



Conditional Use Permit

Weber County Planning Commission

2380 Washington Blvd. STE 240

Ogden, UT 84401

Phone: (801) 399-8791 FAX: (801) 399-8862

webercountyutah.gov/planning

Permit Number: 2020-19

Permit Type: Conditional Use

Permit Date: 12/31/2020

Purpose of Conditional Use:

Fabrication and welding company

Applicant

Name: Nathan Christensen

Business:

Address: 8052 W 900 S
Ogden, UT 84401

Phone: 8017061921

Owner

Name:

Business:

Address: , UT

Phone:

Parcel

Parcel: 101740001

Zoning: M-1 **Area:** 10.44 **Sq Ft:**
Address: 8052 W 900 S Ogden, UT 84401

Lot(s): 1

Subdivision: Jamesidney Sub
T - R - S - QS: 6N - 3W - 15 - SW

Site/Use Information

Adjacent Site Use: Manufacturing and Residential

Eliminated Parking: 16 **Existing Parking:** **Proposed Parking:** 22

Other Parking Provisions:

Existing Floor Space: **Proposed Floor Space:** 19,721

Property Dimensions: 10.44 acres **Hours:** 6:00 am t

Construction Date: 31-DEC-20 **Residents-Workers:** 14

Short Description:

Fabrication shop

Comments

Conditional use permit approved by the Western Weber Planning Commission on December 8, 2020 with the following conditions:

1. The parking lot will be screened from homes to the south of 900 South Street with a not less than 4' tall screen.
2. Building and site lighting will be fully shielded as to not create a nuisance to neighboring homes and businesses.
3. A building permit is required before commencing construction.
4. The applicant shall comply with all state regulations, including DEQ regulations, for the proper disposal of oils, chemicals, and machining millings.
5. The landscaping and parking improvements are required to be installed, or escrowed for before issuing a certificate of occupancy for the future buildings.
6. An excavation permit is required for all work in the right-of-way (900 South).



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NOTICE FOR APPLICANT (Please Read Before Signing)

Proposals for the installation of an individual water supply and for a sanitary waste disposal system (septic tank) for any structure designed for human occupation must be approved by Weber County Health Department prior to installation.

Felix Lleverino

12/31/2020

Planning Dept. Signature of Approval

Date

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury.

Contractor/Owner Signature of Approval

Date