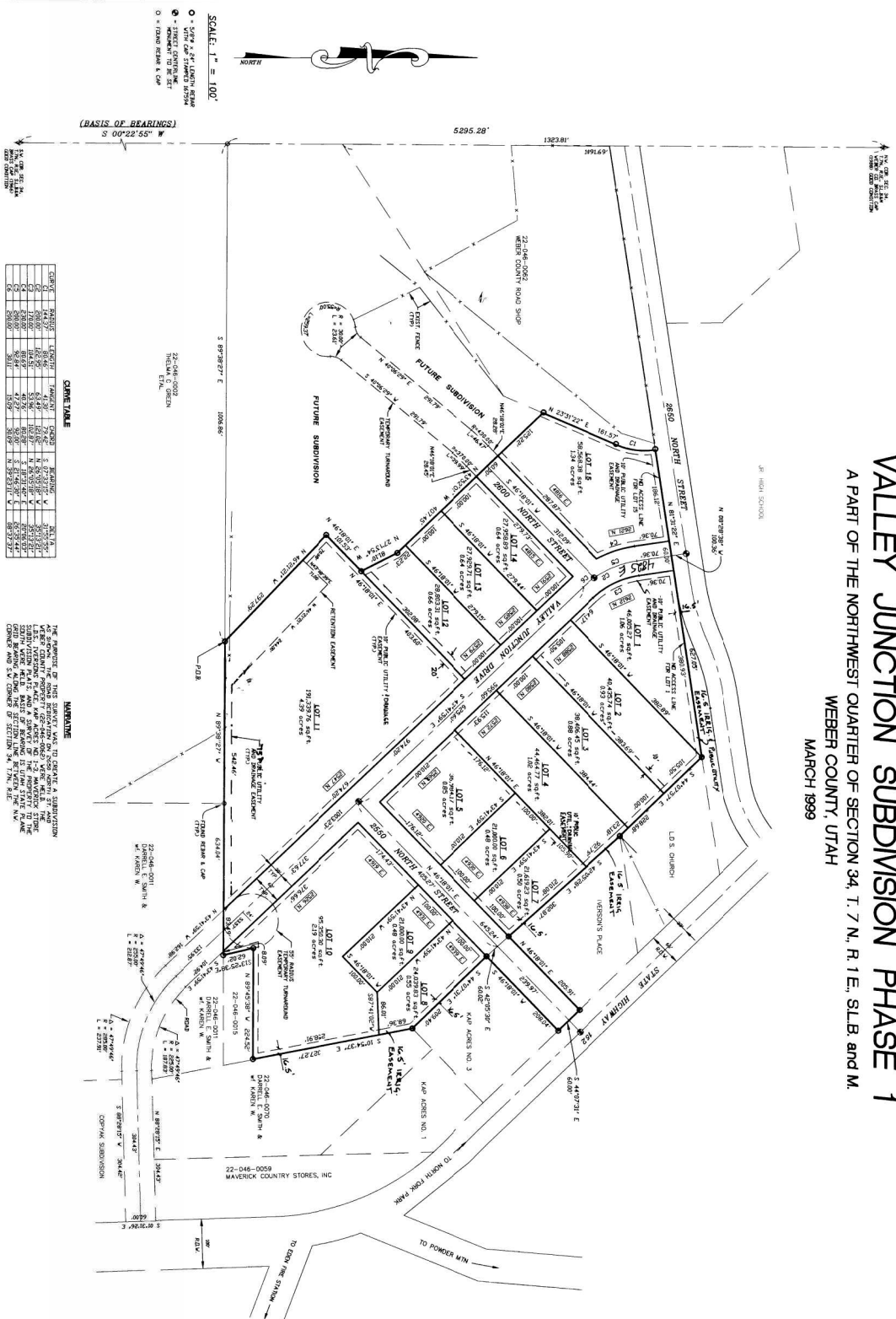


VALLEY JUNCTION SUBDIVISION PHASE 1

A PART OF THE NORTHWEST QUARTER OF SECTION 34, T. 7 N., R. 1 E., S.L.B. and M.
WEBER COUNTY, UTAH
MARCH 1899



SCALE: 1" = 100'
 O - 1/4" 24" LUMEN BEAM
 ● - 1/4" 24" LUMEN BEAM
 ○ - 1/4" 24" LUMEN BEAM
 ○ - 1/4" 24" LUMEN BEAM

(BASIS OF BEARINGS)
 S 00°22'55" W

CORNER TABLE

NO.	SECTION	TOWNSHIP	RANGE	BEARING	DISTANCE	MARK	DATE
1	34	7 N.	1 E.	S 00°22'55" W	1000.00	IRON	1899
2	34	7 N.	1 E.	S 00°22'55" W	1000.00	IRON	1899
3	34	7 N.	1 E.	S 00°22'55" W	1000.00	IRON	1899
4	34	7 N.	1 E.	S 00°22'55" W	1000.00	IRON	1899
5	34	7 N.	1 E.	S 00°22'55" W	1000.00	IRON	1899
6	34	7 N.	1 E.	S 00°22'55" W	1000.00	IRON	1899
7	34	7 N.	1 E.	S 00°22'55" W	1000.00	IRON	1899
8	34	7 N.	1 E.	S 00°22'55" W	1000.00	IRON	1899
9	34	7 N.	1 E.	S 00°22'55" W	1000.00	IRON	1899
10	34	7 N.	1 E.	S 00°22'55" W	1000.00	IRON	1899
11	34	7 N.	1 E.	S 00°22'55" W	1000.00	IRON	1899
12	34	7 N.	1 E.	S 00°22'55" W	1000.00	IRON	1899
13	34	7 N.	1 E.	S 00°22'55" W	1000.00	IRON	1899
14	34	7 N.	1 E.	S 00°22'55" W	1000.00	IRON	1899
15	34	7 N.	1 E.	S 00°22'55" W	1000.00	IRON	1899
16	34	7 N.	1 E.	S 00°22'55" W	1000.00	IRON	1899
17	34	7 N.	1 E.	S 00°22'55" W	1000.00	IRON	1899
18	34	7 N.	1 E.	S 00°22'55" W	1000.00	IRON	1899

