

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed

2/13/15

Fees (Office Use)

Receipt Number (Office Use)

File Number (Office Use)

Property Owner Contact Information

Name of Property Owner(s)

Jonathan Vance

Mailing Address of Property Owner(s)

2757 E 6425 S.
Ogden, UT 84403

Phone

801-686-4422

Fax

Email Address (required)

jon.vance518@gmail.com

Preferred Method of Written Correspondence

☒ Email ☐ Fax ☐ Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)

Mailing Address of Authorized Person

Phone

Fax

Email Address

Preferred Method of Written Correspondence

☐ Email ☐ Fax ☐ Mail

Property Information

Project Name

Vance Basement Apt.

Total Acreage

Current Zoning

RE-15

Approximate Address

2757 E 6425 S.

Ogden, UT 84403

Land Serial Number(s)

Proposed Use

Basement Apartment.

Project Narrative

The intent of this project is to utilize an existing basement for the purpose of an accessory apartment (2 Bedrooms, Dining, Family room, kitchen, Full Bath, $\frac{1}{2}$ Entry Hallway) for a total of 800GSF. Access will be provided around the E. side of the home with parking designated on the E. RV parking pad. Accomodatio, will provided to tenants for rental periods of not less than 30 days, but not likely to exceed a period of 90 days.

Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

Potential negative impact may include additional traffic for new tenant as well as additional trash and waste as may be expected. Restrictions within the rental agreement will include provisions to limit visiting hours and overnight visitors to prevent possible disturbances late into the evening. Additional provision will be provided for the removal of additional sanitary waste with separate waste containers.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

It is our intent to follow all provisions and ordinances as have been specified in Sec 108-19 Accessory Apartments.

Property Owner Affidavit

I (We), Jonathan Vance, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Jonathan Vance
(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____

(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

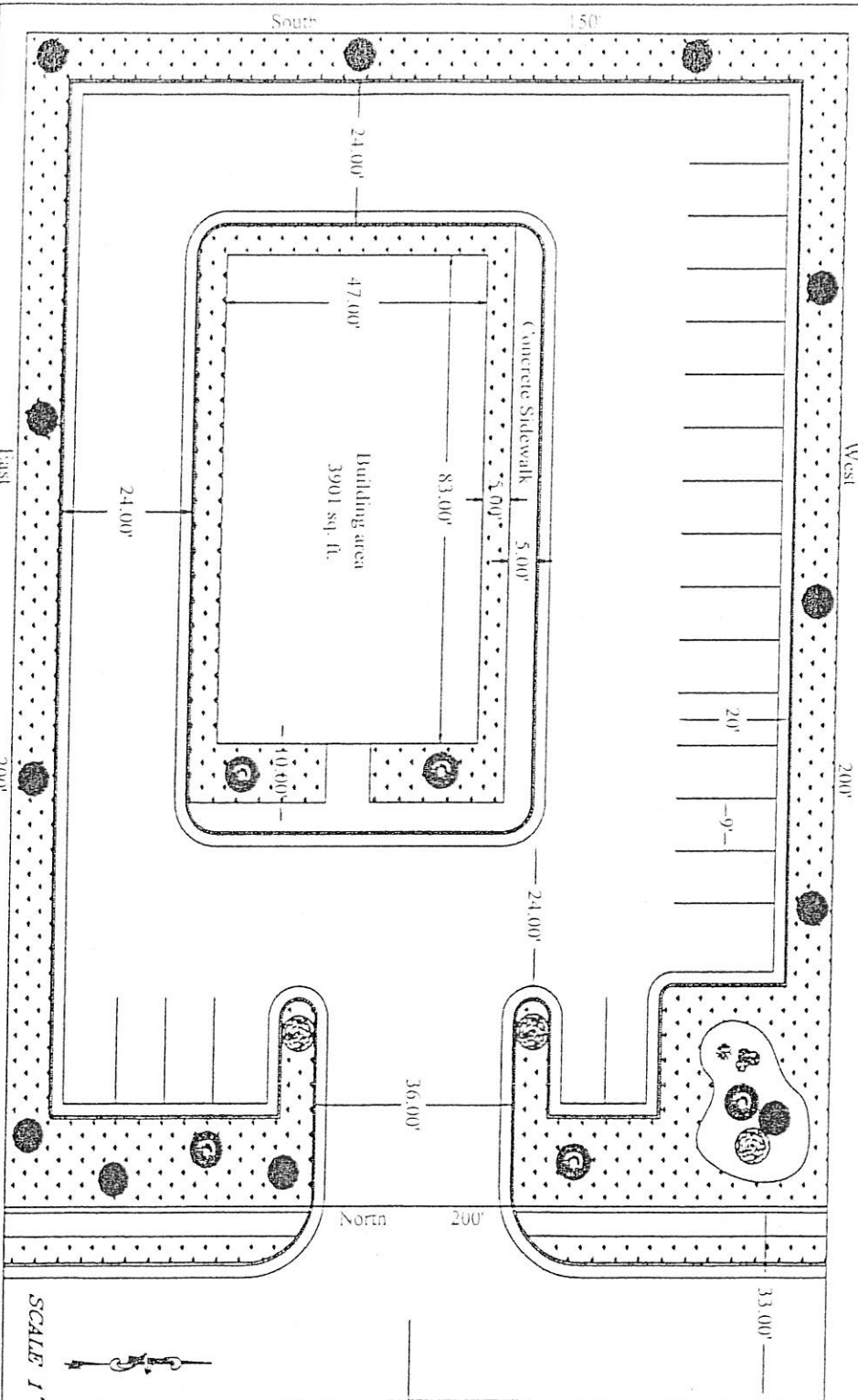
(Notary)

