



Weber County Planning Commission Conditional Use Permit

Date: 1/13/2015
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Index No: CU INDX19-2015 Conditional Use approved on: 1/6/2015 CUP Permit No.: 2014-34

Purpose of Conditional Use: BLACKSMITH GARAGE- A CONDITIONAL USE PERMIT FOR A CLASSIC/VINTAGE

Applicant

Name: HORSHOE, LLC
Address: 326 N. WILKIE STREET
KAYSVILLE, UT 84037
Phone: 801-698-1185

Owner

Name: HORSESHOE LLC
Address: 326 N WILKIE STREET
KAYSVILLE, UT 84037
Phone: 801-698-1185

Parcel

Parcel Number: 220470040
Address: 2143-2145 N 5500 E
EDEN, UT 84310

Zoning: CV-2

Total Area: 1.31

Section: 34 Township: 7N Range: 1E
Subdivision: N/A Lot(s):

Site/Use Information:

Adjacent Site Use: Agriculture/Residential
Eliminated Parking: 0 Existing Parking: 18 Proposed Parking: 2
Other Parking Provisions: ONE SPACE PER EMPLOYEE AND ONE SPACE FOR CLIENTELE.
Existing Floor Space: 2578 Proposed Floor Space: 2578
Property Dimensions: Hours: UNRESTR
Construction Date: Residents-Workers: 2
Short Description: CLASSIC/VINTAGE CAR DEALERSHIP

Comments/Conditions:

The conditional use permit for a classic/vintage car dealership known as Blacksmith Garage in the Blacksmith Village located at 2143 North 5500 East Eden, UT, was heard by the Ogden Valley Planning Commission on January 6, 2015 and is approved subject to the conditions listed in the "Notice of Decision" dated January 7, 2015.

The applicant is aware of the appeal period that expires on January 21, 2015.

A site visit was completed on January 13, 2015 to ensure adequate screening has been installed between the subject property and the residential property per the Development Agreement Contract# 2013-197. The applicant has satisfied the requirements for condition #8 at this time.

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NOTICE FOR APPLICANT:

(Please Read Before Signing)

Proposals for the installation of an individual water supply and for a sanitary waste disposal system (septic tank) for any structure designed for human occupation must be approved by the Weber County Health Department prior to installation.

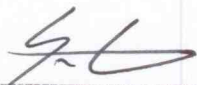


Planning Dept. Signature/of Approval Date

1/13/15

This permit becomes null and void if use or construction authorized has not commenced within one year, if the use is discontinued for one year, or if there is a zone change affecting this property. Any change to the permit or approved site plan must be submitted to the Planning Commission for approval.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury. I hereby agree to make the requirements as specified on this permit issued to the owner of land as signed below.



Contractor/Owner Signature of Approval Date

1/13/15