



Land 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: LUP227-2021

Permit Type: Structure

Permit Date: 07/07/2021

Applicant

Name: Alan Vause
Business: Sunnyfield Meats LLC
Address: 2103 N 5500 E
Eden, UT 84310
Phone: 801-644-6483

Owner

Name: Sunnyfield LLC
Business:
Address: 326 N Wilkie St.
Kaysville, UT 84037
Phone: 801-232-4153

Parcel

Parcel: 220470052

Zoning: AV-3 **Area:** 8.09 **Sq Ft:**
Address: 2103 N 5500 E Eden, UT 84310

Lot(s): N/A **Subdivision:** N/A
T - R - S - QS: 7N - 1E - 34 - SE

Proposal

Proposed Structure: Ag Building Converted t
Proposed Structure Height: 20
of Dwelling Units: 0
Off Street Parking Req'd: 12

Building Footprint: 2400
Max Structure Height in Zone: 35
of Accessory Bldgs: 0
***Is Structure > 1,000 Sq. Ft?** Yes
***If True Need Certif. Statement**

Permit Checklist

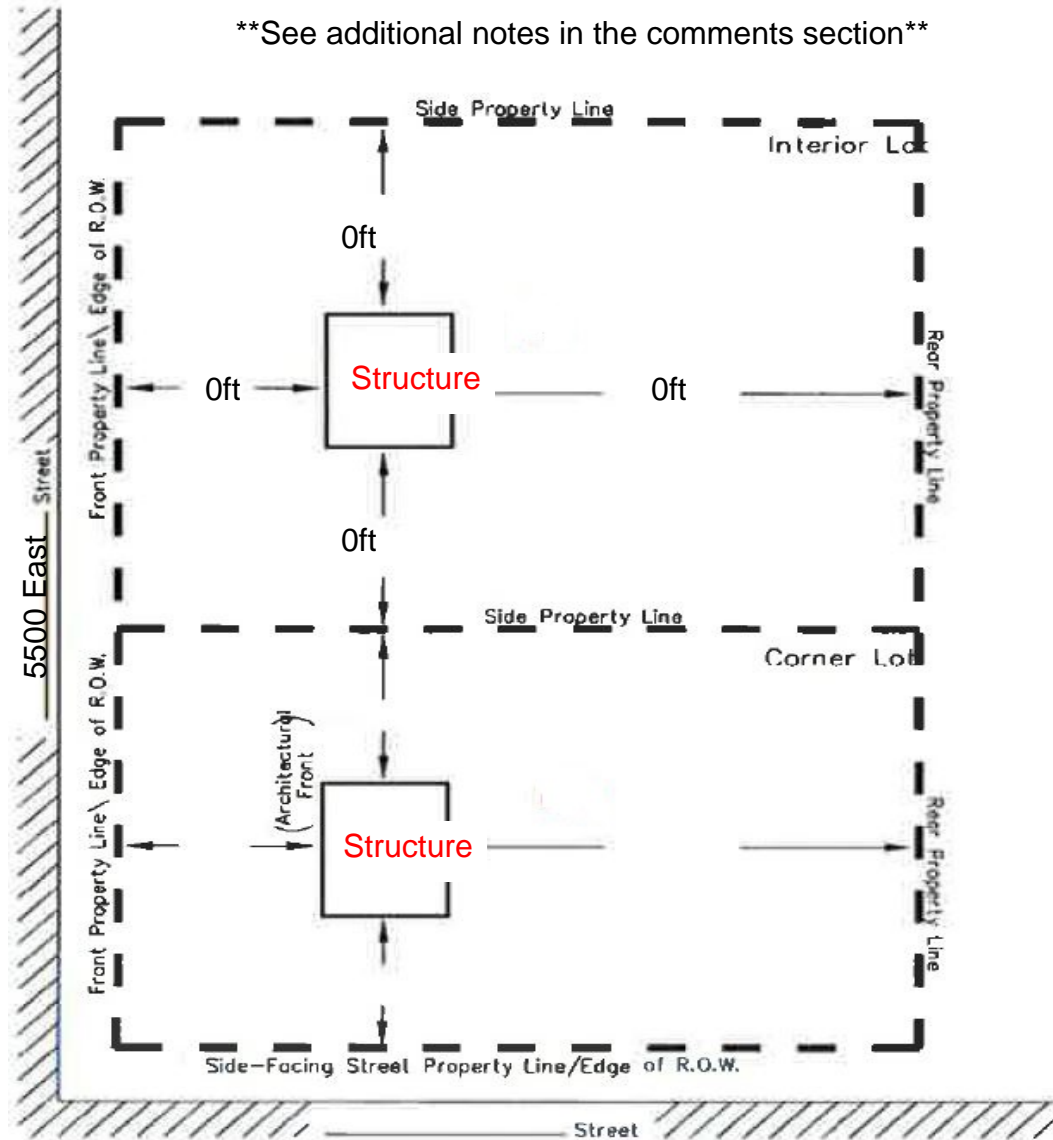
Access Type: Front Lot Line	Alternative Access File # N/A
Greater than 4218 ft above sea level? Yes	Wetlands/Flood Zone? No
Additional Setback Req'd. ? No	Meet Zone Area Frontage? Yes
> 200 ft from paved Road? No	Hillside Review Req'd? No N/A
Culinary Water District: Eden Water Company	Waste Water System: Septic