Check List for Site Plan Review

- Name of the proposed development
- Name and address of the owner of property
- Name and address of the preparer of the site plan
- Statement describing the intended use of the development
- A north arrow and scale not less than 1:50
- The tax ID number of the development site
- The land use and zoning of the development site
- Adjacent land use and zoning
- * Identify the percentage of the property covered by buildings and hard surface

- Adjacent streets shall be shown and identified, along with distance from centerline to property
- Building setbacks and distances
- Easement on property and on abutting property, that could be affected
- A letter from the Water and Sewer company serving the project or a septic tank approval letter
- * Elevation drawings depicting architectural theme, building features, materials and colors is required
- * A grading and drainage plan is required
- Landscaping plan

- * Lighting plan
- Detailed sign information including color and material
- Fire hydrant location
- Parking information - size and number of stalls
- The geometric layout and dimensions of proposed building, driveways, parking areas, loading areas, signs and other features of the development
- Existing structures
- Storm water management plan



Site Plan Requirement	sq. ft.	Percentage
Total Parcel area		
Building coverage		
Asphalt Coverage		
Landscaping		
Existing Zoning		
Landscaping type, size and number		
Parking Stalls Required		
Parking Stalls Shown		
Proposed Elevation		
Land Use Proposed		

SCALE 1"=30'

* Does not apply to Home Occupation Conditional Use Applications

Note: This is not a substitution for reading the Weber County Zoning Ordinance.



WEBER COUNTY CMS RECEIPTING SYSTEM OFFICIAL RECEIPT

cms314a
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*** REPRINT ***

Date: 13-FEB-2015

Receipt Nbr: 4022

ID# 26958

Employee / Department: ANGELA - 4181 - PLANNING
Monies Received From: JONATHAN VANCE
Template: PUBLIC WORKS
Description: CUP

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$.00
Total Coin	\$.00
Total Debit/Credit Card	\$	225.00
Pre-deposit	\$.00
Total Checks	\$.00
Grand Total	\$	225.00

Account Number	Account Name	Comments	Total
2015-08-4181-3419-0550-000	ZONING FEES		225.00
TOTAL \$			225.00

Check Amounts

Total Checks:

Total Check Amounts: \$.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***