



**Weber County**

Weber County Planning Division  
www.co.weber.ut.us/planning\_commission  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401-1473  
Voice: (801) 399-8791  
Fax: (801) 399-8862

**Administrative Approval  
NOTICE OF DECISION**

April 27, 2015

Dog & Bone, LLC  
c/o Justin Pack

Case No.: Building Parcel Designation 2015-01

You are hereby notified that your application for an a building parcel designation at approximately 4930-4938 East 2550 North Eden, UT, was reviewed and approved by the Weber County Planning Director on April 16, 2015. The approval was granted subject to the following conditions:

1. A land use permit is required as part of the building permit process.

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposal complies with applicable County ordinances.
3. The lots meet the area and setback requirement of the CV-2 Zone.
4. No new lots are being created and the existing lot lines are not being changed.
5. The "Building Parcel Designation" will allow for a desirable sized commercial building to be located within the commercial area of the Ogden Valley.
6. The proposal will not be detrimental to the public health, safety, or welfare.
7. The proposed design and use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at [rkippen@co.weber.us.ut](mailto:rkippen@co.weber.us.ut) or 801-399-8768.

Respectfully,

*Ronda Kippen*

*Weber County Planner II*



Weber County



\*W2732756\*

EW 2732756 PG 1 OF 3  
LEANN H KILTS, WEBER COUNTY RECORDER  
27-APR-15 3:34 PM FEE \$1.00 DEP JKC  
REC FOR: WEBER COUNTY PLANNING

April 16, 2015

### Notice of Building Parcel Designation

#### Legal Description

All of Lots 6 and 7, Valley Junction Subdivision Phase 1, Weber County, Utah.

**RE: Land Serial #'s 22-158-0006 and 22-158-0007 Notice of Building Parcel Designation**

On April 16, 2015, the Weber County Planning Division approved a Building Parcel Designation for Lots 6 and 7 of Valley Junction Subdivision Phase 1. A copy of the approved application signed by the Planning Director is attached.



Dated this 16 day of April, 2015

Ronda Kippen, Planner II  
Weber County Planning Division

STATE OF UTAH     )  
                              :SS  
COUNTY OF WEBER )

On the 16<sup>th</sup> day of APRIL, 2015, personally appeared before me RONDA KIPPEN the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public



Residing at:



# Weber County Building Parcel Designation Application

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

Date Submitted /Completed

Fees (Office Use)

Receipt Number (Office Use)

File Number (Office Use)

## Property Owner Contact Information

Name of Property Owner(s)

DOG AND BONE, LLC

Mailing Address of Property Owner(s)

326 N. WILKIE ST  
KATSVILLE, UT 84037

Phone

(801) 698-1185

Fax

Email Address (required)

AMCOLUMB@COMCAST.NET

Preferred Method of Written Correspondence

Email  Fax  Mail

## Authorized Representative Contact Information

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

Justin Pack

Mailing Address of Authorized Person

2261 N. HWY 158  
EDEN UT 84310

Phone

801-814-7433

Fax

Email Address (required)

CogdenValleyhomes@gmail.com

Preferred Method of Written Correspondence

Email  Fax  Mail

## Property Information

Subdivision Name

VALLEY JUNCTION

Lot Numbers

6 AND 7

Land Serial Number(s)

22-158-0006 / 22-158-0007

Approximate Address

4930-4938 E. 2550 N.

Total Acreage

.98

Current Zoning

CV-2

Project Narrative

Seeking lot combination to accommodate one commercial building that crosses old lot lines and eliminates any set back issues.

E# 2732756 PG 2 OF 3



**Property Owner Affidavit**

I (We) the undersigned owner(s) of Lots 6 and 7 in the VALLEY JUNCTION Subdivision, an approved and recorded subdivision of Weber County, Utah, hereby petition Weber County to designate the above referenced lots as a single building parcel of Weber County.

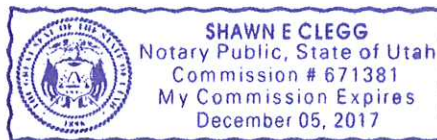
I/We further stipulate that the street on which these lots abut has been improved to meet the current requirements of Weber County and once the lots are combined, cannot be separated unless both parcels and structures meet all applicable ordinances, and the building parcel designation agreement is vacated. Where lots are non-conforming due to a chance in zoning refer to §108-12 of the Uniform Land Use Code of Weber County, UT.

EN 2732756 PG 3 OF 3

Pamela Callard  
Manager Property Owner

\_\_\_\_\_ Property Owner

Subscribed and sworn to me this 14 day of April, 2015.



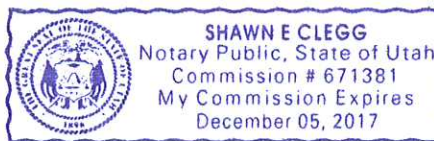
[Signature] Notary

**Authorized Representative Affidavit**

I (We), DOG + BONE, LLC, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), JUSTIN PACK, 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.

Pamela Callard  
Manager Property Owner \_\_\_\_\_ Property Owner

Dated this 14 day of April, 2015, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature] Notary

**Planning Director Approval**

This is to certify that this petition was duly approved on the 16<sup>th</sup> day of April, 2015 designating Lots 6 and 7 in the Valley Junction Sub. Phase 1 Subdivision as a single building parcel.

Antwill  
Planning Director