WEBER COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE ABOVE PUBLIC IMPROVEMENT SHOWING AND PLANNING FOR THE SUBDIVISION, PLAN AND MAP, HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE LAWS AND ORDINANCES OF THIS COUNTY AND THE STATE OF UTAH.
 SIGNED THIS 27th day of May, 1999
 [Signature]

WEBER COUNTY ATTORNEY
 I HAVE EXAMINED THE PUBLIC IMPROVEMENT AND OTHER ACCOUNTS ASSOCIATED WITH THE SUBDIVISION, PLAN AND MAP, AND FIND THEM TO BE IN ACCORDANCE WITH THE LAWS AND ORDINANCES OF THIS COUNTY AND THE STATE OF UTAH.
 SIGNED THIS 27th day of May, 1999
 [Signature]

WEBER COUNTY PLANNING COMMISSION APPROVAL
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN AND MAP HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THIS COUNTY.
 SIGNED THIS 27th day of May, 1999
 [Signature]

WEBER COUNTY ENGINEER
 I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LOCATION OF THE SUBDIVISION AND FOUND THAT THE LOCATION OF THE SUBDIVISION IS IN ACCORDANCE WITH THE LAWS AND ORDINANCES OF THIS COUNTY AND THE STATE OF UTAH.
 SIGNED THIS 27th day of May, 1999
 [Signature]

WEBER COUNTY COMMISSION ACCEPTANCE
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DISSECTION OF SECTION AND OTHER RECORDS, MAPS AND PLANS, COMPARE WITH THE RECORDS OF THE COUNTY ENGINEER AND THE RECORDS OF THE COUNTY ENGINEER.
 SIGNED THIS 27th day of May, 1999
 [Signature]



