM 20 FT
 - LOTS ABOVE 9,000 SQUARE FEET: MINIMUM 25 FT
 - **SIDE SETBACK:**
 - INTERIOR AND THROUGH PARCEL: MINIMUM 10 FT
 - CORNER AND REVERSED CORNER PARCEL: MINIMUM 15 FT
 - **REAR SETBACK:** MINIMUM OF 10 FT FOR PRIMARY BUILDINGS; 6 FT FOR ACCESSORY BUILDINGS
-

3. RESIDENTIAL- MEDIUM DENSITY DISTRICT (R-M) (SECTION 1103)

- **FRONT SETBACK:**
 - LOTS UP TO 9,000 SQUARE FEET: MINIMUM 20 FT
 - LOTS ABOVE 9,000 SQUARE FEET: MINIMUM 25 FT
- **SIDE SETBACK:**
 - MINIMUM 6 FT
 - MINIMUM OF 15 FT IF SIDE YARD FACES STREET
- **REAR SETBACK:**

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- MINIMUM 6 FT IF ACCESSORY BUILDING CORNER LOT ABUTS ANOTHER RESIDENCE.
 - MINIMUM 10 FT IF MAIN DWELLING CORNER LOT ABUTS ANOTHER RESIDENCE
-

4. RESIDENTIAL- MULTI-FAMILY OVERLAY (RMF OVERLAY) (SECTION 1503)

- **FRONT SETBACK:** MINIMUM 20 FT
 - **SIDE SETBACK:**
 - 10 FT FOR MAIN BUILDING/GENERALLY
 - 15 FOR A CORNER LOT ALONG THE STREET
 - 5 FT FOR ACCESSORY BUILDING
 - **REAR SETBACK:** MINIMUM 15 FT FOR PRIMARY BUILDINGS; 5 FT FOR ACCESSORY BUILDING
-

5. COMMERCIAL- GENERAL DISTRICT (C-G) (SECTION 1203)

- **FRONT SETBACK:** MINIMUM 25 FT
 - **SIDE SETBACK:**
 - NONE GENERALLY
 - MINIMUM 10 FT WHEN ADJACENT TO STREET/ COMMERCIAL PROP.
 - MINIMUM 15 FT WHEN ADJACENT TO RESIDENTIAL PROP.
 - **REAR SETBACK:** NONE GENERALLY, EXCEPT 15 FT WHEN ADJACENT TO RESIDENTIAL PROP.
-

6. CENTRAL DEVELOPMENT DISTRICT (C-D)

- **FRONT SETBACK:** MINIMUM 20 FT
- **SIDE SETBACK:** MINIMUM 10 FT
- **REAR SETBACK:** MINIMUM 15 FT