

Fence Permit Process

Levan Town

P.O. Box 40 Levan, Utah 84639

Phone (435)623-1959 * Fax (435)623-2730

Office Hours 8:30am-12:30pm Mon-Thurs

You must obtain an approved permit for your fence PRIOR to any construction or installation. The purpose of the approved permit is to ensure correct placement of fences, hedges and walls along property lines, to avoid conflict with public utilities, to reduce conflict between adjacent property owners, to maintain safe sight lines and to minimize the potential negative visual impact or hazards of high or unsightly fences walls or hedges.

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1. Get a permit packet from the Town Office.
 2. Familiarize yourself with all of the Fence Requirements for Levan Town so you can make sure your plans are in compliance with these regulations. See Fence Requirements in this packet.
 3. Fill out all required forms. Gather all required information. See the Permit Checklist in this packet.
 4. Return everything to the Town Office.
 5. Once your application is reviewed and approved the Town Office will calculate your permit fee. The Town Office will call you when your permit fee has been calculated.
 6. Go to the Town Office. Pick up your approved permit. IN ORDER FOR YOUR CONSTRUCTION TO BEGIN, YOUR PERMIT MUST BE APPROVED, AND ALL CONDITIONS MUST BE MET.

**** If the work authorized by your permit has not been started within 6 months after the date of issuance, or if construction or work is suspended or abandoned for a period of 6 months, then the permit will become null and void. You may apply for an extension of time for your permit before it has expired. The time extension may be granted at the sole discretion of the town upon showing good cause. No refunds will be given for expired permits; however, there are no new fees associated with a permit extension as long as there are no changes to the original permit. If a permit and/or extension has expired, a new permit must be applied for, and be subject to the regulations and fees associated with the new permit.

Fence Requirements

As of October, 2014

No fence shall be constructed, erected or installed without first obtaining a fence permit from Levan Town.

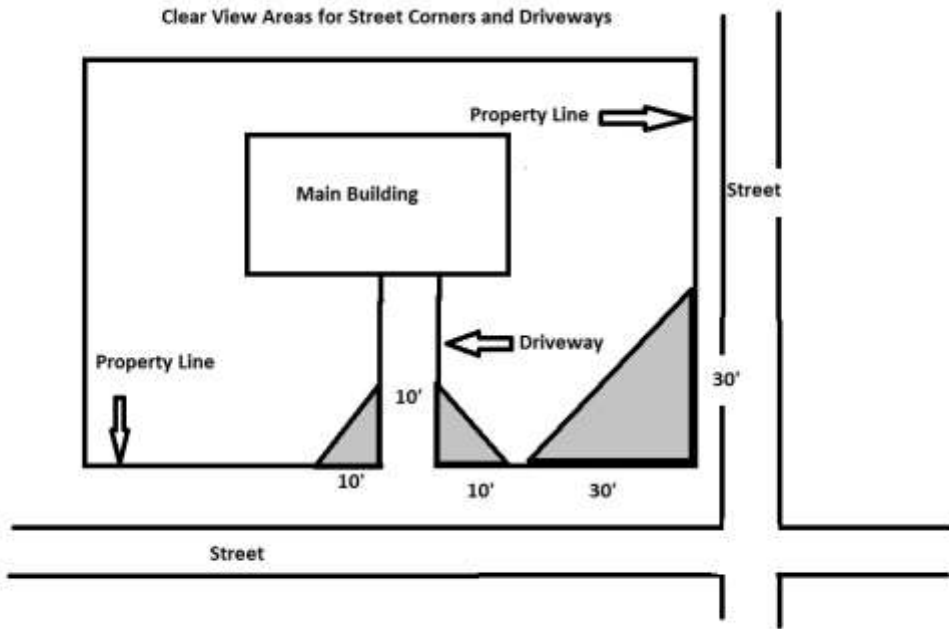
1. SETBACKS AND HEIGHT REQUIREMENTS:

Front Yard Setback Area: In your front yard setback area, you may have a fence that is 3' high if it's solid or 4' high if it's see-through. The front yard setback area starts at your front property line and extends 30' back from that line. It also extends the full length of your property.

Side Yards: If you live on an interior lot, you may have a fence up to 6' high in your side and rear yards. (but not in your front yard setback area). If you live on a corner lot, you may have a fence up to 6' high on the interior side yard. On the side yard that faces a street, you must adhere to the Front Yard Setback Area requirements. Within 30' back from your side property line that faces the street, you may have a fence that is 3' high if it's solid, 4' high if it's see-through. Beyond the 30' setback area, you may have a fence up to 6' high.

Rear Yards: You may have a fence up to 6' in height.
(Ordinance 16.10.060)

- 2. CLEAR VIEW AREAS:** (ordinances 16.10.060) There are Clear View Areas on corners and also along driveways. In these areas, you may have a fence that it 3' high. If you have a corner lot, the Clear View Area is the triangular area created by connecting these 3 points: the point where your two property lines intersect on the corner of your lot along streets: the 2 points 30' from that intersecting point along the property lines. For driveways, the Clear View areas are the two triangular areas created by connecting these 3 points: the points on either side of the driveway that intersect the property line, the points 10' on either side of those first points...and the points 10' back from the first point. See illustration below:



3. All property lines must be located in order to determine that your fence will not extend beyond or across your property lines. Your fence may cross your property line if you can obtain a written agreement with the abutting property owner, and this agreement is submitted with the building permit application. **DO NOT ASSUME** that old fences, ditches or walls are accurate property lines.
4. Your fence may not be any closer than 6" to any public sidewalk.
5. If your fence is around an athletic facility (such as a tennis court), it may be 14' high as long as all portions above 6' are constructed with at least 50% non-opaque materials.
6. If your fence is a temporary fence around a construction site, it may be as high as required to protect the property during the period of construction.
7. You can't build any type of fence that will obstruct the view of an intersection.

Levan Town Building Permit Checklist: FENCES

- Completed and signed building permit application.
- A plat map from the county recorder. Get this document from the County Recorder at the Juab Courthouse, 160 N. Main, Nephi, UT. There is a small fee to have this map printed. This document must have the below information on it. Some of this information will be printed on your plat map. You will need to draw and write the rest of the information on the plat map. Use a separate sheet of paper if needed.
 - The size of the lot with property lines indicated.
 - The location of buildings on the lot, including arrows indicating which direction the buildings face.
 - The location of driveways.
 - Indicate where your proposed fence/fences will be.
 - Indicate the height of the fence/fences.
 - Indicate the distance of the proposed fence/fences from the property lines.
 - Indicate streets.
 - Current deed holder or owner
- A signed and dated information sheet included in this packet.
- Submit all completed items to the town office.

Information

Obtaining a Building Permit in Levan Town

International Building Code Section 105.1: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

All new construction, alterations, remodeling etc. requires a valid building permit BEFORE any work is commenced.

In order for the permit application to become a valid building permit, the items on the Building Permit Checklist must be obtained and submitted to the town office, your project must be approved, and your permit fees must be paid

Planning and Zoning ordinances are in effect from the date enacted until the date they are omitted. Older projects in Levan Town may have been built before some ordinances were passed. Levan Town will follow the requirements of Juab County, the State of Utah, the International Building Code, and the Ordinances of Levan Town to protect everyone's concerns as Levan continues to develop and grow. It is the responsibility of the building permit applicant to familiarize themselves with the ordinances of Levan Town and to comply as their project proceeds.

I have read and understand the information in this packet...

Owner's Signature _____ Date _____