OWNER'S DECLARATION
 I, the undersigned, being the owner of the above described land, do hereby declare that the above described land is being subdivided for the purpose of selling the same in lots, and that the subdivision is in accordance with the laws and ordinances of this county and the state of Utah.
 SIGNED THIS 27th day of August, 1999
 [Signature]

ACKNOWLEDGMENT
 I, the undersigned, being the owner of the above described land, do hereby declare that the above described land is being subdivided for the purpose of selling the same in lots, and that the subdivision is in accordance with the laws and ordinances of this county and the state of Utah.
 SIGNED THIS 27th day of August, 1999
 [Signature]

WEBER-HORSFALL HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE ABOVE SUBDIVISION PLAN AND MAP HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE LAWS AND ORDINANCES OF THIS COUNTY AND THE STATE OF UTAH.
 SIGNED THIS 27th day of August, 1999
 [Signature]

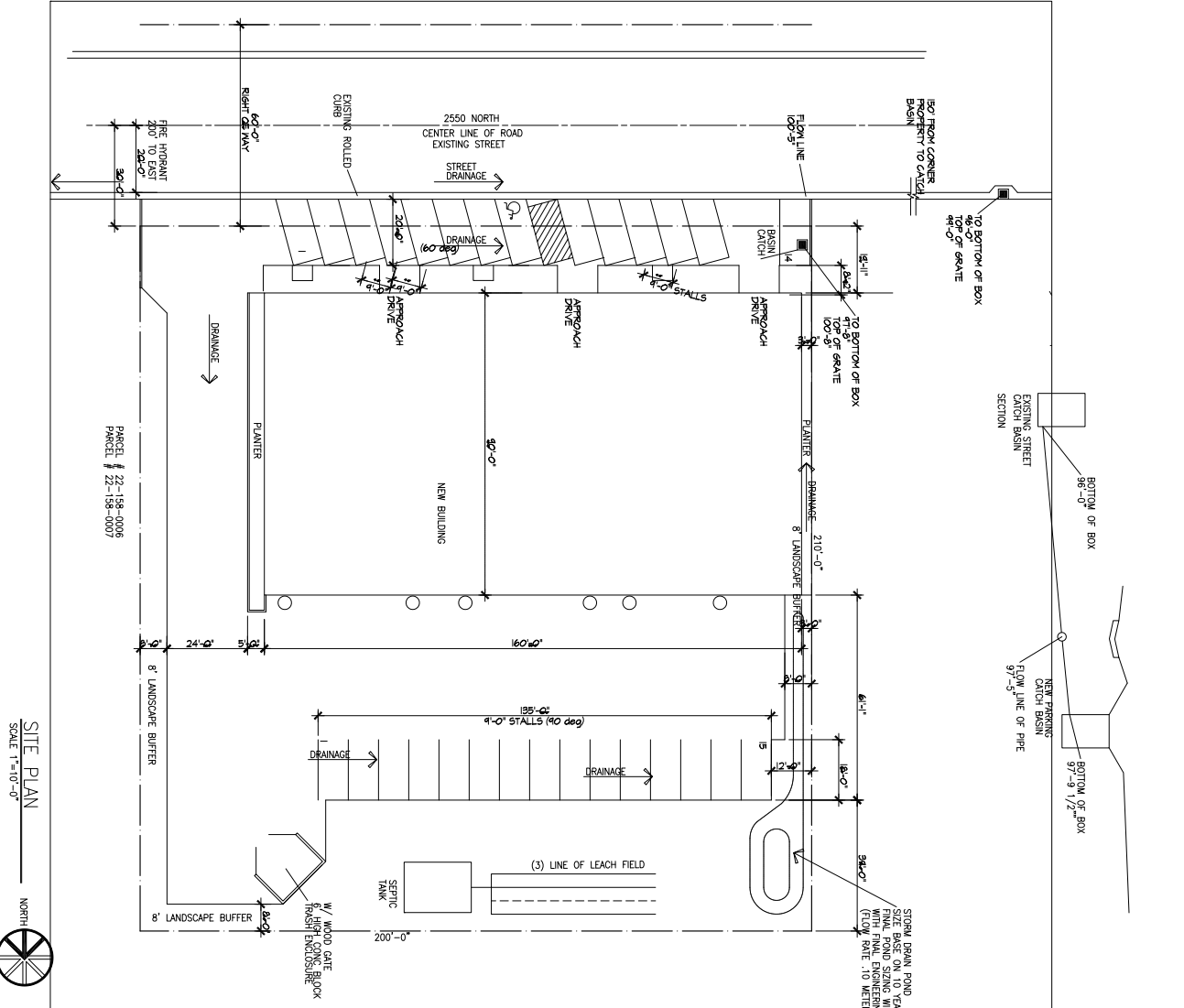
LANDMARK SURVEYING
 A COMPLETE SURVEYING SERVICE
 1000 W. 1000 N. ST. SALT LAKE CITY, UT 84119
 (801) 488-1111