Comments

This land use permit is for an existing agricultural structure to be converted to a retail butcher shop. The applicable setbacks are subject to the site development standards of the CV-2 zone. However, any new structures that may be proposed on this parcel are subject to a rezone development agreement (see Entry #: 3112397). The structure's existing and any future outdoor lighting is subject to compliance with LUC Sec. 108-16. As a condition of approval, and per the CV-2 zoning allowances, no on-site butchering is allowed. No outdoor signage has been approved with this land use permit or design review. Any future signage is subject to design review and approval through the Weber County Planning Division. Any expansion of operations or modifications to the existing structure is subject to additional design review.

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Structure Setback Graphic: New Dwelling, Addition, Etc.



MINIMUM YARD SETBACKS New Dwelling, Addition, Etc.

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.

Scott Perkes

07/07/2021

Planning Dept. Signature of Approval

Date

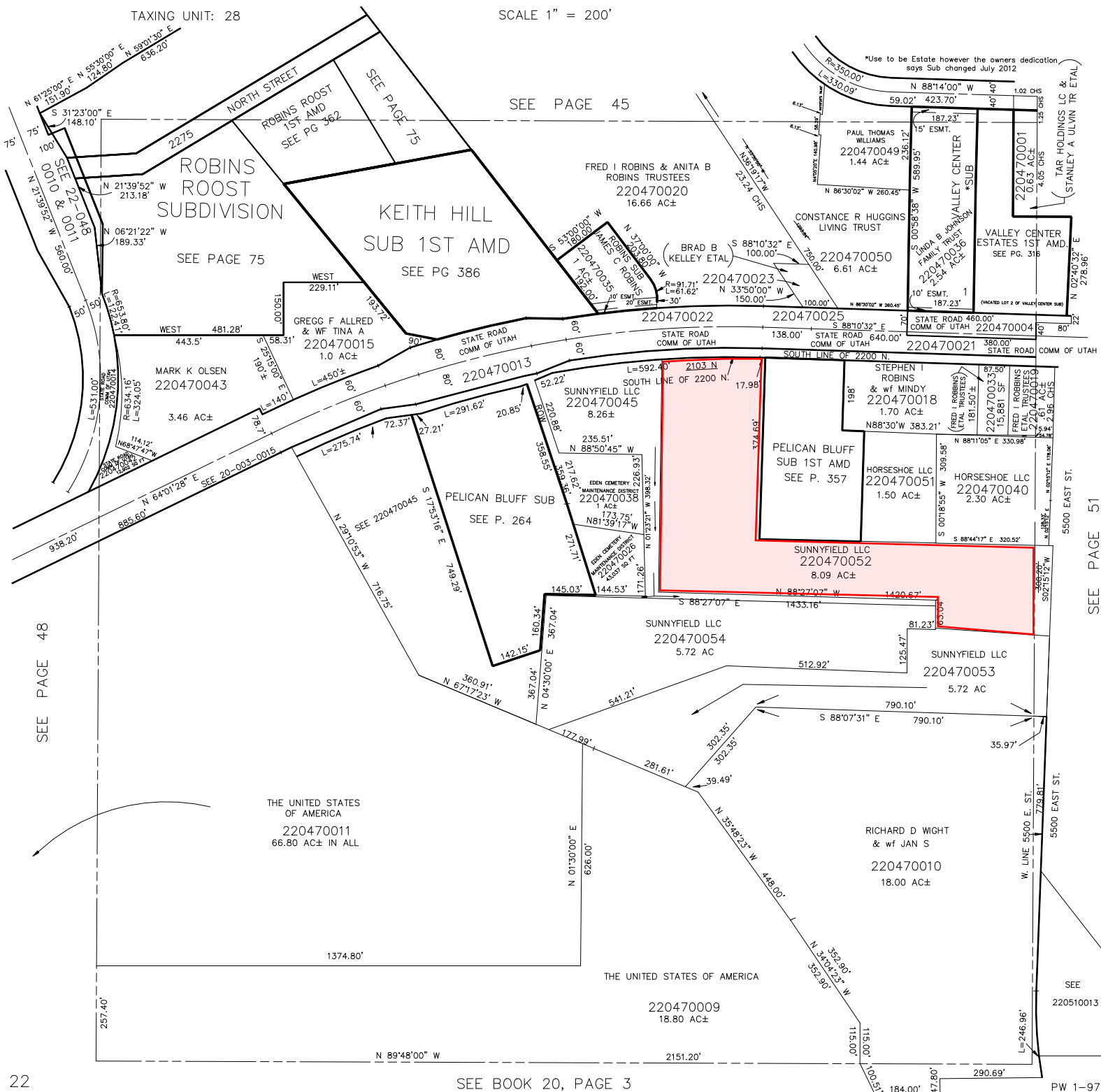
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury.

Contractor/Owner Signature of Approval

Date

SCALE 1" = 200'

TAXING UNIT: 28



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