



Conditional Use Permit

Weber County Planning Commission

2380 Washington Blvd. STE 240

Ogden, UT 84401

Phone: (801) 399-8791 FAX: (801) 399-8862

webercountyutah.gov/planning

Permit Number: CUP 2020-13

Permit Type: Conditional Use

Permit Date: 11/12/2020

Purpose of Conditional Use:

Self-Storage Units

Applicant

Name: Lance Anderson
Business:
Address: 2550 Valley Junction Drive (approx)
Eden, UT 84310
Phone: 435-713-0099

Owner

Name: Jeff Allan
Business:
Address: 2550 Valley Junction Drive (approx)
Eden, UT 84310
Phone: 858-204-2131

Parcel

Parcel: 221580010

Zoning: CV-2 **Area:** 2.19 **Sq Ft:**

Address: , UT

Lot(s): 10

Subdivision: Valley Junction Subdivision

T - R - S - QS: 7N - 1E - 34 - NW

Site/Use Information

Adjacent Site Use: Vacant

Eliminated Parking: 0 **Existing Parking:** 0 **Proposed Parking:** 2

Other Parking Provisions:

Existing Floor Space: **Proposed Floor Space:** 33365 ft

Property Dimensions: 2.19 acres **Hours:**

Construction Date: 12-NOV-20 **Residents-Workers:**

Short Description:

Self-Storage (5 propose bldgs, landscaping, 2 on-site pkg spaces)

Comments

The Planning Commission finds that sufficient evidence was presented to establish:

1. Two dedicated parking spaces be located on the site.
2. All street-facing facades shall be composed of colored and textured CMU's.
3. Landscaping must either be installed or escrowed for, prior to issuance of a conditional use permit.
4. All proposed signage will adhere to sign regulation as outlined in LUC §110-2.
5. A lighting plan, as part of the complete street design, must be reviewed and approved by Planning prior to issuance of a conditional use permit, per regulations as set forth in LUC §108-16.
6. The complete street design shall include pedestrian crossings on Valley Junction Drive and 2550 North Street.
7. A perpetual building maintenance agreement is required per §104-21-4, for all shared property boundaries where buildings are located closer than 10' to the property boundary.



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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 Weber County Health Department prior to installation.

Tammy Aydelotte

11/12/2020

Planning Dept. Signature of Approval

Date

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.

Contractor/Owner Signature of Approval

Date