CLIENT: ODEB CHAMBERS
 LOCATION: PART OF THE NW 1/4 OF SECT. 34, T. 7N., R. 1E., S.L.B. & M.
 SURVEYED: SEP 1999
 REVISIONS:
 CHECKED BY: [Signature]
 DATE: 8-18-99
 FILE: 1998-12-16

WEBER COUNTY RECORDS
 FILED FOR RECORD & RECORDS
 THIS 27th day of AUG 1999
 AT 9:00 AM, BOOK 50, PAGE 29
 [Signature]



Exhibit B: Site Plan



DOG NEW

SHELL BUILDING

4930 EAST 2550 NORTH

EDEN, UTAH

STORM DRAIN POND FOR 24 CAR STORM
FINAL POND SIZING WILL BE ADJUSTED
WITH FINAL ENGINEERING. SEE DESIGN
(FLOW RATE: 10 MGD)

CODE SUMMARY

OCCUPANCY TYPE: B/G-1
CONSTRUCTION TYPE: V/B
MAXIMUM NO. STORIES: 2
MAXIMUM HEIGHT: 40 FT
ALLOWABLE AREA: 5100 SQ FT
ALLOWABLE HEIGHT: 10 FT
YES ALLOWABLE INCREASE: .75
9,000 SQ FT X .75 = 6,750
MAX ALLOWABLE AREA: 9,000 + 6,750 = 15,750 SQ FT

STRUCTURAL FRAME: 0
BEARING WALL EXTERIOR: 0
NONBEARING WALL: 0
FLOOR / CEILING: 0
ROOF / DECKING: 0

INDEX

BUILDING SUMMARY

NO. STORES: 1 STORY
MAXIMUM HEIGHT: 35'-0" REQUIRED
MAXIMUM HEIGHT: 28'-0" PROVIDED
FLOOR PLAN AREA: 14,590 SQ FT
TOTAL SITE AREA 200' X 210': 42,000 SQ FT REQUIRED
LANDSCAPE AREA 200' X 210': 8,400 SQ FT REQUIRED
LANDSCAPE AREA: 8,891 SQ FT PROVIDED
PARKING: 24 REQUIRED, 24 PROVIDED

APPLICABLE CODE

SNOW LOAD: 30#/SQ FT
WIND LOAD: 30#/SQ FT

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE
2012 INTERNATIONAL FIRE AND SAFETY CODE
2011 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
1997 UNIFORM CODE FOR BUILDING CONSERVATION

