9/20/2022

Weber County Planning Department

2380 Washington Blvd., Suite 240

Ogden, Utah 84401

RE: Narrative of Proposed Development at 2167 Rulon White Blvd., Ogden, UT

To whom it may concern:

My name is Jeff Leeper, and I am the owner of the property at 2167 Rulon White Blvd. It is currently a vacant site consisting of approximately 3 acres, and is zoned M-1. At this time, I am proposing to develop the land with a new approximately 21,300 square foot light industrial building, which will cover approximately half of the lot. I plan to develop the other half in the future.

The property does not front on any public road. It sits directly to the West of Fox Run Business Condos, located at 2147 Rulon White Blvd., which is a business condo association that does front on Rulon White Blvd. I purchased this property from Mr. Doug Oler, who was the developer of the Fox Run Business Condos. During the escrow, I obtained an easement for access and utilities across the common area (parking lot) of the Fox Run Association.

I have recently submitted a subdivision application, in order to split my 3 acres roughly in half. It is my plan to develop one light industrial building on each half.

I am proposing a steel warehouse building that will be built out to suit a future tenant, consistent with the M-1 zoning requirements.

I look forward to working with Weber County staff on this project. Please feel free to reach out any time with questions or concerns. I can be reached at (949) 922-1669, or [jeff@bv-am.com](mailto:jeff@bv-am.com).

Sincerely,

Jeffrey A. Leeper