



Weber County Planning Commission
Conditional Use Permit

Date: 12/28/2015
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Index No: CU INDX36-2015 Conditional Use approved on: 12/28/2015 CUP Permit No.: CUP2015-21

Purpose of Conditional Use: "Motorcycle and motor scooters sales and service" and "Snowmobile, ATV sales and repair"

Applicant

Owner

Name: Inside Line MX
Address: 4780 Willowbrook Lane
Kaysville, UT 84310
Phone: 801-675-9601

Name: Dog & Bone, LLC
Address: 326 N Wilkie Street
Kaysville, UT 84037
Phone: 801-698-1185

Parcel

Zoning: CV-2

Parcel Number: 221580006 & 221580007

Address: 4930-4938 East 2550 North
Eden 84310

Total Area: 0.98

Section: 34 Township: 7 N Range: 1 E

Subdivision: Valley Junction Lot(s): 6 & 7

Site/Use Information:

Adjacent Site Use: Commercial
Eliminated Parking: 0 Existing Parking: 19 Proposed Parking: 5

Other Parking Provisions:

Existing Floor Space: 2425 Proposed Floor Space: 2425

Property Dimensions: 0.98 Acres Hours:

Construction Date: 5/27/2015 Residents-Workers: 1

Short Description: A conditional use permit for small engine repair and/or restoration

Comments/Conditions:

Conditions of approval:

1. Final occupancy will need to be obtained by the property owner in order to ensure that all site improvements from the previous approvals are adhered to.
2. All business operations will be in strict compliance with the applicant's approved proposal which includes the applicant's commitment for waste and recycling containers for the disposal of all oil and coolant waste; and an indoor exhaust system to allow for the small engines to be operated inside the building to mitigate possible outdoor noise and environmental pollution.
3. All small engine testing, maintenance, repairs and services will be conducted inside the commercial building with the exception of loading and unloading the small engines during delivery and pick up in order to mitigate the potential harmful impact that the noise may create for the adjacent businesses and property owners.
4. Adequate parking will be allocated for the business at a minimum of four client parking spaces and one parking space per employee.
5. Requirements of the Weber County Building Inspection Division, requirements and recommendations of the Weber Fire

Purpose of Conditional Use:

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.

Tunde Kippe 12/28/15

Planning Dept. Signature of Approval Date

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.

Kenny Jath 2-26-2016

Contractor/Owner Signature of Approval Date