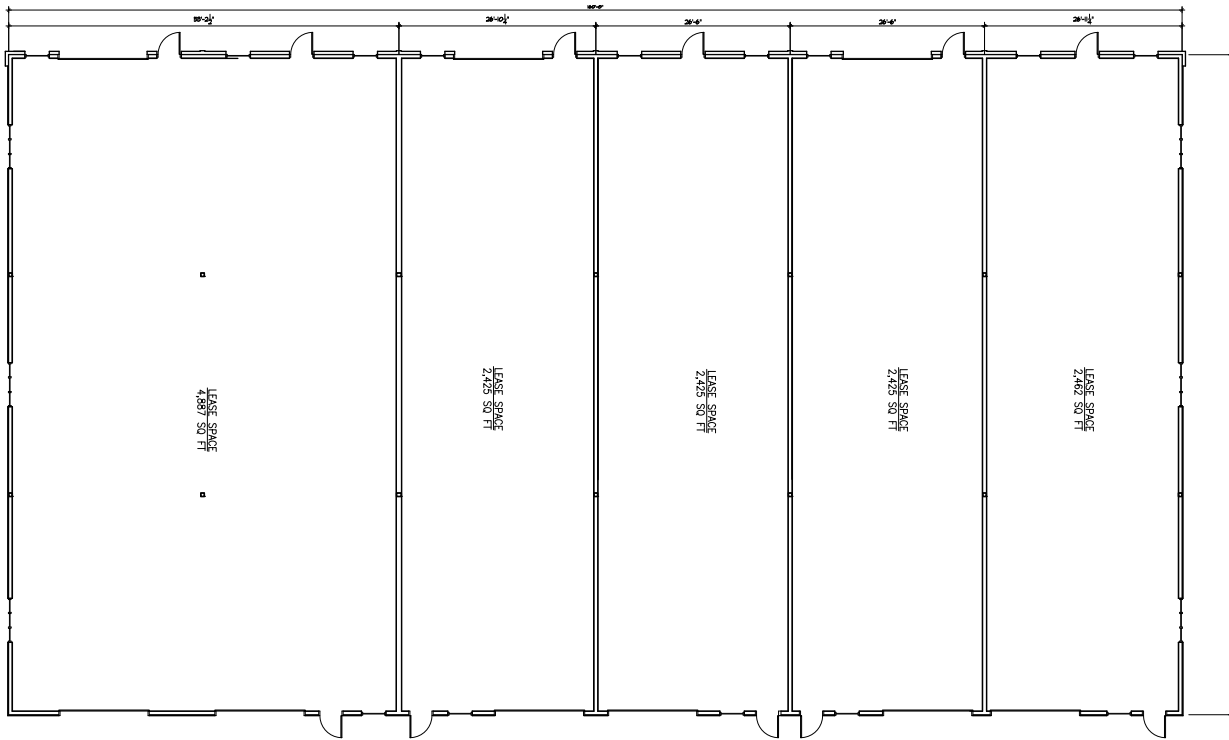
RIDGELINE DESIGN ARCHITECTS
1708 EAST 5550 SOUTH #20
SOUTH OGDEN, UT 84403
PHONE: 801-392-6882 FAX: 801-621-1494
WWW.RIDGELINEDESIGN.COM



DOG NEW
BUILDING SHELL
4930 EAST 2550 NORTH
EDEN, UTAH

C-0a

Exhibit B: Floor Plan



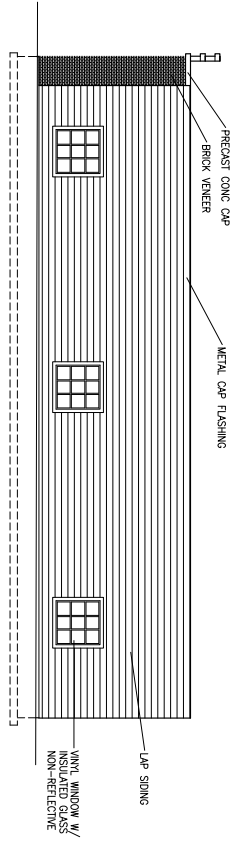
WALL LEGEND
 2 X 6 W/ BRICK VENEER
 2 X 6 W/ STUCCO
 2 X 4 WALL

