

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	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Ogden 3, LLC Igor Maksymiw Wade Rumsey	Mailing Address of Property Owner(s) Ogden 3 LLC 1835 W. 1500 S. Salt Lake City, UT. 84004
Phone 801-209-6759 (r) 208-313-9113 (w)	Fax
Email Address wade.rumsey@gmail.com igormaksymiw@aol.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) Wade Rumsey or Igor Maksymiw	Mailing Address of Authorized Person same as above
Phone same as above	Fax
Email Address same as above	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name Winston Park	Total Acreage 40.259	Current Zoning A-1
Approximate Address 3701 W 1800 S. Ogden, UT. 84401	Land Serial Number(s) Parcel # 150780002	

Proposed Use Planned Residential Unit Development
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Project Narrative typed narrative ATTACHED
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Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:

That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole:

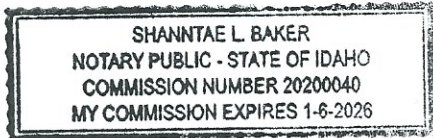
Property Owner Affidavit

I (We), _____, 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.

Wade Ramsey
(Property Owner)

(verbal)
Igor MAKSYMIV
(Property Owner)

Subscribed and sworn to me this 4th day of November, 2020



Shantae Baker
(Notary)

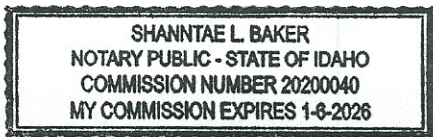
Authorized Representative Affidavit

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

Wade Ramsey
(Property Owner)

(verbal)
Igor maksymiw
(Property Owner)

Dated this 4th day of November, 2020 personally appeared before me Wade Andrew Ramsey, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



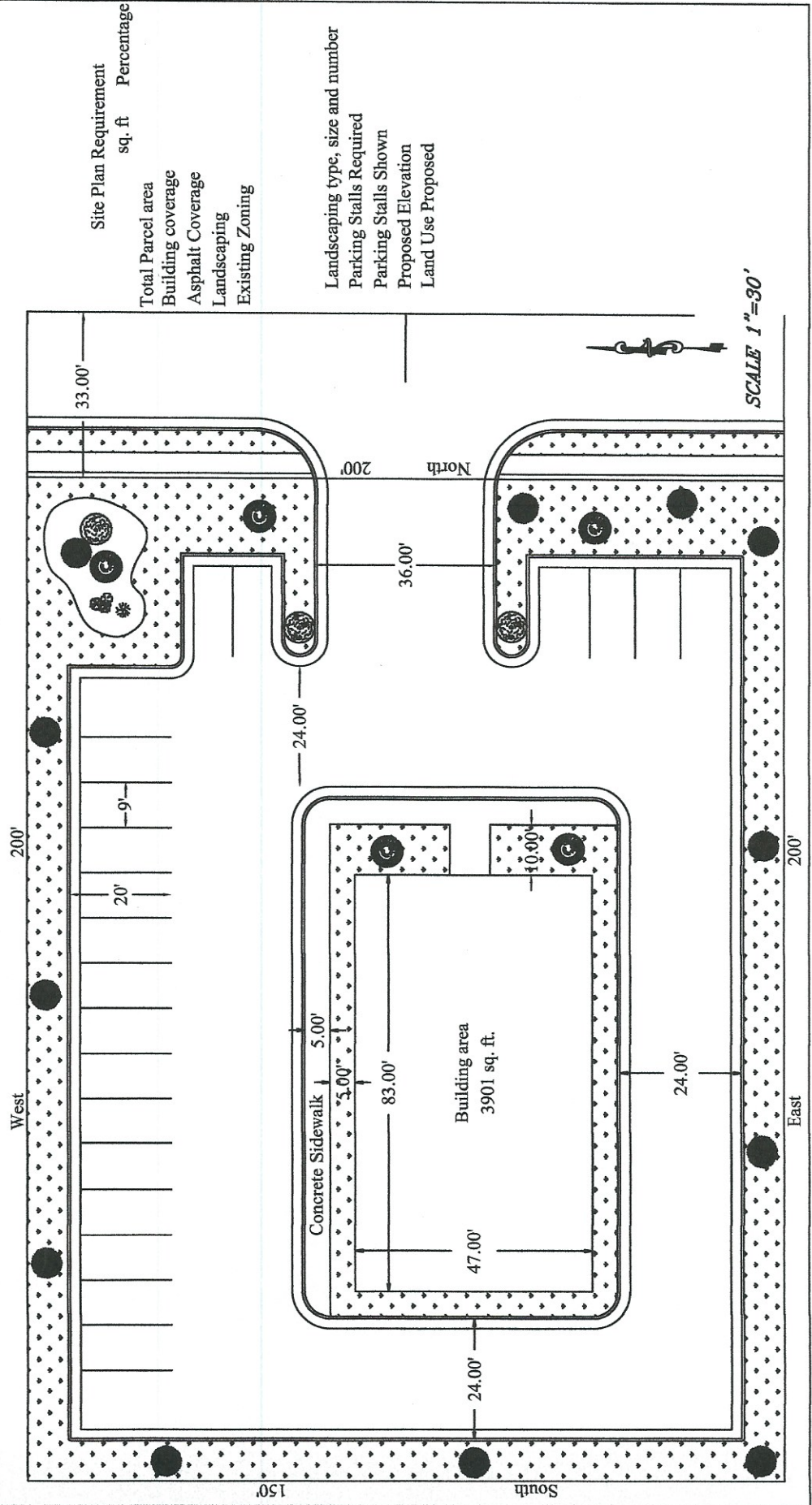
Shantae Baker
(Notary)

Check List for Site Plan Review.

- Name of the proposed development
- Name and address of the owner of property
- Name and address of the preparer of the site plan
- Statement describing the intended use of the development
- A north arrow and scale not less than 1:50
- The tax ID number of the development site
- The land use and zoning of the development site
- Adjacent land use and zoning
- * Identify the percentage of the property covered by buildings and hard surface

- Adjacent streets shall be shown and identified, along with distance from centerline to property
- Building setbacks and distances
- Easement on property and on abutting property, that could be affected
- A letter from the Water and Sewer company serving the project or a septic tank approval letter
- * Elevation drawings depicting architectural theme, building features, materials and colors is required
- * A grading and drainage plan is required
- Landscaping plan

- * Lighting plan
- Detailed sign information including color and material
- Fire hydrant location
- Parking information - size and number of stalls
- The geometric layout and dimensions of proposed building, driveways, parking areas, loading areas, signs and other features of the development
- Existing structures
- Storm water management plan



Site Plan Requirement
 sq. ft Percentage
 Total Parcel area
 Building coverage
 Asphalt Coverage
 Landscaping
 Existing Zoning

Landscaping type, size and number
 Parking Stalls Required
 Parking Stalls Shown
 Proposed Elevation
 Land Use Proposed

* Does not apply to Home Occupation Conditional Use Applications

Note: This is not a substitution for reading the Weber County Zoning Ordinance.