

# Exhibit A-Application

<b>Weber County Conditional Use Permit Application</b>			
<b>Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401</b>			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) DOG AND BONE, LLC		Mailing Address of Property Owner(s) 326 N WILKIE STREET KAYSVILLE, UT 84037	
Phone (801) 698-1185	Fax		
Email Address (required) PAMCOLLARD@COMCAST.NET		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) SHAWN TUTTLE		Mailing Address of Authorized Person PO BOX 961 EDEN, UT 84310	
Phone (801) 675-7611	Fax		
Email Address ST1TUTTLE@GMAIL.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Property Information</b>			
Project Name BLACKSMITH GARAGE		Total Acreage	Current Zoning CV-2
Approximate Address 4930 E. 2550 N. EDEN, UT 84310		Land Serial Number(s) 22-158-0006 22-158-0007	
Proposed Use CLASSIC / VINTAGE CAR DEALERSHIP			
Project Narrative  Blacksmith Garage will use this space to operate a secondary location to its already established primary showroom and dealership located at 2131 N. 5500 E. Eden, UT 84310. Architecture and design have already been completed on this site. Blacksmith Garage will occupy units 3, 4 and 5 of the building. There will be an addition of a sign above the front door advertising that the space is occupied by Blacksmith Garage. Signage will compliment the building and development as well as mirror existing signage in size and material. Automobile New or Used Sales is already listed as a conditional use for the CV-2 zone in the Ogden Valley.			

**Exhibit A-Application**

**Basis for Issuance of Conditional Use Permit**

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

All cars will be stored and displayed inside the building and may temporarily be displayed outside on occasion during business hours. Cars will be moved back indoors at night if displayed. As this will be a secondary location there will not be a full time employee at the site. Because of this as well as the nature of the business as a specialty use we are requesting a lower parking requirement of 2 spaces as it will not require the use of 5 spaces.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

The proposed use is allowed per the Zoning and Development Agreement and will compliment the development.

**Exhibit A-Application**

**Property Owner Affidavit**

I (We), DOG AND BONE, LLC, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Pamela Callard, Manager  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 16 day of November, 20 15.



[Signature]

\_\_\_\_\_  
(Notary)

**Authorized Representative Affidavit**

I (We), DOG AND BONE, LLC, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), SHAWN TUTTLE, 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 16 day of November, 20 15, personally appeared before me PAMELA COLLARD (MANAGER), the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]

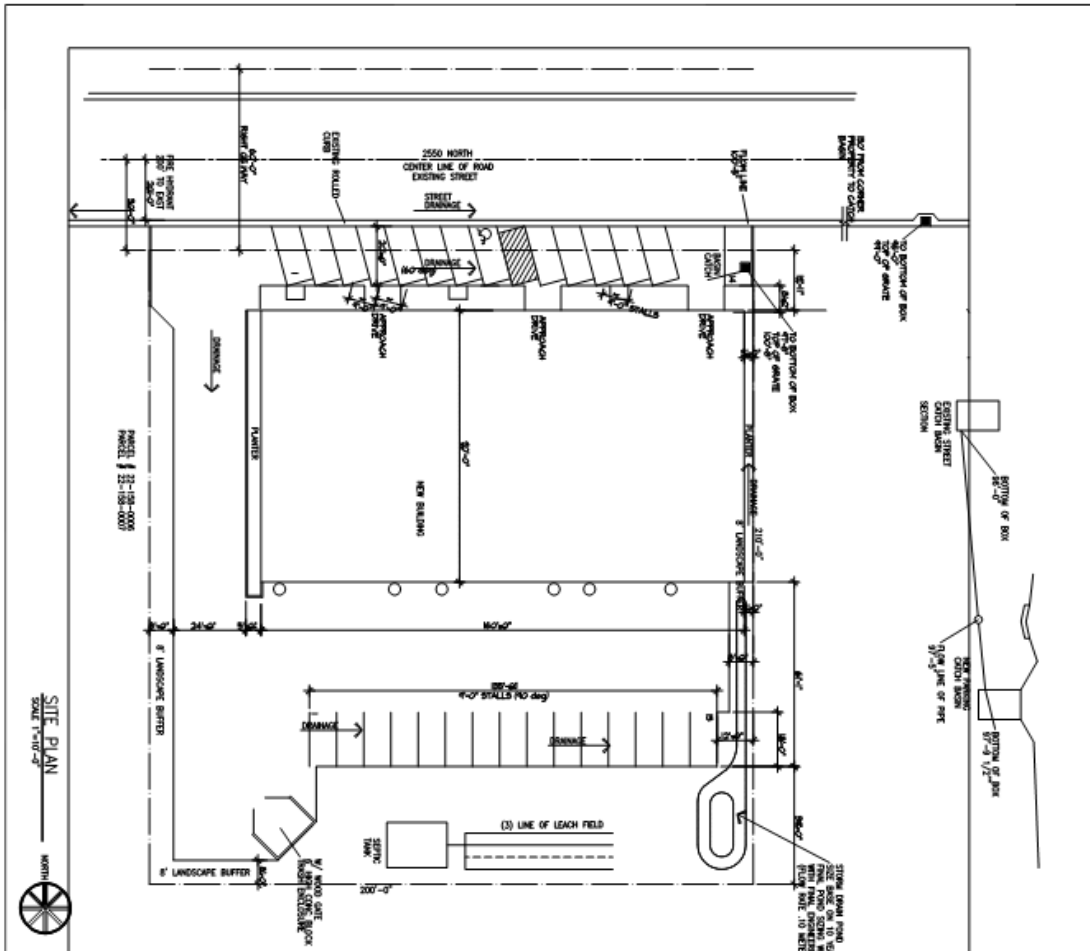
\_\_\_\_\_  
(Notary)