GROUND FLOOR PLAN
 SCALE 1/4"=1'-0"

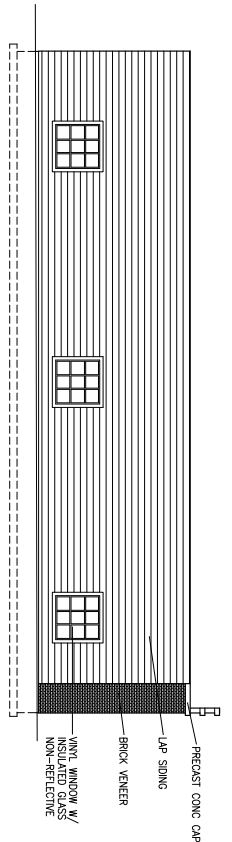


Sheet A-1	Project Number: 1915	DOG NEW NEW BUILDING SHELL 4930 EAST 2550 NORTH EDEN, UTAH	Date: 2/22/2015 Revised:	Drawing: Architects	RIDGELINE DESIGN ARCHITECTS 1708 EAST 5550 SOUTH #20 SOUTH OGDEN, UT 84403 PHONE: 801-392-6882 FAX: 801-621-1494 www.ridgeline-design.com
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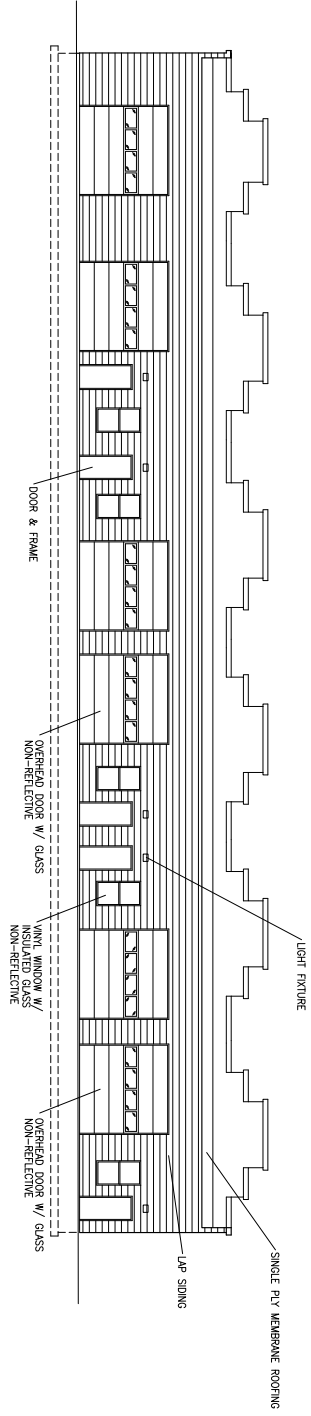
Original drawings remain the property of Ridgeline Design Architects and are not to be reproduced, copied, or used for any other project without the written consent of Ridgeline Design Architects. This design is provided for your information only and is not to be used without the written consent of Ridgeline Design Architects.



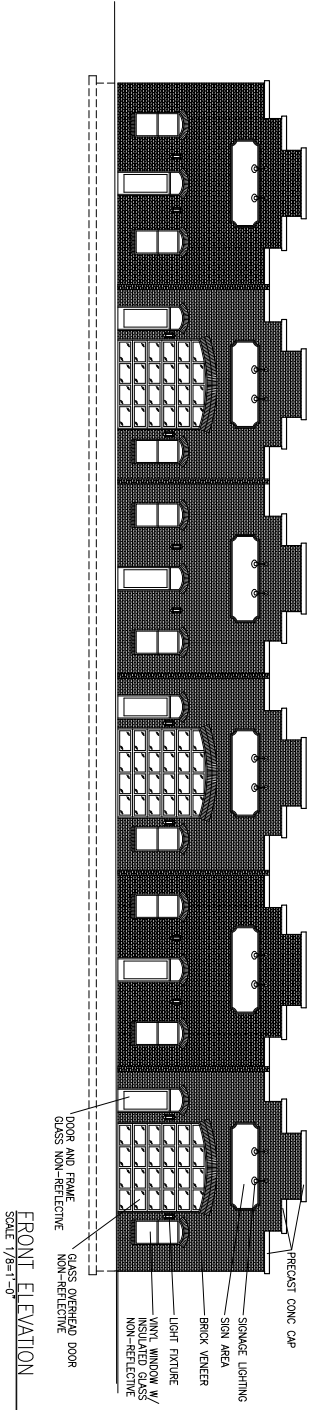
SIDE ELEVATION
SCALE 1/8"=1'-0"




