

WP 08/2020

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 4/28/2020	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
---	-------------------	-----------------------------	--------------------------

Property Owner Contact Information

Name of Property Owner(s) Gibson Corner LLC & Katrina C Gibson Revocable Trust		Mailing Address of Property Owner(s) 5454 W 1150 S Ogden, UT 84404	
Phone (801) 940-6521	Fax		
Email Address (required) kwgibson@gmail.com		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) Ron Gibson		Mailing Address of Authorized Person 4790 W 500 S Ogden UT 84404	
Phone (801) 940-0477	Fax		
Email Address gibsonsgreenacres@gmail.com		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Night Watchman Permit @ Country Corner Convenience Store	Total Acreage 2.37	Current Zoning C1
Approximate Address 4678 W 1150 S Ogden, UT 84404	Land Serial Number(s) 150550069, 150550068, 150550015, 150550048, 150550015 , 150550032	

Proposed Use
Night watchman permit

Project Narrative

In order to keep our building, property and inventory secure, we are requesting a Night Watchman Permit next to our convenience store. The neighborhood and our business will benefit by having someone on the property 24/7. By utilizing existing space, we will actually decrease the use of the property than if we leased it to another business.

The portion of the building at 4678 W 1150 S is adjacent to Country Corner Investments LLC, a convenience store and gas station. The portion at 150550069 has recently had a tenant leave. This office space is empty. The building will not need any modifications as far as additions nor renovations. We have updated the smoke detectors and applied paint to the walls. It contains 6 office rooms, kitchen area (from previous tenants years ago) and more space for a living area. It also has 2 bathrooms on a septic tank and utilizes Taylor West Weber Water. The septic tank is in good working condition and a night Watchman permit would not increase it's prior use and may even decrease it's use. The former tenant ran a Hair Salon with several stylists and customers.

The property has two pieces of green space for the Night watchman to utilize: 1.2 acres and an additional .4 acres. *See attached.

Gibsons Corner LLC and Katrina C Gibson Revocable Trust are owned by the same owner and therefore will allow for the green space to be utilized for the Nightwatchman permit.

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.

There should not be any detrimental effects of the proposed conditional use.
There is plenty of parking and there is already lighting in place that will not be added to.

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

We will happily comply with regulations and conditions specified.

Property Owner Affidavit

I (We), Katrina Gibson, 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.

Katrina Gibson
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 5th day of May, 20 20.



Michelle K Halacy
(Notary)

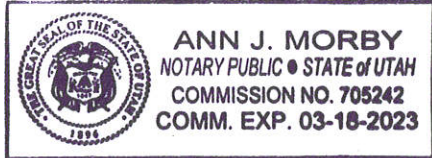
Authorized Representative Affidavit

I (We), Katrina Gibson, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Ron Gibson, 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.

Katrina Gibson
(Property Owner)

(Property Owner)

Dated this 7 day of May, 20 20, personally appeared before me Ann Morby, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Ann J. Morby
(Notary)

1060

green space:
approx .4 acres

chain link fence

green space:
approx 1.2 acres

4678

4678

entrance

entrance

4690

4656

W 1150 S

30

W 1150 S

30 1150



Garage space

door back

5'6" x
9'x10" \square
1/2 Bath

6'8" x
9'x10" \square
Full Bath

Water heater

wash dry

9'x6.5"

LIVING ROOM
13' x 13'

main door

Shower

furnace

hall

7'3" x 7'10"
Storage

7'5" x 7'10"
Pantry

hall

Kitchen

9'3" Office
9'7"

Dining area

open area

9'9" x
9'7" Bed 2

9'9" x
9'7" Bed 1

4' x 5" window

4' x 5" window

exit side door



Receipt

Received From:

Receipt Number	134309
Receipt Date	05/07/2020
Receipt Time	12:44:05
Payment Method	CHECK

Clerk: Morby, Ann

ITEM NO.	DESCRIPTION	AMOUNT
Bill Number: 134309		
2	ENGINEERING SALES/PERMITS	\$100.00
	GL Account: 25402000-432008-	-\$100.00
	GL Account: POOL-100101-	\$100.00
1	ZONING FEES	\$400.00
	GL Account: 25410000-432016-	-\$400.00
	GL Account: POOL-100101-	\$400.00

PAYMENT TYPE	QUANTITY	REFERENCE	AMOUNT
CHECK	1	101350 Country Corner	\$500.00
Previous Balance			\$500.00
Total Remitted			\$500.00
Adjustments			\$0.00
New Balance			\$0.00