Exhibit A-Application





**Exhibit B-Approved Site Plan**



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

# DOG NEW

## SHELL BUILDING

4930 EAST 2550 NORTH  
EDEN, UTAH

CODE SUMMARY	INDEX
<p><b>BUILDING SUMMARY</b></p> <p>NO. STORES: 1 STORY</p> <p>MAXIMUM HEIGHT: 32'-0" REQUIRED</p> <p>FLOOR PLAN AREA: 14,880 SQ FT</p> <p>TOTAL SITE AREA: 284' x 214' = 60,776 SQ FT</p> <p>LANDSCAPE AREA: 24' REQUIRED 2 DWY/STAIRS</p> <p>PERMITS: 24 PERMITTED 2 DWY/STAIRS</p> <p>SNOW LOAD: 30/50 FT</p> <p>WIND LOAD: 30/50 FT</p> <p><b>APPLICABLE CODE</b></p> <p>2012 INTERNATIONAL BUILDING CODE                  2012 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE                  2012 INTERNATIONAL PLUMBING AND PIPE-FITTING CODE                  2012 INTERNATIONAL FIRE AND SAFETY CODE                  2012 INTERNATIONAL ENERGY CONSERVATION CODE                  1989 ILLINOIS CODE FOR BUILDING CONSERVATION</p>	
<p><b>OCCUPANCY TYPE:</b> B/S-1</p> <p><b>CONSTRUCTION TYPE:</b> V-B</p> <p><b>MINIMUM HEIGHT:</b> 40 FT</p> <p><b>MAXIMUM HEIGHT:</b> 32'-0" REQUIRED</p> <p><b>CONFINED MASONRY:</b> YES</p> <p><b>YARD INCREASE:</b> 4000 SQ FT x .75 = 6,000</p> <p><b>MAX ALLOWABLE AREA:</b> 5000 + 6000 = 11,000 SQ FT</p> <p><b>STRENGTHENED EXISTING WALL:</b> 0</p> <p><b>EXISTING WALL:</b> 0</p> <p><b>REINFORCED CONCRETE:</b> 0</p> <p><b>WOOD/STEEL:</b> 0</p> <p><b>ROOF/CEILING:</b> 0</p>	

<p><b>DOG NEW BUILDING SHELL</b></p> <p>4930 EAST 2550 NORTH EDEN, UTAH</p>	<p><b>RIDGELINE ARCHITECTS</b></p>	<p><b>RIDGELINE DESIGN ARCHITECTS</b></p> <p>1704 EAST 5550 SOUTH C20 SOUTH OGDEN, UT 84403 PHONE: 468-1848 EXT. FAX: 461-421-4484 WWW.RIDGELINEARCH.COM</p>
---	------------------------------------	--

<p>C-0a</p>	<p>COVER SHEET</p>
-------------	--------------------

Exhibit C- Proposed Signage