SIDE ELEVATION
SCALE 1/8"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"



FRONT ELEVATION
SCALE 1/8"=1'-0"

A-2	DOG NEW NEW BUILDING SHELL 4930 EAST 2550 NORTH EDEN, UTAH	 RIDGELINE DESIGN ARCHITECTS	RIDGELINE DESIGN ARCHITECTS 1708 EAST 5550 SOUTH #20 SOUTH OGDEN, UT 84403 PHONE: 801-392-6882 FAX: 801-621-1494 www.ridgeline-design.com	
Sheet	Project Name	Date	Project Location	Scale
A-2	DOG NEW NEW BUILDING SHELL	2/22/2015	4930 EAST 2550 NORTH EDEN, UTAH	SCALE 1/8"=1'-0"



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

Ogden Valley Township Planning Commission
NOTICE OF DECISION

February 25, 2015

Dog & Bone, LLC
c/o Justin Pack

Case No.: Conditional Use Permit 2015-04

You are hereby notified that your CUP application for an an auto repair and service shop, including the required design review for a new commercial building at approximately 4930-4938 East 2550 North Eden, UT, was heard and approved by the Ogden Valley Township Planning Commission in a public meeting held on February 24, 2015, after due notice to the general public. The approval was granted subject to the following conditions:

1. A building parcel designation approval is required prior to the issuance of the conditional use permit
2. Proof of a culinary connection prior to the issuance of the conditional use permit
3. Actual dimensions for all signage will be provided for review and approval prior to the issuance of the conditional use permit to ensure that the proposed signs do not exceed five percent of each unit
4. Requirements of the Weber County Building Inspection Division
5. Requirements and recommendations of the Weber Fire District
6. Requirements of the Weber County Engineering Division
7. Requirements of the Weber County Health Department

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use will provide a necessary service to the citizens of the Ogden Valley.
3. The "Complete Street" design will provide safe mobility for all users.
4. The proposed use, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.
5. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
6. The proposed design and use, including the option to have overhead doors in each unit or every other unit, 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 or 801-399-8768.

Respectfully,

Ronda Kippen

Weber County Planner II

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the meeting.

Exhibit D: Building Parcel Designation Application

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)
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Property Owner Contact Information

Name of Property Owner(s) DOG AND BONE, LLC		Mailing Address of Property Owner(s) 326 N. WILKIE ST KAYSVILLE, UT 84037	
Phone (801) 698-1185	Fax		
Email Address (required) AMCOLUMB@COMCAST.NET		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> 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) CodenValleyhomes@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> 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 LV-2

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

Exhibit D: Building Parcel Designation Application

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 change in zoning refer to §108-12 of the Uniform Land Use Code of Weber County, UT.

Pamela Callard Property Owner _____ Property Owner
Manager

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

[Signature] Notary



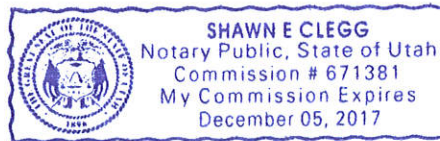
Authorized Representative Affidavit

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 Property Owner _____ Property Owner
Manager

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 _____ day of _____, 20____ designating Lots _____ and _____ in the _____ Subdivision as a single building parcel.

Planning Director