

Dear Weber County Planning Department,

I am writing to request a zoning amendment for my commercial property located at 1402 S 4700 W, Ogden, UT 84401. Currently, the majority of the property is zoned C-2 (Commercial), but a portion is zoned residential. I am requesting that the entire property be rezoned to C-3 (Commercial).

The current mixed zoning creates challenges for the optimal use and development of the property. Unifying the zoning to C-2 would allow for more consistent and efficient commercial operations, aligning with the existing commercial use of the majority of the site. This change would also support potential future expansions and improvements that are better suited for a full C-2 designation.

In an effort to enhance the property and its appearance, I have recently undertaken significant improvements. I have completely gutted and remodeled the existing 2400 square foot commercial building, both inside and out. Additionally, I have fully renovated the interior and most of the exterior of the old house on the property, significantly improving its appearance and overall aesthetic. These improvements demonstrate my commitment to maintaining and enhancing the commercial viability and visual appeal of the site.

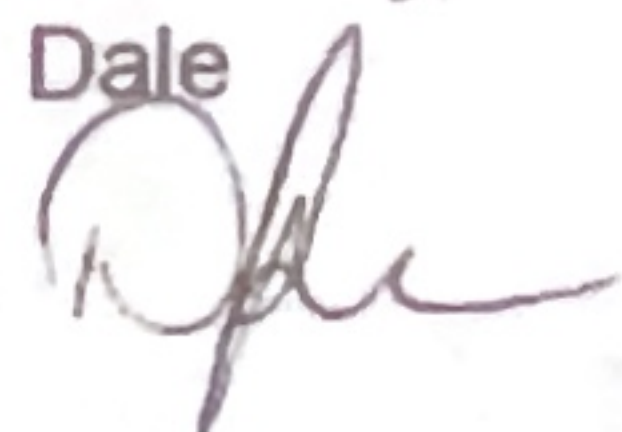
I believe this zoning amendment would be beneficial for both my business and the surrounding area. It would streamline operations, enhance economic activity, and ensure that the property is used in the most appropriate manner according to its current and potential future development.

I have included the property address and parcel numbers 15-054-0073 & 15-0654-0075 for your reference. I am available to provide any additional information or documentation that you may require to process this request.

Thank you for your time and consideration of this matter. I look forward to your response and guidance on the next steps in this process.

Sincerely,

Dale

A handwritten signature in dark ink, appearing to be "Dale", written over the printed name "Dale".